

Ordinance No. 15-47

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, KANE AND COOK  
COUNTIES, ILLINOIS, APPROVING AN AMENDMENT TO THE LEASE  
AGREEMENT WITH CHICAGO SMSA LIMITED PARTNERSHIP DOING BUSINESS  
AS VERIZON WIRELESS  
(Illinois Route 68 – Dundee Road)**

**WHEREAS**, the Village of East Dundee (the “Village”) is a duly organized, and validly existing home-rule municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois; and,

**WHEREAS**, Chicago SMSA Limited Partnership doing business as Verizon Wireless (“Verizon”) entered into a Lease Agreement (“Agreement”) dated April 13, 2015 for a portion of the property adjacent to the Village’s water tower on Illinois Route 68 to install telecommunications equipment and antenna structures on the water tower with easement rights for access to the property and tower; and,

**WHEREAS**, Verizon has determined that its exhibits to the above Agreement were not accurate as to the intentions of the Village and Verizon as to the premises and easements; and,

**WHEREAS**, the Village and Verizon have agreed to enter into an amendment to that Agreement to correct the exhibits and legal descriptions.

**NOW, THEREFORE, BE IT ORDAINED**, by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois, as follows:

**Section 1:** That the amendment to the lease agreement between the Village of East Dundee and Chicago SMSA Limited Partnership entitled, *AMENDMENT TO LEASE AGREEMENT*, (“Lease Amendment”) which is attached hereto and incorporated herein as Exhibit A, is hereby approved and the Village Administrator is hereby authorized to execute said Lease Amendment.

**Section 2:** That the officials, officers, and employees of the Village of East Dundee are hereby authorized to take such further actions as are necessary to carry out the intent and purpose of this Ordinance and the Lease Amendment.

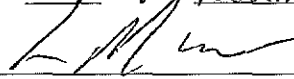
**Section 3:** This Ordinance shall be in full force and effect upon passage by a three fourths vote of the corporate authorities, approval, and publication as provided by law.

Passed this 18<sup>th</sup> day of November, 2015.

AYES: Trustees Lynam, Skillicorn, Selep, Wood and Hall  
NAYS: Ø


ABSENT: Trustee Gorman

Approved this 16<sup>th</sup> day of November, 2015.



\_\_\_\_\_  
Village President

Attest:



\_\_\_\_\_  
Village Clerk

Prepared by and upon recording  
Please return to:

Ginsberg Jacobs LLC  
300 South Wacker Drive  
Suite 2750  
Chicago, Illinois 60606  
Attn: Steven F. Ginsberg, Esq.  
(Site Name: E Dundee)

Parcel ID No.: 03-24-226-009

#### AMENDED MEMORANDUM OF WATER TOWER LEASE AGREEMENT

This Amended Memorandum of Water Tower Agreement is made this 16<sup>th</sup> day of November, 2015, between the Village of East Dundee with a mailing address of 120 Barrington Avenue, East Dundee, Illinois 60118, hereinafter referred to as "LANDLORD", and Chicago SMSA Limited Partnership d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, NJ 07920, hereinafter referred to as "TENANT". LANDLORD and TENANT are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

**WHEREAS**, LANDLORD and TENANT entered that certain Water Tower Agreement dated April 13, 2015 (the "Agreement") that provides for the installation, maintenance and operation of TENANT's communication facility and ancillary equipment at real property identified as parcel number 324226009 and located at IL Route 68, East Dundee, Kane County, Illinois ("Property");

**WHEREAS**, LANDLORD and TENANT executed a Memorandum of Water Tower Lease Agreement recorded April 28, 2015 as Document No. 2015K021381, in Kane County, Illinois ("Memorandum");

**WHEREAS**, LANDLORD and TENANT have entered into an Amendment to the Agreement in order to grant a revised utility easement area ("**Revised Utility Easement**") to TENANT for the installation, operation maintenance and repair of utilities over and through the Property;

**WHEREAS**, LANDLORD and TENANT wish to amend the Memorandum to document the grant of the Revised Utility Easement as further described on Exhibit A-1 and Exhibit B-1 attached to this Amended Memorandum; and

**WHEREAS**, it is now the intention of LANDLORD and TENANT to enter into this Amended Memorandum providing the following:

1. LANDLORD and TENANT entered into the Agreement on April 13, 2015 for an initial term of five (5) years, commencing on the Commencement Date. The Agreement shall automatically be extended for three (3) additional five (5) year terms unless the TENANT terminates it at the end

of the then current term by giving the LANDLORD written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

2. LANDLORD grants the Revised Utility Easement to TENANT for the purpose of installation, operation, maintenance and repair of utilities as further described on Exhibit A-1 and Exhibit B-1 attached to this Amended Memorandum. The Revised Utility Easement shall be considered part of the Premises as defined in the Agreement.
3. The Commencement Date of the Agreement, of which this is an Amended Memorandum, is April 13, 2015.
4. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Amended Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LANDLORD and TENANT.

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LANDLORD and TENANT have caused this Amended Memorandum to be duly executed on the date first written hereinabove.

**LANDLORD:**

**Village of East Dundee, an Illinois municipal corporation**

By: Robert J. Skurla  
Name: Robert Skurla  
Its: Village Administrator  
Date: November 18, 2015

**TENANT:**

**Chicago SMSA Limited Partnership d/b/a Verizon Wireless**

**By: Cellco Partnership, its General Partner**

By: \_\_\_\_\_  
Name: Jacque Vallier  
Its: Executive Director  
Date: \_\_\_\_\_

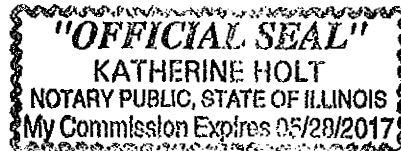
STATE OF ILLINOIS )  
 ) SS LANDLORD ACKNOWLEDGEMENT  
COUNTY OF KANE )

I, Katherine Holt, a Notary Public for said County and State, do hereby certify that Robert J. Skurka, personally came before me this day and acknowledged that he/she executed the foregoing AMENDED MEMORANDUM OF WATER TOWER LEASE AGREEMENT in behalf of the Village of East Dundee and by its authority set forth therein.

WITNESS my hand and official Notarial Seal, this 18<sup>th</sup> day of November 2015.

Katherine Holt  
Notary Public

My Commission Expires:  
May 28, 2017



STATE OF ILLINOIS )  
 ) SS TENANT ACKNOWLEDGMENT  
COUNTY OF COOK )

On \_\_\_\_\_, 2015, before me personally appeared Jacque Vallier, as Executive Director of Chicago SMSA Limited Partnership d/b/a Verizon Wireless, personally known to me or proven on the basis of satisfactory evidence to be the person whose name is ascribed on the within instrument, and acknowledged that he executed the same on behalf of said partnership and by its authority for the purposes set forth therein.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

**EXHIBIT A**

**WRITTEN METES AND BOUNDS OF THE PREMISES,  
INGRESS/EGRESS AND UTILITY EASEMENT**

**PROPOSED LEASE AREA LEGAL DESCRIPTION**

A PARCEL OF LAND FOR LEASE AREA PURPOSES, BEING A PART OF LOT 20 IN PRAIRIE LAKE INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2001 AS DOCUMENT 2001K016788, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 72 DEGREES 48 MINUTES 31 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 113.45 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43 MINUTES 29 SECONDS EAST, 20.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 31 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE AND PARALLEL WITH THE WEST LINE OF SAID LOT 20, A DISTANCE OF 38.00 FEET, THENCE SOUTH 89 DEGREES 43 MINUTES 29 SECONDS WEST, 20.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST, 38.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 760.0 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

**PROPOSED UTILITY EASEMENT LEGAL DESCRIPTION**

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF LOT 20 IN PRAIRIE LAKE INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2001 AS DOCUMENT 2001K016788, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

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THE SOUTHWESTERLY CORNER OF SAID LOT 20; THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 8.73 FEET; THENCE NORTH 29 DEGREES 21 MINUTES 39 SECONDS EAST, 30.04 FEET; THENCE SOUTH 72 DEGREES 56 MINUTES 06 SECONDS WEST, 15.51 FEET TO THE WEST LINE OF SAID LOT 20; THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST ALONG SAID WEST LINE, 8.36 FEET; THENCE NORTH 72 DEGREES 56 MINUTES 06 SECONDS EAST, 21.51 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 45 SECONDS EAST, 35.94 FEET; THENCE NORTH 45 DEGREES 06 MINUTES 50 SECONDS WEST, 28.11 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST, 26.71 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 29 SECONDS EAST, 8.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,260.9 SQUARE FEET OR 0.029 ACRES, MORE OR LESS.

PROPOSED ACCESS EASEMENT LEGAL DESCRIPTION

A PARCEL OF LAND FOR ACCESS EASEMENT PURPOSES, BEING A PART OF LOT 20 IN PRAIRIE LAKE INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2001 AS DOCUMENT 2001K016788, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 72 DEGREES 48 MINUTES 31 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 113.45 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 29 SECONDS EAST, 20.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 31 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE AND PARALLEL WITH THE WEST LINE OF SAID LOT 20, A DISTANCE OF 8.96 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43 MINUTES 29 SECONDS EAST, 75.50 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID LOT 20, A DISTANCE OF 38.10 FEET TO THE NORTH LINE OF SAID LOT 20; THENCE NORTH 72 DEGREES 48 MINUTES 31 SECONDS EAST ALONG SAID NORTH LINE, 12.54 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 31 SECONDS EAST PARALLEL WITH SAID EAST LINE, 53.75 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 29 SECONDS WEST, 75.50 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 31 SECONDS EAST, 16.55 FEET; THENCE SOUTH 89° 43 MINUTES 29 SECONDS WEST, 12.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST, 28.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,732.5 SQUARE FEET OR 0.040 ACRES, MORE OR LESS.



**EXHIBIT B**

**BOUNDARY SURVEY OF THE PREMISES,  
INGRESS/EGRESS AND UTILITY EASEMENT**

(See Attached Survey)

## AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT ("Amendment") is made this 16<sup>th</sup> day of Nov, 2015, between Village of East Dundee, an Illinois municipal corporation, having a mailing address of 120 Barrington Avenue, East Dundee, Illinois 60118, hereinafter referred to as "LANDLORD" and Chicago SMSA Limited Partnership d/b/a Verizon Wireless d/b/a Verizon Wireless, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, NJ 07920 herein after referred to as "TENANT". LANDLORD and TENANT are at times collectively referred to hereinafter the "Parties" or individually as the "Party".

WHEREAS, LANDLORD and TENANT entered into that certain Lease Agreement dated April 13, 2015 (the "Agreement") that provides for the construction, installation, maintenance and operation of TENANT's communications facility and improvements at real property owned by LANDLORD, identified as parcel number 324226009, in the County of Kane, State of Illinois (the "Property"), as legally described in Exhibit 1 of the Agreement;

WHEREAS, the Agreement granted TENANT the right to lease a portion of the Property consisting of (i) ground area space ("Land Space") of approximately 760 square feet for installation of its equipment shelter; and (ii) space on the water tower ("Tower") as shown on Exhibit 2, for installation of LESSEE's antenna facilities ("Tower Space"), (iii) together with such non-exclusive easement and consent for ingress and egress ("Access Easement") and easements for the installation of utilities over and through the Property ("Utility Easement") as are necessary for the antennas and initial installation as described on attached Exhibit 1 (the Land Space, Tower Space, Access Easement and Utility Easement are collectively referred to in the Agreement as the "Premises").

WHEREAS, it is now the intention of LANDLORD and TENANT to enter into an agreement amending the Agreement, as set forth herein.

NOW THEREFORE, for good and valuable consideration including the mutual covenants and agreements hereinafter set forth, LANDLORD and TENANT agree as follows:

1. The recitals set forth above are incorporated herein by reference.

2. Revised Utility Easement. LANDLORD hereby grants to TENANT the revised easement area ("Revised Utility Easement") for the purpose of installation, operation, maintenance and repair of utilities over and through the Property, as described on Exhibit 1-A, attached hereto. Exhibit 1 of the Agreement is hereby amended and replaced with the attached Exhibit 1-A which depicts the Revised Utility Easement within the Premises. Provided TENANT has received all necessary permits and approvals from appropriate governing bodies, TENANT may immediately commence installation of utilities within the revised Utility Easement. TENANT shall install the utilities at its sole cost and expense. The Parties further agree that upon execution of the Amendment, the Revised Utility Easement shall be considered a part of TENANT's Premises per the terms of the Agreement. LANDLORD agrees that the Revised Utility Easement area described in attached Exhibit 1-A, and depicted on Exhibit 2-A is acceptable.

3. Revised Exhibits. LANDLORD and TENANT agree that Exhibit 2 attached to the Agreement is hereby amended and replaced with attached Exhibit 2-A. The Parties further agree that the survey attached as Exhibit 3 to the Agreement is hereby amended and replaced with attached Exhibit 3-A which shall control in the event of boundary and access discrepancies between it and Exhibit 1-A.

4. **Defined Terms.** All defined terms referenced in this Amendment shall have the same meaning as stated and defined in the Agreement.

5. **No Other Modifications:** Other than as specifically amended herein, all other terms and conditions of the Agreement shall remain in full force and effect. Where there is a conflict between the terms of the Agreement and this Amendment, the terms of this Amendment shall control. Unless otherwise indicated or introduced in this Amendment, all defined terms referenced in the Amendment shall have the same meaning as those found in the Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have executed in duplicate this Amendment on the day and year first above written.

**LANDLORD:**

Village of East Dundee, an Illinois municipal corporation

By: Robert J. Skofla  
Name: Robert Skofla  
Its: Village Administrator  
Date: November 18, 2015

**TENANT:**

Chicago SMSA Limited Partnership  
d/b/a Verizon Wireless

By: Cellco Partnership, its general partner

By: \_\_\_\_\_  
Name: Jacque Vallier  
Its: Executive Director  
Date: \_\_\_\_\_

**EXHIBIT 1-A**

**DESCRIPTION OF PREMISES**

Page 1 of 3

To the Amendment dated November 16, 2015, by and between Village of East Dundee, an Illinois Municipal Corporation, as Landlord, and Chicago SMSA Limited Partnership d/b/a Verizon Wireless, as Tenant.

The following described Real Estate situated in the County of Kane in the State of Illinois (the "Property"), to-wit:

**Parcel 1:**

LOT 20 IN PRAIRIE LAKE INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2001 AS DOCUMENT 2001K016788, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

**Parcel 2:**

EASEMENT FOR VILLAGE OF EAST DUNDEE FOR BENEFIT OF PARCEL ONE CREATED BY THE GRANT OF EASEMENT AGREEMENT FOR WATER TOWER ROAD RECORDED DECEMBER 20, 2002 AS DOCUMENT 2002K171318

The Premises are described and/or depicted as follows:

**PROPOSED LEASE AREA LEGAL DESCRIPTION**

A PARCEL OF LAND FOR LEASE AREA PURPOSES, BEING A PART OF LOT 20 IN PRAIRIE LAKE INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2001 AS DOCUMENT 2001K016788, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 760.0 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

DESCRIPTION OF PREMISES CONTINUED

Page 2 of 2

To the Amendment dated November 16, 2015, by and between Village of East Dundee, an Illinois Municipal Corporation, as Landlord, and Chicago SMSA Limited Partnership d/b/a Verizon Wireless, as Tenant.

The Premises are described and/or depicted as follows:

PROPOSED UTILITY EASEMENT LEGAL DESCRIPTION

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DESCRIPTION OF PREMISES CONTINUED

Page 3 of 3

To the Amendment dated November 16, 2015, by and between Village of East Dundee, an Illinois Municipal Corporation, as Landlord, and Chicago SMSA Limited Partnership d/b/a Verizon Wireless, as Tenant.

The Premises are described and/or depicted as follows:

PROPOSED ACCESS EASEMENT LEGAL DESCRIPTION

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SAID PARCEL CONTAINS 1,732.5 SQUARE FEET OR 0.040 ACRES, MORE OR LESS.

Notes:

1. This Exhibit may be replaced by a land survey and/or construction drawings of the Premises once received by Tenant.
2. Any setback of the Premises from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers and mounting positions may vary from what is shown above.

**EXHIBIT 2-A**

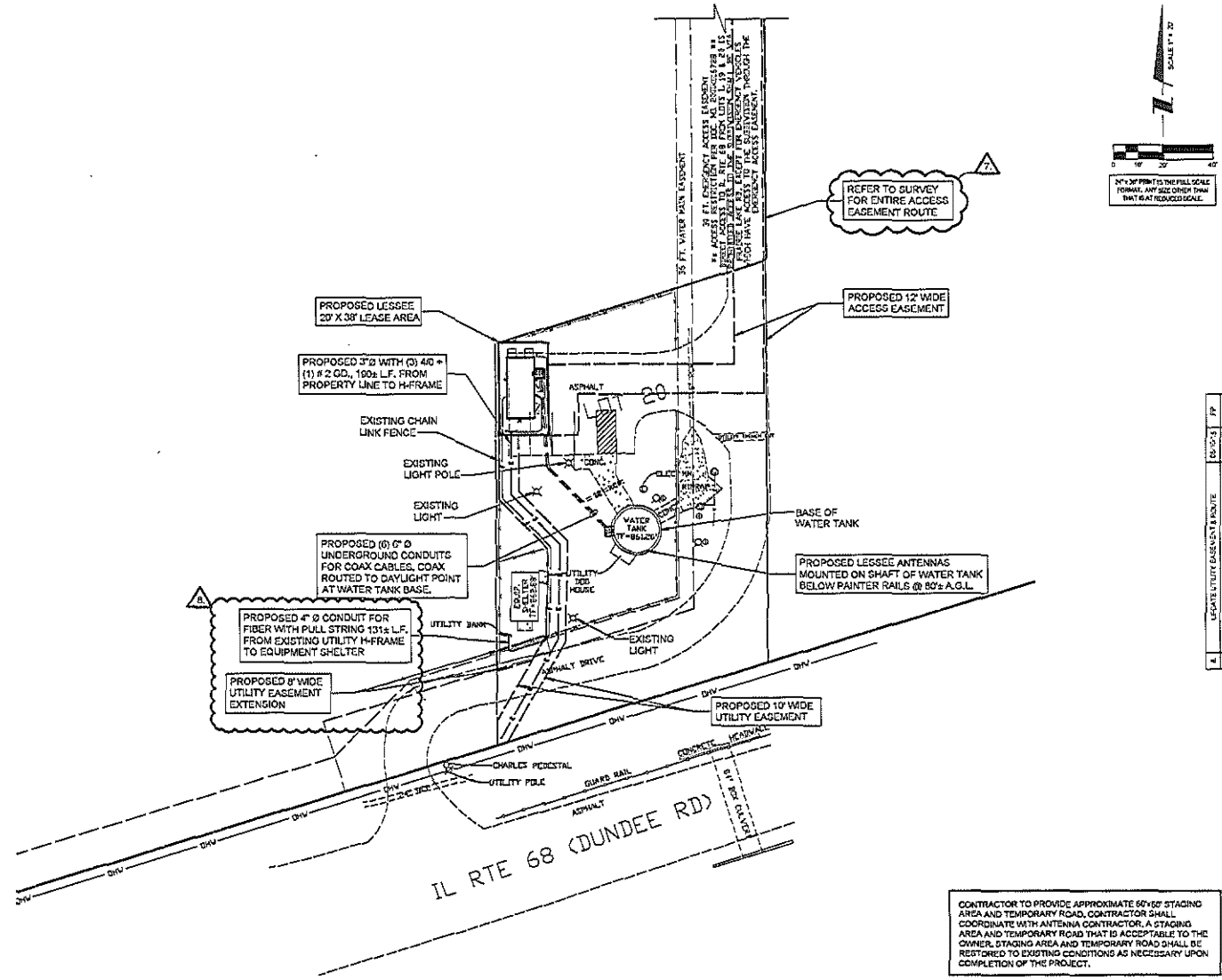
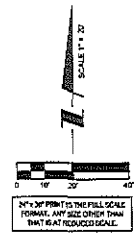
**Revised Site Plan  
(See Attached)**



**EXHIBIT 3-A**

**(Revised Survey)  
(See Attached)**

**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



NO.	DATE	BY	DESCRIPTION
1	05/05/03	JF	UPDATE UTILITY EASEMENT ROUTE
2	05/05/03	JF	UPDATE UTILITY EASEMENT - INSURE FINAL

NO.	DATE	BY	DESCRIPTION
1	05/05/03	JF	ISSUED FOR REVIEW
2	06/05/03	JF	UPDATE SHEET TYPE
3	05/05/03	JF	UPDATE SITE ADDRESS
4	11/15/03	JF	UPDATE ANTENNA LOCATION PLANS
5	12/15/03	JF	FINAL PUNCH LIST
6	01/05/04	JF	UPDATE LEASE AREA TO 20' X 38'
7	02/05/04	JF	UPDATE LEASE AND UTILITY EASEMENTS

LOC. #224037  
EAST DUNDEE WT  
100 PRAIRIE LAKE ROAD  
EAST DUNDEE, IL 60118

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	4/8/03
PROJECT #:	33-074

SHEET TITLE  
**LOCATION PLAN**

SHEET NUMBER  
**LP**



**SURVEY PERFORMED BY:**  
Advanced Surveying & Mapping  
Telephone (630) 273-2500  
Fax (630) 273-2600  
E-MAIL [advanced@advct.com](mailto:advanced@advct.com)

**BENCHMARK INFO**  
SOURCE BENCHMARK: NGS MONUMENT  
DESIGNATION - IL KANE 24 42 8  
PID - A33044  
STATE / COUNTY - IL / KANE  
USGS QUAD - STREAMWOOD (Q1993)

ELEVATION = 876.51' (NAVD88)

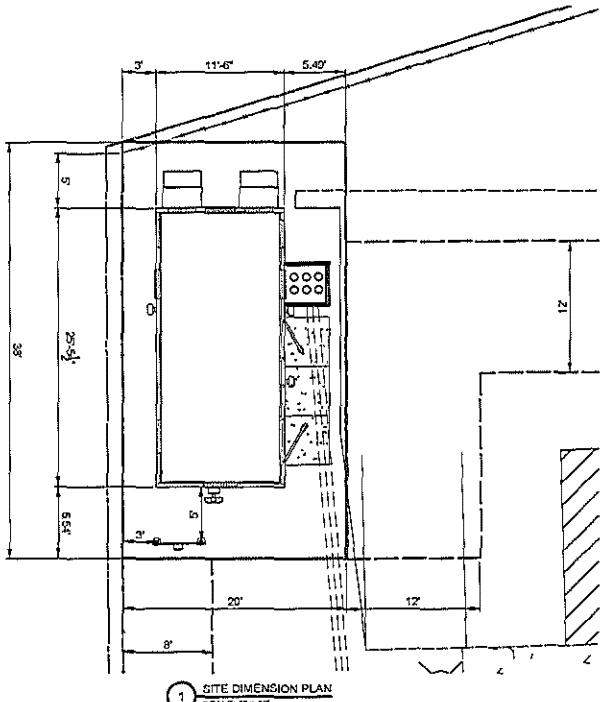
1 LOCATION PLAN  
SCALE: 1" = 40'

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

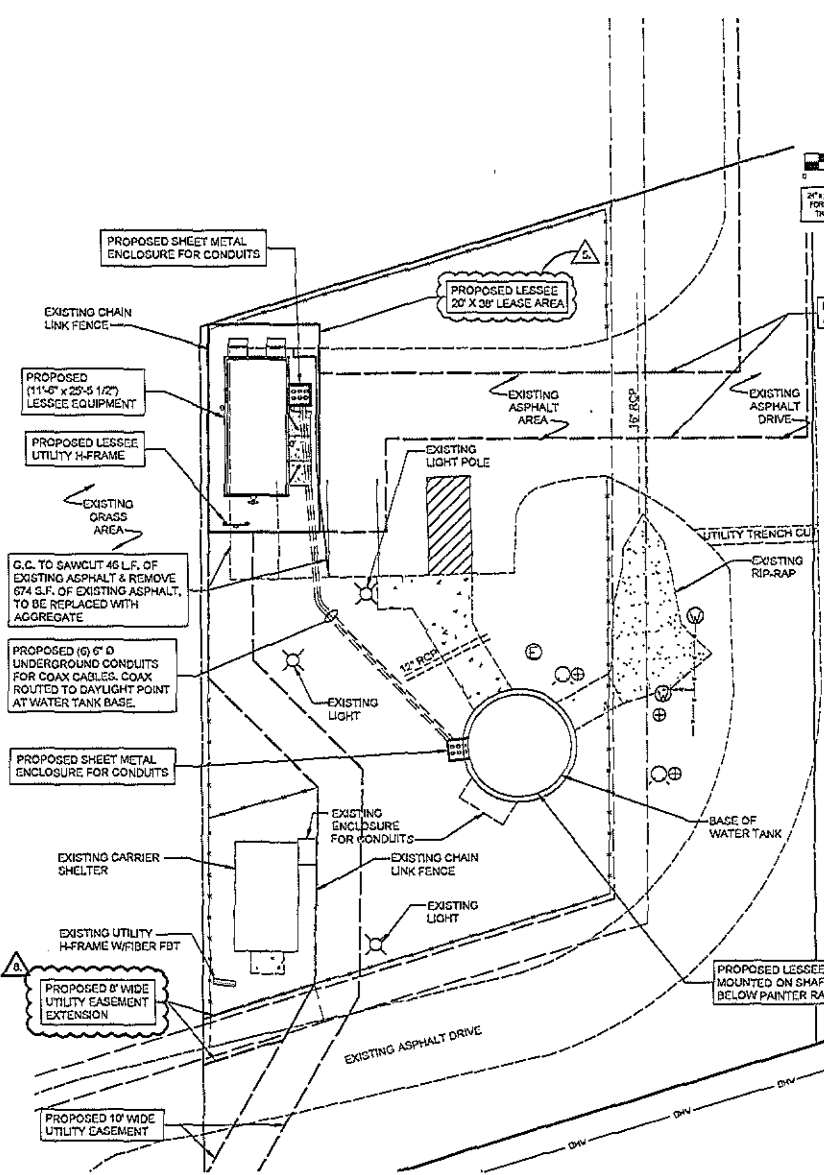
THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

CONTRACTOR TO PROVIDE APPROXIMATE 60' X 60' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF DIRT FENCES FOR THE SITE AND BARRIERS AROUND ANY EXISTING HANDHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.



1 SITE DIMENSION PLAN  
SCALE: 1" = 10'



1 ENLARGED SITE PLAN  
SCALE: 1" = 10'



**CHICAGO SMSA**  
limited partnership  
dba/verizon WIRELESS

**TERRA**  
SURVEYING & MAPPING  
600 BUSSE HIGHWAY  
P.O. BOX 1000  
PLANO, IL 60130  
TEL: 708.438.4301  
FAX: 708.438.4301

NO.	DATE	BY	REV.
1	7/8/14	L.S.	1
2	09/24/14	FP	2
3	10/23/14	FP	3
4	11/3/14	JR	4
5	12/22/14	LR	5
6	1/22/15	MJP	6
7	1/22/15	MJP	7

LOC. #224037  
EAST DUNDEE WT

100 PRAIRIE LAKE ROAD  
EAST DUNDEE, IL 60118

DRAWN BY: JAV  
CHECKED BY: TAZ  
DATE: 08/13  
PROJECT #: 33-1074

SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER  
**C-1**



SURVEY PERFORMED BY:  
**Advanced Surveying & Mapping**  
Telephone (630) 273-2500  
Fax (630) 273-2600  
E-MAIL: advanced@advct.com  
BENCHMARK INFO  
SOURCE BENCHMARK: NGS MONUMENT  
DESIGNATION: IL KANE 24 42 B  
PID: A13044  
STATE / COUNTY: IL / KANE  
USGS QUAD: STREAMWOOD (Q1993)  
ELEVATION = 870.51' (NAVD88)

**UTILITY NOTES:**

**WORK INCLUDES:**

1. THE PROVIDER, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION, AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUIT OR CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUIT SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND DRIFTING FOR CONDUITS, CABLES, AND EXTERNAL GROUNDING SYSTEM.

**CODES, PERMITS, AND ETC.**

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES, STATE, LOCAL, AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHOD OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

- N.E.C. NATIONAL ELECTRICAL CODE
- A.S.T.M. AMERICAN SOCIETY OF TESTING MATERIALS
- I.E.E.E. INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
- N.F.P.A. NATIONAL FIRE PROTECTION ASSOCIATION
- N.E.M.A. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
- N.L.U. UNDERWRITERS LABORATORIES, INC.
- N.F.P.A. NATIONAL FIRE PROTECTION ASSOCIATION

**RACEWAYS AND WIRING:**

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THIN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANNEED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (06) DEGREES OF BEND.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSING.

**GENERAL NOTES:**

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIAL LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FRO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF FRO EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

**COORDINATION WITH UTILITY COMPANIES:**

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACKING REQUIREMENTS, SECONDARY SERVICES, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ACQUIE ALSO RATES OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

**UTILITY CONTACTS:**

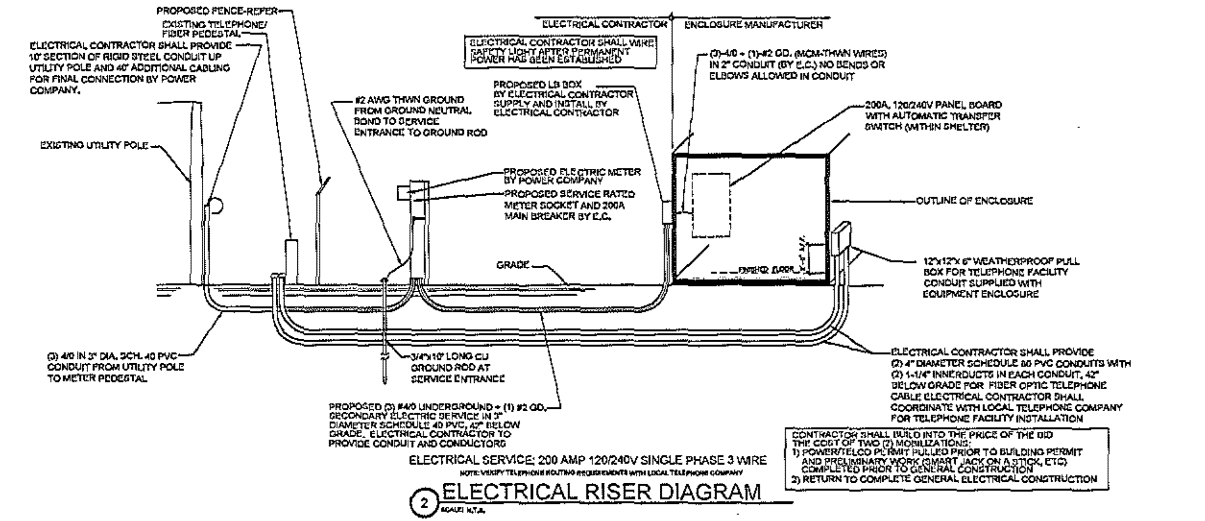
POWER: COMED  
RENEE MAZAREGOS (847) 699-2271  
ACCOUNT # 2005-10007

FIBER: AT&T  
BRANDON MUCCO (847) 688-5517

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COORDINATION.

OPERATES 24 HOURS A DAY 365 DAYS A YEAR

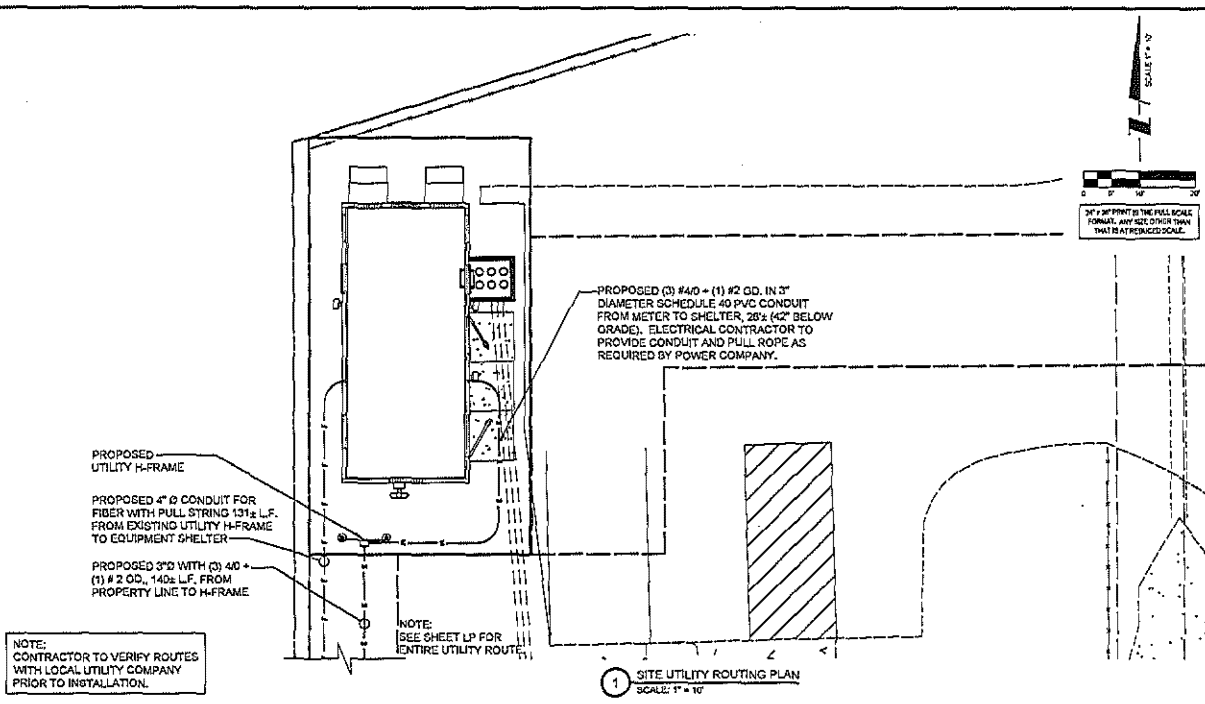
Call Before You Dig



ELECTRICAL SERVICE: 200 AMP 120/240V SINGLE PHASE 3 WIRE

NOTE: VERIFY TELEPHONE RACKING REQUIREMENTS WITH LOCAL TELEPHONE COMPANY

CONTRACTOR SHALL BUILD INTO THE PRICE OF THE BID THE COST OF TWO (2) MONUMENTATIONS:  
1) POWERLECO PERMIT PULLED PRIOR TO BUILDING PERMIT AND PRELIMINARY WORK (SMART JACK ON A STICK, ETC) COMPLETE PRIOR TO GENERAL CONSTRUCTION  
2) RETURN TO COMPLETE GENERAL ELECTRICAL CONSTRUCTION



**CHICAGO SMSA**  
limited partnership  
db/a VERIZON WIRELESS

**TERRA**  
ENGINEERING & ARCHITECTURE  
1000 N. LAKE ST. SUITE 1000  
PARK RIDGE, IL 60067  
PH: 847.494.4000  
FAX: 847.494.4001

NO.	DATE	BY	DESCRIPTION
1	11/13/14	T.S.	ISSUED FOR PERMIT
2	02/05/14	EP	UPDATE SHEET TYPE
3	11/13/14	EP	UPDATE SITE ADDRESS
4	11/13/14	J.R.	UPDATE INFORMATION ON SHEET TYPE
5	11/13/14	J.R.	FINAL REVISION TO SHEET
6	11/13/14	W.P.	UPDATE SHEET ADDRESS TO 22437 PRAIRIE LAKE
7	07/01/11	W.P.	UPDATE ADDRESS AND UTILITY ELEMENTS

LOC. #224037  
EAST DUNDEE WT  
100 PRAIRIE LAKE ROAD  
EAST DUNDEE, IL 60118

DRAWN BY: JAY  
CHECKED BY: TAZ  
DATE: 4/9/12  
PROJECT #: 33-1074

SHEET TITLE  
UTILITY ROUTING PLAN

SHEET NUMBER  
**E-1**