#2018-18
402 Federal Drive Intro PUD
Project Review for Planning and Zoning Commission

Meeting Date:	April 18, 2018 public intro meeting; May 2 public hearing
Requests:	Preliminary Planned Unit Development for an office building.
Location:	402 Federal Drive
Acreage:	37,238 square feet
Zoning:	B-2 PUD General Commercial Planned Unit Development
Surrounding Properties:	North: B-2 PUD (General Commercial PUD) South: B-2 PUD (General Commercial PUD) East: M PUD (Manufacturing PUD) West: B-2 PUD (General Commercial PUD)
Staff Contact:	Kathryn Cowlin (815.356.3615)

Overview

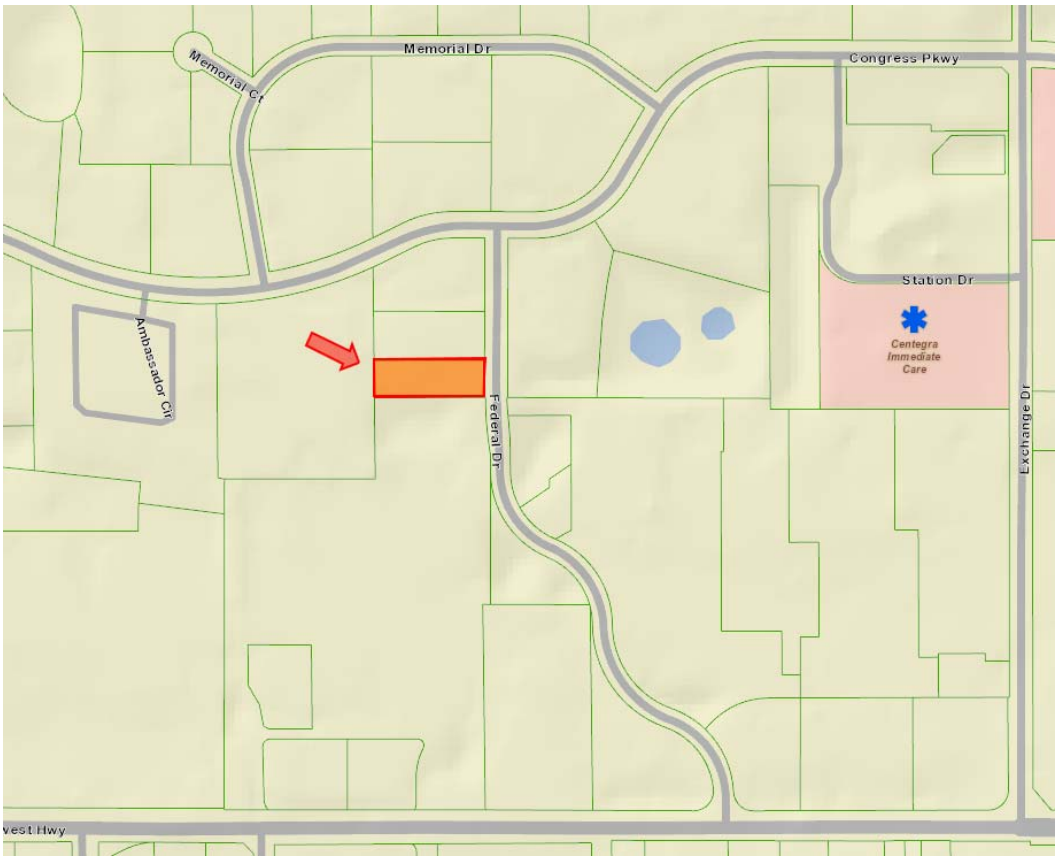
The petitioner is proposing to construct an office building at the subject property. The architecture of the building is prairie style, which complements the office buildings along Congress Parkway. The proposed building materials include brick and limestone.

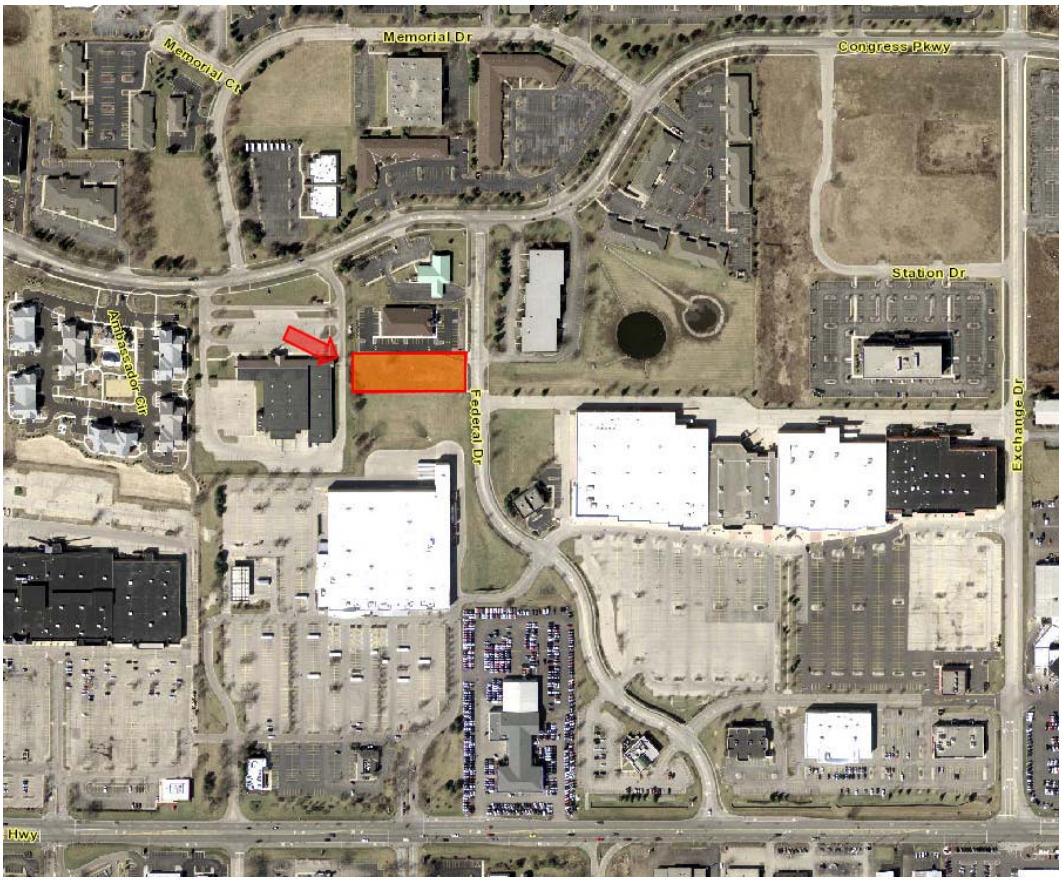
The property was originally part of the adjacent property to the north and was divided into a separate lot with the development of the Milestone building. Cross access between the two properties allows for a single shared entrance and drive aisle. The subject property has a large drainage easement along the south and west property lines. The petitioner is requesting Preliminary Planned Unit Development approval for a 3-unit office building. In addition, the petitioner is requesting a Planned Unit Development Variation from the required setback for a freestanding sign to allow the sign to be less than 10 feet from the interior side property line.

Public Hearing

The Preliminary Planned Unit Development request will be before the Planning and Zoning Commission for a recommendation at the May 2nd public hearing.

2018-18 CRYSTAL TERRACE – 401LT FEDERAL DR.





City of Crystal Lake
Development Application

Office Use Only
File # 2018-0018

Project Title: CRYSTAL TERRACE

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- X Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: DAVID M HELMRICH METRONOMIC, INC.
Address: 717 PONCE DE LEON CORAL GABLES, FL 33134
Phone: O: 305 503 8092 C: 630 253 8019
Fax: F: 305 602 2003
E-mail: dave@metronomicinc.com

Owner Information (if different)

Name: CRYSTAL TERRACE LLC
Address: 717 PONCE DE LEON STE 324 CORAL GABLES, FL 33134
Phone: 305 503 8092
Fax: 305 602 2003
E-mail: dave@metronomicinc.com

Property Information

Project Description: CONSTRUCTION of PROFESSIONAL OFFICE BUILDING

Project Address/Location: 402 LT FEDERAL DRIVE CRYSTAL LAKE, IL

PIN Number(s): 19-04-327-004

RECEIVED
MAR 22 2018
BY: RH

PM

Development Team

Please include address, phone, fax and e-mail

Developer: METRONOMIC, INC.

Architect: J. MICHAEL DELAPP

Attorney: ANNETTE M. O'CONNOR

Engineer: CHRIS Wichman

Landscape Architect: J MICHAEL DELAPP

Planner: KATHRYN COWLIN

Surveyor: NEKOLA SURVEY

Other:

Signatures

DAVID M HELMRICH OWNER METRONOMIC, INC 3-18-18

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

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

DAVID M HELMRICH CRYSTAL TERRACE, LLC 3-22-2018

OWNER: Print and Sign name **Date**

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

Northwest **PROPERTY &**
FINANCIAL MANAGEMENT
Corporation

780 Tek Drive • Crystal Lake, Illinois 60014
815-459-9187 Fax 815-459-1306

March 23, 2018

Mr. Ricky Trinidad
Metronomic Inc.
717 Ponce de Leon Blvd., Suite 324
Coral Gables FL 33134

RE: Crystal Lake Business Center
402 Federal Drive Construction Plans

Dear Mr. Trinidad,

Thank you for your recent submittal of the site plans for your proposed construction at 402 Federal Drive at the Crystal Lake Business Center.

The Development Committee Members have reviewed the information, and have given their approval on your construction plans, including your signage. You may proceed with the proposed construction.

If we can be of further help, please do not hesitate to contact me.

Thank you.

Sincerely,
NORTHWEST PROPERTY MGMT.

Janice Reinhardt
Senior Property Manager

cc: Board of Directors & File

CRYSTAL LAKE BUSINESS CENTER

APPENDIX III
DEVELOPMENT APPROVAL APPLICATION

Project Address 402 LT Federal Drive, Crystal Lake, IL 60014

Applicant CHRYSTAL TERRACE, LLC 3124026438
(name) (telephone)

402 LT Federal Drive, Crystal Lake, IL 60014 OFC. 305-503-8092
(address)

Project Contact RICKY TRONEDA) 312 4026438
(Individual with long-term responsibility for the project)

717 PONCE DE LEON # 324, CORAL GABLES, FL 33134
(address)

Owner CHRYSTAL TERRACE, LLC 305-503-8092
(If other than Applicant) (name) (telephone)

717 Ponce de Leon Boulevard, Suite 324, Coral Gables, FL 33134
(address)

Project Architect/Designer CHRIS WECHMAN 847-445-4334
(name) (telephone)

MEYER-WECHMAN
(address)

Project Civil Engineer TRANSCONTINENTAL DESIGN
(name) (telephone)

135 PARK AVE, BARRINGTON, IL 60010
(address)

Project General Contractor By Owner
(name) (telephone)

(address)

Project Landscape Architect MICHAEL DECAPP 847-526-5129
(name) (telephone)

266 W. LAKESHORE DRIVE, BARRINGTON, IL 60010
(address)

Total Site Area 37,238.00 sq. ft.

Total Site Landscape Area 18,185 sq. ft.
(See Article VI, Section A, Development Guidelines)

Total Paved Parking Area 9231 sq. ft. INCLUDES SMALL PORTION OF ENTRANCE DRIVE TOTAL SIDEWALK: 2074 SQ FT.

Total Parking Landscape Area PARKING ISLANDS 855 sq. ft.
(See Article VI, Section B, Development Guidelines) (INCLUDED IN SITE LANDSCAPE AREA)

Number of Parking Stalls 31 STALLS

Building(s) Height 23'-0" sq. ft.

Total Building(s) Area 7748 sq. ft.

Floor-Area- Ratio 21% sq. ft.
(See Article III, Section B, Development Guidelines)

Proposed Use (Include information on any measures taken to mitigate adverse effects of any industrial/commercial process)

OFFICE RENTAL SPACE

Number of employees or persons occupying Property (current/projected)

Proposed Construction Schedule (include all phases of construction) 12 MONTHS FROM PERMIT ISSUANCE.

Request for Variance(s) (Include all pertinent data) NONE / NOT APPLICABLE

DateReceived 3-22-18
Crystal Lake Business Center
Development Control Committee

By:

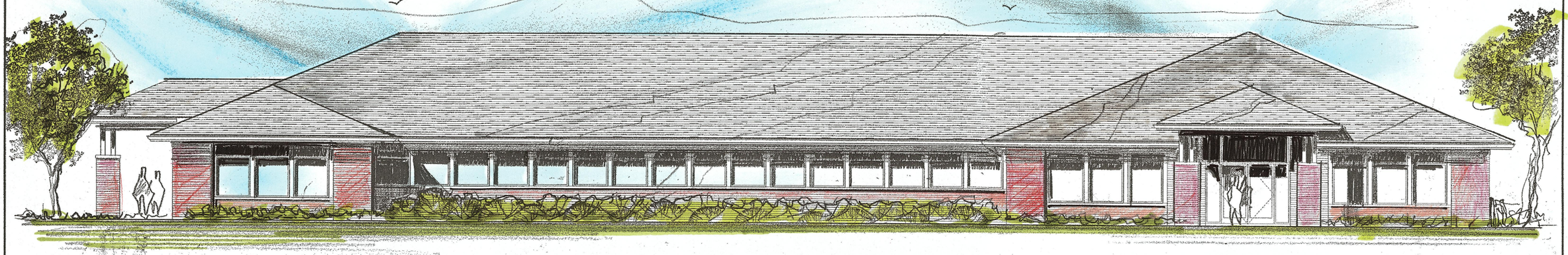
Name: Timothy J. Curran

CRYSTAL LAKE
BUSINESS CENTER

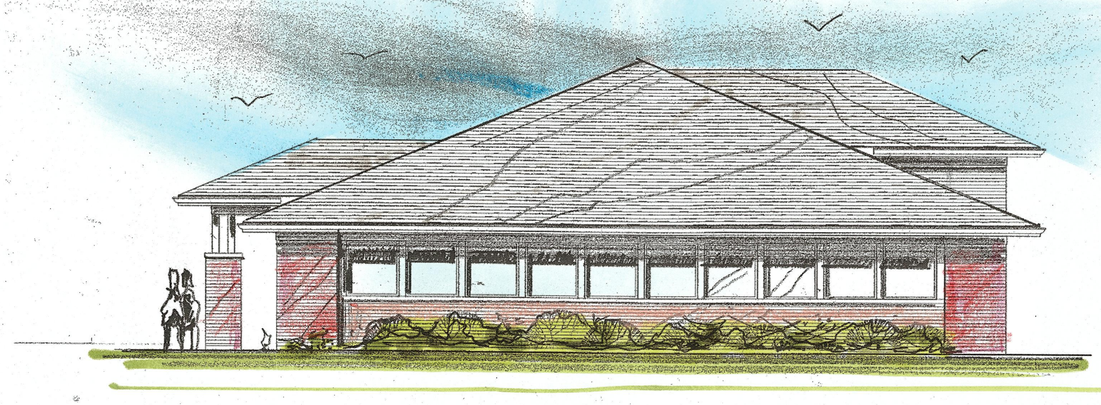
APPENDIX II
DEVELOPMENT CONTROL COMMITTEE

All correspondence with the Development Control Committee should be directed to:

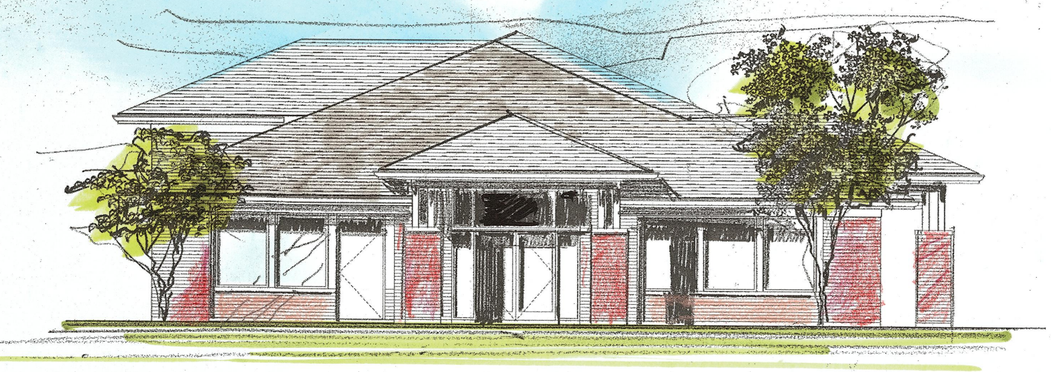
CRYSTAL LAKE BUSINESS CENTER
Development Control Committee
c/o Amli Realty Co.
125 South Wacker Drive
Suite 3100
Chicago, Illinois 60606
Attn: _____



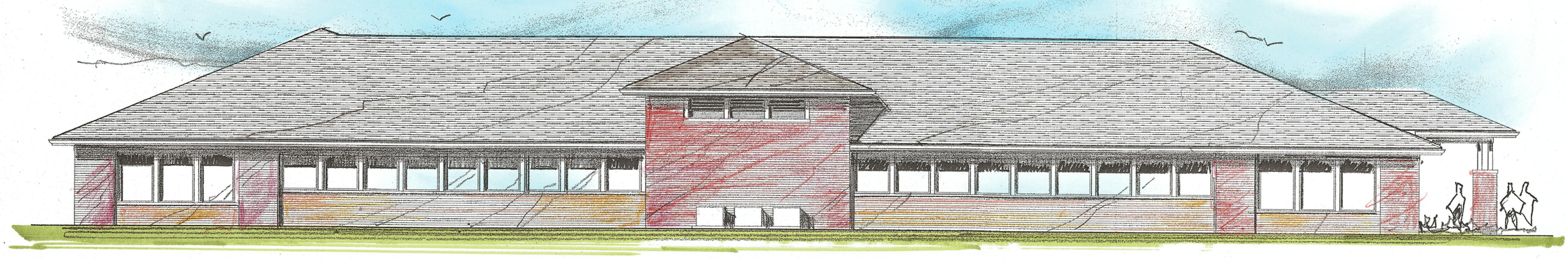
NORTH ELEVATION SCALE 1/8" = 1'-0"



WEST ELEVATION SCALE 1/8" = 1'-0"



EAST ELEVATION SCALE 1/8" = 1'-0"



SOUTH ELEVATION SCALE 1/8" = 1'-0"

Proposed Office Building
Cyrstal Terrace LLC
402 Lt Federal Drive

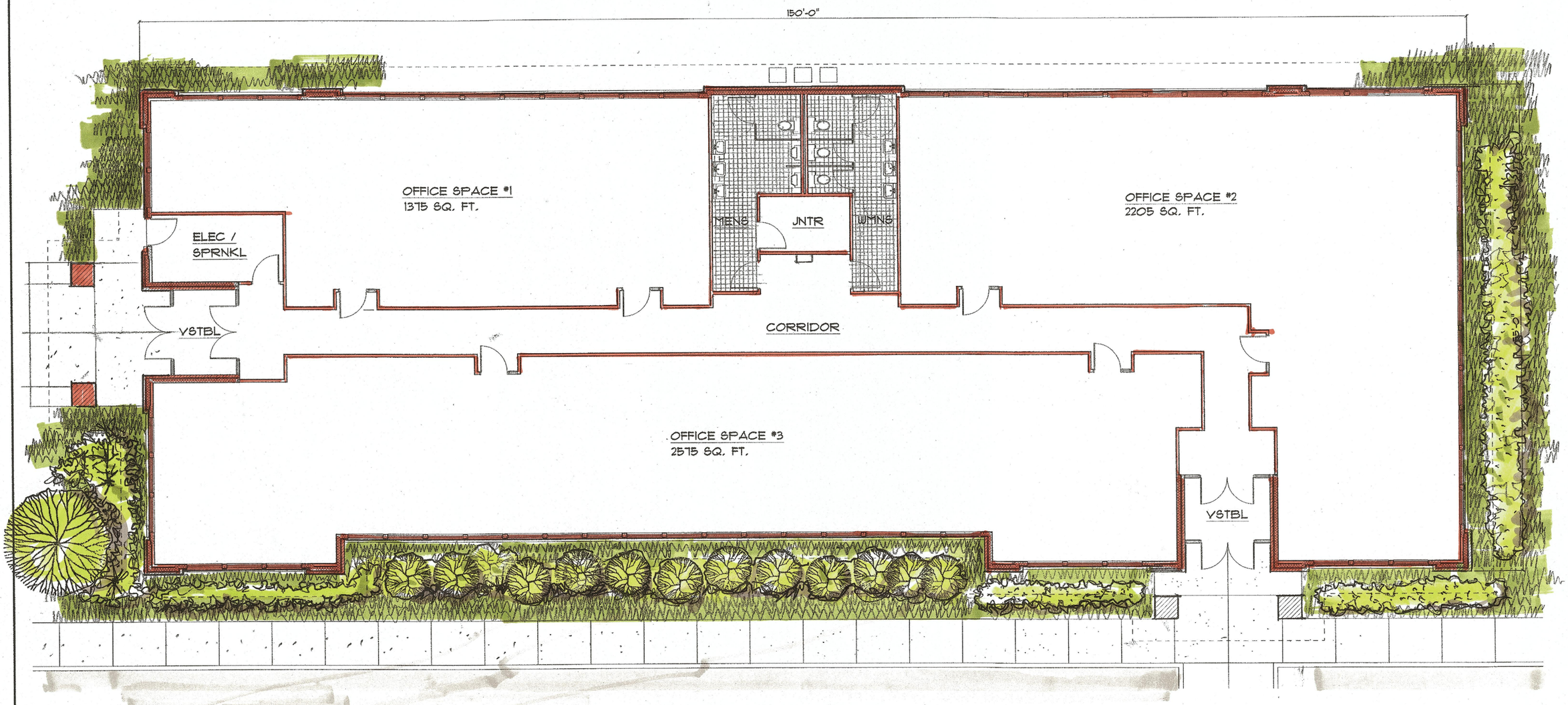
A Metronomics Developement
Crystal Lake, Illinois

architect
J. MICHAEL DELAPP
266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

2018-18
Received 3-22-18

B

9 JAN 2018



PROPOSED FIRST FLOOR PLAN SCALE 1/8"=1'-0"

7850 SQ.FT.

Proposed Office Buildng
Cyrstal Terrace LLC
402 Lt Federal Drive

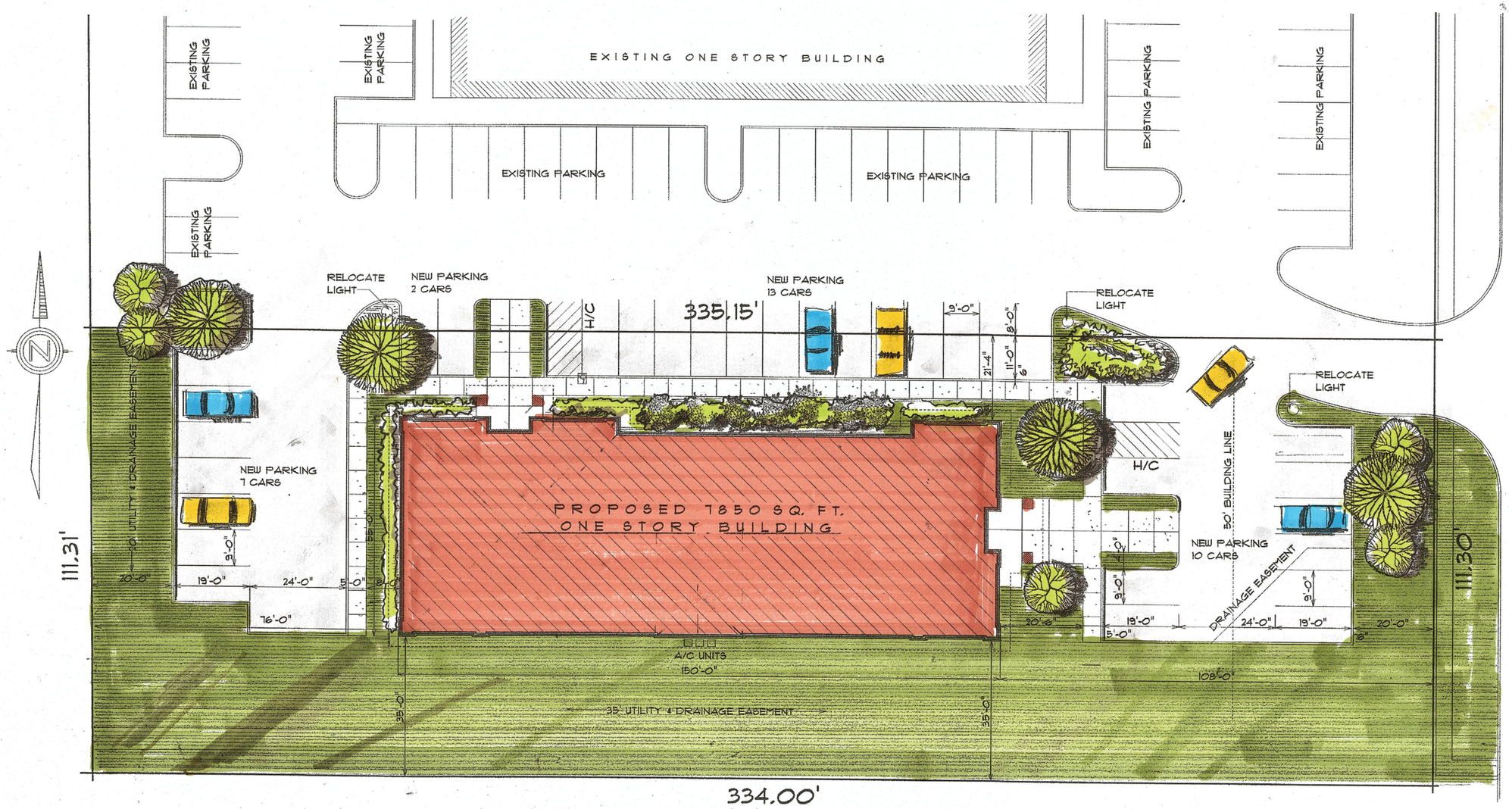
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2018-18
Received 3-22-18

2

9 JAN 2018



PROPSED SITE PLAN

SCALE 1" = 20"

PARKING DATE:

REQUIRED	32 CARS
ACTUAL	32 CARS

Proposed Office Buildng
Cyrstal Terrace LLC
402 Lt Federal Drive

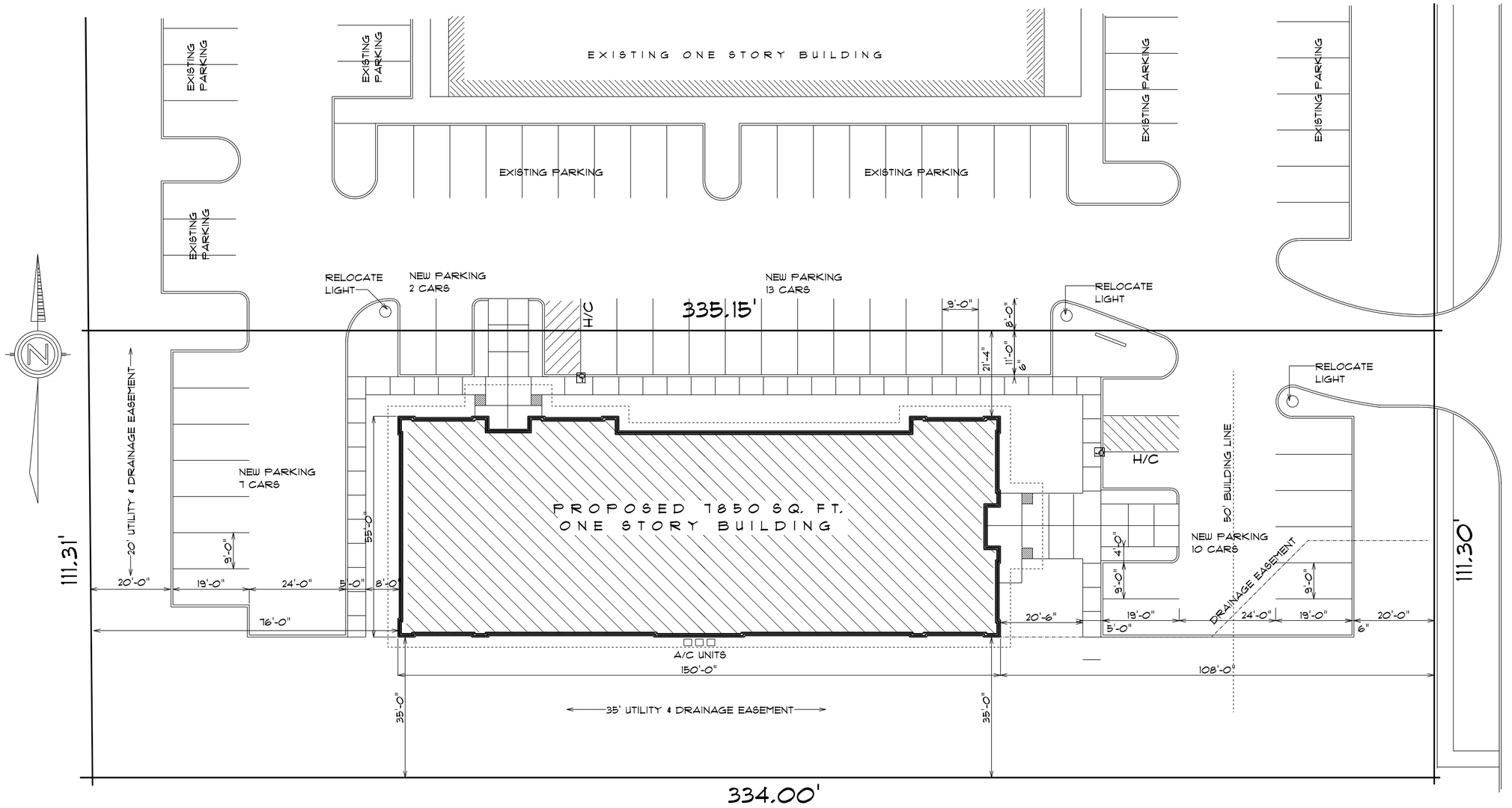
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architect
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266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

2018-18
Received 3-22-18

1

9 JAN 2018



PROPSED SITE PLAN

SCALE 1" = 20"

PARKING DATE:

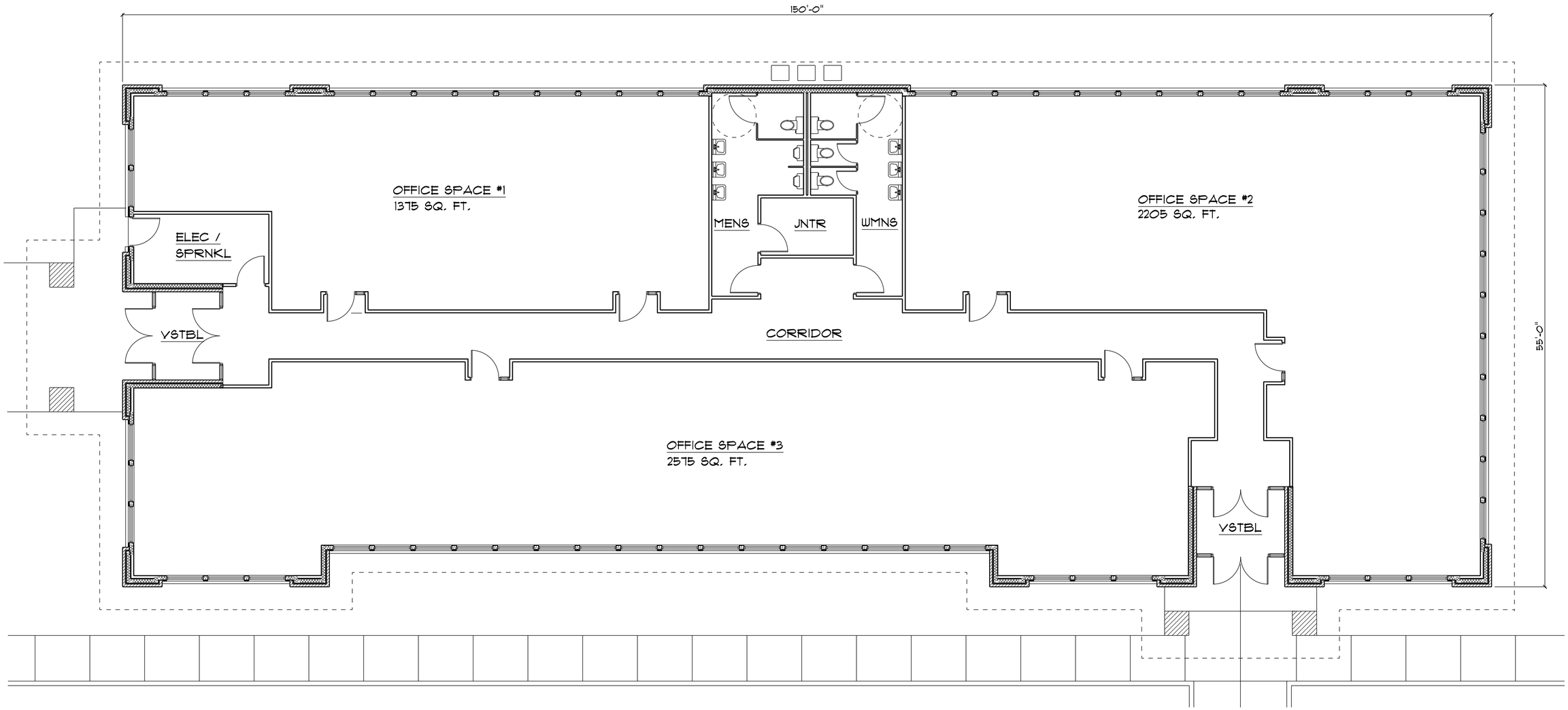
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ACTUAL	32 CARS

Proposed Office Buildng
Cyrstal Terrace LLC
402 Lt Federal Drive

A Metronomics Developement
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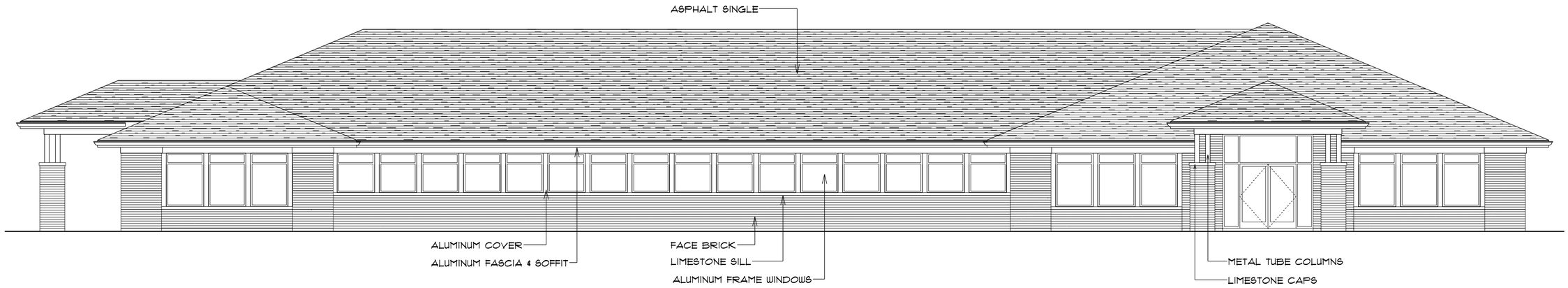
7850 SQ. FT.

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Cyrstal Terrace LLC
402 Lt Federal Drive

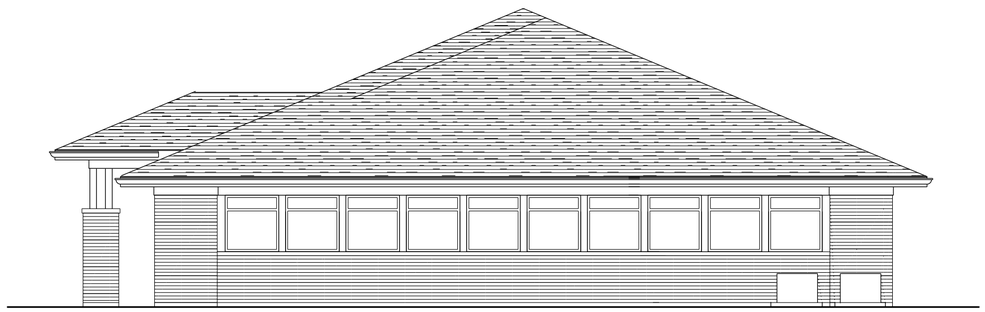
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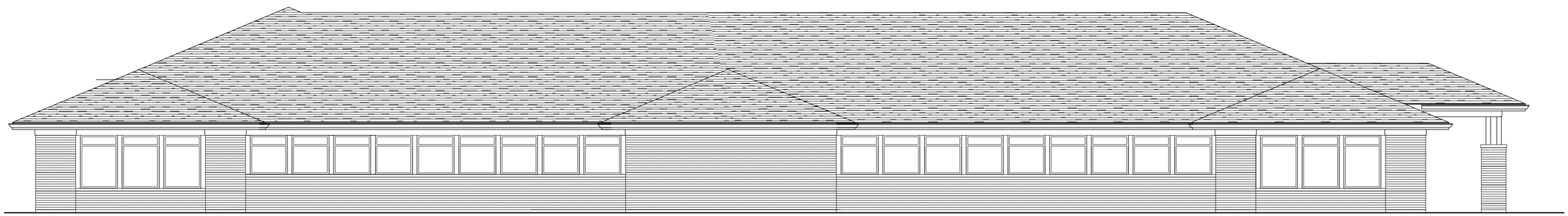
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SOUTH ELEVATION SCALE 1/8" = 1'-0"

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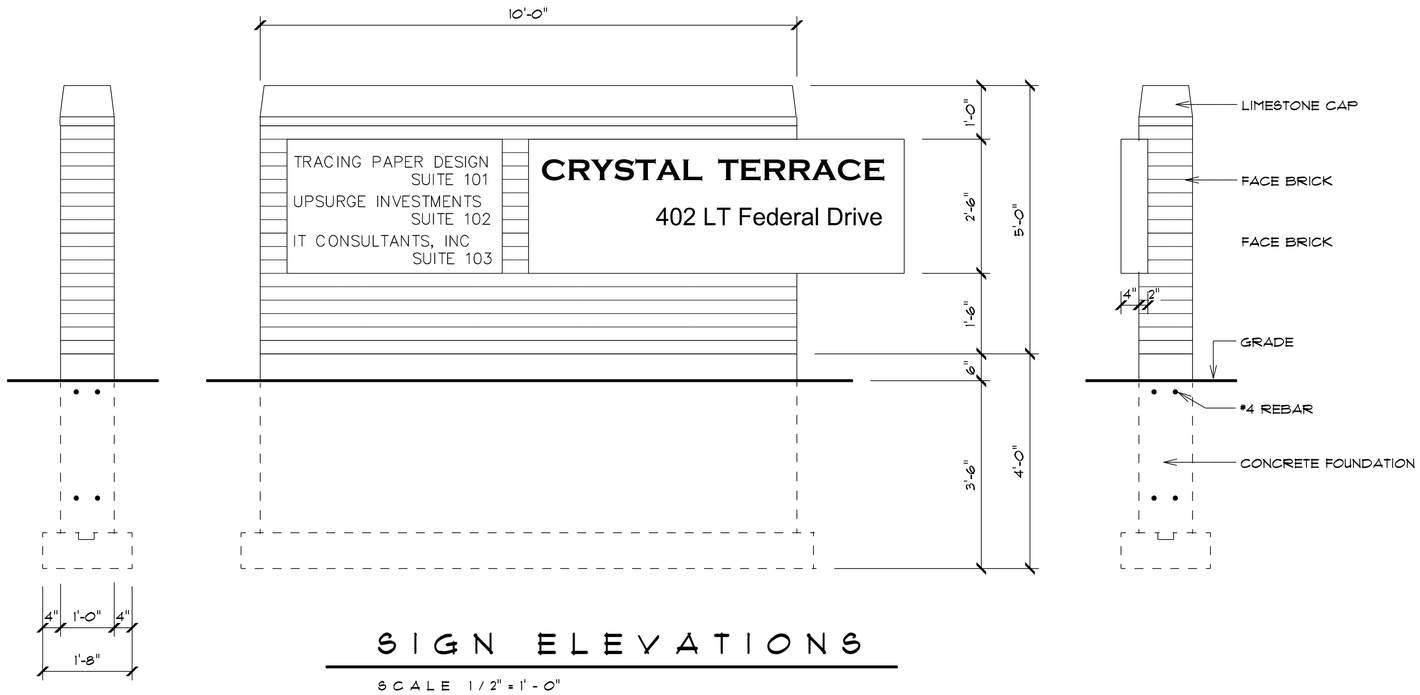
A Metronomics Developement
Crystal Lake, Illinois

architect
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266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

2018-18
Received 4-3-18

3

DATE: APR 3, 2108



SIGN ELEVATIONS

SCALE 1/2" = 1'-0"

1. SIGN PANEL & TENNANT PANEL BY SIGN CONTRACTOR
2. BACKLIGHTING OF LETTERS OPTIONAL
3. "CYRSTAL TERRACE" - COPPERPLATE GOTHIC FONT 6" HIGH
4. "402 LT FEDERAL DRIVE" - ARIAL FONT 4" HIGH
5. CONCRETE BASE & MASONRY BY GENERAL CONTRACTOR
6. SIGN CONTRACTOR TO COORDINATE W/ ELECTRIC CONTRACTOR FOR BACKLIGHTING OPTION
7. TENNANT PANEL TO BE DETERMINED

Proposed Office Buildng
Cyrstal Terrace LLC
402 Lt Federal Drive

A Metronomics Developement
Crystal Lake, Illinois

architect
J. MICHAEL DELAPP
266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

2018-18
Received 4-3-18

3

DATE: APR 3, 2108



ENTRY SIGN · 1/2"=1'-0"

CRYSTAL TERRACE OFFICE BUILDING

405 LT FEDERAL DRIVE · CRYSTAL LAKE, IL

fmd

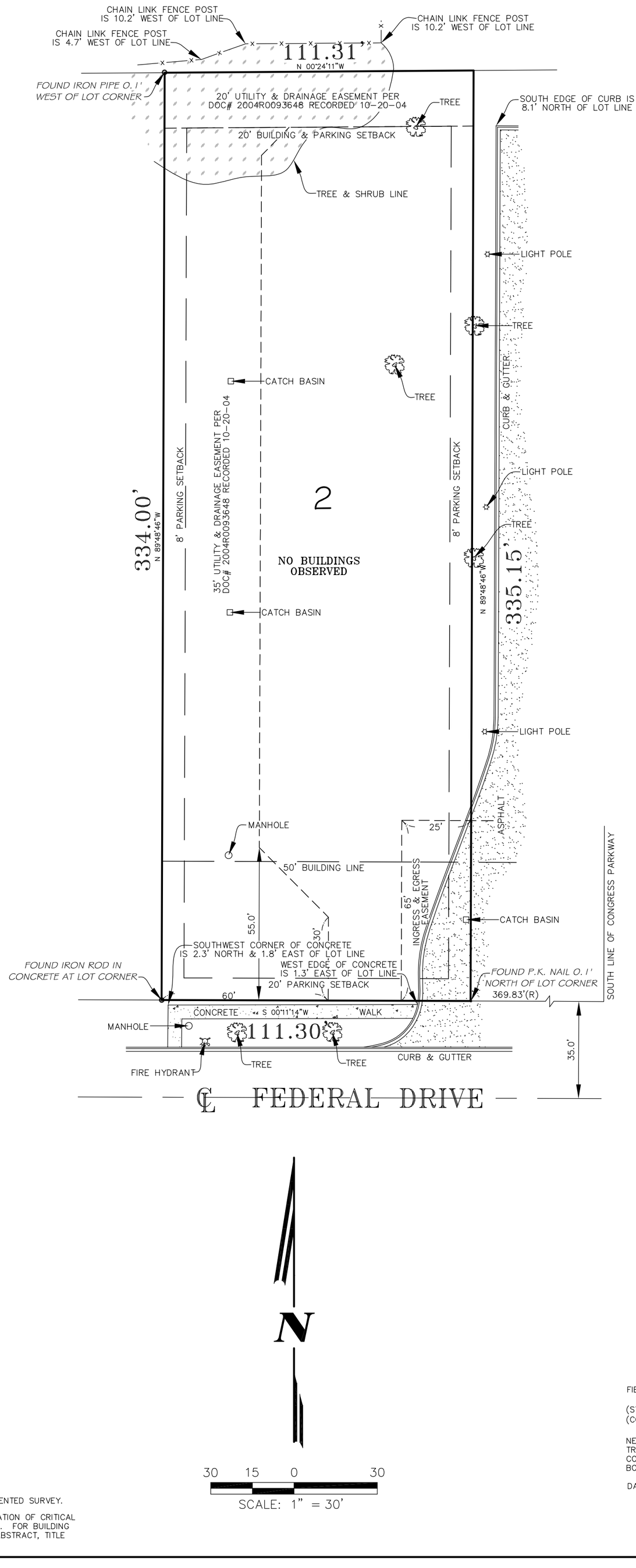
24 FEB 2018

2018-18
Received 3-22-18

PLAT OF SURVEY

OF

LOT 2 IN MILESTONE THERAPY CENTER RESUBDIVISION BEING A RESUBDIVISION OF LOT 2 IN MCHENRY COUNTY FEDERAL CREDIT UNION'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 9 IN CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A RESUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 2013 AS DOCUMENT 2013R0058730, IN MCHENRY COUNTY, ILLINOIS.



LEGEND

(R/M) – RECORD / MEASURED
L – ARC LENGTH
R – RADIUS
CH – CHORD

AREA = 37,238 SQ. FT. MORE OR LESS

PREPARED FOR: ANNETTE M. O'CONNOR (ATTORNEY AT LAW)
JOB ADDRESS: 402 LT FEDERAL DRIVE, CRYSTAL LAKE, IL
SELLER/BUYER: KAPADIA & SONS LTD. CORP. / METRONOMIC, INC.
JOB NO.: 17-11-0042

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

☒ – "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

2018-18
Received 3-22-18

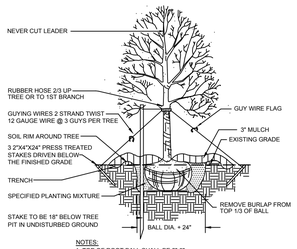
FIELD WORK COMPLETED ON THE 10TH DAY OF NOVEMBER, 2017.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 20TH DAY OF NOVEMBER, 2017.

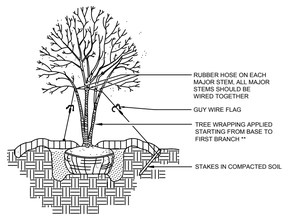
IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2018.



NOTES:
1. TOP OF ROOT BALL SHALL BE 2"-3" ABOVE FINISH GRADE BEFORE BACKFILLING
2. IT IS THE CONTRACTORS OPTION TO EITHER STAKE OR GUY TREES.

DETAIL: DECIDUOUS TREE PLANTING

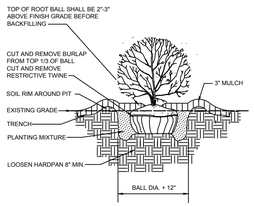
NOT TO SCALE



**ONLY TO BE USED FOR FALL PLANTING

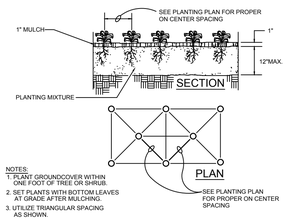
DETAIL: MULTISTEM TREE STAKING

NOT TO SCALE



DETAIL: SHRUB PLANTING

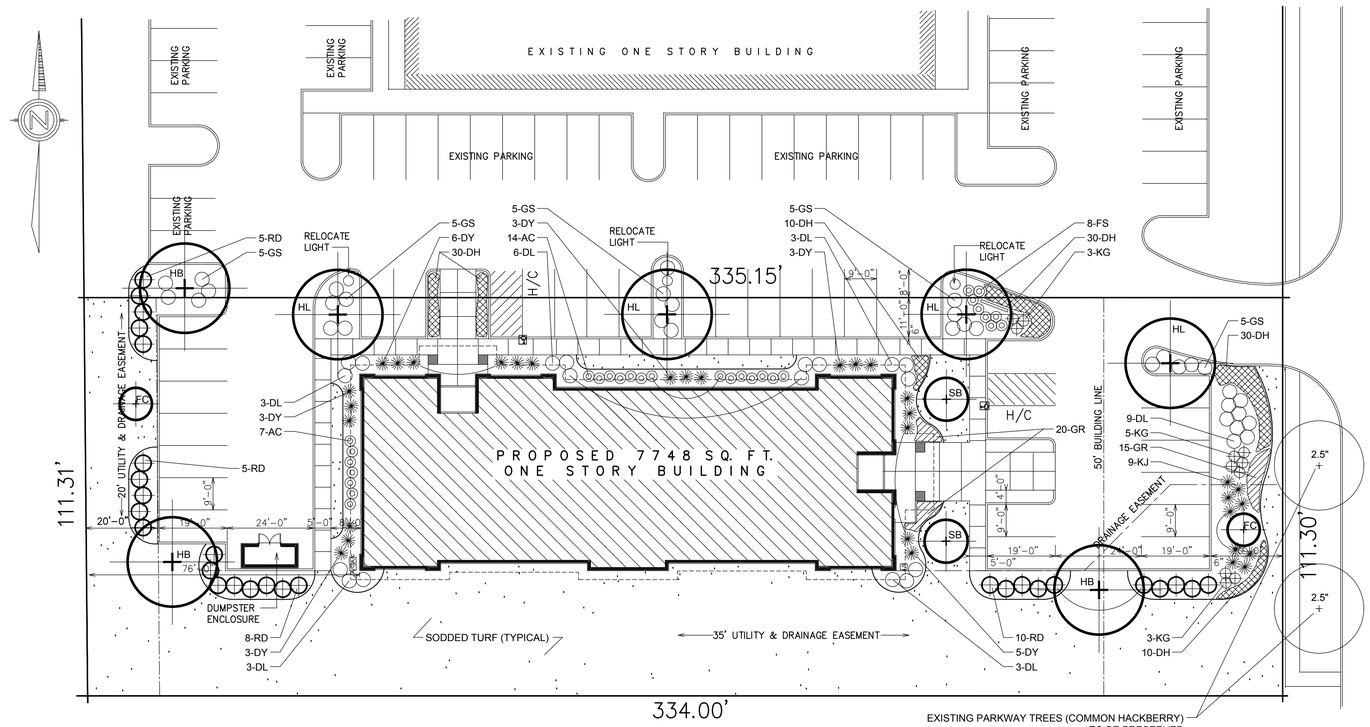
NOT TO SCALE



NOTES:
1. PLANT GROUNDCOVER WITHIN ONE FOOT OF TREE OR SHRUB.
2. SET PLANTS WITH BOTTOM LEAVES AT GRADE AFTER MULCHING.
3. UTILIZE TRIANGULAR SPACING AS SHOWN.

DETAIL: GROUNDCOVER PLANTING

NOT TO SCALE



PLANT SCHEDULE

SYMBOL	KEY	COMMON / LATIN NAME	SIZE	CONDITION*	SPACING	QUANTITY
		SHADE TREES				
	HB	COMMON HACKBERRY CELTIS OCCIDENTALIS	2.5" CAL.	B & B	SPECIMEN	3
	HL	SKYLINE THORNLESS HONEYLOCUST GLEDITSIA TRIACANTHOS VAR. INERMIS	2.5" CAL.	B & B	SPECIMEN	4
		ORNAMENTAL TREES				
	FC	SARGENT CRABAPPLE MALUS SARGENTII	8' HT.	B & B	SPECIMEN	2
	SB	ALLEGHENY SERVICEBERRY AMELANCHIER LAEVIS	8' HT.	B & B	SPECIMEN	2
		EVERGREEN SHRUBS				
	DY	DENSE YEW TAXUS X MEDIA DENSIFORMIS	18"	B & B	4' O.C.	20
	KJ	KALLAY COMPACT PFITZER JUNIPER JUNIPERUS CHINENSIS KALLAYS COMPACT	24"	B & B	4' O.C.	12
		DECIDUOUS SHRUBS				
	AC	DWARF ALPINE CURRANT RIBES ALPINUM GREEN MOUND	18"	B & B	3' O.C.	21
	DL	DWARF LILAC SYRINGA MEYERI PALIBIN	24"	B & B	4' O.C.	30
	FS	GOLD FLAME SPIREA SPIRAEA X BUMALDA	18"	B & B	3' O.C.	8
	GS	GRO-LOW SUMAC RHUS AROMATICA	18"	B & B	4' O.C.	25
	RD	CARDINAL RED TWIG DOGWOOD CORNUS SERICEA	36"	B & B	4.5' O.C.	28
		GROUNDCOVERS AND PERENNIALS				
	DH	HAPPY RETURNS DAYLILY HEMERCALLIS SPECIES	1G.	CONTR.	2' 0.C.	110
	GR	ROZANNE GERANIUM GERANIUM GERWAT	1G.	CONTR.	2' 0.C.	35
	KG	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA	3G.	CONTR.	3' O.C.	8
	SOD	SODDED LAWN SALT TOLERANT BLUEGRASS BLEND	S.Y.			1,550

* IF B & B PLANTS ARE NOT AVAILABLE DUE TO TIME OF SEASON, CONTAINER GROWN PLANTS MAY BE SUBSTITUTED, AS APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE PLAN NOTES:

1. ALL PROPOSED SHRUB BEDS AND TREE RINGS TO RECEIVE 3" THC. SHREDDED HARDWOOD MULCH (PERENNIALS/GROUNDCOVERS 1" THC.)
2. REPAIR ALL EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION (SOD).
3. LIMIT OF SOD = PROPERTY LINE (UNLESS OTHERWISE NOTED).
4. THE CONTRACTOR SHALL LOCATE THE EXISTENCE OF UTILITIES PRIOR TO STARTING WORK.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST.
6. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOC. OF NURSERYMEN OR EQUIVALENT. NO "PARK GRADE" MATERIAL SHALL BE ACCEPTED.
7. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
8. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK SHALL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
9. ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF KNITTING.
11. IMPORTED TOPSOIL (PLANTING AREAS) AND SPREADING BY EXCAVATING CONTRACTOR.
12. ALL PROPOSED TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5' DIA. MULCH RING AROUND TRUNK.
13. ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD. IF STAKING OF TREES IS NOT PERFORMED, REMOVAL OF TOP 1/3 OF BURLAP AND ROPES IS UNNECESSARY (REMOVE ALL NON-BIODEGRADABLE MATERIAL).
14. INFORMATION CONTAINED IN "PLAN NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
15. VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
16. ALL PLANTING BED EDGES TO BE CULTIVATED.
17. NO SHADE TREE BRANCHES SHALL BE LESS THAN SIX (6) FEET ABOVE THE GROUND.
18. AMEND ALL GROUNDCOVER BEDS W/4" THC. SAND AND COMPOST MIX PRIOR TO PLANTING. MIX INTO EXISTING TOPSOIL.

811 Know what's **below.** **Call** before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

Received 4/5/18 KC

JOSEPH D. DAVITO 157-009925 LANDSCAPE ARCHITECT STATE OF ILLINOIS REGISTERED

LANDSCAPE PLAN

NOTE: ALL BASE INFORMATION PROVIDED BY J. MICHAEL DELAPP ARCHITECTURE, 847-526-5429.

REVISIONS

DATE	DESCRIPTION

OFFICE BUILDING
CRYSTAL LAKE, LLC
402 LT FEDERAL DRIVE — CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN

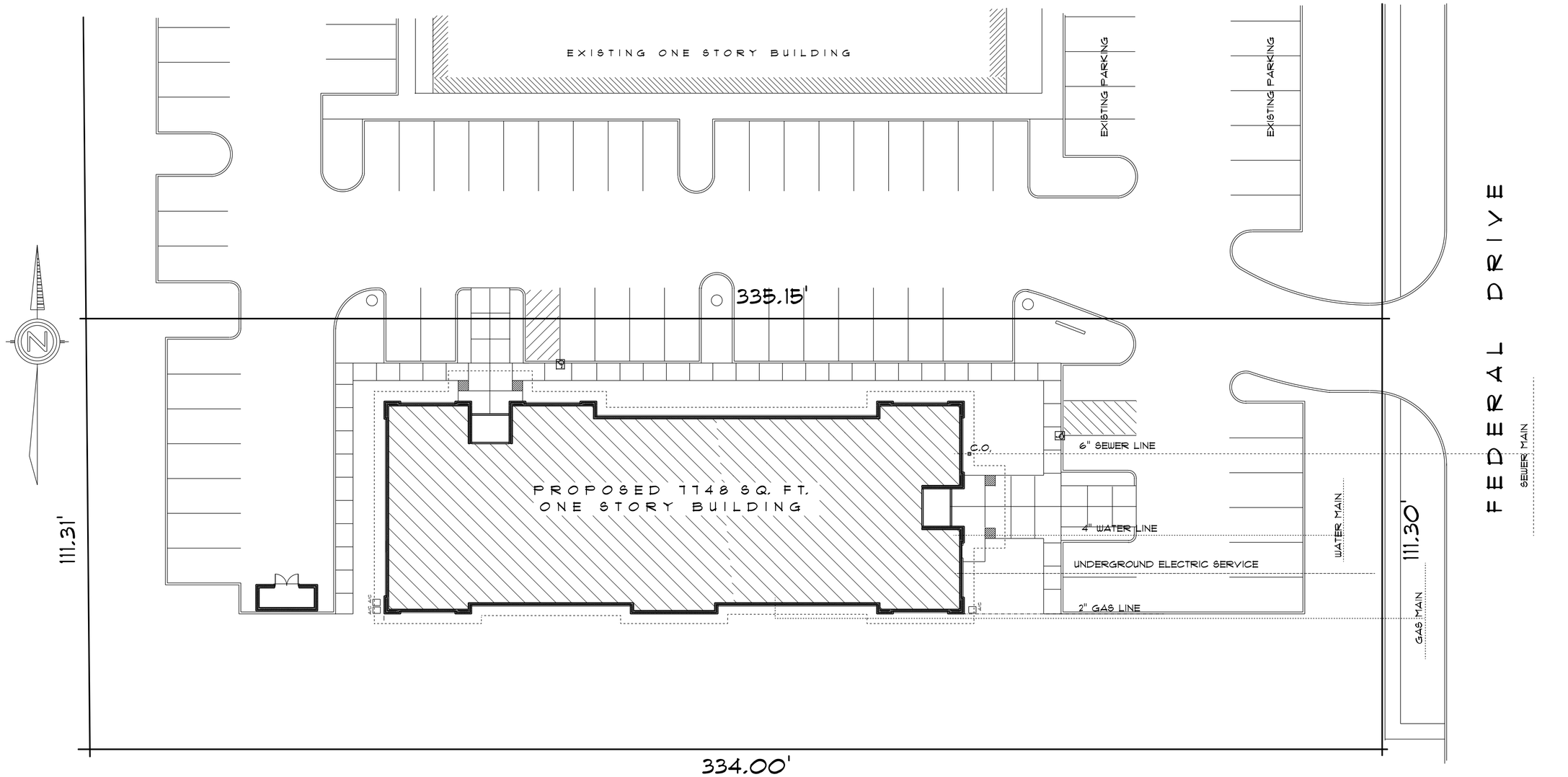
SCALE:	1"=20'-0"
DATE:	APRIL 05, 2018
DESIGN:	J. DAVITO, PLA
DRAFTING:	JDD

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
ISLAND LAKE, IL. 60042
2735 KINGSTON DRIVE
(847) 456-8797
WWW.JDAVITODESIGN.COM

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PROJ. NO. 18-003

LS1



PROPOSED UTILITY PLAN SCALE 1"=20"

2018-18
Received 3-22-18

Proposed Office Buildng
Cyrstal Terrace LLC
402 Lt Federal Drive

A Metronomics Developement
Crystal Lake, Illinois

architect
J. MICHAEL DELAPP
266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

5

DATE: FEB 22, 2108

MUTUAL INGRESS & EGRESS EASEMENT AGREEMENT

This Agreement by and between Kapadia & Sons, LTD, an Illinois corporation ("Kapadia"), as own3r of both Parcel 1 and Parcel 2, as described on Exhibit A, dated on the date noted below.

Whereas, Kapadia owns both Parcel 1 and Parcel 2 (Kapadia, and any future owners of both or either parcel, are referred to herein as the "Parcel Owners"); and

Whereas Parcel 1 and Parcel 2 were platted/resubdivided to show a mutual ingress & egress easement for the respective parcels, recorded in McHenry County, Illinois as document No. 2013R0058730 (the ingress and egress easement created by that document is herein referred to as (the "Easement")); and

Whereas no document was ever recorded outlining the maintenance or other obligations of the respective Parcel Owners relative to the Easement;

Now, therefore, Kapadia agrees, for the benefit of the future owners of Parcel 1 and Parcel 2, as follows:

1) The recitals above are incorporated herein, as if fully set forth;
2) Each Parcel Owner shall be financially responsible for maintaining in good repair that part of the Easement which falls within the boundaries of the parcel they own;
3) Nothing set forth herein shall prevent the Parcel Owners from cooperating with one another to maintain or repair the Easement;
4) Each Parcel Owner shall use commercially reasonable efforts to ensure that the portion of the Easement lying on their own parcel is not obstructed and does not fall into unreasonable repair, so as to prevent commercial traffic from reaching the neighboring parcel. In the event of scheduled repairs or other necessary obstructions, the Parcel Owner (or his agents) scheduling such repairs or obstructions shall give the other Parcel owner at least two weeks advance notice of such expected obstructions or repairs, provided, however, that in an emergency, each Parcel Owner shall give the other Parcel Owner as much notice as is possible under the circumstances.
5) This agreement shall run with the land, and shall accrue for the benefit of future assigns and owners of each Parcel.

Dated this 25th day of August, 2016

Kapadia & Sons, LTD, an Illinois corporation
as Sole owner of both Parcel 1 and Parcel 2.

By: _____
Shabbir Kapadia

Exhibit A

Parcel 1

LOT 1 IN MILESTONE THERAPY CENTER RESUBDIVISION BEING A RESUBDIVISION OF LOT 2 IN MCHENRY COUNTY FEDERAL CREDIT UNION'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 9 IN CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 2013 AS DOCUMENT NO. 2013R0058730, IN MCHENRY COUNTY, ILLINOIS.

Parcel 2

LOT 2 IN MILESTONE THERAPY CENTER RESUBDIVISION BEING A RESUBDIVISION OF LOT 2 IN MCHENRY COUNTY FEDERAL CREDIT UNION'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 9 IN CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 2013 AS DOCUMENT NO. 2013R0058730, IN MCHENRY COUNTY, ILLINOIS.