AGENDA

Schaumburg Business Development Commission

Monday, September 14, 2026
5:00 PM
Hopscotch Gastropub
40 S. Roselle Road

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

I. CALL TO ORDER

A. Roll Call

II. APPROVAL OF MINUTES

A. Meeting Minutes 6-8-26

III. NEW BUSINESS

A. Featured Business of the Month - Royal Family Real Estate

B. Educational Topic - Residential Housing Update - Royal Hartwig

C. Recommendation to Approve Development Agreement for a Cook County Class 6B Tax Incentive at 1001 W. Irving Park Road for LPC Acquisition Company, LLC

D. Recommendation to Approve Development Agreement for a Cook County Class 6B Tax Incentive at 1001 W. Irving Park Road, Lot 5 for The Entity 3 LLC

IV. UNFINISHED BUSINESS

V. CONTINUING ITEMS

A. Schaumburg Business Association Update

B. Village of Schaumburg Update

VI. COMMENTS FROM THE PUBLIC

VII. ADJOURNMENT

VIII. NEXT MEETING

A. Chicago Marriott Schaumburg - 50 N. Martingale Rd.

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or

services should contact the Village Manager's Office at 847.923.4705, preferably no later than five days before the meeting.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Roll Call
09/14/26
Schaumburg Business Development Commission

Presenter:
Lead Department: Economic Development

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Meeting Minutes 6-8-26
09/14/26
Schaumburg Business Development Commission

Presenter:
Lead Department: Economic Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Minutes 6-8-26.pdf

I have reviewed the minutes, and they correctly represent the actions taken by the Commission.

Matt Frank

Matt Frank, Director of Economic Development

SCHAUMBURG BUSINESS DEVELOPMENT COMMISSION
VILLAGE OF SCHAUMBURG
CITY WORKS
JUNE 08, 2026

MEMBERS PRESENT

Anil Barot, Algoworks
Mark Battista, Rohrman Auto Group
Dan Benassi, Entre Commercial Realty
Andrea Biwer, Schaumburg Business Association
Jim Burke, Links Technology Solutions, Inc.
Brandon Cork, Roosevelt University
Frank Del Barto, Masuda Funai
Jim Earley, Ala Carte Entertainment
Teresa Faidley, Schaumburg Bank & Trust
Tim Gallagher, First Equity Group, LLC
Tom Gosche, GLM
Kurt Hutchinson, Illinois Bone & Joint Institute
Heather Larson, Meet Chicago Northwest
Jeff Miller, Divine Signs and Graphics
Dan Origer, DJ's Auto Service Center
George Perschon, Trend Building Services
Chris Speca, Woodfield Mall GM
Randy Yu, Misumi

OTHERS PRESENT

Mayor Dailly, Village of Schaumburg
Jane Lentino, Village of Schaumburg
Matt Frank, Village of Schaumburg
Michael LaRosa, Village of Schaumburg
Brian Bieschke, Village of Schaumburg
Michael Larson, Schaumburg Boomers
Megan Wieszchowski, GLM
Carrie Hale, GLM

1. CALL TO ORDER

SCHAUMBURG BUSINESS DEVELOPMENT COMMISSION

June 8, 2026

Roll Call

Mr. Cork opened the meeting at 5:30 pm and welcomed everyone.

Mr. Cork said we definitely want to make sure we go over the mission of why we're all here together, which is very important. This 30-member Schaumburg Business Development Commission, meets on a monthly basis to discuss economic development issues, get updates on issues affecting the business community as well as feature business of the month and business retention programs to educate the community about the businesses and also contribute to the businesses and the decisions being made here in Schaumburg. We're also here to promote the industrial and commercial development of the village and serve as ambassadors to the business community and also gather information to inform the public about the benefits and make recommendations to the Village President and the Village Board.

2. APPROVAL OF MINUTES – MAY 11th, 2026

Mr. Burke motioned to approve the meeting minutes from May 11th, 2026.
The motion was seconded by Ms. Biwer.

3. FEATURED BUSINESS OF THE MONTH – GLM. Inc.

Mr. Cork said the featured business of the month for June is GLM Business Accounting Strategy Consulting. GLM is located at 300 N. Martingale Road Suite 750. GLM works with B2B business owners, provides professional services, and B2C business owners on professional business accounting strategy consulting. GLM provides ideas for expense savings and business growth. They also work on strategic succession planning.

Mr. Cork said since 2016, GLM has supported the Local Rotary Club of Schaumburg/Hoffman Estates with membership, sponsorship, and volunteers. Tom Gosche and GLM are also active members of the Schaumburg Business Association. Carrie Hale was also recently recognized as Insightful Accountant Top 100 US Tax ProAdvisor Award winner. For more information, visit https://www.glm-accounting-bookkeeping.com/.

Mr. Gosche said I'm certainly not an accountant in any way shape or form, I get to go out and have dinner with you guys to build relationships so Carrie and Megan and 34 other accountants can get the work helping companies out. I strongly believe the more you help people, the more you get in return.

4. EDUCATIONAL TOPIC - SCHAUMBURG BOOMERS – EXECUTIVE VICE PRESIDENT AND GENERAL MANAGER – MICHAEL LARSON

Mr. Larson said we started our season on a cold 35-degree night on May, 11th. It's been an interesting ride so far this year. Last year we were in our 6th championship series in 12 seasons. Last season we ended up falling to Quebec. Our championship series set the Frontier League for attendance.

Mr. Larson said in the last 12 months ownership group REV Entertainment from an off shoot of the Texas Rangers said they wanted to buy the best in the MLB Partner League. They went out to owners and offered whatever it took to buy teams. Now, Kane Couty Cougars and the Long Island Ducks are part of the Texas Rangers' Family. The Boomers were owned by Pat Salvi since 2012 and he was not looking to sell. But the offer came along. Not much has changed except I've had to learn a lot of corporate accounting practices. We do have one food and beverage person from Kane County learning our operations and one of our team members is at Kane County overseeing their food operations.

Mr. Larson said it's been a new thing to have an ownership group. We've started off fantastic at home, we are 12 and 3. On the road we are 2 and 10 on the road. We need some road wins and we've got some injuries and we anticipate having those guys back with us.

Mr. Larson said we remain the top team in the MLB Partner league. We average just under 5,000 fans a game, and over 48 games last year. The league itself spans from here to the east coast, down south to Mississippi and we put Schaumburg on the map in cities like Ottawa. Our big rivalry now is us again Quebec. We continue to attract 14% of our attendees from Schaumburg and the remaining 86% are from the surrounding area within 20 miles or so.

Mr. Larson said our suite level features 16 private suites and 2 suites on our concourse level. They are usually sold out. The concourse suites were part of the capital improvements made to the stadium by the Village. The two projects we have this year from the Village are new hoods for the 2 main concession stands. That was a big project, that allows us to add more fried items like funnel cake fries and churro bites, and we also just extended the netting down the 3rd base line. We are nearing the end of our capital improvement plan; there may be replacement of some seating left. Between the Village and Pat Salvi as an owner, we're sitting at a $15M investment in improvements into the stadium over the last 5 years.

Mr. Larson said we've got some special non-profit nights coming up. We have our first Alzheimer's awareness night with a drone show and fireworks on June 20th. Our drone shows sell out almost always. We have non-profit partnerships throughout the season. If you like the movie Stepbrothers, we have a Calarco brothers double bobble head give-away. The Calarco's

are out of Wilmette, IL. With Father's Day coming up we have a baseball hat giveaway, and then Military appreciation night, educators' appreciation night, country night and Back to the Future night in July as well. Please check our schedule for promos and not for profit nights.

5. VILLAGE OF SCHAUMBURG UPDATE

Mr. Frank said thank you to everyone who has connected us with businesses for business retention visits. Our goal here is to get to 50, we're at 24 for the year. We talked about the workforce collaborative we're working with Roosevelt, Illinois Worknet center and Harper College to try and create a pipeline to keep these students in the northwest suburbs. We are currently working with Red Caffeine on our lifestyle campaign. We will be starting phase two here shortly. If you've driven Rt. 53 you might've seen the billboards, or social media or Google ads. We're trying to promote all the different things that make Schaumburg unique and try to attract more folks to invest in the community. Phase two will include different personas, and business outreach including why you're in Schaumburg and why other businesses should be in Schaumburg. I have a quick video here to show you. (drone video shown).

Mr. Frank said the 90N TIF District is seeing much development. Bob Burk and his team at Urban Street have been very busy with Veridian. They've invested close to $50M to date, developing the District at Veridian.

Mayor Dailly said how large is the grocery store?

Mr. Frank said 20,000 sq.ft. Similar to the size of a Trader Joes, more upscale and organic.

Mayor Dailly said when will the apartments be done?

Mr. Frank said they are hoping to start leasing by the end of the year and move in Spring 2027.

Mr. Frank said we launched the 90N Live concert series last month. It was a bit chilly, next week we're hoping for warmer weather. We will wrap up the season with a big event in September. Thanks to Teresa and Wintrust for being our presenting sponsor.

This coming Saturday, Trustee Brian Bieschke who is chairman of the Schaumburg Park Foundation shared they are hosting a concert for Kasper and scholarships. Thanks to Jim, Teresa, and Jeff for your help with this. If you're a fan of 90's music, please come out from 6-9pm.

Mayor Dailly said tell us about Meacham and Golf.

Mr. Frank said Crossroads is the new development on the corner. Piccolo Buco will open by the end of the month, then Cava will follow shortly after. We're still waiting on Lazy Dog as they're going to be the corner piece, which will have to be built. Paris Baguette and Velvet Taco will open within the next couple of months and be a nice addition to the variety in Schaumburg.

6. SCHAUMBURG BUSINESS ASSOCIATION UPDATE

Ms. Biwer said I want to thank a couple of our partners. We recently signed a new lease at the Schaumburg Corporate Center, and we did an office refresh. I want to thank Links Technology for installing the TVs, Dan Origer for hanging the photos, Divine Signs for all the wonderful pictures, BEAR Construction and IKEA who helped with all the decor.

Ms. Biwer said tomorrow The Village of Schaumburg is sponsoring Good Morning Schaumburg. We have some great speakers. I'll let Matt Frank tell you about that.

Mr. Frank said we have Chris Speca from Woodfield Mall and Ted Brewer the GM at Andretti Karting and Games. They will talk about retail and entertainment. We also have Adrian from CoStar to talk about the Chicago market from residential, office and industrial.

Ms. Biwer said this Thursday we have our Women in Business luncheon about AI Made Simple. On Wednesday, June 17th we have our annual golf outing at the Schaumburg Golf Club. We are sold out for sponsors. It is a Yacht Rock theme, please come out and network with over 300 businesses. We also have our business blitz appreciation day. This is coming up in August, if you want to join a team, please reach out. We will top off the business appreciation event with a Schaumburg Boomers game with our Lemonade Day participants and our scholarship recipients on August 20th.

7. NEXT MEETING – September - TBD

8. ADJOURNMENT

Mr. Origer motioned to adjourn the meeting. The motion was seconded by Ms. Faidley meeting was adjourned at 6:15pm.

Respectfully submitted,

Kristeen Riforgiato
Recording Secretary

Distribution: Village President and Board
Village Clerk
Village Manager

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Featured Business of the Month - Royal Family Real Estate
09/14/26
Schaumburg Business Development Commission

Presenter:
Lead Department: Economic Development

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Educational Topic - Residential Housing Update - Royal Hartwig
09/14/26
Schaumburg Business Development Commission

Presenter:
Lead Department: Economic Development

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Development Agreement for a Cook County Class 6B Tax Incentive at 1001 W. Irving Park Road for LPC Acquisition Company, LLC
09/14/26
Schaumburg Business Development Commission

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

In 2018, Experior Transport, a freight logistics company based in Alsip, Illinois, purchased the Subject Property for $7.5 million and received approval to construct a 140,000-square-foot industrial campus consisting of a Class A office building, an 80,000-square-foot warehouse, a 15,000-square-foot maintenance facility, a 5,000-square-foot retail building, and a corporate truck sales dealership. As part of the redevelopment, Experior also agreed to construct an access road connecting Rodenburg Road to the Metra parking lot.

Due to changing market conditions and continued challenges within the logistics industry, Experior has agreed to sell the property to LPC Acquisition Company, LLC. Logistics Property Co. (LPC) is currently redeveloping the 20 Long Avenue properties immediately east of the Subject Property into two speculative industrial buildings totaling approximately 436,500 square feet within the 390 Gateway Logistics TIF District.

LPC plans to invest approximately $70 million to redevelop the Experior site with modern industrial facilities and other improvements. The project is expected to create approximately 100 full-time jobs, and provide ongoing community support through a commitment of at least $10,000 annually to local organizations, advancing Schaumburg's economic development and community investment goals.

Recommended Action:

The Schaumburg Business Development Commission recommend that the Finance, Legal, Administrative and General Government Committee approve a resolution authorizing a Class 6B tax incentive for LPC Acquisition Company, LLC at 1001 W. Irving Park Road.

ATTACHMENTS:

- LPC_6B_SBDC_Memo_20260706.pdf
- 6B Application - Long Ave II - 7.6.26.pdf
- 6B_RDA_EXHIBIT_A_20260814.pdf
- LPC_6B_Resolution_20260806.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: Schaumburg Business Development Commission

FROM: Matt Frank, Director of Economic Development

RE: 1001 W. Irving Park Class 6B Request

DATE: September 14, 2026

Introduction

Please find the Cook County Class 6B Application from LPC Acquisition Company, LLC (the "Applicant") for the development of 56.46 acres of the former Experior Logistics Campus (the "Subject Property"). The Applicant is seeking a 6B tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the PINs listed at 1001 W. Irving Park Road were billed $668,842 total in property taxes in the 2024 tax year. Cook County allows the Class 6B incentive for new industrial development.

Discussion

In 2018, Experior Transport, a freight logistics company based in Alsip, Illinois, purchased the Subject Property for $7.5 million and received approval to construct a 140,000-square-foot industrial campus consisting of a Class A office building, an 80,000-square-foot warehouse, a 15,000-square-foot maintenance facility, a 5,000-square-foot retail building, and a corporate truck sales dealership. As part of the redevelopment, Experior also agreed to construct an access road connecting Rodenburg Road to the Metra parking lot.

To date, Experior has completed the parking lot, the Metra Access Road, and portions of the environmental remediation and related site improvements; however, construction of the approved buildings has not been started. Under the Redevelopment Agreement between Experior Transport and the Village of Schaumburg, substantial completion of the project was required by June 30, 2026. Due to changing market conditions and continued challenges within the logistics industry, Experior has agreed to sell the property to LPC Acquisition Company, LLC. Logistics Property Co. (LPC) is currently redeveloping the 20 Long Avenue properties immediately east of the Subject Property into two speculative industrial buildings totaling approximately 436,500 square feet within the 390 Gateway Logistics TIF District.

LPC is a national industrial developer that has completed more than 55.3 million square feet of industrial and logistics development over the past 30 years. Recent projects include the Palatine 90 Logistics Center at 975 W. Algonquin Road, the Swift & Lake redevelopment in Addison, and the industrial development at 2700 York Road in Elk Grove Village. Demolition of the Long Avenue homes is currently underway and is anticipated to be completed by August 14, 2026. LPC has also received foundation-only permits for 1905–1925 Logistics Avenue and 1955–1975 Logistics Avenue and is preparing revised plans for the balance of the building permit submittals.

Employment and Business Growth

The proposed industrial buildings are speculative in nature, as there are no tenants secured at this time. The Applicant estimates that the project will support approximately 100 full-time positions upon stabilization of these facilities. These positions are anticipated to meet Cook County minimum wage requirements. In addition, the Applicant estimates that employees will generate over $300,000 annually in local expenditure on goods and services, including gas, groceries, entertainment, and other retail spending.

Capital Improvements

The Applicant is proposing a total investment of approximately $70,000,000 for site acquisition, construction of the proposed industrial facilities, and stormwater improvements. Upon completion, the buildings are expected to be leased to industrial users within the warehousing, manufacturing, or distribution sectors. The Village of Schaumburg's policy requires substantial capital expenditures that improve the Equalized Assessed Value. The site plan below illustrates the proposed development layout.

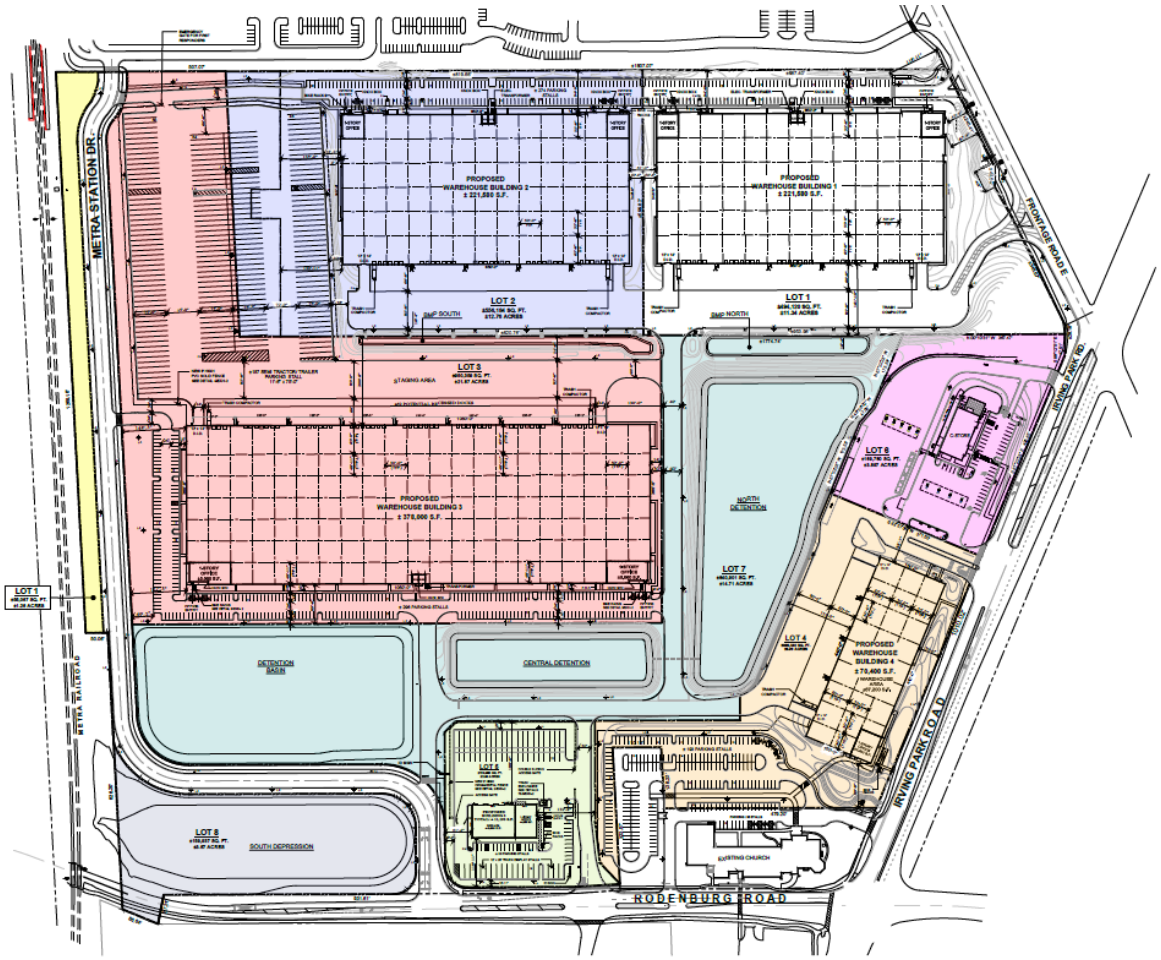

Figure 1: Proposed Site Plan of Subject Property

Civic Involvement

The Village of Schaumburg's policy also requires ongoing community involvement and financial support. For civic involvement, the Applicant will work with the future tenants to provide a minimum of $10,000 annually to support Schaumburg agencies including but not limited to the Schaumburg Business Association, Schaumburg Township Library District, Al Larson Cultural Center, Schaumburg Park District, Schweikher House, School District 54, School District 211, and the Golden Corridor Advanced Manufacturing Partnership.

Below is a breakdown of how the proposed improvements will impact the existing Property taxes:

	Current Valuation	Valuation With 6B & Improvements	Valuation Without 6B & Improvements	Vacant
Fair Market Value (FMV)	$15,426,156	$70,000,000	$70,000,000	$15,426,156
Assessment Value	10-25%**	10%	25%	10%
Assessed Value (AV)	$1,049,626	$7,000,000	$17,500,000	$1,388,354
State Equalizer	3.0300	3.0300	3.0300	3.0300
Equalized Assessed Value (EAV)	$10,949,929	$21,210,000	$53,025,000	$4,206,713
Tax Rate	8.574%	8.574%	8.574%	8.574%
Tax Amount	$1,049,626	$1,818,545	$4,546,364	$360,684

*Investment and discount rate only calculated in the Revised Valuation. FMV is generated from purchase price plus additional investment into building at a 75% discount rate.

**The current valuations for two of the five PINs reflect a 25% assessment level, while the remaining three PINs are classified as vacant land and reflect a 10% assessment level. The corresponding Assessed Value and Equalized Assessed Value (EAV) calculations are based on these respective assessment levels.

Over the life of the incentive, the applicant is expected to pay approximately $24.5 million in property taxes and save over $30 million based on the State Equalizer of 3.0300 and 2025 Local Tax Rate of 8.574%:

	Tax Assessment Level	Tax Amount	Total Tax Amount
Years 1-10	10%	$1,818,545	$18,185,454
Year 11	15%	$2,727,818	$2,727,818
Year 12	20%	$3,637,091	$3,637,091
Total Taxes w/ 6B			$24,550,363

Village staff are supportive of the Class 6B request. If approved, staff will work with the Applicant and make the 6B contingent upon a Development Agreement outlining LPC Acquisition Company, LLC investment of $70,000,000, employing 100 employees on the Subject Property, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommend that the Finance, Legal, Administrative and General Government Committee approve a resolution authorizing a Class 6B tax incentive for LPC Acquisition Company, LLC at 1001 W. Irving Park Road.

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION

33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

July 1, 2026

VIA MAIL & EMAIL
Matt Frank
Director of Economic Development
101 Schaumburg Court
Schaumburg, IL 60193

RE: Class 6b Resolution Request
LPC REIT 200 Venture II Holdco, LP, or its assignee
1001 W. Irving Park Road
Schaumburg, IL 60193
PINs: 07-32-404-006/-007/-008/-009/-010

Dear Matt,

LPC Acquisition Company, LLC, or its assignee (the "Applicant" or "LPC") is the contract purchaser the above-referenced property (the "Subject Property") and is requesting a Resolution from the Village of Schaumburg supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation.

Current & Proposed Site Characteristics

The Subject Property area currently consists of approximately 56.460 acres of land. Assuming the 6b is granted, the Applicant plans to purchase the site, apply for a Plat of Resubdivision for seven (7) new lots, and construct two (2) new industrial facilities with associated stormwater detention ponds.

PROPOSED PROPERTY AREA

LOT 1 =	55,062 SQUARE FEET	(1.264 ACRES)
LOT 2 =	153,614 SQUARE FEET	(3.526 ACRES)
LOT 3 =	1,010,827 SQUARE FEET	(23.205 ACRES)
LOT 4 =	300,560 SQUARE FEET	(6.900 ACRES)
LOT 5 =	128,700 SQUARE FEET	(2.955 ACRES)
LOT 6 =	169,760 SQUARE FEET	(3.897 ACRES)
LOT 7 =	640,908 SQUARE FEET	(14.713 ACRES)
TOTAL AREA =	2,459,431 SQUARE FEET	(56.460 ACRES)

Plans are subject to change, but the first new industrial facility ("Building 3") is expected to measure approx. 378,000 square feet and sited on approx. 1,010,827 square feet of land (newly created Lot 3). The facility is expected to include approx. 5,000 square feet of office (depending on tenant(s)), 302 parking stalls, 186 truck/trailer stalls, approx. 53 recessed docks, two (2) drive-in-doors, 40' clear height. The second new industrial facility ("Building 4") is expected to measure 70,400 square feet sited on approx. 300,560 square feet of land (newly created lot 4). Building 4 is expected to include

approx. 2,000 square feet of office (depending on tenant(s)), two (2) drive-in-doors, 32' clear height, approx. 193 shared car stalls, and a number of docks yet to be determined. Lots 2 & 7 will be reserved for the new stormwater detention basins, & lots 5 & 6 will be sold off to end users. Land closing is estimated for August 2026, with construction commencement estimated for July 2027 & completion in July 2028.

The site is currently zoned M-1 for general manufacturing & related uses and is conveniently situated right off Irving Park Road & the Elgin-O'Hare tollway, with quick access to O'Hare airport, and just over 30 miles to downtown Chicago. The Applicant does not yet have a tenant in tow but plans to market the sites to suitable industrial users.

Developer Information:

Logistics Property Company (LPC) is a leading industrial real estate development and management firm specializing in the acquisition, development, and operation of modern logistics facilities across North America. With a focus on strategic site selection, cutting-edge design, and sustainable building practices, LPC delivers high-quality industrial spaces tailored to meet the evolving needs of e-commerce, distribution, and manufacturing businesses. LPC's portfolio includes state-of-the-art warehouses, distribution centers, and logistics hubs designed to optimize supply chain efficiency. The Company partners with institutional investors and corporate clients to create innovative solutions that drive economic growth and job creation in local communities.

Committed to responsible development, LPC integrates best-in-class sustainability practices, including LEED-certified buildings, energy-efficient designs, and environmentally conscious construction methods. The company works closely with municipalities to ensure compliance with zoning regulations and to contribute positively to community development. Headquartered right here in Chicago, LPC operates a national platform with a presence in key logistics markets across the United States.

Construction, Job Creation & Fiscal Impact

Should the Class 6b Tax Incentive be granted, the Applicant plans to spend approximately $70,000,000 to purchase the site & construct the proposed facilities & stormwater improvements. Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc. Based on square footage, parking counts and previous experience, the Applicant expects around 75+ full-time employees (total) upon stabilization of both buildings. The Applicant also expects the planned improvements on the site will also result in approximately 250 temporary construction jobs.

After the completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately **$54,891,096** which would generate an estimated $21,560,460 in total taxes (or approx. **$1,597,071 per year** to start) over the life of the Class 6b Tax Incentive. Without the incentive, the property is expected to generate only approximately $1,923,230 in taxes over the next 12 years (or approx. **$160,269 per year** to start). Therefore, should the Class 6b Tax Incentive be approved, the Subject Property would generate approximately an additional **$19,637,230** in additional real estate taxes over the life of the Class 6b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

In addition to increased property tax revenues, the eventual occupants' presence will significantly benefit the local community. The Applicant expects the Occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The Applicant also expects the eventual Occupant will attract both new and returning customers who will also frequent nearby establishments. According to the enclosed employee impact chart, an estimated 75 full-time individuals are expected to spend over **$300,000+** per year in the Village on gas, entertainment, groceries, etc.

Employee Business Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	75	55%	$55	50	$113,438
Grocery	75	30%	$50	50	$56,250
Consumer Goods	75	25%	$35	50	$32,813
Entertainment	75	15%	$55	50	$30,938
Auto-Gas	75	75%	$30	50	$84,375
TOTAL (Per Year)					**$317,813**
TOTAL (12 Year Term)					**$3,813,750**

In total, the construction and reoccupation of the newly proposed facility could generate over **$23,000,000+** in additional revenue over the life of the incentive.

"But-For" Condition Statement

The Applicant has determined that without the incentive, the heavy Cook County property tax burden (29.095%) will make the project infeasible & in the event the Subject Property is not purchased & developed, the site is likely to be kept as raw land to limit tax exposure.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Schaumburg review its Class 6b Tax Incentive request and approve a Resolution supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 604-3898 or via email at mrogers@ltlawchicago.com.

Respectfully Submitted,

Mark Rogers

Mark Rogers

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: LPC REIT 200 Venture II Holdco, LP, or its assignee Telephone: (224) 805-2800

Company: Logistics Property Company

Address: 191 N. Wacker Drive, Suite 1700

City: Chicago State: IL Zip Code: 60606

Email: amartell@logisticspropco.com

Contact Person (if different than the Applicant)

Name: Ben Fish Telephone: (413) 531-5969

Company: Logistics Property Company

Address: 191 N. Wacker Drive, Suite 1700

City: Chicago State: IL Zip Code: 60606

Email: bfish@logisticspropco.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 1001 W. Irving Park Road

Permanent Real Estate Index Number: 07-32-404-006/-007

(2) _____

Permanent Real Estate Index Number: 07-32-404-008/-009

(3) _____

Permanent Real Estate Index Number: 07-32-404-010-0000

City: Schaumburg State: IL Zip Code: 60193

Township: Schaumburg Existing Class: 580

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties *(including all beneficial owners of a land trust)* identified by names and addresses, and the nature and extent of their interest.

Industrial Use

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? Approx. 250

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: N/A Part-time: N/A

How many new permanent full-time jobs will be created by this proposed development? TBD - Approx. 75+

How many new permanent ~~full~~ part-time jobs will be created by this proposed development? TBD

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

[✓] New Construction **(Read and Complete Section A)**

[✓] Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation

[ ] Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)

[ ] Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)

[ ] Occupation of Abandoned Property - **(CEERM Supplemental Application)**
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement *(excluding demolition, if any)*: Approx. July 2027

Estimated date of construction completion: Approx. September 2028

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

   [ ] YES [ ] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   _____

   _____

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

   Estimated date of reoccupation: _____
   Date of Purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? _____

   When and by whom was the subject property last occupied prior to the purchase for value?

   _____

   _____

   Attach copies of the following documents:

   (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

   (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

   Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

   Estimated date of Reoccupation: _____
   Date of purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

   [ ] 12 or greater continuous months *(Eligible for Special Circumstance)*

   [ ] 3 continuous months and maintain/create 250 Employees *(Eligible for Special Circumstance under CEERM)* - **Complete CEERM Supplemental Application**

   [ ] **Not Eligible for Special Circumstance if No purchase and less than 12 continuous months *vacant, or not a CEERM***

When and by whom was the subject property last occupied prior to the filing of this application?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

CEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 6B Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

*Under the **CEERM** Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year.* ***The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

_____ Agent's Signature

_____ Agent's Name & Title

_____ Agent's Mailing Address

_____ Agent's Telephone Number

_____ Applicant's Name

_____ Applicant's Mailing Address

_____ Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

_____ Signature of Notary Public

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located *(or the County Board, if the real estate is located in an unincorporated area)* should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

FINALIZING THE INCENTIVE PROCESS

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website *(www.cookcountyassessor.com)* to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change, a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 6B designation until you file an Incentive Appeal Form, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.

Signature

6-29-2026
Date

Print Name
Mark Skinner

Title
CFO

4/1/2022

VILLAGE OF SCHAUMBURG

Community Development Department
6B APPLICATION
101 Schaumburg Court, Schaumburg, IL 60193-1899
(Phone) 847.923.4430 (Fax) 847.923.4421

1. BACKGROUND INFORMATION:

   a. Applicant: LPC REIT 200 Venture II Holdco, LP, or its assignee
   Address: 191 N. Wacker Drive, Suite 1700
   City: Chicago State: IL Zip: 60606
   Telephone: 224-805-2800
   (Number at which applicant can be reached during business hours)
   Fax Number: N/A
   E-mail Address: bfish@logisticspropco.com

   b. Chief Executive Officer:
   James Martell

   c. Principle Contact Person: Ben Fish
   Title: Vice President
   Address: 191 N. Wacker Drive, Suite 1700
   City: Chicago State: IL Zip: 60606
   Telephone: 413-531-5969
   Fax Number: N/A
   E-mail Address: bfish@logisticspropco.com

2. Name and addresses of commercial bankers that may be contacted for references:

   Bank: _____
   Address: _____
   City: _____ State: _____ Zip: _____

   Bank: _____
   Address: _____
   City: _____ State: _____ Zip: _____

3. Brief description of business, including history and type of ownership (attach additional information if deemed necessary): Tenant(s) are speculative - Information on LPC below:

Logistics Property Company (LPC) is a leading industrial real estate development and management firm specializing in the acquisition, development, and operation of modern logistics facilities across North America. With a focus on strategic site selection, cutting-edge design, and sustainable building practices, LPC delivers high-quality industrial spaces tailored to meet the evolving needs of e-commerce, distribution, and manufacturing businesses.

4. Current facility location and reason for establishing new facility:

Address: N/A

City: _____ State: _____ Zip: _____

Reason: N/A

5. Major products of the company: N/A

6. Names of two or more customers: N/A

7. Proposed location:

Address: 1001 W. Irving Park Road, Schaumburg, Illinois

Parcel Identification Number: 07-32-404-006/-007/-008/-009/-010

8. Project Value:

Land: $30,400,000

Building: $44,400,000

Personal Property: $TBD

Equipment: $TBD

9. Present Zoning Classification: M-1

10. Size of new facility in square feet: Two Facilities: 378k Square feet and 70k Square Feet

11. Area of land required by the new facility in square feet or acres: Approx. 2,459,431

12. Environmental Impact (Check if you will have an impact):

a. Pollution as defined by EPA standards:	Yes	No
1. Water/type of effluent		x
2. Air		x
3. Odor		x
4. Toxic substance storage		x
5. Noise		x

b. Are pollution control devices by the facility required? ____ x

13. Community traffic impact:

a. Projected number of vehicles entering new facility per day:

		Peak Hours	Per Day
1. Cars	See Traffic Study		
2. Trucks	See Traffic Study		

b. Traffic impact on existing roadway network (Describe any potential problems related to access to the facility, circulation or site safety that would require further traffic analysis):
See enclosed traffic study

14. Economic impact:

a. Number of employees at new facility:

	Transfer from present facility	New	Total
Full Time	N/A	TBD	~75+
Part Time	N/A	TBD	TBD

b. Type and number of skills required by the new facility:

Management Level TBD

Skilled TBD

Unskilled TBD

Clerical TBD

c. Yearly payroll of the facility: $TBD

d. Average employee salary: $ TBD

e. Recurring revenues generated by the new facility:

1. Sales tax if applicable (annual based on 1.50 percent of applicable retail sales):
Unlikely

2. Business License Fees (annual):
TBD

f. Nonrecurring revenues or one-time fees realized to Village:

1. Building Permit Fees: $ TBD

2. Engineering Fees: $ TBD

g. Other financial information:

1. Equalized assessed valuation generated by the new facility
$ 16,662,192.00

2. Explain the methodology used in estimating equalized assessed value:
Current 2025 Land Value PSF * Proposed Lot 3 & 4 Sq. Footage + Hard Costs & a 6b

3. List the real estate tax impact (annually) to all taxing bodies within the Village with the benefit of a Class 6B and without:

Unit	Rate	Taxes Generated	With Class 6B
School District 54	3.685	$614,002	$245,601
School District 211	2.710	$451,545	$180,618
Harper College	0.410	$68,315	$27,326
Schaumburg Township	0.101	$16,829	$6,732
Schaumburg Park District	0.633	$105,472	$42,189
Township Library	0.328	$54,652	$21,861
Village of Schaumburg	0.484	$80,645	$32,258

15. Will all of the space created by 6B tax incentive be used by the requestor? If not, how much is intended to be leased or rented: 100% of the space will be leased.

16. Does the requesting firm compete in the international marketplace? If so, what percentage of the firm's business is in foreign markets and who are the major foreign competitors (name of foreign films): TBD

17. To what degree has the requesting firm been involved in local community events? Please list those areas of involvement or sponsorship: TBD

18. Has the requesting firm received financial assistance in the past? If so, explain what incentives were received and for what facility: Yes - a 6b tax incentive was granted for the Long Avenue project next door

19. Please provide legal description of property:
SEE ATTACHMENT

Applicant: Aaron Martell
(Print or type name)

Aaron Martell
(Applicant's Signature)

Date: 06-29-2026

EDS AFFIDAVIT

I, Mark Skinner as agent for LPC REIT 200 Venture II Holdco, LP, or its assignee or its assignee (the "Applicant") does hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

1. That I am a duly authorized agent for Applicant LPC REIT 200 Venture II Holdco, LP, or its assignee who is the contract purchaser of the property located at located at 1001 W. Irving Park Road, Illinois 60193 (Portions of PIN: 07-32-404-006/-007/-008/-009) (the "Subject Property").

2. The Applicant does not directly hold title to any other property in Cook County

3. Applicant's ownership is as follows:

The Applicant will eventually create a new SPE to hold title to the site.

4. To my knowledge and after reviewing the Applicant's records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not

Date: 6-29-2026

Subscribed and sworn before me
This 29th day of June, 2026

Signature of Notary Public

Notary Public, State of Illinois
Official Seal
Jane O Eaton
Commission # 983327
My Commission Expires 12/12/2027

Identification of Persons Having an Interest in the Property
1001 W. Irving Park Road
Schaumburg, IL 60193
PINs: 07-32-404-006/-007/-008/-009/-010

Applicant: LPC REIT 200 Venture II Holdco, LP, or its assignee

To be formed entity indirectly owned by LPC REIT 200 Venture II Holdco, LP

Occupant(s):

- TBD

Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc.

Legal Description, Site and Building Square Footage
1001 W. Irving Park Road
Schaumburg, IL 60193
PINs: 07-32-404-006/-007/-008/-009/-010

The Subject Property area currently consists of approximately 56.460 acres of land. Assuming the 6b is granted, the Applicant plans to purchase the site, apply for a Plat of Resubdivision for seven (7) new lots, and construct two (2) new industrial facilities with associated stormwater detention ponds.

PROPOSED PROPERTY AREA

LOT 1 = 55,062 SQUARE FEET (1.264 ACRES)
LOT 2 = 153,614 SQUARE FEET (3.526 ACRES)
LOT 3 = 1,010,827 SQUARE FEET (23.205 ACRES)
LOT 4 = 300,560 SQUARE FEET (6.900 ACRES)
LOT 5 = 128,700 SQUARE FEET (2.955 ACRES)
LOT 6 = 169,760 SQUARE FEET (3.897 ACRES)
LOT 7 = 640,908 SQUARE FEET (14.713 ACRES)
TOTAL AREA = 2,459,431 SQUARE FEET (56.460 ACRES)

Plans are subject to change, but the first new industrial facility ("Building 3") is expected to measure approx. 378,000 square feet and sited on approx. 1,010,827 square feet of land (newly created Lot 3). The second new industrial facility ("Building 4") is expected to measure 70,400 square feet sited on approx. 300,560 square feet of land (newly created lot 4). Lots 2 & 7 will be reserved for the new stormwater detention basins, & lots 5 & 6 will be sold off to end users.

Attached hereto please find:

- Existing Experior Interests Subdivision (current)
- Current Aerial of Subject Property
- Current Street View of the Subject Property
- Proposed Plat of Subdivision
- Proposed New Legal Descriptions (to come)
- Proposed Site Plan
- Preliminary Improvement Packet

FINAL PLAT OF CONSOLIDATION
OF
EXPERIOR LOGISTICS SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. EASEMENT LINE
- = EX. BUILDING SETBACK LINE (B.S.L.)
- (0.00) = RECORD DIMENSION
- 0.00 = MEASURED & LOT DIMENSION
- 0.00 = MEASURED BOUNDARY DIMENSION
- P.U.E. = PUBLIC UTILITY EASEMENT
- = STORMWATER MANAGEMENT EASEMENT
- = ACCESS & PARKING EASEMENT

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	136.00'	95.37'	N70°05'04"W	93.43'
C2	64.00'	48.08'	N71°31'09"W	46.96'
C3	153.24'	48.29'	N70°05'04"W	48.09'
C4	130.00'	97.67'	N71°31'09"W	95.39'
C5	117.00'	177.90'	S43°23'55"W	161.25'
C6	183.00'	217.47'	S33°53'04"W	204.90'
C7	143.00'	224.62'	S44°50'24"W	202.23'
C9	50.00'	78.54'	N45°09'36"W	70.71'
C10	50.00'	78.54'	N44°50'24"E	70.71'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°49'35"E	22.51'
L2	N89°49'36"E	22.51'
L3	S89°50'24"W	85.00'
L4	S89°50'24"W	100.00'
L5	S00°10'31"E	80.12'
L6	N89°55'47"E	65.38'
L7	N63°16'09"E	78.96'
L8	N20°21'44"E	47.69'

SHEET INDEX

SHEET 1 OF 1:	TITLE PAGE AND BOUNDARY INFORMATION
SHEET 2 OF 3:	EASEMENT DETAIL
SHEET 3 OF 3:	CERTIFICATES AND PROVISIONS

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

EXPERIOR TRANSPORTATION
12161 S. CENTRAL AVE
ALSIP, IL 60803

SUBMITTED BY

EXPERIOR TRANSPORTATION
12161 S. CENTRAL AVE
ALSIP, IL 60803

RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193

PIN'S

07-32-402-004
07-32-402-003
07-32-404-003
07-32-405-019

PROPERTY AREA

LOT 1 = 2,250,755 SQ. FT. (51.670 ACRES)
OUTLOT A = 153,614 SQ. FT. (3.526 ACRES)
OUTLOT B = 55,062 SQ. FT. (1.264 ACRES)
R.O.W. DEDICATION = 173,265 SQ. FT. (3.979 ACRES)
TOTAL AREA = 2,632,698 SQ. FT. (60.439 ACRES)

IDOT ACCESS NOTES

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED RIGHT OUT VEHICULAR ACCESS TO IL ROUTE 19 (IRVING PARK ROAD) FROM LOT 1.
2. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT TO IL ROUTE 19 (IRVING PARK ROAD) SERVING LOT 1, AS DEPICTED HEREON.
3. ALL OTHER VEHICULAR ACCESS TO IL ROUTE 19 (IRVING PARK ROAD) SHALL BE FROM INTERNAL CIRCULATION.

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF LOT 1, OUTLOTS A AND B AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF EXPERIOR LOGISTICS SUBDIVISION.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

REVISIONS	DATE	DRAWN BY
1	09/28/22 REVISED OWNER CERTIFICATE	BAS
2	08/23/22 ADDED I.D.O.T. ACCESS NOTES	BAS
3	07/19/22 REVISIONS PER OWNER REVIEW	STP
4	06/24/22 REVISED EASEMENTS	BAS
5	04/13/22 REVISIONS PER VILLAGE COMMENTS	STP
6	04/05/22 AVIGATION EASEMENT ADDED	BAS
7	03/29/22 REVISIONS PER VILLAGE COMMENTS	STP

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph.630.691.8500 fx. 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

EXPERIOR LOGISTICS SUBDIVISION
VILLAGE OF SCHAUMBURG, ILLINOIS
FINAL PLAT OF CONSOLIDATION

PROJ. MGR.: BAS
PROJ. ASSOC.: STP
DRAWN BY: STP
DATE: 01-14-22
SCALE: 1"=50'

SHEET 1 OF 3
EXP.SCIL01

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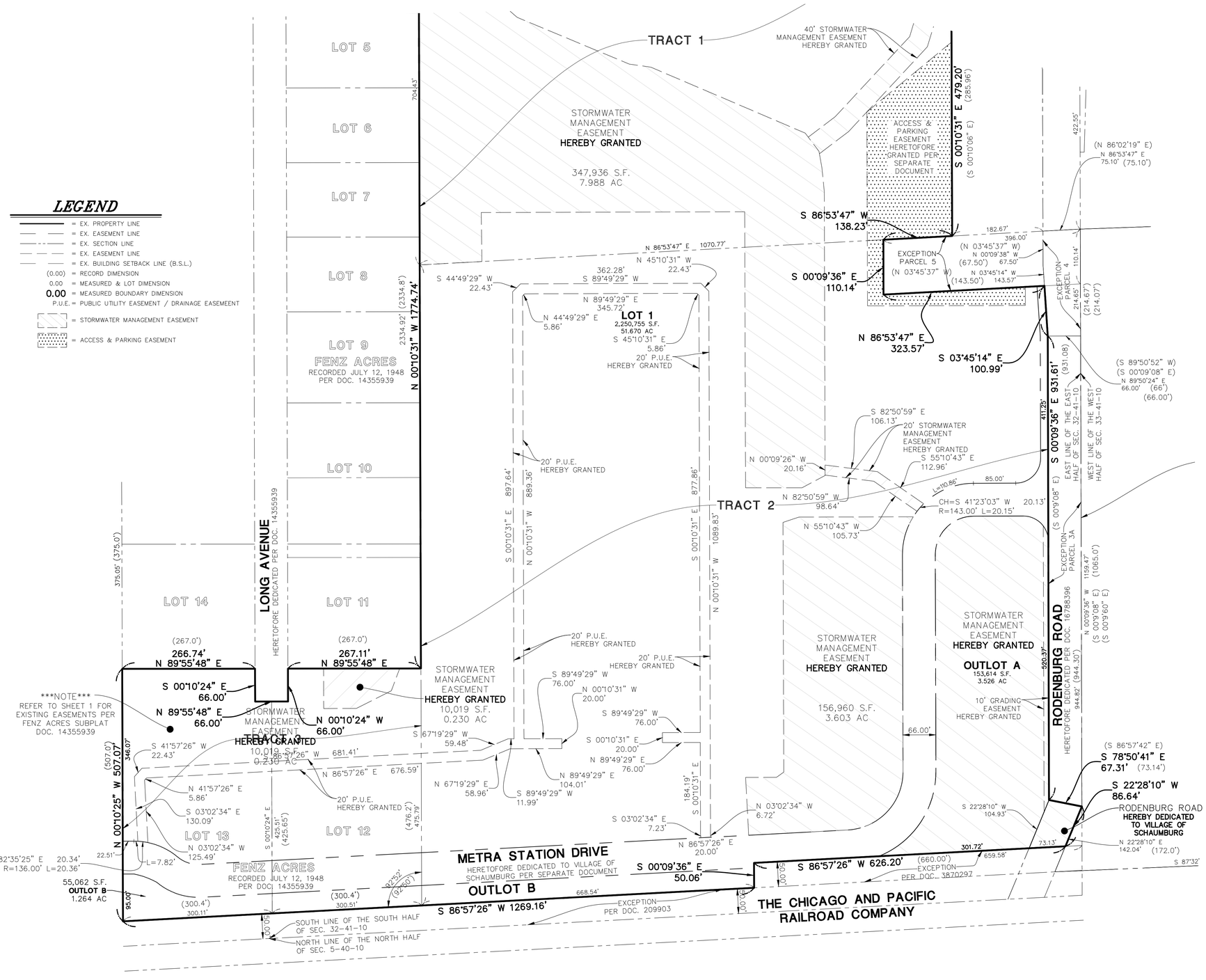
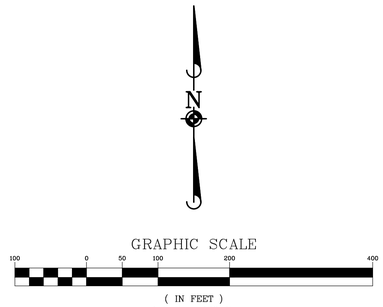
August 29, 2022 - 10:40 Dwg Name: P:\Expsci\03 Dwg\Surv\Final Drawing\Plat of Subdivision\EXPSCI01-PS.dwg Updated By: bstroh

FINAL PLAT OF CONSOLIDATION
OF
EXPERIOR LOGISTICS SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.





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- P.U.E. = PUBLIC UTILITY EASEMENT / DRAINAGE EASEMEENT
- = STORMWATER MANAGEMENT EASEMENT
- = ACCESS & PARKING EASEMENT

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

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	DATE	REVISIONS	DRAWN BY
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4	06/24/22	REVISED EASEMENTS	BAS
5	08/01/22	REVISIONS PER VILLAGE COMMENTS	BAS
6	04/05/22	AVIGATION EASEMENT ADDED	STP
7	03/29/22	REVISIONS PER VILLAGE COMMENTS	STP

Manhard CONSULTING
709 Springer Drive, Lombard, IL 60148 ph.630.691.8500 fx. 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

EXPERIOR LOGISTICS SUBDIVISION
VILLAGE OF SCHAUMBURG, ILLINOIS
FINAL PLAT OF CONSOLIDATION

PROJ. MGR.:	BAS
PROJ. ASSOC.:	STP
DRAWN BY:	STP
DATE:	01-14-22
SCALE:	1"=50'

SHEET 2 OF 3
EXP.SCIL01

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August 31, 2022 - 11:34 Dwg Name: P:\Exp\c001\dwg\Surv\Final Drawing\Plat of Subdivision\EXPSCI01.PS.sh2.dwg Updated By: bzsnell

FINAL PLAT OF CONSOLIDATION
OF
EXPERIOR LOGISTICS SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT EXPERIOR GROUP, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE

EXPERIOR LOGISTICS SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 54 HIGH SCHOOL DISTRICT NO. 211 HARPER COMMUNITY COLLEGE

DATED THIS _____ DAY OF _____, A.D., 20__.

EXPERIOR GROUP LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: LYNX MANAGEMENT, INC.,
AN ILLINOIS CORPORATION, ITS MANAGER

BY: _____
NAME: TOMASZ DULIAN
ITS: PRESIDENT

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20__.

_____
NOTARY PUBLIC

ZONING BOARD OF APPEALS

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

SIGN _____
CHAIRMAN

ATTEST _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

SIGN _____
PRESIDENT

ATTEST _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____ _____
JOSE RIOS, P.E. DATE
REGION ONE ENGINEER

DRAINAGE EASEMENT PROVISIONS

PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (U.E. (UTILITY EASEMENT)) FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS, EGRESS ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER GRANTEES' FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY THE VILLAGE. NO PERMANENT BUILDINGS AND OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID PERMANENT EASEMENT, BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS DRIVEWAYS, PARKING AREAS, LIGHT FIXTURES AND SIGNS, FENCES, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS (BUT EXCLUDING TREES) THAT DO NOT THEN LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR IT'S SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF SCHAUMBURG SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN STORMWATER STORAGE FACILITIES AND APPURTENANCES THERETO, WHICH THE OWNER (OR ASSOCIATION) FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SCHAUMBURG OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE ACTUAL DOCUMENTED COST THEREOF SHALL BE PAID BY THE OWNER (OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION) AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE STORAGE FACILITIES AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES' AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

LEGAL DESCRIPTION

TRACT 1
THE WEST 16.12 CHAINS OF THE EAST 20 CHAINS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (LYING SOUTH OF THE CENTER OF IRVING PARK BOULEVARD) OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (IN THE CENTER OF IRVING PARK BOULEVARD) THENCE RUNNING SOUTH ALONG THE WEST LINE THEREOF 344.10 FEET, THENCE EAST AT RIGHT ANGLES 138.27 FEET; THENCE NORTH PARALLEL TO THE WEST LINE THEREOF 285.96 FEET TO THE CENTER OF IRVING PARK BOULEVARD, THENCE NORTHWESTERLY 150.0 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°10' 08" EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 287.82 FEET TO AN INTERSECTION WITH THE CENTERLINE OF IRVING PARK ROAD (FORMERLY CHICAGO AND ELGIN ROAD); THENCE SOUTH 67° 22'12" EAST ALONG SAID CENTERLINE 150.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 67°22'12" EAST ALONG SAID CENTERLINE 1010.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 00°10'06" EAST ALONG THE EAST LINE OF SAID WEST 16.12 CHAINS A DISTANCE OF 64.84 FEET, THENCE NORTH 67°22'32" WEST 1110.09 FEET TO THE EAST LINE OF LAND CONVEYED PER WARRANTY DEED AFORESAID, THENCE NORTH 00°10'06" WEST ALONG SAID EAST LINE 64.95 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP OF SCHAUMBURG, IN COOK COUNTY, ILLINOIS.

TRACT 2
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32: TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING SIX PARCELS:

EXCEPTION PARCEL ONE:
THAT PART THEREOF CONVEYED TO THE RECEIVER OF THE CHICAGO AND PACIFIC RAILROAD COMPANY BY DEED RECORDED FEBRUARY 14, AS DOCUMENT NUMBER 209903 IN BOOK 841, PAGE 309 WHICH IS DESCRIBED AS FOLLOWS.
A STRIP OF LAND THROUGH, OVER AND ACROSS THE LANDS OWNED BY THE FIRST PARTY SITUATE AND
BEING IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY THE CHICAGO AND PACIFIC RAILROAD COMPANY'S MAPS, PLATS, AND SURVEYS OF THEIR SAID RAILROAD AS NOW (MEANING AS OF THE DATE OF THE DEED IN 1879) CONSTRUCTED AND OPERATED BY THEM, SAID STRIP BEING BOUNDED IN TITLE AS FOLLOWS, TO WIT: ON THE EAST THE EAST LINE OF SAID SECTION 32, ON THE WEST BY H. GEISTFIELDS LAND, ON THE SOUTH BY THE SOUTH LINE OF COOK COUNTY WHICH IS ALSO, THE SOUTH LINE OF SAID SECTION 32, AND ON THE NORTH BY A LINE RUNNING PARALLEL WITH AND 50.0 FEET DISTANT AT RIGHT ANGLES FROM THE CENTER LINE OF RAILROAD TRACK, CONTAINING 4 1/10 ACRES, MORE OR LESS, BEING SITUATED IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL TWO:
THAT PART THEREOF CONVEYED TO CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY BY DEED RECORDED MAY 29, 1906 AS DOCUMENT NUMBER 3870297 IN BOOK 9454, PAGE 340, WHICH IS DESCRIBED AS FOLLOWS: A STRIP OF LAND 50.0 FEET WIDE LYING AND ADJOINING ON THE NORTH THE PRESENT (MEANING AS OF DATE OF THE DEED IN 1906) RIGHT OF WAY OF CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY AND RUNNING FROM THE EAST SECTION LINE OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK ILLINOIS. THEN WESTERLY A DISTANCE OF 660.0 FEET AND CONTAINING 0.76 OF AN ACRE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL THREE:
THAT PART THEREOF CONVEYED TO THEODORE G. VAAS BY DEED RECORDED OCTOBER 3, 1917 AS DOCUMENT NUMBER 6203474 IN BOOK 14514, PAGE 969, WHICH IS DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 AND OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 41 NORTH. RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE NORTH 88° EAST, IN DIVISION LINE 499.60 FEET TO POST, THENCE NORTH 1° EAST, 165.0 FEET TO STAKE IN CENTER OF ROAD: THENCE SOUTH 70° EAST ALONG CENTER OF ROAD 178.20 FEET, THENCE SOUTH 03°30' WEST 1387.5 FEET TO THE NORTH LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT-OF-WAY, THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY, 642.50 FEET TO THE EAST OF HIGHWAY, THENCE NORTHEASTERLY IN THE EAST LINE OF HIGHWAY, 172.0 FEET, THENCE NORTH ALONG THE EAST LINE OF HIGHWAY, 1065.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 3A:
THAT PART OF THE PROPERTY OCCUPIED BY THE RIGHT-OF-WAY EASEMENT CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DOCUMENT NUMBER 16788396 RECORDED DECEMBER 27, 1956, BEING THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 00°09'08" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 214.67 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°50'52" WEST, 66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RODENBURG ROAD, THENCE SOUTH 00°09'08" EAST ALONG THE WESTERLY LINE OF SAID ROAD 931.08 FEET, THENCE NORTH 86°57'42" EAST 73.14 FEET TO THE EAST RIGHT-OF-LINE OF RODENBURG ROAD, THENCE NORTH 00°09'08" WEST 944.30 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 TO THE POINT OF BEGINNING.

EXCEPTION PARCEL FOUR:
THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DOCUMENT RECORDED NOVEMBER 7, 1990 AS DOCUMENT NO. 90543612, BEING THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 00°09'50" EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE EAST OF SAID SOUTHEAST QUARTER 214.07 FEET; THENCE SOUTH 89°50'10" WEST, 66.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RODENBURG ROAD, THENCE NORTH 03°45'37" WEST 143.50 FEET, THENCE NORTH 00°09'50" WEST, 67.50 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 86°02'19" EAST ALONG SAID NORTH LINE 75.10 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL FIVE:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: THE EASTERLY 396.00 FEET (AS MEASURED ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32) OF THE NORTHERLY 110.14 FEET (AS MEASURED ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, SITUATED IN SCHAUMBURG TOWNSHIP, COOK COUNTY, ILLINOIS, CONTAINING 1.00 ACRES, MORE OR LESS.

TRACT 3

LOT 12 IN FENZ ACRES, A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF RIGHT OF WAY LINE OF CHICAGO MILWAUKEE ST. PAUL AND PACIFIC RAILROAD LYING SOUTHERLY OF THE CENTERLINE OF PUBLIC HIGHWAY KNOWN AS IRVING PARK ROAD, IN COOK COUNTY ILLINOIS.

LOT 13 IN FENZ ACRES, A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF RIGHT OF WAY LINE OF CHICAGO MILWAUKEE ST. PAUL AND PACIFIC RAILROAD LYING SOUTHERLY OF THE CENTERLINE OF PUBLIC HIGHWAY KNOWN AS IRVING PARK ROAD, IN COOK COUNTY ILLINOIS.

TRACT 4

A PART OF THE WEST 16.12 CHAINS OF THE EAST 20 CHAINS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (LYING SOUTH OF THE CENTER OF IRVING PARK BOULEVARD) OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (IN THE CENTER OF IRVING PARK BOULEVARD) THENCE RUNNING SOUTH ALONG THE WEST LINE THEREOF 344.10 FEET, THENCE EAST AT RIGHT ANGLES 138.27 FEET; THENCE NORTH PARALLEL TO THE WEST LINE THEREOF 285.96 FEET TO THE CENTER OF IRVING PARK BOULEVARD, THENCE NORTHWESTERLY 150.0 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°10' 08" EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 287.82 FEET TO AN INTERSECTION WITH THE CENTERLINE OF IRVING PARK ROAD (FORMERLY CHICAGO AND ELGIN ROAD); THENCE SOUTH 67°22'12" EAST ALONG SAID CENTERLINE 150.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 67°22'12" EAST ALONG SAID CENTERLINE 1010.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 00°10'06" EAST ALONG THE EAST LINE OF SAID WEST 16.12 CHAINS A DISTANCE OF 64.84 FEET, THENCE NORTH 67°22'32" WEST 1110.09 FEET TO THE EAST LINE OF LAND CONVEYED PER WARRANTY DEED AFORESAID, THENCE NORTH 00°10'06" WEST ALONG SAID EAST LINE 64.95 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP OF SCHAUMBURG, IN COOK COUNTY, ILLINOIS.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC – AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE
COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE PARCEL OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS OR PARCELS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAID EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING PROVIDED HOWEVER, FOLLOWING ANY WORK PERFORMED BY THE GRANTEES IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO RESTORATION OTHER THAN TO BACKFILL AND MOUND, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMAN LIKE CONDITION. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

GRADING EASEMENT PROVISIONS

A NON-EXCLUSIVE GRADING EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG, ITS SUCCESSORS AND ASSIGNS, FOR THE USE OF THAT PART OF THE LAND MARKED "GRADING EASEMENT". THE VILLAGE MAY USE THE EASEMENT AREA AS NEEDED DURING THE CONSTRUCTION, EXCAVATION AND GRADING ACTIVITIES. NO OBSTRUCTIONS WILL BE PLACED IN SAID "GRADING EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. THE GRADING EASEMENT HEREBY GRANTED SHALL BE DEEMED TERMINATED UPON THE COMPLETION OF THE ORIGINAL CONSTRUCTION OF ALL UTILITIES AND RODENBURG ROAD.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE _____.
20__. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

BRADLEY A. STROHL 3686 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

SEE LEGAL DESCRIPTION ABOVE LEFT

SUBDIVIDED PROPERTY CONTAINS 60.439 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF SCHAUMBURG, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0033J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20__.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2023

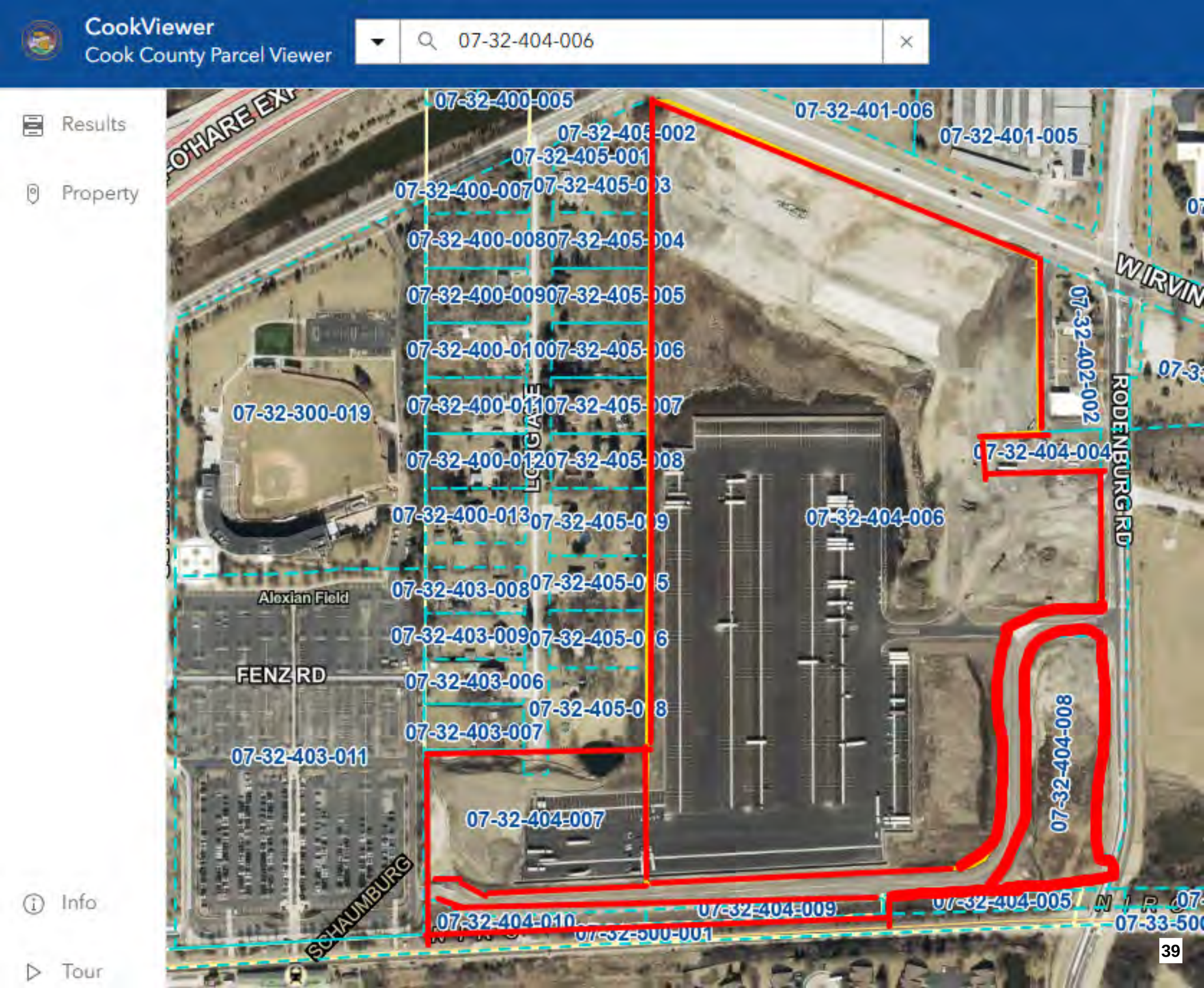
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: NOVEMBER 15, 2021

BRADLEY A. STROHL 3686 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

NO.	DATE	REVISIONS	DRAWN BY
1	06/28/22	REVISED OWNER CERTIFICATE	BAS
2	06/23/22	ADDED I.D.O.T. ACCESS NOTES	BAS
3	07/19/22	REVISIONS PER OWNER REVIEW	STP
4	06/24/22	REVISED EASEMENTS	BAS
5	04/05/22	REVISIONS PER VILLAGE COMMENTS	STP
6	04/05/22	AVIGATION EASEMENT ADDED	STP
7	03/29/22	REVISIONS PER VILLAGE COMMENTS	STP

Manhard CON


CookViewer
Cook County Parcel Viewer
07-32-404-006
Results
Property
Info
Tour
07-32-400-005
07-32-401-006
07-32-401-005
07-32-405-001
07-32-400-007
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07-32-404-007
07-32-404-009
07-32-404-005
07-32-404-010
07-32-500-001
07-33-500
O'HARE EXP
LOGAN
RODENBURG RD
W IRVIN
Alexian Field
FENZ RD
SCHAUMBURG
39


Frontage Road E
19
390
W Irving Park Rd
Experior Global
Rodenburg Rd
Google Maps


Illinois
Google Street View
May 2025
Share
District Sport Center
Google Maps
Image capture: May 2025 © 2026 Google United States Terms Privacy Report a problem

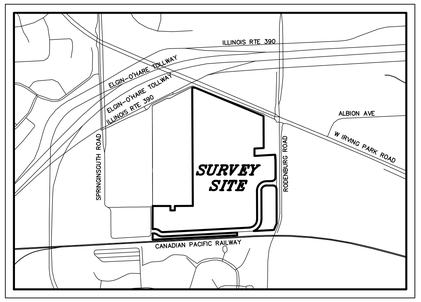

Illinois
Google Street View
May 2025
Share
Google Maps
Image capture: May 2025 © 2026 Google United States Terms Privacy Report a problem


1246 Irving Park Rd
Schaumburg, Illinois
Google Street View
May 2025
See more dates
Share
Google Maps
Image capture: May 2025
© 2026 Google
United States
Terms
Privacy
Report a problem


1836 Rodenburg Rd
Schaumburg, Illinois
Google Street View
May 2025 See more dates
Share
Enterprise
Schaumburg Park
District Sport Center
Google Maps
Image capture: May 2025 © 2026 Google United States Terms Privacy Report a problem

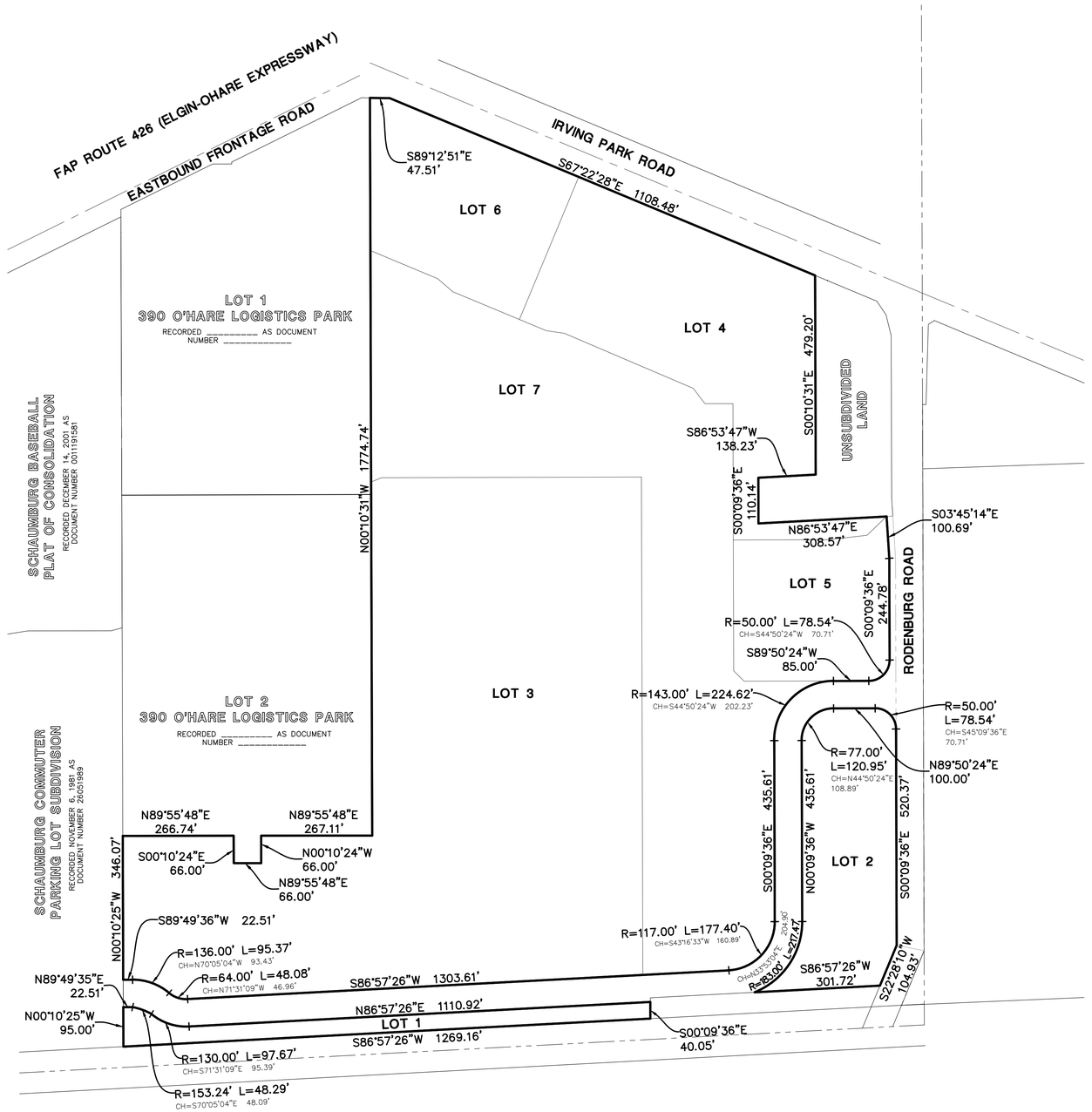
FINAL PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

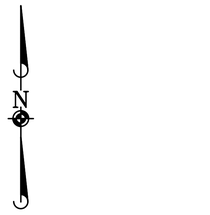
BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE





GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

OWNER/DEVELOPER

LPC SCHAUMBURG I, LP
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

ENGINEER

QUINTEN HOOGENBOOM, PE
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148
630-691-8500

LAND SURVEYOR

JAMES D. BAKER, PLS
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069
847-634-5550

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

EXISTING PIN'S

07-32-404-006
07-32-404-008
07-32-404-009

EXISTING PROPERTY AREA

LOT 1 = 2,250,755 SQUARE FEET (51.670 ACRES)
OUTLOT A = 153,614 SQUARE FEET (3.526 ACRES)
OUTLOT B = 55,062 SQUARE FEET (1.264 ACRES)
TOTAL AREA = 2,459,431 SQUARE FEET (56.460 ACRES)

PROPOSED PROPERTY AREA

LOT 1 = 55,062 SQUARE FEET (1.264 ACRES)
LOT 2 = 153,614 SQUARE FEET (3.526 ACRES)
LOT 3 = 1,010,827 SQUARE FEET (23.205 ACRES)
LOT 4 = 300,560 SQUARE FEET (6.900 ACRES)
LOT 5 = 128,700 SQUARE FEET (2.955 ACRES)
LOT 6 = 169,760 SQUARE FEET (3.897 ACRES)
LOT 7 = 640,908 SQUARE FEET (14.713 ACRES)
TOTAL AREA = 2,459,431 SQUARE FEET (56.460 ACRES)

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. AS PART OF THE REDEVELOPMENT THERE ARE EASEMENTS THAT ARE TO BE VACATED VIA SEPARATE DOCUMENT. SAID EASEMENTS HAVE BEEN SHOWN AND NOTED HEREON ON SHEET 2 AND NOT SHOWN ON SHEETS 3 AND 4.
4.
5. THIS PLAT OF SUBDIVISION SHALL BE FURTHER SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).
6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ATWELL, LLC IS A ILLINOIS PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184005876, EXPIRES APRIL 30, 2027.

SHEET INDEX

SHEET 1:	OVERALL SITE AND SITE DATA
SHEET 2:	EXISTING LOTS AND EASEMENT DETAILS
SHEET 3-4:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 5:	CERTIFICATES AND EASEMENT PROVISIONS

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
847.634.5550

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 06/19/26
SCALE: 1"=150'

SHEET 1 OF 5
LOPSCIL01

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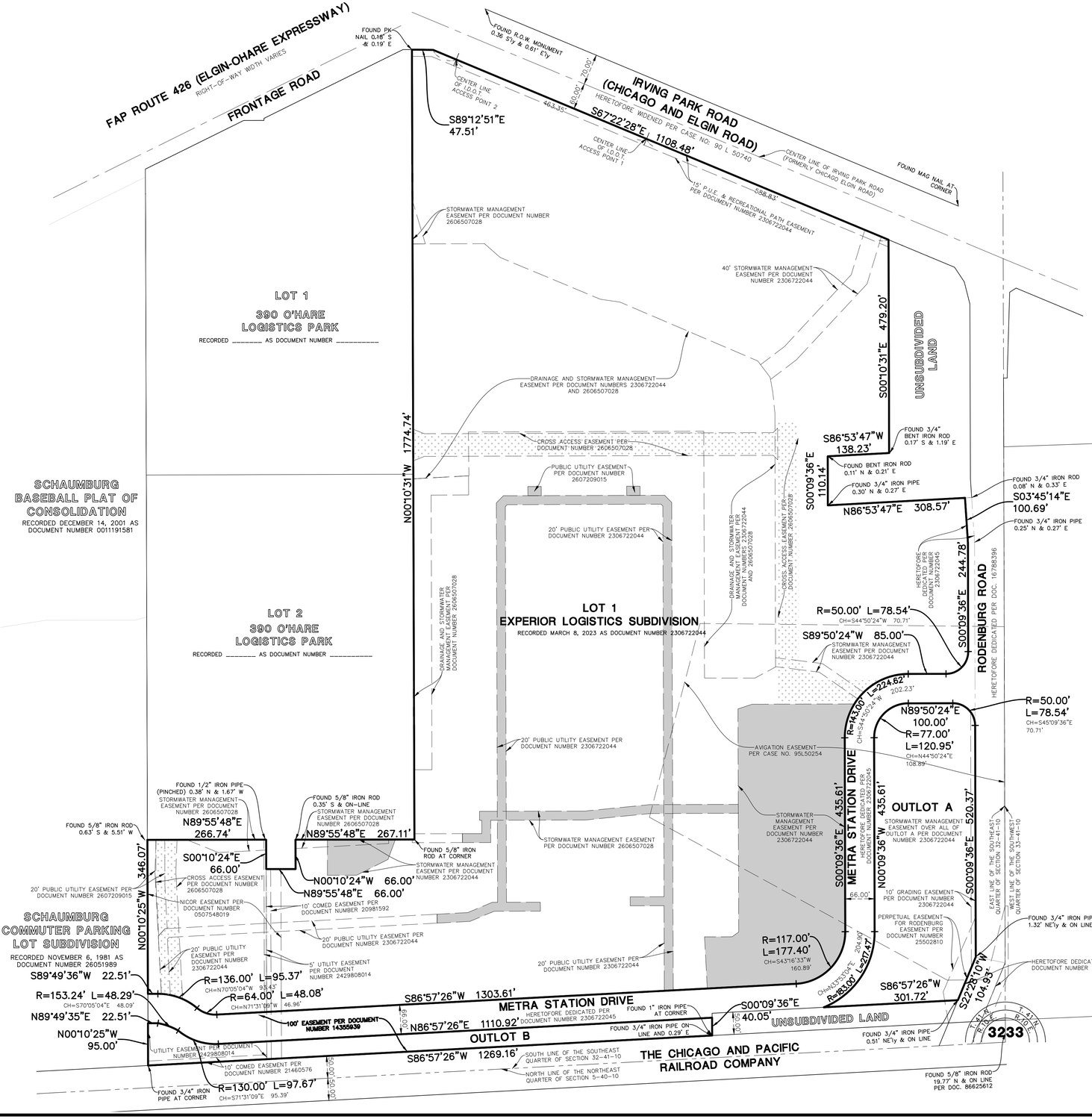
June 19, 2026 - 11:17 Dwg Name: P:\Jobs\001\dwg\Survey\Final Drawings\Final of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\Final Plat\01-LOPSCIL01-PS.dwg Updated By: ASchuver

FINAL PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

EASEMENT LEGEND

= EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.3550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	06/19/26
SCALE:	1"=120'

SHEET 2 OF 5
LOPSCIL01

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June 19, 2026 - 11:21 Dwg Name: P:\Projects\Vdara\Surv\ATrail Drawings\Plat of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\ATrail Plat\02-LOPSCIL01--PS.dwg Updated By: AShauer

FINAL PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED EASEMENT LEGEND

= VILLAGE UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PROPOSED BLANKET EASEMENT

1. A BLANKET CROSS ACCESS EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN ALL LOTS OF THIS SUBDIVISION.

2. A PARKING EASEMENT IS **HEREBY GRANTED** OVER LOTS 4 AND 5 FOR THE BENEFIT OF LOTS 4 AND 5 ONLY.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY)
RIGHT-OF-WAY WIDTH VARIES

FRONTAGE ROAD

IRVING PARK ROAD
(CHICAGO AND ELGIN ROAD)
HERETOFORE WIDENED PER CASE NO. 90 L 50740

FOUND PK NAIL 0.18' S & 0.19' E

S89°12'51"E 47.51'

FOUND R.O.W. MONUMENT 0.36' S'ly & 0.61' E'ly

CENTER LINE OF I.D.O.T. ACCESS POINT 2

492.65'

463.35'

60.00'

70.06'

367.47'

S67°22'28"E 1108.48'

615.83'

588.83'

CENTER LINE OF I.D.O.T. ACCESS POINT 1

15' P.U.E. & RECREATIONAL PATH EASEMENT PER DOCUMENT NUMBER 2306722044

CENTER LINE OF IRVING PARK ROAD (FORMERLY CHICAGO ELGIN ROAD)

FOUND MAG NAIL AT CORNER

LOT 6

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

S67°22'28"E 175.59'

S48°38'27"E 47.65'

173.55'

S67°22'28"E 243.71'

N22°37'32"E 371.55'

70.16'

S81°54'39"E 43.83'

S66°52'14"E 337.28'

S37°15'47"E 46.41'

LOT 4

SET CONCRETE MONUMENT AT CORNER

VILLAGE UTILITY EASEMENT HEREBY GRANTED

40' STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

VILLAGE UTILITY EASEMENT HEREBY GRANTED

479.20'

S00°10'31"E

LOT 7

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBERS 2306722044 AND 2606507028

N89°50'24"E 67.36'

VILLAGE UTILITY EASEMENT HEREBY GRANTED

UNSUBDIVIDED LAND

VILLAGE UTILITY EASEMENT HEREBY GRANTED

328.03'

S86°53'47"W 138.23'

FOUND 3/4" BENT IRON ROD 0.17' S & 1.19' E

FOUND BENT IRON ROD 0.11' N & 0.21' E

S00°09'36"E 110.14'

FOUND 3/4" IRON PIPE 0.30' N & 0.27' E

N 86°53'47" E 15.00'

N86°53'47"E 308.57'

FOUND 3/4" IRON ROD 0.08' N & 0.33' E

S03°45'14"E 100.69'

FOUND 3/4" IRON PIPE 0.25' N & 0.27' E

S 03°45'14" E 100.99'

LOT 4

S89°50'24"W 230.50'

S46°14'46"W 63.18'

S83°22'09"W 91.56'

VILLAGE UTILITY EASEMENT HEREBY GRANTED

LOT 1
390 O'HARE LOGISTICS PARK
RECORDED _____ AS DOCUMENT NUMBER _____

SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 0011191581

LOT 2
390 O'HARE LOGISTICS PARK
RECORDED _____ AS DOCUMENT NUMBER _____

N00°10'31"W 1774.74'

S89°49'29"W 625.00'

VILLAGE UTILITY EASEMENT HEREBY GRANTED

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

CROSS ACCESS EASEMENT PER DOCUMENT NUMBER 2606507028

S68°01'24"W 26.93'

CROSS ACCESS EASEMENT PER DOCUMENT NUMBER 2606507028

VILLAGE UTILITY EASEMENT HEREBY GRANTED

LOT 3

VILLAGE UTILITY EASEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBERS 2306722044 AND 2606507028

N00°09'36"W 643.03'

315.00'

LOT 5

HWL=795.8

50.71'

HERETOFORE DEDICATED PER DOCUMENT NUMBER 2306722045

S 00°09'36" E 411.25'

S00°09'36"E 244.78'

RODENBURG ROAD
HERETOFORE DEDICATED PER DOC. 16788396

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER

R=50.00' L=78.54'

SEE SHEET 4

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.5550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	06/19/26
SCALE:	1"=80'

SHEET 3 OF 5

LOPSCIL01

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June 19, 2026 - 11:33 Dwg Name: P:\Projects\Vara\Surv\Final Brawlers\Plat of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\Final Plat\V3-04-10PSCIL01-PS.dwg Updated By: ASkaver

FINAL PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED EASEMENT LEGEND

= VILLAGE UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PROPOSED BLANKET EASEMENT

1. A BLANKET CROSS ACCESS EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN ALL LOTS OF THIS SUBDIVISION.

2. A PARKING EASEMENT IS **HEREBY GRANTED** OVER LOTS 4 AND 5 FOR THE BENEFIT OF LOTS 4 AND 5 ONLY.

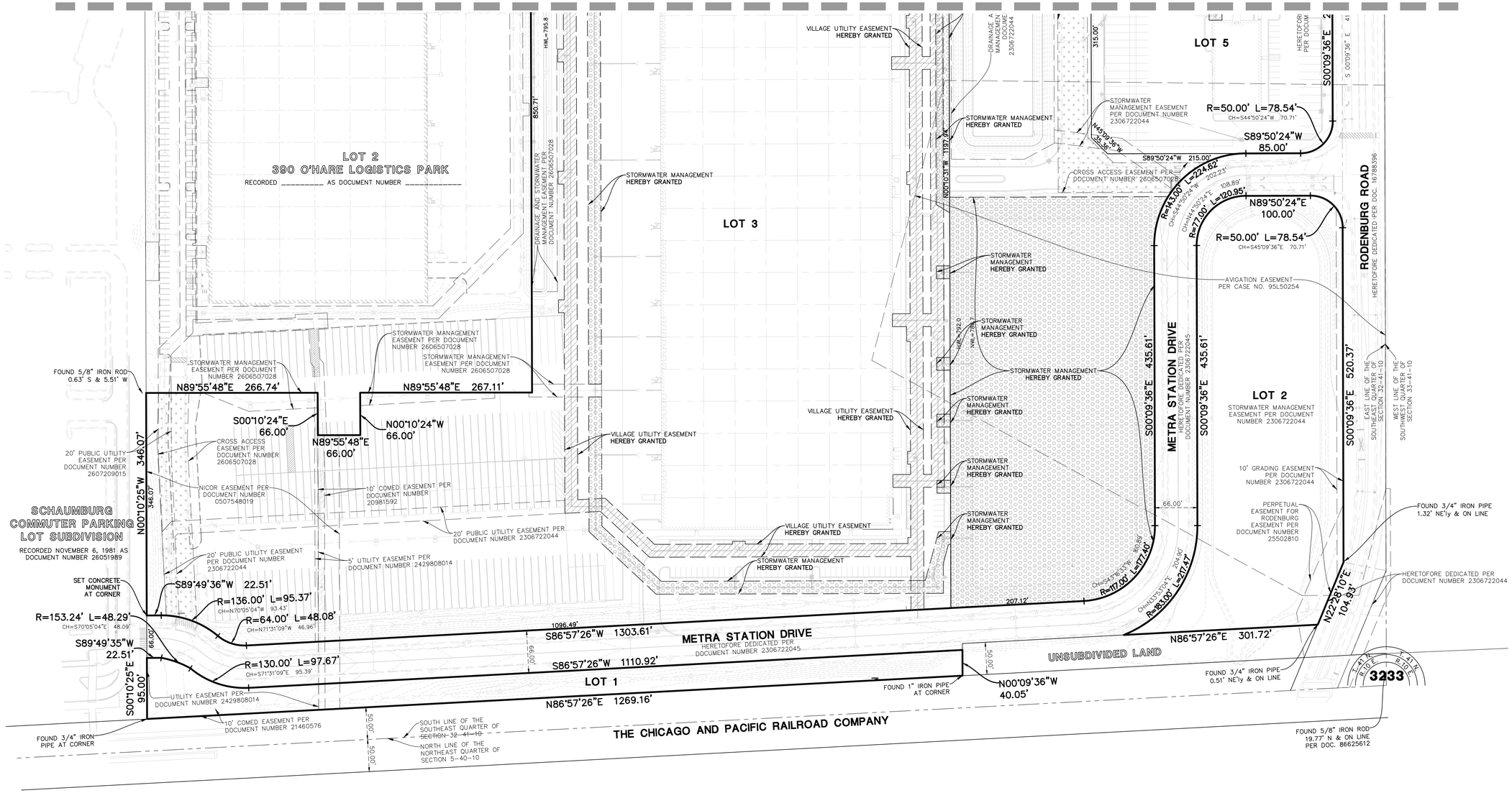
N

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SEE SHEET 3



DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.3550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	06/19/26
SCALE:	1"=80'

SHEET **4** OF **5**

LOPSCIL01

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June 19, 2026 - 11:33 Dwn Name: P:\Projects\01\eng\Surv\Final Drawings\Plat of Subdivision\390 O'HARE LOGISTICS Park PHASE 2\Final Plat\V03-04-LOPSCIL01-PP.dwg Updated By: ASchaver

UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

FINAL PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SEND TAX BILL TO:

LPC SCHAUMBURG I, LP
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT EXPERIOR GROUP LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS 390 O'HARE LOGISTICS PARK PHASE 2 AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 54 HIGH SCHOOL DISTRICT NO. 211 JUNIOR COLLEGE DISTRICT NO. 512

DATED THIS _____ DAY OF _____, A.D., 20___.

EXPERIOR GROUP LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: _____
_____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS
_____
_____
_____

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF _____, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 20__.

BY: _____
_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS
_____
_____
_____
_____

ATTEST: _____
_____
PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D. 20___.

_____
NOTARY PUBLIC

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20___. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____, A.D., 20___.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

ACCESS NOTES

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED RIGHT OUT VEHICULAR ACCESS TO IL ROUTE 19 (IRVING PARK ROAD) FROM LOT 6.
2. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT TO IL ROUTE 19 (IRVING PARK ROAD) SERVING LOT 4, AS DEPICTED HEREON.
3. ALL OTHER VEHICULAR ACCESS TO IL ROUTE 19 (IRVING PARK ROAD) SHALL BE FROM INTERNAL CIRCULATION.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____ _____
JOSE RIOS, P.E. DATE
REGION ONE ENGINEER

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 19TH DAY OF JUNE, A.D., 2026.

BY: _____ _____
OWNER/ATTORNEY
QUINTEN HOOGENBOOM, P.E.
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

_____
PRINTED NAME AND TITLE

VILLAGE UTILITY EASEMENT PROVISIONS

AN EXCLUSIVE AND PERMANENT EASEMENT (UNLESS SHOWN HEREON AS A NON-EXCLUSIVE RIGHT, I.E. IN COMMON WITH OTHER GRANTEES) IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, ALTERATION, ENLARGEMENT, OPERATION, INSPECTION, REPAIR, MAINTENANCE, RELOCATION, RENEWAL, AND REMOVAL OF IMPROVEMENTS, FACILITIES AND APPURTENANCES, INCLUDING WITHOUT LIMITATION ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, AND CATCH BASINS, TO SERVE THESE AND OTHER LANDS WITH IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FORCE MAINS, SANITARY SEWERS, STORM SEWERS, STORM DRAINAGE, WATER MAINS, AND OTHER MUNICIPAL OR PUBLIC UTILITY PURPOSES DESIGNATED BY SAID VILLAGE, IN, ACROSS, ALONG, OVER, UNDER, AND UPON THE AREAS DESCRIBED HEREIN AND HEREON IDENTIFIED AS "VILLAGE UTILITY EASEMENT"OR "U.E." TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; AND TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY WITH SUCH PERSONNEL AND EQUIPMENT AS MAY BE DEEMED NECESSARY FOR ALL SUCH USES AND PURPOSES.
NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, OVER SAID EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE VILLAGE'S INTENDED USE THEREOF, BUT THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING, OR OTHER PURPOSES IF APPROVED IN WRITING BY THE VILLAGE OF SCHAUMBURG AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFOREMENTIONED PURPOSES.
THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE OF SCHAUMBURG TO REMOVE ANY FENCES, BUILDINGS, OR STRUCTURES AND TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS, OR OTHER PLANTINGS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH FACILITIES IN, ON, UPON, ACROSS, UNDER, OR THROUGH SAID VILLAGE EASEMENT. THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH FENCES, BUILDINGS, STRUCTURES, TREES, TURF, GARDENS, SHRUBS, LANDSCAPING, OR OTHER IMPROVEMENTS REMOVED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER.
ANY OTHER PUBLIC UTILITIES SHALL BE PERMITTED TO CROSS SAID VILLAGE UTILITY EASEMENT AT RIGHT ANGLES THERETO IF APPROVED IN WRITING BY THE VILLAGE OF SCHAUMBURG AND PROVIDED THAT SUCH IS DONE IN A MANNER THAT DOES NOT THEN OR LATER UNREASONABLY INTERFERE WITH THE VILLAGE'S INTENDED USE OF THE EASEMENT AREAS; HOWEVER NO ELECTRICAL TRANSFORMERS, SWITCHING EQUIPMENT, JUNCTION BOXES, OR ANY OTHER SUCH FACILITIES OR EQUIPMENT, SHALL BE ERECTED EITHER ABOVE OR BELOW GROUND ON SAID LANDS DUE TO SUCH CROSSINGS.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND
AT&T ILLINOIS, A.K.A. SBC, AMERITECH ILLINOIS,
A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.
RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS COMPANY FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR IT'S SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF SCHAUMBURG SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISE DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN STORMWATER STORAGE FACILITIES AND APPURTENANCES THERETO, WHICH THE OWNER (OR ASSOCIATION) FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SCHAUMBURG OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER (OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION) AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE STORAGE FACILITIES AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

PARKING EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND THE OWNERS OF LOTS 4 AND 5 WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE VEHICULAR PARKING RIGHTS ON AND WITHIN LOTS 4 AND 5. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 IN 390 O'HARE LOGISTICS PARK SUBDIVISION, THE VILLAGE OF SCHAUMBURG AND THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER DRIVES, AND ALL PAVED SURFACES TO PROVIDE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES AND DOES NOT GRANTS VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF SCHAUMBURG TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2026. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 19TH DAY OF JUNE, A.D. 2026.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2306722044 IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 56.460 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NUMBER 17031C0330J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA WHICH HAS NOT BEEN PRINTED (ZONE X, AREA OF MINIMAL FLOOD HAZARD). ACCORDING TO FEMA, "THIS MEANS THE ENTIRE AREA OF THE PANEL IS IN A SINGLE FLOOD ZONE, THEREFORE FEMA CHOSE TO ECONOMIZE AND NOT CREATE A PRINTABLE IMAGE FOR THIS LOCATION."

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF JUNE, A.D. 2026.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: MAY 22, 2025

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.5550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	06/19/26
SCALE:	N/A

SHEET
5 OF 5
LOPSCIL01

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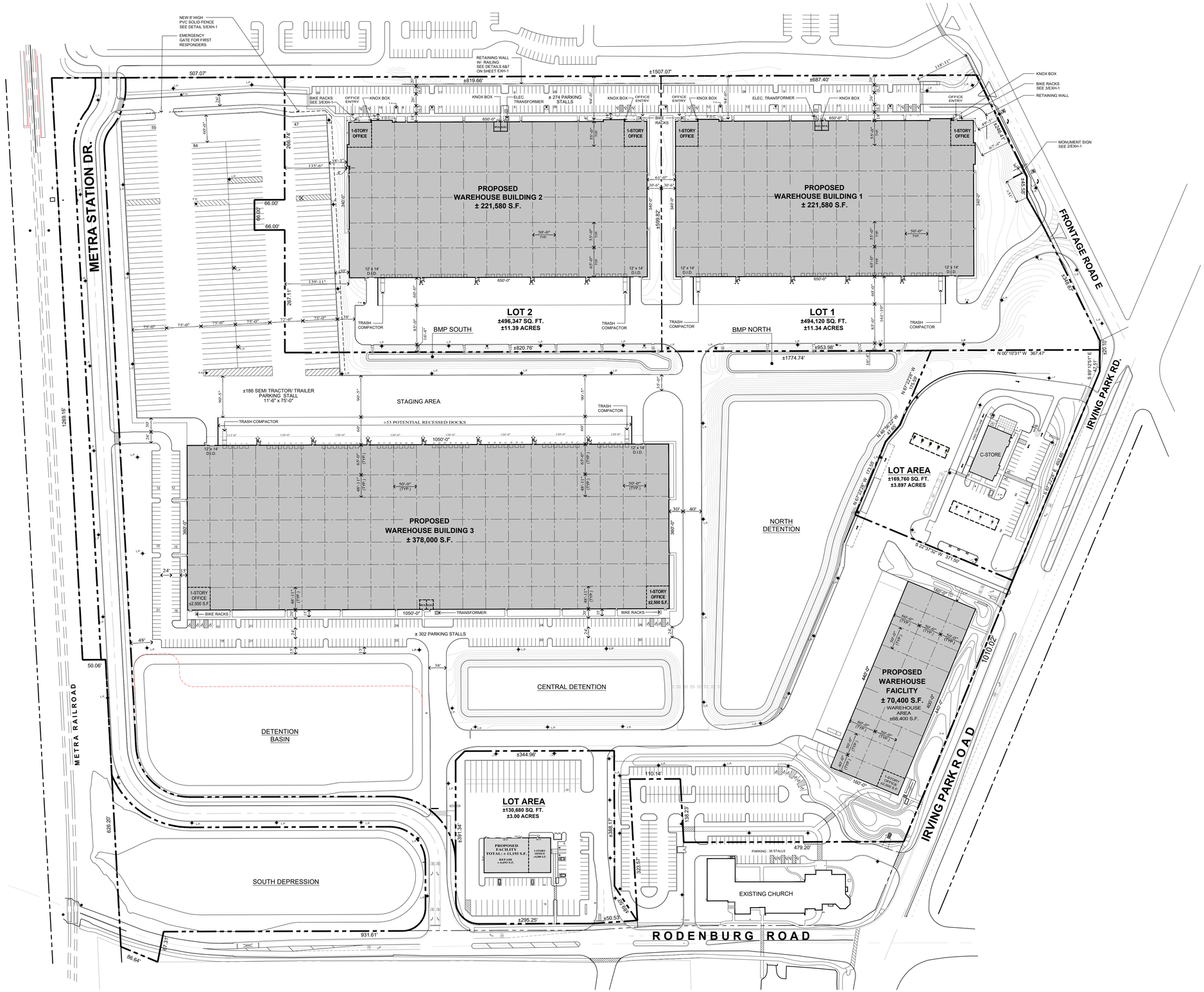
June 19, 2026 - 14:04 Dwg Name: P:\Lopscil01\Dgn\Sht\Final Drawings\Final of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\Final Plat\05-LOPSCIL01-FP.dwg Updated By: ASchaver



SITE PLAN

SCALE: 1" = 100'-0"

ARCHITECT/ PLANNER:

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:

ATWELL
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PROPOSED SITE PLAN

LONG AVE. WAREHOUSE SITE DEVELOPMENT PLAN

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

SK-1

PROJECT #: 25061
DATE: 04/14/26
REVISIONS:
SCALE: AS NOTED

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Preliminary Improvements
for

390 O'HARE LOGISTICS PARK - PHASE II

1001 IRVING PARK ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS

STANDARD SYMBOLS

06-01-16

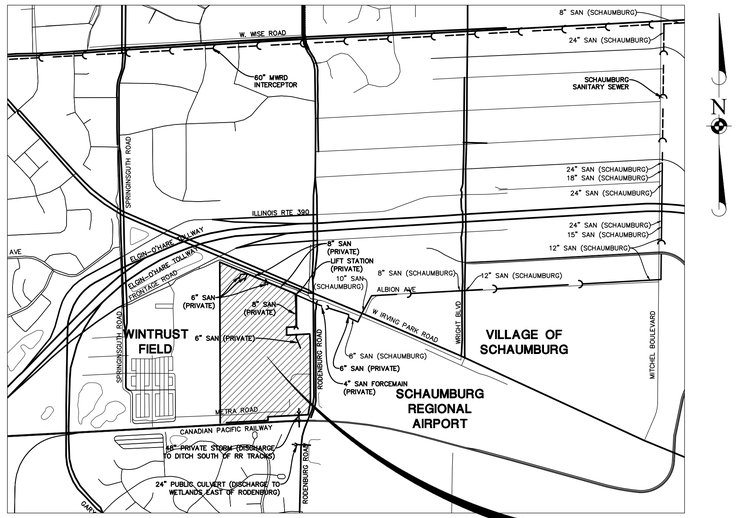
EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.8	SPOT ELEVATION	792.8 G
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

06-01-16

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD.	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV.	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
C.O.	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	ℙ	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.E.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

ATWELL, LLC. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP
1"=1000'

DEVELOPER

LOGISTICS PROPERTY COMPANY
191 NORTH WACKER DRIVE
CHICAGO, IL
(708) 667-6940

ARCHITECT/PLANNER

ARETE DESIGN STUDIO LTD.
13543 WEST 185TH ST
MOKENA, IL
(815) 485-7333

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INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	OVERALL SITE PLAN
3	GRADING AND DRAINAGE PLAN – NORTH
4	GRADING AND DRAINAGE PLAN – SOUTH
5	OVERALL UTILITY PLAN

BENCHMARKS:

REFERENCE BENCHMARK: (NGS PID:MF0059)
DISK IN EAST SIDE OF SQUARE FLAG POLE BASE, SOUTHWEST CORNER OF IRVING PARK RD & RODENBURG RD, 35.9FT NORTHEAST OF SOUTHEASTERLY BUILDING CORNER OF SAINT JOHNS CHURCH. ELEVATION=796.16 DATUM=NAVD88-GEOID 12B

REFERENCE BENCHMARK: (NGS PID:DK3266)
ALUMINUM DISK IN CONCRETE, 85.45 FT SOUTHWEST OF RAILROAD SIGNAL LIGHT, 68.7 FT WEST OF CENTERLINE OF RODENBURG RD, 17.17 FT SOUTH OF SOUTH RAIL, AND NORTHWEST OF SPEED LIMIT SIGN. ELEVATION=795.92 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK: BM1
SET CUT SQUARE IN NORTH SIDE OF LIGHTPOLE BASE, 4TH LIGHTPOLE WEST OF ENTRANCE TO SAINT JOHNS CHURCH, SOUTH SIDE OF IRVING PARK ROAD. ELEVATION=803.13
DATUM=NAVD88-GEOID 12B

SITE BENCHMARK: BM2
SET CUT SQUARE IN EAST SIDE OF LIGHTPOLE BASE, 4TH LIGHTPOLE SOUTH OF ENTRANCE TO SAINT JOHNS CHURCH ON WEST SIDE OF RODENBURG RD. ELEVATION=797.75
DATUM=NAVD88-GEOID 12B

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON APRIL, 08, 2019. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

UTILITY CONTACTS

ELECTRIC COMED 350 S. 2ND STREET ELGIN, IL 60123 847-608-2382 CONTACT: JAYVEE ROLDAN III	WATER VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193-1899 847-923-6612 CONTACT: BRIAN WAGNER
GAS NICOR 1011 WILEY ROAD SCHAUMBURG, IL 60173 847-598-4006 CONTACT: RYAN PATTERMAN	TELEPHONE AT&T 255 E. CHICAGO STREET ELGIN, IL 60123 847-428-6171 CONTACT: BRETT SKORUPA
SEWER VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193-1899 847-923-6612 CONTACT: BRIAN WAGNER	

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DRAWN BY:
REVISIONS
DATE

390 O'HARE LOGISTICS PARK - PHASE II
VILLAGE OF SCHAUMBURG, ILLINOIS
TITLE SHEET

PROJ. MGR.: ODH
PROJ. ASSOC.: NAH
DRAWN BY: MAL
DATE: 5/4/2026
SCALE: 1"=1000'

SHEET 1 OF 5

LOPSCIL02

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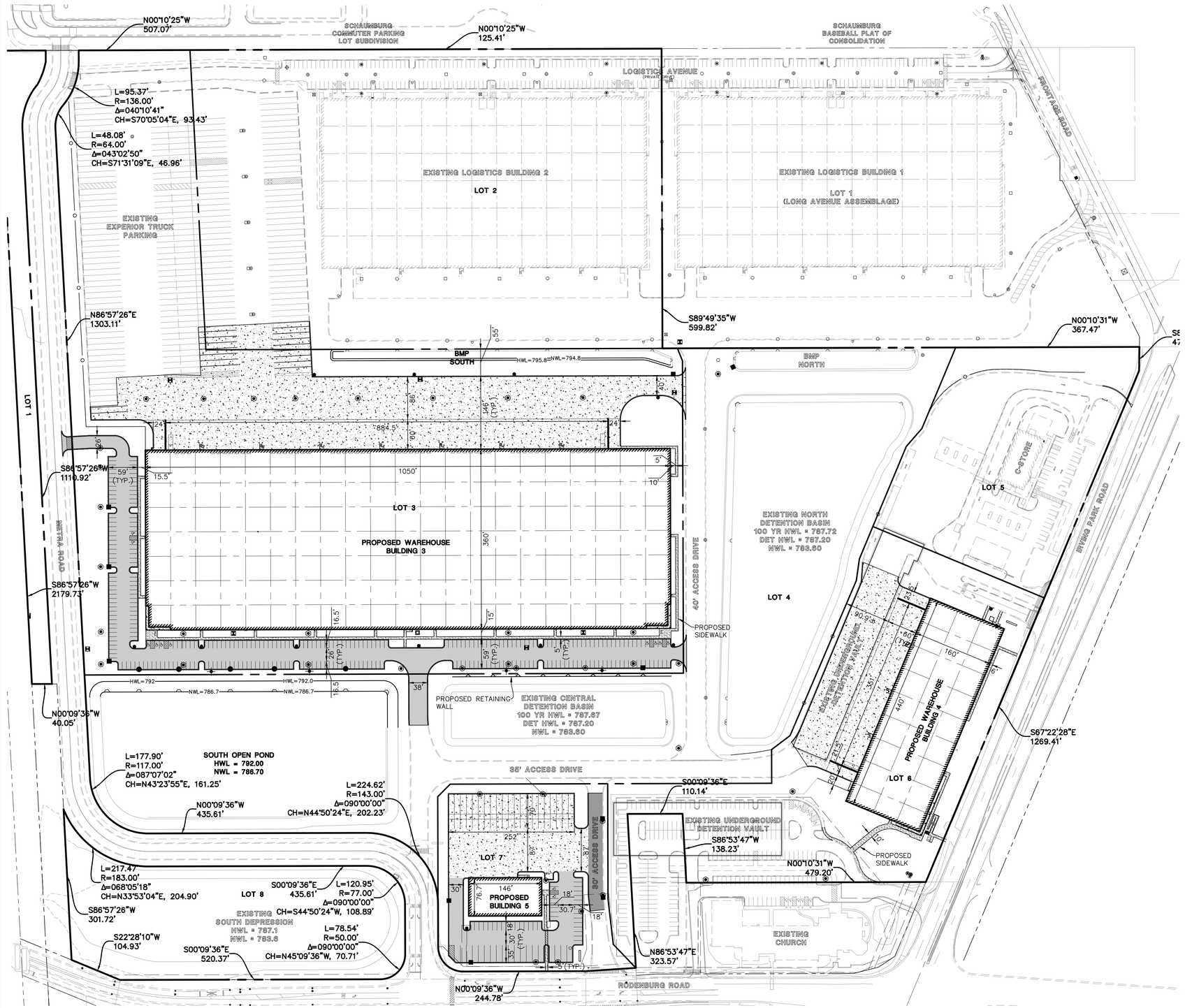
May 1, 2026 - 12:58
Data Name: P:\Projects\Vlaej\Final\Preliminary\Plan Set\Civil Buildings 3 & 4\1 - TITLE SHEET.dwg Updated By: mtohon



0 50 100 200

SCALE: 1"=100'

SITE DATA – PROPOSED WAREHOUSE BUILDING 3	
SITE AREA	950,364 S.F.
BUILDING AREA	378,000 S.F.
STANDARD PARKING PROVIDED	286 SPACES
HANDICAP PARKING PROVIDED	10 SPACES
TOTAL PARKING PROVIDED	296 SPACES
PARKING RATIO	0.31 SPACES/1000 S.F.
TRAILER PARKING PROVIDED	52 SPACES

SITE DATA – PROPOSED WAREHOUSE BUILDING 4	
SITE AREA	300,559 S.F.
BUILDING AREA	70,400 S.F.
SHARED PARKING PROVIDED	188 SPACES
HANDICAP PARKING PROVIDED	5 SPACES
TOTAL PARKING PROVIDED	193 SPACES
PARKING RATIO	0.64 SPACES/1000 S.F.

SITE DATA – PROPOSED BUILDING 5	
SITE AREA	128,700 S.F.
BUILDING AREA	11,140 S.F.
STANDARD PARKING PROVIDED	37 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	39 SPACES
PARKING RATIO	0.61 SPACES/1000 S.F.
TRACTOR PARKING PROVIDED	19 SPACES
TRUCK PARKING PROVIDED	21 SPACES

06-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
4. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
5. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
6. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
7. SIGNAGE AND STRIPING HAVE BEEN OMITTED FROM THIS PRELIMINARY PLAN. ALL ROADWAY AND PARKING LOT SIGNAGE STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
8. THE DESIGN INFORMATION PROVIDED ON THIS DOCUMENT IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON ADDITIONAL INFORMATION, ENGINEERING, SITE PLAN DEVELOPMENT, ETC.
9. PAVEMENT SECTIONS PROVIDED ARE PROVIDED TO MEET VILLAGE OF SCHAUMBURG STANDARDS. FINAL PAVEMENT SECTIONS FOR THIS PROJECT ARE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING DESIGN.

06-01-16

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

DRAWN BY | REVISIONS | DATE

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390 O'HARE LOGISTICS PARK - PHASE II
VILLAGE OF SCHAUMBURG, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.: ODH
PROJ. ASSOC.: NAH
DRAWN BY: MAL
DATE: 5/4/2026
SCALE: 1"=100'

SHEET 2 OF 5
LOPSCIL02

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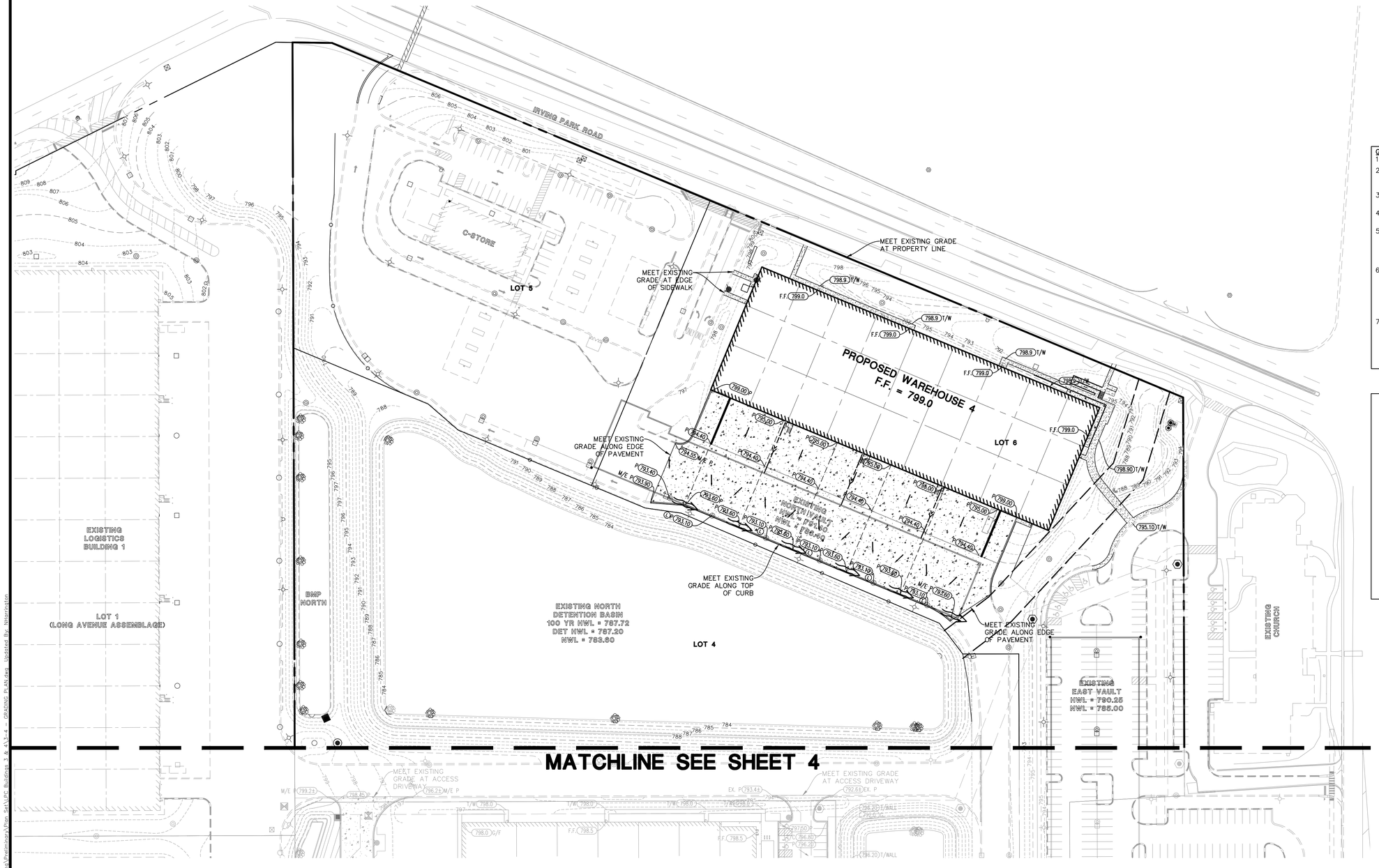
May 1, 2026 – 15:29 Data Name: P:\Projects\01\Data\Eng\Preliminary\Plan Sets\LPC Buildings 3 & 4\2 – SITE DIMENSIONAL & PAVING PLAN.dwg Updated By: Nitzenadam



N

0 30 60 120

SCALE: 1"=60'

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
6. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
7. EXISTING CONDITIONS SHOWN REPRESENTS SITE CONDITIONS ASSUMING THE EXPERIOR AND LOGISTICS PROPERTY COMPANY DEVELOPMENT HAVE BEEN COMPLETE. ADDITIONAL FIELD WORK WILL BE COMPLETED AT FINAL ENGINEERING TO CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

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DRAWN BY | REVISIONS | DATE

390 O'HARE LOGISTICS PARK - PHASE II

VILLAGE OF SCHAUMBURG, ILLINOIS

GRADING AND DRAINAGE PLAN - NORTH

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: MAL
DATE: 5/4/2026
SCALE: 1"=60'

SHEET 3 OF 5

LOPSCIL02

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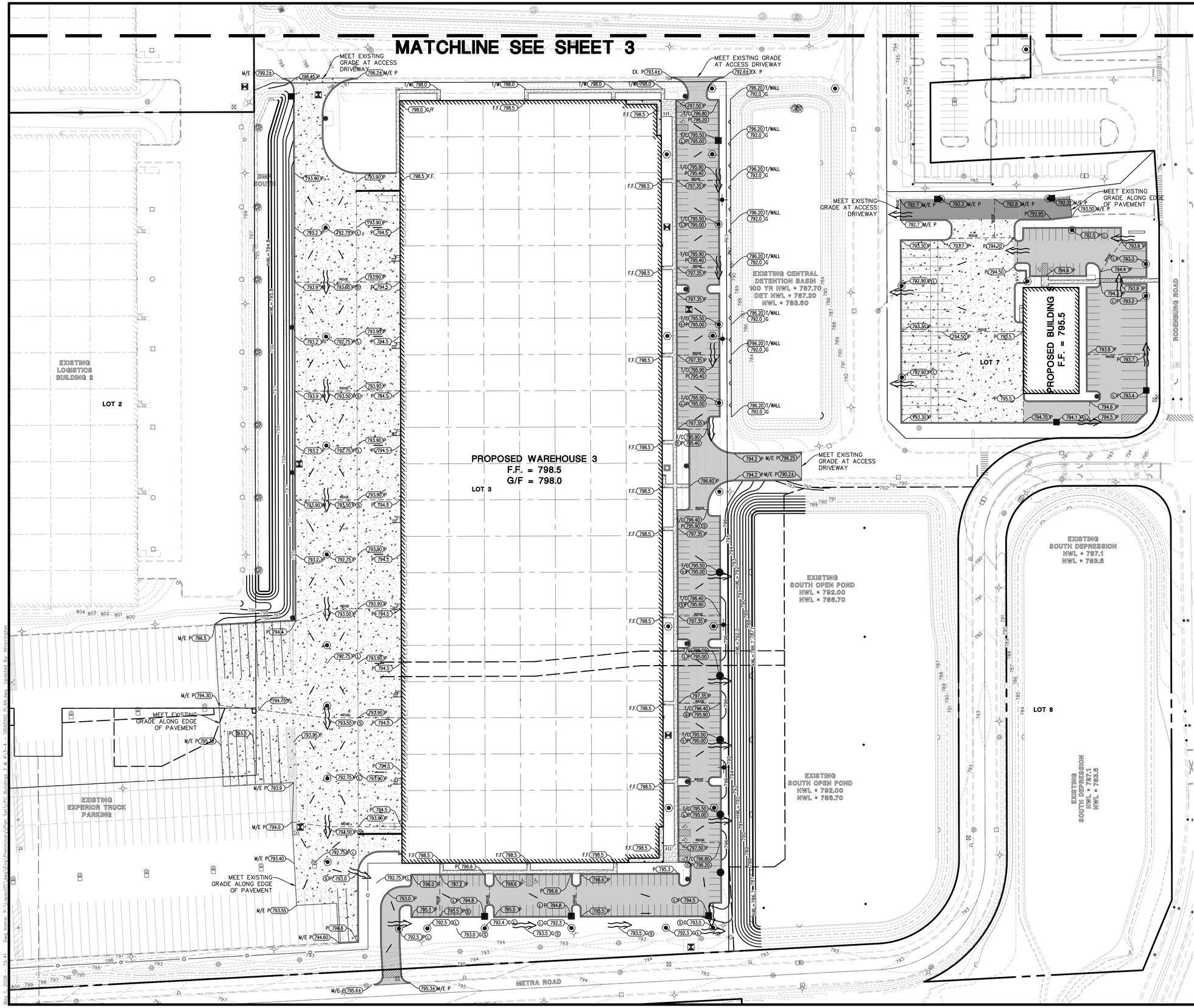
May 1, 2026 - 15:41 Dwg Name: P:\Lopscil01\dwg\Eng\Preliminary\Plan Set\LPC Buildings 3 & 4\3-4 - GRADING PLAN.dwg Updated By: NHarrington



N

0 30 60 120

SCALE: 1"=60'

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
6. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
7. EXISTING CONDITIONS SHOWN REPRESENTS SITE CONDITIONS ASSUMING THE EXPERIOR AND LOGISTICS PROPERTY COMPANY DEVELOPMENT HAVE BEEN COMPLETE. ADDITIONAL FIELD WORK WILL BE COMPLETED AT FINAL ENGINEERING TO CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

DRAWN BY

REVISIONS

DATE

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ph:630.691.8500

390 O'HARE LOGISTICS PARK - PHASE II

VILLAGE OF SCHAUMBURG, ILLINOIS

GRADING AND DRAINAGE PLAN - SOUTH

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: MAL
DATE: 5/4/2026
SCALE: 1"=60'

SHEET 4 OF 5

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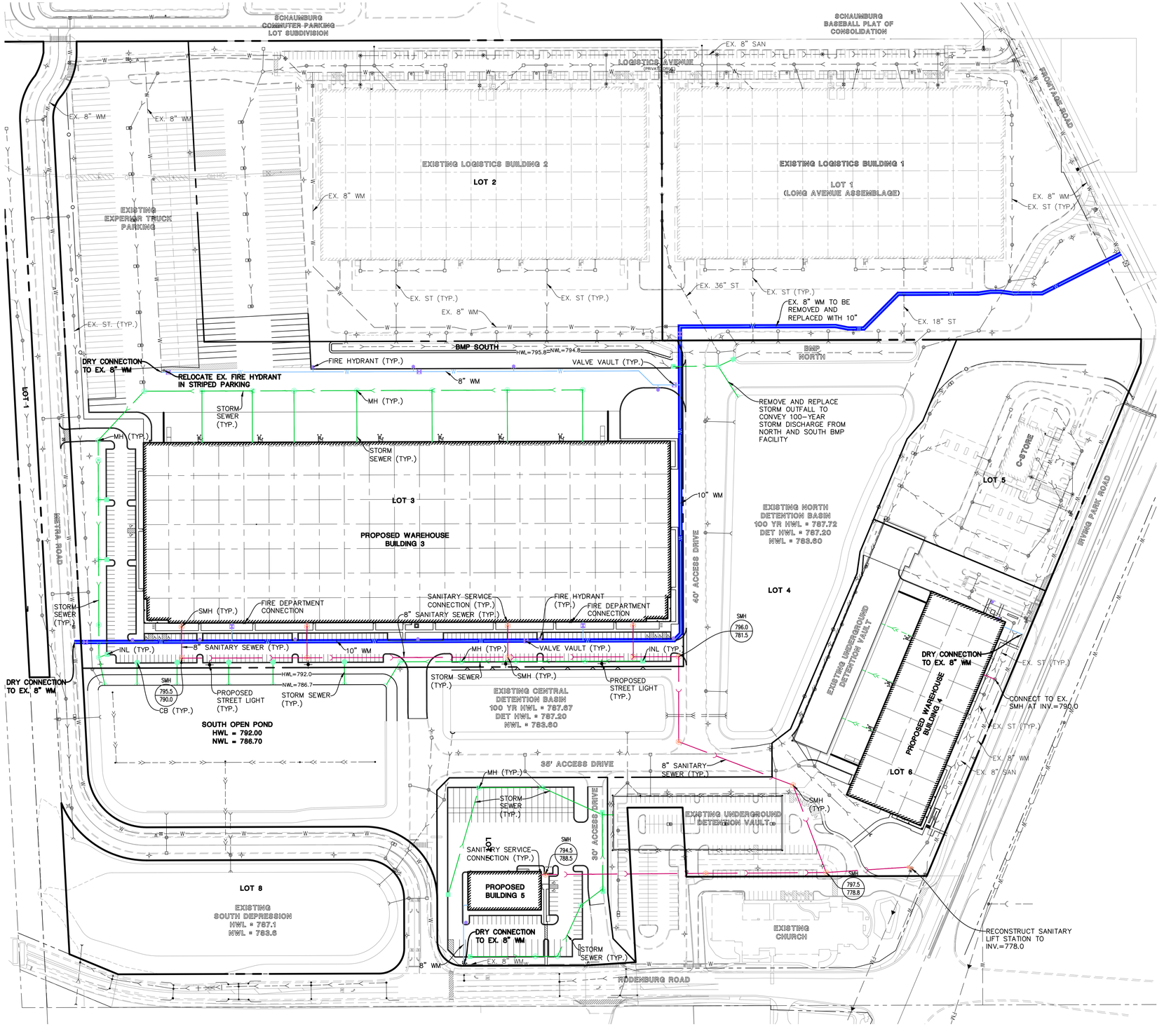

0 50 100 200

SCALE: 1"=100'

UTILITY NOTES:

1. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
4. ALL STORM SEWER SIZES WILL BE DETERMINED DURING FINAL ENGINEERING.
5. ALL WATERMAIN SHALL BE 8" DI UNLESS NOTED OTHERWISE.
6. ALL SANITARY SEWER SHALL BE 8" PVC UNLESS NOTED OTHERWISE.
7. RIM AND INVERT ELEVATIONS TO BE PROVIDED FOR ALL SANITARY AND STORM SEWER AT FINAL ENGINEERING.

UTILITY PLAN LEGEND

- EX. STORM SEWER
- EX. STORM UNDERDRAIN
- EX. SANITARY SEWER
- EX. WATERMAIN
- STORM SEWER
- STORM UNDERDRAIN
- 8" SANITARY SEWER
- 8" WATERMAIN
- 10" WATERMAIN

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390 O'HARE LOGISTICS PARK - PHASE II

VILLAGE OF SCHAUMBURG, ILLINOIS

OVERALL UTILITY PLAN

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: MAL
DATE: 5/4/2026
SCALE: 1"=100'

SHEET 5 OF 5

LOPSCIL02

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May 1, 2026 - 10:33 Data Name: P:\Projects\Villages\Keys\Preliminary\Plan Set\PC Buildings 3 & 4\5 - OVERALL UTILITY PLAN.dwg Updated By: MMoore

Developer Information & Industrial Use
1001 W. Irving Park Road
Schaumburg, IL 60193
PINs: 07-32-404-006/-007/-008/-009/-010

Logistics Property Company (LPC) is a leading industrial real estate development and management firm specializing in the acquisition, development, and operation of modern logistics facilities across North America. With a focus on strategic site selection, cutting-edge design, and sustainable building practices, LPC delivers high-quality industrial spaces tailored to meet the evolving needs of e-commerce, distribution, and manufacturing businesses. LPC's portfolio includes state-of-the-art warehouses, distribution centers, and logistics hubs designed to optimize supply chain efficiency. The Company partners with institutional investors and corporate clients to create innovative solutions that drive economic growth and job creation in local communities.

Committed to responsible development, LPC integrates best-in-class sustainability practices, including LEED-certified buildings, energy-efficient designs, and environmentally conscious construction methods. The company works closely with municipalities to ensure compliance with zoning regulations and to contribute positively to community development. Headquartered right here in Chicago, LPC operates a national platform with a presence in key logistics markets across the United States.

Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc. Based on square footage, parking counts and previous experience, the Applicant expects around 75 full-time employees (total) upon stabilization of both buildings. The Applicant also expects the planned improvements on the site will also result in approximately 250 temporary construction jobs.

Employment Information
1001 W. Irving Park Road
Schaumburg, IL 60193
PINs: 07-32-404-006/-007/-008/-009/-010

Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc. Based on square footage, parking counts and previous experience, the Applicant expects around 75 full-time employees (total) upon stabilization of both buildings. The Applicant also expects the planned improvements on the site will also result in approximately 250 temporary construction jobs.

In addition to increased property tax revenues, the eventual occupants' presence will significantly benefit the local community. The Applicant expects the Occupants' employees and visitors will frequent City restaurants, gas stations, stores and more. The Applicant also expects the eventual Occupant will attract both new and returning customers who will also frequent nearby establishments. According to the enclosed employee impact chart, an estimated 75 (with room to grow) full-time individuals are expected to spend over **$300,000+ per year** in the City on gas, entertainment, groceries, etc.

Employee Business Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	75	55%	$55	50	$113,438
Grocery	75	30%	$50	50	$56,250
Consumer Goods	75	25%	$35	50	$32,813
Entertainment	75	15%	$55	50	$30,938
Auto-Gas	75	75%	$30	50	$84,375
TOTAL (Per Year)					**$317,813**
TOTAL (12 Year Term)					**$3,813,750**

Property Improvements, Potential Growth and Fiscal Effect
1001 W. Irving Park Road
Schaumburg, IL 60193
PINs: 07-32-404-006/-007/-008/-009/-010

Plans are subject to change, but the first new industrial facility ("Building 3") is expected to measure approx. 378,000 square feet and sited on approx. 1,010,827 square feet of land (newly created Lot 3). The facility is expected to include approx. 5,000 square feet of office (depending on tenant(s)), 302 parking stalls, 186 truck/trailer stalls, approx. 53 recessed docks, two (2) drive-in-doors, 40' clear height.

The second new industrial facility ("Building 4") is expected to measure 70,400 square feet sited on approx. 300,560 square feet of land (newly created lot 4). Building 4 is expected to include approx. 2,000 square feet of office (depending on tenant(s)), two (2) drive-in-doors, 32' clear height, approx. 193 shared car stalls, and a number of docks yet to be determined. Lots 2 & 7 will be reserved for the new stormwater detention basins, & lots 5 & 6 will be sold off to end users. Land closing is estimated for August 2026, with construction commencement estimated for July 2027 & completion in July 2028.

Should the Class 6b Tax Incentive be granted, the Applicant plans to spend approximately $70,000,000 to purchase the site & construct the proposed facilities & stormwater improvements. Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc. Based on square footage, parking counts and previous experience, the Applicant expects around 75+ full-time employees (total) upon stabilization of both buildings. The Applicant also expects the planned improvements on the site will also result in approximately 250 temporary construction jobs.

After the completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately **$54,891,096** which would generate an estimated $21,560,460 in total taxes (or approx. **$1,597,071 per year** to start) over the life of the Class 6b Tax Incentive. Without the incentive, the property is expected to generate only approximately $1,923,230 in taxes over the next 12 years (or approx. **$160,269 per year** to start). Therefore, should the Class 6b Tax Incentive be approved, the Subject Property would generate approximately an additional **$19,637,230** in additional real estate taxes over the life of the Class 6b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

In total, the construction and reoccupation of the newly proposed facility could generate over **$23,000,000+** in additional revenue over the life of the incentive.

12 Year Tax Estimates

1001 N. Irving Park Road,
Schaumburg, Illinois
PINs: 07-32-404-006/-007/-008/-009/-010

Estimated Taxes Based on:
Current 2025 Land Value + Hard Costs & a 6b
Compared to
Current 2025 Market Value, No Improvements, Full Vacancy Relief & No 6b
Compared to
Current 2025 Land Value + Hard Costs & a 6b

				Current 2025 Land Value PSF * Proposed Lot 3 & 4 Sq. Footage + Hard Costs & a 6b				Current 2025 Market Value, No Improvements, Full Vacancy Relief & No 6b				Current 2025 Land Value PSF * Proposed Lot 3 & 4 Sq. Footage + Hard Costs & a 6b			
Tax Year	2024 Tax Rate	2024 Multiplier	Estimated Effective Tax Rate*	Estimated Market Value	Assessment Level with a Class 6b**	Estimated Assessed Value With a Class 6b	Estimated Tax With a Class 6b	Estimated Market Value	Assessment Level With NO Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Taxes Without a Class 6b	Estimated Market Value	Assessment Level With NO Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Taxes Without a Class 6b
2029	9.585%	3.0355	29.095%	$54,891,096	10%	$5,489,110	**$1,597,071**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2030	9.585%	3.0355	29.095%	$54,891,096	10%	$5,489,110	**$1,597,071**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2031	9.585%	3.0355	29.095%	$54,891,096	10%	$5,489,110	**$1,597,071**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2032	9.585%	3.0355	29.095%	$54,891,096	10%	$5,489,110	**$1,597,071**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2033	9.585%	3.0355	29.095%	$54,891,096	10%	$5,489,110	**$1,597,071**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2034	9.585%	3.0355	29.095%	$54,891,096	10%	$5,489,110	**$1,597,071**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2035	9.585%	3.0355	29.095%	$54,891,096	10%	$5,489,110	**$1,597,071**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2036	9.585%	3.0355	29.095%	$54,891,096	10%	$5,489,110	**$1,597,071**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2037	9.585%	3.0355	29.095%	$54,891,096	10%	$5,489,110	**$1,597,071**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2038	9.585%	3.0355	29.095%	$54,891,096	10%	$5,489,110	**$1,597,071**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2039	9.585%	3.0355	29.095%	$54,891,096	15%	$8,233,664	**$2,395,607**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
2040	9.585%	3.0355	29.095%	$54,891,096	20%	$10,978,219	**$3,194,142**	$3,739,598	14.73%	$550,843	**$160,269**	$54,891,096	25%	$13,722,774	**$3,992,678**
				Total Estimated Taxes (2029 to 2040)			**$21,560,460**	**Total Estimated Taxes (2029 to 2040)**			**$1,923,230**	**Total Estimated Taxes (2029 to 2040)**			**$47,912,134**

Property Tax Revenue Generated Over the Life of the Property's Class 6b Tax Incentive Renewal	**$19,637,230**

Additional Revenue Generated by ~75 Full Time Employees (PER YEAR)	**$317,813**

Notes:

* The 2024 Tax Rate (the 2024 tax rate x the 2024 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2024 and 2039.

**The above is based on the assumption that the Class 6b Tax Incentive for the subject property will be granted in 2026 and activated in 2028

***A 20% Occupancy Factor was applied to the 2026 Building Assessed Value.

The above estimates are speculative, and should be treated as such.

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND LPC ACQUISITION COMPANY, LLC
FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX
CLASSIFICATION FOR 1001 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS**

(attached)

DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND LPC ACQUISITION COMPANY, LLC FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION
FOR 1001 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2026, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and LPC ACQUISITION COMPANY, LLC, an Illinois incorporated company ("LPC").

RECITALS

A. The Village is a home rule unit of local government.

B. LPC is an Illinois incorporated company, and the owner of the following-described property:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF IRVING PARK ROAD AND THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 60 DEGREES 23 MINUTES 54 SECONDS EAST, 161.66 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 32 SECONDS EAST ALONG SAID NORTH LINE, 1007.35 FEET TO THE EAST LINE OF THE WEST 16.12 CHAINS OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 06 SECONDS EAST ALONG SAID EAST LINE, 598.58 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 86 DEGREES 52 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE, 138.14 FEET TO THE WEST LINE OF THE EAST 396.00, AS MEASURED ALONG SAID SOUTH LINE, OF THE SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, 110.14 FEET ALONG SAID WEST LINE; THENCE NORTH 86 DEGREES 52 MINUTES 02 SECONDS EAST, 396.00 FEET TO THE EAST LINE OF RODENBURG ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS EAST ALONG SAID EAST LINE, 962.31 FEET; THENCE SOUTH 13 DEGREES 23 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE, 172.00 FEET TO THE NORTH LINE OF LAND CONVEYED TO CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY PER DOCUMENT 3870297; THENCE SOUTH 86 DEGREES 55 MINUTES 48 SECONDS WEST, 619.84 FEET ALONG SAID NORTH LINE; THENCE SOUTH 00 DEGREES 11 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF SAID LAND CONVEYED, 50.06 FEET TO THE NORTH LINE OF LAND CONVEYED TO THE CHICAGO AND PACIFIC RAILROAD COMPANY PER DOCUMENT 209903; THENCE SOUTH 87 DEGREES 00 MINUTES 01 SECONDS WEST ALONG SAID NORTH LINE, 669.36 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES 06 SECONDS WEST ALONG SAID WEST LINE, 2250.20 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Number(s): 07-32-404-006-0000, 07-32-404-007-0000, 07-32-404-008-0000, 07-32-404-009-0000, 07-32-404-010-0000

C. LPC is the developer of the subject property and intends to build two industrial facilities totaling approximately 448,400 square feet on the Subject Property (the "Facility").

D. LPC is currently seeking a real estate tax incentive under Class 6B of the Cook County Real Property Assessment Classification Ordinance (the "Incentive") and seeking the Village's assistance in obtaining the approval of the Class 6B Incentive.

E. The Village is willing to assist LPC in obtaining the approval of the Class 6B Incentive, provided the Village receives certain assurances from LPC relating thereto, given that the development on Long Avenue should be beneficial to the economic vitality of the Village.

IN CONSIDERATION OF the Recitals set forth above, the mutual covenants and agreements set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by LPC and the Village, LPC and the Village agree as follows:

Section 1. The Village shall approve the Class 6B Incentive for the Subject Property and the Facility.

Section 2. LPC will commence construction of the development by March 31, 2027, receive a final certificate of occupancy for the shell and core of the buildings and completion of the buildings and completion of all site work and off-site improvements by March 31, 2029, and lease the two buildings to industrial businesses who will hire a minimum of one hundred (100) employees by December 31, 2030, on the Subject Property (the "Facility"); and is to be maintained for the term of the 6B Incentive.

Section 3. LPC will invest a minimum of seventy million and no/100 dollars ($70,000,000.00) in additional capital improvements to the Facility by December 31, 2030.

Section 4. LPC will support the Schaumburg community and be members of organizations such as the Schaumburg Business Association, Greater Chicago Advanced Manufacturing Partnership (GCAMP) and Technology and Manufacturing Association (TMA) and shall also expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year including, but not limited to, the Schaumburg Food Pantry and for the term of the 6B Incentive.

Section 5. LPC shall, on an annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and LPC that depicts the land value and all line-item Improvements assigned to the Subject Property and the Facility by the Cook County Assessor. LPC will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 6B Tax Incentive.

Section 6. 6B Incentive Termination Provision**:** If LPC does not comply with the requirements set forth in Sections 2, 3, 4, and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 6B Incentive for the Subject Property; and

B. The 6B Incentive will be terminated if LPC ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 6B designation under any of the following circumstances:

- Failure to file the required annual affidavit prior to the filing deadline;
- Failure to maintain the property in substantial compliance with all applicable local building, safety, and health codes and requirements;
- Failure to comply with the Class 6B requirements of substantial occupancy.

D. In return for receiving the Incentive classification for the subject property, LPC stipulates and agrees that in the event of a termination, that it shall be personally liable for and shall reimburse to the County Collector an amount equal to the difference, if any, in the amount of taxes that would have been collected had the subject property been assessed without the Incentive classification and the amount of taxes actually billed and collected upon the subject property for the tax year in which the Incentive was revoked or cancelled during which the property was being assessed with the Incentive classification.

E. Failure of LPC to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in-person liability, which may be enforced against the owners. If necessary, a Repayment Plan agreement could be established.

Section 7. Recitals. This Agreement shall be deemed dated and become effective on the date the last party executes this Agreement, as set forth below, which date shall be inserted on the first page hereof.

Section 8. Effective Date. This Agreement shall be deemed dated and become effective on the date the last party executes this Agreement, as set forth below, which date shall be inserted on the first page hereof.

VILLAGE OF SCHAUMBURG	**LPC ACQUISITION COMPANY, LLC**
By: _____	By: _____
Tom Dailly, Village President	_____
Attest: _____	Attest: _____
Date: _____	Date: _____

RESOLUTION NO. R-26 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 6B CLASSIFICATION FOR 1001 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (LPC ACQUISITION COMPANY, LLC)

WHEREAS, the corporate authorities of the Village of Schaumburg desire to promote and preserve industrial uses in the Village; and

WHEREAS, the corporate authorities have received a renewal request LPC Acquisition Company, LLC to support and consent to the filing of an application for a Class 6B Tax Incentive for the property located on 1001 W. Irving Park Road, in Schaumburg, Illinois, part of Permanent Parcel No. 07-32-404-006-0000, 07-32-404-007-0000, 07-32-404-008-0000, 07-32-404-009-0000, and 07-32-404-010-0000 (the "Property") with a legal description of:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF IRVING PARK ROAD AND THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 60 DEGREES 23 MINUTES 54 SECONDS EAST, 161.66 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 32 SECONDS EAST ALONG SAID NORTH LINE, 1007.35 FEET TO THE EAST LINE OF THE WEST 16.12 CHAINS OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 06 SECONDS EAST ALONG SAID EAST LINE, 598.58 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 86 DEGREES 52 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE, 138.14 FEET TO THE WEST LINE OF THE EAST 396.00, AS MEASURED ALONG SAID SOUTH LINE, OF THE SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, 110.14 FEET ALONG SAID WEST LINE; THENCE NORTH 86 DEGREES 52 MINUTES 02 SECONDS EAST, 396.00 FEET TO THE EAST LINE OF RODENBURG ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS EAST ALONG SAID EAST LINE, 962.31 FEET; THENCE SOUTH 13 DEGREES 23 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE, 172.00 FEET TO THE NORTH LINE OF LAND CONVEYED TO CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY PER DOCUMENT 3870297; THENCE SOUTH 86 DEGREES 55 MINUTES 48 SECONDS WEST, 619.84 FEET ALONG SAID NORTH LINE; THENCE SOUTH 00 DEGREES 11 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF SAID LAND CONVEYED, 50.06 FEET TO THE NORTH LINE OF LAND CONVEYED TO THE CHICAGO AND PACIFIC RAILROAD COMPANY PER DOCUMENT 209903; THENCE SOUTH 87 DEGREES 00 MINUTES 01 SECONDS WEST ALONG SAID NORTH LINE, 669.36 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES 06 SECONDS WEST ALONG SAID WEST LINE, 2250.20 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHEREAS, request LPC Acquisition Company, LLC intends to purchase the Property and construct two industrial facilities totaling approximately 448,400 square feet; and

WHEREAS, the corporate authorities have received information, letters and testimony regarding said request, including an Economic Disclosure Statement in accordance with the Cook County Board.

WHEREAS, the Village is willing to assist LPC Acquisition Company, LLC in receiving the Class 6B Tax Incentive for the Subject Property, provided the Village receives certain assurances from request

RESOLUTION NO. R-26 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 6B CLASSIFICATION FOR 1001 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (LPC ACQUISITION COMPANY, LLC)

LPC Acquisition Company, LLC relating thereto, given that the development on 1001 W. Irving Park Road should be beneficial to the economic vitality of the Village, as more specifically set forth in the Development Agreement attached hereto as Exhibit A and made part hereof (the "Development Agreement"); and

WHEREAS, LPC Acquisition Company, LLC will lease the two buildings to industrial businesses who will hire a minimum of one hundred fifty (100) employees by December 31, 2030, that is located on the Subject Property (the "Facility"); and

WHEREAS, LPC Acquisition Company, LLC will invest a minimum of seventy million and no/100 dollars ($70,000,000.00) in capital improvements to the Facility by December 31, 2030; and

WHEREAS, LPC Acquisition Company, LLC will support the Schaumburg community and be members of organizations such as the Schaumburg Business Association, Greater Chicago Advanced Manufacturing Partnership (GCAMP) and Technology and Manufacturing Association (TMA) and shall also establish apprenticeship and internship programs with the local school districts while expanding its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year including for the term of the 6B Incentive.

WHEREAS, LPC Acquisition Company, LLC will, on an annual basis, provide the Village with the number of employees at the Facility, along with documentation from the Cook County Assessor and LPC Acquisition Company, LLC that depicts the land value and all line item improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Addition's market value) assigned to the Subject Property and the Facility by the Cook County Assessor;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: The Village of Schaumburg hereby supports and consents to the filing of an application for a Class 6B classification for the Property.

SECTION TWO: The Village of Schaumburg finds that it is necessary for development to occur on the property that the property be classified as 6B and that it supports and consents to a 6B on the property.

SECTION THREE: The Village of Schaumburg finds that the Incentive is necessary for the industrial enterprise for its operations at the current location, and that without such designation, the enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused.

SECTION FOUR: That the Development Agreement (Exhibit A) is hereby approved, and the Village President is hereby authorized and directed to sign same on behalf of the Village.

RESOLUTION NO. R-26 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 6B CLASSIFICATION FOR 1001 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (LPC ACQUISITION COMPANY, LLC)

SECTION FIVE: That, in the event LPC Acquisition Company, LLC does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 6B Tax Incentive for the Subject Property.

SECTION SIX: That, in the event LPC Acquisition Company, LLC does not comply with the terms of the Development Agreement, the Village may require that LPC Acquisition Company, LLC pay to the Village the difference between what LPC Acquisition Company, LLC would have paid in real estate taxes, had the Class 6B Tax Incentive not been granted, and what LPC Acquisition Company, LLC actually paid in real estate taxes with the Class 6B Tax Incentive, as provided for in the Development Agreement.

SECTION SEVEN: That the Village Clerk shall certify a copy of this Resolution and send a certified copy to the office of the Assessor of Cook County.

SECTION EIGHT: This Resolution shall be in full force and effect upon passage as required by law.

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Development Agreement for a Cook County Class 6B Tax Incentive at 1001 W. Irving Park Road, Lot 5 for The Entity 3 LLC
09/14/26
Schaumburg Business Development Commission

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

In 2018, Experior Transport purchased the Subject Property for $7.5 million and received approval to develop a 140,000-square-foot industrial campus. While Experior completed the parking lot, Metra Access Road, and portions of the environmental remediation and site improvements, construction of the approved buildings did not commence. Due to changing market conditions and continued challenges within the logistics industry, Experior has agreed to sell the property to LPC Acquisition Company, LLC. Logistics Property Co. (LPC) is currently redeveloping the 20 Long Avenue properties immediately east of the Subject Property into two speculative industrial buildings totaling approximately 436,500 square feet within the 390 Gateway Logistics TIF District. LPC has received foundation-only permits for the two buildings and is preparing revised plans for the remaining building permits.

The Applicant is the contract purchaser of the Subject Property and is requesting a Resolution supporting a Class 6B Tax Incentive based on New Construction and Substantial Rehabilitation. As part of the larger redevelopment, the existing parcel will be divided into multiple lots through a Re-Subdivision. The Subject Property, identified as proposed Lot 5, is expected to comprise approximately 128,700 square feet of land. The Applicant proposes to construct an approximately 11,193-square-foot industrial truck and trailer repair, storage, and sales facility, including 46 car parking spaces, 14 tractor display stalls, 21 semi-tractor/trailer parking stalls, access gates, signage, and perimeter fencing.

The Entity 3 LLC plans to invest approximately $5.85 million to redevelop Lot 5 of the old Experior site with an 11,193-square-foot industrial truck and trailer facility. The project is expected to transfer and create approximately 10 full-time jobs, and provide ongoing community support through a commitment of at least $10,000 annually to local organizations, advancing Schaumburg's economic development and community investment goals.

Recommended Action:

The Schaumburg Business Development Commission recommend that the Finance, Legal, Administrative and General Government Committee approve a resolution authorizing a Class 6B tax incentive for The Entity 3 LLC at 1001 W. Irving Park Road, Lot 5.

ATTACHMENTS:

- 6b Packet - 1001 W. Irving Park Road (Lot 5) - Opt.pdf
- Entiy_3_Lot_5_6B_SBDC_Memo_20260827.pdf

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION

33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

August 27, 2026

VIA MAIL & EMAIL
Matt Frank
Director of Economic Development
101 Schaumburg Court
Schaumburg, IL 60193

RE: Class 6b Resolution Request
The Entity 3 LLC
1001 W. Irving Park Road (Proposed Lot 5)
Schaumburg, IL 60193
PIN: A Portion of 07-32-404-006-0000

Dear Matt,

The Entity 3 LLC (the "Applicant") is the contract purchaser the above-referenced property (the "Subject Property") and is requesting a Resolution from the Village of Schaumburg supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation.

Current & Proposed Site Characteristics

The Subject Property area currently consists of a single PIN consisting of approximately 1,991,136 square feet of land (2,459,431 sq. ft. includes all project PINs). The PIN currently consists of minor improvements and raw land but as part of the larger development in the area will be divided into multiple new lots through a Re-Subdivision. The Subject Property (proposed Lot 5) is expected to measure approximately 128,700 square feet of land, and the Applicant intends on constructing a new 11,193 square foot industrial truck/trailer repair, storage & sale facility. The property is expected to feature a total of 46 car parking spaces, 14 tractor display (12' x 35') stalls, and 21 semi-tractor/trailer parking (12' x 70') stalls, sliding access gates, new ID sign & new 6' ornamental fence around the perimeter.

PROPOSED PROPERTY AREA

LOT 1 =	55,062 SQUARE FEET	(1.264 ACRES)
LOT 2 =	153,614 SQUARE FEET	(3.526 ACRES)
LOT 3 =	1,010,827 SQUARE FEET	(23.205 ACRES)
LOT 4 =	300,560 SQUARE FEET	(6.900 ACRES)
LOT 5 =	128,700 SQUARE FEET	(2.955 ACRES)
LOT 6 =	169,760 SQUARE FEET	(3.897 ACRES)
LOT 7 =	640,908 SQUARE FEET	(14.713 ACRES)
TOTAL AREA =	2,459,431 SQUARE FEET	(56.460 ACRES)

Assuming the 6b is granted, the Applicant plans to purchase the site, begin construction around Q2 2027 with completion expected around Q1, 2028.

The site is currently zoned M-1 for general manufacturing & related uses and is conveniently situated right off Irving Park Road & the Elgin-O'Hare tollway, with quick access to O'Hare airport, and just over 30 miles to downtown Chicago. The Applicant plans on leasing the property to related entity Infinity Truck Sales Inc. (the "Occupant" or "Infinity") as a new expansion to their existing truck/trailer repair & sales business. The site will be used primarily for warehousing, repair, distribution, staging/assembly & sales.

Owner/Occupant Information:

Infinity Truck Sales, Inc. is an Illinois-based heavy truck and trailer business specializing in the acquisition, storage, preparation, and sale of Class 8 tractors and commercial freight trailers. Founded in 2018, the company has grown from its Joliet operations to include an additional facility in DeKalb, Illinois. Infinity Truck Sales maintains an inventory of heavy-duty transportation equipment, including sleeper tractors, dry vans, refrigerated trailers, and flatbed trailers manufactured by major industry brands such as Freightliner, Volvo, Kenworth, Peterbilt, Wabash, Great Dane, Utility, and Vanguard. Its customers include trucking companies, freight carriers, fleet operators, and independent owner-operators throughout the United States.

Infinity's operations involve the receipt, storage, staging, inspection, preparation, and distribution of large commercial vehicles and trailers prior to their placement into active freight service. The company's facilities require substantial outdoor and indoor areas for inventory storage, equipment movement, vehicle preparation, and related servicing activities. Accordingly, the sales component of the business is closely integrated with broader industrial transportation and distribution functions, including the handling, storage, maintenance, and turnover of heavy commercial equipment. The company's continued expansion reflects increased demand for its truck and trailer inventory and a growing role in supporting the regional and interstate freight transportation industry.

Job Creation, Construction & Fiscal Impact

As mentioned, Infinity currently owns a location in Dekalb and leases another in Joliet. Based on continued growth, the Company is now looking for a third location and has identified the newly proposed out-lot as the ideal expansion site. The Applicant is in the process of finalizing a purchase and sales agreement for the site, which will include a 6b contingency. Infinity plans to hire several new employees, along with a handful of current transfers for an *initial* total of around 5-10 employees at the Subject Property. The facility is large enough for continued growth, and infinity expects additional new employment over the life of the incentive. Should the Class 6b Tax Incentive be granted, the Applicant plans to purchase the site and spend over $4,000,000 in hard costs to construct the proposed facility.

After the purchase, completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately **$5,029,600** which would generate an estimated $1,767,181 in total taxes (or approx. **$130,902 per year** to start) over the life of the Class 6b Tax Incentive. Without the incentive, the property will remain raw land with a 10% level of assessment and expected to generate only approximately $438,129 in taxes over the next 12 years (or approx. **$26,797 per year** to start). Therefore, should the Class 6b Tax Incentive be approved, the Subject Property would generate approximately an additional **$1,329,052** in additional real estate taxes over the life of the Class 6b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

As mentioned, Infinity also generates significant sales tax revenue, of which the Village will receive a portion. The Company expects annual sales of around **$40,000,000**. In addition to new sales tax and increased property tax revenues, the eventual occupants' presence will significantly benefit the local community. The Applicant expects Infinity's employees and visitors will frequent Village restaurants, gas stations, stores and more. The Applicant also expects Infinity will attract both new and returning customers who will also frequent nearby establishments and work synergistically with the surrounding development. According to the enclosed employee impact chart, an estimated 5-10 initial full-time individuals are expected to spend between **$21,188 - $42,375** per year in the Village on gas, entertainment, groceries, etc.

Employee Business Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	5	55%	$55	50	$7,563
Grocery	5	30%	$50	50	$3,750
Consumer Goods	5	25%	$35	50	$2,188
Entertainment	5	15%	$55	50	$2,063
Auto-Gas	5	75%	$30	50	$5,625
TOTAL (Per Year)					**$21,188**
TOTAL (12 Year Term)					**$254,250**

Employee Business Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	10	55%	$55	50	$15,125
Grocery	10	30%	$50	50	$7,500
Consumer Goods	10	25%	$35	50	$4,375
Entertainment	10	15%	$55	50	$4,125
Auto-Gas	10	75%	$30	50	$11,250
TOTAL (Per Year)					**$42,375**
TOTAL (12 Year Term)					**$508,500**

In total, the construction and reoccupation of the newly proposed facility could generate over **$1,500,000+** in additional revenue over the life of the incentive, not even including the new sales tax revenue.

"But-For" Condition Statement

The Applicant has determined that without the incentive, the heavy Cook County property tax burden (29.095% Effective Tax Rate) makes the project infeasible The Purchase & Sales Agreement for the property includes a hard 6b contingency and thus without the incentive, the Applicant will not close on the property and it will remain vacant land with minimal tax generation.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Schaumburg review its Class 6b Tax Incentive request and approve a Resolution supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation. Should

you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 604-3898 or via email at mrogers@ltlawchicago.com.

Respectfully Submitted,

Mark Rogers

Mark Rogers

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $1000.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: The Entity 3 LLC Telephone: (815) 680-1050

Company: Infinity Truck Sales Inc.

Address: 1001 E. Chicago Avenue, Suite 151, Unit B168

City: Naperville State: IL Zip Code: 60540

Email: office@infinitytrucksales.net

Contact Person (if different than the Applicant)

Name: Dimitar Dimitrievski Telephone: (630) 706-1624

Company: Infinity Truck Sales Inc.

Address: 3100 S. First Street, Unit A

City: Dekalb State: IL Zip Code: 60155

Email: Dimidimitar@icloud.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 1001 W. Irving Park Road - Lot 5 (Pre-Division Address)

Permanent Real Estate Index Number: Part of 07-32-404-006-0000

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Schaumburg State: IL Zip Code: 60193

Township: Schaumburg Existing Class: Split - Class 580 & Class 100

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties *(including all beneficial owners of a land trust)* identified by names and addresses, and the nature and extent of their interest.

Industrial Use

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? Approx. 25-50

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 0 Part-time: 0

How many new permanent full-time jobs will be created by this proposed development? Approx 5-10 initially

How many new permanent ~~full~~ part-time jobs will be created by this proposed development? TBD

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

[✓] New Construction **(Read and Complete Section A)**

[✓] Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation

[ ] Occupation of Abandoned Property **-** No Special Circumstance
(Read and Complete Section B)

[ ] Occupation of Abandoned Property **-** With Special Circumstance
(Read and Complete Section C)

[ ] Occupation of Abandoned Property - **(CEERM Supplemental Application)**
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement *(excluding demolition, if any)*: Approx. Q2 2027

Estimated date of construction completion: Approx. Q4 2027 - Q1 2028

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

   [ ] YES [ ] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   _____

   _____

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

   Estimated date of reoccupation: _____
   Date of Purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? _____

   When and by whom was the subject property last occupied prior to the purchase for value?

   _____

   _____

   Attach copies of the following documents:

   (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

   (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

   Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

   Estimated date of Reoccupation: _____
   Date of purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

   [ ] 12 or greater continuous months *(Eligible for Special Circumstance)*

   [ ] 3 continuous months and maintain/create 250 Employees *(Eligible for Special Circumstance under CEERM)* - **Complete CEERM Supplemental Application**

   [ ] **Not Eligible for Special Circumstance if No purchase and less than 12 continuous months *vacant, or not a CEERM***

When and by whom was the subject property last occupied prior to the filing of this application?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

CEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 6B Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

*Under the **CEERM** Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year.* ***The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

_____ _____

Agent's Signature Agent's Name & Title

_____ _____

Agent's Mailing Address Agent's Telephone Number

_____ _____

Applicant's Name Applicant's Mailing Address

_____

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

_____

Signature of Notary Public

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located *(or the County Board, if the real estate is located in an unincorporated area)* should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

FINALIZING THE INCENTIVE PROCESS

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website *(www.cookcountyassessor.com)* to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change, a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 6B designation until you file an Incentive Appeal Form, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.

Signature	08/19/2026 Date
Dimitar Dimitrievski Print Name	Manager Title

4/1/2022

EDS AFFIDAVIT

I, DIMITAR DIMITRIEVSKI as agent for The Entity 3 LLC, (the "Applicant") does hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

1. That I am a duly authorized agent for Applicant, The Entity 3 LLC who is the contract purchaser of a portion the property located at located at 1001 W. Irving Park Road, Illinois 60193 (Lot 5) (Portions of PIN: 07-32-404-006-0000) (the "Subject Property").

2. The Applicant does not directly hold title to any other property in Cook County

3. Applicant's ownership is as follows:

   The Applicant is in the process of creating this SPE for the purchase. Will supplement with details once available.

4. To my knowledge and after reviewing the Applicant's records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not

D. Dimitrievski - MANAGER

Date: 08/19/2026

Subscribed and sworn before me
This 19 day of August, 2026

Stephanie N. Martinez
Signature of Notary Public

OFFICIAL SEAL
STEPHANIE N MARTINEZ
Notary Public, State of Illinois
Commission No. 866901
My Commission Expires
December 08, 2029

VILLAGE OF SCHAUMBURG

Community Development Department
6B APPLICATION
101 Schaumburg Court, Schaumburg, IL 60193-1899
(Phone) 847.923.4430 (Fax) 847.923.4421

1. BACKGROUND INFORMATION:

a. Applicant: The Entity 3 LLC
Address: 1001 E. Chicago Avenue, Suite 151, Unit B168
City: Naperville State: IL Zip: 60540
Telephone: (630)706-1624 cell 815-680-1050 office
(Number at which applicant can be reached during business hours)
Fax Number: N/A
E-mail Address: office@infinitytrucksales.net

b. Chief Executive Officer:
N/A

c. Principle Contact Person: Dimitar Dimitrievski
Title: Manager
Address: 3100 S. First Street, Unit A
City: Dekalb State: IL Zip: 60115
Telephone: (630)706-1624 cell 815-680-1050 office
Fax Number: N/A
E-mail Address: dimidimitar@icloud.com

2. Name and addresses of commercial bankers that may be contacted for references:

Bank: Chase bank -Steven Brown -Vice President ,Senior Bussiness Relationship Manager 630-221-2116,email:steven.brown@chase.com
Address: 120 E Wesley Street
City: Wheaton State: IL Zip: 60187

Bank: TBK Bank SSB-Guy Sheffer ,847-910-4985 ,gschaefer@tfin.com
Address: 12700 Park Central Dr.Suite 1700
City: Dallas State: TX Zip: 75251

3. Brief description of business, including history and type of ownership (attach additional information if deemed necessary): Infinity Truck Sales, Inc. is an Illinois-based heavy truck and trailer operation specializing in the acquisition, storage, preparation, and sale of Class 8 tractors and commercial trailers. Its operations are centered on the handling and turnover of large commercial transportation equipment, including sleeper tractors, dry vans, refrigerated trailers, and flatbeds. The business requires substantial areas for the storage, staging, inspection, preparation, and movement of heavy vehicles and trailers, with equipment maintained onsite as inventory before being placed into service by trucking companies, fleet operators, and owner-operators.

4. Current facility location and reason for establishing new facility:

Address: 3100 S. First Street, Unit A

City: Dekalb State: Illinois Zip: 60115

Reason: Expansion of current business

5. Major products of the company: Heavy Duty Class 8 truck tractors (including sleeper tractors used in long-haul freight and fleet operations and Commercial semi-trailers (including dry vans, refrigerated trailers, and flatbed trailers used for freight transportation & distribution.

6. Names of two or more customers: Generally: Regional and interstate trucking companies, logistics/freight carriers, fleet operators, and independent owner-operators.

Specifically: Ray Star LLC & Dodo Freight Ltd.

7. Proposed location:

Address: 1001 W. Irving Park Road (LOT 5), Schaumburg, Illinois - Pre-division address

Parcel Identification Number: Portions of 07-32-404-006-0000

8. Project Value:

Land: $850,000

Building: $$4,000,000+

Personal Property: $TBD

Equipment: $TBD

9. Present Zoning Classification: Split - Class 580 & Class 100

10. Size of new facility in square feet: Approx. 11,193

11. Area of land required by the new facility in square feet or acres: Approx. 128,700 Square Feet

12. Environmental Impact (Check if you will have an impact):

		Yes	No
a.	Pollution as defined by EPA standards:		
	1. Water/type of effluent		x
	2. Air		x
	3. Odor		x
	4. Toxic substance storage		x
	5. Noise		x
b.	Are pollution control devices by the facility required?		x

13. Community traffic impact:

a. Projected number of vehicles entering new facility per day:

		Peak Hours	Per Day
1. Cars	10-20 per day		
2. Trucks	10-20 per day		

b. Traffic impact on existing roadway network (Describe any potential problems related to access to the facility, circulation or site safety that would require further traffic analysis):

The company only receives delivers on purchased equipment – Infinity prepares/assembles/otherwise alters the items through the shop and customers eventually come by to pick up the finished products. The Applicant is purchasing the site from a larger development which includes traffic studies, engineered drawings, etc. and doesn't expect any circulation, safety or traffic issues beyond what's allowable in the zoning district.

14. Economic impact:

a. Number of employees at new facility:

	Transfer from present facility	New	Total
Full Time	2-3 Rotating	~5-10	~5-13
Part Time	N/A	TBD	TBD

b. Type and number of skills required by the new facility:

Management Level 2

Skilled 2-4

Unskilled 2-4

Clerical 2-3

c. Yearly payroll of the facility: $ $450,000-$550,000

d. Average employee salary: $ $70,000-$90,000

e. Recurring revenues generated by the new facility:

1. Sales tax if applicable (annual based on 1.50 percent of applicable retail sales):
Yes, from sales of trucks & trailers. Approx. $40,000,000 in annual sales

2. Business License Fees (annual):
TBD

f. Nonrecurring revenues or one-time fees realized to Village:

1. Building Permit Fees: $ TBD

2. Engineering Fees: $ TBD

g. Other financial information:

1. Equalized assessed valuation generated by the new facility
$ 1,526,735.00

2. Explain the methodology used in estimating equalized assessed value:
Surrounding raw land PSF ($8.00) multiplied by the Subject Property's proposed land square footage (128,700) + expected hard costs

3. List the real estate tax impact (annually) to all taxing bodies within the Village with the benefit of a Class 6B and without:

Unit	Rate	Taxes Generated	With Class 6B
School District 54	3.685	$56,260	$22,504
School District 211	2.710	$41,375	$16,550
Harper College	0.410	$6,260	$2,504
Schaumburg Township	0.101	$1,542	$617
Schaumburg Park District	0.633	$9,664	$3,866
Township Library	0.328	$5,008	$2,003
Village of Schaumburg	0.484	$7,389	$2,956

15. Will all of the space created by 6B tax incentive be used by the requestor? If not, how much is intended to be leased or rented: 100% of the space will used by the requestor

16. Does the requesting firm compete in the international marketplace? If so, what percentage of the firm's business is in foreign markets and who are the major foreign competitors (name of foreign films): No International Business

17. To what degree has the requesting firm been involved in local community events? Please list those areas of involvement or sponsorship: We currently donate to City events at current locations and plan on continuing donations, joining local Schaumburg groups, and otherwise giving back to the community

18. Has the requesting firm received financial assistance in the past? If so, explain what incentives were received and for what facility: No

19. Please provide legal description of property:
SEE ATTACHMENT

Applicant: Dimitar Dimitrievski
(Print or type name)

(Applicant's Signature)

Date: 8/19/26

Legal Description, Site and Building Square Footage

A Portion of 1001 W. Irving Park Road – LOT 5
Schaumburg, IL 60193
PIN: A Portion of 07-32-404-006

The Subject Property area currently consists of a single PIN consisting of approximately 1,991,136 square feet of land. The PIN currently consists of minor improvements and raw land but as part of the larger development in the area will be divided into multiple new lots through a Re-Subdivision. The Subject Property (proposed Lot 5) is expected to measure approximately 128,700 square feet of land, and the Applicant intends on constructing a new 11,193 square foot industrial truck/trailer repair, storage & sale facility. The property is expected to feature a total of 46 car parking spaces, 14 tractor display (12' x 35') stalls, and 21 semi-tractor/trailer parking (12' x 70') stalls, sliding access gates, new ID sign & new 6' ornamental fence around the perimeter.

The site is currently zoned M-1 for general manufacturing & related uses and is conveniently situated right off Irving Park Road & the Elgin-O'Hare tollway, with quick access to O'Hare airport, and just over 30 miles to downtown Chicago. The Applicant plans on leasing the property to related entity Infinity Truck Sales Inc. (the "Occupant" or "Infinity") as a new expansion to their existing truck/trailer repair & sales business. The site will be used primarily for warehousing, repair, distribution, staging/assembly & sales.

Attached hereto please find:

- Existing Experior Interests Subdivision (current)
- Current Aerial of Subject Property
- Current Street View of the Subject Property
- Proposed Plat of Subdivision
- Proposed New Legal Descriptions (to come)
- Proposed Site Plan
- Elevations

FINAL PLAT OF CONSOLIDATION
OF
EXPERIOR LOGISTICS SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. EASEMENT LINE
- = EX. BUILDING SETBACK LINE (B.S.L.)
- (0.00) = RECORD DIMENSION
- 0.00 = MEASURED & LOT DIMENSION
- 0.00 = MEASURED BOUNDARY DIMENSION
- P.U.E. = PUBLIC UTILITY EASEMENT
- = STORMWATER MANAGEMENT EASEMENT
- = ACCESS & PARKING EASEMENT

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	136.00'	95.37'	N70°05'04"W	93.43'
C2	64.00'	48.08'	N71°31'09"W	46.96'
C3	153.24'	48.29'	N70°05'04"W	48.09'
C4	130.00'	97.67'	N71°31'09"W	95.39'
C5	117.00'	177.90'	S43°23'55"W	161.25'
C6	183.00'	217.47'	S33°53'04"W	204.90'
C7	143.00'	224.62'	S44°50'24"W	202.23'
C9	50.00'	78.54'	N45°09'36"W	70.71'
C10	50.00'	78.54'	N44°50'24"E	70.71'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°49'35"E	22.51'
L2	N89°49'36"E	22.51'
L3	S89°50'24"W	85.00'
L4	S89°50'24"W	100.00'
L5	S00°10'31"E	80.12'
L6	N89°55'47"E	65.38'
L7	N63°16'09"E	78.96'
L8	N20°21'44"E	47.69'

SHEET INDEX

SHEET 1 OF 1:	TITLE PAGE AND BOUNDARY INFORMATION
SHEET 2 OF 3:	EASEMENT DETAIL
SHEET 3 OF 3:	CERTIFICATES AND PROVISIONS

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

EXPERIOR TRANSPORTATION
12161 S. CENTRAL AVE
ALSIP, IL 60803

SUBMITTED BY

EXPERIOR TRANSPORTATION
12161 S. CENTRAL AVE
ALSIP, IL 60803

RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193

PIN'S

07-32-402-004
07-32-402-003
07-32-404-003
07-32-405-019

PROPERTY AREA

LOT 1 = 2,250,755 SQ. FT. (51.670 ACRES)
OUTLOT A = 153,614 SQ. FT. (3.526 ACRES)
OUTLOT B = 55,062 SQ. FT. (1.264 ACRES)
R.O.W. DEDICATION = 173,265 SQ. FT. (3.979 ACRES)
TOTAL AREA = 2,632,698 SQ. FT. (60.439 ACRES)

IDOT ACCESS NOTES

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED RIGHT OUT VEHICULAR ACCESS TO IL ROUTE 19 (IRVING PARK ROAD) FROM LOT 1.
2. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT TO IL ROUTE 19 (IRVING PARK ROAD) SERVING LOT 1, AS DEPICTED HEREON.
3. ALL OTHER VEHICULAR ACCESS TO IL ROUTE 19 (IRVING PARK ROAD) SHALL BE FROM INTERNAL CIRCULATION.

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF LOT 1, OUTLOTS A AND B AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF EXPERIOR LOGISTICS SUBDIVISION.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

© 2022 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

REVISIONS		DRAWN BY
1	09/28/22 REVISED OWNER CERTIFICATE	BAS
2	08/23/22 ADDED I.D.O.T. ACCESS NOTES	BAS
3	07/19/22 REVISIONS PER OWNER REVIEW	STP
4	06/24/22 REVISED EASEMENTS	BAS
5	04/13/22 REVISIONS PER VILLAGE COMMENTS	BAS
6	04/05/22 AVIGATION EASEMENT ADDED	STP
7	03/29/22 REVISIONS PER VILLAGE COMMENTS	STP

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph.630.691.8500 fx. 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

EXPERIOR LOGISTICS SUBDIVISION
VILLAGE OF SCHAUMBURG, ILLINOIS
FINAL PLAT OF CONSOLIDATION

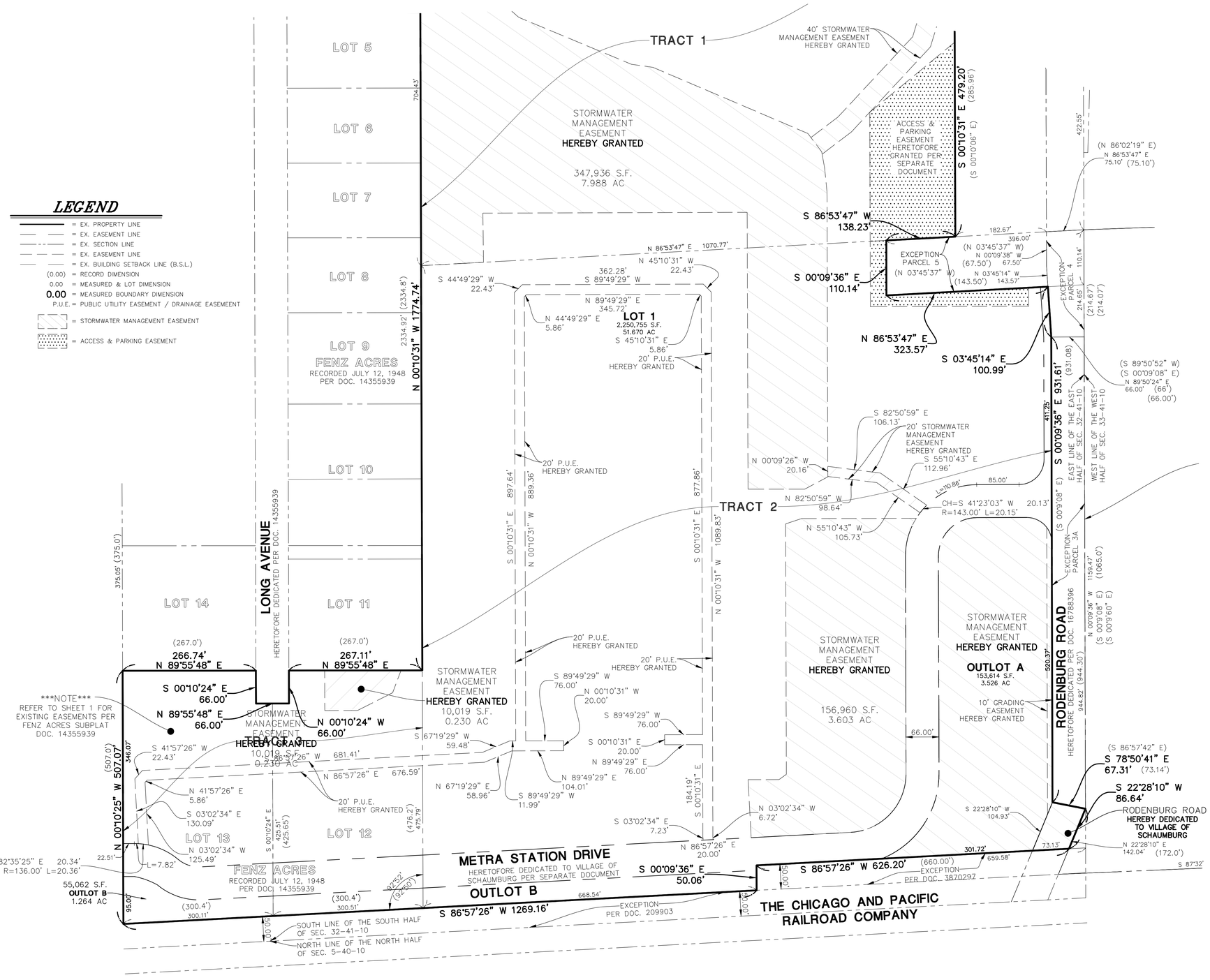
PROJ. MGR.:	BAS
PROJ. ASSOC.:	STP
DRAWN BY:	STP
DATE:	01-14-22
SCALE:	1"=50'

SHEET 1 OF 3
EXP.SCIL01

August 23, 2022 - 10:40 Dwg Name: P:\Exscio\03 Dwg\Surv\Final Drawing\Plat of Subdivision\EXPSCIL01-PS.dwg Updated By: bstroh

FINAL PLAT OF CONSOLIDATION
OF
EXPERIOR LOGISTICS SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. EASEMENT LINE
- = EX. BUILDING SETBACK LINE (B.S.L.)
- (0.00) = RECORD DIMENSION
- 0.00 = MEASURED & LOT DIMENSION
- 0.00 = MEASURED BOUNDARY DIMENSION
- P.U.E. = PUBLIC UTILITY EASEMENT / DRAINAGE EASEMEENT
- = STORMWATER MANAGEMENT EASEMENT
- = ACCESS & PARKING EASEMENT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

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SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF LOT 1, OUTLOTS A AND B AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF EXPERIOR LOGISTICS SUBDIVISION.

2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

	DATE	REVISIONS	DRAWN BY
1	08/28/22	REVISED OWNER CERTIFICATE	BAS
2	08/23/22	ADDED I.D.O.T. ACCESS NOTES	BAS
3	07/19/22	REVISIONS PER OWNER REVIEW	STP
4	06/24/22	REVISED EASEMENTS	BAS
5	06/03/22	REVISIONS PER VILLAGE COMMENTS	BAS
6	04/05/22	AVIGATION EASEMENT ADDED	STP
7	03/29/22	REVISIONS PER VILLAGE COMMENTS	STP

Manhard CONSULTING
709 Springer Drive, Lombard, IL 60148 ph.630.691.8500 fx. 630.691.8585 manhard.com
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Construction Managers | Environmental Scientists | Landscape Architects | Planners

EXPERIOR LOGISTICS SUBDIVISION
VILLAGE OF SCHAUMBURG, ILLINOIS
FINAL PLAT OF CONSOLIDATION

PROJ. MGR.:	BAS
PROJ. ASSOC.:	STP
DRAWN BY:	STP
DATE:	01-14-22
SCALE:	1"=50'

SHEET 2 OF 3
EXP.SCIL01

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August 31, 2022 - 11:34 Dwg Name: P:\Exp\c001\Dwg\Surv\Final Drawing\Plat of Subdivision\EXPSCI01.PS.ch2.dwg Updated By: bzsoh

FINAL PLAT OF CONSOLIDATION
OF
EXPERIOR LOGISTICS SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT EXPERIOR GROUP, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE

EXPERIOR LOGISTICS SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 54 HIGH SCHOOL DISTRICT NO. 211 HARPER COMMUNITY COLLEGE

DATED THIS _____ DAY OF _____, A.D., 20__.

EXPERIOR GROUP LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: LYNX MANAGEMENT, INC.,
AN ILLINOIS CORPORATION, ITS MANAGER

BY: _____
NAME: TOMASZ DULIAN
ITS: PRESIDENT

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20__.

_____
NOTARY PUBLIC

ZONING BOARD OF APPEALS

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

SIGN _____
CHAIRMAN

ATTEST _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

SIGN _____
PRESIDENT

ATTEST _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____ _____
JOSE RIOS, P.E. DATE
REGION ONE ENGINEER

DRAINAGE EASEMENT PROVISIONS

PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (U.E. (UTILITY EASEMENT)) FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS, EGRESS ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER GRANTEES' FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY THE VILLAGE. NO PERMANENT BUILDINGS AND OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID PERMANENT EASEMENT, BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS DRIVEWAYS, PARKING AREAS, LIGHT FIXTURES AND SIGNS, FENCES, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS (BUT EXCLUDING TREES) THAT DO NOT THEN LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR IT'S SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF SCHAUMBURG SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN STORMWATER STORAGE FACILITIES AND APPURTENANCES THERETO, WHICH THE OWNER (OR ASSOCIATION) FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SCHAUMBURG OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE ACTUAL DOCUMENTED COST THEREOF SHALL BE PAID BY THE OWNER (OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION) AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE STORAGE FACILITIES AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES' AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

LEGAL DESCRIPTION

TRACT 1
THE WEST 16.12 CHAINS OF THE EAST 20 CHAINS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (LYING SOUTH OF THE CENTER OF IRVING PARK BOULEVARD) OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (IN THE CENTER OF IRVING PARK BOULEVARD) THENCE RUNNING SOUTH ALONG THE WEST LINE THEREOF 344.10 FEET, THENCE EAST AT RIGHT ANGLES 138.27 FEET; THENCE NORTH PARALLEL TO THE WEST LINE THEREOF 285.96 FEET TO THE CENTER OF IRVING PARK BOULEVARD, THENCE NORTHWESTERLY 150.0 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°10' 08" EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 287.82 FEET TO AN INTERSECTION WITH THE CENTERLINE OF IRVING PARK ROAD (FORMERLY CHICAGO AND ELGIN ROAD); THENCE SOUTH 67° 22'12" EAST ALONG SAID CENTERLINE 150.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 67°22'12" EAST ALONG SAID CENTERLINE 1010.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 00°10'06" EAST ALONG THE EAST LINE OF SAID WEST 16.12 CHAINS A DISTANCE OF 64.84 FEET, THENCE NORTH 67°22'32" WEST 1110.09 FEET TO THE EAST LINE OF LAND CONVEYED PER WARRANTY DEED AFORESAID, THENCE NORTH 00°10'06" WEST ALONG SAID EAST LINE 64.95 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP OF SCHAUMBURG, IN COOK COUNTY, ILLINOIS.

TRACT 2
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32: TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING SIX PARCELS:

EXCEPTION PARCEL ONE:
THAT PART THEREOF CONVEYED TO THE RECEIVER OF THE CHICAGO AND PACIFIC RAILROAD COMPANY BY DEED RECORDED FEBRUARY 14, AS DOCUMENT NUMBER 209903 IN BOOK 841, PAGE 309 WHICH IS DESCRIBED AS FOLLOWS.
A STRIP OF LAND THROUGH, OVER AND ACROSS THE LANDS OWNED BY THE FIRST PARTY SITUATE AND
BEING IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY THE CHICAGO AND PACIFIC RAILROAD COMPANY'S MAPS, PLATS, AND SURVEYS OF THEIR SAID RAILROAD AS NOW (MEANING AS OF THE DATE OF THE DEED IN 1879) CONSTRUCTED AND OPERATED BY THEM, SAID STRIP BEING BOUNDED IN TITLE AS FOLLOWS, TO WIT: ON THE EAST THE EAST LINE OF SAID SECTION 32, ON THE WEST BY H. GEISTFIELDS LAND, ON THE SOUTH BY THE SOUTH LINE OF COOK COUNTY WHICH IS ALSO, THE SOUTH LINE OF SAID SECTION 32, AND ON THE NORTH BY A LINE RUNNING PARALLEL WITH AND 50.0 FEET DISTANT AT RIGHT ANGLES FROM THE CENTER LINE OF RAILROAD TRACK, CONTAINING 4 1/10 ACRES, MORE OR LESS, BEING SITUATED IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL TWO:
THAT PART THEREOF CONVEYED TO CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY BY DEED RECORDED MAY 29, 1906 AS DOCUMENT NUMBER 3870297 IN BOOK 9454, PAGE 340, WHICH IS DESCRIBED AS FOLLOWS: A STRIP OF LAND 50.0 FEET WIDE LYING AND ADJOINING ON THE NORTH THE PRESENT (MEANING AS OF DATE OF THE DEED IN 1906) RIGHT OF WAY OF CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY AND RUNNING FROM THE EAST SECTION LINE OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK ILLINOIS. THEN WESTERLY A DISTANCE OF 660.0 FEET AND CONTAINING 0.76 OF AN ACRE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL THREE:
THAT PART THEREOF CONVEYED TO THEODORE G. VAAS BY DEED RECORDED OCTOBER 3, 1917 AS DOCUMENT NUMBER 6203474 IN BOOK 14514, PAGE 969, WHICH IS DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 AND OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 41 NORTH. RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE NORTH 88° EAST, IN DIVISION LINE 499.60 FEET TO POST, THENCE NORTH 1° EAST, 165.0 FEET TO STAKE IN CENTER OF ROAD: THENCE SOUTH 70° EAST ALONG CENTER OF ROAD 178.20 FEET, THENCE SOUTH 03°30' WEST 1387.5 FEET TO THE NORTH LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT-OF-WAY, THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY, 642.50 FEET TO THE EAST OF HIGHWAY, THENCE NORTHEASTERLY IN THE EAST LINE OF HIGHWAY, 172.0 FEET, THENCE NORTH ALONG THE EAST LINE OF HIGHWAY, 1065.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 3A:
THAT PART OF THE PROPERTY OCCUPIED BY THE RIGHT-OF-WAY EASEMENT CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DOCUMENT NUMBER 16788396 RECORDED DECEMBER 27, 1956, BEING THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 00°09'08" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 214.67 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°50'52" WEST, 66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RODENBURG ROAD, THENCE SOUTH 00°09'08" EAST ALONG THE WESTERLY LINE OF SAID ROAD 931.08 FEET, THENCE NORTH 86°57'42" EAST 73.14 FEET TO THE EAST RIGHT-OF-LINE OF RODENBURG ROAD, THENCE NORTH 00°09'08" WEST 944.30 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 TO THE POINT OF BEGINNING.

EXCEPTION PARCEL FOUR:
THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DOCUMENT RECORDED NOVEMBER 7, 1990 AS DOCUMENT NO. 90543612, BEING THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 00°09'50" EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE EAST OF SAID SOUTHEAST QUARTER 214.07 FEET; THENCE SOUTH 89°50'10" WEST, 66.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RODENBURG ROAD, THENCE NORTH 03°45'37" WEST 143.50 FEET, THENCE NORTH 00°09'50" WEST, 67.50 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 86°02'19" EAST ALONG SAID NORTH LINE 75.10 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL FIVE:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: THE EASTERLY 396.00 FEET (AS MEASURED ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32) OF THE NORTHERLY 110.14 FEET (AS MEASURED ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, SITUATED IN SCHAUMBURG TOWNSHIP, COOK COUNTY, ILLINOIS, CONTAINING 1.00 ACRES, MORE OR LESS.

TRACT 3

LOT 12 IN FENZ ACRES, A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF RIGHT OF WAY LINE OF CHICAGO MILWAUKEE ST. PAUL AND PACIFIC RAILROAD LYING SOUTHERLY OF THE CENTERLINE OF PUBLIC HIGHWAY KNOWN AS IRVING PARK ROAD, IN COOK COUNTY ILLINOIS.

LOT 13 IN FENZ ACRES, A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF RIGHT OF WAY LINE OF CHICAGO MILWAUKEE ST. PAUL AND PACIFIC RAILROAD LYING SOUTHERLY OF THE CENTERLINE OF PUBLIC HIGHWAY KNOWN AS IRVING PARK ROAD, IN COOK COUNTY ILLINOIS.

TRACT 4

A PART OF THE WEST 16.12 CHAINS OF THE EAST 20 CHAINS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (LYING SOUTH OF THE CENTER OF IRVING PARK BOULEVARD) OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (IN THE CENTER OF IRVING PARK BOULEVARD) THENCE RUNNING SOUTH ALONG THE WEST LINE THEREOF 344.10 FEET, THENCE EAST AT RIGHT ANGLES 138.27 FEET; THENCE NORTH PARALLEL TO THE WEST LINE THEREOF 285.96 FEET TO THE CENTER OF IRVING PARK BOULEVARD, THENCE NORTHWESTERLY 150.0 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°10' 08" EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 287.82 FEET TO AN INTERSECTION WITH THE CENTERLINE OF IRVING PARK ROAD (FORMERLY CHICAGO AND ELGIN ROAD); THENCE SOUTH 67°22'12" EAST ALONG SAID CENTERLINE 150.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 67°22'12" EAST ALONG SAID CENTERLINE 1010.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 00°10'06" EAST ALONG THE EAST LINE OF SAID WEST 16.12 CHAINS A DISTANCE OF 64.84 FEET, THENCE NORTH 67°22'32" WEST 1110.09 FEET TO THE EAST LINE OF LAND CONVEYED PER WARRANTY DEED AFORESAID, THENCE NORTH 00°10'06" WEST ALONG SAID EAST LINE 64.95 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP OF SCHAUMBURG, IN COOK COUNTY, ILLINOIS.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC – AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE PARCEL OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS OR PARCELS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAID EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING PROVIDED HOWEVER, FOLLOWING ANY WORK PERFORMED BY THE GRANTEES IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO RESTORATION OTHER THAN TO BACKFILL AND MOUND, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMAN LIKE CONDITION. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

GRADING EASEMENT PROVISIONS

A NON-EXCLUSIVE GRADING EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG, ITS SUCCESSORS AND ASSIGNS, FOR THE USE OF THAT PART OF THE LAND MARKED "GRADING EASEMENT". THE VILLAGE MAY USE THE EASEMENT AREA AS NEEDED DURING THE CONSTRUCTION, EXCAVATION AND GRADING ACTIVITIES. NO OBSTRUCTIONS WILL BE PLACED IN SAID "GRADING EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. THE GRADING EASEMENT HEREBY GRANTED SHALL BE DEEMED TERMINATED UPON THE COMPLETION OF THE ORIGINAL CONSTRUCTION OF ALL UTILITIES AND RODENBURG ROAD.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE _____. 20__. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

BRADLEY A. STROHL 3686 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

SEE LEGAL DESCRIPTION ABOVE LEFT

SUBDIVIDED PROPERTY CONTAINS 60.439 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF SCHAUMBURG, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0033J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20__.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: NOVEMBER 15, 2021

BRADLEY A. STROHL 3686 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

DATE	REVISIONS	DRAWN BY
06/28/22	REVISED OWNER CERTIFICATE	BAS
06/23/22	ADDED I.D.O.T. ACCESS NOTES	BAS
07/19/22	REVISIONS PER OWNER REVIEW	STP
06/24/22	REVISED EASEMENTS	BAS
04/05/22	REVISIONS PER VILLAGE COMMENTS	STP
04/05/22	AVIGATION EASEMENT ADDED	STP
03/29/22	REVISIONS PER VILLAGE COMMENTS	STP

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500

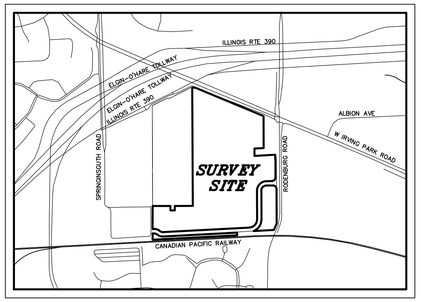

07-32-401-006
07-32-401-005
07-32-405-002
07-32-405-001
07-32-405-003
07-32-405-004
07-32-405-005
07-32-405-006
07-32-405-007
07-32-405-008
07-32-405-009
07-32-405-015
07-32-405-016
07-32-405-018
07-32-402-002
RODENBURG RD
07-32-404-004
07-32-404-006
Approx.
07-32-404-008
07-32-404-007
07-32-404-009
07-32-404-005


19
19
Rodenburg Rd
Long Ave
Long Ave
Long Ave
Parking
Approx.
Rodenburg Rd
Rodenburg Rd


Enterprises
Schaumburg Park
District Sport Center
Pilot
© 2025 Google
© 2025 Google
Google Maps
93

FINAL PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

OWNER/DEVELOPER

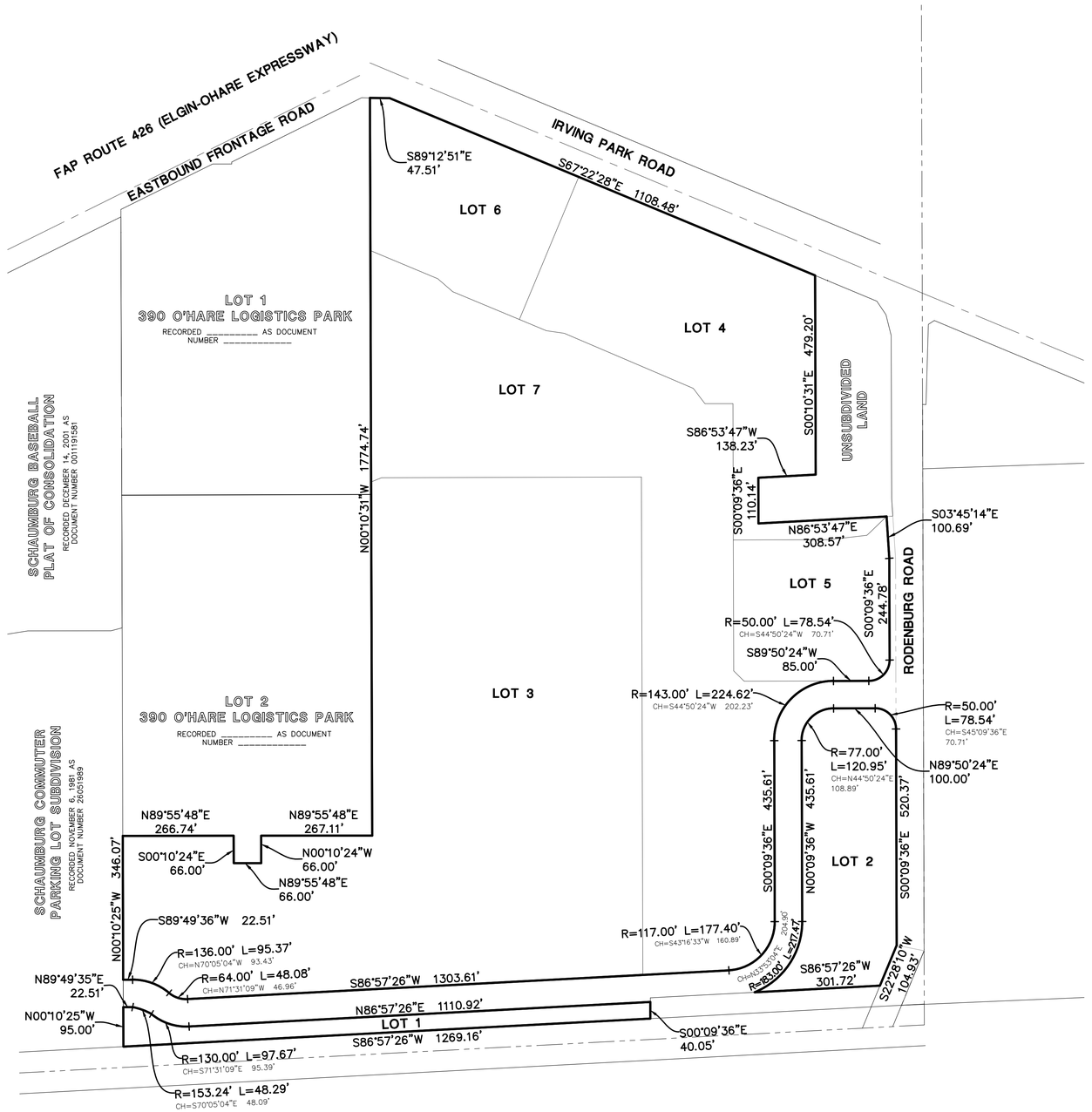
LPC SCHAUMBURG I, LP
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

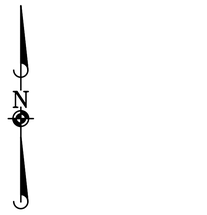
ENGINEER

QUINTEN HOOGENBOOM, PE
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148
630-691-8500

LAND SURVEYOR

JAMES D. BAKER, PLS
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069
847-634-5550





GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

EXISTING PIN'S

07-32-404-006
07-32-404-008
07-32-404-009

EXISTING PROPERTY AREA

LOT 1 =	2,250,755 SQUARE FEET	(51.670 ACRES)
OUTLOT A =	153,614 SQUARE FEET	(3.526 ACRES)
OUTLOT B =	55,062 SQUARE FEET	(1.264 ACRES)
TOTAL AREA =	2,459,431 SQUARE FEET	(56.460 ACRES)

PROPOSED PROPERTY AREA

LOT 1 =	55,062 SQUARE FEET	(1.264 ACRES)
LOT 2 =	153,614 SQUARE FEET	(3.526 ACRES)
LOT 3 =	1,010,827 SQUARE FEET	(23.205 ACRES)
LOT 4 =	300,560 SQUARE FEET	(6.900 ACRES)
LOT 5 =	128,700 SQUARE FEET	(2.955 ACRES)
LOT 6 =	169,760 SQUARE FEET	(3.897 ACRES)
LOT 7 =	640,908 SQUARE FEET	(14.713 ACRES)
TOTAL AREA =	2,459,431 SQUARE FEET	(56.460 ACRES)

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. AS PART OF THE REDEVELOPMENT THERE ARE EASEMENTS THAT ARE TO BE VACATED VIA SEPARATE DOCUMENT. SAID EASEMENTS HAVE BEEN SHOWN AND NOTED HEREON ON SHEET 2 AND NOT SHOWN ON SHEETS 3 AND 4.
4.
5. THIS PLAT OF SUBDIVISION SHALL BE FURTHER SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).
6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ATWELL, LLC IS A ILLINOIS PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184005876, EXPIRES APRIL 30, 2027.

SHEET INDEX

SHEET 1:	OVERALL SITE AND SITE DATA
SHEET 2:	EXISTING LOTS AND EASEMENT DETAILS
SHEET 3-4:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 5:	CERTIFICATES AND EASEMENT PROVISIONS

DATE	REVISIONS	DRAWN BY

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
847.634.5550

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	06/19/26
SCALE:	1"=150'

SHEET 1 OF 5

LOPSCIL01

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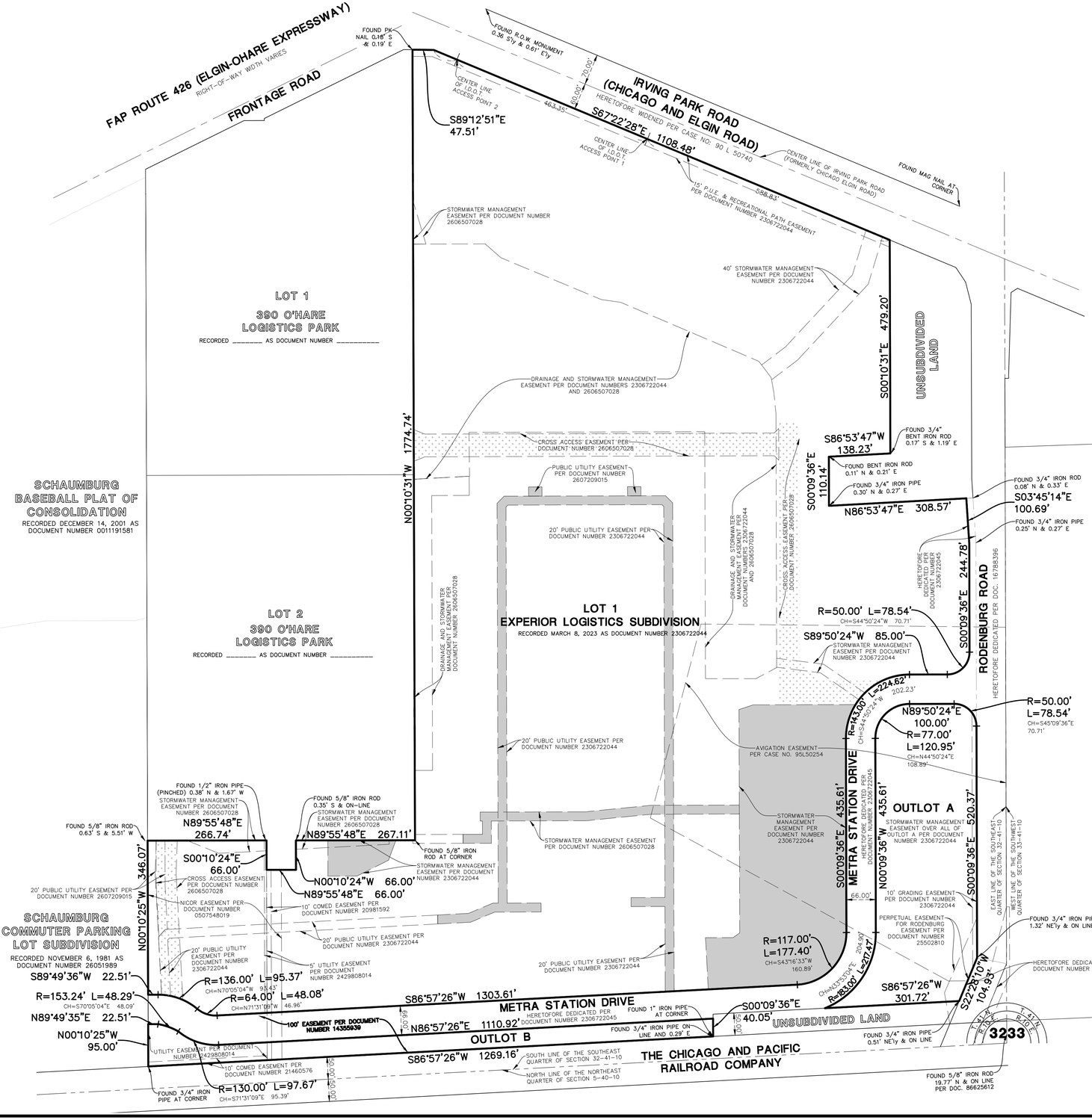
June 19, 2026 - 11:17 Dwg Name: P:\Jobs\001\dwg\Survey\Final Drawings\Final of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\Final Plat\01-LOPSCIL01-PS.dwg Updated By: ASchuver

FINAL PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

EASEMENT LEGEND

= EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.3550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	06/19/26
SCALE:	1"=120'

SHEET 2 OF 5
LOPSCIL01

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June 19, 2026 - 11:21 Dwg Name: P:\Lopscil01\Vault\Survey\Plat\ Drawings\Plat of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\Plat Plat\V02-LOPSCIL01--PS.dwg Updated By: AShaver

FINAL PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED EASEMENT LEGEND

= VILLAGE UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PROPOSED BLANKET EASEMENT

1. A BLANKET CROSS ACCESS EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN ALL LOTS OF THIS SUBDIVISION.

2. A PARKING EASEMENT IS **HEREBY GRANTED** OVER LOTS 4 AND 5 FOR THE BENEFIT OF LOTS 4 AND 5 ONLY.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY)
RIGHT-OF-WAY WIDTH VARIES

FRONTAGE ROAD

IRVING PARK ROAD
(CHICAGO AND ELGIN ROAD)
HERETOFORE WIDENED PER CASE NO. 90 L 50740

FOUND PK NAIL 0.18' S & 0.19' E

S89°12'51"E 47.51'

FOUND R.O.W. MONUMENT 0.36' S'ly & 0.61' E'ly

CENTER LINE OF I.D.O.T. ACCESS POINT 2

492.65'

463.35'

60.00'

70.06'

367.47'

S67°22'28"E 1108.48'

615.83'

588.83'

CENTER LINE OF I.D.O.T. ACCESS POINT 1

15' P.U.E. & RECREATIONAL PATH EASEMENT PER DOCUMENT NUMBER 2306722044

CENTER LINE OF IRVING PARK ROAD (FORMERLY CHICAGO ELGIN ROAD)

FOUND MAG NAIL AT CORNER

LOT 6

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

S67°22'28"E 175.59'

S48°38'27"E 47.65'

173.55'

S67°22'28"E 243.71'

N22°37'32"E 371.55'

70.16'

S81°54'39"E 43.83'

S66°52'14"E 337.28'

S37°15'47"E 46.41'

LOT 4

SET CONCRETE MONUMENT AT CORNER

VILLAGE UTILITY EASEMENT HEREBY GRANTED

40' STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

VILLAGE UTILITY EASEMENT HEREBY GRANTED

479.20'

S00°10'31"E

LOT 7

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBERS 2306722044 AND 2606507028

N89°50'24"E 67.36'

VILLAGE UTILITY EASEMENT HEREBY GRANTED

UNSUBDIVIDED LAND

VILLAGE UTILITY EASEMENT HEREBY GRANTED

328.03'

S86°53'47"W 138.23'

FOUND 3/4" BENT IRON ROD 0.17' S & 1.19' E

FOUND BENT IRON ROD 0.11' N & 0.21' E

S00°09'36"E 110.14'

FOUND 3/4" IRON PIPE 0.30' N & 0.27' E

N 86°53'47" E 15.00'

N86°53'47"E 308.57'

FOUND 3/4" IRON ROD 0.08' N & 0.33' E

S03°45'14"E 100.69'

FOUND 3/4" IRON PIPE 0.25' N & 0.27' E

LOT 4

S89°50'24"W 230.50'

S46°14'46"W 65.18'

S83°22'09"W 91.56'

S 03°45'14" E 100.99'

VILLAGE UTILITY EASEMENT HEREBY GRANTED

LOT 1
390 O'HARE LOGISTICS PARK
RECORDED _____ AS DOCUMENT NUMBER _____

SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 0011191581

LOT 2
390 O'HARE LOGISTICS PARK
RECORDED _____ AS DOCUMENT NUMBER _____

N00°10'31"W 1774.74'

S89°49'29"W 625.00'

VILLAGE UTILITY EASEMENT HEREBY GRANTED

S68°01'24"W 26.93'

CROSS ACCESS EASEMENT PER DOCUMENT NUMBER 2606507028

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

HWL=795.8

50.71'

LOT 3

VILLAGE UTILITY EASEMENT HEREBY GRANTED

VILLAGE UTILITY EASEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBERS 2306722044 AND 2606507028

CROSS ACCESS EASEMENT PER DOCUMENT NUMBER 2606507028

N00°09'36"W 643.03'

315.00'

VILLAGE UTILITY EASEMENT HEREBY GRANTED

LOT 5

HERETOFORE DEDICATED PER DOCUMENT NUMBER 2306722045

S 00°09'36" E 411.25'

S00°09'36"E 244.78'

RODENBURG ROAD
HERETOFORE DEDICATED PER DOC. 16788396

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER

R=50.00' L=78.54'

SEE SHEET 4

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DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.5550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	06/19/26
SCALE:	1"=80'

SHEET 3 OF 5

LOPSCIL01

June 19, 2026 - 11:33 Dwg Name: P:\Projects\Vara\Surv\Final Brawlers\Plat of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\Final Plat\V3-04-10PSCIL01-PS.dwg Updated By: ASkaver

FINAL PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED EASEMENT LEGEND

= VILLAGE UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PROPOSED BLANKET EASEMENT

1. A BLANKET CROSS ACCESS EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN ALL LOTS OF THIS SUBDIVISION.

2. A PARKING EASEMENT IS **HEREBY GRANTED** OVER LOTS 4 AND 5 FOR THE BENEFIT OF LOTS 4 AND 5 ONLY.

N

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SEE SHEET 3

LOT 2
390 O'HARE LOGISTICS PARK
RECORDED _____ AS DOCUMENT NUMBER _____

LOT 3

LOT 5

LOT 1

LOT 2
STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION
RECORDED NOVEMBER 6, 1981 AS DOCUMENT NUMBER 26051989

METRA STATION DRIVE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 2306722045

RODENBURG ROAD
HERETOFORE DEDICATED PER DOCUMENT NUMBER 16788396

UNSUBDIVIDED LAND

THE CHICAGO AND PACIFIC RAILROAD COMPANY

HWL=795.8

850.71'

VILLAGE UTILITY EASEMENT HEREBY GRANTED

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

STORMWATER MANAGEMENT HEREBY GRANTED

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

315.00'

HERETOFORE DEDICATED PER DOCUM

S 00°09'36" E 41

S00°09'36"E

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

R=50.00' L=78.54'
CH=S44°50'24"W 70.71'

S89°50'24"W 85.00'

N45°09'36"W 35.36'

S89°50'24"W 215.00'

CROSS ACCESS EASEMENT PER DOCUMENT NUMBER 2606507028

R=43.00' L=224.62'
CH=N44°50'24"E 202.23'

108.89'

CH=N44°50'24"E 108.89'

R=77.00' L=120.95'

N89°50'24"E 100.00'

R=50.00' L=78.54'
CH=S45°09'36"E 70.71'

STORMWATER MANAGEMENT HEREBY GRANTED

AVIGATION EASEMENT PER CASE NO. 95L50254

HWL=792.0

HWL=788.1

S00°09'36"E 435.61'

66.00'

R=117.00' L=177.40'
CH=S34°16'00"W 160.86'

R=183.00' L=277.47'
CH=N23°57'04"E 204.90'

207.12'

S00°09'36"E 520.37'

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32-41-10

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33-41-10

10' GRADING EASEMENT PER DOCUMENT NUMBER 2306722044

PERPETUAL EASEMENT FOR RODENBURG EASEMENT PER DOCUMENT NUMBER 25502810

FOUND 3/4" IRON PIPE 1.32' NE'ly & ON LINE

HERETOFORE DEDICATED PER DOCUMENT NUMBER 2306722044

N22°28'10"E 104.93'

FOUND 3/4" IRON PIPE 0.51' NE'ly & ON LINE

T.41 N. R.10 E.
T.40 N. R.10 E.

3233

FOUND 5/8" IRON ROD 19.77' N & ON LINE PER DOC. 86625612

FOUND 5/8" IRON ROD 0.63' S & 5.51' W

N89°55'48"E 266.74'

N89°55'48"E 267.11'

S00°10'24"E 66.00'

N00°10'24"W 66.00'

N89°55'48"E 66.00'

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

20' PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2607209015

CROSS ACCESS EASEMENT PER DOCUMENT NUMBER 2606507028

NICOR EASEMENT PER DOCUMENT NUMBER 0507548019

10' COMED EASEMENT PER DOCUMENT NUMBER 20981592

20' PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

5' UTILITY EASEMENT PER DOCUMENT NUMBER 2429808014

N00°10'25"W 346.07'

SET CONCRETE MONUMENT AT CORNER

S89°49'36"W 22.51'

R=136.00' L=95.37'
CH=N70°05'04"W 93.43'

R=64.00' L=48.08'
CH=N71°31'09"W 46.96'

R=153.24' L=48.29'
CH=S70°05'04"E 48.09'

S89°49'35"W 22.51'

S00°10'25"E 95.00'

R=130.00' L=97.67'
CH=S71°31'09"E 95.39'

UTILITY EASEMENT PER DOCUMENT NUMBER 2429808014

10' COMED EASEMENT PER DOCUMENT NUMBER 21460576

FOUND 3/4" IRON PIPE AT CORNER

1096.49'
S86°57'26"W 1303.61'

66.00'

S86°57'26"W 1110.92'

N86°57'26"E 1269.16'

50.00'

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32-41-10

NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5-40-10

FOUND 1" IRON PIPE AT CORNER

N00°09'36"W 40.05'

N86°57'26"E 301.72'

VILLAGE UTILITY EASEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

AVIGATION EASEMENT PER CASE NO. 95L50254

VILLAGE UTILITY EASEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

VILLAGE UTILITY EASEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

VILLAGE UTILITY EASEMENT HEREBY GRANTED

20' PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

20' PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

5' UTILITY EASEMENT PER DOCUMENT NUMBER 2429808014

STORMWATER MANAGEMENT HEREBY GRANTED

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

VILLAGE UTILITY EASEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.3550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	06/19/26
SCALE:	1"=80'

SHEET **4** OF **5**

LOPSCIL01

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June 19, 2026 - 11:33 Dwn Name: P:\Projects\Work\Survey\Final Drawings\Plat of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\Final Plat\V03-04-LOPSCIL01-PP.dwg Updated By: ASchaver

FINAL PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

SEND TAX BILL TO:

LPC SCHAUMBURG I, LP
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT EXPERIOR GROUP LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS 390 O'HARE LOGISTICS PARK PHASE 2 AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 54 HIGH SCHOOL DISTRICT NO. 211 JUNIOR COLLEGE DISTRICT NO. 512

DATED THIS _____ DAY OF _____, A.D., 20___.

EXPERIOR GROUP LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: _____
_____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS
_____
_____
_____

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF _____, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 20__.

BY: _____
_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS
_____
_____
_____
_____

ATTEST: _____
_____
PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D. 20___.

_____
NOTARY PUBLIC

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____, A.D., 20____.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

ACCESS NOTES

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED RIGHT OUT VEHICULAR ACCESS TO IL ROUTE 19 (IRVING PARK ROAD) FROM LOT 6.
2. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT TO IL ROUTE 19 (IRVING PARK ROAD) SERVING LOT 4, AS DEPICTED HEREON.
3. ALL OTHER VEHICULAR ACCESS TO IL ROUTE 19 (IRVING PARK ROAD) SHALL BE FROM INTERNAL CIRCULATION.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____ _____
JOSE RIOS, P.E. DATE
REGION ONE ENGINEER

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 19TH DAY OF JUNE, A.D., 2026.

BY: _____ _____
OWNER/ATTORNEY QUINTEN HOOGENBOOM, P.E.
MANHARD CONSULTING
_____ 333 E BUTTERFIELD ROAD, SUITE 600
PRINTED NAME AND TITLE LOMBARD, ILLINOIS 60148

VILLAGE UTILITY EASEMENT PROVISIONS

AN EXCLUSIVE AND PERMANENT EASEMENT (UNLESS SHOWN HEREON AS A NON-EXCLUSIVE RIGHT, I.E. IN COMMON WITH OTHER GRANTEES) IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, ALTERATION, ENLARGEMENT, OPERATION, INSPECTION, REPAIR, MAINTENANCE, RELOCATION, RENEWAL, AND REMOVAL OF IMPROVEMENTS, FACILITIES AND APPURTENANCES, INCLUDING WITHOUT LIMITATION ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, AND CATCH BASINS, TO SERVE THESE AND OTHER LANDS WITH IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FORCE MAINS, SANITARY SEWERS, STORM SEWERS, STORM DRAINAGE, WATER MAINS, AND OTHER MUNICIPAL OR PUBLIC UTILITY PURPOSES DESIGNATED BY SAID VILLAGE, IN, ACROSS, ALONG, OVER, UNDER, AND UPON THE AREAS DESCRIBED HEREIN AND HEREON IDENTIFIED AS "VILLAGE UTILITY EASEMENT"OR "U.E." TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; AND TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY WITH SUCH PERSONNEL AND EQUIPMENT AS MAY BE DEEMED NECESSARY FOR ALL SUCH USES AND PURPOSES.
NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, OVER SAID EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE VILLAGE'S INTENDED USE THEREOF, BUT THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING, OR OTHER PURPOSES IF APPROVED IN WRITING BY THE VILLAGE OF SCHAUMBURG AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFOREMENTIONED PURPOSES.
THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE OF SCHAUMBURG TO REMOVE ANY FENCES, BUILDINGS, OR STRUCTURES AND TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS, OR OTHER PLANTINGS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH FACILITIES IN, ON, UPON, ACROSS, UNDER, OR THROUGH SAID VILLAGE EASEMENT. THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH FENCES, BUILDINGS, STRUCTURES, TREES, TURF, GARDENS, SHRUBS, LANDSCAPING, OR OTHER IMPROVEMENTS REMOVED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER.
ANY OTHER PUBLIC UTILITIES SHALL BE PERMITTED TO CROSS SAID VILLAGE UTILITY EASEMENT AT RIGHT ANGLES THERETO IF APPROVED IN WRITING BY THE VILLAGE OF SCHAUMBURG AND PROVIDED THAT SUCH IS DONE IN A MANNER THAT DOES NOT THEN OR LATER UNREASONABLY INTERFERE WITH THE VILLAGE'S INTENDED USE OF THE EASEMENT AREAS; HOWEVER NO ELECTRICAL TRANSFORMERS, SWITCHING EQUIPMENT, JUNCTION BOXES, OR ANY OTHER SUCH FACILITIES OR EQUIPMENT, SHALL BE ERECTED EITHER ABOVE OR BELOW GROUND ON SAID LANDS DUE TO SUCH CROSSINGS.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND
AT&T ILLINOIS, A.K.A. SBC, AMERITECH ILLINOIS,
A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.
RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS COMPANY FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR IT'S SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF SCHAUMBURG SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISE DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN STORMWATER STORAGE FACILITIES AND APPURTENANCES THERETO, WHICH THE OWNER (OR ASSOCIATION) FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SCHAUMBURG OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER (OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION) AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE STORAGE FACILITIES AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

PARKING EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND THE OWNERS OF LOTS 4 AND 5 WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE VEHICULAR PARKING RIGHTS ON AND WITHIN LOTS 4 AND 5. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 IN 390 O'HARE LOGISTICS PARK SUBDIVISION, THE VILLAGE OF SCHAUMBURG AND THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER DRIVES, AND ALL PAVED SURFACES TO PROVIDE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES AND DOES NOT GRANTS VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF SCHAUMBURG TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2026. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 19TH DAY OF JUNE, A.D. 2026.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2306722044 IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 56.460 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NUMBER 17031C0330J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA WHICH HAS NOT BEEN PRINTED (ZONE X, AREA OF MINIMAL FLOOD HAZARD). ACCORDING TO FEMA, "THIS MEANS THE ENTIRE AREA OF THE PANEL IS IN A SINGLE FLOOD ZONE, THEREFORE FEMA CHOSE TO ECONOMIZE AND NOT CREATE A PRINTABLE IMAGE FOR THIS LOCATION."

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF JUNE, A.D. 2026.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: MAY 22, 2025

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | DATE | REVISIONS

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.5550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	06/19/26
SCALE:	N/A

SHEET
5 OF 5
LOPSCIL01

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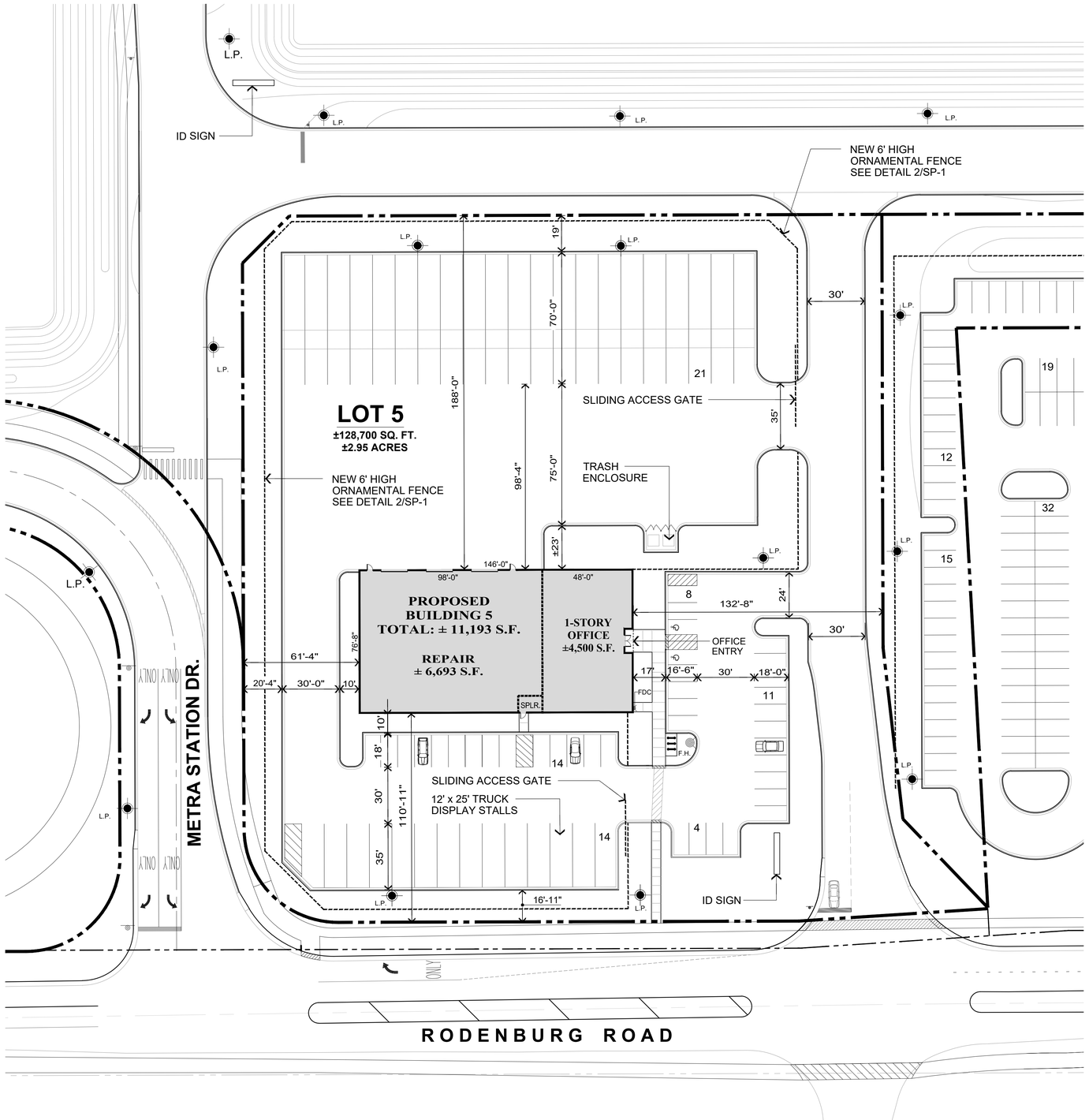
June 19, 2026 - 14:04 Dwg Name: P:\Lopscil01\dwg\Survey\Final Drawings\Final of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\Final Plat\OS-LOPSCIL01-PS.dwg Updated By: ASchaver

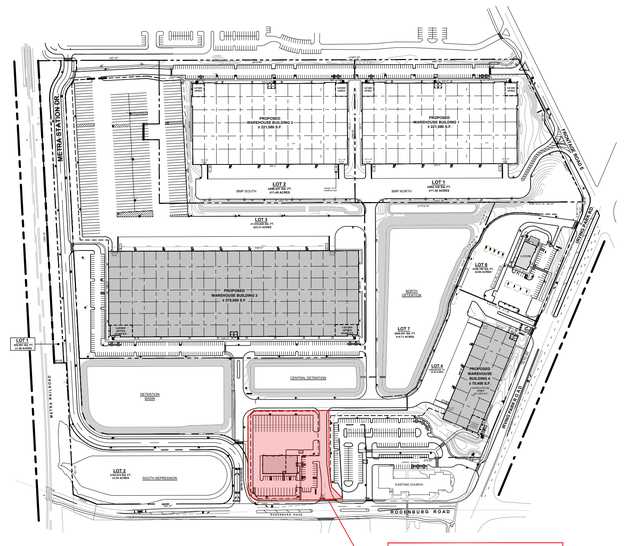


1 SITE PLAN
SCALE: 1" = 30'-0"
0 30' 60'
NORTH

PROJECT DATA LOT 5	
LOT AREA :	±2.95 ACRES ±128,700 SQ. FT.
OFFICE :	±4,500 SQ. FT.
REPAIR:	±6,693 SQ. FT.
TOTAL BUILDING AREA:	±11,193 SQ. FT.
PARKING REQUIRED	
OFFICE	23 STALLS
5/1000 NFA (±4,500 S.F.)	
REPAIR	
3.5/1000 NFA (±6,693 S.F.)	23 STALLS
TOTAL:	46 STALLS
PARKING PROVIDED	
STANDARD:	35 STALLS
ACCESSIBLE:	2 STALLS
PROVIDED ON SITE	9 STALLS
TOTAL:	46 STALLS
TRACTOR DISPLAY	
12' x 35' STALLS	14
SEMI TRACTOR/ TRAILER PARKING	
12' x 70' STALLS	21



2 REPRESENTATIVE FENCE IMAGE
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.
NORTH

ARCHITECT/ PLANNER:
arete design studio llc
architecture • planning • design
13545 West 156th Street, Mokena, Illinois 60448
815.485.7333
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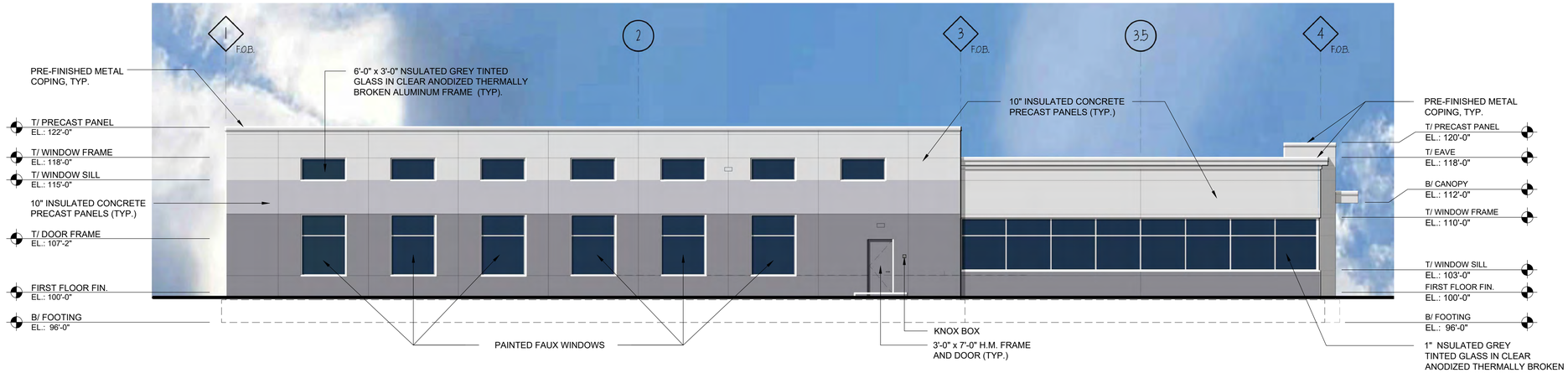
REAL ESTATE SERVICES:
DAVID HIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
Hiffman
ONE OAKBROOK TERRACE, SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

PROJECT:
PROPOSED TRUCK SALES AND LEASING FACILITY
1900 RODENBURG ROAD
SCHAUMBURG, ILLINOIS 60803

NO.	REVISION DESCRIPTION	DATE
1	ISSUE FOR REVIEW	01-21-2026

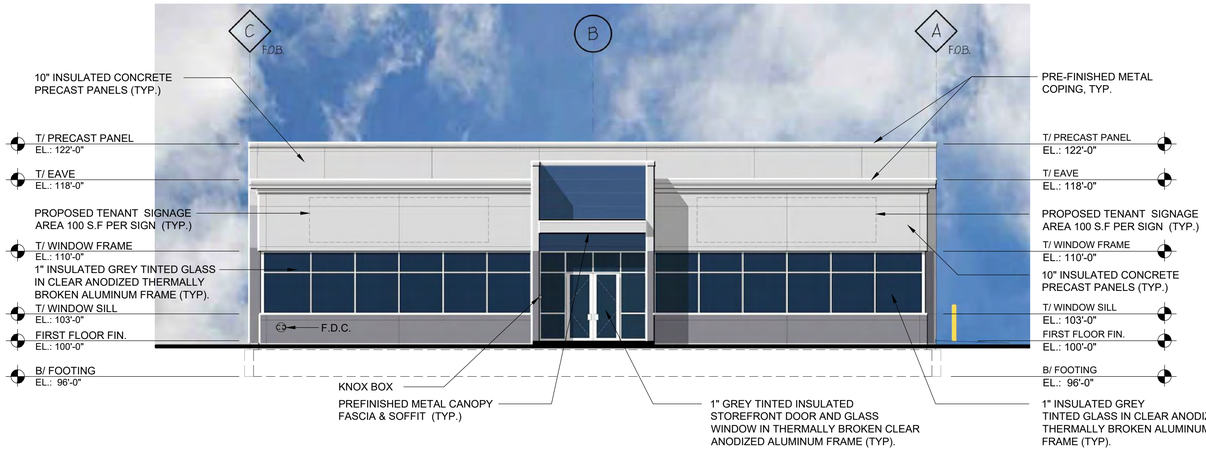
SITE PLAN

PROJECT NO. 26039
SCALE: AS NOTED
DATE: 04.07.26
REFERENCE DRG.
SP-1



4 **EAST ELEVATION**

SCALE: 1/8" = 1'-0"



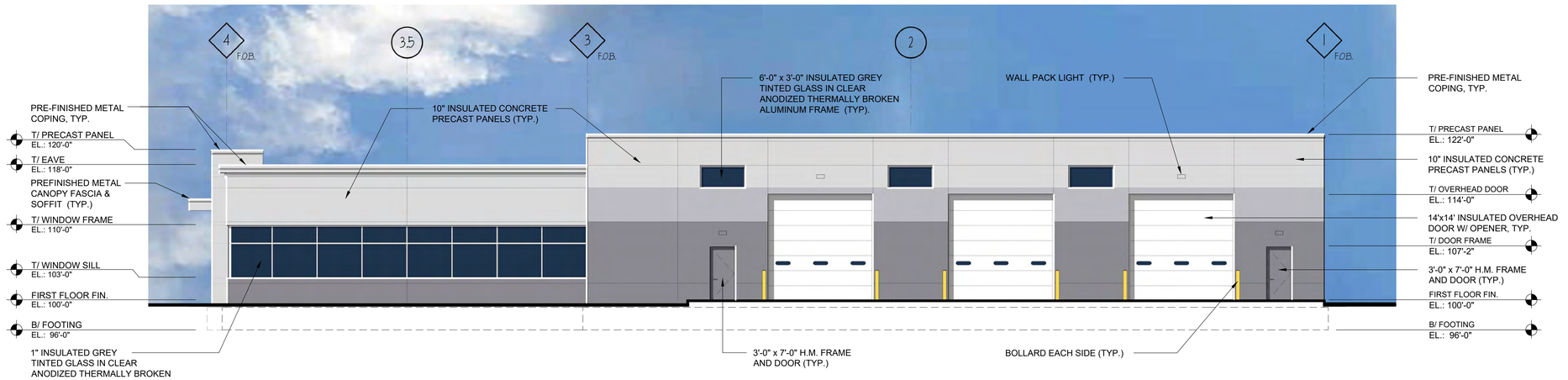
3 **NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



2 **SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



1 **WEST ELEVATION**

SCALE: 1/8" = 1'-0"

ARCHITECT/ PLANNER:
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CIVIL ENGINEER:
ATWELL
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

SALES AND REPAIR BUILDING 5

BUILDING ELEVATIONS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL 60193

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-1R

PROJECT #: 25061
DATE: 05/01/26
REVISIONS: 06/12/26
SCALE: AS NOTED

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Identification of Persons Having an Interest in the Property

A Portion of 1001 W. Irving Park Road – LOT 5
Schaumburg, IL 60193
PIN: A Portion of 07-32-404-006

Applicant: The Entity 3 LLC

To be formed entity

Occupant(s):

- Infinity Truck Sales Inc.

The Applicant plans on leasing the property to related entity Infinity Truck Sales Inc. (the "Occupant" or "Infinity") as a new expansion to their existing truck/trailer repair & sales business. The site will be used primarily for warehousing, repair, distribution, staging/assembly & sales.

Industrial Use

A Portion of 1001 W. Irving Park Road – LOT 5
Schaumburg, IL 60193
PIN: A Portion of 07-32-404-006

After the purchase, The Applicant plans on leasing the property to related entity Infinity Truck Sales Inc. (the "Occupant" or "Infinity") as a new expansion to their existing truck/trailer repair & sales business. The site will be used primarily for warehousing, repair, distribution, staging/assembly & sales.

Infinity Truck Sales, Inc. is an Illinois-based heavy truck and trailer business specializing in the acquisition, storage, preparation, and sale of Class 8 tractors and commercial freight trailers. Founded in 2018, the company has grown from its Joliet operations to include an additional facility in DeKalb, Illinois. Infinity Truck Sales maintains an inventory of heavy-duty transportation equipment, including sleeper tractors, dry vans, refrigerated trailers, and flatbed trailers manufactured by major industry brands such as Freightliner, Volvo, Kenworth, Peterbilt, Wabash, Great Dane, Utility, and Vanguard. Its customers include trucking companies, freight carriers, fleet operators, and independent owner-operators throughout the United States.

Infinity's operations involve the receipt, storage, staging, inspection, preparation, and distribution of large commercial vehicles and trailers prior to their placement into active freight service. The company's facilities require substantial outdoor and indoor areas for inventory storage, equipment movement, vehicle preparation, and related servicing activities. Accordingly, the sales component of the business is closely integrated with broader industrial transportation and distribution functions, including the handling, storage, maintenance, and turnover of heavy commercial equipment. The company's continued expansion reflects increased demand for its truck and trailer inventory and a growing role in supporting the regional and interstate freight transportation industry.

Employment Information

A Portion of 1001 W. Irving Park Road – LOT 5
Schaumburg, IL 60193
PIN: A Portion of 07-32-404-006

As mentioned, Infinity currently owns a location in Dekalb and leases another in Joliet. Based on continued growth, the Company is now looking for a third location and has identified the newly proposed out-lot as the ideal expansion site. The Applicant is in the process of finalizing a purchase and sales agreement for the site, which will include a 6b contingency. Infinity plans to hire several new employees, along with a handful of current transfers for an *initial* total of around 5-10 employees at the Subject Property. The facility is large enough for continued growth, and infinity expects additional new employment over the life of the incentive. Additionally, the Applicant expects the project to create 25-50 temporary construction jobs.

In addition to new sales tax and increased property tax revenues, the eventual occupants' presence will significantly benefit the local community. The Applicant expects Infinity's employees and visitors will frequent Village restaurants, gas stations, stores and more. The Applicant also expects Infinity will attract both new and returning customers who will also frequent nearby establishments and work synergistically with the surrounding development. According to the enclosed employee impact chart, an estimated 5-10 initial full-time individuals are expected to spend between **$21,188 - $42,375** per year in the Village on gas, entertainment, groceries, etc.

Employee Business Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	5	55%	$55	50	$7,563
Grocery	5	30%	$50	50	$3,750
Consumer Goods	5	25%	$35	50	$2,188
Entertainment	5	15%	$55	50	$2,063
Auto-Gas	5	75%	$30	50	$5,625
TOTAL (Per Year)					**$21,188**
TOTAL (12 Year Term)					**$254,250**

Employee Business Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	10	55%	$55	50	$15,125
Grocery	10	30%	$50	50	$7,500
Consumer Goods	10	25%	$35	50	$4,375
Entertainment	10	15%	$55	50	$4,125
Auto-Gas	10	75%	$30	50	$11,250
TOTAL (Per Year)					**$42,375**
TOTAL (12 Year Term)					**$508,500**

Property Improvement & Fiscal Effect
A Portion of 1001 W. Irving Park Road – LOT 5
Schaumburg, IL 60193
PIN: A Portion of 07-32-404-006

After the purchase, completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately **$5,029,600** which would generate an estimated $1,767,181 in total taxes (or approx. **$130,902 per year** to start) over the life of the Class 6b Tax Incentive. Without the incentive, the property will remain raw land with a 10% level of assessment and expected to generate only approximately $438,129 in taxes over the next 12 years (or approx. **$26,797 per year** to start). Therefore, should the Class 6b Tax Incentive be approved, the Subject Property would generate approximately an additional **$1,329,052** in additional real estate taxes over the life of the Class 6b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

As mentioned, Infinity also generates significant sales tax revenue, of which the Village will receive a portion. The Company expects annual sales of around **$40,000,000**. In total, the construction and reoccupation of the newly proposed facility could generate over **$1,500,000+** in additional revenue over the life of the incentive, not even including the new sales tax revenue.

Current Construction Estimates	
Acquisition	**$850,000**
Building Shell & Site Work	**$2,912,000**
Interior Buildout	**$1,650,000**
Soft Costs	**$438,000**
Personal Property/Equiptment	**TBD**
Total (Subject to Change)	**$5,850,000**

12 Year Tax Estimates

A Portion of 1001 N. Irving Park Road - Lot 5
Schaumburg, Illinois
PIN: A Portion of 07-32-404-006-0000

Estimated Taxes Based on:

Current 2025 Land Value PSF (from surrounding vacant land comps) * Lot 5 Square Footage + Building Shell Estimate Only & a 6b

Compared to

Current 2025 Land Value PSF (from surrounding vacant land comps) * Lot 5 Square Footage, No Development & No 6b

Compared to

Current 2025 Land Value PSF (from surrounding vacant land comps) * Lot 5 Square Footage + Building Shell Estimate Only & No 6b

				Current 2025 Land Value PSF (from surrounding vacant land comps) * Lot 5 Square Footage + Building Shell Estimate Only & a 6b				Current 2025 Land Value PSF (from surrounding vacant land comps) * Lot 5 Square Footage, No Development & No 6b				Current 2025 Land Value PSF (from surrounding vacant land comps) * Lot 5 Square Footage + Building Shell Estimate Only & No 6b			
Tax Year	2024 Tax Rate	2024 Multiplier	Estimated Effective Tax Rate*	Estimated Market Value	Assessment Level with a Class 6b**	Estimated Assessed Value With a Class 6b	Estimated Tax With a Class 6b	Estimated Market Value	Assessment Level With NO Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Taxes Without a Class 6b	Estimated Market Value	Assessment Level With NO Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Taxes Without a Class 6b
2028	8.574%	3.0355	26.026%	$2,629,600	10%	$262,960	**$68,439**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
2029	8.574%	3.0355	26.026%	$2,629,600	10%	$262,960	**$68,439**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
2030	8.574%	3.0355	26.026%	$2,629,600	10%	$262,960	**$68,439**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
2031	8.574%	3.0355	26.026%	$2,629,600	10%	$262,960	**$68,439**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
2032	8.574%	3.0355	26.026%	$2,629,600	10%	$262,960	**$68,439**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
2033	8.574%	3.0355	26.026%	$2,629,600	10%	$262,960	**$68,439**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
2034	8.574%	3.0355	26.026%	$2,629,600	10%	$262,960	**$68,439**	$1,029,600	10.00%	$550,843	**$143,364**	$2,629,600	25%	$657,400	**$171,097**
2035	8.574%	3.0355	26.026%	$2,629,600	10%	$262,960	**$68,439**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
2036	8.574%	3.0355	26.026%	$2,629,600	10%	$262,960	**$68,439**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
2037	8.574%	3.0355	26.026%	$2,629,600	10%	$262,960	**$68,439**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
2038	8.574%	3.0355	26.026%	$2,629,600	15%	$394,440	**$102,658**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
2039	8.574%	3.0355	26.026%	$2,629,600	20%	$525,920	**$136,878**	$1,029,600	10.00%	$102,960	**$26,797**	$2,629,600	25%	$657,400	**$171,097**
				Total Estimated Taxes (2028 to 2039)			**$923,926**	**Total Estimated Taxes (2028 to 2039)**			**$438,129**	**Total Estimated Taxes (2028 to 2039)**			**$2,053,169**

Property Tax Revenue Generated Over the Life of the Property's Class 6b Tax Incentive	**$485,797**

Additional Revenue Generated by ~ 5-10 Initial Full Time Employees (PER YEAR)	**$21,188 - $42,375**

Notes:

* The 2024 Tax Rate (the 2024 tax rate x the 2024 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2024 and 2039.

**The above is based on the assumption that the Class 6b Tax Incentive for the subject property will be granted in 2026 and activated in 2028

The above estimates are speculative, and should be treated as such.

PSA

PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS ("Agreement") made and entered into as of August ___, 2026 ("Effective Date") between **LPC SCHAUMBURG II, LP**, a Delaware limited partnership ("Seller") and **THE ENTITY 3 LLC**, a Delaware limited liability company ("Buyer"). **FIRST AMERICAN TITLE INSURANCE COMPANY** ("Escrow Agent") executes this Agreement for the purpose of agreeing to act as Escrow Agent pursuant to the terms hereof.

1. **Purchase and Sale of the Property**. Seller (as successor in interest to **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company) has entered into that certain Agreement of Purchase and Sale and Joint Escrow Instructions, dated as of July 6, 2026 (the "Experior Purchase Agreement"), by and among Seller, as buyer, and **EXPERIOR GROUP, LLC**, an Illinois limited liability company, and **EXPERIOR SCHAUMBURG, LLC**, an Illinois limited liability company, each as seller (collectively, the "Parent Parcel Owner"), pursuant to which Seller has agreed to acquire certain real property located in Schaumburg, Cook County, Illinois (the "Parent Parcel") as more particularly described in the Experior Purchase Agreement. Seller intends to subdivide the Parent Parcel and convey to Buyer, and Buyer desires to acquire from Seller, that certain portion of the Parent Parcel consisting of approximately 2.95 acres of land located at Rodenburg Road in Schaumburg, Cook County, Illinois, as more particularly described on **EXHIBIT A** attached hereto (the "Land"), together with all buildings, structures and other improvements located thereon (collectively, the "Improvements", and together with the Land, the "Property"). Upon the consummation of the transaction contemplated by the Experior Purchase Agreement (the "Experior Closing"), Seller shall acquire title to the Parent Parcel. The parties hereto intend that the Closing (as defined below) contemplated by this Agreement shall occur simultaneously with or following the occurrence of the Experior Closing. Subject to the terms, provisions and conditions set forth herein, and provided that the Experior Closing has occurred, Seller agrees to sell the Property to Buyer, and Buyer agrees to purchase the Property from Seller on the terms set forth herein.

2. **Purchase Price for Property**.

(a) The Purchase Price for the Property shall be $850,000.00. Within two (2) business days after the Effective Date, Buyer shall deposit with the Chicago Office of the Escrow Agent the sum of $35,000.00 (the "Initial Deposit"). The Initial Deposit and the Additional Deposit (as hereinafter defined) shall thereafter constitute the "Deposit" under this Agreement; provided, that prior to Buyer's deposit of the Additional Deposit, the phrase "Deposit" when used herein shall mean only the Initial Deposit. Provided that Buyer has not terminated this Agreement. If Buyer does not exercise its termination right pursuant to Section 4(d) hereof on or before the Contingency Time, Buyer shall deposit an additional $35,000.00 (the "Additional Deposit") by wire transfer of immediately available funds. At such time, all of the Deposit shall become fully non-refundable to Buyer and payable to Seller, except as otherwise expressly provided for in this Agreement. If requested by Buyer, and at Buyer's sole cost and expense, Escrow Agent shall invest the Deposit in an interest-bearing account upon receipt of a W-9 and investment instructions from Buyer, and any interest earned on the Deposit shall constitute part of the Deposit and shall be distributed in accordance with the terms of this Agreement. The Deposit (and any interest earned thereon, if any), shall be credited against the Purchase Price at the closing of the transaction contemplated

hereby (the "Closing"). The balance of the Purchase Price, increased or decreased by any closing costs and prorations provided below, shall be paid in full by a wire transfer at Closing.

3. **Title and Survey Review**.

(a) **Title Commitment; Survey**. Buyer may obtain (i) a current commitment for an owner's title insurance policy ("Title Commitment") issued by First American Title Insurance Company (the "Title Company"); and/or (ii) at its sole cost and expense, any updated or new survey(s) of the Land and Improvements which it deems necessary in connection with the transactions contemplated hereby (the "Survey"). Buyer acknowledges that, as of the Effective Date, Seller does not have title to the Property and Buyer acknowledges and agrees that it must perform and rely on its own diligence and inspections of the Property (subject to the terms and limitations set forth herein) in connection with the consummation of the Closing contemplated hereby.

(b) **Permitted Exceptions**. On the Closing Date (as defined herein), Seller shall convey title to the Property subject only to the Permitted Exceptions. The term "Permitted Exceptions" as used herein shall collectively mean all of the following: (1) general real estate taxes and assessments which are not yet due and payable as of the Closing Date; (2) exceptions to title relating to any matters created by, through, or under the acts of Buyer or its agents; (3) all building and zoning regulations, codes, ordinances, rules and regulations; (4) matters which are shown on the Survey; and (5) any other exceptions to title approved in writing by Buyer.

(c) **No Reserved Easements**. Buyer acknowledges and agrees that Seller, in connection with its acquisition of the Parent Parcel, may reserve certain easements, rights, and appurtenances affecting, burdening, or benefitting the Property, including, without limitation, easements for access, ingress and egress, utilities, drainage, stormwater management, signage, parking, construction, maintenance, and similar matters (collectively, the "Reserved Easements"), whether arising under (i) any deed conveying the Parent Parcel to Seller (which includes the Property), (ii) any declaration, easement agreement, plat of subdivision, or other recorded instrument affecting the Property or the Parent Parcel, or (iii) any other agreement entered into by Seller (or its affiliates) in connection with the Parent Parcel. Buyer hereby disclaims, and acknowledges that it has no right, title, or interest in or to, the Reserved Easements, including any benefits, proceeds, modifications, releases, relocations, or terminations thereof. The provisions of this Section 3(c) shall survive the Closing.

4. **Inspection Contingency; Contingency Time**.

(a) **Contingency Time; Inspections; Contingency Time for 6b Incentive and Dealer's License.**

(i) The term "Contingency Time" shall mean 5:00 p.m. (Central Time) on the date which is thirty (30) days after the Effective Date. From the Effective Date until the Contingency Time (and thereafter through Closing if Buyer does not terminate this Agreement prior to the Contingency Time), Buyer, through its agents, employees and contractors ("Buyer's Agents"), has the right, subject to the rights of tenants (if any) and subject to any limitation of Seller's rights under the Experior Purchase Agreement, to enter the Land and Improvements, for

the purpose of inspecting the same and performing, at its sole cost and expense, any non-invasive environmental, engineering and other inspection or tests thereon (collectively, "Buyer Inspections") during ordinary business hours. Buyer shall send a written request to Seller (email being sufficient) to enter on to the Property to conduct Buyer's Inspections and may provide Buyer's preferred date and time for conducting the same in such request, and Buyer and Seller shall determine a mutually agreeable date and time for Buyer and/or Buyer's Agents to conduct Buyer's Inspections, subject to any notice or consent rights in favor of Parent Parcel Owner under the Experior Purchase Agreement. Seller (or a representative of Seller) may accompany the Buyer in all inspections of the Property, and Parent Parcel Owner may require that Buyer and Seller only enter the property if a representative of Parent Parcel Owner is present during such inspections.

(ii) Buyer may, at its sole cost and expense, pursue a Class 6b Property Tax Incentive (or any successor, replacement, or similar classification) (a "6b Incentive") with respect to the Property. If, prior to the Contingency Time, Buyer reasonably and in good faith determines the Property will not be eligible for a 6b Incentive, Buyer may terminate this Agreement in accordance with Section 4(d) hereof. Unless Buyer terminates this Agreement pursuant to and in accordance with Section 4(d) hereof, Buyer's right to terminate under this Section 4(a)(ii) shall be deemed waived and this Agreement shall remain in full force and effect (subject to any other termination right of the parties as described in this Agreement). Buyer acknowledges and agrees that the actual issuance of an eligibility determination by the Cook County Assessor, and the adoption of any resolution or ordinance of support for such incentive by the Village of Schaumburg (or any other applicable governing authority), may occur before or after the Contingency Time and/or before or after the Closing contemplated by this Agreement, and neither such issuance nor such adoption shall be a condition to Buyer's obligation to consummate Closing hereunder. If Buyer elects to pursue a determination of the Property's eligibility for a 6b Incentive, Buyer shall do so with reasonable diligence, and within five (5) business days following the Effective Date, Buyer shall have filed the applicable municipal and Cook County Assessor applications for such 6b Incentive eligibility determination. Buyer further acknowledges and agrees that (1) as of the Closing, the Property will not constitute a separately assessed parcel and will share a single PIN (as defined herein) with the Parent Parcel, (2) the issuance of a separate PIN for the Property and the actual application by the Cook County Assessor of the 6b Incentive level of assessment to the Property are administrative matters that will occur, if at all, only after the Closing and the recording of the Subdivision Plat (as defined herein), and that, following the recording of the Subdivision Plat, the timing of the issuance of such separate PIN and application of the 6b Incentive assessment to the Property is not within Seller's control, and (3) the contingency set forth in this Section 4(a)(ii) relates solely to Buyer's reasonable determination prior to the Contingency Time as to the Property's eligibility for a 6b Incentive and shall not be construed to require the issuance of a separate PIN for, the adoption of any municipal resolution or ordinance of support for, or the Assessor's grant or application of, the 6b Incentive to the Property as a condition to Buyer's obligation to consummate the Closing hereunder.

(iii) Buyer may, at its sole cost and expense, pursue the issuance of a vehicle dealer's license (a "Dealer's License") in connection with Buyer's Intended Use (as defined herein) of the Property. If, prior to the Contingency Time, Buyer has not obtained or otherwise determines it cannot obtain a Dealer's License with respect to the Property, Buyer may terminate this Agreement in accordance with Section 4(d) hereof. Unless Buyer terminates this Agreement pursuant to and in accordance with Section 4(d) hereof, Buyer's right to terminate under this

Section 4(a)(iii) shall be deemed waived and this Agreement shall remain in full force and effect (subject to any other termination right of the parties as described in this Agreement). Buyer acknowledges and agrees that the actual issuance of a Dealer's License to Buyer by the applicable governing authority may occur before or after the Contingency Time and/or before or after the Closing contemplated by this Agreement, and that the issuance of such Dealer's License to Buyer prior to the Contingency Time or prior to Closing shall not be a condition to Buyer's obligation to consummate Closing hereunder.

(b) **Buyer Indemnity**. Buyer will be responsible for any damage done to the Property (or persons at the Property) arising directly out of Buyer's entry upon the Property or the conduct of Buyer or Buyer's Agents while on the Property. Buyer will, at its expense, repair and restore any portion of the Property damaged or altered by Buyer or Buyer's Agents to substantially the same condition as existed prior to entry onto the Property. Buyer shall indemnify, defend and hold Seller and Parent Parcel Owner, and each of their respective members, managers, employees, agents, representatives, property managers and professional consultants (collectively, the "Indemnitees") harmless from and against any loss, damage, injury, accident, fire or other casualty, liability, claim, cost or expense (including but not limited to, reasonable attorneys' fees) of any kind or character to any person or property arising from, relating to or caused by any of the following, whether with or without fault: (i) any exercise by Buyer of its rights under this Agreement, (ii) any act or omission of Buyer, Buyer's Agents or their respective representatives in connection with this Agreement, (iii) any bodily injury, property damage, accident, fire or other casualty to Buyer, Buyer's Agents or their respective representatives and its or their property on the Property, and (iv) any cost of removing Buyer, Buyer's Agents and/or their respective representatives from the Property or restoring the same as provided herein; provided, however, that no Indemnitee shall be entitled to indemnification hereunder to the extent any such claim is caused by such Indemnitee's negligence or willful misconduct. The provisions of this Section 4(b) shall survive termination of this Agreement and Closing.

(c) **Insurance**. Prior to and at all times after initially entering upon the Property for any purpose, Buyer shall at its sole expense maintain, and Buyer shall require Buyer's Agents at their sole expense to maintain, with a reputable company, or companies reasonably acceptable to Seller, (i) a policy or policies of commercial general liability insurance coverage for not less than $2,000,000.00 combined single limit (which coverage can be satisfied in part through an excess/umbrella policy), and (ii) workers compensation insurance in an amount required by law, together with employers liability, with a waiver of subrogation endorsement by the insurance carrier with respect to Seller and Parent Parcel Owner. All such policies of insurance required above shall be primary and shall name Seller and Parent Parcel Owner as additional insureds, as indicated below, with the provision that any other insurance carried by Seller and Parent Parcel Owner shall be noncontributing. Any policies or certificates of insurance required under the provisions of this Section 4(c) must contain an endorsement or provision that not less than thirty (30) days' prior written notice be given to Seller prior to cancellation or reduction of coverage or amount of such policy; provided that only ten (10) days' prior written notice shall be required in the case of a cancellation or nonrenewal of coverage as a result of the failure to pay an insurance premium. A certificate issued by the insurance carrier of each policy of insurance required to be maintained hereunder, stating the limits and other provisions required hereunder and in a form reasonably acceptable to Seller, shall be delivered to Seller prior to Buyer, Buyer's Agents or their

respective representatives, as applicable, entering upon the Property for any purpose, and thereafter not later than thirty (30) days prior to the expiration of the term of each such policy.

(d) **Contingency Time Termination**. Buyer may terminate this Agreement for no reason or for any reason by delivery of written notice of such termination at any time after the Effective Date and prior to the Contingency Time. If Buyer terminates this Agreement by the Contingency Time pursuant to this Section 4(d), Buyer shall be entitled to a return of the Deposit and such shall be returned to Buyer by Escrow Agent, and all obligations under this Agreement shall terminate, except for those obligations which expressly survive pursuant to the terms of this Agreement. In the event of a termination of this Agreement by Buyer, Buyer will deliver to Seller copies of all third-party reports obtained by Buyer with respect to the Property (excluding any financials, internal valuations or privileged information of Buyer).

5. **Closing Conditions**.

(a) The following are conditions to Closing for Buyer's benefit, unless they have been waived by Buyer in writing prior to Closing:

(i) Seller shall not be in material default of any material Seller covenant or obligation under this Agreement beyond any applicable cure period;

(ii) All of Seller's representations and warranties set forth in this Agreement shall remain true and correct in all material respects as of the Closing Date;

(iii) Title Company shall be committed to issue at the Closing with respect to the Property an original ALTA owner's title insurance policy in the amount of the Purchase Price, subject only to the Permitted Exceptions (the "Title Policy"); and

(iv) Seller shall have delivered duly executed copies of each of the documents in Section 6(d) and 6(f) hereof.

Upon failure of any of the foregoing conditions precedent, Buyer may terminate this Agreement and (upon such termination) Escrow Agent shall return the Deposit to Buyer and all obligations under this Agreement shall terminate (except for any such obligations which expressly survive the termination of this Agreement).

(b) The following are conditions to Closing for Seller's benefit, unless they have been waived by Seller in writing prior to Closing:

(i) Buyer shall not be in material default of any material Buyer covenant or obligation under this Agreement beyond any applicable cure period;

(ii) All of Buyer's representations and warranties set forth in this Agreement shall remain true and correct in all material respects as of the Closing Date;

(iii) The Experior Closing shall have occurred and the Subdivision Plat shall have been recorded on or prior to the Closing Date; and

(iv) Buyer shall have delivered the Purchase Price and duly executed copies of each of the documents in Section 6(e) and 6(f) hereof.

Upon failure of any of the foregoing conditions precedent, Seller may terminate this Agreement and (upon such termination) Escrow Agent shall return the Deposit to Seller and all obligations under this Agreement shall terminate (except for any such obligations which expressly survive the termination of this Agreement).

6. **Closing**.

(a) **Closing Date; Extension of Closing**. Provided all conditions to Closing have been satisfied, the Closing shall occur on the date which is the latest to occur of (i) the date which is on or after the date when Seller obtains the Approvals for the Intended Use (each as defined herein), and (ii) the date of the Experior Closing (the "Closing Date") through a so-called "New York style" escrow, but in no event shall Closing occur prior to the Experior Closing. Possession of the Property will be transferred to Buyer at the conclusion of the Closing, subject only to the Permitted Exceptions. Notwithstanding the foregoing, Seller shall have the right, upon written notice to Buyer, to extend the Closing Date to a date that is on or after the recording of any subdivision plat affecting the Property which is required by applicable law to be recorded prior to the Closing contemplated by this Agreement (the "Subdivision Plat").

(b) **Experior Closing Contingency**. Notwithstanding anything contained herein to the contrary, the Closing contemplated by this Agreement and Seller's obligations hereunder with respect to such Closing are expressly conditioned upon the occurrence of the Experior Closing under the Experior Purchase Agreement, and, to the extent the Experior Purchase Agreement is terminated by either Seller or Parent Parcel Owner, or if the Experior Closing does not occur for any reason (collectively, an "Experior Transaction Termination"), Seller shall have the right to immediately terminate this Agreement upon written notice to Buyer, in which case Escrow Agent shall return the Deposit to Buyer, and all obligations of either party under this Agreement shall terminate (except for any such obligations which expressly survive the termination of this Agreement). In no event shall an Experior Transaction Termination constitute a default on the part of Seller under this Agreement, and Buyer's sole remedy with respect to Seller's termination of this Agreement as a result of an Experior Transaction Termination shall be a return of the Deposit.

(c) **Approvals Contingency**.

(i) Notwithstanding anything contained herein to the contrary, the Closing contemplated by this Agreement shall be contingent upon Seller securing any applicable approvals and entitlements necessary for (x) Seller's proposed development of the Parent Parcel and intended use of the Parent Parcel as logistics/warehouse facilities (single or multiple) with trailer parking ("Seller's Intended Use"), and (y) Buyer's intended use of the Property for semi-truck and trailer sales and leasing activities, including semi-truck and trailer maintenance ("Buyer's Intended Use", and, together with Seller's Intended Use, collectively, the "Intended Use"), including without limitation, approval of site plans, zoning, platting, signage, entitlement, the site development permit, building permits, rough grading permits, any special use permit (including Buyer's special use permit for Buyer's Intended Use), as applicable, and any regulatory permits required by any governmental agency with jurisdiction over the Parent Parcel and/or Property, in each case,

containing only such requirements and restrictions as are acceptable to Seller in its sole discretion (collectively, the "Approvals"); provided, however, that notwithstanding anything to the contrary in this Agreement, the term "Approvals" shall expressly exclude, and Seller shall have no obligation whatsoever to apply for, pursue, obtain, maintain, or preserve, any tax incentive, tax abatement, tax classification, tax exemption, or other economic development incentive with respect to the Property or the Parent Parcel, including, without limitation, any 6b Incentive, or any TIF Program, RDA, or TIF Proceeds (as such terms are defined herein). Buyer acknowledges and agrees that (1) Seller is not applying for, pursuing, or obtaining, and shall not be deemed to be applying for, pursuing, or obtaining, any 6b Incentive or other tax incentive on Buyer's behalf or for Buyer's benefit (and Seller hereby reserves unto itself, and shall retain following the Closing, all right, title, and interest in and to any 6b Incentive secured by Seller with respect to the Parent Parcel, and all benefits, proceeds, and economic incentives arising therefrom, and Buyer shall have no right, title, or interest therein); and (2) the failure to obtain, the loss or revocation of, or the terms, requirements, or conditions of, any 6b Incentive or other tax incentive shall not constitute a failure or non-satisfaction of the Approvals contingency, shall not constitute a condition to Closing, and shall not entitle Buyer to terminate this Agreement or to fail or refuse to consummate the Closing. Seller shall apply for and pursue all such Approvals in the normal course and sequence of development, as determined by Seller in its reasonable discretion.

(ii) Notwithstanding the foregoing, if Seller determines in its reasonable discretion, following its pursuit of the Approvals for the Intended Use with reasonable diligence, that it cannot obtain the Approvals as described herein for the Intended Use, Seller shall have the right to immediately terminate this Agreement upon written notice to Buyer (an "Approval Contingency Termination"), in which case Escrow Agent shall return the Deposit to Buyer, and all obligations of either party under this Agreement shall terminate (except for any such obligations which expressly survive the termination of this Agreement). In no event shall an Approval Contingency Termination constitute a default on the part of Seller under this Agreement, and Buyer's sole remedy upon the occurrence of an Approval Contingency Termination shall be a return of the Deposit.

(d) **Seller Closing Deliverables**. On or before the Closing, Seller shall deliver or cause to be delivered to the Title Company the following, fully executed and acknowledged by Seller as applicable: (i) a customary deed in the form attached hereto as **EXHIBIT B** ("Deed"); (ii) a settlement statement prepared by the Title Company (the "Settlement Statement"); (iii) such disclosures and reports (if any) as may be required from Seller by applicable state and local law in connection with the conveyance of real property; and (iv) such other documents, certificates and instruments reasonably necessary (as determined by the Title Company) in order to effectuate the transaction described herein including: (A) an owner's affidavit sufficient to remove all general exceptions, and (B) all required "gap" indemnities.

(e) **Buyer Closing Deliverables**. On or before the Closing, Buyer shall deliver, or cause to be delivered, to Title Company, as applicable, the following, fully executed and acknowledged by Buyer as applicable: (i) the Purchase Price (less the Deposit previously delivered and plus or minus any credits or prorations hereunder) by wire transfer; (ii) a countersigned original of the Deed; (iii) the Settlement Statement; (iv) such disclosures and reports as may be required from Buyer by applicable state and local law in connection with the conveyance of real property; (v) evidence of the existence, organization and authority of Buyer satisfactory to the Title

Company; and (vi) such other documents, certificates and instruments reasonably necessary (as determined by the Title Company) in order to effectuate the transaction described herein.

(f) **Mutual Closing Deliverables**. On or before the Closing, each of Seller and Buyer shall deliver an executed copy of the Proration Agreement (as defined herein).

(g) **Seller Closing Costs**. Seller shall pay: (i) the basic premium for the Title Commitment and the Title Policy (excluding extended coverage and any endorsements requested by Buyer); (ii) all of the costs and expenses of its counsel; (iii) one-half of Title Company's escrow fees, (iv) any State of Illinois and Cook County transfer taxes payable in connection with the transaction contemplated by this Agreement; and (v) such other costs and expenses related to the acquisition of the Property normally paid by a seller in Schaumburg, Illinois.

(h) **Buyer Closing Costs**. Buyer shall pay: (i) any charges for title policies obtained by Buyer's lender, and any premiums for endorsements to the Title Policy and such lender's title policy (including extended coverage); (ii) all of the costs and expenses of its counsel; (iii) one-half of Title Company's escrow fees; (iv) the cost of any studies conducted by Buyer during Buyer's due diligence; (v) any Schaumburg transfer taxes payable in connection with the transaction contemplated by this Agreement; and (vi) except as provided above, such other costs and expenses related to the acquisition of the Property normally paid by a buyer in Schaumburg, Illinois.

7. **Prorations**. At Closing, prorations shall be computed and apportioned between Buyer and Seller as of 11:59 p.m. (Central Time) on the day immediately preceding the Closing Date (the "Proration Time"), based on the ratio of the number of days in the applicable period prior to and after the Proration Time. Buyer shall be entitled to all income (and shall be responsible for all expenses) from and after the Closing Date. Except as otherwise expressly provided in this Section 7 and in that certain Real Estate Tax Proration Agreement, to be executed and delivered by Seller and Buyer at Closing in the form attached hereto as **EXHIBIT C** (the "Proration Agreement") pursuant to Section 7(a) hereof, all prorations and adjustments pursuant to this Section 7 (if any) shall be final at Closing and shall not be re-prorated or recalculated.

(a) **Real Estate Taxes**. Buyer acknowledges and agrees that, at Closing, the Property will not constitute a separately assessed parcel and will share a single property index number (a "PIN") with the Parent Parcel. At Closing, Seller and Buyer shall execute and deliver the Proration Agreement, which shall provide for: (i) the allocation of real estate taxes between the Property and the Parent Parcel; (ii) the payment of real estate taxes pending the issuance of separate PINs for the Property; and (iii) the post-Closing re-proration of real estate taxes upon the issuance of tax bills or separate PINs specific to the Property. The parties acknowledge that, even if the Subdivision Plat is recorded prior to Closing, the issuance of separate PINs and assessments by the Cook County Assessor may not occur for one or more tax years following Closing, and any post-Closing re-proration shall be governed by the Proration Agreement. In no event shall Seller be charged with or be responsible for any increase in real estate taxes attributable to periods from and after the Closing Date, including any increase resulting from the sale of the Property or from any improvements made or leases entered into on or after the Closing Date. In the event of any conflict between this Section 7 and the Proration Agreement with respect to real estate tax matters, the Proration Agreement shall control.

(b) **Survival**. The provisions of this Section 7 and the Proration Agreement shall survive the Closing.

8. **Tax Increment Financing.** The parties acknowledge that Seller may, in its sole discretion, pursue, tax increment financing and related redevelopment incentives with respect to the Parent Parcel, which may include the Property (collectively, the "TIF Program"). The TIF Program may include, without limitation, one or more redevelopment agreements with the applicable municipality or other governmental authority (each, an "RDA") providing for the reimbursement of eligible redevelopment costs or other financial incentives (collectively, "TIF Proceeds").

(a) **Seller's Reservation of TIF Rights**. Notwithstanding anything to the contrary in this Agreement or any closing document delivered by either party pursuant to this Agreement, Seller hereby reserves unto itself, and shall retain following the Closing, all right, title, and interest in and to: (i) the TIF Program, any RDA, and all rights, benefits, obligations, and remedies thereunder; (ii) all TIF Proceeds, whether attributable to the Property, the remainder of the Parent Parcel, or both, and whether or not attributable to, or resulting from, any improvements constructed, redevelopment undertaken, or reassessment arising by reason of Buyer's ownership, use, or development of the Property, and regardless of when such TIF Proceeds are generated, certified, or paid; and (iii) all applications, designations, certifications, approvals, and entitlements relating to the TIF Program. Buyer acknowledges and agrees that: (x) Buyer shall have no right, title, or interest in or to the TIF Program, any RDA, or any TIF Proceeds; (y) the TIF Program, RDAs, and TIF Proceeds shall not run with the Land; and (z) Seller retains all economic benefits of the TIF Program. Buyer shall not seek inclusion of any improvements constructed on the Property in the TIF Program without Seller's prior written consent, which may be granted or withheld in Seller's sole and absolute discretion

(b) **Buyer Cooperation**. From and after the Closing, Buyer shall reasonably cooperate with Seller, at no material cost to Buyer, in connection with the TIF Program, including, (i) executing customary consents, acknowledgments, estoppels, certificates, or similar instruments reasonably requested by Seller or the applicable municipality; (ii) providing reasonable access to the Property as necessary for inspections, certifications, or audits required under any RDA; and (iii) refraining from taking any action that would materially impair Seller's rights under the TIF Program.

(c) **Survival**. The provisions of this Section 8 shall survive the Closing or earlier termination of this Agreement.

9. **Seller Representations and Warranties**. Seller makes the following representations and warranties on behalf of Seller as of the Effective Date and again as of the Closing as follows:

(a) Seller is a limited liability company in good standing in the State of Delaware and, provided that the Experior Closing occurs as described herein, (i) Seller has obtained all necessary authorizations and consents to enable it to execute and deliver this Agreement and to consummate the transaction contemplated hereby, and (ii) this Agreement and the other documents to be executed by Seller hereunder will have been duly entered into by Seller and will constitute legal,

valid and binding obligations of Seller enforceable in accordance with their respective terms, and no other action by Seller or approval by any lender or other third party is required to the valid and binding execution, delivery and full performance of this Agreement.

(b) Provided that the Experior Closing occurs as described herein, the execution, delivery and performance of this Agreement and the Closing hereunder will not conflict with any agreement, contract or law applicable to Seller nor constitute a default under any agreement or instrument to which Seller is a party or by which Seller or the Property is bound.

(c) Seller (i) is not listed on any sanctions list maintained by the Office of Foreign Assets Control or any other U.S. governmental authority, (ii) is not a person or entity with whom a United States citizen or entity is prohibited from transacting business of the type contemplated by this Agreement, and (iii) is in compliance in all material respects with the USA Patriot Act of 2001, Pub. L. No. 107-56 and all other applicable anti-money laundering and economic sanctions laws.

(d) There is no pending, or to Seller's knowledge, threatened in writing, case, proceeding or other action seeking reorganization, arrangement, adjustment, liquidation, dissolution or recomposition of Seller or seeking appointment of a receiver, trustee, custodian or similar official for Seller for all or any substantial part of its assets.

Notwithstanding anything to the contrary contained herein, all Seller Representations (as defined herein) shall not survive Closing and shall be merged into the Deed.

10. **Buyer Representations and Warranties**. Buyer makes the following representations and warranties on behalf of Buyer as of the Effective Date and again as of the Closing ("Buyer Representations") as follows:

(a) Buyer is a limited liability company in good standing in the State of Delaware and has obtained all necessary authorizations and consents to enable it to execute and deliver this Agreement and to consummate the transaction contemplated hereby. This Agreement and the other documents to be executed by Buyer hereunder will have been duly entered into by Buyer and will constitute legal, valid and binding obligations of Buyer enforceable in accordance with their respective terms, and no other action by Buyer is requisite to the valid and binding execution, delivery and performance of this Agreement.

(b) There is no action, suit, arbitration, unsatisfied order, decree or judgment, government investigation or proceeding pending or, to Buyer's knowledge, threatened, against Buyer or relating to which, if adversely determined, could individually or in the aggregate materially interfere with the consummation of the transaction contemplated by this Agreement.

(c) Buyer (i) is not listed on any sanctions list maintained by the Office of Foreign Assets Control or any other U.S. governmental authority, (ii) is not a person or entity with whom a United States citizen or entity is prohibited from transacting business of the type contemplated by this Agreement, and (iii) is in compliance in all material respects with the USA Patriot Act of 2001, Pub. L. No. 107-56 and all other applicable anti-money laundering and economic sanctions laws.

(d) There is no pending, or to Buyer's knowledge, threatened in writing, case, proceeding or other action seeking reorganization, arrangement, adjustment, liquidation, dissolution or recomposition of Buyer or seeking appointment of a receiver, trustee, custodian or similar official for Buyer for all or any substantial part of its assets.

Notwithstanding anything to the contrary contained herein, all Buyer Representations shall not survive Closing and shall be merged into the Deed.

11. "**AS IS" SALE; RELEASE OF SELLER**. BUYER ACKNOWLEDGES THAT EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES OF SELLER CONTAINED IN THIS AGREEMENT OR IN ANY OF THE CLOSING DOCUMENTS TO BE DELIVERED IN CONNECTION HEREWITH (COLLECTIVELY, THE "SELLER REPRESENTATIONS"), SELLER HAS MADE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE PROPERTY OR MATTERS AFFECTING THE PROPERTY, WHETHER MADE BY THE SELLER, ON THE SELLER'S BEHALF OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, THE PHYSICAL CONDITION OF THE PROPERTY, TITLE TO OR THE BOUNDARIES OF THE PROPERTY, PEST CONTROL MATTERS, SOIL CONDITIONS, THE PRESENCE, EXISTENCE OR ABSENCE OF HAZARDOUS WASTES, TOXIC SUBSTANCES OR OTHER ENVIRONMENTAL MATTERS, COMPLIANCE WITH BUILDING, HEALTH, SAFETY, LAND USE AND ZONING LAWS, REGULATIONS AND ORDERS, STRUCTURAL AND OTHER ENGINEERING CHARACTERISTICS (INCLUDING SEISMIC DAMAGE), TRAFFIC PATTERNS, MARKET DATA, ECONOMIC CONDITIONS OR PROJECTIONS, AND ANY OTHER INFORMATION PERTAINING TO THE PROPERTY OR THE MARKET AND PHYSICAL ENVIRONMENTS IN WHICH THEY ARE LOCATED. EXCEPT AS CONTAINED IN THE SELLER REPRESENTATIONS, ALL DOCUMENTS DELIVERED BY SELLER ARE DELIVERED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING REPRESENTATIONS OR WARRANTIES AS TO THEIR ACCURACY OR COMPLETENESS. BUYER ACKNOWLEDGES (A) BUYER IS A SOPHISTICATED REAL ESTATE INVESTOR WITH SUFFICIENT EXPERIENCE AND EXPERTISE TO EVALUATE THE PROPERTY AND THE OPERATIONS CONDUCTED ON THE PROPERTY AND THE RISKS ASSOCIATED WITH ACQUIRING THE PROPERTY UPON THE TERMS AND CONDITIONS SET FORTH HEREIN, (B) THAT BUYER HAS RECEIVED SUFFICIENT INFORMATION AND HAS HAD ADEQUATE TIME TO MAKE SUCH AN EVALUATION, (C) THAT BUYER HAS ENTERED INTO THIS AGREEMENT WITH THE INTENTION OF MAKING AND RELYING UPON ITS OWN INVESTIGATION OR THAT OF THIRD PARTIES WITH RESPECT TO THE PHYSICAL, ENVIRONMENTAL, ECONOMIC AND LEGAL CONDITION OF THE PROPERTY, (D) THAT IN CONNECTION WITH ITS INVESTIGATIONS AND INSPECTIONS OF THE PROPERTY IT HAS CONTRACTED OR MAY CONTRACT WITH CERTAIN ADVISORS AND CONSULTANTS, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL CONSULTANTS, ENGINEERS AND GEOLOGISTS, SOILS AND SEISMIC EXPERTS, TO CONDUCT SUCH ENVIRONMENTAL, GEOLOGICAL, SOIL, HYDROLOGY, SEISMIC, PHYSICAL, STRUCTURAL, MECHANICAL AND OTHER INSPECTIONS OF THE PROPERTY AS BUYER DEEMS TO BE NECESSARY, AND THAT BUYER HAS REVIEWED OR WILL REVIEW THOROUGHLY ALL SUCH REPORTS AS WELL AS ALL MATERIALS AND OTHER INFORMATION GIVEN OR MADE AVAILABLE TO BUYER BY SELLER, AND

(E) THAT (EXCEPT FOR THE SELLER REPRESENTATIONS) THE BUYER IS NOT RELYING UPON ANY STATEMENTS, REPRESENTATIONS OR WARRANTIES OF ANY KIND, OTHER THAN THOSE SPECIFICALLY SET FORTH IN OR REQUIRED PURSUANT TO THIS AGREEMENT. THE BUYER FURTHER ACKNOWLEDGES THAT IT HAS NOT RECEIVED FROM OR ON BEHALF OF THE SELLER ANY ACCOUNTING, TAX, LEGAL, ARCHITECTURAL, ENGINEERING, PROPERTY MANAGEMENT OR OTHER ADVICE WITH RESPECT TO THIS TRANSACTION AND IS RELYING SOLELY UPON THE ADVICE OF THIRD PARTY ACCOUNTING, TAX, LEGAL, ARCHITECTURAL, ENGINEERING, PROPERTY MANAGEMENT AND OTHER ADVISORS. EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE SELLER REPRESENTATIONS, THE PROPERTY SHALL BE SOLD, AND BUYER SHALL PURCHASE THE PROPERTY AND ACCEPT POSSESSION OF THE PROPERTY AT THE CLOSING IN ITS "AS IS, WHERE IS WITH ALL FAULTS" CONDITION. UPON CLOSING, BUYER SHALL ASSUME THE RISK THAT ADVERSE MATTERS, INCLUDING BUT NOT LIMITED TO, ADVERSE PHYSICAL, ENVIRONMENTAL, LEGAL, TITLE, ZONING, AND ECONOMIC CONDITIONS, AND ANY OTHER CONDITIONS OR MATTERS AFFECTING THE PROPERTY THAT MAY NOT HAVE BEEN REVEALED BY BUYER'S INVESTIGATIONS, AND BUYER, ON BEHALF OF ITSELF AND ITS AFFILIATES, SUCCESSORS AND ASSIGNS, UPON CLOSING, SHALL BE DEEMED TO HAVE WAIVED, RELINQUISHED AND RELEASED SELLER (AND SELLER'S MEMBERS, MANAGERS, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AFFILIATES, PARTNERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS) FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION (INCLUDING CAUSES OF ACTION IN TORT), LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES AND COURT COSTS) OF ANY AND EVERY KIND OR CHARACTER, KNOWN OR UNKNOWN, SUSPECTED OR UNSUSPECTED, FORESEEN OR UNFORESEEN, CONTINGENT OR MATURED, WHICH BUYER OR ANY OF ITS AFFILIATES, SUCCESSORS OR ASSIGNS MIGHT HAVE ASSERTED OR ALLEGED AGAINST SELLER (OR SELLER'S MEMBERS, MANAGERS, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AFFILIATES, PARTNERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS) AT ANY TIME BY REASON OF OR ARISING OUT OF (I) THE PHYSICAL, ENVIRONMENTAL, LEGAL, TITLE, BOUNDARY, ZONING, LAND USE, OR OTHER CONDITION OF THE PROPERTY, (II) ANY LATENT OR PATENT PHYSICAL, ENVIRONMENTAL OR OTHER ADVERSE CONDITIONS AFFECTING THE PROPERTY, (III) VIOLATIONS OF ANY APPLICABLE LAWS (INCLUDING, WITHOUT LIMITATION, ANY ENVIRONMENTAL LAWS), AND (IV) ANY OTHER MATTER RELATING TO THE PROPERTY. WITHOUT LIMITING THE FOREGOING, BUYER, ON BEHALF OF ITSELF AND ITS AFFILIATES, SUCCESSORS AND ASSIGNS, HEREBY WAIVES, RELEASES AND FOREVER DISCHARGES SELLER (AND SELLER'S MEMBERS, MANAGERS, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AFFILIATES, PARTNERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS) FROM ANY AND ALL CLAIMS, WHETHER KNOWN OR UNKNOWN, SUSPECTED OR UNSUSPECTED, FORESEEN OR UNFORESEEN, CONTINGENT OR MATURED, ARISING UNDER OR RELATING TO ANY FEDERAL, STATE OR LOCAL ENVIRONMENTAL LAW (INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT, 42 U.S.C. § 9601 ET SEQ. ("CERCLA"), THE

RESOURCE CONSERVATION AND RECOVERY ACT, 42 U.S.C. § 6901 ET SEQ., THE TOXIC SUBSTANCES CONTROL ACT, 15 U.S.C. § 2601 ET SEQ. AND THE ILLINOIS ENVIRONMENTAL PROTECTION ACT, 415 ILCS 5/1 ET SEQ.), AND IRREVOCABLY WAIVES ANY RIGHT OF CONTRIBUTION, COST RECOVERY, INDEMNITY OR REIMBURSEMENT THEREUNDER OR UNDER ANY COMMON LAW THEORY. THE PROVISIONS OF THIS SECTION 11 ARE A MATERIAL PART OF THE CONSIDERATION FOR SELLER'S ENTERING INTO THIS AGREEMENT AND SHALL SURVIVE CLOSING.

12. **Defaults**.

(a) If Buyer shall default under any of the terms of this Agreement and such default is not cured within the earlier to occur of: (x) five (5) days after written notice is delivered by Seller to Buyer; or (y) 10:00 AM on the Closing Date, then Seller's sole right and remedy hereunder shall be to terminate this Agreement and Seller shall be entitled to be paid the entire Deposit and all interest accrued thereon (the "Liquidated Damages Amount"). THE PARTIES HAVE AGREED THAT SELLER'S ACTUAL DAMAGES, IN THE EVENT OF A DEFAULT BY BUYER WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO DETERMINE. AFTER NEGOTIATION, THE PARTIES HAVE AGREED THAT, CONSIDERING ALL THE CIRCUMSTANCES EXISTING ON THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES AMOUNT IS A REASONABLE ESTIMATE OF THE DAMAGES THAT SELLER WOULD INCUR IN SUCH EVENT. EACH PARTY SPECIFICALLY CONFIRMS THE ACCURACY OF THE STATEMENTS MADE ABOVE AND THE FACT THAT EACH PARTY WAS REPRESENTED BY COUNSEL WHO EXPLAINED, AT THE TIME THIS AGREEMENT WAS MADE, THE CONSEQUENCES OF THIS LIQUIDATED DAMAGES PROVISION. SELLER'S RIGHT TO THE LIQUIDATED DAMAGES AMOUNT SHALL CONSTITUTE ITS SOLE REMEDY FOR A DEFAULT BY BUYER HEREUNDER, EXCEPT THAT THE FOREGOING IS NOT INTENDED TO LIMIT BUYER'S INDEMNITY OBLIGATIONS UNDER OTHER SECTIONS HEREOF.

(b) If Seller defaults under any of the terms of this Agreement on or prior to Closing and if such default is not cured within the earlier to occur of: (x) five (5) days after written notice is delivered by Buyer to Seller; or (y) 10:00 AM on the Closing Date, Buyer shall be entitled to either: (i) terminate this Agreement, in which event Escrow Agent shall deliver the Deposit to Buyer along with all interest accrued thereon, if any; or (ii) bring an action for specific performance; provided such action is commenced within thirty (30) days after the original scheduled Closing Date, and provided, further, that, in no event may Buyer bring an action for specific performance if the Experior Closing has not occurred. The Seller's obligation to return the Deposit shall survive the termination of this Agreement pursuant to subsection (i) above.

(c) If the Closing shall occur, each of Buyer and Seller shall have all of their respective rights and remedies under applicable law, except as such are limited pursuant to the terms of this Agreement. In this regard each party agrees that: (i) its sole and limited right in the event of any default hereunder shall be to pursue a breach of contract claim, subject in all events to the terms of Section 11 above and this Section 12; (ii) it waives any and all rights to other remedies (equitable or otherwise), including any right to bring any action in tort or for rescission of this Agreement; and (iii) in no event shall either party be entitled to actual, punitive or consequential damages.

(d) Notwithstanding anything to the contrary in this Agreement, and subject to the last sentence of Section 9 (Non-Survival of Seller Representations), no claim for a breach or any other indemnity, covenant or agreement of Seller that expressly survives Closing shall be actionable or payable: (i) if the breach in question results from or is based on a condition, state of facts or other matter which was known to Buyer prior to Closing (including by way of disclosure by Seller to Buyer in writing prior to Closing), (ii) unless the valid claims for all such breaches collectively aggregate more $25,000.00, in which event the full amount of such claims shall be actionable, and (iii) unless an action is commenced against Seller by Buyer within 60 days after the Closing Date. Buyer agrees to first seek recovery under any insurance policies prior to seeking recovery from Seller, and Seller shall not be liable to Buyer if Buyer's claim is satisfied from such insurance policies. In no event shall Seller's aggregate liability to Buyer for breach of any Seller Representation or any indemnity, covenant or agreement of Seller in this Agreement exceed $75,000.00 in the aggregate. In no event shall Seller be liable for any consequential, indirect, special, punitive, exemplary, or lost profits damages. The limitations set forth in this Section 12(d) shall constitute Buyer's sole and exclusive remedy with respect to any breach by Seller, and Buyer hereby waives any and all other rights and remedies, whether at law or in equity, with respect thereto. The provisions of this Section 12(d) shall survive the Closing and any termination of this Agreement.

13. **Risk of Loss.**

(a) Except as may be caused by Buyer, and until the occurrence of the Experior Closing, all risk of loss to the Property shall remain with Parent Parcel Owner; provided, that, if the Experior Closing has occurred, such that Seller is the owner of the Property, but the Closing under this Agreement has not yet occurred, then Seller shall bear the risk of loss. If, before Closing, the Property is damaged by fire or other casualty (a "Casualty"), or if any portion of the Property is taken or formally threatened by eminent domain or condemnation (a "Condemnation"), Seller shall, upon the earlier of one day before Closing or within five (5) days of such Casualty or Condemnation (or, if the Experior Closing has not yet occurred, then within five (5) days of Seller's receipt of written notice from Parent Parcel Owner that such Casualty or Condemnation has occurred), notify Buyer thereof and Buyer shall have the option to do one of the following by providing written notice to Seller within ten (10) days after Seller provides notice to Buyer of such Casualty or Condemnation: (i) terminate this Agreement if such is a Material Casualty or Material Condemnation; or (ii) proceed with the purchase the Property (even if such is a Material Casualty or Material Condemnation, and provided that Seller has not terminated the Experior Purchase Agreement as a result of such Material Casualty or Material Condemnation), in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due to or collected by Seller (including such collection via an assignment from Parent Parcel Owner if prior to the Experior Closing) under any insurance policies or as condemnation awards on account of the Casualty or Condemnation to the extent such funds are actually needed to repair the Casualty or in the amount of the actual Condemnation award collected by Seller (or assigned to Seller by Parent Parcel Owner if prior to the Experior Closing). If Buyer fails to provide such notice within such ten (10) day period, Buyer shall be deemed to have elected option (ii) above.

(b) As used above: (i) the term "Material Casualty" shall mean any Casualty the cost of which to repair is in excess of $500,000.00; and (ii) the term "Material Condemnation" shall mean a Condemnation which: (1) would materially interfere with the continuing use thereof for its

permitted uses and/or Buyer's intended use and development of the Property, (2) results in damage to the Property which would cost $500,000.00 or more to repair or restore, (3) involves the physical taking of any portion of any building located upon the property, (4) results in the taking of any point of access to or from the Property, or (5) renders the property in non-compliance with any applicable building, zoning or other applicable law, ordinance or code.

14. **Assignment.** Buyer may assign its rights under this Agreement only with the prior written consent of Seller which shall not be unreasonably withheld. Such request for any assignment by Buyer shall be given by Buyer to Seller no less than 10 days prior to Closing.

15. **Escrow Provisions**. Escrow Agent shall hold the Deposit and distribute the same in accordance with the terms of this Agreement. Escrow Agent shall not be liable for any action taken by Escrow Agent in good faith in conformity with the provisions of this Agreement, including any action in holding or dealing with the Deposit, except for Escrow Agent's gross negligence or willful misconduct. Escrow Agent, in its capacity as escrow agent, shall be entitled to rely on any document or paper received by it, believed by such Escrow Agent, in good faith, to be bona fide and genuine. In the event of any dispute as to the disposition of the Deposit or any other monies held in escrow, or of any documents held in escrow, Escrow Agent may, if such Escrow Agent so elects, interplead the matter by filing an interpleader action in a court of general jurisdiction in the county or circuit where the Land is located (to the jurisdiction of which both parties do hereby consent), and pay into the registry of the court the Deposit, or deposit any such documents with respect to which there is a dispute in the registry of such court, whereupon such Escrow Agent shall be relieved and released from any further liability as Escrow Agent hereunder. Escrow Agent shall not be liable for Escrow Agent's compliance with any legal process, subpoena, writ, order, judgment and decree of any court, whether issued with or without jurisdiction, and whether or not subsequently vacated, modified, set aside or reversed. Escrow Agent undertakes to perform only such duties as are expressly set forth in this Agreement and no implied duties or obligations shall be read into this Agreement against Escrow Agent. If at any time hereafter this Agreement shall be amended by Buyer and Seller in writing, it shall not be necessary for Escrow Agent to join in or execute such amendment provided that no such amendment may specifically modify Escrow Agent's express obligations set forth in this Agreement. It is understood and agreed that an amendment to any time period or deadline set forth in this Agreement shall not be deemed an amendment to Escrow Agent's express obligations of this Agreement requiring Escrow Agent's acknowledgment. Copies of any amendment to this Agreement may be delivered by either party to Escrow Agent. Upon receipt of any such amendment, Escrow Agent agrees to observe and comply with the terms of any such amendment made in accordance herewith.

16. **Notices**. All notices, elections, requests and other communication hereunder shall be in writing and shall be deemed given (a) when personally delivered or delivered by reputable overnight courier service; or (b) or email before 5:00 p.m. (Central Time) on a business day (as evidenced by the time stamp on the sender's e-mail system). Notices may be sent by an attorney for a party from the firms identified below and when so sent shall be deemed notice by the party so represented. Notices shall be addressed to the addresses set forth below (or to such other person or at such other address, of which any party hereto shall have given written notice as provided herein):

If to Seller: LPC Schaumburg II, LP
c/o Logistics Property Company, LLC
191 North Wacker Drive, Suite 1700
Chicago, IL 60606
Attn: Matthew Leffler and Ben Fish
Email: mleffler@logisticspropco.com;
bfish@logisticspropco.com

With a copy to: Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606
Attn: Elizabeth O'Brien
Email: eobrien@lplegal.com

If to Buyer: The Entity 3 LLC
1001 E Chicago Avenue
Suite 151, Unit B168
Naperville, IL 60540
Attn: Dimitar Dimitrievski
Email: dimidimitar@icloud.com

With a copy to: Jon Schlange
PO Box 535
Palos Heights, IL 60463
Email: jpslaw98@gmail.com

17. **Brokers**. Seller and Buyer each represent and warrant that no real estate commission, broker's fee or finder's fee is payable in connection with the transaction contemplated by this Agreement, other than Seller's broker, David Haigh and Nick Feczko of NAI Hiffman (collectively, "Seller's Broker"), and that Seller shall pay Seller's Broker a commission pursuant to a separate written agreement between Seller and Seller's Broker. Seller indemnifies Buyer from and against any and all claims (including attorney's fees) arising from or connected with any broker's or finder's fee or commission or charge claimed to be due by any person arising from or by reason of the conduct of the Seller with respect to this transaction, including Seller's Brokers. Buyer indemnifies Seller from and against any and all claims (including attorney's fees) arising from or connected with any broker's or finder's fee or commission or charge claimed to be due by any person arising from or by reason of the conduct of the Buyer with respect to this transaction. Subject to the restrictions of Section 14 above, this Agreement shall be binding upon and shall inure to the benefit of Seller and Buyer and their respective successors and assigns, and the provisions of this Section 17 shall survive closing.

18. **Captions**. The several headings and captions of the sections and subsections used herein are for convenience of reference only, and shall in no way be deemed to limit, define or restrict the substantive provisions of this Agreement.

19. **Entire Agreement**. This Agreement constitutes the entire agreement of Buyer and Seller with respect to the purchase and sale of the Property, and supersedes any prior or contemporaneous agreement with respect thereto. No amendment or modification of this Agreement shall be binding upon the parties unless made in writing and signed by both Seller and Buyer.

20. **Time of the Essence; Calculation of Dates**. In the event any date described in this Agreement relative to the performance of actions hereunder by the parties falls on a Saturday, Sunday or legal holiday, such date shall be deemed postponed until the next business day thereafter. Time is of the essence of each and every term, condition, obligation and provision hereof.

21. **Governing Law**. This Agreement and the obligations under this Agreement shall be construed in accordance with, governed by, and shall be subject to, the laws of the State of Illinois, without regard to its conflict of laws principles.

22. **Counterparts; Electronic Transmission of Documents**. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute a fully executed and binding contract. As soon as possible, the parties agree to exchange executed counterparts so that each party will have a fully executed contract. The parties expressly acknowledge and agree that, notwithstanding any statutory or decisional law to the contrary, the printed product of a facsimile transmittal or PDF shall be deemed to be "written" and a "writing" for all purposes of this Agreement.

23. **Attorneys Fees**. If either party commences a dispute, action or proceeding against the other party to enforce its rights under or in connection with this Agreement, the prevailing party shall be entitled to recover from the other party its costs and expenses thereof (including reasonable attorneys' fees, expenses and disbursements). The term "prevailing party" as used herein includes, without limitation, a party: (i) who agrees to dismiss an action on the other party's performance of the covenants allegedly breached, (ii) who obtains substantially the relief it has sought (which includes, without limitation, a party who has an action voluntarily dismissed against it); or (iii) against whom an action is dismissed (with or without prejudice) and cannot be refiled. In addition, "attorneys' fees" as used throughout this Agreement shall include the fees of third-party attorneys.

24. **Waiver of Jury Trial**. THE PARTIES WAIVE THEIR RIGHT TO TRIAL BY JURY IN ANY DISPUTE RELATING TO OR ARISING OUT OF THIS AGREEMENT.

25. **Severability; Non-Waiver**. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, and if such provision is not essential to the effectuation of the basic purposes of this Agreement, such provision shall be fully severable, this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never been a part of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect. The waiver by either party of the performance of any covenant, condition or promise shall not invalidate this Agreement, nor shall it be construed as a waiver of any other covenant, condition or promise herein.

[remainder of page intentionally left blank]

[signatures follow on next page S-1]

IN WITNESS WHEREOF, the parties hereto have executed this Purchase and Sale Agreement and Joint Escrow Instructions as of the Effective Date.

SELLER:

LPC SCHAUMBURG II, LP, a Delaware limited partnership

By: [LPC Schaumburg II GP, LLC, a Delaware limited liability company, its General partner]

By: _____
Name: Aaron Martell
Its: Executive Vice President

[Signatures continue on next page]

BUYER:

THE ENTITY 3 LLC, a Delaware limited liability company

By: _____
Name: Dimitar Dimitrievski
Title: President
Date :08/21/2026

[End of signatures]

RECEIPT OF DEPOSIT AND AGREEMENT OF ESCROW AGENT

By its execution hereof, (a) Escrow Agent hereby acknowledges the receipt of one (1) copy of this Agreement, executed by Seller and Buyer; and (b) Upon receipt of the same, Escrow Agent agrees to hold the Deposit in escrow for the benefit of Seller and Buyer and to distribute the same in accordance with the terms of the Agreement.

ESCROW AGENT:

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Name:
Its:

NOTICE TO ESCROW AGENT:

First American Title Insurance Company
[_____]
[_____]
Attn: [_____]
Email: [_____]

[End of signatures]

EXHIBIT A

Legal Description

EXHIBIT B

PREPARED BY:
Elizabeth C. O'Brien, Esq.
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza
Suite 1800
Chicago, Illinois 60606

WHEN RECORDED RETURN TO:

SEND FUTURE TAX BILLS TO:

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

On this _____ day of _____, 20____, ("**GRANTOR**") whose address is , for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to ("**GRANTEE**") whose address is , all interest in the real estate in the County of Cook and State of Illinois legally described as follows :

PIN(s):
Common Address:

This is not homestead property.

Subject to any and all other covenants, conditions, restrictions, plans, and easements of record with respect to the property described above on Exhibit A, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, plans and easements of record which have otherwise lapsed, expired or have been terminated in accordance with their terms or otherwise as applicable.

GRANTEE, BY ACCEPTANCE OF THIS DEED, AGREES THAT THE REAL ESTATE IS BEING SOLD AND THAT GRANTEE IS ACCEPTING POSSESSION OF THE REAL ESTATE "AS IS, WHERE IS, AND WITH ALL FAULTS," AND THAT, EXCEPT AS EXPRESSLY SET FORTH IN THE PURCHASE AND SALE AGREEMENT PURSUANT TO WHICH THE REAL ESTATE IS BEING SOLD, THIS DEED OR ANY OTHER DOCUMENTS DELIVERED BY GRANTOR TO GRANTEE CONCURRENTLY HEREWITH, SUCH SALE

SHALL BE WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTY OF CONDITION (INCLUDING ENVIRONMENTAL CONDITION) OR FITNESS FOR ANY PARTICULAR PURPOSE and Grantee, for itself and to the extent permitted by law for its successors and assigns, hereby waives, releases and discharges Grantor from any and all claims, demands, liabilities, damages, obligations, fines, penalties, costs and expenses, including (without limitation) reasonable attorneys' fees and disbursements (collectively the "Liabilities"), and covenants not to sue Grantor for any Liabilities, caused by, arising out of or related to the condition of the real estate.

[Signatures begin on following page]

STATE OF)
) ss.
COUNTY OF)

I, , a Notary Public in and for said County, in the State aforesaid, do hereby certify that , the _____, of _____ a(n) _____, limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this day of , 20

_____
_____
_____
_____
_____ (Seal)
Notary Public

My Commission Expires: _____
_____

EXHIBIT A TO DEED

EXHIBIT C

FORM OF PRORATION AGREEMENT

[To be attached]

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: Schaumburg Business Development Commission

FROM: Matt Frank, Director of Economic Development

RE: 1001 W. Irving Park, Lot 5 Class 6B Request

DATE: September 14, 2026

Introduction

Please find the Cook County Class 6B Application from The Entity 3 LLC (the "Applicant") for the development of the approximately 2.95-acre lot on the former Experior Logistics Campus (the "Subject Property"). The Applicant is seeking a 6B tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the PIN listed at 1001 W. Irving Park Road has been billed $806,932.47 total in property taxes in the 2025 tax year. Cook County allows the Class 6B incentive for new industrial development.

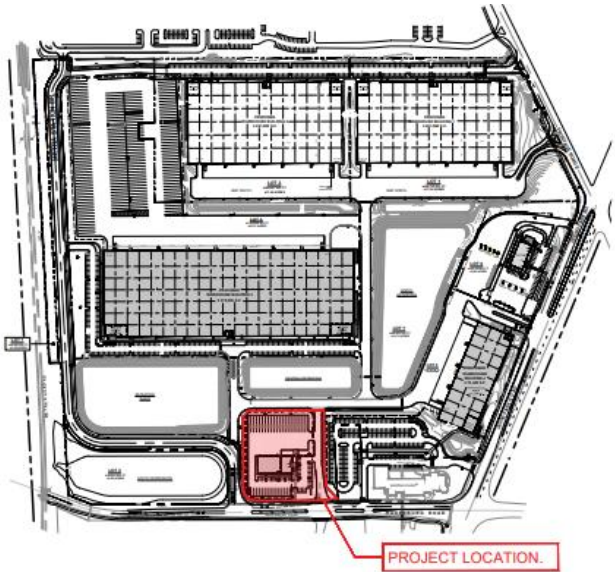

Figure 1: Site Location on Subject Property

Discussion

In 2018, Experior Transport purchased the Subject Property for $7.5 million and received approval to develop a 140,000-square-foot industrial campus. While Experior completed the parking lot, Metra Access Road, and portions of the environmental remediation and site improvements, construction of the approved buildings did not commence. Due to changing market conditions and continued challenges within the logistics industry, Experior has agreed to sell the property to LPC Acquisition Company, LLC. Logistics Property Co. (LPC) is currently redeveloping the 20 Long Avenue properties immediately east of the Subject Property into two speculative industrial buildings totaling approximately 436,500 square feet within the 390 Gateway Logistics TIF District. LPC has received foundation-only permits for the two buildings and is preparing revised plans for the remaining building permits.

The Applicant is the contract purchaser of the Subject Property and is requesting a Resolution supporting a Class 6B Tax Incentive based on New Construction and Substantial Rehabilitation. As part of the larger redevelopment, the existing parcel will be divided into multiple lots through a Re-Subdivision. The Subject Property, identified as proposed Lot 5, is expected to comprise approximately 128,700 square feet of land. The Applicant proposes to construct an approximately 11,193-square-foot industrial truck and trailer repair, storage, and sales facility, including 46 car parking spaces, 14 tractor display stalls, 21 semi-tractor/trailer parking stalls, access gates, signage, and perimeter fencing.

If the Class 6B is approved, the Applicant anticipates purchasing the property and beginning construction in Q2 2027, with completion expected in Q1 2028. The facility will be leased to related entity Infinity Truck Sales, Inc. (the "Occupant"), an Illinois-based heavy truck and trailer business founded in 2018, as an expansion of its existing Joliet and DeKalb operations. The facility will support Infinity's warehousing, repair, distribution, staging/assembly, and sales activities and further contribute to the ongoing industrial redevelopment of the area.

Employment and Business Growth

The Occupant plans to hire several new employees, along with a handful of current transfers for an initial total of around 10 employees at the Subject Property. These positions are anticipated to meet Cook County minimum wage requirements. The facility is large enough for continued growth, and infinity expects additional new employment over the life of the incentive.

Capital Improvements

The Applicant plans to purchase the site and spend over $5,000,000 in hard costs to construct the proposed facility. The development will transform the currently underutilized site into a new industrial truck and trailer repair, storage, and sales facility, adding a new commercial use and supporting the continued expansion of Infinity Truck Sales, Inc.

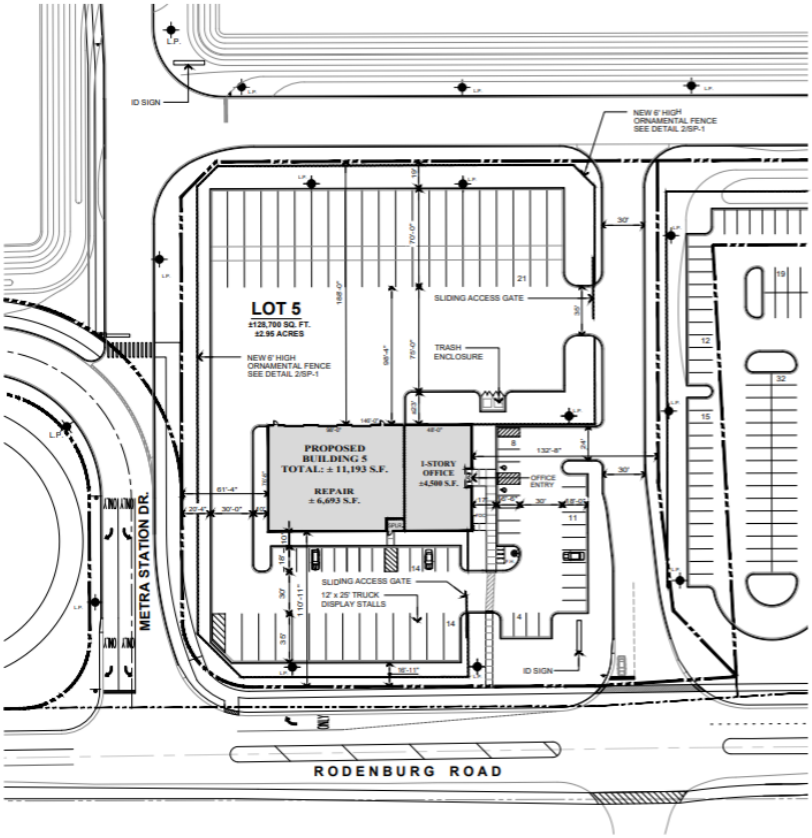

Figure 2: Site Plan of Subject Property

Civic Involvement

The Village of Schaumburg's policy also requires ongoing community involvement and financial support. For civic involvement, the Applicant will work with the future tenants to provide a minimum of $10,000 annually to support Schaumburg agencies including but not limited to the Schaumburg Business Association, Schaumburg Township Library District, Al Larson Cultural Center, Schaumburg Park District, Schweikher House, School District 54, School District 211, and the Golden Corridor Advanced Manufacturing Partnership.

Below is a breakdown of how the proposed improvements will impact the existing Property taxes:

	Current Valuation	Valuation With 6B & Improvements	Valuation Without 6B & Improvements	Vacant
Fair Market Value (FMV)	$850,000	$2,629,600	$2,629,600	$765,000
Assessment Value	25%	10%	25%	10%
Assessed Value (AV)	$212,500	$262,960	$657,400	$76,500
State Equalizer	3.0300	3.0300	3.0300	3.0300
Equalized Assessed Value (EAV)	$645,044	$796,769	$1,991,922	$232,216
Tax Rate	8.574%	8.574%	8.574%	8.574%
Tax Amount	$55,306	$68,315	$170,787	$19,874

*Investment and discount rate only calculated in the Revised Valuation. FMV is generated from purchase price plus additional investment into building at an 80% discount rate.
**The current valuation for the Subject Property is based on a portion of the PIN (07-32-404-006-0000) and not representative of the FMV of the entire PIN.

Over the life of the incentive, the applicant is expected to pay approximately $922,252 in property taxes and save over $1.1 million based on the State Equalizer of 3.0300 and 2025 Local Tax Rate of 8.574%:

	Tax Assessment Level	Tax Amount	Total Tax Amount
Years 1-10	10%	$68,315	$683,150
Year 11	15%	$102,472	$102,472
Year 12	20%	$136,630	$136,630
Total Taxes w/ 6B			$922,252

Village staff are supportive of the Class 6B request. If approved, staff will work with the Applicant and make the 6B contingent upon a Development Agreement outlining The Entity 3 LLC's investment of $5,850,000, employing 10 employees on the Subject Property, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommend that the Finance, Legal, Administrative and General Government Committee approve a resolution authorizing a Class 6B tax incentive for The Entity 3 LLC at 1001 W. Irving Park Road, Lot 5.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Schaumburg Business Association Update
09/14/26
Schaumburg Business Development Commission

Presenter:
Lead Department: Economic Development

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Village of Schaumburg Update
09/14/26
Schaumburg Business Development Commission

Presenter:
Lead Department: Economic Development

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Chicago Marriott Schaumburg - 50 N. Martingale Rd.
09/14/26
Schaumburg Business Development Commission

Presenter:
Lead Department: Economic Development

Executive Summary:

Recommended Action: