7/04/05

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

Prepared by:
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123 Water Street
Naperville, IL 60540

Return to after recording:
Village Clerk
Village of Sugar Grove
P.O. Box 49
Sugar Grove, IL 60554

Reserved for Recorder's Use

ANNEXATION AGREEMENT
(SETTLERS RIDGE SUBDIVISION)

This Annexation Agreement (the "Agreement"), is made and entered into this _____ day of _____, 2005, by and between the VILLAGE OF SUGAR GROVE, an Illinois municipal corporation (the "VILLAGE"); THE ALEXANDER FAMILY OF ILLINOIS LIMITED PARTNERSHIP, a Delaware limited partnership, ("OWNER ONE" as to Parcel One) and KH SRAV I, LLC, an Illinois limited liability company ("OWNER TWO" as to Parcel Two), collectively "OWNERS"; and KIMBALL HILL HOMES ILLINOIS, LLC, an Illinois limited liability company, (the "DEVELOPER"); individually referred to as "Party" and collectively referred to as "Parties."

WITNESSETH

WHEREAS, OWNERS own fee simple interest to the Property which is legally described in Exhibit "A," attached hereto, consisting of approximately 1331 acres, more or less (the "Property"); and,

WHEREAS, for purposes of this Agreement the North Parcel is defined as that portion of the Property lying north of the northerly line of the current Prairie Street right of way and consists of approximately 522 acres, and the South Parcel is defined as that portion of the Property lying south of the northerly line of the current Prairie Street right of way, and consists of approximately 768 acres; and

WHEREAS, the Property is situated in the unincorporated Sugar Grove Township, Kane County and is contiguous to the incorporated territory of the VILLAGE; and,

WHEREAS, the DEVELOPER has a contract with OWNER ONE and OWNER TWO is an entity controlled by the DEVELOPER; and,

WHEREAS, it is the desire of OWNERS and DEVELOPER to annex to and develop the Property as a residential subdivision named "Settlers Ridge" in the VILLAGE in accordance with the terms of this Agreement, all attachments hereto, all plans approved by the VILLAGE and the ordinances of the VILLAGE; and,

WHEREAS, it is the desire of the VILLAGE to annex the Property and facilitate its development pursuant to the terms and conditions of this Agreement, all attachments hereto, all plans approved by the VILLAGE and the ordinances of the VILLAGE; and,

WHEREAS, OWNERS, DEVELOPER and VILLAGE have or will perform and execute all acts required by law to effectuate such annexation; and,

WHEREAS, DEVELOPER and OWNER TWO will perform all acts, duties and responsibilities required by this Agreement, all attachments hereto, all plans approved by the VILLAGE and the ordinances of the VILLAGE to develop the Property; and,

WHEREAS, the Parties wish to zone the Property under the terms of this Agreement; and,

WHEREAS, all notices required by law relating to this annexation and to this Agreement have been given to the persons or entities entitled to such notice pursuant to the applicable provisions of the Illinois Compiled Statutes; and,

WHEREAS, the Corporate Authorities of the VILLAGE have duly affixed the time for a public hearing on this Agreement and pursuant to legal notice have held such hearing thereon all as required by the provisions of the Illinois Compiled Statutes; and,

WHEREAS, the Corporate Authorities and the Plan Commission of the VILLAGE have duly held all public hearings relating to zoning and Preliminary Plan approval and variations pursuant to public notices thereof, all as required by the provisions of the VILLAGE'S ordinances and the Illinois Compiled Statutes; and,

WHEREAS, the VILLAGE and OWNERS agree that the North Parcel of the Property shall be developed in general accordance with the Illustrative Plan and Preliminary Plat attached hereto and incorporated herein by reference as Exhibit "C", and the South Parcel of the Property shall be developed as set forth in Paragraph (2) below and in general accordance with the Land Use/Zoning Exhibit attached hereto and

incorporated herein by reference as Group Exhibit "B" (consisting of Exhibits "B-1" through "B-4", and "B-1-A") (collectively, the "Development"); and,

WHEREAS, in reliance upon the development of the Property in the manner proposed, OWNERS, DEVELOPER and the VILLAGE have executed all petitions and other documents that are necessary to accomplish the annexation of the Property to the VILLAGE; and,

WHEREAS, it is the desire of the VILLAGE and DEVELOPER that the development of the Property proceed, in accordance with the ordinances, codes and regulations of the VILLAGE as amended; and,

WHEREAS, in accordance with the powers granted to the VILLAGE by the provisions of 65 ILCS 5/11-15.1-1 through 15.1-5, inclusive, relating to Annexation Agreements, the Parties hereto wish to enter into a binding Agreement with respect to the Property and to provide for various other matters related directly or indirectly to the annexation of the Property as authorized by the provisions of said statutes; and,

WHEREAS, pursuant to due notice and publication in the manner provided by law, the appropriate zoning authorities of the VILLAGE have had such public hearing and have taken all further action required by the provisions of 65 ILCS 5/11-15.1-3 and the ordinances of the VILLAGE relating to the procedure for the authorization, approval and execution of this Agreement by the VILLAGE.

NOW, THEREFORE, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the Parties agree as follows:

1. **ANNEXATION.**

OWNERS and DEVELOPER have filed with the Clerk of the VILLAGE a duly executed verified petition pursuant to, and in accordance with, the provisions of 65 ILCS 5/7-1-1 *et seq.* to annex the Property and any adjacent highways to the VILLAGE upon the approval of this Agreement. Upon execution of this Agreement the Village shall thereafter take all steps necessary to annex and zone the Property pursuant to the terms of this Agreement. It is expressly understood that this Agreement, in its entirety, together with the Petition for Annexation for the Property, shall be null, void and of no force and effect unless the Property is zoned and classified as provided in this Agreement by the adoption of ordinances by the VILLAGE contemporaneously with the annexation of the Property.

2. **ZONING AND PLANNING.**

A. Contemporaneously with the annexation of the Property, the VILLAGE shall adopt an ordinance amending the provisions of the Sugar Grove Zoning Map so as to provide that the Property shall be classified as P.D.D. – Planned Development District, under Chapter 16 of the Sugar Grove Zoning Code. DEVELOPER and OWNER TWO will perform all acts, duties and responsibilities required by this Agreement, the Plan Description attached hereto as Exhibit "J," all attachments hereto, all plans approved by the VILLAGE and the ordinances of the VILLAGE to develop the Property.

B. The North Parcel of the Property shall be developed consistent with the Illustrative Plan and Preliminary Plat, Group Exhibit "C" (consisting of Exhibits "C-1" through "C-7", prepared by LandVision, Inc. (last revised May 19, 2005), the Preliminary Engineering Plans, Exhibit "E", prepared by Cowhey, Gudmunson, Leder, LLC (last revised May 24, 2005), and the Landscape/Design Elements Plan, Group Exhibit "D", prepared by Hitchcock Design Group (last revised May 17, 2005.) The North Parcel shall have a maximum dwelling unit count of 960 units. Certain of the lots on Exhibit C-1 shall be increased in size at the time of Final Plat to the reasonable satisfaction of the VILLAGE.

C. The OWNERS and DEVELOPER acknowledge that the development of the North Parcel is an innovation by the Parties as to the type of land planning in the VILLAGE (For illustrative purposes only: TND, Traditional Neighborhood Design). As such, prior to the development of the South Parcel, the Parties anticipate that some build out of the North Parcel shall have occurred. Upon notice from the OWNERS or DEVELOPER that they/it seek to commence development of the South Parcel, the VILLAGE shall meet and make a determination of whether said innovative design is to continue in the South Parcel or whether a more conventional design shall be utilized. That determination shall be made in the absolute and sole discretion of the VILLAGE Board of Trustees and shall be binding on the future development of the South Parcel. For purposes of this Agreement, the term "Mixed Use" shall mean allowable uses and may include the following: Single-family attached and detached housing, townhouses, apartments, condominiums, loft housing, live-work housing, offices, restaurants, retail and service uses. A substantial mix of said uses shall be located throughout the Mixed Use area, and shall generally not be clustered into a single use or area within the Mixed Use area. In a single building, mixed uses will typically include retail, office or service uses on the first and/or second floor, with office and/or residential uses on the second and higher floors. The residential density of the Mixed Use areas shall be higher than the contemporary residential areas, with the density being designated on Exhibit B-1 or B-2 (whichever scenario applies). The maximum dwelling unit count for the South Parcel shall be as shown on Exhibit B-1-A (whichever scenario applies).

1. If the VILLAGE determines that said innovative design shall continue, then the South Parcel of the Property shall be developed in general accordance with the Land Use/Zoning Exhibit, Exhibit "B" and in general accordance (but not requiring the exact layout or configuration) with Exhibit "B-1". The areas designated as Mixed Use shall be entitled to a density of 9.45 dwelling units per acre. The DEVELOPER of the property shall impose covenants on the area designated as Age Restricted (on Exhibit "B-1") restricting the use of the property to age restricted housing in accordance with the Fair Housing Act Amendment of 1988. Specifically said covenants shall be reviewed by the VILLAGE prior to passage and recording of the same and shall include provisions that require the Property to be used, at a minimum, for occupancy by persons 55 or older, with at least 80% of the occupied units occupied by at least one person who is 55 or older. There shall be at least 295 acres of Open Space, 20 acres near the BNSF railroad tracks for a Municipal site (potentially a park and ride/train station site or other compatible use), 5 acres for a church site, 2 acres for a municipal site, 2 acres for a Fire District site, 8 acres for a school site planned in the South Parcel, and 30 acres for a Middle School site, all of which shall, at a minimum be rough graded and shall, at minimum, comply with VILLAGE ordinance standards for acceptance and (except the Church site) shall be dedicated to the VILLAGE (or its designee) at the VILLAGE'S discretion without cost to the VILLAGE. Any final Plats or plans shall be in substantial conformance to the preliminary plans herein. Prior to issuance of any building permits for the South Parcel, however, the DEVELOPER shall comply with any other requirements for preliminary and final plans under the Planned Development District Ordinance, Chapter 16 of the Sugar Grove Zoning Ordinance as modified by this Agreement.

2. If the VILLAGE determines that said innovative design shall not continue, then the South Parcel shall be developed in general accordance with the Land Use/Zoning Exhibit, Exhibit "B" and in general accordance (but not requiring the exact layout or configuration) with Exhibit "B-3". The South Parcel shall be required to 1) maintain 40% open space, 2) have minimum lot size of 10,000 square feet, 3) have 70 foot lot widths in the TND area and 80 foot lot widths in the Contemporary Neighborhood Design (CND) area, and 4) comply with all other requirements of the Planned Development District Ordinance, Chapter 16 of the Sugar Grove Zoning Ordinance as modified by this Agreement for the TND and CND areas. The areas designated as Mixed Use shall be entitled to a density of 9.45 dwelling units per acre. The DEVELOPER of the property shall impose covenants on the area designated as Age Restricted (on Exhibit B-1) restricting the use of the property to age restricted housing in accordance with the Fair Housing Act Amendment of 1988. Specifically said covenants shall be reviewed by the

VILLAGE prior to passage and recording of the same and shall include provisions that require the Property to be used, at a minimum, for occupancy by persons 55 or older, with at least 80% of the occupied units occupied by at least one person who is 55 or older. There shall be 20 acres near the BNSF railroad tracks for a Municipal site (potentially a park and ride/train station site or other compatible use), 5 acres for a church site, 2 acres for a municipal site, 2 acres for a Fire District site, 8 acres for a school site planned in the South Parcel and 30 acres for a Middle School site, all of which shall, at minimum be rough graded and shall comply with VILLAGE ordinance standards for acceptance and (except the Church site) shall be dedicated to the VILLAGE (or its designee) at the VILLAGE'S discretion without cost to the VILLAGE. Any final Plats or plans shall be in substantial conformance to the preliminary plans herein (except for reasonable modifications to address numbers of units allowed under this sub-section). Prior to issuance of any building permits for the South Parcel, however, the DEVELOPER shall comply with any other requirements for preliminary and final plans under the Planned Development District Ordinance, Chapter 16 of the Sugar Grove Zoning Ordinance as modified by this Agreement.

D. Contemporaneously with the annexation of the Property, the VILLAGE shall, if necessary, amend its Comprehensive Plan to provide for the uses on the Property that are reflected in the Illustrative Plan and Preliminary Plat attached hereto and made a part hereof. The VILLAGE shall also, if necessary, amend its Transportation Plan to conform to the regional road layout identified on the aforementioned Illustrative Plan and Preliminary Plat.

E. The VILLAGE and DEVELOPER agree that, except as specifically modified in this Agreement and the attached drawings and exhibits, the Property shall be developed in compliance with all ordinances, codes and regulations of the VILLAGE in effect at the time of development, provided, however, that the application of any such ordinance, regulation or code shall not result in a reduction in the number of residential dwelling units or commercial acreage herein approved for the Property, nor alter or eliminate any of the ordinance variations provided for herein, nor result in any subdivided lot or structure constructed within the Property being classified as non-conforming under any ordinance of the VILLAGE, nor render any portion of DEVELOPER'S approved plan unbuildable. If any code requirement is lessened or reduced or made less restrictive after execution of this agreement, the DEVELOPER may utilize said amended code section. The foregoing to the contrary notwithstanding, in the event the VILLAGE is required to modify, amend or enact any ordinance or regulation and to apply the same to the Property pursuant to the express and specific mandate of any superior governmental authority, such ordinance or regulation shall apply to the Property and be complied with by DEVELOPER, provided, however, that any so-called grandfather provision contained in such

superior governmental mandate, would serve to exempt or delay implementation against the Property, shall be given full force and effect. The Parties acknowledge that it is the ultimate responsibility of the OWNERS and DEVELOPER to comply with any and all requirements of this Agreement and applicable VILLAGE Codes. Thus, in the event, during construction or any time after execution of this Agreement, the VILLAGE or its consultants issue a permit or give an approval not consistent with the terms of this Agreement or any applicable VILLAGE Codes, such erroneous permit or approval may be of no force and effect and thus may be revoked pursuant to a decision by the Village Board. The OWNERS and DEVELOPER agree that they may not rely on any such issued permit or approval for purposes of vested rights or estoppels to compel an improvement not consistent with the terms of this Agreement or applicable VILLAGE Codes. OWNERS and DEVELOPER hereby waive any claims of damages, of any type or character, against the VILLAGE, its employees or its consultants based on such erroneously issued permits or approvals, provided, however, that OWNERS and DEVELOPER shall not be required to perform any act which would constitute an undue hardship, such as demolition of structures, if it has relied in good faith upon the erroneous issuance of any permits or approvals.

3. **FEES, DONATIONS AND CONTRIBUTIONS.**

Development Related Fees.

A. The DEVELOPER shall pay all fees set forth in the schedule on Exhibit I at the times set forth on Exhibit I. Each of said fees may be increased by the VILLAGE at its sole and absolute discretion, but no more often than once per calendar year. The VILLAGE shall give the DEVELOPER written notice, 60 days prior to any such increase being effective as to any payment due.

B. DEVELOPER shall receive credit as set forth in Paragraphs 8(D) and Exhibit I-2.

C. Recapture Fees. To the best knowledge of the VILLAGE, after due investigation, there are no existing recapture fees for which the Property is liable, including those recapture fees permitted by 65 ILCS 5/9-5-1.

D. Municipal Consultants' Fees. DEVELOPER and VILLAGE agree that for the costs of review by experts and other consultants necessary for the review of the development of the Property, DEVELOPER shall reimburse the VILLAGE as required in the VILLAGE Ordinances.

4. **PARK DISTRICT DETERMINATION, LAND/CASH DONATIONS, ANNEXATION LAND CONTRIBUTIONS.**

A. The VILLAGE and DEVELOPER have determined the Property is currently located within the Sugar Grove Park District ("Park District") and will remain so.

B. DEVELOPER agrees to comply with the VILLAGE'S Land/Cash Ordinance in the Sugar Grove Subdivision Regulations for park and school contributions and provide certain other contributions of land. All lands donated shall be donated at such times as determined by the VILLAGE (subject to Paragraph 28(H)) and be rough graded and fine graded and seeded in accordance with VILLAGE Ordinances and to the satisfaction of the VILLAGE. In so complying the DEVELOPER shall:

1. North Parcel. The DEVELOPER shall fully satisfy the land/cash donation for Parks (the balance being satisfied in sub-paragraph 3 below) by the transfer of approximately 20 acres in the North Parcel to the VILLAGE or the Park District as directed by the VILLAGE. The DEVELOPER shall further partially satisfy the land/cash donation for Schools by transfer of approximately 8 acres in the North Parcel to the VILLAGE or the School District as directed by the VILLAGE.

2. South Parcel. Future park and/or school sites in the South Parcel have yet to be determined, but may also be transferred in partial satisfaction of the land/cash donation. VILLAGE land/cash values as determined by ordinance applicable throughout the VILLAGE in effect at the time of development of the South Parcel shall be used to determine DEVELOPER'S total obligation.

3. In addition to the donation of land, DEVELOPER shall also make all improvements and add amenities to park sites undertaken at the request of and approved by the VILLAGE or the Park District, as the case may be, and upon completion of improvements and amenities to the park sites, the VILLAGE agrees to either accept ownership and maintenance thereof or allow DEVELOPER to convey them directly to the Park District, as the case may be. The improvements to the North Parcel park sites shall be made on or before July 1, 2008 The DEVELOPER shall receive credit for the verified costs of said amenities up to the amount of the remaining Park Land Cash requirements for the North Parcel. The amenities shall comply with the specifications delineated on Exhibit "N".

4. The remainder of DEVELOPER'S total cash donation for school contribution, (approximately eight (8) acres for the North and South Parcels based on currently identified land donations), shall be paid in cash on a pro rata basis at the time of building permit.

5. DEVELOPER shall also donate an approximate two (2) acre site in the South Parcel for a municipal site donation, at a location mutually agreeable to DEVELOPER and VILLAGE

6. DEVELOPER shall also donate an approximate 2 acre site for a fire station in either the North Parcel or the South Parcel, for which it shall receive a credit against any fire impact fee amounts due from DEVELOPER at the Land/Cash Values of the VILLAGE due at the time of platting, at a location mutually agreeable to the VILLAGE and the DEVELOPER. The VILLAGE shall utilize its best efforts to combine the municipal site donation and the fire district site donation in a contiguous area which is buffered from residential areas, if possible.

7. DEVELOPER shall also donate a 30 acre site for a Middle School in the location generally delineated on Exhibit "B-1" or "B-2", but with the specific location being agreed to between the parties at the time of platting of the South Parcel. In lieu thereof, should the School District and the DEVELOPER locate a mutually acceptable site for a Middle School off the Property, and the School District is willing to allow the DEVELOPER to purchase said site for the School District and dedicate said site to the School District (under such conditions as are determined to be acceptable to the School District and the DEVELOPER), then this provision shall be waived. If the Middle School site is located on the Property, the Mixed Use area of the South Parcel shall be entitled to a density of 13.50 dwelling units per acre (in lieu of the 9.45 dwelling units per acre specified in Section 4(B)(8) and as shown on Exhibit B-1-A).

8. DEVELOPER shall also donate a 20 acre site for a park and ride/train station site in the South Parcel mixed use area at a location agreeable to the VILLAGE. DEVELOPER shall not receive credit against fees for said donation, but DEVELOPER shall be allowed to transfer the density credit for said 20 acres at 6.75 dwelling units per acre to the 50 acres of Mixed Use property on the South Parcel as depicted on the site plan, to allow for a modified density of 9.45 on the 50 acres of Mixed Use property. The DEVELOPER shall install signs indicating the future use of said site as a potential Park and Ride or Train Station (Subject to the approval of the text by the VILLAGE).

9. DEVELOPER shall also donate approximately 6 acres on the North Parcel for well sites, water tank sites and treatment facility sites designated on Exhibit "C".

10. All land donated in this Agreement shall be donated to the VILLAGE and then transferred to the other governmental entities referenced under such conditions as specified by the VILLAGE.

5. **SIGNAGE, CONSTRUCTION ACTIVITIES AND RELATED ISSUES.**

A. Signage: The VILLAGE agrees to allow the following signage to be used in the development only on private property approved by the VILLAGE, with the Project Signs, Sales or Marketing Signs/Flags, Temporary For Sale/Promotional Signs, and Directional Signs to be removed by DEVELOPER upon completion of 95% of build-out:

1. Project Signs: DEVELOPER shall be allowed four (4) project signs. Said signs can be two-sided with a maximum area of 200 square feet per side and a maximum height of fifteen (15) feet, and two (2) of them may be externally illuminated.

2. Development Unit Signs: DEVELOPER shall be allowed two (2) signs on each of the platted development units as shown on Exhibit "C". Said signs can be two-sided and externally illuminated with a maximum of 32 square feet on each side and a maximum height of ten (10) feet.

3. Sales or Marketing Signs/Flags: DEVELOPER shall be allowed eight (8) temporary sales or marketing signs. Said signs can be two-sided and externally illuminated with a maximum area of 32 square feet per side and a maximum height of ten (10) feet. DEVELOPER will be allowed to install company logo flags as a part of its temporary marketing program.

4. Temporary For Sale/Promotional Signs: DEVELOPER shall be allowed two (2) 6' x 12' single-faced, externally illuminated For Sale/Promotional Signs in each land use development unit. Said signs shall be a maximum height of six (6) feet.

5. Directional Signs: DEVELOPER shall be allowed eight (8) directional signs within the Property to direct buyers to the various model units. Said signs may not exceed 16 square feet in size and six (6) feet in height.

6. Permanent Monument Signs: DEVELOPER shall be permitted to have permanent monument entry improvements to the Property, or individual Units, as long as such entrance treatments or monumentation are in compliance with the VILLAGE Subdivision Control and the VILLAGE Sign Ordinance, or have been approved by the VILLAGE Board or Director of Community Development. All monument signs shall be substantially as set forth in Exhibit "D".

7. Model Home Signs: DEVELOPER shall be allowed one model home sign for each model home in the development with a maximum area of 12 square feet and a maximum height of four (4) feet.

8. VILLAGE "Gateway" Sign: DEVELOPER agrees to pay for and install a VILLAGE gateway sign in a size and format (with illumination as determined by the Village Board of Trustees) as shown on Exhibit L, to be located at the northeast corner of the North Parcel adjacent to Galena Boulevard, and DEVELOPER will also dedicate the area for said sign and grant appropriate easements of access for the VILLAGE to maintain said sign. Said land shall be dedicated and said sign shall be installed at the same time as the Galena Blvd/Gordon Road intersection improvements are made per Group Exhibit V.

B. Construction Activities

1. DEVELOPER shall have the right to undertake all construction activities on the Property in accordance with VILLAGE ordinances.

2. Model Homes. DEVELOPER shall be permitted to construct fifteen (15) model homes of each product type. Model homes may be constructed upon completion of a binder base road, and may not be issued a Temporary Certificate of Occupancy until temporary water and sanitary sewer facilities are available for the model homes which meet the VILLAGE'S requirements for public health standards. At the time of completion and opening of the model homes, a binder course pavement shall be completed on the street the model homes are fronting, unless otherwise prevented by the weather or the timing restrictions imposed pursuant to this Agreement. DEVELOPER hereby agrees to indemnify, defend and hold harmless the VILLAGE and the Corporate Authorities, officers, agents, employees, and consultants (collectively "Indemnitees") from all claims, liabilities, costs and expenses incurred by or brought against all or any of the Indemnitees as a direct and proximate result of the construction of any model home units (if permitted) prior to the installation of the public street and water improvements required to service such dwelling unit. Model homes will not be used to market other developments and the use thereof will be discontinued when 95% of the occupancy permits for the entire Property have been issued.

3. DEVELOPER agrees to limit truck construction routes into the subdivision to access points off Galena Boulevard, Gordon Road and Prairie Street. DEVELOPER acknowledges that, depending on weather conditions, construction traffic entering and leaving a construction site

creates debris, especially dirt, dust, and mud clots on streets and roadways adjacent to the construction site. DEVELOPER agrees that it shall inspect and clean the streets and roadways adjacent to and within 1,000 feet of the entrance to DEVELOPER'S construction site, and take measures to control dust as needed daily while construction is occurring on said site. DEVELOPER further agrees to periodically mow weeds, pick up trash and debris and repair and replace soil erosion control fencing so as to comply with applicable ordinances of the VILLAGE. In addition, DEVELOPER shall cause each street constructed within each Phase of Development, prior to the acceptance of such street by the VILLAGE, to be de-iced and plowed at such times as are reasonably needed and also at such times as directed by the VILLAGE. As security for such obligations, and as a condition of the issuance of any filling or grading permits, DEVELOPER agrees to deposit with the VILLAGE the sum of five thousand (5,000.00) dollars ("Site Control Escrow"). In the event DEVELOPER fails to clean or snow plow the streets, mow weeds, pick-up debris or repair or replace soil erosion control fencing as reasonably required, as herein provided, or within twenty–four (24) hours after receipt of notice from the VILLAGE of DEVELOPER'S failure to comply with this provision, then the VILLAGE may perform or contract with others to perform such undertaking and deduct the cost thereof from the Site Control Escrow. DEVELOPER shall, within 15 business days following written notice from the VILLAGE, replenish the Site Control Escrow as funds are from time to time properly withdrawn there from by the VILLAGE, so as to maintain the same at a five thousand (5,000.00) dollar balance. All sums remaining on deposit with the VILLAGE pursuant to this provision shall be returned to DEVELOPER upon final acceptance by the VILLAGE of all public improvements, or completion of the development in accordance with the last Final Plat thereof, whichever shall be the last to occur. DEVELOPER shall provide snow plowing and de-icing on all public streets constructed in the development until such time as the public streets are accepted by the VILLAGE. In the event such acceptance occurs between November 1 of any given year through April 1 of the subsequent year, DEVELOPER shall provide snow plowing and de-icing services throughout the entirety of that period. At the option of the DEVELOPER, the DEVELOPER may request that the VILLAGE enter into a snow plowing agreement whereby the VILLAGE agrees to provide snow plowing and de-icing services for a fee.

4. The maximum number of residential building permits to be issued in a calendar year shall be 402 permits. The above limits are non-cumulative, and if not used during a given year shall not count towards a subsequent year. The VILLAGE agrees that the DEVELOPER may petition the VILLAGE to amend this section for an increase to the amount

of building permits that are allowable each year. Also, the above limits are subject to Section 8(D)(1) regarding improvements to the water supply.

C. Related Issues:

1(a). Existing Structures-North Parcel: Existing structures on the North Parcel of the Property shall be demolished at the time of site grading of that portion of the Property on which closing from OWNER ONE to DEVELOPER has occurred, or where OWNER TWO has platted a portion of the Property.

1(b). Existing Structures-South Parcel: Existing structures on the South Parcel fall into three categories: 1) Required to be demolished, 2) No requirement for demolition or preservation, and 3) Required to be Preserved. Each of the structures and which of said categories the structures fall into are identified on the attached Exhibit "O". For the structures to be demolished, said structures shall be demolished at the time of site grading of that portion of the Property consistent with the platting of that portion of the property. For the structures which have no requirement for demolition or preservation, said structures may so remain, but shall be required to connect to VILLAGE water and waste water systems as provided below. For the structures which are to be preserved, said structures shall be required to connect to VILLAGE water and waste water systems as provided below.

1(c) Existing Structures-South Parcel (required to be preserved): As to the structures required to be preserved, the PARTIES shall cooperate in creating subdivided lots for this purpose. The OWNERS shall connect to VILLAGE utilities, if required, as provided below.

1(d) For those structures which are allowed to remain as provided above (either permanently or temporarily) said structures shall be allowed to use existing wells and other private water systems and existing private waste water systems, until new water or sewer lines are constructed in that platted area of subdivision. The DEVELOPER agrees to include these buildings in the plats of subdivision to which they are adjacent (or within) and to plat all subdivisions in this area in a compact and contiguous manner and not to plat any subdivision in such a way as to avoid inclusion of these properties (i.e. gerrymandering the subdivision to "carve out" these buildings from a plat of subdivision) in a subdivision. DEVELOPER agrees to design said wastewater and water systems using generally accepted engineering principles so as to not attempt to avoid the connections referenced herein. Regardless of the above provisions, OWNERS agree to connect said structures that remain, not later than 15 years after the execution of this Agreement. DEVELOPER shall grant the

VILLAGE a 15 foot wide easement for such sanitary sewer service or water line connection as necessary for said lines.

2. Mass Grading: DEVELOPER may undertake site preparation, mass grading, and installation of underground utilities prior to obtaining final plat approval for the Property, at its sole risk, provided: (a) the Village Engineer has reviewed and approved the proposed grading and utility plan; (b) the VILLAGE has issued a mass grading permit; (c) DEVELOPER has posted a performance bond acceptable to the VILLAGE as to form and issuer for dirt work/mass grading; and (d) soil erosion control, tree protection measures, and any other governmental approvals are in place. DEVELOPER and OWNER TWO hereby agree to indemnify, defend and hold harmless OWNER ONE, and the VILLAGE and the Corporate Authorities, officers, agents, employees, and consultants (collectively "Indemnitees") from all claims, liabilities, costs and expenses incurred by or brought against all or any of the Indemnitees as a direct and proximate result of the mass grading and site development work permitted under this sub-paragraph.

3. Sales Trailers/Construction Office/Model Homes: DEVELOPER shall be permitted to set temporary construction offices and sales trailers on the Property prior to final plat approval. DEVELOPER shall also be entitled to place storage trailers and sales trailers on the site prior to final plat approval. Any construction offices and storage trailers shall be situated so as to insure that they are more than 500 feet from any existing homes not on the Property and more than 500 feet away from any new homes constructed and occupied on the Property. Said offices and/or trailers shall be moved, when and where required throughout the course of the development of the Property, to insure that the required 500 foot separation continues to be adhered to at all times.

4. RESERVED.

5. Sidewalks: Concrete sidewalks shall not be installed between November 15th and April 15th of any given year.

6. DEVELOPER agrees that, as part of its closing package with any buyer in the development, it will provide an informational letter that there will be various types of activity in the development until final completion, including, but not limited to, street construction, construction traffic, and building on undeveloped lots.

7. New privately owned and/or operated wells and new septic systems shall be prohibited. Any existing private water supplies which are permitted to be continued for a temporary period of time, as provided

above, may not be used for agricultural irrigation purposes, and may only be used for small family gardens and other on-site purposes ("on-site" is defined for this sub-section as being within the specific home or the curtilage of the specific home).

8. A deed restriction shall be recorded on all platted residential lots prohibiting re-subdivision of those lots, subsequent to recording the final plat.

9. DEVELOPER agrees to bury all overhead utility lines existing at the time of development that run 1) within the Property (except those lines running in the BNSF Right of Way) and 2) along all roadways/right of way contiguous to the Property (whether said existing utility lines are on the adjacent side of the roadway/right of way) or upon the opposite side of said roadway/right of way at the time of development of the area in question. DEVELOPER further agrees to extend all required public improvements to the borders of its Property and off-site where designated in the final engineering plans.

10. For the duration of this Agreement, any porch on any unit shall be constructed as open on at least three sides and shall be prohibited from being enclosed with any material. Such porches shall be a permitted encroachment up to eight (8) feet into the front yard setback area.

11. Prior to the Final Plat approval for any phase of development for the Property, the DEVELOPER shall acquire all necessary offsite utility and drainage easements for that phase of development of the Property.

12. DEVELOPER agrees to sell 50 individual dwelling units in the Property to other home builders that are not affiliated with OWNERS, DEVELOPER, Kimball Hill Homes, KH Financial LP, or any of their affiliates, subsidiaries, officers or stockholders for construction of dwelling units on said lots by said third party builders. VILLAGE may waive this requirement if it determines that DEVELOPER has satisfied VILLAGE'S concern regarding variety of architecture and anti-monotony requirements. DEVELOPER shall require said third party builders to acknowledge in writing its requirements to comply with all provisions of this Agreement and its attachments.

13. DEVELOPER shall add a five (5) foot wide right of way strip across lots which otherwise only have alley frontage.

14. All streets with less than 32 feet of pavement shall be posted by the DEVELOPER as "no parking" on the fire hydrant side of said street.

15. DEVELOPER is hereby prohibited from naming alleys in the Property. All properties which have alley access shall also place property address number signs on the alley-facing portion of the property.

16. All street lights shall be designed and installed to conform to Exhibit "P" attached hereto.

17. The DEVELOPER shall install all trails and paths in the South Parcel to such standards, in such amounts and locations as required by the VILLAGE in its reasonable discretion.

18. The DEVELOPER shall design and install all street signs in accordance with the VILLAGE standards.

19. The DEVELOPER shall transfer ownership of all islands within all right-of-ways dedicated herein to the Homeowners Association for maintenance, subject to the VILLAGE (for the duration of this Agreement) having a non-revocable, no-cost option to purchase any islands within VILLAGE right-of-ways as well as common area lots. Said option agreement shall be put in writing to the satisfaction of the Village Attorney prior to recording the final plat and recorded simultaneously with the recording of the Final Plat.

20. Setback and lot standards shall conform to Exhibit "H".

21. The DEVELOPER shall enter into a separate written agreement providing for traffic law enforcement on all private drives (alleys, etc) of the PROPERTY with the VILLAGE.

22. The DEVELOPER shall install the Bicycle Paths specified on Exhibit "S" Said Paths shall be a minimum of 10 feet wide and shall be constructed of asphalt (and concrete where in lieu of a sidewalk) and in a manner approved by the Village Engineer. After acceptance, the VILLAGE shall accept the Bicycle Paths along side VILLAGE streets as delineated on Exhibit "S". The DEVELOPER shall convey the Bicycle Paths located in the open space as delineated on Exhibit "S" to the Homeowners Association, with a public access easement being recorded upon said Paths at or prior to the time of dedication to the Homeowners Association. Said Homeowners association shall be responsible for all maintenance of said Paths. At the discretion of the VILLAGE, the DEVELOPER shall construct all designated road crossings of said paths

of either stamped concrete or brick pavers, the exact specifications of which shall be determined by the VILLAGE. Installation of the same shall occur within the construction schedule for said roadways and Bicycle Paths. The South Parcel Bicycle paths shall be designed consistent with the North Parcel. Should the Village be able to resolve current issues with the Illinois Historical Preservation Agency regarding two archeological sites at the South Eastern corner of the North Parcel which would allow the Pedestrian path to cross over said archeological sites, the Developer shall grant the Village an easement to install said pedestrian path in that location.

23. All areas of the Property constructed as "bioswales" shall be required to be maintained as bioswales in perpetuity, and the DEVELOPER shall require said maintenance as a provision of the covenants for the Property (which shall not be capable of being amended without the written consent of the VILLAGE). Said bioswales shall also have an access easement for backup maintenance granted to the VILLAGE.

6. STREET AND RIGHT OF WAY STANDARDS.

All street and right of way standards within the subdivision shall be as set forth on the attached Group Exhibit "F". At least one interior roadway in the North Parcel as platted shall be initially known as "Cornell Street".

7. SANITARY AND STORM SEWER.

A. Annexation to Fox Metro Water Reclamation District ("FOX METRO"). OWNERS and DEVELOPER, at DEVELOPER'S recommendation, liability and expense, agree to file the necessary petitions to request the annexation of the Property to FOX METRO so that all the Property is served by FOX METRO. VILLAGE shall use its best efforts to assist OWNERS and DEVELOPER in the annexation process. VILLAGE agrees that OWNERS and DEVELOPER in their sole discretion shall be allowed to determine the sequencing and timing of annexation to FOX METRO on a parcel by parcel basis, and that the entire site need not be annexed at the same time.

B. Easements Required for FOX METRO. The VILLAGE agrees: 1) to support DEVELOPER'S engineering plans for sanitary sewer to the Property, which DEVELOPER shall submit to FOX METRO using a single source of service, and 2) DEVELOPER shall provide the necessary easements to connect sanitary sewers to the FOX METRO Sewer System at the time of Final Plat. The easement may be crossed by other utilities, roadways and may be located within

the common open spaces. In the event the aforementioned easement or any offsite easement is required which was not contemplated in the Preliminary Plans due to a change in circumstances, and in the event DEVELOPER is unable to acquire such necessary offsite easement, the VILLAGE shall exercise its power of eminent domain to acquire the same, provided DEVELOPER shall pay all costs incurred by the VILLAGE as a result thereof. DEVELOPER shall deposit the amount of such costs reasonably estimated by the VILLAGE into a segregated, interest bearing escrow account prior to the commencement of such eminent domain proceedings by the VILLAGE. Such funds shall be utilized solely to defray such costs and all funds, including interest, remaining in such escrow account upon completion of such proceedings shall be refunded to DEVELOPER.

C. Sanitary and Storm Sewer Oversizing and Non-Recapture. The Parties agree that there shall be no reimbursement to DEVELOPER nor any recapture for any oversizing and/or deepening of sanitary and storm sewer facilities required in connection with approval of any portion of the Property herein.

D. Storm Water Release Rate. DEVELOPER agrees to follow Kane County stormwater release rate regulations as amended from time to time.

8. **WATER SUPPLY.**

A. Looping of Water Mains. DEVELOPER shall agree to provide a water looping system as required by the VILLAGE engineer.

B. Water System Oversizing and Non-Recapture. The Parties agree that there shall be no reimbursement to DEVELOPER, nor any recapture for any oversizing of water system improvements required in connection with approval of any portion of the Property herein.

C. Connection to VILLAGE Water Main System. Upon receipt of a properly completed application and payment of applicable connection fees, the VILLAGE shall be obligated to permit connection of the residences and buildings contemplated to be built on the Property and the facilities for fire protection, as provided in this Agreement, to the VILLAGE'S water supply system, and to supply water thereto to the same extent as may be supplied to other structures and areas within the VILLAGE. DEVELOPER shall be responsible for the cost of all on-site water lines on the Property and for all additional hook-on fees and user fees as set forth in the VILLAGE'S rules, regulations and ordinances in accordance with the approved Preliminary Plan. All buildings hereafter constructed on the Property shall be required to use the VILLAGE water supply system to be dedicated and maintained by the VILLAGE.

D. Well, Tank and Treatment Facility.

1. VILLAGE shall identify up to two sites for a total of 6 acres for a 2.0 million gallon water storage tank and two 1,000 gpm wells and treatment facility, and DEVELOPER agrees to construct said water supply, wells, tank and treatment facility for benefit of the VILLAGE, provided VILLAGE either reimburses DEVELOPER all costs associated with construction or gives DEVELOPER credit for construction costs against water connection fees required from DEVELOPER (As to the process of crediting DEVELOPER, the Parties shall estimate the amount of said credit and prorate said amount over the estimated number of dwelling units for the Property. Upon the final determination of said costs, the Parties shall re-prorate said amount against the number of dwelling units for the Property. The credits herein shall be utilized first, and if exhausted, then reimbursements shall be utilized). VILLAGE agrees to allow DEVELOPER to tap-in to the existing water system until the storage tank, wells and treatment facility are completed (And fully operational as determined by the VILLAGE), but DEVELOPER shall be limited to issuance of 100 certificates of occupancy (regardless of any other provisions of this Agreement) prior to completion of said improvements contemplated in this Sub-Section. Should any fees be required to be paid to any governmental authority to complete the improvements referenced above, the DEVELOPER agrees to pay said fees (subject to reimbursement as provided above). Should disconnection from the Sugar Grove Water Authority be required to complete the drilling of said wells, the DEVELOPER agrees to petition the courts for said disconnection and to prosecute said court petition to completion.

2. With regard to DEVELOPER'S obligation to construct said water storage, wells and treatment facility, the DEVELOPER and VILLAGE agree as follows:

A. DEVELOPER agrees to fund/finance all testing, design, construction and construction management of the Water Works System improvements. The VILLAGE agrees to provide the construction documents for the construction of the two wells (W), water treatment plant (WTP), and water storage tank (WST) (collectively referred to as W/WTP/WST). The DEVELOPER agrees to provide the appropriate construction documents for all other Water Works System improvements required to serve the proposed development. This may include, but may not be limited to, the raw water main to transfer the raw water from either of the two wells to the water treatment plant (if a well is located at a site other than the water treatment plant site), finished water main to connect the VILLAGE'S existing Water Works System and then the distribution throughout the proposed development, and any other water distribution system components required to effectively

provide water at the appropriate flow and pressure throughout the proposed development.

B. VILLAGE has the final decision making authority on all design for the wells, tanks and treatment facilities, buildings and any additions or subtractions to the W/WTP/WST construction contracts. There will be signature lines for the DEVELOPER, VILLAGE, contractor, and engineer on all change orders.

C. DEVELOPER shall provide all coordination and funding for the construction of all utilities (i.e. water, sanitary sewer, stormwater, street access, electric, gas (if required), and phone) to the Water Works System sites.

D. DEVELOPER shall maintain ownership of all of the Water Works System Facilities until the VILLAGE accepts the improvements. DEVELOPER shall permit the VILLAGE, and its agents and assigns, access to all facilities. The DEVELOPER shall hold the VILLAGE, its employees, officers, consultants, agents and assigns, harmless from any loss, liability or damages in connection with the DEVELOPER'S activities.

E. A surety in the amount of 120% of the estimated costs of all improvements shall be provided for the Water Works System improvements in the form of a Letter of Credit or Performance and Payment Bonds (acceptable to the VILLAGE in form and as to issuer).

F. VILLAGE and DEVELOPER will collaborate to develop a list of pre-approved contractors for each of the W/WTP/WST construction contracts.

G. VILLAGE will transfer the W/WTP/WST construction documents to DEVELOPER when complete, and when all required permits have been received. DEVELOPER will conduct bidding for each contract. All of the bids and then the DEVELOPER'S recommendation for award will be submitted to VILLAGE/Village's Engineering Consultant for review. VILLAGE/Village's Engineering Consultant will provide comment on the bidding and whether they agree with the recommendation for award. Upon approval of the VILLAGE, the DEVELOPER will enter into the construction agreement with the contractor(s), and an executed copy of all contract documents will be provided to both the VILLAGE and the Village's Engineering Consultant.

H. The Village's Engineering Consultant will provide the contract administration (i.e. pay request review and recommendation, shop drawing review, facilitation for the pre-construction conference, and change order review and preparation), surveying and drafting (i.e. construction staking, drafting for potential modifications to the contract documents, and as-built drawings), and construction observation (i.e. periodic construction observation and field reports, and periodic construction progress meetings) for the W/WTP/WST construction contracts.

I. Payment Request Processing – The contractors for each of the W/WTP/WST contracts will submit payment requests to the Village's Engineering Consultant no more than once per month. In accordance with the contract documents, the Village's Engineering Consultant will review the payment request and facilitate the issuance of a letter to the DEVELOPER recommending payment. Copies of the recommendation letter will be provided to the contractor and to the VILLAGE, and any other parties the DEVELOPER and the VILLAGE see fit. Assuming the DEVELOPER agrees with the recommendation for payment, then the DEVELOPER will pay the contractor in accordance with the contract documents.

K. Change Order Processing – Any changes required to the contract documents that require the issuance of a change order will require recommendations and/or approvals from the DEVELOPER, construction contractor, VILLAGE and Village's Engineering Consultant. Signature lines will be provided for all parties on all change orders. The recommendation/approval process, and then the appropriate signatures shall be coordinated in the following order: 1) contractor, 2) Village's Engineering Consultant, 3) DEVELOPER, and 4) VILLAGE.

3. The DEVELOPER shall fund and construct an emergency interconnect system with the City of Aurora's water system as long as the City of Aurora consents to said interconnection. Said emergency interconnect system shall be in accordance with the specifications delineated on Exhibit "R".

4. VILLAGE shall accept said W/WTP/WST upon request by DEVELOPER as long as said W/WTP/WST are constructed in accordance with the construction documents as provided by the VILLAGE. VILLAGE shall hold the DEVELOPER, its employees, officers, consultants, agents, successors and assigns harmless from any loss, liability or damages in connection with the

construction of said W/WTP/WST as long as said W/WTP/WST are constructed in accordance with the construction documents as provided by the VILLAGE.

9. **ROAD IMPROVEMENTS**

A. VILLAGE acknowledges and DEVELOPER agrees that DEVELOPER shall make substantial improvements to Gordon Road and Prairie Street (as are shown on Exhibit "V" and will be fully delineated in the final engineering plans approved by the VILLAGE), including, but not limited to, landscaping of the medians to be constructed on Gordon Road and construction of a grade separation from the Burlington Northern Santa Fe (BNSF) railroad line and realignment of Prairie Street.

DEVELOPER shall be required to complete construction of the grade separation upon approval by ICC and/or IDOT. DEVELOPER shall fully fund said grade separation. The Village shall provide a partial credit for said improvement as provided on Exhibit "I-2".

VILLAGE also acknowledges that DEVELOPER will be required to make traffic signal and road improvements to Galena Boulevard, which is a State highway, as outlined in the Plan Description attached hereto as Exhibit "J". VILLAGE agrees to cooperate with DEVELOPER in making any improvements required by the Illinois Commerce Commission and/or Illinois Department of Transportation (ICC/IDOT). Group Exhibit "V" also requires creation of an "at grade" crossing at the BNSF and Alexander Drive intersection. DEVELOPER shall install the necessary grade protection equipment at the crossing to insure that the crossing operates as a "quiet zone" free of the requirement that trains blow their whistles for this crossing.

B. DEVELOPER shall dedicate sufficient right of way as depicted on Exhibit "C" up to Illinois Route 56 for an eventual vehicular bridge thereon.

C. VILLAGE shall accept said roadway improvements (in accordance with the acceptance schedules in section 14 of this Agreement) as long as said improvements are constructed in accordance with the final plans as approved by the VILLAGE.

D. Unless otherwise specified, all roadways shall be improved in the phase of development of which they are a part or to which they are adjacent.

E. In addition to all other roadway improvements required by Ordinance, this Agreement, or the Engineering plans, the DEVELOPER shall construct the roadway improvements delineated on Group Exhibit "V", and, if specified, at such times as delineated on Group Exhibit "V."

10. **IMPACT ON NEARBY SUBDIVISIONS**

DEVELOPER agrees to match existing grades in pre-existing subdivisions and to connect to existing street stubs where required by VILLAGE. OWNERS and DEVELOPER acknowledge that a development of this size and magnitude will have substantial impact on existing VILLAGE streets and subdivisions. As such, DEVELOPER agrees improve the following streets/intersections: Cross Street and Route 47 intersection and the Prairie Street and Route 47 intersection as specified on Exhibit "V." Said improvements shall consist of reconstructing said streets and sidewalks at said intersections, providing crosswalks at said intersections, providing traffic signals with pedestrian cross walks "count down" displays at said intersections, closing of certain streets and intersections, and realigning of existing streets at said intersections. Said improvements shall be constructed at the approximate same time as the phases of the western portion of the North Parcel and completed prior to connection of the Property's streets to existing VILLAGE streets of Terry, Monna, Neil, Joy or Arbor. The VILLAGE shall have the right to approve or refuse to approve all access points onto said roadways. To the extent that certain improvements contemplated above cannot be installed immediately (e.g. traffic signals due to warrant requirements, or due to coordination with other developments), the DEVELOPER agrees to either escrow 120% of the estimated amount required for said improvements with the VILLAGE or post additional Letters of Credit or Performance bonds to secure said improvements.

VILLAGE shall accept said roadway improvements as long as said improvements are in substantial conformance with approved plans or the VILLAGE Subdivision Control Ordinance.

11. **APPEARANCE STANDARDS**

A. Design Elements: The VILLAGE shall have the right to approve anti-monotony and architectural standards at the time of approval of each final plan for each unit of the Development. DEVELOPER agrees to substantially comply with the design guidelines contained in Exhibit G, Residential Architectural Design Guidelines, and shall at a minimum comply with the requirements of Exhibit "T". In the event that the VILLAGE determines that, as to the South Parcel, the innovative designs contemplated by Section 2(C)(2) of this Agreement shall not continue, then the South Parcel shall be required to have all architectural designs for the units to be constructed approved by the VILLAGE prior to development. In the Event that Kimball Hill Homes Illinois, L.L.C. sells the property to another developer, the then current members of the Architectural Review Committee provided for in Exhibit "G" shall be automatically terminated from said positions and the Village shall appoint the successor individuals who shall comprise the Architectural Review Committee provided for in Exhibit G.

B. Landscaping: DEVELOPER agrees to comply with the landscaping requirements of the VILLAGE'S Zoning Subdivision Control

Ordinances, and to substantially comply with the guidelines contained in Exhibit "D", Landscape and Design Element Plan. As to parkway trees (delineated on Exhibit "U"), the VILLAGE shall purchase said trees (approximately one tree every 45 feet) and arrange planting of said trees (with which the DEVELOPER shall cooperate regarding timing and site access to accomplish the same). The DEVELOPER shall reimburse the VILLAGE all costs of purchasing, planting and arborist cost for minimum 2 ½" caliper trees (plus a 10% fee to address maintenance costs for said trees which DEVELOPER shall not be required to perform, due to the VILLAGE undertaking these plantings) within 30 days of the VILLAGE tendering of any invoices for said tree costs. For any parkway trees not included on Exhibit "U", the DEVELOPER shall comply with the Village Subdivision Control Ordinance (with minimum 2 1/2" caliper trees). The DEVELOPER shall have the right to increase the size of said trees, if it so desires and pays for said increased size trees in accordance with this Section.

C. Bicycle Paths and Trails: The DEVELOPER shall install the Pedestrian Path Schematic delineated on Exhibit "S".

D. Architectural style shingles shall be required on any building that utilizes asphalt shingles for its roofing materials.

12. **DISCONNECTION.**

OWNERS and DEVELOPER agree that DEVELOPER shall develop the Property as a subdivision to be commonly known as Settlers Ridge in accordance with the final plats and final engineering approved by the VILLAGE in accordance with the terms hereof, and shall not petition to disconnect any portion or all of said Property from the VILLAGE hereafter.

13. **RESERVED.**

14. **SUBDIVISION PERFORMANCE BONDS.**

A. DEVELOPER shall post the appropriate letters of Credit or Appropriate Subdivision Performance Bonds (acceptable to the VILLAGE as to form and issuer) as provided by State law for public improvements prior to the construction of public improvements in each unit of the Property, as provided by the VILLAGE Subdivision Control Ordinance.

B. DEVELOPER and VILLAGE agree that upon 80% build-out in any given recorded Unit of the Property and only upon completion and inspection of all improvements in each Unit, the VILLAGE shall accept the improvements for that Unit. For purposes of this Agreement, "80% build-out" shall be defined and treated as when "Final Occupancy Permits" are issued by the VILLAGE for any Unit of said development. Upon acceptance, DEVELOPER shall be entitled

to a release of any Subdivision Performance Bond or Letter of Credit, to a Maintenance Bond remaining in place for an 18 month period from date of acceptance by the VILLAGE, in conformance with the VILLAGE Subdivision Control Ordinance. Prior to the acceptance of the streets by the VILLAGE, the streets shall be in a condition acceptable to the VILLAGE and completed with the final lift of asphalt.

C. Upon the sale or transfer of any portion of the Property, the DEVELOPER herein shall be released from the obligations secured by its Letters of Credit or Subdivision Performance Bond for public improvements upon the submittal and acceptance by the VILLAGE of a substitute performance bond or other surety approved by the VILLAGE, securing the costs of the improvements set forth therein by the proposed developer.

15. **BACKUP SPECIAL SERVICE AREA.**

Establishment and Purpose. OWNERS and DEVELOPER and their respective successors, assignees and grantees, shall not object to and agree to cooperate with the VILLAGE in establishing a special service area ("SSA"), or any number thereof, for the Property to be utilized as a backup mechanism for the care and maintenance of the Common Facilities, which include but are not limited to, detention areas, lift stations, common landscaped areas, bicycle paths, trails, subdivision monumentation, signage, and any other common areas of the subdivision. Any such SSA shall be established on a Unit by Unit basis at the time of final platting of a portion of the Property. DEVELOPER shall establish, through a declaration of covenants on the Property, a Homeowners Association, which shall have the primary responsibility of providing for the regular care, maintenance, renewal and replacement of the Common Facilities including, without limitation, the mowing and fertilizing of grass, pruning and trimming of trees and bushes, removal and replacement of diseased or dead landscape materials, mosquito abatement, possible aeration of retention basins (including but not limited to new mechanical improvements to add aeration if the VILLAGE determines such aeration is necessary, it being acknowledged that the design, if functional, does not require aeration), and the repair and replacement of monument signs, so as to keep the same in a clean, sightly and first class condition (the "Common Facilities Maintenance"). If at any time such Homeowners Association fails to conduct the Common Facilities Maintenance, then the VILLAGE shall have the right, but not the obligation, to undertake such maintenance and utilize the SSA to provide sufficient funds to pay the costs of the Common Facilities Maintenance undertaken by the VILLAGE. The SSA shall provide for the authority of the VILLAGE to levy up to One dollar and Ten cents ($1.10) per $100.00 of assessed valuation ("Rate Cap") to fund the payment of the aforesaid costs and expenses. A maintenance easement ("Common Facilities Maintenance Easement") shall be established over all of those Common Facilities located on the Final Plat for each Phase of Development in favor of the

VILLAGE and any future Homeowners Association which undertakes responsibility for the Common Facilities Maintenance. The substance of the Common Facilities Maintenance Easement shall be as approved by legal counsel for the VILLAGE and DEVELOPER and OWNERS, which approvals shall not be unreasonably withheld. The VILLAGE shall, for the duration of this Agreement, have a non-revocable, no-cost option to acquire any islands within VILLAGE right-of-ways as well as common area lots. Said option agreement shall be put in writing to the satisfaction of the Village Attorney prior to recording the final plat and recorded simultaneously with the recording of the Final Plat.

16. **RESERVED.**

17. **INTERIM USES.**

Interim uses set forth below shall be permitted on the Property during the term of this Agreement as long as said interim uses do not have a substantial adverse impact on adjoining properties, as determined by the Village Board.

A. Farming of crops without irrigation and burning of landscape debris that was generated on-site (provided that a buffer separation of at least 500 feet from any new homes constructed and occupied on the Property is maintained). As to the farming of crops, the Parties agree as follows:

1) OWNER agrees not to cause or permit, a) irrigation of crops, b) keeping of livestock (except livestock will be permitted as part of a 4H, FFA or similarly sized youth project), and c) farming procedures or methods that are substantially different from those customarily followed in Northern Illinois.

2) VILLAGE agrees not to limit or restrict, a) hours of operation, b) selection of crops raised, c) use of pesticides and fertilizer (except that domestic or commercial sludge shall not be permitted), and d) use of farm equipment and machinery.

B. Stockpiling and removal (and/or sale) of dirt from the site.

C. Temporary detention.

D. Parking lots for models.

18. **OCCUPANCY PERMITS.**

The VILLAGE shall use its best efforts to issue occupancy permits in a timely manner after application, therefore, or post a notice of denial informing the applicant specifically as to the corrections necessary as a condition precedent to the issuance of an occupancy permit and designating the section of this Agreement, State or Federal law, the VILLAGE Code or Ordinances relied upon by the VILLAGE in its request for correction.

The VILLAGE may issue temporary occupancy permits in accordance with VILLAGE Ordinances, during a six (6) month period, between November 1 and June 1 of each year, when final grading work, landscaping, sidewalk, driveway, and other pavement installation cannot be completed.

19. **RECAPTURE OBLIGATIONS.**

To the extent that any provision of this Agreement allows the DEVELOPER to recapture for the installation or extension of any public improvement, said recapture agreement shall be substantially in the format attached hereto as Exhibit "K". If a recapture agreement is approved by the VILLAGE and if a legal challenge as to the validity, amount or enforceability of any recapture agreement (in whole or in part) enacted pursuant to this Agreement is made in a court (either Federal or State), then the sole obligation of the VILLAGE shall be to notify the DEVELOPER, upon receipt of such notice of suit. The VILLAGE shall have no obligation to defend any such suit or suits after notice to DEVELOPER, and if a judgment (by default or otherwise) is entered declaring said recapture agreement or ordinance void or unenforceable (either in whole or in part), the VILLAGE may thereafter allow benefited properties to connect to such services as were specified in the recapture agreements or ordinances consistent with any such order of court. The DEVELOPER shall have the right, but not the obligation, to assume the defense of any such suit against the VILLAGE, and defend the validity of said agreements, and the VILLAGE agrees to cooperate with the DEVELOPER in the defense of any such suit. In the event a money judgment is obtained for the return of money DEVELOPER has collected under the recapture agreement or ordinance, the DEVELOPER shall pay said amounts consistent with such order. DEVELOPER shall not be allowed to collect recapture fees from OWNER ONE.

20. **SEVERABILITY.**

This Agreement is entered into pursuant to the provisions of 65 ILCS Sec. 5/11-15.1, et seq. In the event any part or portion of this Agreement (except those provisions relating to the requested rezoning of the Property identified herein and the ordinances adopted in connection herewith) is held to be invalid by any court of competent jurisdiction, said part, portion, clause, word or designation of the Agreement shall be deemed to be excised from this Agreement and the invalidity thereof shall not effect such portion or portions of this Agreement as remain. In addition, the VILLAGE and OWNERS and DEVELOPER shall take all action necessary or required to fulfill the intent of this Agreement as to the use and development of the Property.

If for any reason during the term of this Agreement, any approval or permission granted hereunder regarding plans or plats of subdivision or zoning is declared invalid, the VILLAGE agrees to take whatever action is necessary to reconfirm such plans, plat approvals or zoning ordinances effectuating the zoning, variations and plat approvals proposed herein.

21. **TIME IS OF THE ESSENCE.**

It is understood and agreed by the Parties that time is of the essence in this Agreement, and that all Parties will make every reasonable effort to expedite the matter hereof. It is further understood and agreed by the Parties that the successful consummation of this Agreement requires their continued cooperation.

22. **BINDING EFFECT AND TERM.**

This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their successors and assigns including, but not limited to, successor owners of record, successor developers, lessees and successor lessees, and upon any successor municipal authority of the VILLAGE and successor municipalities for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto. Upon the conveyance of all or a portion of the Property, OWNERS or DEVELOPER as the case may be, shall be released of any and all obligation or liability under this Agreement for that portion of the Property conveyed (if the entire Property is not so conveyed), immediately upon conveyance and the substitution of any performance bond (provided such performance bond is so required under this Agreement at the time of conveyance). However, DEVELOPER shall remain liable for all public improvements until accepted by the VILLAGE.

23. **NOTICES.**

Upon a breach of this Agreement, any of the Parties in any court of competent jurisdiction, by any action or proceeding at law or in equity, may exercise any remedy available at law or equity.

Before any failure of any Party of this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the Party claiming such failure shall notify, in writing, by certified mail/return receipt requested, the Party alleged to have failed to perform, state the obligation allegedly not performed and the performance demanded.

Notice shall be provided at the following addresses:

VILLAGE:	Village of Sugar Grove 10 Municipal Drive Sugar Grove, IL 60554 Attn: Brent Eichelberger Village Administrator
Copy to:	Village of Sugar Grove 10 Municipal Drive Sugar Grove, IL 60554 Attn: Cynthia Welsch Village Clerk
Copy to:	Village Attorney: Peter K. Wilson, Jr. & Steven A. Andersson P. O. Box 787 2111 W. Plum Street, Suite 201 Aurora, Illinois 60507-0787
OWNER: (As to Parcel One)	The Alexander Family of Illinois Limited Partnership c/o Alexander Lumber Co. P.O. Box 831 515 Redwood Drive Aurora, IL 60507
Copy to:	Allen L. Landmeier Smith, Landmeier, & Elders, P.C. 15 N. Second Street Geneva, IL 60134
OWNER: (As to Parcel Two)	KH SRAV I, L.L.C. 5999 New Wilke Road Bldg. 5 Rolling Meadows, IL 60008
DEVELOPER:	Kimball Hill Homes Illinois, L.L.C. 5999 New Wilke Road Bldg. 5 Rolling Meadows, IL 60008 Attn: Russell F. Vogel Senior VP, Land Development
Copy to:	John F. Philipchuck, Esq.

Dommermuth, Brestal, Cobine & West, Ltd.
123 Water Street
P.O. Box 565
Naperville, IL 60566-0565

24. **AGREEMENT TO PREVAIL OVER ORDINANCES.**

In the event of any conflict between this Agreement and any ordinances of the VILLAGE in force at the time of execution of this Agreement or enacted during the pendency of this Agreement, the provision of this Agreement shall prevail to the extent of any such conflict or inconsistency. Except as specifically provided otherwise in this Agreement, all parties shall perform their obligations under this Agreement in accordance with all applicable State, Federal and County laws, rules, ordinances and regulations, and all Village Ordinances, resolutions and rules and regulations as uniformly applied throughout the Village at the time of reference.

25. **EMINENT DOMAIN.**

In the event any property acquisition (or easement) is required, to complete any contemplated improvement herein, from a third party, the DEVELOPER shall endeavor to acquire said property (or easement). In the event DEVELOPER is unable to acquire such necessary property (or easement), the VILLAGE shall exercise its power of eminent domain to acquire the same, provided DEVELOPER shall pay the reasonable costs (including but not limited to costs of appraisals, costs of payment of the acquisition price to said third parties, legal fees and all other costs) incurred by the VILLAGE as a result thereof. DEVELOPER shall deposit the amount of such costs reasonably estimated by the VILLAGE into a segregated, interest bearing escrow account prior to the commencement of such eminent domain proceedings by the VILLAGE. Such funds shall be utilized solely to defray such costs and all funds, including interest, remaining in such escrow account upon completion of such proceedings shall be refunded to DEVELOPER.

26. **ARMS LENGTH NEGOTIATION.**

This Agreement contains all the terms and conditions agreed upon by the Parties hereto and no other prior agreement, regarding the matter hereof shall be deemed to exist to bind the Parties. The Parties acknowledge and agree that the terms and conditions of this Agreement, including the payment of any fees, have been reached through a process of good faith negotiation, both by principals and through counsel, and represent terms and conditions that are deemed by the Parties to be fair, reasonable, acceptable and contractually binding upon each of them.

27. **INDEMNIFICATION**

DEVELOPER and OWNER TWO agree to indemnify and hold harmless OWNER ONE from any loss, liability or damages as the result of the VILLAGE filing a claim against DEVELOPER, OWNER ONE and/or OWNER TWO for a breach of the terms of this Agreement.

28. **MISCELLANEOUS**

A. Stop Orders: The VILLAGE shall issue stop orders as necessary to insure development occurs as required by this Agreement and Village Ordinances.

B. Headings: The article headings are inserted for convenience only, and in no way define, limit or describe the scope or intent of any article or section of this Agreement.

C. Governing Law and Venue: This Agreement, and the covenants and undertakings made hereunder, are performable in Kane County, Illinois, and shall be governed by the laws of the State of Illinois. Any legal proceeding of any kind arising from this Agreement shall be filed in the Circuit Court for the Sixteenth Judicial Circuit, Kane County, Illinois.

D. Mutual Assurances: The Parties shall do all things necessary or appropriate to carry out the terms and provision of this Agreement, and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the Parties as stated herein. Such actions shall include, but not be limited to, giving of such notices, holding public hearings, enactment by the VILLAGE of such resolutions, ordinances, or other measures as may be necessary to enable the Parties' compliance with the provisions of this Agreement.

E. Amendment: This Agreement, together with the exhibits attached hereto, may be amended only by the written agreement of the Parties, and execution of all required ordinances and after providing public notice as provided by law. After a portion of the Property that is the subject of this agreement has been subdivided, the VILLAGE and the owner of a subdivided commercial or residential lot may amend this Agreement as to such parcel, (as to any requirement applicable to said parcel) without obtaining the consent of the remaining landowners.

F. Counterparts. This Agreement may be signed in counterparts.

G. Incorporation of Recitals. The Recitals are material to this Agreement, and are incorporated as part of this Agreement by this reference.

H. No Obligation to Develop. Nothing contained in this Agreement

shall be deemed to obligate OWNER ONE to develop the Property, and OWNER ONE may instead continue to utilize any portion of the Property it owns as provided for in Section 17 hereof.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

[Space below intentionally left blank]

VILLAGE:

THE VILLAGE OF SUGAR GROVE

By: _____
Village President

Attest: _____
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that P. Sean Michels and Cynthia Welsch, personally known to me to be the Village President and Village Clerk, respectively, of the Village of Sugar Grove, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge that as such Village President and Village Clerk, they signed and delivered the said instrument as President and Village Clerk caused the corporate seal of said Village to be affixed thereto, pursuant to authority, given by the Village of Sugar Grove Village Trustees as the free and voluntary act and deed of said Village for the uses and purposes set forth.

Given under my hand and official seal, this _____ day of _____, 2005.

_____
Notary Public

OWNER as to Parcel One:
THE ALEXANDER FAMILY OF ILLINOIS LIMITED PARTNERSHIP,
a Delaware Limited Partnership

By: AURORA-SUGAR GROVE, LLC,
a Delaware Limited Liability Company, the sole general
Partner of the Alexander Family of Illinois Limited
Partnership

By:_____
Thomas S. Alexander, a Managing Member

By:_____
Barbara A. Harty, a Managing Member

By:_____
Scott A. Jesseman, a Managing Member

By:_____
Geoffrey E. Rudolph, a Managing Member

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that THOMAS S. ALEXANDER, BARBARA A. HARTY, SCOTT A JESSEMAN and GEOFFREY E. RUDOLPH, personally known to me to be the managing members of AURORA-SUGAR GROVE, LLC, a Delaware limited liability company, the sole general partner of the ALEXANDER FAMILY OF ILLINOIS LIMITED PARTNERSHIP, a Delaware limited partnership,, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge that as such managing members they signed and delivered the said instrument as the free and voluntary act of said Limited Liability Company for the uses and purposes set forth.

Given under my hand and official seal, this _____ day of _____, 2005.

_____
Notary Public

OWNER as to Parcel Two:
KH SRAV I, LLC, an Illinois Limited Liability Company
By: Kimball Hill Homes Illinois, LLC, an Illinois Limited Liability Company, Its Sole Manager

By: _____

Name: Russell F. Vogel, Jr._____

Its:____Sr. Vice President, Land Management

STATE OF ILLINOIS)
) *SS*
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Russell F, Vogel, Jr. as Sr, Vice President, Land Management for Kimball Hill Homes Illinois, LLC, an Illinois Limited Liability Company, the Sole Manager of KH SRAV I, LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Sr. Vice President, Land Management for Kimball Hill Homes Illinois, LLC, an Illinois Limited Liability Company, the Sole Manager of KH SRAV I, LLC, an Illinois Limited Liability Company, signed and delivered the said instrument as the free and voluntary act of said Limited Liability Company fat' the uses and purposes set forth.

Given under my hand and official seal, this_____ day of _____ , 2005,

_____
N
otary Public

DEVELOPER:
KIMBALL HILL HOMES ILLINOIS, LLC, an Illinois Limited Liability Company

By: _____

Name:, Russell F. Vogel, Jr._____

Its:___ Sr. Vice President, Land Management

STATE OF ILLINOIS)
) *SS*
COUNTY *OF* _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Russell F. Vogel, Jr. as Sr. Vice President, Land Management for Kimball Hill Homes Illinois, LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Sr.. Vice President, Land Management, signed and delivered the said instrument as the free and voluntary act of the limited liability company for the uses and purposes set forth,

Given under my hand and official seal, this_____ day of _____ , 2005.

_____
N
otary Public

EXHIBIT LIST

Exhibit "A"	LEGAL DESCRIPTION – PLAT OF ANNEXATION
Group Exhibit "B"	LAND USE AND ZONING EXHIBIT consisting of:
	Exhibit "B-1" SOUTH PARCEL LAND USE ALTERNATIVE 1
	Exhibit "B-2" SOUTH PARCEL LAND USE ALTERNATIVE 2
	Exhibit "B-3" SOUTH PARCEL LAND USE ALTERNATIVE 3
	Exhibit "B-4" SOUTH PARCEL LAND USE ALTERNATIVE 4
	Exhibit "B-1-A"SOUTH PARCEL DWELLING UNIT/ACRE LIMITS
Group Exhibit "C"	ILLUSTRATIVE PLAN AND PRELIMINARY PLAT consisting of
	Exhibit "C-1" ILLUSTRATIVE PLAN
	Exhibit "C-2" PRELIMINARY PLAT
	Exhibit "C-3" NORTH DETAIL SHEET
	Exhibit "C-4" EAST DETAIL SHEET
	Exhibit "C-5" WEST DETAIL SHEET
	Exhibit "C-6" ADJACENT LANDOWNER EXHIBIT
	Exhibit "C-7" LOT AREAS
Exhibit "D"	LANDSCAPE AND DESIGN ELEMENT PLAN
Exhibit "E"	PRELIMINARY ENGINEERING PLAN
Exhibit "F"	STREET AND RIGHT OF WAY STANDARDS
Exhibit "G"	RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES
Exhibit "H"	SETBACK AND LOT SIZE STANDARDS
Exhibit "I"	VILLAGE DEVELOPMENT RELATED FEES

Exhibit "I-1"	TRANSITION FEES
Exhibit "I-2"	CREDITS AGAINST IMPACT FEES
Exhibit "I-3"	BENEFITED PROPERTY AREA
Exhibit "J"	PLAN DESCRIPTION
Exhibit "K"	RECAPTURE AGREEMENT
Exhibit "L"	GATEWAY SIGN SPECIFICATIONS
Exhibit "M"	RESERVED
Exhibit "N"	PARK AMENITIES
Exhibit "O"	HOUSE PRESERVATION
Exhibit "P"	STREET LIGHTING
Exhibit "Q"	RESERVED
Exhibit "R"	AURORA WATER INTERCONNECT
Exhibit "S"	PEDESTRIAN PATH SCHEMATIC
Exhibit "T"	MINIMUM ARCHITECTURAL REQUREMENTS
Exhibit "U"	VILLAGE PARKWAY TREES
Group Exhibit "V"	consisting of:
	Exhibit "V" MAJOR ROADWAY IMPROVEMENTS AND TIMING
	Exhibit "V-1" MASTER PLAN OF TRANSPORTATION IMPROVEMENTS
	Exhibit "V-2" IL ROUTE 47 AND CROSS STREET INTERSECTION IMPROVEMENT
	Exhibit "V-3" IL ROUTE 47 AND PRAIRIE STREET INTERSECTION IMPROVEMENT

Exhibit "V-4" GALENA BOULEVARD AND GORDON ROAD INTERSECTION IMPROVEMENT

Exhibit "V-5" IL ROUTE 56 AND GALENA BOULEVARD INTERSECTION IMPROVEMENT

Exhibit "V-6" TYPICAL PAVEMENT CROSS SECTIONS

Exhibit "V-7" GRADE SEPARATION STRUCTURE SCHEMATIC

Exhibit "V-8" DESCRIPTION OF MAJOR ROADWAY IMPROVEMENTS

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, AND THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22 AND THAT PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 554.0 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO SUMTER FARM COMPANY BY DEED RECORDED AS DOCUMENT 1874745; THENCE SOUTHERLY ALONG SAID WESTERLY LINE FORMING AN ANGLE OF 82°39' WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 1391.0 FEET TO THE SOUTHWEST CORNER OF SAID SUMTER FARM COMPANY TRACT; THENCE WESTERLY ALONG THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID SUMTER FARM COMPANY TRACT FORMING AN ANGLE OF 91°7' WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 1040.96 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 1259.56 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE, 1904.78 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE NUMBER 141; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4683.75 FEET, TANGENT TO A LINE FORMING AN ANGLE OF 13°49'06" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 1064.33 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE, BEING THE SOUTHWESTERLY CORNER OF TRACT NUMBER 3 AS ACQUIRED BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDING OF THE STATE OF ILLINOIS THROUGH PROCEEDINGS HELD IN THE CIRCUIT COURT FOR THE SIXTEENTH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS AND KNOWN AS GEN NUMBER 67-C1-6079; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TRACT NUMBER 3, FORMING AN ANGLE OF 88°37'44" WITH THE PROLONGATION OF A LINE DRAWN RADIAL TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT (MEASURED COUNTER-CLOCKWISE THEREFROM), 130.14 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TRACT NUMBER 3, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4687.66 FEET TANGENT TO A LINE FORMING AN ANGLE OF 00°02'33" WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM), 670.99 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TRACT NUMBER 3, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 703.94 FEET TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT,

464.50 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 5°56'49" WITH A LINE DRAWN TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT (MEASURED CLOCKWISE THEREFROM), 241.30 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TRACT NUMBER 3, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 578.46 FEET TANGENT TO A LINE FORMING AN ANGLE OF 5°56'49" WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 205.26 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE, 850.15 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

SETTLERS RIDGE FARLEY PARCEL
GORDON ROAD
LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF GORDON ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 06°12'24" WEST, A DISTANCE OF 16.77 FEET; THENCE SOUTH 06°42'28" WEST, A DISTANCE OF 1115.34 FEET; THENCE SOUTH 51°50'42" EAST, A DISTANCE OF 117.50 FEET; THENCE NORTH 06°12'32" EAST, A DISTANCE OF 392.38 FEET; THENCE NORTH 17°16'02" EAST, A DISTANCE OF 260.68 FEET; THENCE NORTH 06°12'32" EAST, A DISTANCE OF 532.13 FEET TO A POINT ON A CURVE ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF NORTH 78°07'25" WEST, AN ARC LENGTH OF 140.69 FEET, TO THE POINT OF BEGINNING; CONTAINING 3.29 ACRES OF LAND, MORE OR LESS.

SETTLERS RIDGE
PARCEL 2A, FIRST PHASE
ANNEXATION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, AND THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, AND THAT PORTION OF SECTION 22, AND ALSO THAT PORTION OF THE WEST HALF OF SECTION 23, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°12'35" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2506.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 56, ALSO KNOWN AS PART OF THE ILLINOIS TOLL HIGHWAY COMMISSION; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING EIGHT (8) COURSES: (1) THENCE NORTH 89°03'24" EAST, A DISTANCE OF 1155.23 FEET; (2) THENCE NORTH 89°10'28" EAST, A DISTANCE OF 484.10 FEET TO A POINT OF CURVATURE; (3) THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4683.75 FEET AND A CHORD BEARING OF NORTH 75°45'12" EAST, AN ARC LENGTH OF 2197.62 FEET TO A NON-TANGENT LINE; (4) THENCE NORTH 63°40'58" EAST, A DISTANCE OF 130.14 FEET TO A POINT ON A NON-TANGENT CURVE; (5) THENCE EASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4687.66 FEET AND A CHORD BEARING OF NORTH 59°37'29" EAST, AN ARC LENGTH OF 670.99 FEET TO A POINT OF REVERSE CURVATURE; (6) THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 703.94 FEET AND A CHORD BEARING OF NORTH 74°25'39" EAST, AN ARC LENGTH OF 464.50 FEET TO A POINT ON A NON-TANGENT LINE; (7) THENCE SOUTH 80°43'19" EAST, A DISTANCE OF 241.30 FEET TO A POINT ON A NON-TANGENT CURVE; (8) THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 578.46 FEET AND A CHORD BEARING OF NORTH 83°07'45" EAST, AN ARC LENGTH OF 206.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°02'29" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 850.99 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 89°42'02" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 749.95 FEET TO A FOUND STONE; THENCE NORTH 06°46'39" EAST ALONG AN OLD CLAIM LINE, A DISTANCE OF 476.43 FEET TO A POINT ON AN OLD CLAIM LINE; THENCE NORTH 06°25'26" EAST ALONG AN OLD CLAIM LINE, A DISTANCE OF 591.51 FEET TO A POINT ON THE SOUTHERLY LINE OF ILLINOIS ROUTE 30 ACCORDING TO WARRANTY DEED RECORDED AS

DOCUMENT NUMBER 905248; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID ILLINOIS ROUTE 30 FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 75°14'50" EAST, A DISTANCE OF 211.06 FEET TO A NON-TANGENT CURVE; (2) THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 34467.48 FEET, AND A CHORD BEARING OF SOUTH 80°44'51" EAST, AN ARC LENGTH OF 601.45; THENCE NORTH 08°55'27" EAST, A DISTANCE OF 89.70 FEET TO THE CENTERLINE OF SAID ILLINOIS ROUTE 30 BEING A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CENTERLINE FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 34377.48 FEET AND A CHORD BEARING OF SOUTH 81°29'22" EAST, AN ARC LENGTH OF 129.92 FEET TO A POINT ON A NON-TANGENT LINE; (2) THENCE SOUTH 81°24'14" EAST, A DISTANCE OF 367.78 FEET TO A POINT ON THE CENTERLINE OF GORDON ROAD; THENCE SOUTH 06°11'50" WEST ALONG THE CENTERLINE OF GORDON ROAD, A DISTANCE OF 2210.20 FEET; THENCE NORTH 85°16'23" WEST, A DISTANCE OF 206.26 FEET; THENCE SOUTH 06°19'37" WEST, A DISTANCE OF 268.82 FEET; THENCE SOUTH 83°27'29" EAST, A DISTANCE OF 206.80 FEET TO A POINT ON THE CENTERLINE OF GORDON ROAD; THENCE SOUTH 06°12'32" WEST ALONG THE CENTERLINE OF SAID GORDON ROAD, A DISTANCE OF 1220.88 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD FOR THE FOLLOWING FIVE (5) COURSES; (1) THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5779.58 FEET AND A CHORD BEARING OF NORTH 87°17'00" WEST, AN ARC LENGTH OF 1687.43 FEET TO A POINT ON A NON-TANGENT LINE; (2) THENCE SOUTH 84°20'54" WEST, A DISTANCE OF 3416.50 FEET; (3) THENCE SOUTH 84°20'53" WEST, A DISTANCE OF 555.02 FEET TO A POINT ON A NON-TANGENT CURVE; (4) THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF SOUTH 88°58'44" EAST, AN ARC LENGTH OF 1291.76 FEET TO A POINT ON A NON-TANGENT LINE; (5) THENCE NORTH 84°02'59" WEST, A DISTANCE OF 170.80 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°27'40" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 305.09 FEET TO THE POINT OF BEGINNING; ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS; CONTAINING 522.256 ACRES OF LAND, MORE OR LESS.

SETTLERS RIDGE
PARCELS 2A AND 3 PHASE 2
ANNEXATION

THAT PORTION OF THE SOUTH HALF OF SECTION 22, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, AND ALSO THE NORTH HALF OF SECTION 27, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°27'40" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1056.29 FEET TO THE CENTERLINE OF PRAIRIE STREET AS MONUMENTED AND OCCUPIED FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG THE CENTERLINE OF PRAIRIE STREET AS MONUMENTED AND OCCUPIED FOR THE FOLLOWING FOUR (4) COURSES; (1) THENCE NORTH 79°40'41" EAST, A DISTANCE OF 2039.84 FEET; (2) THENCE NORTH 79°40'41" EAST, A DISTANCE OF 675.92 FEET; (3) THENCE NORTH 79°40'49" EAST, A DISTANCE OF 1881.06 FEET; (4) THENCE NORTH 79°40'47" EAST, A DISTANCE OF 1073.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD SAID POINT BEING ALSO A POINT ON A CURVE; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD BEING A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF SOUTH 86°24'35" EAST, AN ARC LENGTH OF 1502.11 FEET TO A POINT ON THE CENTERLINE EXTENDED SOUTHERLY OF GORDON ROAD; THENCE SOUTH 06°12'24" WEST, ALONG SAID CENTERLINE EXTENDED SOUTHERLY, A DISTANCE OF 16.77 FEET; THENCE SOUTH 06°42'28" WEST ALONG SAID GORDON ROAD EXTENDED SOUTHERLY, A DISTANCE OF 1115.34 FEET; THENCE SOUTH 51°50'42" EAST, A DISTANCE OF 106.10 FEET; THENCE SOUTH 07°34'17" WEST THROUGH A POINT ON THE NORTH LINE OF SAID SECTION 26 THAT IS LOCATED 189.42 FEET EASTERLY OF THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 2645.83 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 00°13'35" EAST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1257.54 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89°11'09" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1326.90 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89°07'33"

WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 27, A DISTANCE OF 5329.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00°17'08" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2649.12 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00°27'40" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1599.20 FEET TO THE POINT OF BEGINNING; ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS; CONTAINING 752.582 ACRES OF LAND, MORE OR LESS.

SETTLERS RIDGE
PARCEL ONE FIRST PHASE
ANNEXATION

THAT PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°27'40" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1056.29 FEET TO THE CENTERLINE OF PRAIRIE STREET AS MONUMENTED AND OCCUPIED; THENCE EASTERLY ALONG THE CENTERLINE OF PRAIRIE STREET AS MONUMENTED AND OCCUPIED FOR THE FOLLOWING FOUR (4) COURSES; (1) THENCE NORTH 79°40'41" EAST, A DISTANCE OF 2039.84 FEET TO THE POINT OF BEGINNING; (2) THENCE NORTH 79°40'41" EAST, A DISTANCE OF 675.92 FEET; (3) THENCE NORTH 79°40'49" EAST, A DISTANCE OF 1881.06 FEET; (4) THENCE NORTH 79°40'47" EAST, A DISTANCE OF 1073.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD SAID POINT BEING ALSO A POINT ON A CURVE; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD FOR THE FOLLOWING THREE (3) COURSES; (1) THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF SOUTH 85°10'58" WEST, AN ARC LENGTH OF 164.70 FEET; (2) THENCE SOUTH 84°20'24" WEST, A DISTANCE OF 211.72 FEET; (3) THENCE SOUTH 84°21'03" WEST, A DISTANCE OF 3213.71 FEET; THENCE SOUTH 00°11'31" EAST, A DISTANCE OF 299.38 FEET TO THE POINT OF BEGINNING; IN SUGAR GROVE TOWNSHIP, IN KANE COUNTY, ILLINOIS; CONTAINING 12.375 ACRES OF LAND, MORE OR LESS.

SETTLERS RIDGE
PARCEL 5 ANNEXATION

THAT PORTION OF THE EXISTING RIGHT OF WAY OF U.S. ROUTE 56 LYING NORTHERLY AND ADJOINING PARCEL 2A, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, AND THAT PORTION OF SECTION 22, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°12'35" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2506.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 56, ALSO KNOWN AS PART OF THE ILLINOIS TOLL HIGHWAY COMMISSION, BEING ALSO THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING EIGHT (8) COURSES: (1) THENCE NORTH 89°03'24" EAST, A DISTANCE OF 1155.23 FEET; (2) THENCE NORTH 89°10'28" EAST, A DISTANCE OF 484.10 FEET TO A POINT OF CURVATURE; (3) THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4683.75 FEET AND A CHORD BEARING OF NORTH 75°45'12" EAST, AN ARC LENGTH OF 2197.62 FEET TO A NON-TANGENT LINE; (4) THENCE NORTH 63°40'58" EAST, A DISTANCE OF 130.14 FEET TO A POINT ON A NON-TANGENT CURVE; (5) THENCE EASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4687.66 FEET AND A CHORD BEARING OF NORTH 59°37'29" EAST, AN ARC LENGTH OF 670.99 FEET TO A POINT OF REVERSE CURVATURE; (6) THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 703.94 FEET AND A CHORD BEARING OF NORTH 74°25'39" EAST, AN ARC LENGTH OF 464.50 FEET TO A POINT ON A NON-TANGENT LINE; (7) THENCE SOUTH 80°43'19" EAST, A DISTANCE OF 241.30 FEET TO A POINT ON A NON-TANGENT CURVE; (8) THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 578.46 FEET AND A CHORD BEARING OF NORTH 83°07'45" EAST, AN ARC LENGTH OF 206.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 00°02'29" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 516.62 FEET TO A POINT ON A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 30 (GALENA BOULEVARD); THENCE NORTH 78°49'49" WEST ALONG THE LAST SAID LINE, A DISTANCE OF 461.76 FEET TO A POINT ON A CURVE ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 56 EXTENDED NORTHERLY; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY

LINE OF SAID U.S. ROUTE 56 FOR THE FOLLOWING THREE (3) COURSES; (1) THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4483.75 FEET AND A CHORD BEARING OF SOUTH 65°54'42" WEST, AN ARC LENGTH OF 3644.12 FEET; (2) THENCE SOUTH 89°10'28" WEST, A DISTANCE OF 484.39 FEET; (3) THENCE SOUTH 89°03'24" WEST, A DISTANCE OF 1152.86 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°12'35" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 200.02 FEET TO THE POINT OF BEGINNING; CONTAINING 31.862 ACRES OF LAND, MORE OR LESS.

PARCEL 4

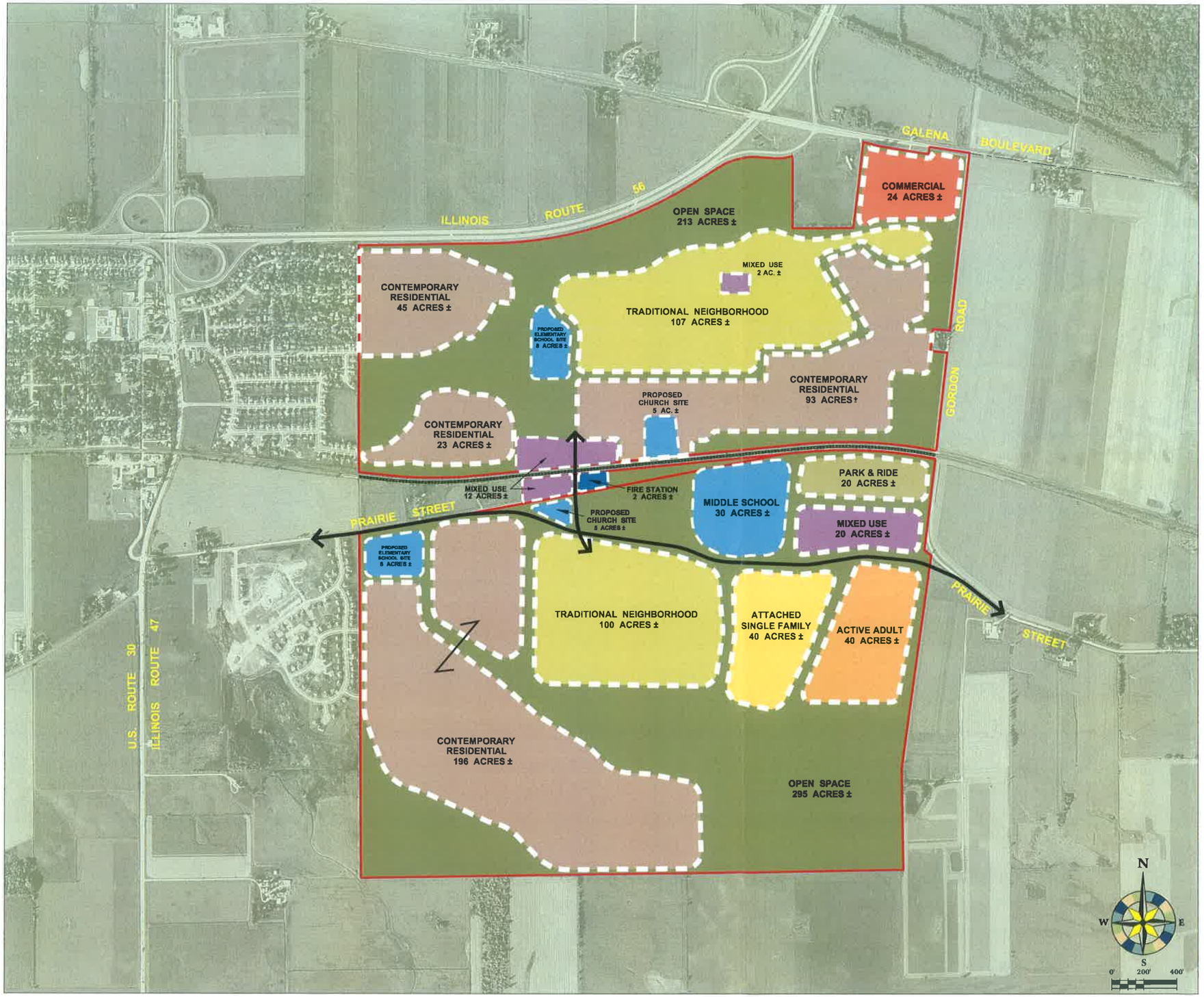
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°27'40" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1022.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°27'40" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 33.49 FEET TO THE CENTERLINE OF PRAIRIE STREET AS MONUMENTED AND OCCUPIED; THENCE NORTH 79°40'41" EAST ALONG THE LAST SAID CENTERLINE, A DISTANCE OF 2039.84 FEET; THENCE NORTH 00°11'31" WEST, A DISTANCE OF 33.52 FEET TO A POINT 33.00 FEET NORTH OF AS MEASURED PARALLEL WITH THE CENTERLINE OF PRAIRIE STREET AS MONUMENTED AND OCCUPIED; THENCE SOUTH 79°40'41" WEST ALONG A LINE 33.00 FEET NORTH OF AS MEASURED PARALLEL WITH THE CENTERLINE OF SAID PRAIRIE STREET, A DISTANCE OF 2039.99 FEET TO THE POINT OF BEGINNING; CONTAINING 1.545 ACRES OF LAND, MORE OR LESS.

SETTLERS RIDGE
SUGAR GROVE ANNEXATION
LEGAL DESCRIPTION
PARCEL 6
REVISED July 5, 2005

THAT PART OF THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GORDON ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE EASTERLY ALONG A CURVE ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, BEING A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5779.58 FEET AND A CHORD BEARING OF SOUTH 78°13'19" EAST, AN ARC LENGTH OF 140.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06°12'32" EAST, A DISTANCE OF 454.36 FEET; THENCE NORTH 04°51'10" WEST, A DISTANCE OF 260.60 FEET; THENCE NORTH 06°12'32" EAST, A DISTANCE OF 524.42 FEET; THENCE NORTH 06°11'50" EAST, A DISTANCE OF 275.88 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 4828.20 FEET, AN ARC LENGTH OF 147.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°26'43" EAST, A DISTANCE OF 489.52 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5944.65 FEET, AN ARC LENGTH OF 181.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°11'50" EAST, A DISTANCE OF 1388.13 FEET; THENCE NORTH 81°24'14" WEST, A DISTANCE OF 10.01 FEET; THENCE NORTH 06°10'17" EAST, A DISTANCE OF 340.30 FEET; THENCE NORTH 81°24'14" WEST, A DISTANCE OF 60.05 FEET; THENCE SOUTH 06°10'17" WEST, A DISTANCE OF 340.30 FEET; TO A POINT ON THE CENTERLINE OF GORDON ROAD; THENCE SOUTH 06°11'50" WEST, A DISTANCE OF 2210.20 FEET; THENCE NORTH 85°16'23" WEST, A DISTANCE OF 33.01 FEET; THENCE SOUTH 06°11'50" WEST, A DISTANCE OF 274.31 FEET; THENCE SOUTH 83°27'29" EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 06°12'32" WEST, A DISTANCE OF 1220.88 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY ALONG A CURVE ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD BEING A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5779.58 FEET AND A CHORD BEARING OF NORTH 79°05'00" WEST, AN ARC LENGTH OF 33.10 FEET; THENCE SOUTH 06°12'30" WEST, A DISTANCE OF 100.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE EASTERLY ALONG A CURVE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD BEING A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF SOUTH 78°17'26" EAST, AN ARC LENGTH OF 173.80 FEET; THENCE NORTH 06°12'30" EAST, A DISTANCE OF 100.61 FEET TO A POINT OF BEGINNING, CONTAINING 8.57 ACRES OF LAND, MORE OR LESS.



NORTH LAND USE

- TN — TRADITIONAL NEIGHBORHOOD 107 ACRES ±
- CR — CONTEMPORARY RESIDENTIAL 161 ACRES ±

268 ACRES ± TOTAL RESIDENTIAL AREA

- MIXED USE 14 ACRES ±
- COMMERCIAL 24 ACRES ±
- SCHOOL SITE 8 ACRES ±
- CHURCH 5 ACRES ±
- FIRE STATION 2 ACRES ±
- OPEN SPACE 213 ACRES ±

534 ACRES ± TOTAL GROSS SITE AREA
MINUS NON-RESIDENTIAL (53 AC. ±) = 481 ACRES ±
TOTAL OPEN SPACE (213 AC. ±) / 481 AC.± = 44% ±

SOUTH LAND USE

- TN — TRADITIONAL NEIGHBORHOOD 100 ACRES ±
- CR — CONTEMPORARY RESIDENTIAL 196 ACRES ±
- ACTIVE ADULT 40 ACRES ±
- ATTACHED SINGLE FAMILY 40 ACRES ±

376 ACRES ± TOTAL RESIDENTIAL AREA

- CHURCH 5 ACRES ±
- MIXED USE 20 ACRES ±
- PARK & RIDE 20 ACRES ±
- MIDDLE SCHOOL SITE 30 ACRES ±
- ELEMENTARY SCHOOL SITE 8 ACRES ±
- OPEN SPACE 295 ACRES ±

754 ACRES ± TOTAL GROSS SITE AREA
MINUS NON-RESIDENTIAL (83 AC. ±) = 671 ACRES ±
TOTAL OPEN SPACE (295 AC. ±) / 671 AC. ± = 44% ±

KIMBALL HILL HOMES

Settlers Ridge

LAND USE / ZONING EXHIBIT

EXHIBIT B1

LANDVISION

SHEET 1 OF 4
MAY 16, 2006
DRAWING NUMBER 2005-LV-0487.B1
COPYRIGHT © 2006 BY: LAND VISION, INC.

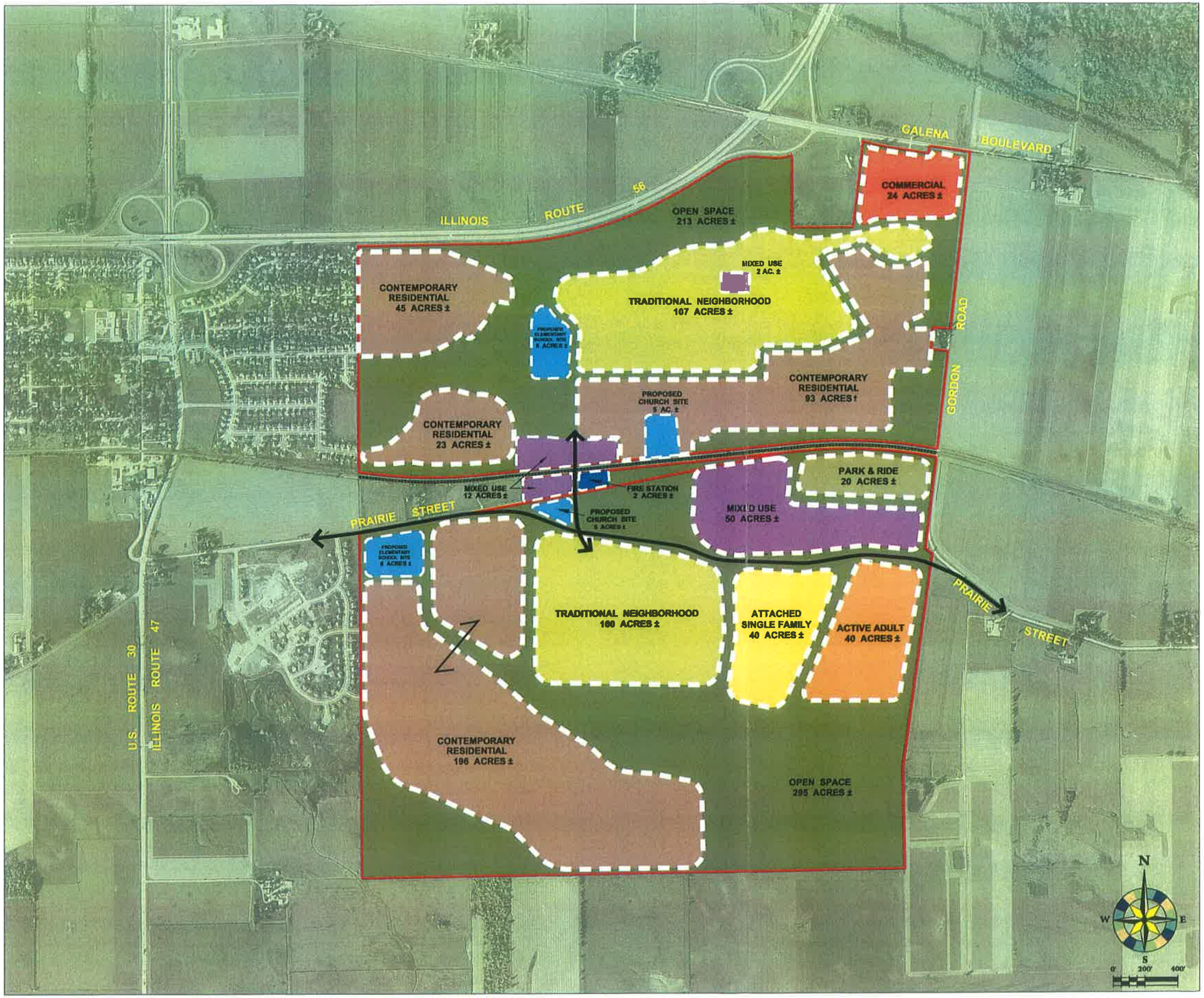
OWNER & DEVELOPER: KIMBALL HILL HOMES, 5999 NEW WILKE ROAD, BLDG. 5, ROLLING MEADOWS, IL 60008, (847) 364-7300

CONSERVATION LAND USE PLANNER: RANDALL ARENDT, 43 PROSPECT AVENUE, NARRAGANSETT PIER, RI 02882, (401) 792-8200

LAND PLANNER: LAND VISION, INC., 116 WEST MAIN STREET, SUITE 208, ST. CHARLES, IL 60174, (630) 584-0591 FAX: (630) 584-0592

CIVIL ENGINEER: COWHEY, GUDMUNDSON AND LEDER, 300 PARK BOULEVARD, ITASCA, IL 60143, (630) 250-9595

LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP, 221 WEST JEFFERSON AVENUE, NAPERVILLE, IL 60540, (630) 961-1787 FAX: (630) 961-9925



NORTH LAND USE

- TN — TRADITIONAL NEIGHBORHOOD 107 ACRES ±
- CR — CONTEMPORARY RESIDENTIAL 161 ACRES ±

268 ACRES ± TOTAL RESIDENTIAL AREA

- MIXED USE 14 ACRES ±
- COMMERCIAL 24 ACRES ±
- SCHOOL SITE 8 ACRES ±
- CHURCH 5 ACRES ±
- FIRE STATION 2 ACRES ±
- OPEN SPACE 213 ACRES ±

534 ACRES ± TOTAL GROSS SITE AREA
MINUS NON-RESIDENTIAL (53 AC. ±) = 481 ACRES ±
TOTAL OPEN SPACE (213 AC. ±) / 481 AC.± = 44% ±

SOUTH LAND USE

- TN — TRADITIONAL NEIGHBORHOOD 100 ACRES ±
- CR — CONTEMPORARY RESIDENTIAL 196 ACRES ±
- ACTIVE ADULT 40 ACRES ±
- ATTACHED SINGLE FAMILY 40 ACRES ±

376 ACRES ± TOTAL RESIDENTIAL AREA

- CHURCH 5 ACRES ±
- MIXED USE 50 ACRES ±
- PARK & RIDE 20 ACRES ±
- ELEMENTARY SCHOOL SITE 8 ACRES ±
- OPEN SPACE 295 ACRES ±

754 ACRES ± TOTAL GROSS SITE AREA
MINUS NON-RESIDENTIAL (83 AC. ±) = 671 ACRES ±
TOTAL OPEN SPACE (295 AC. ±) / 671 AC. ± = 44% ±

KIMBALL HILL HOMES

Settlers Ridge

LAND USE / ZONING EXHIBIT

EXHIBIT B2

OWNER & DEVELOPER: KIMBALL HILL HOMES, 5999 NEW WILKE ROAD, BLDG. 5, ROLLING MEADOWS, IL 60008, (847) 364-7300

CONSERVATION LAND USE PLANNER: RANDALL ARENDT, 43 PROSPECT AVENUE, NARRAGANSETT PIER, RI 02882, (401) 792-8200

LAND PLANNER: LAND VISION, INC., 116 WEST MAIN STREET, SUITE 208, ST. CHARLES, IL 60174, (630) 584-0591 FAX: (630) 584-0592

CIVIL ENGINEER: COWHEY, GUDMUNDSON AND LEDER, 300 PARK BOULEVARD, ITASCA, IL 60143, (630) 250-9595

LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP, 221 WEST JEFFERSON AVENUE, NAPERVILLE, IL 60540, (630) 961-1787 FAX: (630) 961-9925

NORTH LAND USE

- TN — TRADITIONAL NEIGHBORHOOD 107 ACRES ±
- CR — CONTEMPORARY RESIDENTIAL 161 ACRES ±

268 ACRES ± TOTAL RESIDENTIAL AREA

- MIXED USE 14 ACRES ±
- COMMERCIAL 24 ACRES ±
- SCHOOL SITE 8 ACRES ±
- CHURCH 5 ACRES ±
- FIRE STATION 2 ACRES ±
- OPEN SPACE 213 ACRES ±

534 ACRES ± TOTAL GROSS SITE AREA
MINUS NON-RESIDENTIAL (53 AC. ±) = 481 ACRES ±
TOTAL OPEN SPACE (213 AC. ±) / 481 AC.± = 44% ±

SOUTH LAND USE

- CR — CONTEMPORARY RESIDENTIAL 323 ACRES ±
- ACTIVE ADULT 40 ACRES ±
- ATTACHED SINGLE FAMILY 40 ACRES ±

403 ACRES ± TOTAL RESIDENTIAL AREA

- CHURCH 5 ACRES ±
- MIXED USE 20 ACRES ±
- PARK & RIDE 20 ACRES ±
- MIDDLE SCHOOL SITE 30 ACRES ±
- ELEMENTARY SCHOOL SITE 8 ACRES ±
- OPEN SPACE 268 ACRES ±

754 ACRES ± TOTAL GROSS SITE AREA
MINUS NON-RESIDENTIAL (83 AC. ±) = 671 ACRES ±
TOTAL OPEN SPACE (268 AC. ±) / 671 AC. ± = 40% ±

KIMBALL HILL HOMES

Settlers Ridge

LAND USE / ZONING EXHIBIT

EXHIBIT B3

LANDVISION

SHEET 3 OF 4

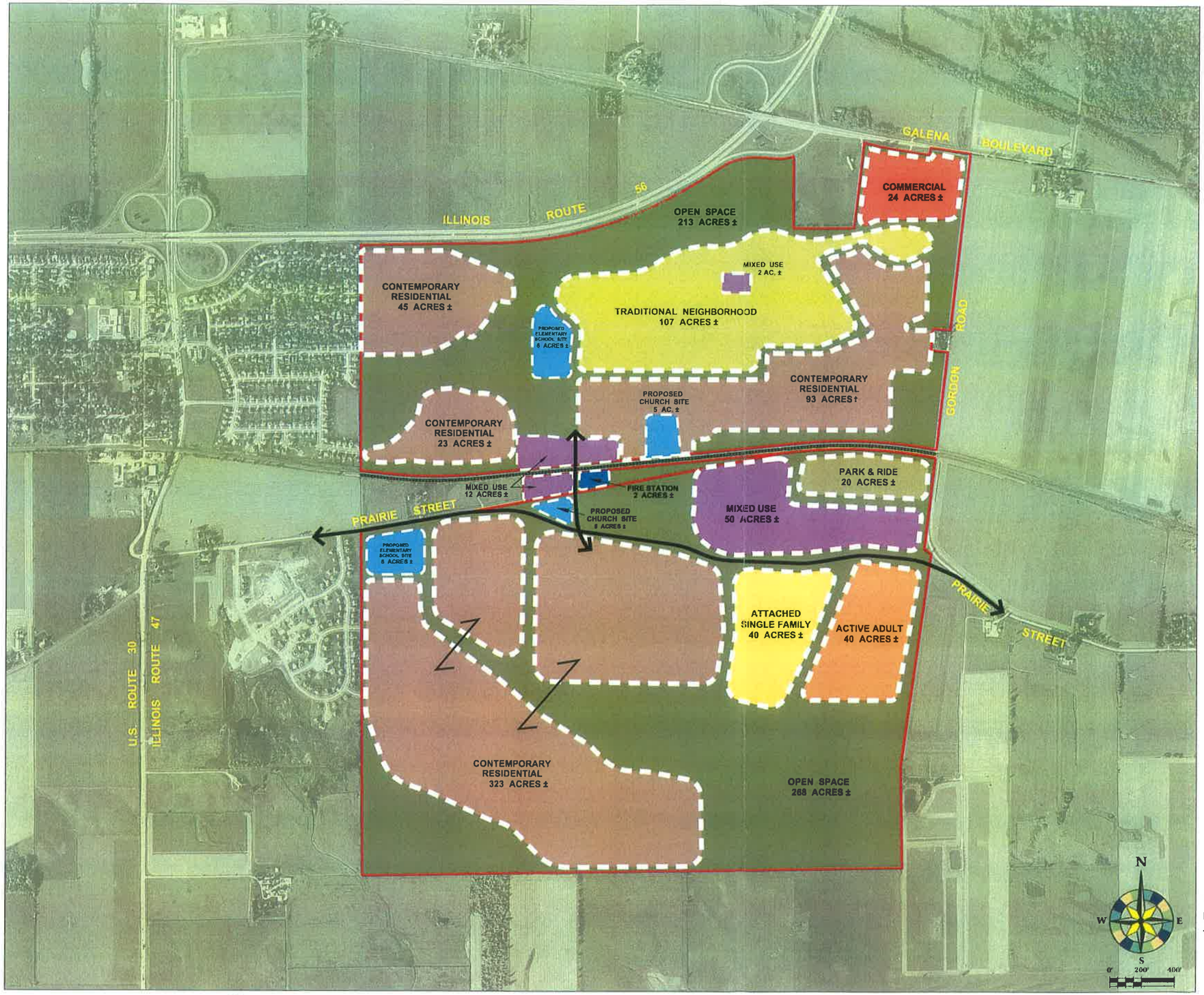
OWNER & DEVELOPER: KIMBALL HILL HOMES, 5999 NEW WILKE ROAD, BLDG. 5, ROLLING MEADOWS, IL 60008, (847) 364-7300

CONSERVATION LAND USE PLANNER: RANDALL ARENDT, 43 PROSPECT AVENUE, NARRAGANSETT PIER, RI 02882, (401) 792-8200

LAND PLANNER: LAND VISION, INC., 116 WEST MAIN STREET, SUITE 208, ST. CHARLES, IL 60174, (630) 584-0591 FAX: (630) 584-0592

CIVIL ENGINEER: COWHEY, GUDMUNDSON AND LEDER, 300 PARK BOULEVARD, ITASCA, IL 60143, (630) 250-9595

LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP, 221 WEST JEFFERSON AVENUE, NAPERVILLE, IL 60540, (630) 961-1787 FAX: (630) 961-9925



NORTH LAND USE

- TN — TRADITIONAL NEIGHBORHOOD 107 ACRES ±
- CR — CONTEMPORARY RESIDENTIAL 161 ACRES ±

268 ACRES ± TOTAL RESIDENTIAL AREA

- MIXED USE 14 ACRES ±
- COMMERCIAL 24 ACRES ±
- SCHOOL SITE 8 ACRES ±
- CHURCH 5 ACRES ±
- FIRE STATION 2 ACRES ±
- OPEN SPACE 213 ACRES ±

534 ACRES ± TOTAL GROSS SITE AREA
MINUS NON-RESIDENTIAL (53 AC. ±) = 481 ACRES ±
TOTAL OPEN SPACE (213 AC. ±) / 481 AC.± = 44% ±

SOUTH LAND USE

- CR — CONTEMPORARY RESIDENTIAL 323 ACRES ±
- ACTIVE ADULT 40 ACRES ±
- ATTACHED SINGLE FAMILY 40 ACRES ±

403 ACRES ± TOTAL RESIDENTIAL AREA

- CHURCH 5 ACRES ±
- MIXED USE 50 ACRES ±
- PARK & RIDE 20 ACRES ±
- ELEMENTARY SCHOOL SITE 8 ACRES ±
- OPEN SPACE 268 ACRES ±

754 ACRES ± TOTAL GROSS SITE AREA
MINUS NON-RESIDENTIAL (83 AC. ±) = 671 ACRES ±
TOTAL OPEN SPACE (268 AC. ±) / 671 AC. ± = 40% ±

KIMBALL HILL HOMES

Settlers Ridge

LAND USE / ZONING EXHIBIT

EXHIBIT B4

LANDVISION

SHEET 4 OF 4

OWNER & DEVELOPER	KIMBALL HILL HOMES 5999 NEW WILKE ROAD, BLDG. 5 ROLLING MEADOWS, IL 60008 (847) 364-7300
CONSERVATION LAND USE PLANNER	RANDALL ARENDT 43 PROSPECT AVENUE NARRAGANSETT PIER, RI 02882 (401) 792-8200
LAND PLANNER	LAND VISION, INC. 116 WEST MAIN STREET, SUITE 208 ST. CHARLES, IL 60174 (630) 584-0591 FAX: (630) 584-0592
CIVIL ENGINEER	COWHEY, GUDMUNDSON AND LEDER 300 PARK BOULEVARD ITASCA, IL 60143 (630) 250-9595
LANDSCAPE ARCHITECT	HITCHCOCK DESIGN GROUP 221 WEST JEFFERSON AVENUE NAPERVILLE, IL 60540 (630) 961-1787 FAX: (630) 961-9925

EXHIBIT B-1-A

SETTLER RIDGE SOUTH

DUA / Unit Counts

	Exhibit B-1 w/TND & Mid. School		Exhibit B-2 w/TND & w/o Mid. School		Exhibit B-3 w/o TND & Mid. School		Exhibit B-4 w/o TND & w/o Mid. School	
TOTAL AREA	754 Ac		754 Ac		754 Ac		754 Ac	
		DU's		DU's		DU's		DU's
Commercial	0 Ac		0 Ac		0 Ac		0 Ac	
Church	5 Ac		5 Ac		5 Ac		5 Ac	
Elem. School	8 Ac		8 Ac		8 Ac		8 Ac	
Mid. School	30 Ac		0 Ac		30 Ac		0 Ac	
Mixed Use	20 Ac	135	50 Ac	304	20 Ac	135	50 Ac	337
Park & Ride	20 Ac*	135	20Ac*	124	20 Ac*	135	20Ac*	135
Sub-Total	83 Ac	270	83 Ac	428	83 Ac	270	83 Ac	472
Residential	671 Ac		671 Ac		671 Ac		671 Ac	
SFA	40Ac	220	40Ac	220	40Ac	220	40Ac	220
Active Adult	40 Ac	220	40 Ac	220	40 Ac	220	40 Ac	220
TND	100 Ac	440	100 Ac	440	0 Ac	0	0 Ac	0
Contemporary	196 Ac	410	196 Ac	410	323 Ac	800	323 Ac	800
Open Space	295 Ac (44%)		295 Ac (44%)		268 Ac (40%)		268 Ac (40%)	
Re[illegible]tial	376 Ac		376 Ac		403 Ac		403 Ac	
Sub-Total	671 Ac	1290	671 Ac	1290	671 Ac	1240	671 Ac	1240
TOTALS	754 Ac.	1560	754 Ac.	1718	754 Ac.	1510	754 Ac.	1712

* Density credit to be transferred to Mixed Use area

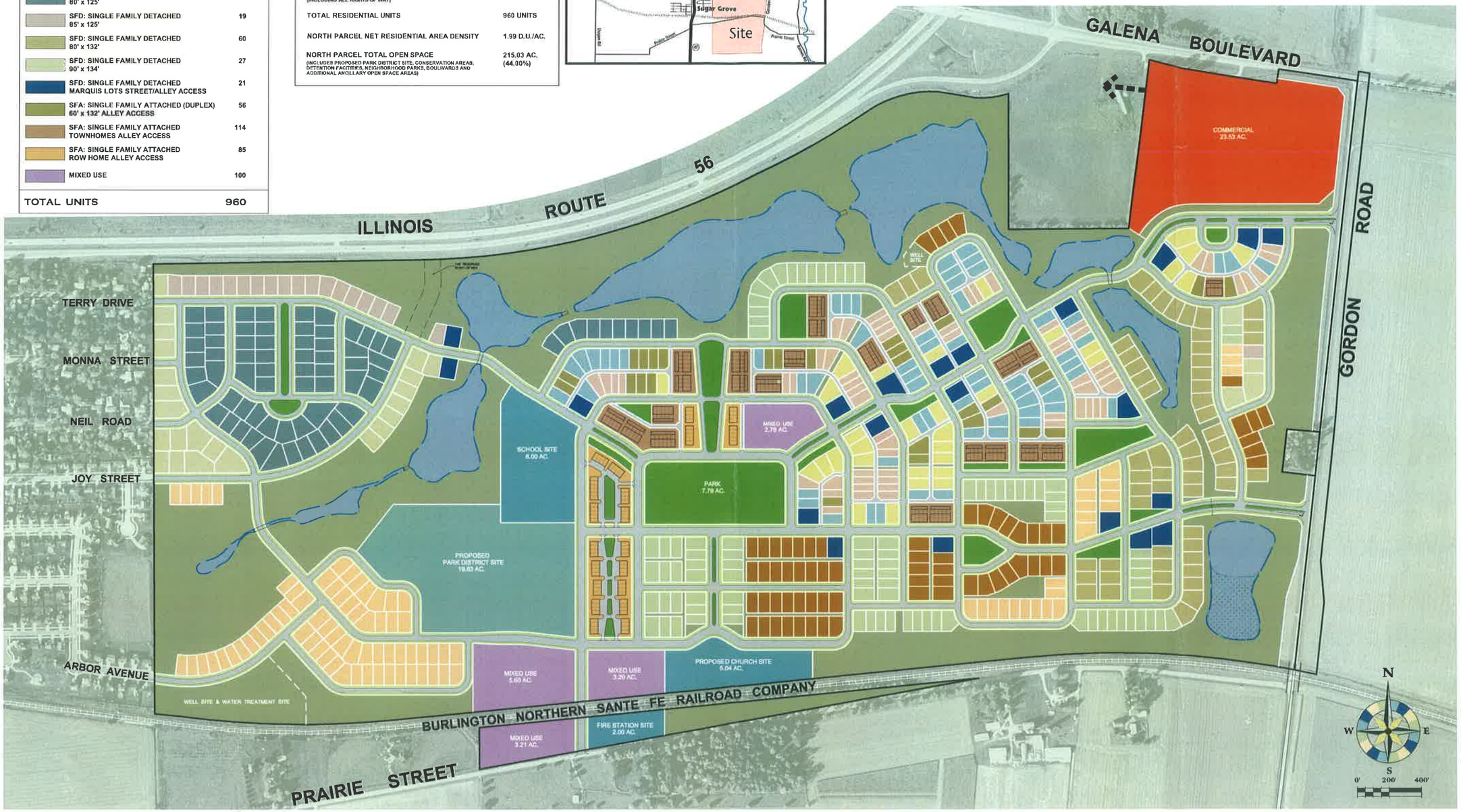
SETTLERS RIDGE NORTH SITE DATA

	TOTAL (UNITS)
SFD: SINGLE FAMILY DETACHED 45' x 132' ALLEY ACCESS	64
SFD: SINGLE FAMILY DETACHED 60' x 132' ALLEY ACCESS	61
SFD: SINGLE FAMILY DETACHED 60' x 132'	91
SFD: SINGLE FAMILY DETACHED 65' x 132'	90
SFD: SINGLE FAMILY DETACHED 70' x 132' ALLEY ACCESS	32
SFD: SINGLE FAMILY DETACHED 70' x 132'	67
SFD: SINGLE FAMILY DETACHED 80' x 125'	73
SFD: SINGLE FAMILY DETACHED 85' x 125'	19
SFD: SINGLE FAMILY DETACHED 80' x 132'	60
SFD: SINGLE FAMILY DETACHED 90' x 134'	27
SFD: SINGLE FAMILY DETACHED MARQUIS LOTS STREET/ALLEY ACCESS	21
SFA: SINGLE FAMILY ATTACHED (DUPLEX) 60' x 132' ALLEY ACCESS	56
SFA: SINGLE FAMILY ATTACHED TOWNHOMES ALLEY ACCESS	114
SFA: SINGLE FAMILY ATTACHED ROW HOME ALLEY ACCESS	85
MIXED USE	100
TOTAL UNITS	960

SETTLERS RIDGE NORTH LAND USE DISTRIBUTION

	TOTAL (ACRES)
TOTAL GROSS NORTH PARCEL AREA	542.13
COMMERCIAL AREA	23.53
INSTITUTIONAL AREAS:	
CHURCH SITE	5.04
SCHOOL SITE	8.00
FIRE STATION	2.00
MIXED USE	14.79
NET RESIDENTIAL AREA (INCLUDING ALL RIGHTS OF WAY)	488.77 AC.
TOTAL RESIDENTIAL UNITS	960 UNITS
NORTH PARCEL NET RESIDENTIAL AREA DENSITY	1.99 D.U./AC.
NORTH PARCEL TOTAL OPEN SPACE (INCLUDES PROPOSED PARK DISTRICT SITE, CONSERVATION AREAS, DETENTION FACITIFES, NEIGHBORHOOD PARKS, BOULIVARDS AND ADDITIONAL ANCILLARY OPEN SPACE AREAS)	215.03 AC. (44.00%)

LOCATION MAP



KIMBALL HILL HOMES

Settlers Ridge

ILLUSTRATIVE PLAN

EXHIBIT C1

LANDVISION

SHEET 1 OF 6

OWNER & DEVELOPER: KIMBALL HILL HOMES, 5999 NEW WILKE ROAD, BLDG. 5, ROLLING MEADOWS, IL 60008, (847) 364-7300

CONSERVATION LAND USE PLANNER: RANDALL ARENDT, 43 PROSPECT AVENUE, NARRAGANSETT PIER, RI 02882, (401) 792-8200

LAND PLANNER: LAND VISION, INC., 116 WEST MAIN STREET, SUITE 208, ST. CHARLES, IL 60174, (630) 584-0591 FAX: (630) 584-0592

CIVIL ENGINEER: COWHEY, GUDMUNDSON AND LEDER, 300 PARK BOULEVARD, ITASCA, IL 60143, (630) 250-9595

LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP, 221 WEST JEFFERSON AVENUE, NAPERVILLE, IL 60540, (630) 961-1787 FAX: (630) 961-9925

LOT SETBACK EXHIBIT	NEIGHBORHOOD TYPE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. SIDE YARD SETBACK	MIN. CORNER SIDE YARD SETBACK	MIN. FRONT YARD SETBACK	ALLOWABLE PORCH ENCROACHMENT INTO FRONT YARD	MIN. REAR YARD SETBACK	MAX. LOT COVERAGE RATIO BY BUILDING/ PAVEMENT/CRCRS
SFD: SINGLE FAMILY DETACHED 45' x 132' ALLEY ACCESS	TN	5,940 S.F.	45'	132'	7.5'	12'	20'	8'	20'	70%
SFD: SINGLE FAMILY DETACHED 60' x 132' ALLEY ACCESS	TN	7,920 S.F.	60'	132'	7.5'	12'	20'	8'	20'	60%
SFD: SINGLE FAMILY DETACHED 60' x 132'	TN CR	7,920 S.F.	60'	132'	7.5'	12' 30'	20' 30'	8'	30'	60%
SFD: SINGLE FAMILY DETACHED 65' x 132'	CR	8,580 S.F.	65'	132'	7.5'	30'	30'	8'	30'	60%
SFD: SINGLE FAMILY DETACHED 70' x 132' ALLEY ACCESS	TN	9,240 S.F.	70'	132'	7.5'	12'	20'	8'	20'	60%
SFD: SINGLE FAMILY DETACHED 70' x 132'	TN CR	9,240 S.F.	70'	132'	7.5'	12' 30'	20' 30'	8'	30'	60%
SFD: SINGLE FAMILY DETACHED 80' x 125'	TN CR	10,000 S.F.	80'	125'	10% LW 10'	12' 30'	20' 30'	8'	30'	60%
SFD: SINGLE FAMILY DETACHED 85' x 125'	CR	10,625 S.F.	85'	125'	10'	30'	30'	8'	30'	60%
SFD: SINGLE FAMILY DETACHED 80' x 132'	TN CR	10,560 S.F.	80'	132'	10' 10'	12' 30'	20' 30'	8'	30'	60%
SFD: SINGLE FAMILY DETACHED 90' x 134'	CR	12,060 S.F.	90'	134'	10'	30'	30'	8'	30'	60%
SFD: SINGLE FAMILY DETACHED MARQUIS LOTS STREET/ALLEY ACCESS	TN CR	12,520 S.F.	100'	125'	10' 10'	12' 30'	20' 30'	8'	20' 30'	60%
SFA: SINGLE FAMILY ATTACHED (DUPLEX) 60' x 132' ALLEY ACCESS	TN	7,920 S.F.	60'	132'	7.5'	12'	20'	8'	20'	60%
SFA: SINGLE FAMILY ATTACHED TOWNHOMES ALLEY ACCESS	TN	2,000 S.F. PER UNIT	VARIES	120'	10'	12'	15'	8'	20'	60%
SFA: SINGLE FAMILY ATTACHED ROW HOME ALLEY ACCESS	TN	2,000 S.F. PER UNIT	VARIES	90'	10'	12'	15'	8'	20'	60%

✱ LW = LOT WIDTH

LEGAL DESCRIPTION

[illegible]

LOCATION MAP

KIMBALL HILL HOMES

Settlers Ridge

PRELIMINARY PLAT

EXHIBIT C2

LANDVISION

SHEET 2 OF 6
REVISED: MAY 28, 2008
SEPTEMBER 8, 2004
DRAWING NUMBER: 2004_P-10
COPYRIGHT © 2005, BY LAND VISION, INC.

OWNER & DEVELOPER: KIMBALL HILL HOMES, 5999 NEW WILKE ROAD, BLDG. 5, ROLLING MEADOWS, IL 60008, (847) 364-7300

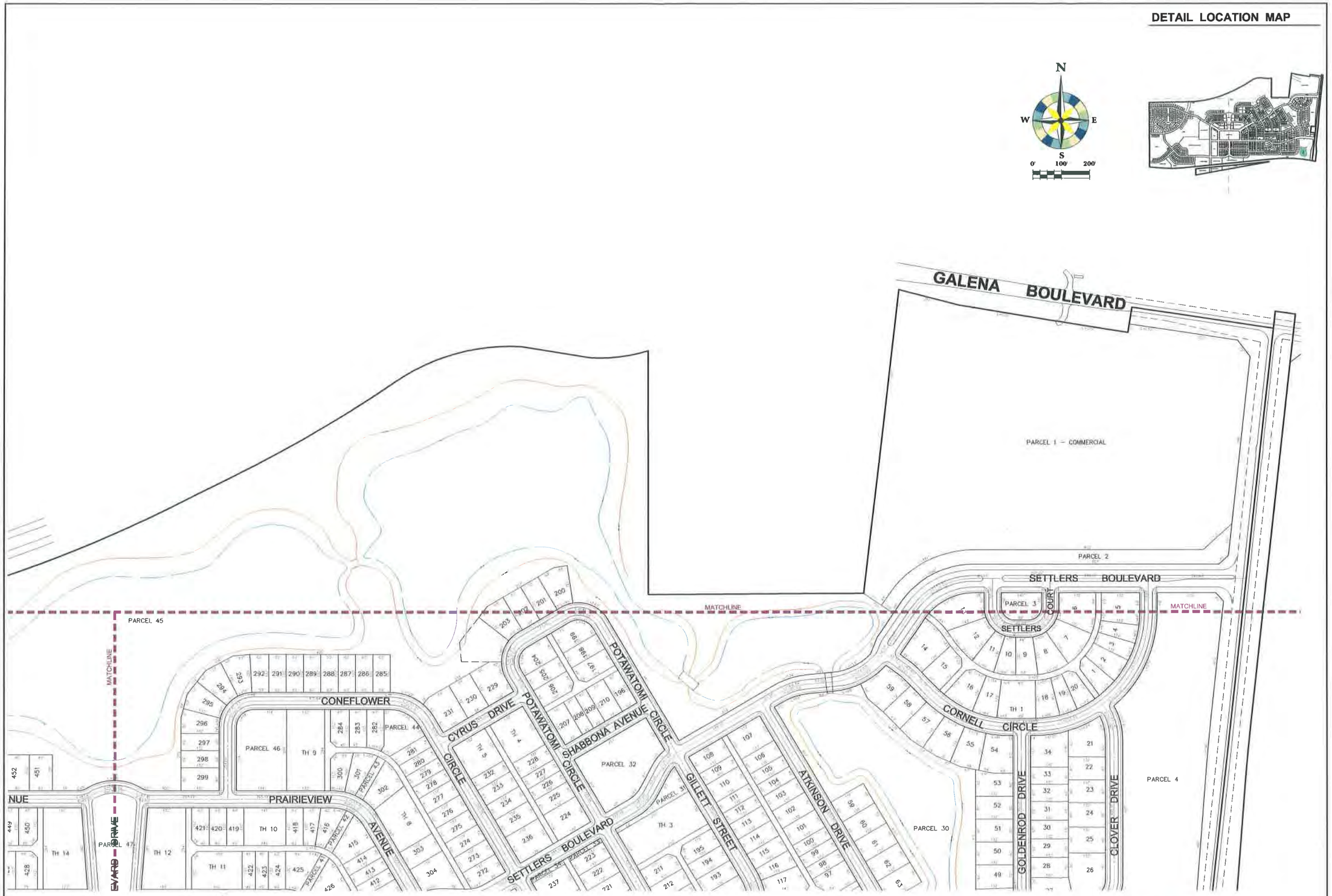
CONSERVATION LAND USE PLANNER: RANDALL ARENDT, 43 PROSPECT AVENUE, NARRAGANSETT PIER, RI 02882, (401) 792-8200

LAND PLANNER: LAND VISION, INC., 116 WEST MAIN STREET, SUITE 208, ST. CHARLES, IL 60174, (630) 584-0591 FAX: (630) 584-0592

CIVIL ENGINEER: COWHEY, GUDMUNDSON AND LEDER, 300 PARK BOULEVARD, ITASCA, IL 60143, (630) 250-3595

LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP, 221 WEST JEFFERSON AVENUE, NAPERVILLE, IL 60540, (630) 961-1787 FAX: (630) 961-9925

DETAIL LOCATION MAP



KIMBALL HILL HOMES

Settlers Ridge

NORTH DETAIL SHEET

EXHIBIT C3

LANDVISION

SHEET 3 OF 6
REVISED: MAY 28, 2003
SEPTEMBER 8, 2004
DRAWING NUMBER: 2001_012
COPYRIGHT © 2003, BY: LAND VISION, INC.

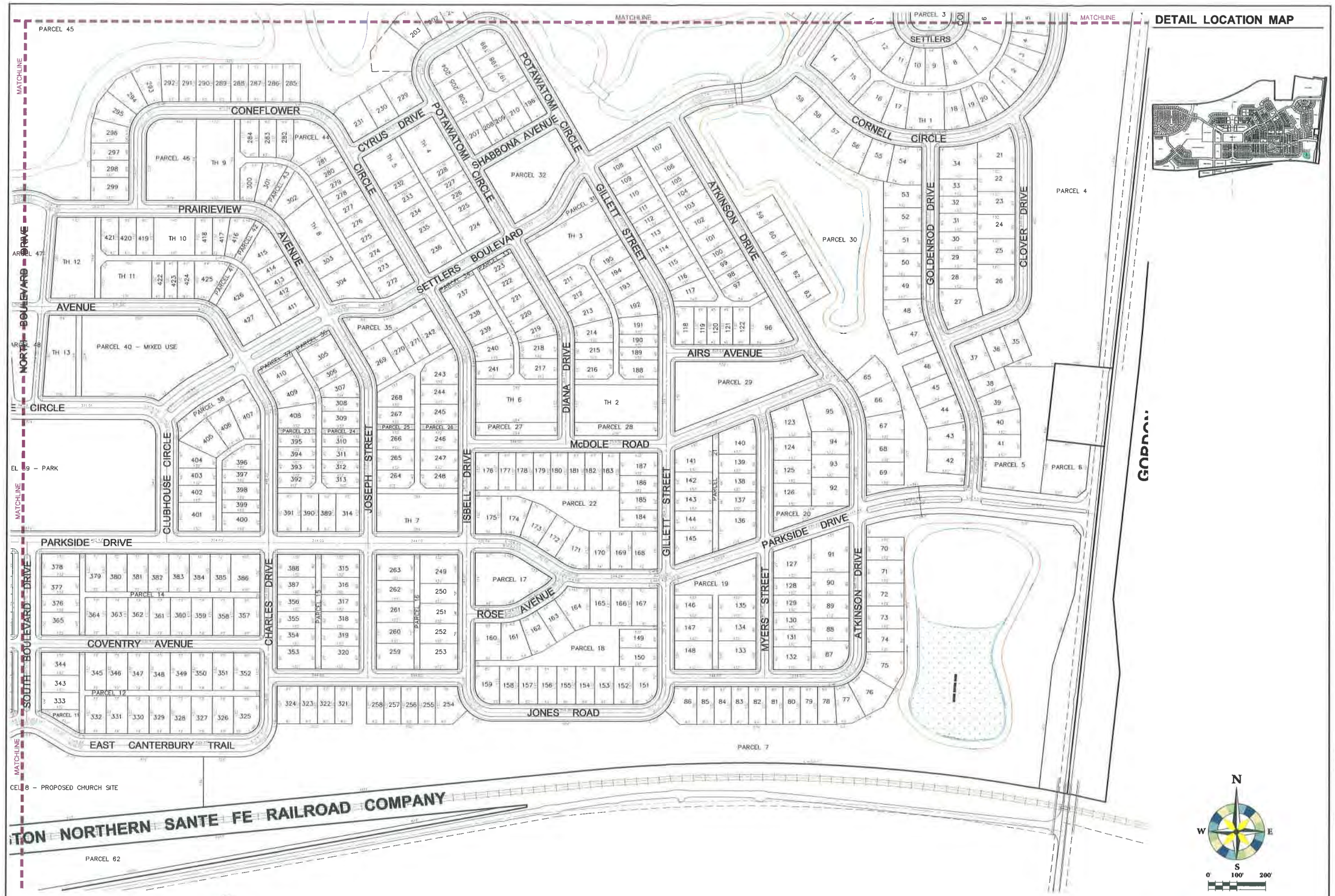
OWNER & DEVELOPER: KIMBALL HILL HOMES, 5999 NEW WILKE ROAD, BLDG 5, ROLLING MEADOWS, IL 60008, (847) 364-7300

CONSERVATION LAND USE PLANNER: RANDALL ARENDT, 43 PROSPECT AVENUE, NARRAGANSETT PIER, RI 02882, (401) 792-8200

LAND PLANNER: LAND VISION, INC., 116 WEST MAIN STREET, SUITE 208, ST. CHARLES, IL 60174, (630) 584-0591 FAX: (630) 584-0592

CIVIL ENGINEER: COWHEY, GUDMUNDSON AND LEDER, 300 PARK BOULEVARD, ITASCA, IL 60143, (630) 250-9595

LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP, 221 WEST JEFFERSON AVENUE, NAPERVILLE, IL 60540, (630) 961-1787 FAX: (630) 961-9925



KIMBALL HILL HOMES

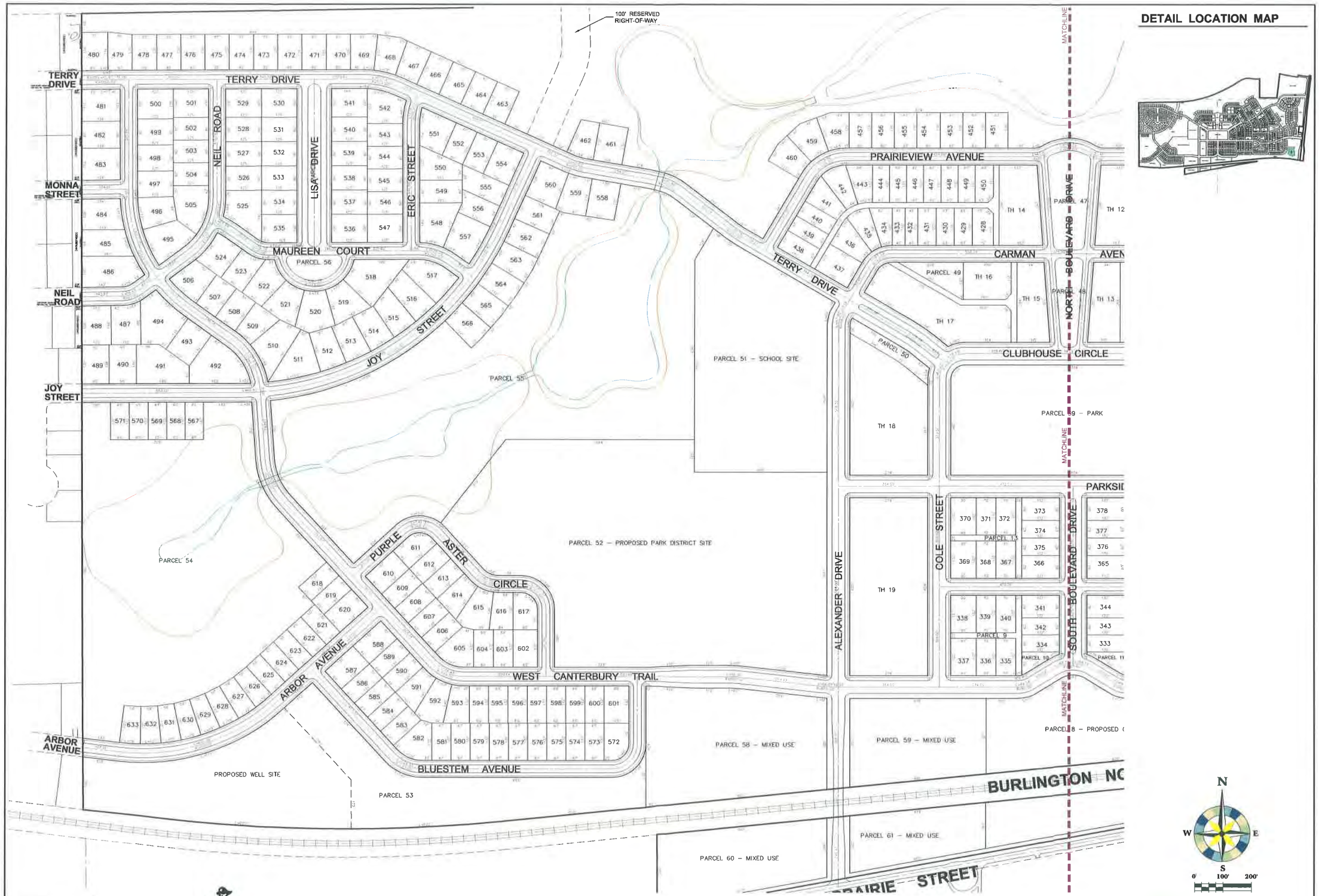
Settlers Ridge

EAST DETAIL SHEET

EXHIBIT C4

SHEET 4 OF 6
REVISED: MAY 29, 2009
SEPTEMBER 8, 2004
DRAWING NUMBER: 2001_F10
COPYRIGHT © 2005, BY: LAND VISION, INC.

OWNER & DEVELOPER	KIMBALL HILL HOMES 5999 NEW WILKE ROAD, BLDG 5 ROLLING MEADOWS, IL 60008 (847) 364-7300	CONSERVATION LAND USE PLANNER	RANDALL ARENDT 43 PROSPECT AVENUE NARRAGANSETT PIER, RI 02882 (401) 792-8200	LAND PLANNER	LAND VISION, INC. 116 WEST MAIN STREET, SUITE 208 ST. CHARLES, IL 60174 (630) 584-0591 FAX: (630) 584-0592	CIVIL ENGINEER	COWHEY, GUDMUNDSON AND LEDER 300 PARK BOULEVARD ITASCA, IL 60143 (630) 250-9595
LANDSCAPE ARCHITECT	HITCHCOCK DESIGN GROUP 221 WEST JEFFERSON AVENUE NAPERVILLE, IL 60540 (630) 961-1787 FAX: (630) 961-9925						



WEST DETAIL SHEET

EXHIBIT C5

SHEET 5 OF 6

KIMBALL HILL HOMES

Settlers Ridge

OWNER & DEVELOPER	KIMBALL HILL HOMES 5999 NEW WILKE ROAD, BLDG. 5 ROLLING MEADOWS, IL 60008 (847) 364-7300	CONSERVATION LAND USE PLANNER	RANDALL ARENDT 43 PROSPECT AVENUE NARRAGANSETT PIER, RI 02882 (401) 792-8200	LAND PLANNER	LAND VISION, INC. 116 WEST MAIN STREET, SUITE 208 ST. CHARLES, IL 60174 (630) 584-0591 FAX: (630) 584-0592	CIVIL ENGINEER	COWHEY, GUDMUNDSON AND LEDER 300 PARK BOULEVARD ITASCA, IL 60143 (630) 250-9595
LANDSCAPE ARCHITECT	HITCHCOCK DESIGN GROUP 221 WEST JEFFERSON AVENUE NAPERVILLE, IL 60540 (630) 961-1787 FAX: (630) 961-9925						

1. 14-22-300-018
Mark C. & Susan Grace Johnson
41 W. 738 Prairie Rd.
Sugar Grove, IL 60554

2. 14-22-300-017
Robert B & Carolyn J. Ottum
Rt 1, Box 160 Prairie
Sugar Grove, IL 60554

3. 14-22-300-019
Northern Tr Bank Lake Forest Nat Assoc
Deerpath & Bank Lane
Lake Forest, IL 60045

4. 14-22-300-008
Anne Marie Cromwell
701 Ray Street
Geneva, IL 60134

5. 14-21-400-006
Helen G. Ogle
Bonnie Lee
William G.
42W357 Prairie Road, P.O. Box 484
Sugar Grove, IL 60554

6. 14-23-501-001; 002
14-31-501-004; 14-22-501-001;002
Burlington Northern Railroad
Property Tax Department
P.O. Box 961089
Forth Worth, TX 76161-0089

7. 14-21-425-009
Timothy J. Mutz
Janet Pragale
Box 750
Sugar Grove, IL 60554

8. 14-21-425-010
Timothy & Carrie Croft
183 Arbor Ave.
Sugar Grove, IL 60554

9. 14-21-425-011
Peter A., IV & Ann M. Schoemaker
185 Arbor Ave.
Sugar Grove, IL 60554

10. 14-21-425-012
Douglas M. & Christine J. Renrey
189 Arbor Ave.
Sugar Grove, IL 60554

11. 14-21-281-006
Steven M. & Cynthia L. Campbell
178 Arbor Ave., Box 1077
Sugar Grove, IL 60554

12. 14-21-281-007
Paul E. & Patricia A. Vandesande
182 Arbor Ave.
Sugar Grove, IL 60554

13. 14-21-281-008
Lisa & Robert L. Molitor, Jr.
184 Arbor Ave.
Sugar Grove, IL 60554

14. 14-21-281-009
David P. & Judy A. Franck
186 Arbor Ave.
Sugar Grove, IL 60554

15. 14-21-228-023
14-21-277-018
Village of Sugar Grove
P.O. Box 49
Sugar Grove, IL 60554

16. 14-21-277-014
B. Scott Harte & Dawn K. Kolnow
921 Abbey Ct.
Sugar Grove, IL 60554

17. 14-21-277-015
Keith & Ginny Peterson
200 Joy Ct.
Sugar Grove, IL 60554

18. 14-21-277-016
Robert & Virginia Orland
210 Joy Ct.
Sugar Grove, IL 60554

19. 14-21-277-017
Matthew Schoemann
214 Joy Ct.
Sugar Grove, IL 60554

20. 14-21-277-009
Michael D. & Mary C. Albrecht
135 Joy St.
Sugar Grove, IL 60554

21. 14-21-277-010
Marella A. Johnson Revocable Living Trust
203 Joy St.
Sugar Grove, IL 60554

22. 14-21-277-011
Herbert B. Jr. & Nancy J. Burnell
207 Joy St.
Sugar Grove, IL 60554

23. 14-21-277-012
Daniel L. & Denise L. Assell
211 Joy Ct.
Sugar Grove, IL 60554

24. 14-21-277-013
Janijo Aalko
P.O. Box 574
Sugar Grove, IL 60554

25. 14-21-277-026
Ken R. & Lisa M. Kriesitz
126 Arbor Ave., Box 431
Sugar Grove, IL 60554

26. 14-21-277-027
James B. & Kellie A. Walsh
128 Arbor Ave., Box 753
Sugar Grove, IL 60554

27. 14-21-277-028
Ronald A. & Laura L. Bickhaus
Box 233
Sugar Grove, IL 60554

28. 14-21-229-022
Jose & Melissa Garcia
136 Joy St.
Sugar Grove, IL 60554

29. 14-21-229-023
Paul E. Jacobson & Linda S. Krueger
138 Joy St.
Sugar Grove, IL 60554

30. 14-21-229-024
Ellen L. & Denys S. Burgess
140 Joy St.
Sugar Grove, IL 60554

31. 14-21-229-025
Lee A. & Deborah K. Drendel
142 Joy St.
Sugar Grove, IL 60554

32. 14-21-229-009
Old Second National Bank Tr #9062
135 S. Nell Rd.
Sugar Grove, IL 60554

33. 14-21-229-010
Byford & Carol Tindall
137 Nell Rd.
Sugar Grove, IL 60554

34. 14-21-229-011
Larry A. & Sandra M. Flickinger
139 Nell St.
Sugar Grove, IL 60554

35. 14-21-229-013
Chase W & Amy L Winter
141 Nell Rd.
Sugar Grove, IL 60554

36. 14-21-228-022
Ruth S. Weekly
140 Nell Rd.
Sugar Grove, IL 60554

37. 14-21-228-021
John A. & Mary Ann Magarko
138 Nell Rd.
Sugar Grove, IL 60554

38. 14-21-228-020
Nancy Jo. Emken Revocable Living Trust
Nancy Jo Emken, Trustee
136 Nell Rd.
Sugar Grove, IL 60554

39. 14-21-228-009
James S. & Janice H. Quist
Box 252, 137 Mamma
Sugar Grove, IL 60554

40. 14-21-228-010
Vance A. & Sharon P. Stayner
139 Mamma
Sugar Grove, IL 60554

41. 14-21-228-011
Paul M. & LeeAnn Bobak
141 Mamma St., Box 39
Sugar Grove, IL 60554

42. 14-21-227-027
David M. & Denise B. Smith
P.O. Box 276
Sugar Grove, IL 60554

43. 14-21-227-028
Ronald & Odessa Troutman
138 Mamma St.
Sugar Grove, IL 60554

44. 14-28-227-029
Grace H. Torres
Thomas C. Book
140 Mamma
Sugar Grove, IL 60554

45. 14-21-227-030
Edward L. Kettley
503 W. Galena Blvd.
Aurora, IL 60506

46. 14-21-227-013
Charles J. & Colleen T. Wehrmann
137 Terry Dr.
Sugar Grove, IL 60554

47. 14-21-227-014
Donald J. and Barbar L. Forys
P.O. Box 28
139 Terry Dr.
Sugar Grove, IL 60554

48. 14-21-227-015
Bernard J. & Antoinette J. Jollel
Living Trusts
141 S. Terry Dr.
Sugar Grove, IL 60554

49. 14-21-226-025
Fern W. Patterson
136 Terry Dr. #B
Sugar Grove, IL 60554

50. 14-21-226-026
Hicke N, Ryhl
138 Terry Dr.
Sugar Grove, IL 60554

51. 14-21-226-027
Edna B. & Colleen Franks
140 Terry Dr.
Sugar Grove, IL 60554

52. 14-21-226-030
Daniel L. & Christine J. Harper
142 Terry Dr.
Sugar Grove, IL 60554

53. 14-15-300-013; 14-16-400-014
Sugar Grove-Bassman, FBT, MMB, LLC & RCL, LLC
410 N. Michigan Ave, Suite 1200
Chicago, IL 60611

54. 14-15-300-012
Great Bank Tr Co Successor Trustee T
20900 S. Western Ave
Olympia Fields, IL 60461

55. 14-15-300-009; 14-15-400-011; 025; 028; 029; 030; 031
Austra National Bank Trust #1207
20900 S. Western Ave.
Olympia Fields, IL 60461

56. 14-15-400-021; 023; 027
Greebanc Trust Co. Tr. #1207
20900 S. Western Ave.
Olympia Fields, IL 60461

57. 14-14-300-015
Old Second Natl Bank of Aurora Tr#4
765 Orchard Ave - PO Box 578
Aurora, IL 60507

58. 14-14-300-018
Hansel M. DeBartolo, Jr. MD
DeBartolo Clinic
11 DeBartolo Drive
Sugar Grove, IL 60554

59. 14-14-300-015
Alexander Family of Illinois Lmtd Partnership
515 Redwood Dr, P O Box 831
Aurora, IL 60507

60. 14-14-300-019
Old Second National Bank of Aurora
Dolan & Murphy, Inc.
765 Orchard Rd., P.O. Box 578
Aurora, Il 60507

61. 14-23-300-007; 14-23-100-006; 14-22-300-011
14-14-300-011; 14-22-400-002
Alexander Family of Illinois Partnership
515 Redwood Drive, P.O. Box 831
Aurora, IL 60506

62. 14-14-300-016; 14-23-100-008; 14-22-200-004;
14-22-200-002; 14-22-100-004; 14-22-100-002;
14-22-300-001; 14-22-300-010; 14-22-400-003;
14-22-400-004; 14-22-300-014; 14-22-300-012;
14-22-400-005; 14-22-400-006; 14-23-300-001;
14-23-300-003; 14-23-300-002; 14-23-300-007;
14-26-100-002; 14-26-100-001; 14-27-200-002;
Alexander Family of Illinois Lmtd Partnership
515 Redwood Dr, P O Box 831
Aurora, IL 60507

63. 14-23-100-009
G. Bernard & Wanda L. Ziegler
7 S. 260 Gordon Rd.
Sugar Grove, IL 60554

64. 14-23-100-001
Old Second Natl Bank of Aurora Tr#4
765 Orchard Ave - PO Box 578
Aurora, IL 60507

65. 14-22-200-003
Old Second Natl Bank of Aurora Tr#4
765 Orchard Ave - PO Box 578
Aurora, IL 60507

66. 14-23-300-006
F & N Farley Family, LP
40W318 Prairie St
Aurora, IL 60506

67. 14-26-300-002
14-26-100-003
14-23-300-005
Martha D. Schlingsoths
156 So. Western
Aurora, IL 60506

Kimball Hill Homes

Settlers Ridge

ADJACENT LANDOWNER EXHIBIT

EXHIBIT C6

Sheet 6 of 6

Owner & Developer: Kimball Hill Homes, 5999 New Wilke Road, Bldg. 5, Rolling Meadows, IL 60008, (847) 364-7300

Conservation Land Use Planner: Randall Arendt, 43 Prospect Avenue, Narragansett Pier, RI 02882, (401) 792-8200

Land Planner: Land Vision, Inc., 116 West Main Street, Suite 208, St. Charles, IL 60174, (630) 584-0591 FAX: (630) 584-0592

Civil Engineer: Cowhey, Gudmundson and Leder, 300 Park Boulevard, Itasca, IL 60143, (630) 250-9595

Landscape Architect: Hitchcock Design Group, 221 West Jefferson Avenue, Naperville, IL 60540, (630) 961-1787 FAX: (630) 961-9925

Settlers Ridge Lot Areas

LOT 1	7,692
LOT 2	9,533
LOT 3	7,119
LOT 4	7,075
LOT 5	13,816
LOT 6	15,638
LOT 7	13,132
LOT 8	11,133
LOT 9	8,728
LOT 10	7,892
LOT 11	8,271
LOT 12	13,107
LOT 13	16,976
LOT 14	17,308
LOT 15	10,786
LOT 16	12,030
LOT 17	9,572
LOT 18	9,401
LOT 19	7,108
LOT 20	7,653
LOT 21	15,144
LOT 22	10,560
LOT 23	10,560
LOT 24	11,220
LOT 25	11,880
LOT 26	20,076
LOT 27	16,777
LOT 28	9,240
LOT 29	8,580
LOT 30	8,580
LOT 31	8,580
LOT 32	7,920
LOT 33	7,920
LOT 34	15,337
LOT 35	11,026
LOT 36	11,506
LOT 37	11,604
LOT 38	10,595
LOT 39	10,572
LOT 40	10,964
LOT 41	12,307
LOT 42	10,760
LOT 43	10,560
LOT 44	10,560
LOT 45	10,560
LOT 46	10,976
LOT 47	14,417
LOT 48	12,266
LOT 49	12,196
LOT 50	12,122
LOT 51	10,674
LOT 52	14,752

LOT 53	10,560
LOT 54	10,560
LOT 55	10,560
LOT 56	10,560
LOT 57	10,560
LOT 58	10,560
LOT 59	12,246
LOT 60	12,236
LOT 61	11,673
LOT 62	10,560
LOT 63	10,560
LOT 64	10,560
LOT 65	10,560
LOT 66	10,560
LOT 67	10,560
LOT 68	10,560
LOT 69	13,893
LOT 70	14,124
LOT 71	10,573
LOT 72	8,355
LOT 73	7,920
LOT 74	7,920
LOT 75	7,920
LOT 76	7,920
LOT 77	7,920
LOT 78	7,920
LOT 79	7,920
LOT 80	11,481
LOT 81	12,427
LOT 82	10,560
LOT 83	10,560
LOT 84	10,560
LOT 85	17,995
LOT 86	13,158
LOT 87	10,560
LOT 88	10,559
LOT 88	18,007
LOT 90	17,461
LOT 91	9,656
LOT 92	5,940
LOT 93	5,940
LOT 94	5,940
LOT 95	9,240
LOT 96	9,240
LOT 97	7,920
LOT 98	5,940
LOT 99	5,940
LOT 100	7,920
LOT 101	13,066
LOT 102	9,240
LOT 103	9,273
LOT 104	10,254

LOT 105	10,171
LOT 106	9,240
LOT 107	13,200
LOT 108	9,106
LOT 109	5,940
LOT 110	9,240
LOT 111	5,940
LOT 112	5,940
LOT 113	7,920
LOT 114	7,920
LOT 115	7,920
LOT 116	7,028
LOT 117	9,717
LOT 118	8,774
LOT 119	5,940
LOT 120	5,940
LOT 121	5,941
LOT 122	7,920
LOT 123	14,190
LOT 124	10,560
LOT 125	10,560
LOT 126	10,560
LOT 127	14,947
LOT 128	7,920
LOT 129	7,920
LOT 130	7,920
LOT 131	7,920
LOT 132	10,560
LOT 133	13,200
LOT 133	10,560
LOT 135	10,560
LOT 136	15,171
LOT 137	8,712
LOT 138	8,712
LOT 139	8,712
LOT 140	13,104
LOT 141	13,592
LOT 142	8,976
LOT 143	8,976
LOT 144	8,976
LOT 145	12,707
LOT 146	10,560
LOT 147	10,560
LOT 148	13,200
LOT 149	8,580
LOT 150	8,580
LOT 151	10,447
LOT 152	8,757
LOT 153	8,757
LOT 154	8,757
LOT 155	8,757
LOT 156	8,757

EXHIBIT C7

Settlers Ridge Lot Areas

LOT 157	8,757
LOT 158	8,757
LOT 159	10,447
LOT 160	11,880
LOT 161	12,327
LOT 162	10,417
LOT 163	10,166
LOT 164	13,045
LOT 165	9,462
LOT 166	9,462
LOT 167	11,698
LOT 168	11,746
LOT 169	9,717
LOT 170	9,717
LOT 171	12,525
LOT 172	9,717
LOT 173	11,029
LOT 174	11,728
LOT 175	11,746
LOT 176	10,871
LOT 177	7,920
LOT 178	7,920
LOT 179	7,920
LOT 180	7,920
LOT 181	7,920
LOT 182	7,920
LOT 183	7,920
LOT 184	7,920
LOT 185	7,920
LOT 186	7,920
LOT 187	10,560
LOT 188	8,901
LOT 189	6,083
LOT 190	6,083
LOT 191	8,726
LOT 192	10,915
LOT 193	8,118
LOT 194	8,111
LOT 195	8,901
LOT 196	7,920
LOT 197	8,992
LOT 198	8,111
LOT 199	10,312
LOT 200	11,432
LOT 201	9,240
LOT 202	9,240
LOT 203	11,431
LOT 204	10,312
LOT 205	8,111
LOT 206	8,992
LOT 207	9,240
LOT 208	5,963

LOT 209	5,963
LOT 210	9,240
LOT 211	9,079
LOT 212	8,111
LOT 213	10,167
LOT 214	9,879
LOT 215	8,111
LOT 216	9,079
LOT 217	9,317
LOT 218	9,328
LOT 219	7,936
LOT 220	7,922
LOT 221	9,240
LOT 222	7,920
LOT 223	7,921
LOT 224	13,462
LOT 225	7,920
LOT 226	5,940
LOT 227	5,940
LOT 228	7,920
LOT 229	13,485
LOT 230	11,088
LOT 231	13,358
LOT 232	5,940
LOT 233	7,920
LOT 234	7,920
LOT 235	9,240
LOT 236	13,462
LOT 237	13,193
LOT 238	8,052
LOT 239	8,873
LOT 240	10,301
LOT 241	8,256
LOT 242	10,824
LOT 243	12,425
LOT 244	9,240
LOT 245	9,240
LOT 246	9,240
LOT 247	9,240
LOT 248	8,116
LOT 249	13,066
LOT 250	9,240
LOT 251	9,240
LOT 252	9,240
LOT 253	11,880
LOT 254	11,502
LOT 255	7,920
LOT 256	7,920
LOT 257	7,920
LOT 258	7,920
LOT 259	11,880
LOT 260	9,680

LOT 261	9,680
LOT 262	9,680
LOT 263	11,746
LOT 264	8,116
LOT 265	9,240
LOT 266	9,240
LOT 267	7,920
LOT 268	11,642
LOT 269	11,170
LOT 270	7,920
LOT 271	7,920
LOT 272	9,057
LOT 273	7,920
LOT 274	7,920
LOT 275	7,920
LOT 276	7,920
LOT 277	7,920
LOT 278	5,940
LOT 279	5,940
LOT 280	5,945
LOT 281	6,184
LOT 282	8,274
LOT 283	7,925
LOT 284	8,380
LOT 285	7,920
LOT 286	7,920
LOT 287	7,920
LOT 288	7,920
LOT 289	7,920
LOT 290	7,920
LOT 291	7,920
LOT 292	8,240
LOT 293	10,564
LOT 294	10,556
LOT 295	10,556
LOT 296	9,388
LOT 297	7,920
LOT 298	7,920
LOT 299	10,560
LOT 300	8,334
LOT 301	9,243
LOT 302	11,784
LOT 303	9,236
LOT 304	15,007
LOT 305	13,193
LOT 306	6,349
LOT 307	8,842
LOT 308	6,352
LOT 309	7,920
LOT 310	5,940
LOT 311	5,940
LOT 312	5,940

Settlers Ridge Lot Areas

LOT 313	6,796
LOT 314	10,690
LOT 315	10,426
LOT 316	7,920
LOT 317	7,920
LOT 318	7,920
LOT 319	7,920
LOT 320	10,560
LOT 321	7,920
LOT 322	7,920
LOT 323	7,920
LOT 324	10,561
LOT 325	11,230
LOT 326	9,695
LOT 327	9,695
LOT 328	9,695
LOT 329	9,695
LOT 330	9,695
LOT 331	9,695
LOT 332	9,695
LOT 333	7,920
LOT 334	7,920
LOT 335	9,240
LOT 336	9,240
LOT 337	11,880
LOT 338	11,880
LOT 339	9,240
LOT 340	9,240
LOT 341	10,560
LOT 342	7,920
LOT 343	7,920
LOT 344	10,560
LOT 345	9,695
LOT 346	9,695
LOT 347	9,695
LOT 348	9,695
LOT 349	9,695
LOT 350	9,695
LOT 351	9,695
LOT 352	11,880
LOT 353	10,560
LOT 354	7,920
LOT 355	7,920
LOT 356	7,920
LOT 357	11,880
LOT 358	9,695
LOT 359	9,695
LOT 360	9,695
LOT 361	9,695
LOT 362	9,695
LOT 363	9,695
LOT 364	9,695

LOT 365	10,560
LOT 366	10,560
LOT 367	9,240
LOT 368	9,240
LOT 369	11,880
LOT 370	11,746
LOT 371	9,240
LOT 372	9,240
LOT 373	10,426
LOT 374	8,184
LOT 375	8,184
LOT 376	8,184
LOT 377	8,184
LOT 378	10,426
LOT 379	9,506
LOT 380	9,506
LOT 381	9,506
LOT 382	9,506
LOT 383	9,506
LOT 384	9,506
LOT 385	9,506
LOT 386	13,066
LOT 387	7,920
LOT 388	10,426
LOT 389	7,920
LOT 390	7,920
LOT 391	10,690
LOT 392	6,796
LOT 393	5,940
LOT 394	5,940
LOT 395	5,940
LOT 396	9,405
LOT 397	5,940
LOT 398	7,920
LOT 399	5,940
LOT 400	8,446
LOT 401	13,066
LOT 402	7,920
LOT 403	7,920
LOT 404	8,750
LOT 405	11,823
LOT 406	10,151
LOT 407	12,071
LOT 408	10,349
LOT 409	11,987
LOT 410	9,365
LOT 411	8,944
LOT 412	5,940
LOT 413	6,023
LOT 414	5,940
LOT 415	12,826
LOT 416	8,691

LOT 417	6,856
LOT 418	7,920
LOT 419	7,920
LOT 420	7,920
LOT 421	7,984
LOT 422	5,940
LOT 423	5,940
LOT 424	7,920
LOT 425	12,114
LOT 426	13,434
LOT 427	14,752
LOT 428	9,700
LOT 429	8,360
LOT 430	8,360
LOT 431	8,360
LOT 432	5,940
LOT 433	5,940
LOT 434	8,160
LOT 435	9,523
LOT 436	11,113
LOT 437	13,523
LOT 438	9,106
LOT 439	7,920
LOT 440	8,072
LOT 441	10,300
LOT 442	10,749
LOT 443	9,917
LOT 444	7,920
LOT 445	7,920
LOT 446	7,920
LOT 447	7,920
LOT 448	7,920
LOT 449	7,920
LOT 450	8,380
LOT 451	10,000
LOT 452	10,000
LOT 453	10,000
LOT 454	10,000
LOT 455	10,000
LOT 456	10,000
LOT 457	10,000
LOT 458	11,869
LOT 459	12,201
LOT 460	11,481
LOT 461	13,200
LOT 462	10,664
LOT 463	10,625
LOT 464	10,625
LOT 465	10,625
LOT 466	10,625
LOT 467	10,996
LOT 468	11,754

Settlers Ridge Lot Areas

LOT 469	11,072
LOT 470	10,625
LOT 471	10,625
LOT 472	10,625
LOT 473	10,625
LOT 474	10,625
LOT 475	10,625
LOT 476	10,625
LOT 477	10,625
LOT 478	10,625
LOT 479	11,018
LOT 480	12,185
LOT 481	14,922
LOT 482	12,732
LOT 483	15,079
LOT 484	15,313
LOT 485	15,431
LOT 486	21,306
LOT 487	14,476
LOT 488	14,177
LOT 489	13,131
LOT 490	13,188
LOT 491	21,696
LOT 492	24,325
LOT 493	13,668
LOT 494	22,144
LOT 495	16,854
LOT 496	12,585
LOT 497	11,572
LOT 498	11,454
LOT 499	11,454
LOT 500	12,991
LOT 501	12,366
LOT 502	10,000
LOT 503	10,000
LOT 504	10,000
LOT 505	16,900
LOT 506	13,420
LOT 507	10,501
LOT 508	10,501
LOT 509	11,409
LOT 510	17,768
LOT 511	17,237
LOT 512	12,474
LOT 513	12,199
LOT 514	12,108
LOT 515	12,847
LOT 516	14,325
LOT 517	16,848
LOT 518	21,824
LOT 519	13,801
LOT 520	15,156

LOT 521	13,604
LOT 522	13,458
LOT 523	11,507
LOT 524	12,808
LOT 525	17,548
LOT 526	10,727
LOT 527	10,727
LOT 528	10,727
LOT 529	12,366
LOT 530	12,366
LOT 531	10,727
LOT 532	10,727
LOT 533	10,727
LOT 534	10,727
LOT 535	12,468
LOT 536	12,500
LOT 537	10,727
LOT 538	10,727
LOT 539	10,727
LOT 540	10,727
LOT 541	12,365
LOT 542	14,065
LOT 543	10,000
LOT 544	10,000
LOT 545	10,000
LOT 546	10,000
LOT 547	12,500
LOT 548	17,304
LOT 549	11,982
LOT 550	13,345
LOT 551	13,764
LOT 552	10,000
LOT 553	10,000
LOT 554	12,366
LOT 555	13,011
LOT 556	10,421
LOT 557	16,782
LOT 558	12,574
LOT 559	12,574
LOT 560	12,574
LOT 561	12,574
LOT 562	12,304
LOT 563	12,060
LOT 564	14,993
LOT 565	13,250
LOT 566	13,300
LOT 567	10,447
LOT 568	8,906
LOT 569	8,906
LOT 570	8,906
LOT 571	8,906
LOT 572	8,906

LOT 573	8,906
LOT 574	8,906
LOT 575	8,906
LOT 576	8,906
LOT 577	12,989
LOT 578	8,906
LOT 579	8,906
LOT 580	8,906
LOT 581	8,906
LOT 582	11,220
LOT 583	11,220
LOT 584	8,956
LOT 585	8,956
LOT 586	10,844
LOT 587	12,548
LOT 588	10,354
LOT 589	8,956
LOT 590	8,956
LOT 591	8,956
LOT 592	8,956
LOT 593	8,956
LOT 594	8,956
LOT 595	8,956
LOT 596	11,220
LOT 597	11,220
LOT 598	9,173
LOT 599	9,173
LOT 600	13,262
LOT 601	9,173
LOT 602	9,173
LOT 603	9,173
LOT 604	9,173
LOT 605	11,220
LOT 606	10,447
LOT 607	9,468
LOT 608	9,468
LOT 609	11,007
LOT 610	13,371
LOT 611	10,116
LOT 612	10,447
LOT 613	8,580
LOT 614	8,580
LOT 615	11,220
LOT 616	8,580
LOT 617	8,580
LOT 618	8,580
LOT 619	8,580
LOT 620	8,580
LOT 621	8,597
LOT 622	8,612
LOT 623	8,613
LOT 624	8,613

Settlers Ridge Lot Areas

LOT 625	8,613
LOT 626	8,613
LOT 627	8,613
LOT 628	8,591
LOT 629	8,580
LOT 630	8,580
LOT 631	8,580
LOT 632	8,580
LOT 633	8,580
TOTAL	6,403,171

Settlers Ridge Parcel Areas

PARCEL 1		1,025,325
PARCEL 2		66,516
PARCEL 3		12,163
PARCEL 4		344,485
PARCEL 5		69,279
PARCEL 6		30,118
PARCEL 7		946,758
PARCEL 8	(CHURCH SITE)	219,704
PARCEL 9		10,268
PARCEL 10		5,774
PARCEL 11		5,774
PARCEL 12		17,751
PARCEL 13		10,280
PARCEL 14		17,762
PARCEL 15		8,000
PARCEL 16		8,000
PARCEL 17		35,999
PARCEL 18		39,304
PARCEL 19		28,380
PARCEL 20		11,520
PARCEL 21		8,199
PARCEL 22		39,437
PARCEL 23		2,640
PARCEL 24		2,640
PARCEL 25		2,640
PARCEL 26		2,640
PARCEL 27		12,780
PARCEL 28		13,066
PARCEL 29		72,807
PARCEL 30		342,528
PARCEL 31		11,545
PARCEL 32		54,062
PARCEL 33		1,853
PARCEL 34		1,853
PARCEL 35		21,404
PARCEL 36		1,853
PARCEL 37		1,853
PARCEL 38		14,116
PARCEL 39		339,180
PARCEL 40		121,117
PARCEL 41		4,607
PARCEL 42		4,607
PARCEL 43		4,757
PARCEL 44		15,801
PARCEL 45		3,292,972
PARCEL 46		48,578
PARCEL 47		45,899
PARCEL 48		25,239
PARCEL 49		15,426
PARCEL 50		17,200
PARCEL 51	(SCHOOL SITE)	348,489
PARCEL 52	(PARK DISTRICT)	863,598

PARCEL 53		213,144
PARCEL 54		685,493
PARCEL 55		958,201
PARCEL 56	(CURB ISLAND)	14,032
PARCEL 57		25,499
PARCEL 58	(MIXED USE)	244,184
PARCEL 59		139,140
PARCEL 60	(WELL SITE)	244,295
PARCEL 960		139,834
PARCEL 961		67,534
PARCEL 962		177,065
TOTAL		11,576,967

Settlers Ridge Townhome Lot Areas

TOWNHOME LOT 1	16,678
TOWNHOME LOT 2	38,327
TOWNHOME LOT 3	38,320
TOWNHOME LOT 4	20,574
TOWNHOME LOT 5	17,274
TOWNHOME LOT 6	37,488
TOWNHOME LOT 7	37,220
TOWNHOME LOT 8	24,229
TOWNHOME LOT 9	37,488
TOWNHOME LOT 10	19,140
TOWNHOME LOT 11	23,031
TOWNHOME LOT 12	40,490
TOWNHOME LOT 13	29,577
TOWNHOME LOT 14	40,490
TOWNHOME LOT 15	29,577
TOWNHOME LOT 16	22,240
TOWNHOME LOT 17	71,831
TOWNHOME LOT 18	114,079
TOWNHOME LOT 19	171,670
TOTAL	829,723

Settlers Ridge Parcel Areas

PARCEL 1		1,025,325
PARCEL 2		66,516
PARCEL 3		12,163
PARCEL 4		344,485
PARCEL 5		69,279
PARCEL 6		30,118
PARCEL 7		946,758
PARCEL 8	(CHURCH SITE)	219,704
PARCEL 9		10,268
PARCEL 10		5,774
PARCEL 11		5,774
PARCEL 12		17,751
PARCEL 13		10,280
PARCEL 14		17,762
PARCEL 15		8,000
PARCEL 16		8,000
PARCEL 17		35,999
PARCEL 18		39,304
PARCEL 19		28,380
PARCEL 20		11,520
PARCEL 21		8,199
PARCEL 22		39,437
PARCEL 23		2,640
PARCEL 24		2,640
PARCEL 25		2,640
PARCEL 26		2,640
PARCEL 27		12,780
PARCEL 28		13,066
PARCEL 29		72,807
PARCEL 30		342,528
PARCEL 31		11,545
PARCEL 32		54,062
PARCEL 33		1,853
PARCEL 34		1,853
PARCEL 35		21,404
PARCEL 36		1,853
PARCEL 37		1,853
PARCEL 38		14,116
PARCEL 39		339,180
PARCEL 40		121,117
PARCEL 41		4,607
PARCEL 42		4,607
PARCEL 43		4,757
PARCEL 44		15,801
PARCEL 45		3,292,972
PARCEL 46		48,578
PARCEL 47		45,899
PARCEL 48		25,239
PARCEL 49		15,426
PARCEL 50		17,200
PARCEL 51	(SCHOOL SITE)	348,489
PARCEL 52	(PARK DISTRICT)	863,598

PARCEL 53		213,144
PARCEL 54		685,493
PARCEL 55		958,201
PARCEL 56	(CURB ISLAND)	14,032
PARCEL 57		25,499
PARCEL 58	(MIXED USE)	244,184
PARCEL 59		139,140
PARCEL 60	(WELL SITE)	244,295
PARCEL 960		139,834
PARCEL 961		67,534
PARCEL 962		177,065
TOTAL		11,576,967

EXHIBIT D

Settlers Ridge

Preliminary Landscape Plan

0' 250' 500' 1000'

North

Settlers Ridge
Sugar Grove, Illinois

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places®

Project:
01.0278.018.01.04
Issue Date:
May 6, 2005 (Revised May 17, 2005)
All drawings are preliminary and subject to change.
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Trees

SCIENTIFIC NAME	W	WETNESS	PHYSIOGNOMY	COMMON NAME
Acer nigrum	5	UPL	Nt Tree	BLACK MAPLE
Acer rubrum	0	FAC	Nt Tree	RED MAPLE
Acer saccharum	3	FACU	Nt Tree	SUGAR MAPLE
Aesculus glabra	3	FACU	Nt Tree	OHIO BUCKEYE
Alnus serrulata	-5	OBL	Nt Tree	SMOOTH ALDER
Amelanchier arborea	3	FACU	Nt Tree	SERVICEBERRY
Amelanchier interior	5	UPL	Nt Tree	INLAND SHADBLOW
Amelanchier laevis	5	UPL	Nt Tree	ALLEGHENY SHADBLOW
Asimina triloba	0	FAC	Nt Tree	PAPAW
Betula alleghaniensis	0	FAC	Nt Tree	YELLOW BIRCH
Carpinus caroliniana virginiana	0	FAC	Nt Tree	BLUE BEECH
Carya cordiformis	3	FACU	Nt Tree	BITTERNUT HICKORY
Carya glabra	3	FACU	Nt Tree	PIGNUT HICKORY
Carya laciniosa	-3	FACW	Nt Tree	KINGNUT HICKORY
Carya ovalis	5	UPL	Nt Tree	SWEET PIGNUT HICKORY
Carya ovata	3	FACU	Nt Tree	SHAGBARK HICKORY
Carya tomentosa	5	UPL	Nt Tree	MOCKERNUT HICKORY
Celtis occidentalis	1	FAC-	Nt Tree	HACKBERRY
Cercis canadensis	3	FACU	Nt Tree	REDBUD
Cornus alternifolia	1	FAC-	Nt Tree	PAGODA DOGWOOD
Cornus florida	4	FACU-	Nt Tree	FLOWERING DOGWOOD
Crataegus coccinea	5	UPL	Nt Tree	SCARLET HAWTHORN
Crataegus crus-galli	0	FAC	Nt Tree	COCKSPUR HAWTHORN
Crataegus mollis	4	FACU-	Nt Tree	DOWNY HAWTHORN
Crataegus punctata	5	UPL	Nt Tree	DOTTED HAWTHORN
Fagus grandifolia	3	FACU	Nt Tree	BEECH
Fraxinus americana	-3	FACW	Nt Tree	WHITE ASH
Fraxinus nigra	-4	FACW+	Nt Tree	BLACK ASH
Fraxinus pennsylvanica	-3	FACW	Nt Tree	RED ASH
Fraxinus quadrangulata	5	UPL	Nt Tree	BLUE ASH
Fraxinus tomentosa	-5	OBL	Nt Tree	PUMPKIN ASH
Gleditsia triacanthos	0	FAC	Nt Tree	HONEY LOCUST
Gymnocladus dioica	5	UPL	Nt Tree	KENTUCKY COFFEE TREE
Juglans cinerea	2	FACU+	Nt Tree	BUTTERNUT
Juglans nigra	3	FACU	Nt Tree	BLACK WALNUT
Juniperus virginiana crebra	3	FACU	Nt Tree	RED CEDAR
Larix laricina	-5	OBL	Nt Tree	TAMARACK
Liriodendron tulipifera	2	FACU+	Nt Tree	TULIP TREE
Malus coronaria	5	UPL	Nt Tree	WILD SWEET CRAB
Malus ioensis	5	UPL	Nt Tree	IOWA CRAB
Nyssa sylvatica	0	FAC	Nt Tree	BLACK GUM
Ostrya virginiana	4	FACU-	Nt Tree	HOP HORNBEAM
Pinus resinosa	3	FACU	Nt Tree	RED PINE
Pinus strobus	3	FACU	Nt Tree	WHITE PINE
Platanus occidentalis	-3	FACW	Nt Tree	SYCAMORE
Populus balsamifera	0	FAC	Nt Tree	BALSAM POPLAR
Populus grandidentata	3	FACU	Nt Tree	LARGE-TOOTHED ASPEN
Populus heterophylla	-5	OBL	Nt Tree	DOWNY POPLAR
Populus tremuloides	0	FAC	Nt Tree	QUAKING ASPEN
Prunus americana	5	UPL	Nt Tree	WILD PLUM
Prunus nigra	4	FACU-	Nt Tree	CANADA PLUM
Prunus pensylvanica	4	FACU-	Nt Tree	PIN CHERRY
Quercus alba	0	FAC	Nt Tree	WHITE OAK
Quercus bicolor	-4	FACW+	Nt Tree	SWAMP WHITE OAK
Quercus coccinea	5	UPL	Nt Tree	SCARLET OAK
Quercus imbricaria	1	FAC-	Nt Tree	SHINGLE OAK
Quercus macrocarpa	1	FAC-	Nt Tree	BUR OAK
Quercus muhlenbergii	5	UPL	Nt Tree	CHINQUAPIN OAK
Quercus palustris	-3	FACW	Nt Tree	PIN OAK
Quercus rubra	3	FACU	Nt Tree	RED OAK
Quercus velutina	5	UPL	Nt Tree	BLACK OAK
Sassafras albidum	3	FACU	Nt Tree	SASSAFRAS
Sorbus decora	3	FACU	Nt Tree	SHOWY MOUNTAIN ASH
Thuja occidentalis	-3	FACW	Nt Tree	EASTERN WHITE CEDAR
Tilia americana	3	FACU	Nt Tree	AMERICAN LINDEN
Ulmus americana	-2	FACW-	Nt Tree	AMERICAN ELM

Low Profile Broad Spectrum Prairie

Scientific Name	Common Name	Seeding Rate (Ounces/Acre)
Andropogon gerardii	Big Blue Stem	66.0
Aster novae-angliae	New England Aster	1.25
Aster ericoides	Heath Aster	2.00
Agrostis alba	Redtop	8.00
Avena sativa	Seed Oats	360.0
Baptisia leucantha	White Wild Indigo	1.50
Calamagrostis canadensis	Blue Joint Grass	4.00
Cassia fasciculata	Partridge Pea	3.50
Coreopsis tripteris	Tall Coreopsis	1.25
Desmodium illinoiense	Illinois tick trefoil	1.00
Elymus canadensis	Canada Wild rye	16.0
Eryngium yuccifolium	Rattlesnake master	3.00
Gentiana andrewsii	Bottle Gentian	1.00
Helenium autumnale	Sneezeweed	1.25
Helianthus arosseserratus	Saw-tooth Sunflower	2.00
Lespedeza capitata	Round-headed bush clover	3.00
Liatris spicata	Mash Blazing Star	4.00
Lolium multiflorum	Annual Rye	100.0
Monarda fistulosa	Wild Bergamot	0.75
Panicum virgatum	Switch Grass	2.00
Phleum pratense	Timothy	20.0
Parthenium integrifolium	Wild Quinine	2.50
Physostegia virginiana	False Dragonhead	1.00
Pycnanthemum virginianum	Mountain Mint	0.50
Ratibida pinnata	Yellow Cone Flower	3.50
Rubeckia hirta	Black-Eyed Susan	1.50
Rubeckia lanciniata	Wild Gloden Glow	2.00
Rubeckia subtomentosa	Sweet Black-Eyed Susan	1.25
Silphium integrifolium	Rosin Weed	2.00
Silphium laciniatum	Compass Plant	3.00
Silphium perfoliatum	Cup Plant	3.00
Silphium terebinthinaceum	Prairie Dock	2.00
Solidago juncea	Early goldenrod	2.00
Solidago rigida	Stiff Goldenrod	2.00
Solidago rugosa	Rough Goldenrod	2.50
Sorghastrum nutans	Indian Grass	2.00
Spartina pectinata	Prairie Cord Grass	6.00
Tradescantia ohiensis	Common Spiderwort	1.25
Vernonia altissima taeniotricha	Hairy Tall Weed	3.00
Veronicastrum virginicum	Culver's Root	1.00
Zizia aurea	Golden Alexanders	0.50

Wet Mesic Prairie

Permanent Matrix:

Botanical Name	Common Name	Seeding Rate
Andropogon gerardii	Big Blue Stem	2.00 oz.
Schizachyrium scoparius	Little Blue Stem	2.00 lb.
Bouteloua curtipendula	Side Oats Grama	1.75 lb.
Panicum virgatum	Prairie Switch Grass	.50 lb.
Sorghastrum nutans	Indian Grass	1.50 oz.

Temporary Matrix:

Botanical Name	Common Name	Seeding Rate
Avena sativa	Seed Oats	32.00 lb.
Elymus canadensis	Prairie Wild Rye	1.00 lb.
Hordeum jubatum	Squirrel Tail Barley	.10 oz.
Lolium multiflorum	Annual Rye	25.00 lb.
Phleum pratense	Timothy	2.00 lb.

Forbs:

Botanical Name	Common Name	Seeding Rate
Amorpha canescens	Lead Plant	2.00 oz.
Aster laevis	Smooth Blue Aster	0.25 oz.
Aster novae-angliae	New England Aster	0.50 oz.
Baptisia leucantha	White Wild Indigo	1.25 oz.
Cassia fasciculata	Partridge Pea	2.00 oz.
Ceanothus americanus	New Jersey Tea	.50 oz.
Coreopsis palmata	Prairie Coreopsis	.50 oz.
Dodecatheon meadia	Shooting Star	.25 oz.
Echinacea pallida	Pale Purple Coneflower	4.50 oz.
Eryngium yuccifolium	Rattlesnake Master	3.00 oz.
Lespedeza capitata	Round-Headed Bush Clover	2.00 oz.
Liatris aspera	Rough Blazing Star	2.00 oz.
Liatris pycnostachya	Prairie Blazing Star	3.00 oz.
Lupinus perennis	Wild Lupine	3.50 oz.
Monarda fistulosa	Prairie Bergamot	0.50 oz.
Parthenium integrifolium	Wild Quinine	.25 oz.
Petalostemum candidum	White Prairie Clover	2.00 oz.
Petalostemum purpureum	Purple Prairie Clover	2.50 oz.
Physostegia virginiana	False Dragonhead	1.50 oz.
Ratibida pinnata	Yellow Coneflower	2.00 oz.
Rosa blanda	Early Wild Rose	4.00 oz.
Rubeckia hirta	Black-Eyed Susan	1.00 oz.
Silphium laciniatum	Compass Plant	.10 oz.
Solidago nemoralis	Old Field Goldenrod	2.00 oz.
Solidago rigida	Stiff Goldenrod	2.00 oz.
Verbena stricta	Hoary Vervain	2.00 oz.
Veronicastrum virginicum	Culver's Root	.10 oz.
Vernonia fasciculata	Common Ironweed	3.00 oz.

Settlers Ridge

Preliminary Landscape Palette

Settlers Ridge
Sugar Grove, Illinois

Not to scale

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places

Project:
01.0278.018.01.04
Issue Date:
May 17, 2005

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Settlers Ridge

Settlers Boulevard Entrance from Gordon Road

Not to scale

Settlers Ridge
Sugar Grove, Illinois

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
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Project:
01.0278.018.01.04
Issue Date:
May 17, 2005
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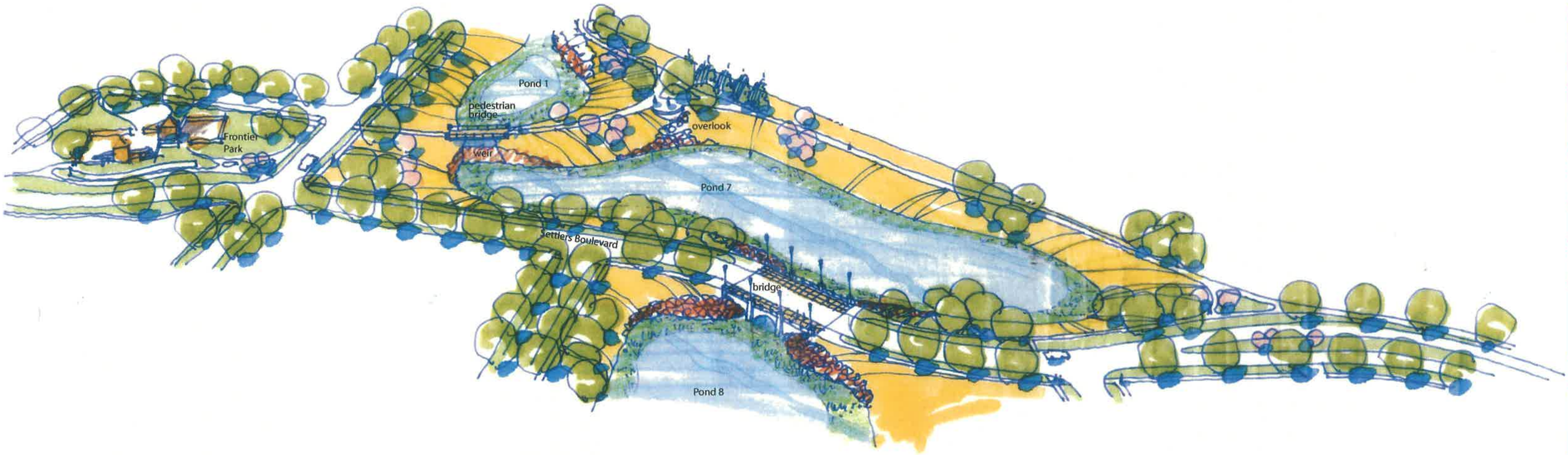

Settlers Ridge

Settlers Boulevard at Ponds 7 and 8

Settlers Ridge
Sugar Grove, Illinois

Not to scale

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places

Project:
01.0278.018.01.04
Issue Date:
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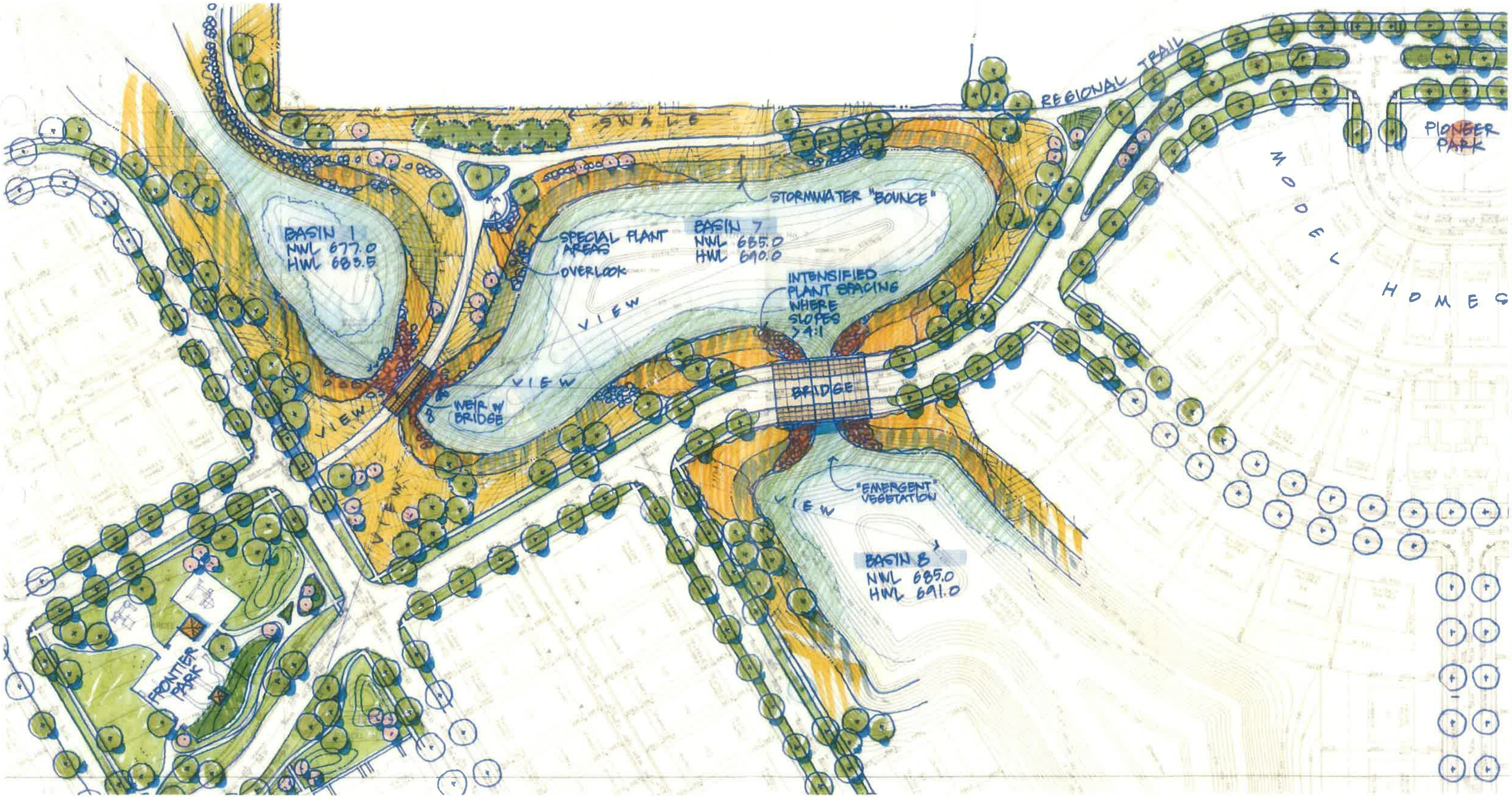

Settlers Ridge

Settlers Boulevard at Ponds 7 and 8

Settlers Ridge
Sugar Grove, Illinois

0' 50' 100' 200' North

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
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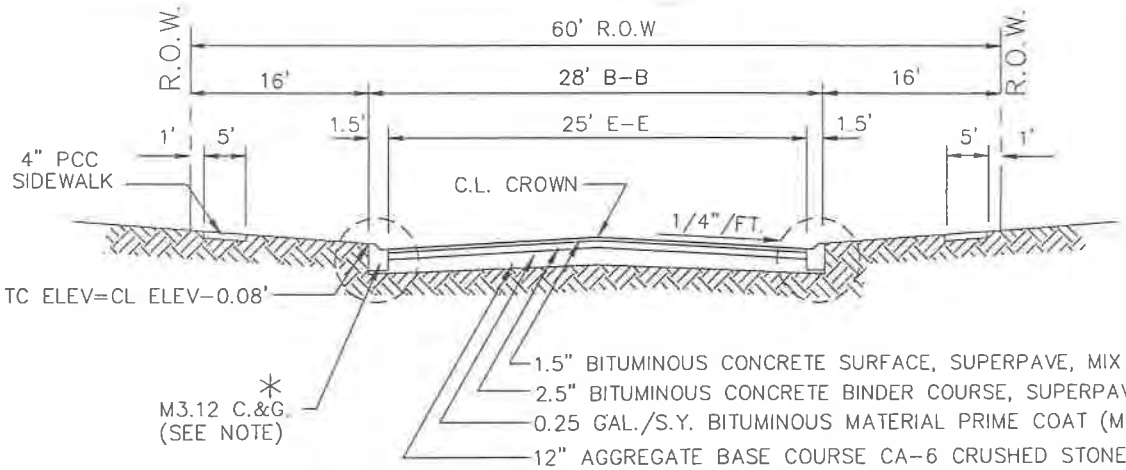
SETTLERS RIDGE

EXHIBIT E

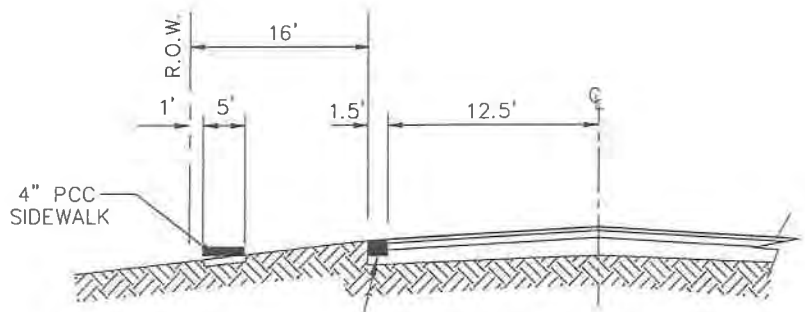
(ENGINEERING PLANS - NOT IN BINDER)



STRUCTURAL NUMBER 3.00

NOTE:
* ADJACENT TO OPEN SPACE / GREEN BELT AREAS, CURB AND GUTTER WILL BE SUBSTITUTED WITH A 1.5' WIDE CONCRETE GUTTER (PITCH OUT) AND SWALE DRAINAGE (SEE BELOW).

NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).



1.5' WIDE CONCRETE GUTTER PITCHED OUT AT 2% TO MATCH PAVEMENT SLOPE. CONRETE GUTTER'S CROSS-SECTION IS SAME DEPTH AS STANDARD CURB & GUTTER.

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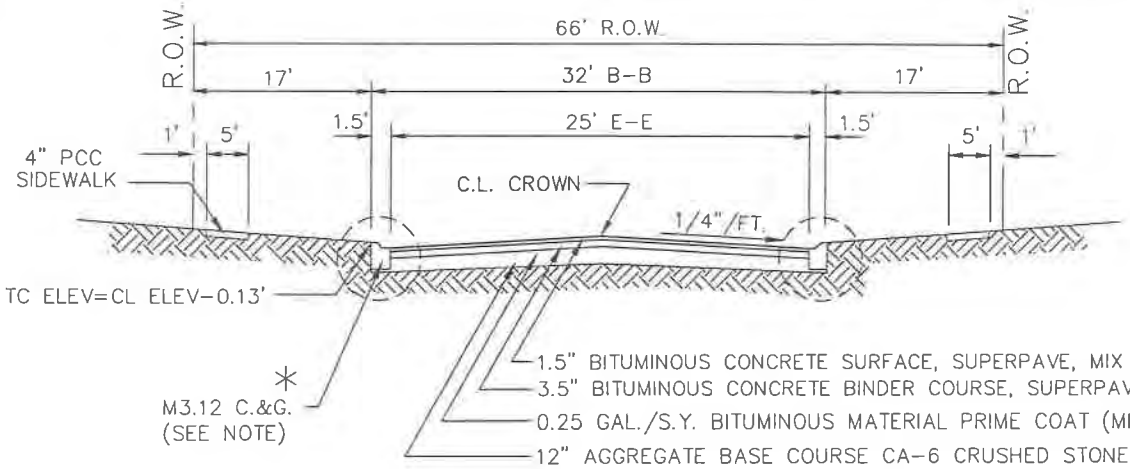
SETTLERS RIDGE

GROUP EXHIBIT F
TYPICAL STREET SECTION - 60' ROW
MINOR RESIDENTIAL

PROJECT NO. 2704.00
EXHIBIT NO. F-1
DATE 5/17/04
SCALE NTS
DRAWN BY : MCH
CHECKED BY : RWG



STRUCTURAL NUMBER 3.32

* NOTE:
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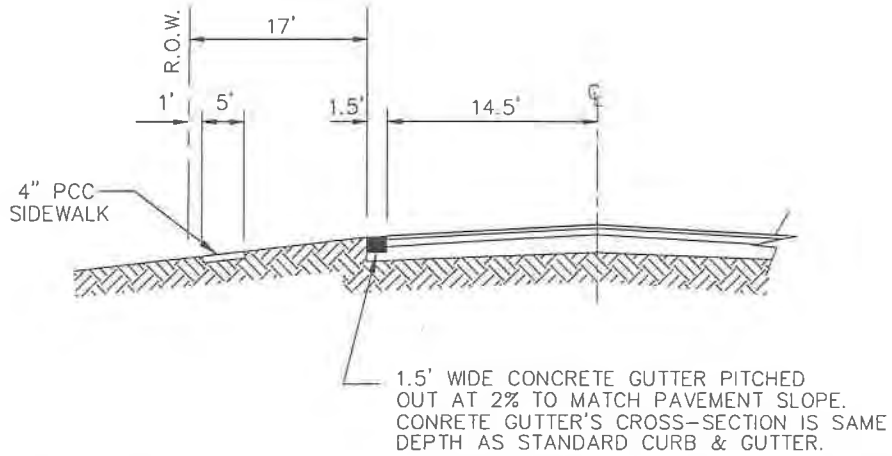

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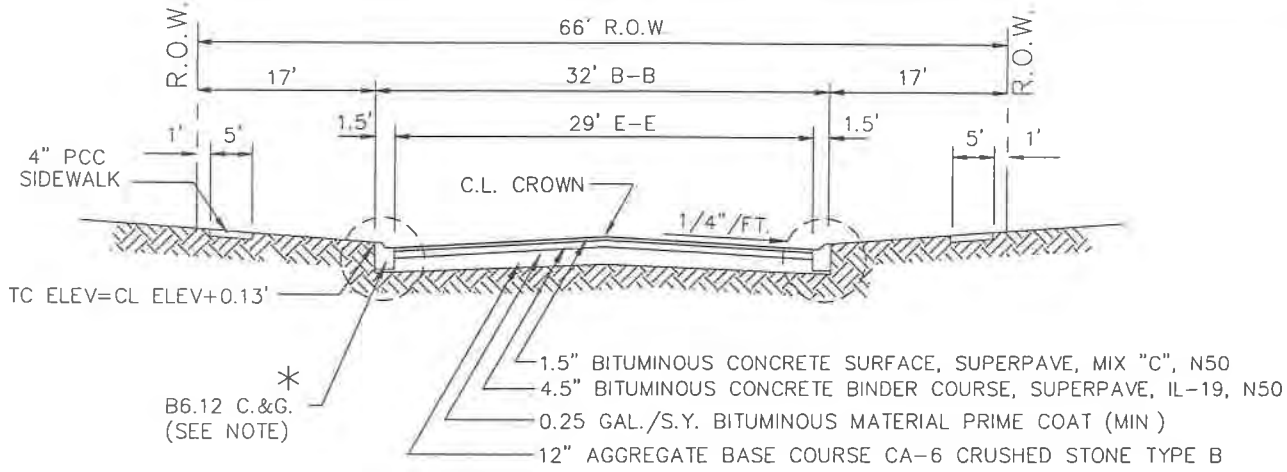
SETTLERS RIDGE

GROUP EXHIBIT F
TYPICAL STREET SECTION - 66' ROW
LOCAL RESIDENTIAL

PROJECT NO. 2704.00
EXHIBIT NO. F-2
DATE 5/17/04
SCALE NTS
DRAWN BY : MCH
CHECKED BY : RWG



STRUCTURAL NUMBER 3.65

NOTE:
* ADJACENT TO OPEN SPACE / GREEN BELT AREAS, CURB AND GUTTER WILL BE SUBSTITUTED WITH A 1.5' WIDE CONCRETE GUTTER (PITCH OUT) AND SWALE DRAINAGE (SEE BELOW).

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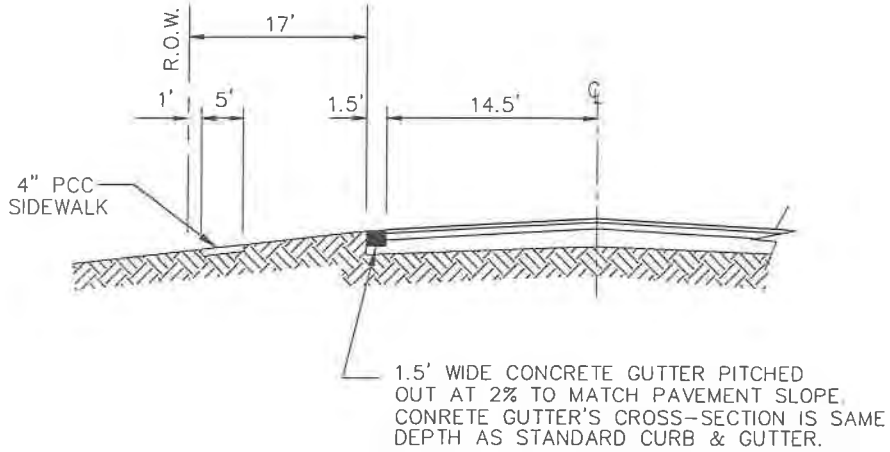

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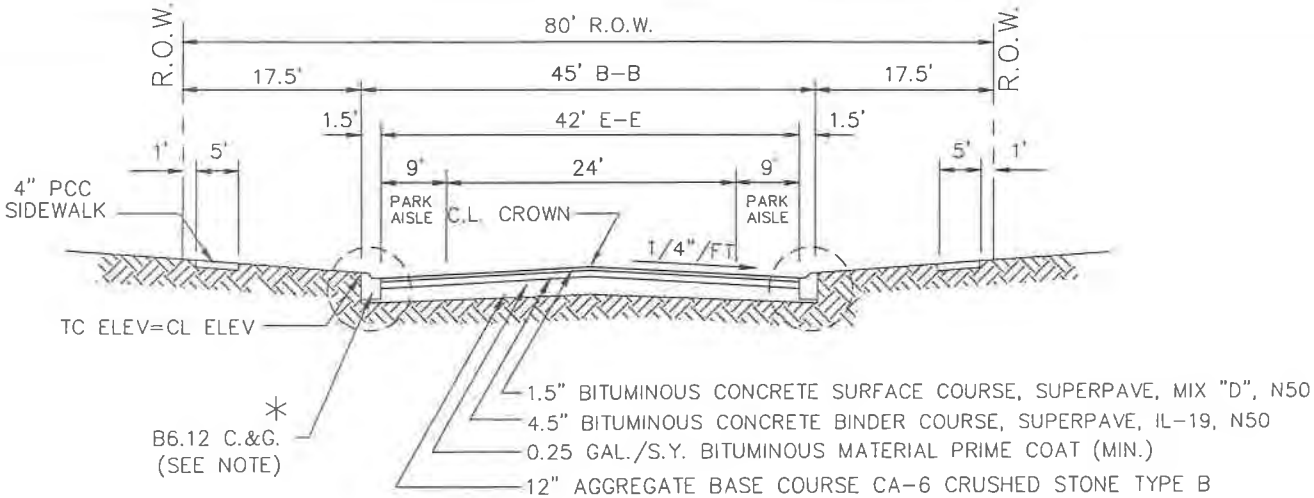
SETTLERS RIDGE

GROUP EXHIBIT F
TYPICAL STREET SECTION - 66' ROW

RESIDENTIAL COLLECTOR WITH B6.12 C&G

PROJECT NO. 2704.00
EXHIBIT NO. F-3
DATE 5/17/04
SCALE NTS
DRAWN BY : MCH
CHECKED BY : RWG



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NOTE:
* ADJACENT TO OPEN SPACE / GREEN BELT AREAS, CURB AND GUTTER WILL BE SUBSTITUTED WITH A 1.5' WIDE CONCRETE GUTTER (PITCH OUT) AND SWALE DRAINAGE (SEE BELOW).

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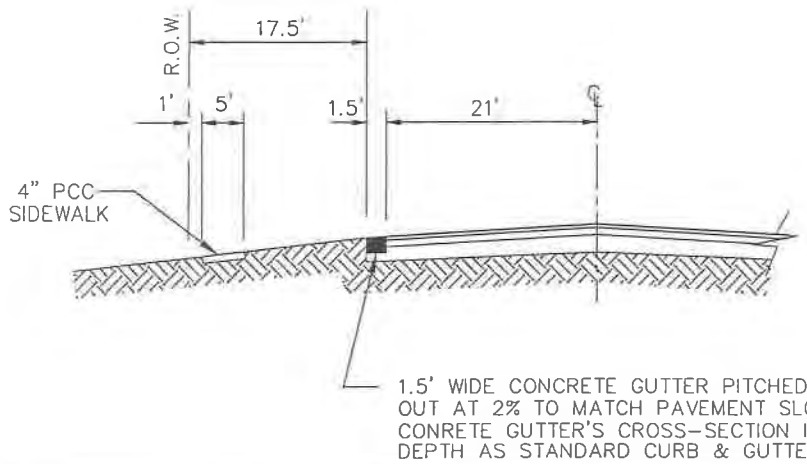

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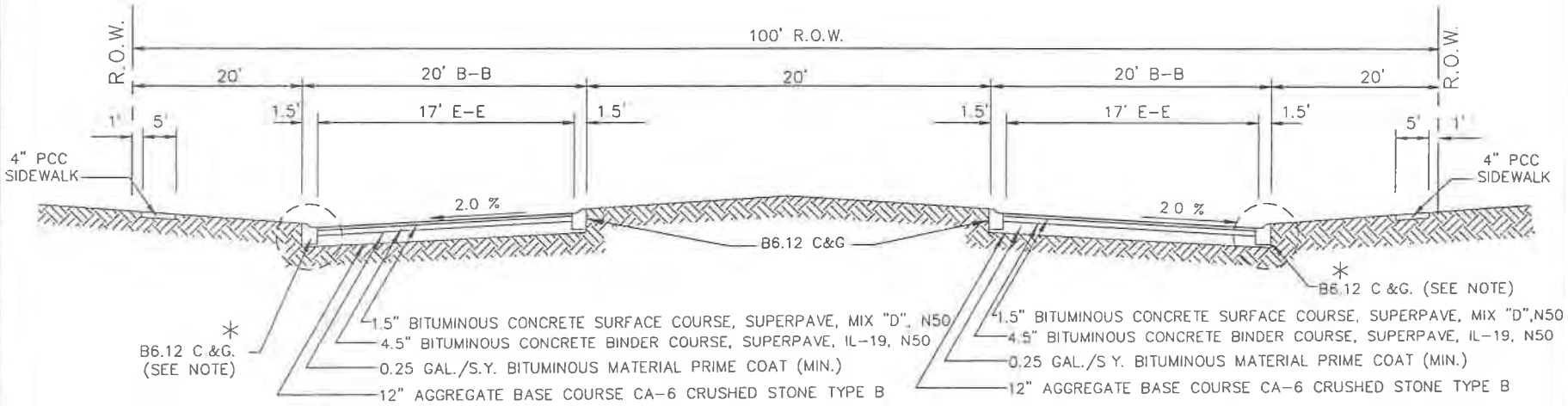
GROUP EXHIBIT F
TYPICAL STREET SECTION - 80' ROW
RESIDENTIAL COLLECTOR

PROJECT NO. 2704.00
EXHIBIT NO. F-4
DATE 5/17/04
SCALE NTS
DRAWN BY : MCH
CHECKED BY : RWG



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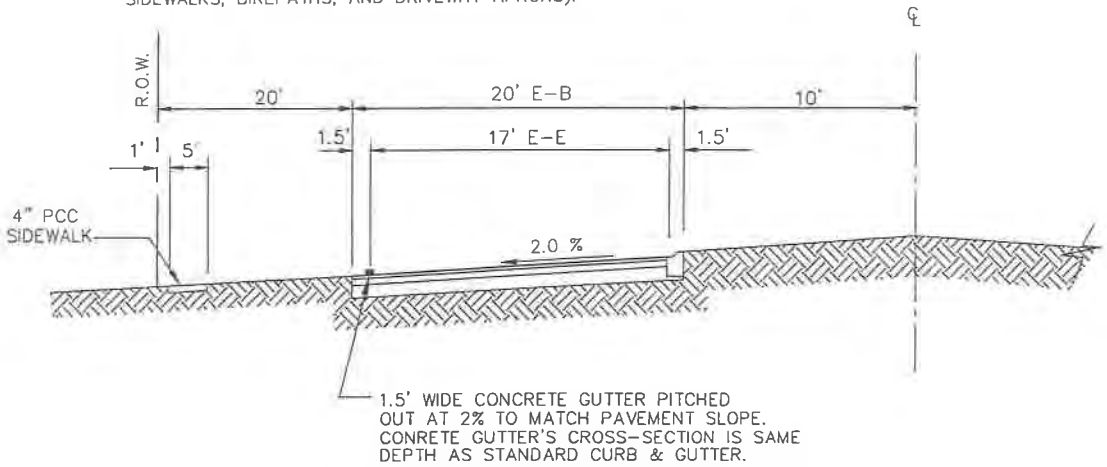
STRUCTURAL NUMBER 3.65

NOTE:
* ADJACENT TO OPEN SPACE / GREEN BELT AREAS, CURB AND GUTTER WILL BE SUBSTITUTED WITH A 1.5' WIDE CONCRETE GUTTER (PITCH OUT) AND SWALE DRAINAGE (SEE BELOW).

NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).



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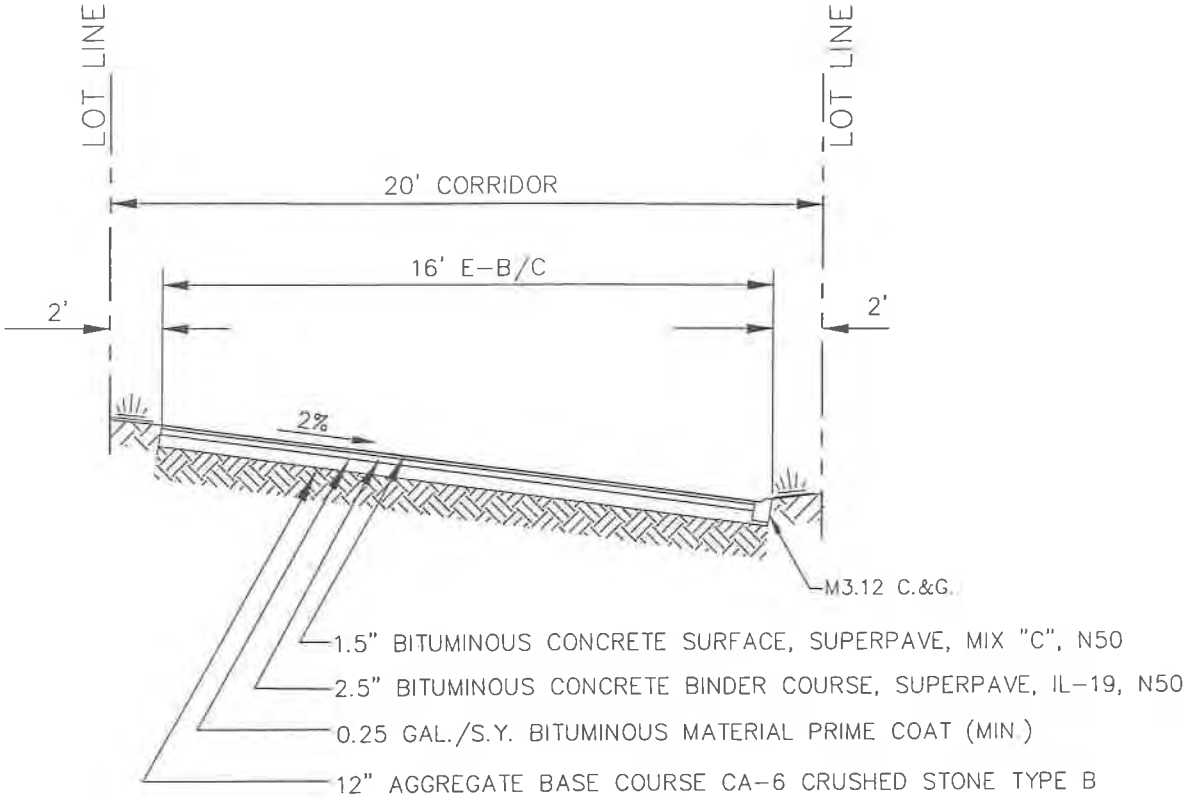
GROUP EXHIBIT F
"PITCH-OUT" ONSITE BOULEVARD SECTION - 100' ROW
RESIDENTIAL ENTRANCE

PROJECT NO. 2704.00
EXHIBIT NO. F-5
DATE 5/17/04
SCALE NTS
DRAWN BY : MCH
CHECKED BY : RWG



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GROUP EXHIBIT F
PRIVATE RESIDENTIAL ALLEYS

PROJECT NO. 2704.00
EXHIBIT NO. F-6
DATE 5/17/04
SCALE NTS
DRAWN BY : MCH
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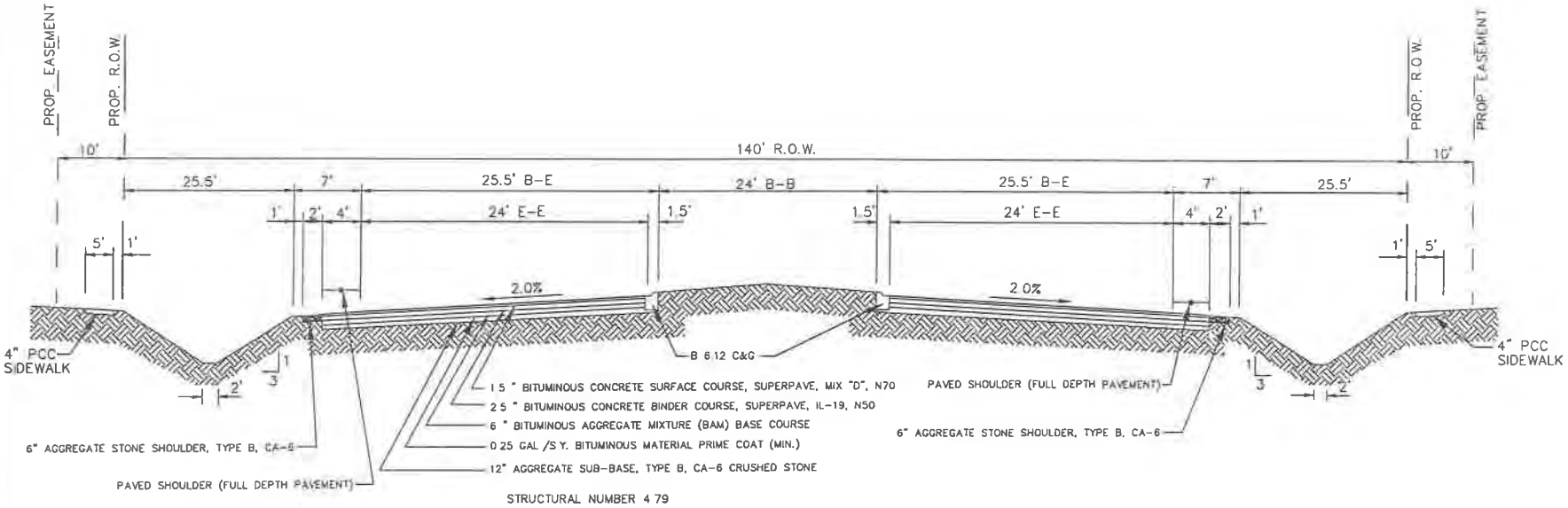

NOTE:
REFER TO PATHWAY PLAN FOR SPECIFIC SIDEWALK / BIKE PATH PLACEMENTS ALONG GORDON ROAD.

NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).

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GROUP EXHIBIT F
GORDON ROAD BOULEVARD SECTION - 140' ROW

PROJECT NO. 2704.00
EXHIBIT NO. F-7
DATE 5/17/04
SCALE NTS
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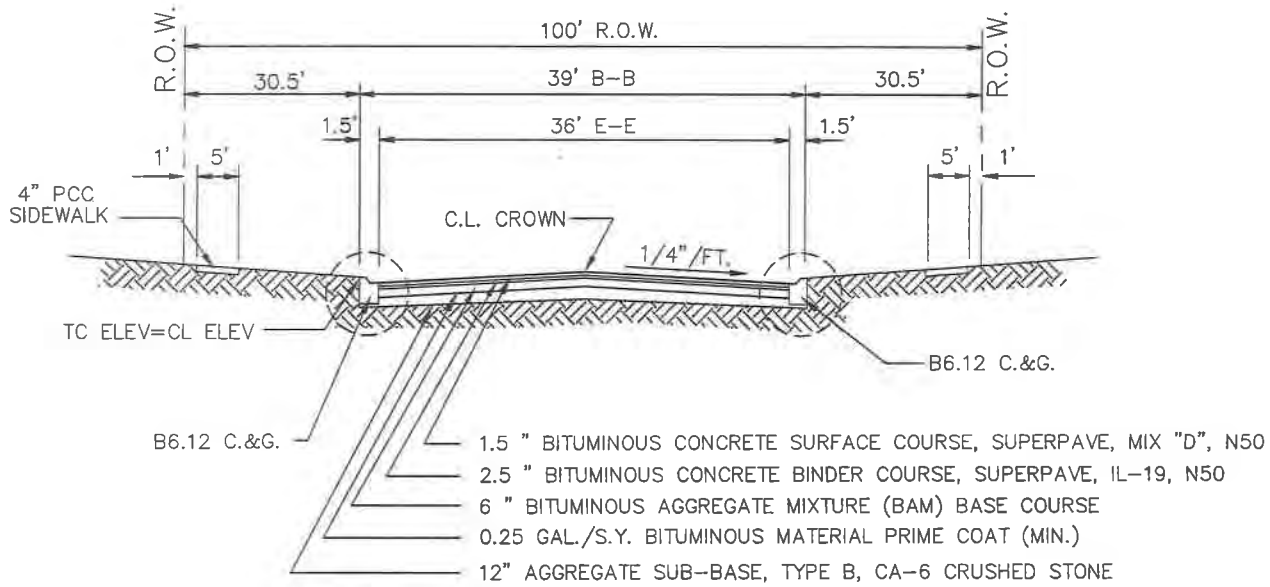
CHECKED BY : RWG



STRUCTURAL NUMBER 4.79

NOTE:

REFER TO PATHWAY PLAN FOR SPECIFIC SIDEWALK / BIKE PATH PLACEMENTS ALONG PRAIRIE STREET.

NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).

ACTUAL PAVEMENT SECTION TO BE BUILT, CREDIT AND PARTICIPATION FOR ROADWAY IMPROVEMENT TO BE DETERMINED AT A LATER DATE.

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July 08, 2005 9:01:43 a.m. AcadVer:16.1s (LMS Tech)
Drawing: F:\CADD\2704.00\312\PRELIM\ANNEX_EXHIBITS\2704_00ROAD_XSECT.DWG (269)

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GROUP EXHIBIT F
PRAIRIE STREET SECTION - 100' ROW

PROJECT NO. 2704.00
EXHIBIT NO. F-8
DATE 5/17/04
SCALE NTS
DRAWN BY : MCH
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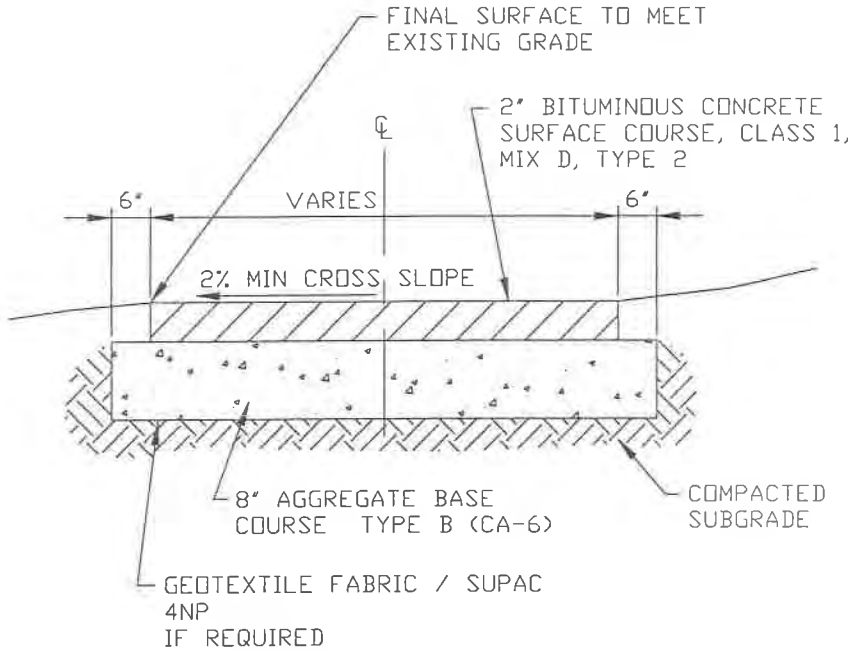

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GROUP EXHIBIT F
TYPICAL ASPHALT TRAIL SECTION

PROJECT NO. 2704.00
EXHIBIT NO. F-9
DATE 5/17/04
SCALE NTS
DRAWN BY : MCH
CHECKED BY : RWG

EXHIBIT G

Residential Architectural Design Guidelines

Satisfying connections to nature, people and the broader community are the basis for good living. The architecture of Settlers Ridge is designed to inspire connections on many levels.

Introduction

Like the natural world, the man-made world is constantly changing. New demands and new opportunities propel us forward into planned and unplanned horizons. It's not surprising that people find this change exhilarating, nor is it surprising that they appreciate those touchstones that connect them to history, as well as the traditions that give them a sense of security. The architecture of Settlers Ridge, set in a beautiful prairie garden, offers both modern convenience and a sense of history.

The landscaping reflects the plantings indigenous to this prairie environment, providing a backdrop and palette for the community. The architecture of the project adds to the beauty and sense of place offered by the site, while accommodating the many forms of modern living. Existing structures representing the history of the property have been preserved, allowing for continuity between the early settlers who came to Sugar Grove to realize their dreams and raise their families – and those now coming to the area with the same goals. The stories of Colonel Samuel Saltus Ingham, William G. Jones and Silas Reynolds, as well as the homes they lived in, help to tell the story of this place to the people whose own lives will be added to the narrative for future generations.

A true sense of "home" can be created only by the people who live there. However, there are strong psychological connections to traditional residential styles that swept across America from the early 1800s through the early 1900s. Colonial, Charleston, Italianate, Queen Anne and Craftsman Bungalow detailing are used to reinforce this sense of home in Settlers Ridge. Porches are used throughout the project, in a variety of forms, allowing for dimensional facades, a variety of details, and an inviting streetscape. Clapboard, shingle, brick, stone and stucco materials are incorporated using the highest standards of craftsmanship. Details at the eaves, windows and doors expand the vocabulary of traditional elements. Harmony and variety are interwoven, resulting in a balanced overall design.

The architecture of Settlers Ridge offers the opportunity to enjoy life in a setting that powerfully defines a shared experience. It is the strength of this shared experience that creates the spirit of community – the spirit of Settlers Ridge.

Architectural Review Committee

KHH has appointed members to the Architectural Review Committee (ARC). The ARC is charged with the duty of reviewing and approving all designs submitted for construction within the Settlers Ridge project. The Architectural Guidelines are a reference point to indicate the project's design goals. Designs and details will be considered which are not represented in the Guidelines, and may be incorporated into the project, contingent upon approval by the Architectural Review Committee.

Submittal Requirements:

- Site plan
- Landscape plan
- Building plans and elevations
- Exterior paint and material samples
- Exterior lighting specifications
- Mailbox and street numbers location and specifications

Architectural Styles

Settlers Ridge is designed as a traditional community. Colonial, Charleston, Italianate, Queen Anne, Craftsman Bungalow and Vernacular detailing have been selected for use in the architecture to maintain this traditional feeling. While a strict adherence to these historic styles is not required, the careful massing and level of detail that they reflect is mandatory. While builders may submit designs that do not fit specifically into the historic style categories chosen for the development, designs should be compatible with these historic styles. In all cases, designs will require the approval of the Architectural Review Committee.

The following sections outline the characteristics of the various historical styles chosen for the project. Illustrations of classic examples and modern interpretations of each style that would be acceptable for the project are provided, as well as details typically associated with each style.

Colonial

Charleston

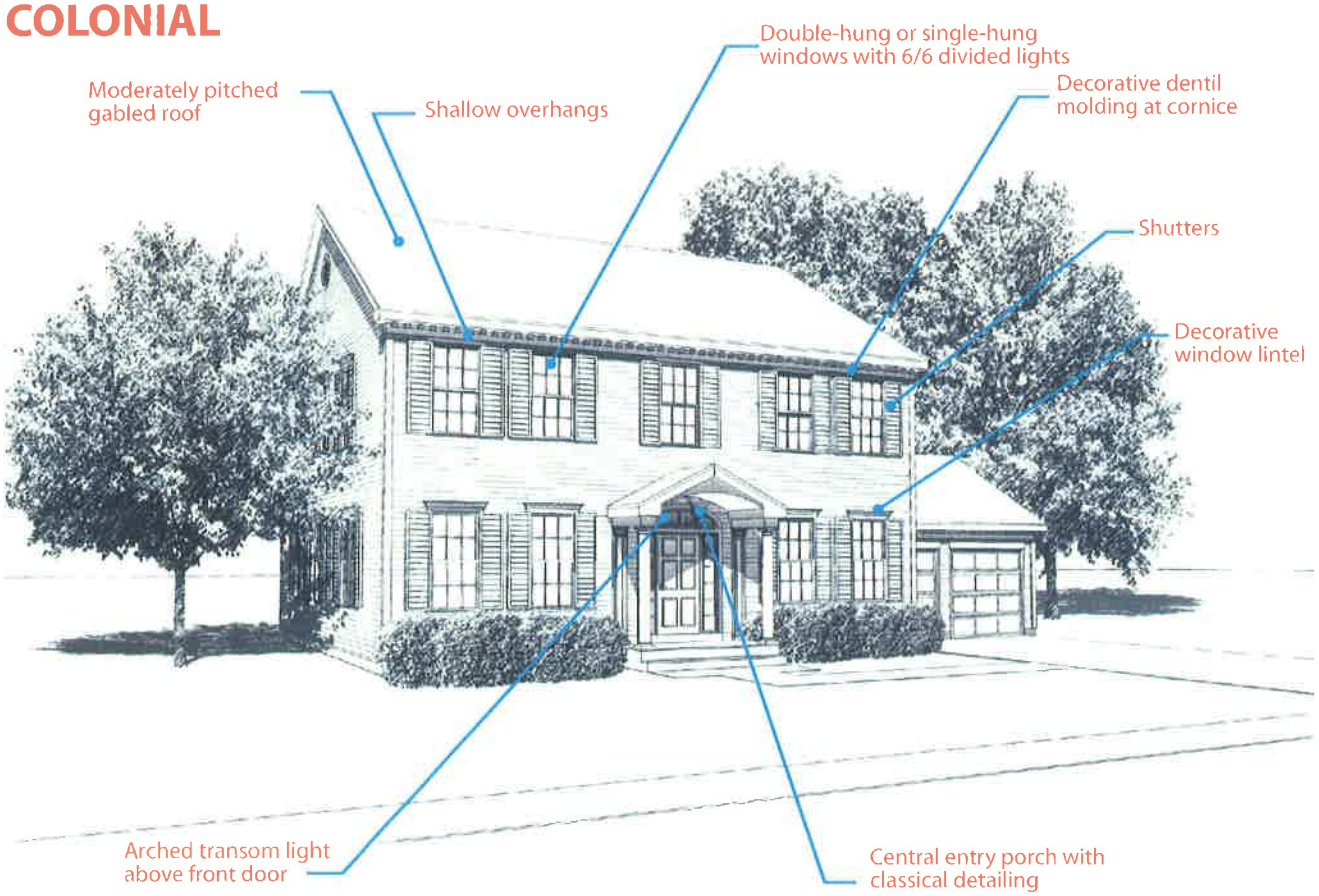
Italianate

Victorian

Craftsman

Vernacular

COLONIAL



Characteristics

Colonists to the new world brought with them the architectural styles they had used in Europe; there are many early examples of French, Spanish and Dutch Colonial, English Medieval, Federal and Georgian structures, and these styles continue to be referenced in new construction.

The Georgian and Federal styles have been selected to represent colonial housing in the Settlers Ridge development. As early as the 17th century, homes were being built in the east in the Georgian style, which incorporated renaissance style detailing. The Georgian style evolved into the more elaborate Adam or Federal style. These colonial styles were used across the United States as settlers made their way west, and have continued to be used as they represent, for many, the classic American home.

The Georgian style is generally massed as a simple box with doors and windows placed symmetrically.

Characteristic details of this style include a central, paneled front door with a rectangular transom light above, a decorative cornice (often with dentils), double-hung or single-hung windows (usually five across, but sometimes 3 or 7 across) with divided light window sash set individually (not paired) and evenly spaced. Typically, the roof is side-gabled, though gambrel and hipped roofs are also common.

The Federal Style is closely related to the Georgian style and resembles it in most respects. It can be distinguished by the use of semi-circular or elliptical fanlights over the front door (often with sidelights) and the occasional incorporation of Palladian windows. While the basic massing is the same as that of the Georgian style, projecting wings and porches (sometimes using polygonal and rounded forms), especially to the rear and sides may be used.

Massing

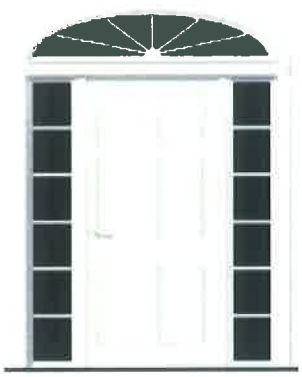
- Simple one, one-and-a-half, or two-story rectangular box form
- Sometimes with projecting wings or entry porches
- Door and window openings placed symmetrically

Roof

- Primary gables facing the side, with roof ridge parallel to the street
- Principal gabled roof with an 8:12 to 12:12 pitch
- Modest overhangs of 6 to 16 inches, with closed soffits and eaves

Materials

- Brick
- Other wall materials include smooth clapboard siding or simulated smooth wood siding
- Heavier materials such as stone and brick are encouraged at the base

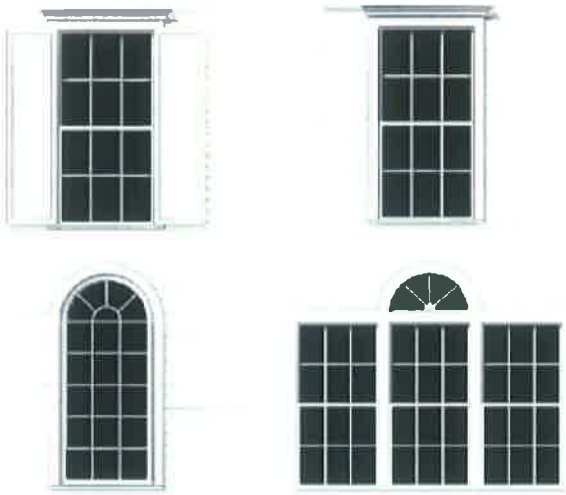


Porch Details

- Classical detailing
- Porch projects from doorway only

Door Details

- 4- or 6-paneled doors
- Door surrounds composed of classical pilasters and decorative crowns, sometimes expanded to include an entry porch
- Door transom lights of rectangular panes, or fanlights (elliptical or semi-circular) on more elaborate homes



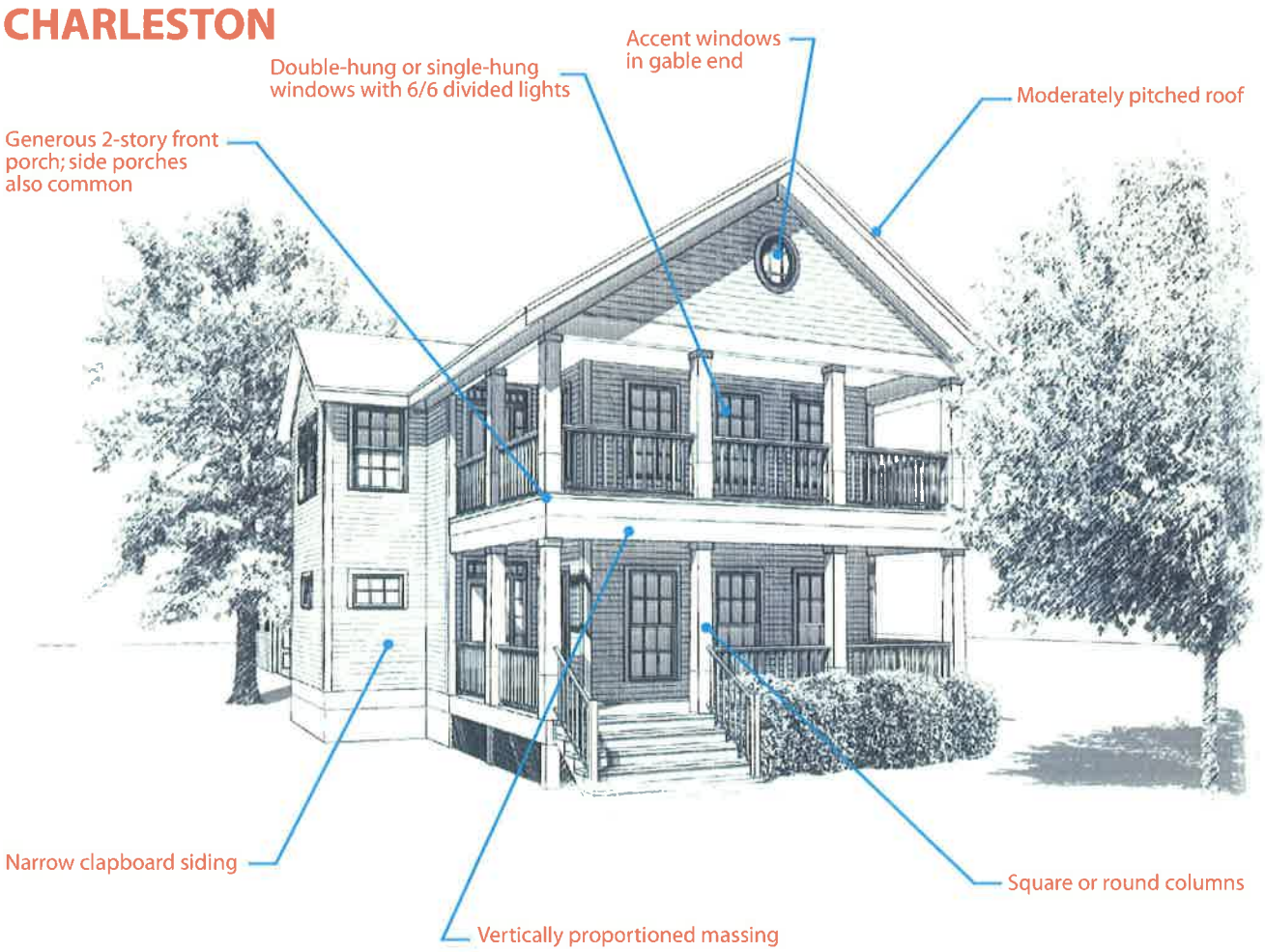
Window Details

- Generally double-hung or single-hung sash divided lights (6/6, 9/9, 12/12)
- Substantial or decorative window lintels
- Limited use of semi-circular, elliptical, Palladian, and small accent windows
- Louvered shutters

Cornice Details

- Frieze boards
- Crown moldings
- Dentils and modillions
- Adamesque decoration

CHARLESTON



Characteristics

This housing type draws its name from the many examples of two-story residential porches in Charleston, South Carolina. These porches are typically styled with Greek-Revival detailing. A renewed interest in ancient Greece between 1825 and 1860 resulted in the use of Greek temple motifs in American architecture, particularly for public buildings. In residential buildings, the style was created using low-pitched gable or hipped roofs with wide, two-part cornice trim echoing the frieze and architrave of classical entablatures, porches with square or round (usually Doric) columns, and front doors with rectangular transom lights and sidelights. Pilasters can be used in place of columns. In it's simplest form, the style can be represented with a frontal gable, and wide cornice trim and corner boards.

Massing

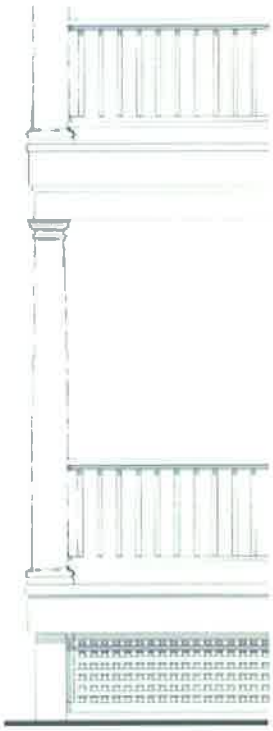
- Prominent front-facing gable over two-story porch
- Cross gable optional

Roof

- Gabled moderate (8:12) pitch roof
- Wide two-part cornice trim

Materials

- Horizontal wood or simulated wood siding with 4 to 5 inches exposed to the weather
- Brick
- Brick, stone, or dark-painted concrete foundation base

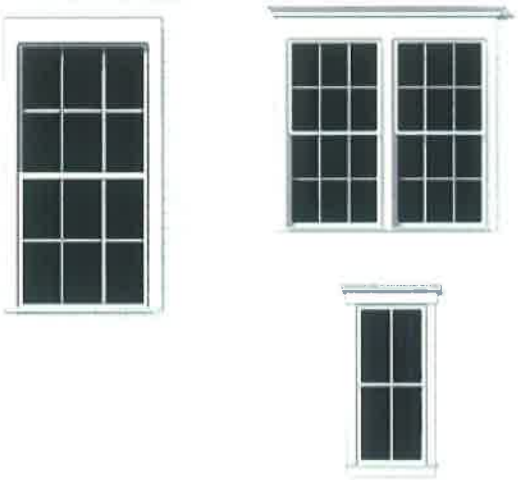


Porch Details

- Two-story porch full width of front-facing gable roof
- Square or Doric columns
- Delicate railings with square section 1-1/4 by 1-1/4 inch porch rail balusters
- Lattice treatments to screen area under porch

Door Details

- Single or paired door main entry with elaborate door surround
- 2, 4 or 6 paneled door
- Transom and sidelights



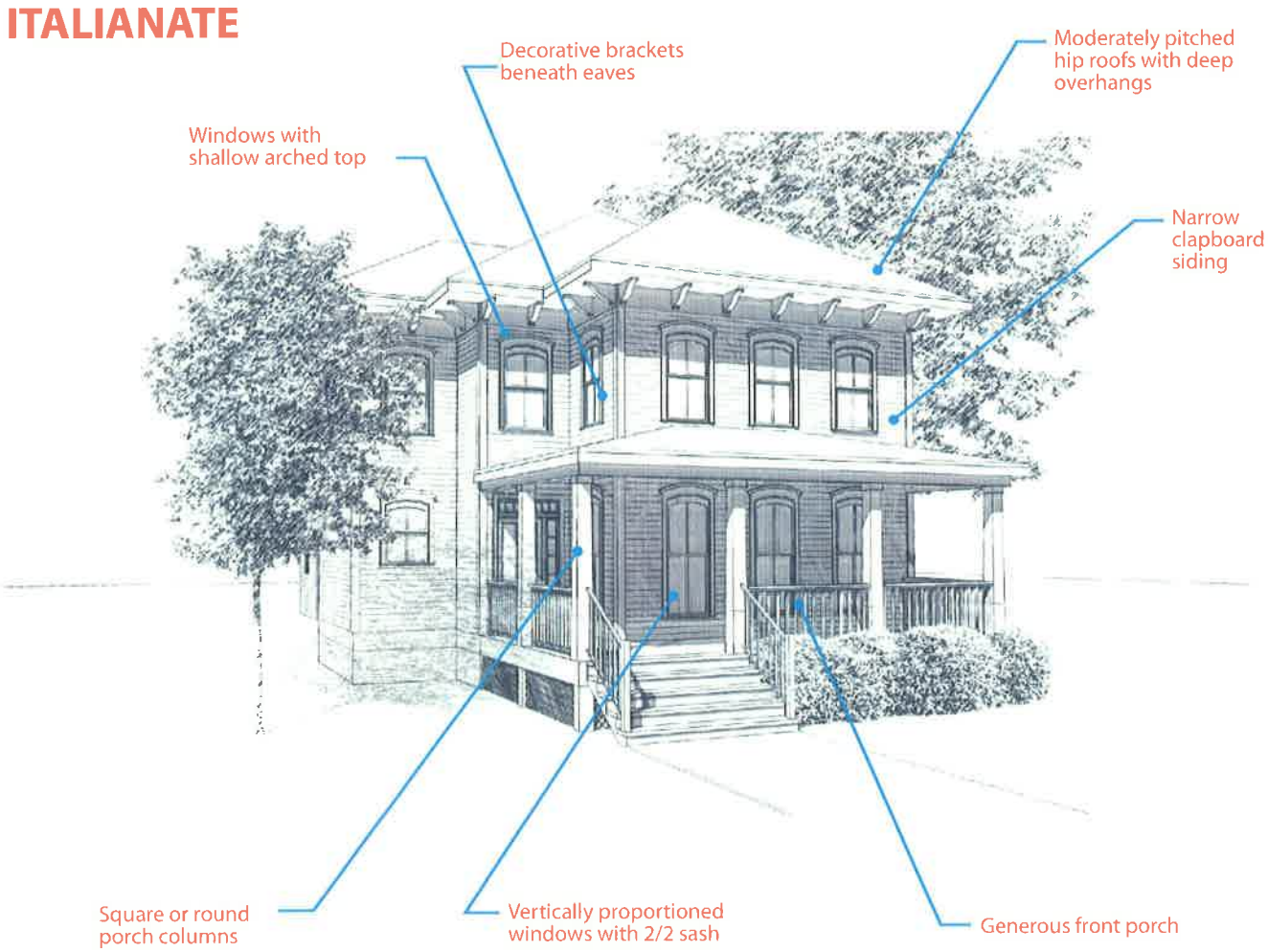
Window Details

- Double-hung or single-hung windows
- 2 over 2 or 6 over 6 multi-pane sash
- Individual or paired window treatments typical
- Louvered shutters optional
- Limited use of accent windows

Trim Details

- Wide trim at the cornice broken down into a classical frieze and architrave proportions
- Wide band of trim creating pediment form at gable
- Wide corner trim representing pilasters optional

ITALIANATE



Characteristics

Striving for a less formal architecture in the late 1830s, Americans developed romantic, picturesque styles. The Italianate style became popular through the pattern books of Andrew Jackson Downing, published in the 1840s and 1850s, and remained popular up to the financial panic of 1873 that put a halt to most new construction.

Residential Italianate examples were typically two to three stories in height with low-pitched hipped or gabled roofs, and wide overhanging eaves with decorative brackets. Towers and cupolas were often incorporated. One-story porches usually had square posts with beveled corners. Single and paired doors were common, with large glazing panes often incorporated into the doors. Windows, often paired and tripled, commonly had curved or segmental arches. Windows were most often double-hung with 1/1 or 2/2 panes. While There are many elaborate Italianate examples, a simplified Italianate is considered more appropriate within Settlers Ridge.

Massing

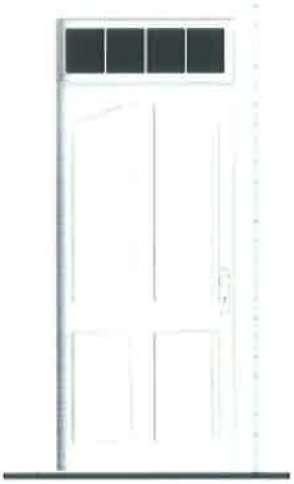
- Two stories
- Simple hipped roof
- Front-facing gable

Roof

- Low-pitched roof
- Wide overhanging eaves with decorative brackets

Materials

- Horizontal wood or simulated wood siding with 4 to 5 inches exposed to the weather
- Brick
- Brick, stone, or dark-painted concrete foundation base

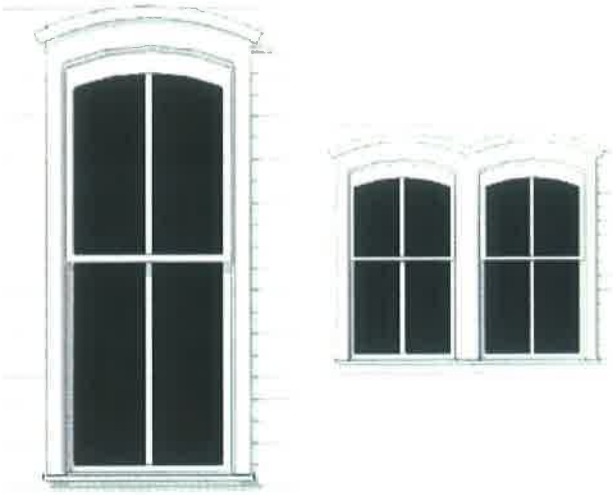


Porch Details

- Single-story
- Square posts with beveled corners

Door Details

- Paired or single doors
- Rectangular or arched (semi-circular, flattened arch, or segmental arch) doors
- Large-pane upper glazing in doors with panels below



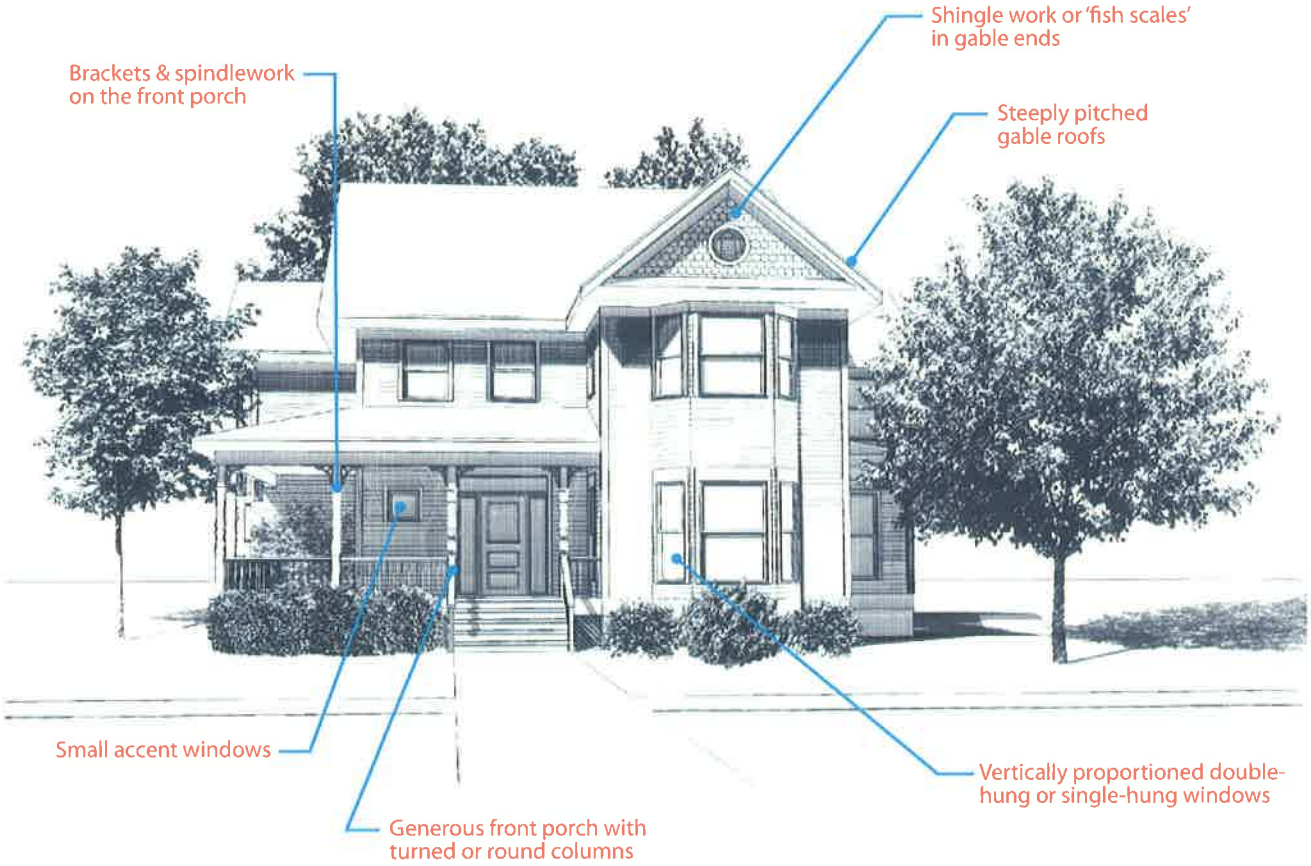
Window Details

- Tall, narrow, double-hung or single-hung sash
- 2 over 2 true divided lights or single-pane sash
- Rectangular or arched (semi-circular, flattened arch, or segmental arch) windows

Cornice Details

- Eave brackets at cornice line arranged singly or in pairs
- Brackets set on wall surface band defined with panels or trim

VICTORIAN



Characteristics

A group of 19th century English architects, led by Richard Norman Shaw, revived late medieval architectural details to create a style they called "Queen Anne". The first American example of the style was the 1874 half-timbered Watts-Sherman house in Newport, Rhode Island, designed by H.H. Richardson. As this new design idea moved west, mass-produced turned spindles and pre-cut architectural details were incorporated to create a distinctly American version of Queen Anne. As the industrial revolution created new wealth in the country, large homes were built in the new style, while many working class homes also incorporated the fanciful Queen Anne details.

The Queen Anne style relies on irregular massing and playful surface detailing to create lively exteriors. Steeply pitched cross-gabled roofs, bay windows, one-story porches with turned posts or classical columns, asymmetrical facades, patterned shingles (often called fish scales) or incised Eastlake ornament in gable faces or selected panels, spindle-work details at gable peaks and eave overhangs all help to characterize the Queen Anne style. Houses were often painted in bright clear colors with contrasting trim.

Massing

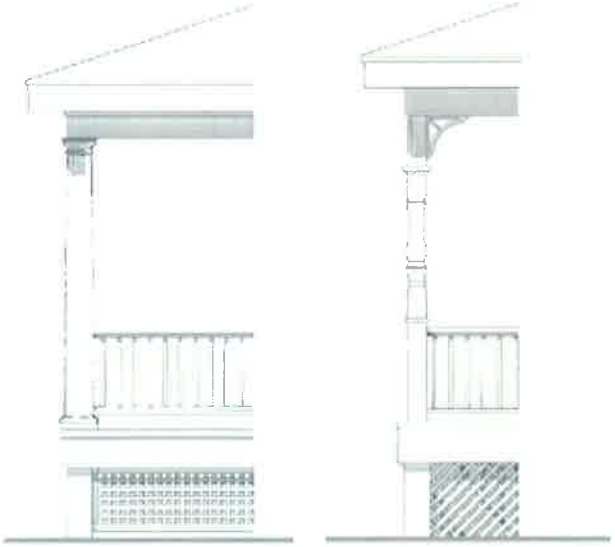
- Front-facing gable with or without side wings
- Gabled wings protruding from principal hip-roof form
- Hipped or conical roof tower elements on front elevations
- Use of projecting bays and turrets
- 1½ – 2 stories typical
- Symmetrical or asymmetrical façade composition
- Main level floor-to-ceiling height often 9 to 10 feet

Roof

- Steeply sloping gable roofs from 8:12 to 12:12
- Secondary hip and shed roofs from 4:12 to 8:12 and gable roofs from 6:12 to 12:12
- Generous use of gable, hip, shed, or special dormers
- Roof overhangs, typically 12 inches, up to 16 inches acceptable
- Closed soffits and eaves with ogee or half-round gutters

Materials

- Horizontal wood, simulated wood, or shingle siding with actual or expressed coursing not to exceed 6 inches (4 to 5 inches preferred)
- Siding patterns include bevel (clapboard) and drop siding
- Full brick or brick up to the second floor line
- Decorative wood or shingle patterns in gable ends
- Brick, stone, or dark-painted concrete foundation base

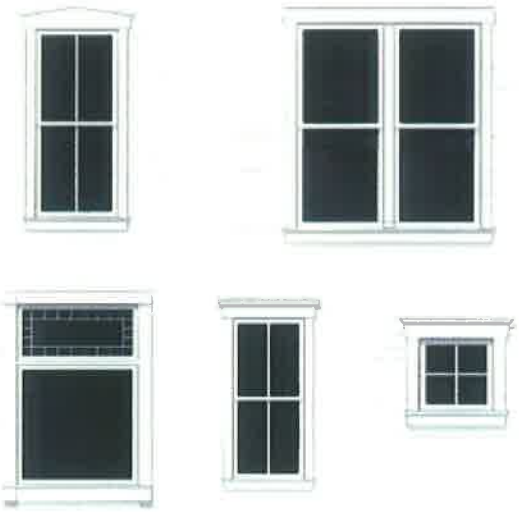


Porch Details

- Full or generous partial porch, with wraparound at corner encouraged
- Turned column styles at least 6 inches nominal size
- Round-column styles to include Doric, Ionic, and Tuscan, with a minimum diameter of 8 inches nominal size
- Square-column styles with chamfers and moldings at least 6 inches nominal size
- Delicate railings to include square or turned 1¼ x 1¼ inch balusters, or scroll saw-cut patterns
- Lattice treatments to screen area under porch
- Decorative brackets or porch columns

Door Details

- Single large pane of glass set into upper portion of door
- Delicate incised decorative detailing



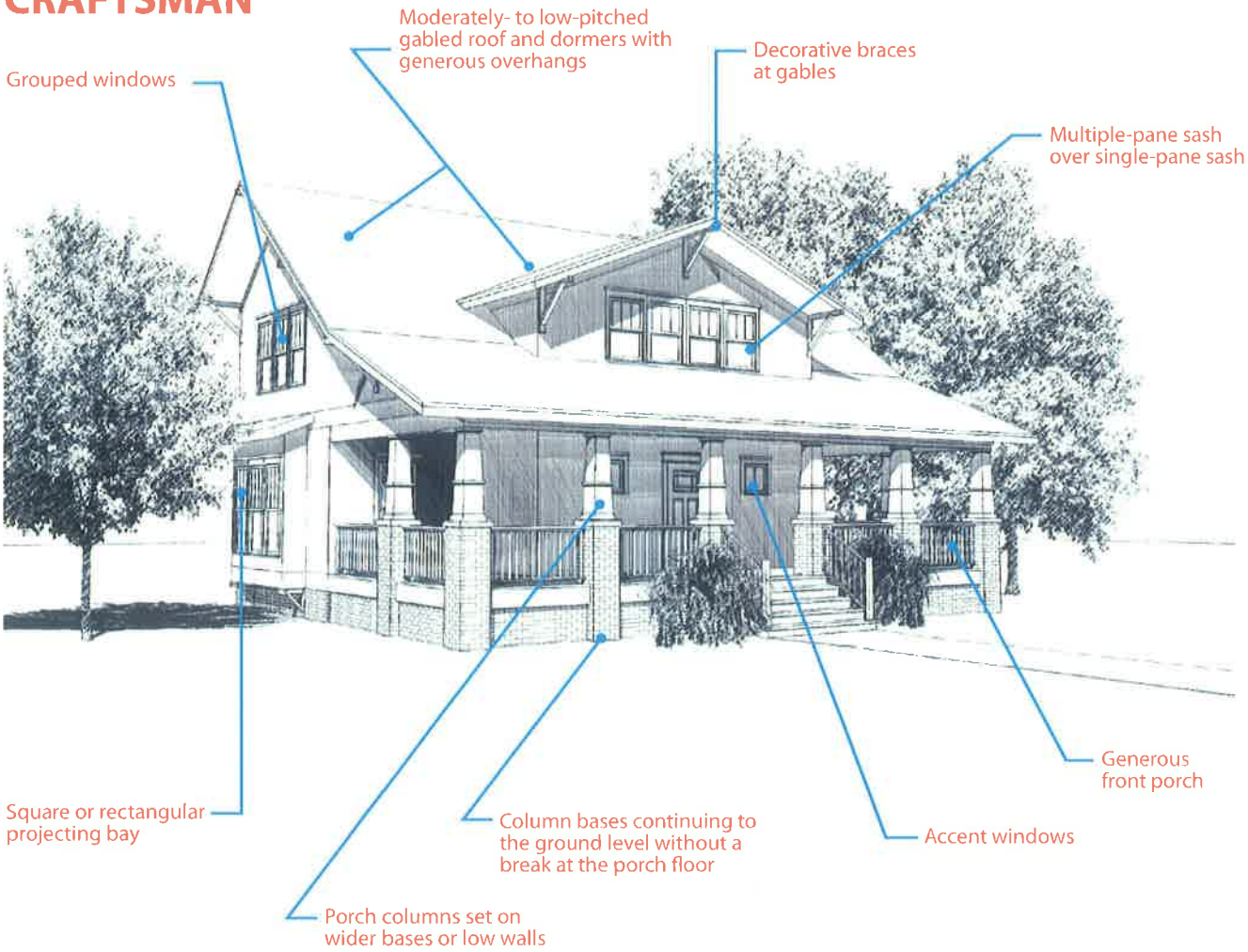
Window Details

- Vertical double-hung or single-hung windows
- Individual or paired window treatments typical
- Square and angled bay window treatments
- Limited use of accent windows and multi-pane sashes with true divided lites
- Wide (4 to 6 inches) or embellished exterior trim with cap moldings

Bay and Gable End Details

- Decorative gable-end truss work
- Rake moldings
- Ogee profile gutters at horizontal fascia

CRAFTSMAN



Characteristics

The Craftsman Bungalow originated in California with the work of brothers Charles Sumner Greene and Henry Mather Greene. Rooted in the English Arts and Crafts movement, the style developed out of an interest in hand-crafted detailing. Through magazines and pattern books, the design ideas spread east across the country. The typical example is a modest, one-and-a-half story "bungalow".

Craftsman Bungalow homes are characterized by low-pitched gables with decorative brackets, wide eave overhangs with exposed rafters, and porches with columns resting on square bases (often tapered) that extend down past the porch floor to grade. Double-hung or single-hung windows often have a multi-pane upper sash and single-pane lower sash. Door and window details are variable, often incorporating leaded and stained glass details (see illustration). Wood clapboard siding or wood shingles are the dominant cladding materials. Porch bases can be clapboard, shingle, stone, brick, or stucco.

Massing

- Broad block of one, one-and-a-half or two stories
- Large front porch
- Square bays

Roof

- Front-gabled, cross-gabled, or side-gabled
- Gable with 6:12 to 10:12 pitch
- Gable or shed dormers
- Exposed roof rafters at eave overhangs

Materials

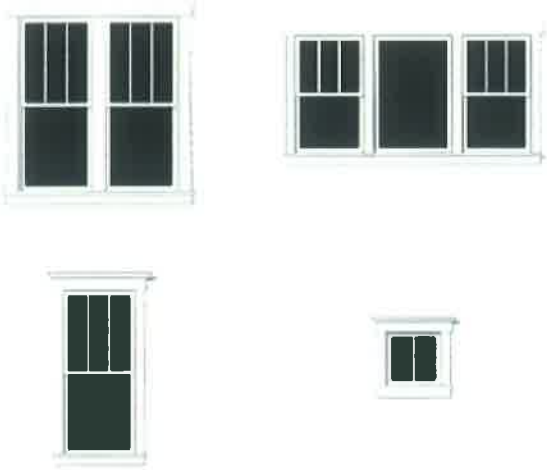
- Shingles, or stucco
- Stone or brick typically confined to foundations, porch bases/columns, and chimneys

Porch Details

- Short, square upper columns or paired columns resting on massive piers or on a porch knee-wall.
- Piers begin at ground and extend above the porch deck
- Pier sides commonly taper out from top to bottom

Door Details

- Vertical rectangular lights
- Leaded windows in upper portion of door
- Multiple panels and panes



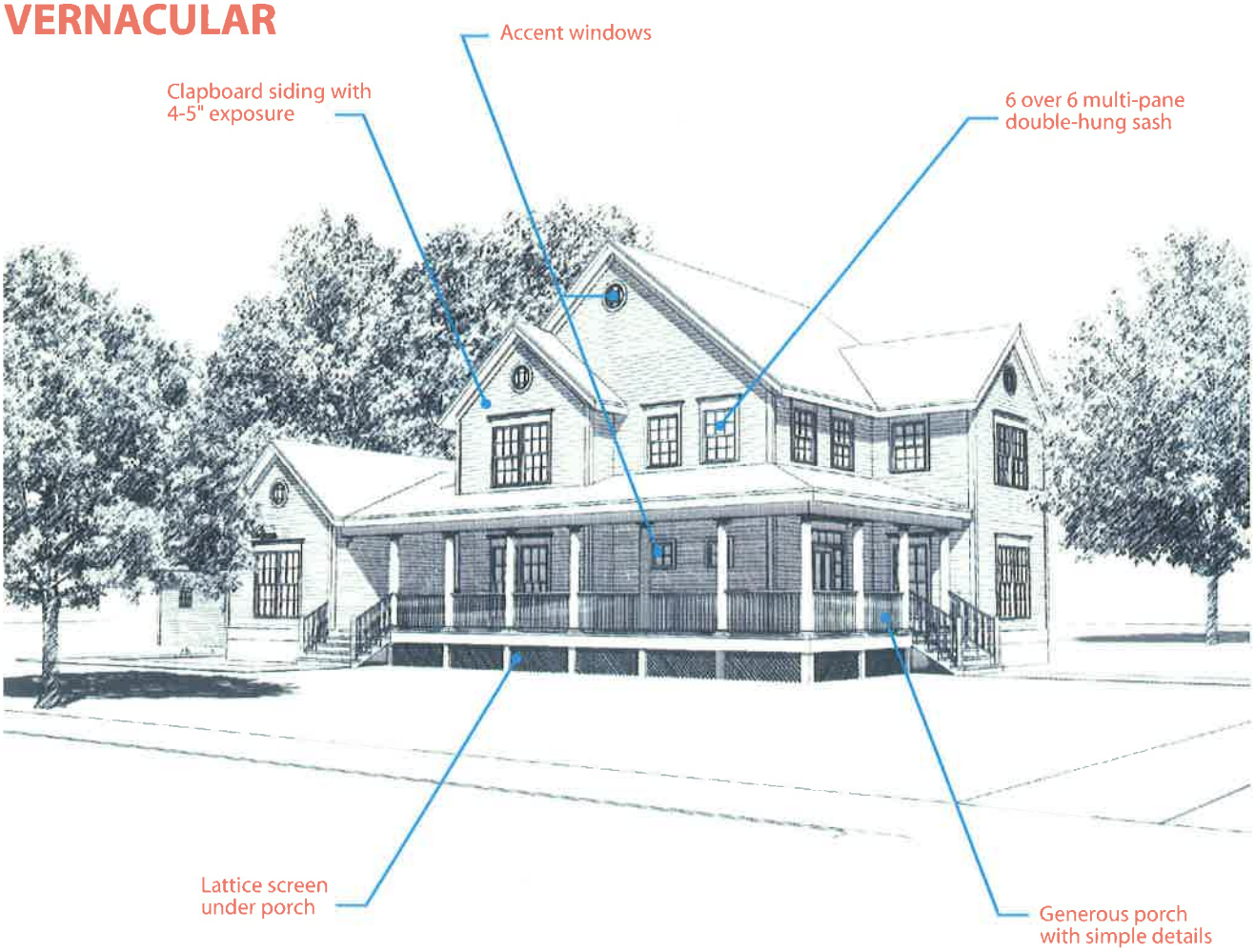
Window Details

- Double-hung or single-hung sash
- Upper sash with divided lights, lower sash with large single pane
- Windows often grouped in twos or threes
- 5-6" wide trim with head trim extended past jambs
- Tapered side trim with head trim flared at ends
- Limited use of small accent windows

Bay and Gable End Details

- Square bays with gable or shed roofs
- Decorative brackets, false beams or knee braces at gable ends
- Half-timbering or stick work in gable ends, porches and dormers

VERNACULAR



Characteristics

In the tradition of farmhouses of the rural Midwest, homes will be included in the Settlers Ridge project under the Vernacular style. The Vernacular is characterized by 2-story massing with steeply-pitched gable or hip roofs in front-facing, cross or el configurations. Generous porches, double-hung or single-hung windows with multi-pane sash and simple column and trim detailing typify this style.

Massing

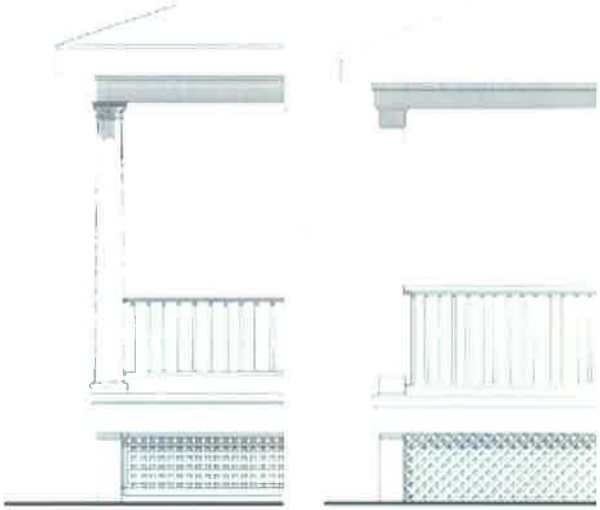
- Front facing gable with or without cross gable
- Gabled wings protruding from principal hip-roof form
- 2 stories

Roof

- Steeply sloping gable roofs (generally 10:12)
- Roof overhangs, typically 12 inches, up to 16 inches acceptable
- Closed soffits and eaves with ogee or half-round gutters

Materials

- Horizontal wood or simulated wood siding with 4 to 5 inches exposed to the weather
- Brick
- Brick, stone, or dark-painted concrete foundation base

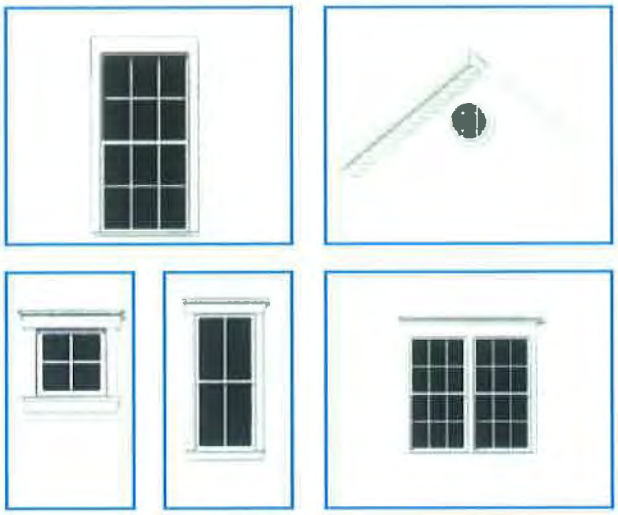


Porch Details

- Full or generous partial porch
- Simple round or square columns
- Delicate railings with square section 1-1/4 by 1-1/4 inch porch rail balusters
- Lattice treatments to screen area under porch

Door Details

- Single door main entry
- 4 or 6 paneled door
- Transom and sidelights optional



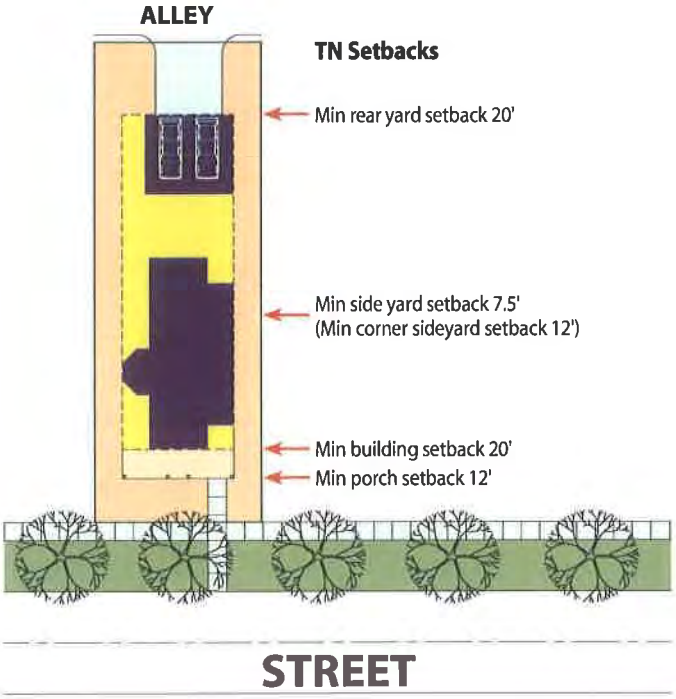
Window Details

- Vertical double-hung or single-hung windows
- 6 over 6, 2 over 2 or 6 over 1 multi-pane sash
- Wide (4 to 6 inches) or embellished exterior trim with cap moldings
- Individual or paired window treatments typical
- Square and angled bay window treatments
- Louvered shutters optional
- Limited use of accent windows

EXHIBIT H

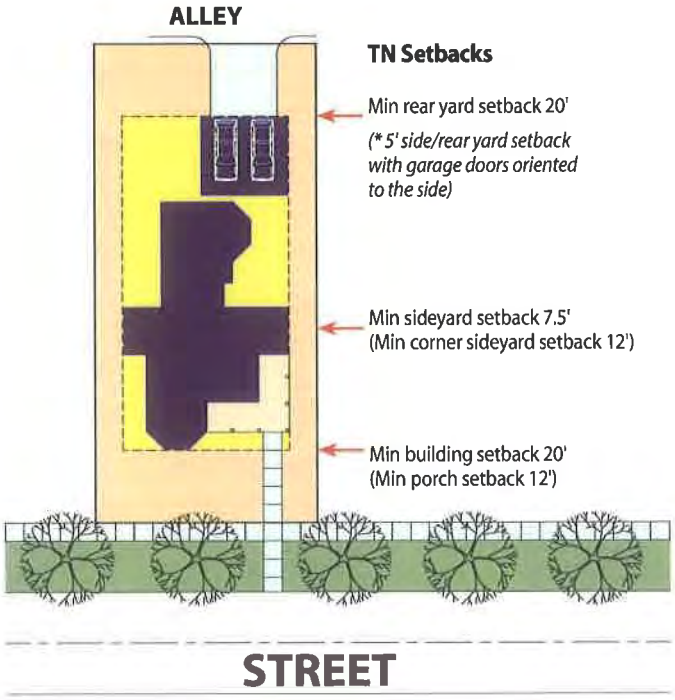
Lot Development Standards

SFD 45 x 132 Alley Access



Neighborhood Type	**TN**
Minimum Lot Area	**5,940 SF**
Minimum Lot Width	**45'**
Minimum Lot Depth	**132'**
Maximum Lot Coverage Ratio by Building/Pavement/Deck	**70%**

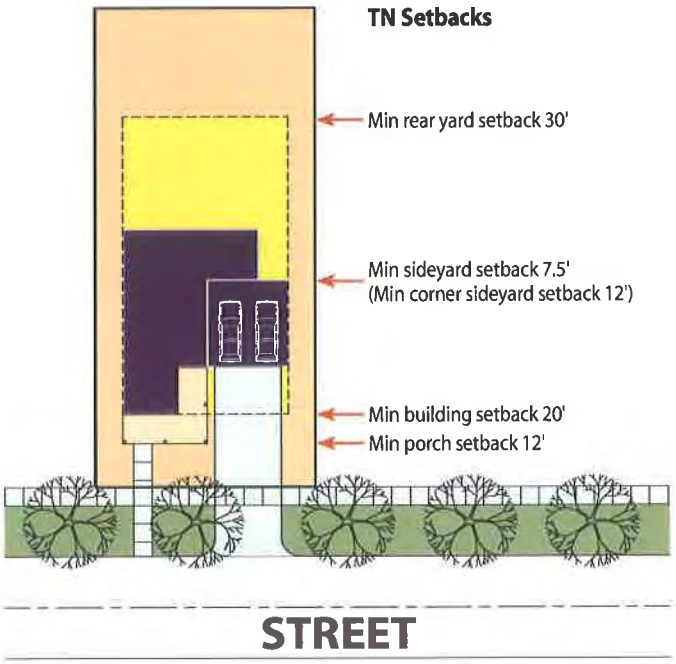
SFD 60 x 132 Alley Access



Neighborhood Type	**TN**
Minimum Lot Area	**7,920 SF**
Minimum Lot Width	**60'**
Minimum Lot Depth	**132'**
Maximum Lot Coverage Ratio by Building/Pavement/Deck	**60%**

TN = Traditional Neighborhood • CR = Contemporary Residential

SFD 60 x 132



Neighborhood Type	TN/ CR
Minimum Lot Area	7,920 SF
Minimum Lot Width	60'
Minimum Lot Depth	132'
Maximum Lot Coverage Ratio by Building/Pavement/Deck	60%

Note: This lot type has the following setbacks in the **CR** neighborhood.

Porch setback 22'

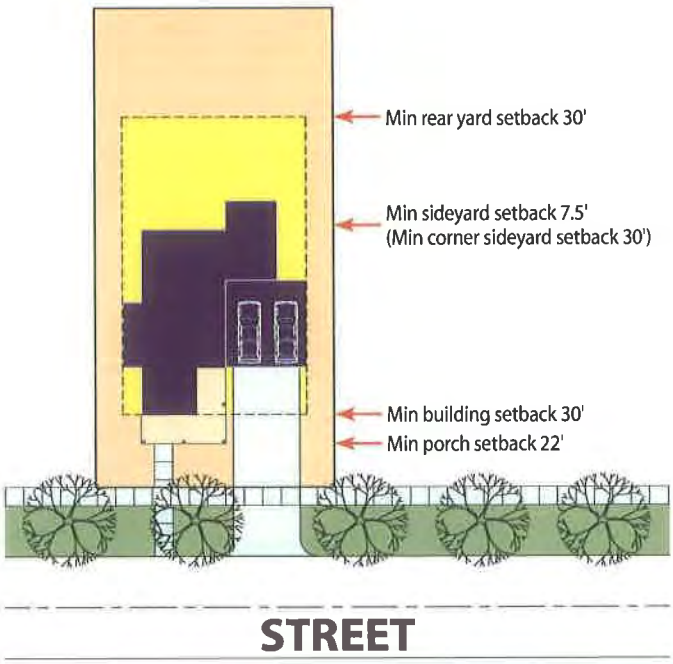
Front yard setback 30'

Interior side yard setback 7.5'

Corner side yard setback 30'

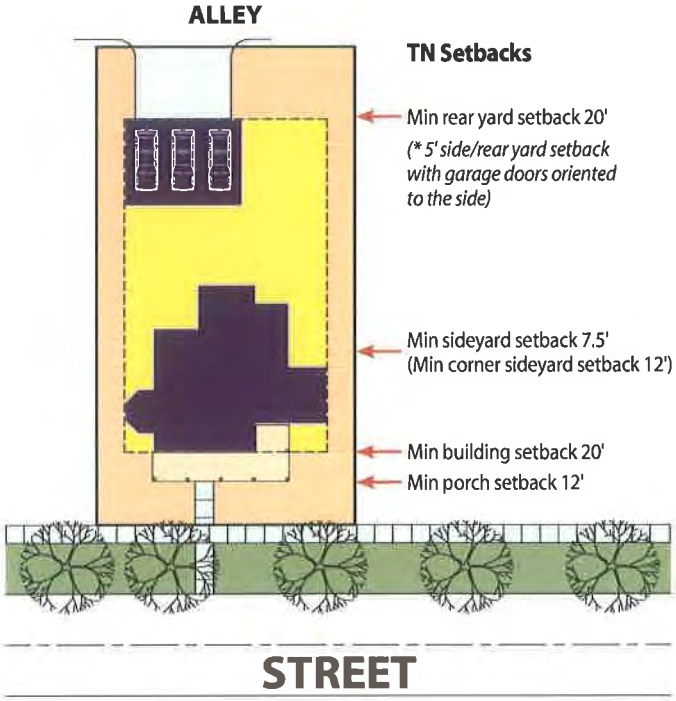
Rear yard setback 30'

SFD 65 x 132



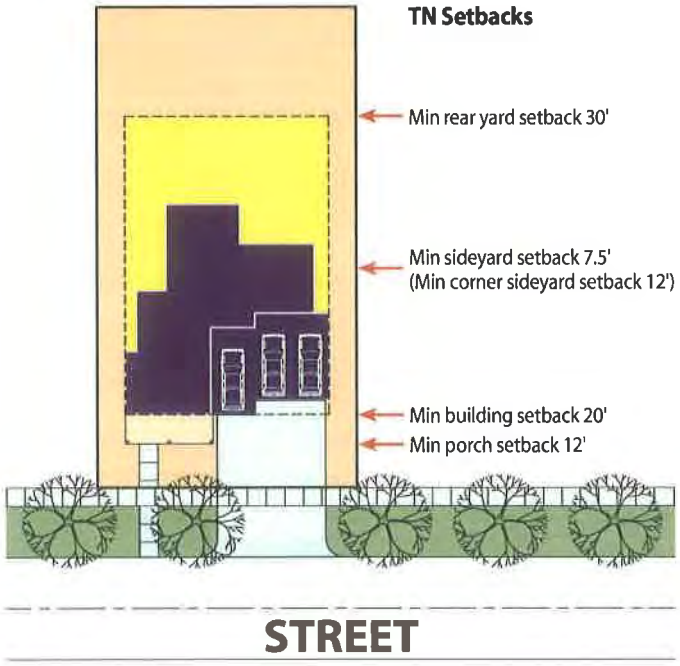
Neighborhood Type	CR
Minimum Lot Area	8,580 SF
Minimum Lot Width	65'
Minimum Lot Depth	132'
Maximum Lot Coverage Ratio by Building/Pavement/Deck	60%

SFD 70 x 132 Alley Access



Neighborhood Type	**TN**
Minimum Lot Area	**9,240 SF**
Minimum Lot Width	**70'**
Minimum Lot Depth	**132'**
Maximum Lot Coverage Ratio by Building/Pavement/Deck	**60%**

SFD 70 x 132



Neighborhood Type	**TN/ CR**
Minimum Lot Area	**9,240 SF**
Minimum Lot Width	**70'**
Minimum Lot Depth	**132'**
Maximum Lot Coverage Ratio by Building/Pavement/Deck	**60%**

Note: This lot type has the following setbacks in the **CR** neighborhood.

Porch setback 22'

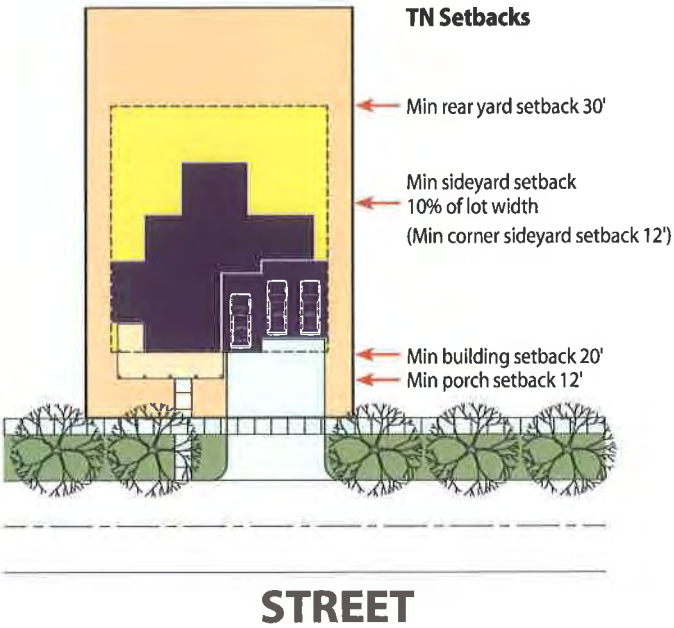
Front yard setback 30'

Interior side yard setback 7.5'

Corner side yard setback 30'

Rear yard setback 30'

SFD 80 x 125



Neighborhood Type	TN / CR
Minimum Lot Area	10,000 SF
Minimum Lot Width	80'
Minimum Lot Depth	125'
Maximum Lot Coverage Ratio by Building/Pavement/Deck	60%

Note: This lot type has the following setbacks in the **CR** neighborhood.

Porch setback 22'

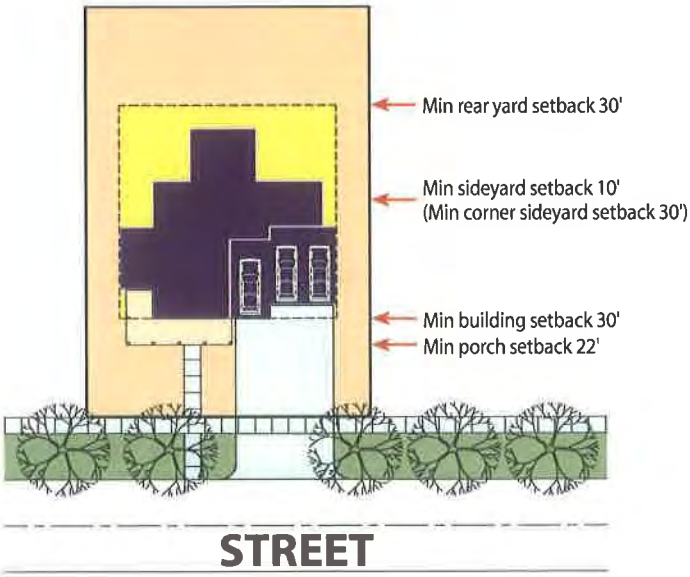
Front yard setback 30'

Interior side yard setback 10'

Corner side yard setback 30'

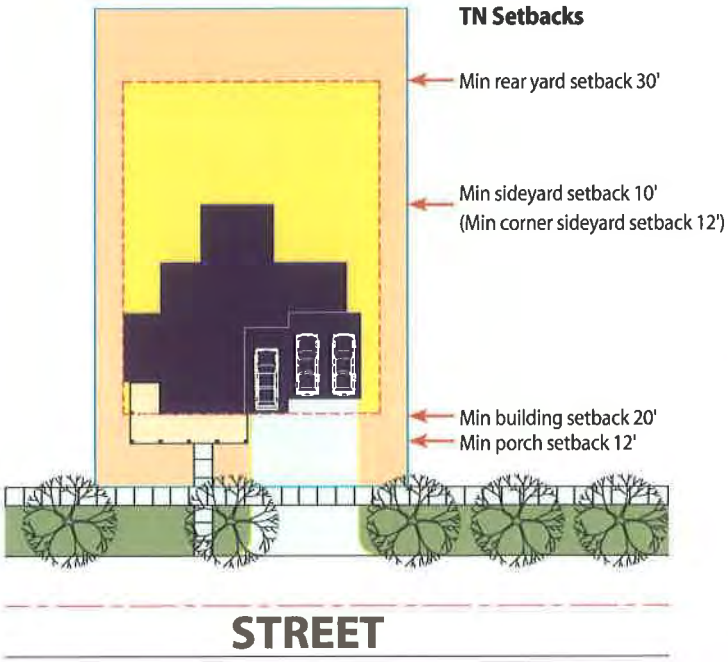
Rear yard setback 30'

SFD 85 x 125



Neighborhood Type	CR
Minimum Lot Area	10,625 SF
Minimum Lot Width	85'
Minimum Lot Depth	125'
Maximum Lot Coverage Ratio by Building/Pavement/Deck	60%

SFD 80 x 132



Neighborhood Type	TN / CR
Minimum Lot Area	10,560 SF
Minimum Lot Width	80'
Minimum Lot Depth	132'
Maximum Lot Coverage Ratio by Building/Pavement/Deck	60%

Note: This lot type has the following setbacks in the **CR** neighborhood.

Porch setback 22'

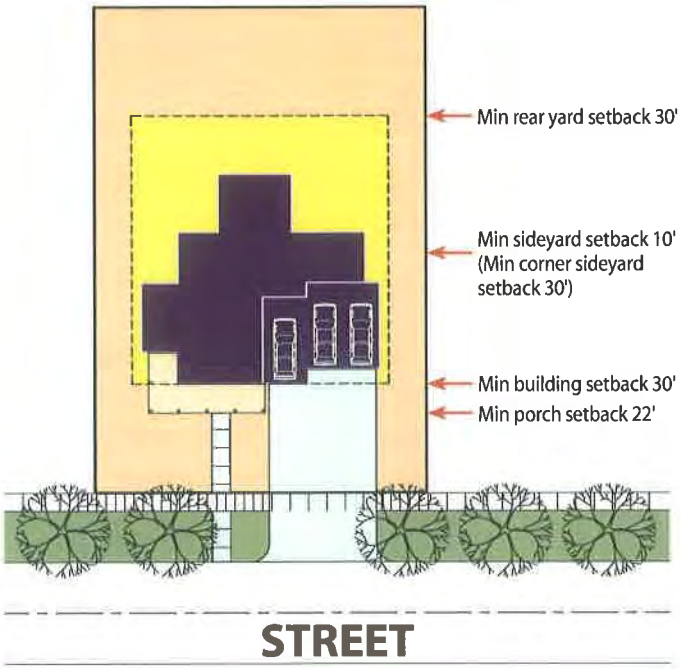
Front yard setback 30'

Interior side yard setback 10'

Corner side yard setback 30'

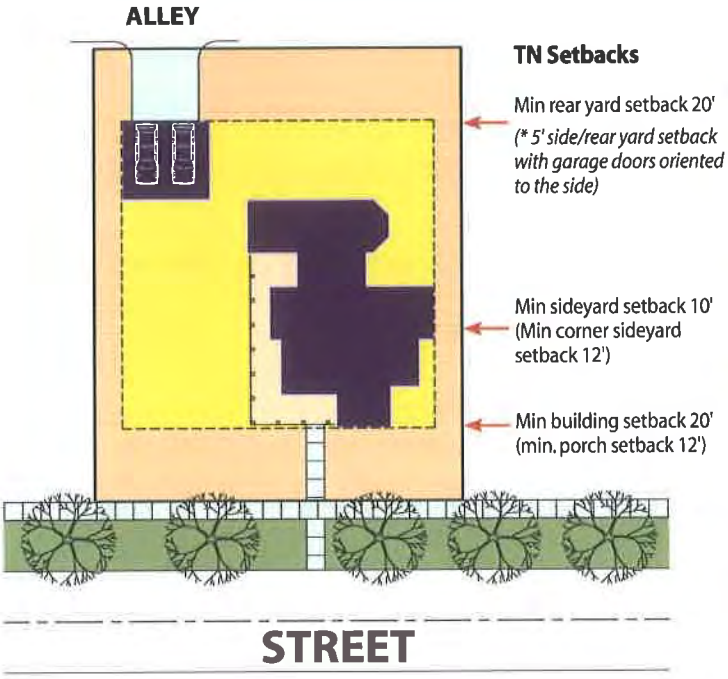
Rear yard setback 30'

SFD 90 x 134



Neighborhood Type	CR
Minimum Lot Area	12,060 SF
Minimum Lot Width	90'
Minimum Lot Depth	134'
Maximum Lot Coverage Ratio by Building/Pavement/Deck	60%

SFD Marquis Lots Street/Alley Access



Neighborhood Type	TN / CR
Minimum Lot Area	12,520 SF
Minimum Lot Width	100'
Minimum Lot Depth	125'
Maximum Lot Coverage Ratio by Building/Pavement/Deck	50%

Note: This lot type has the following setbacks in the **CR** neighborhood.

Porch setback 22'

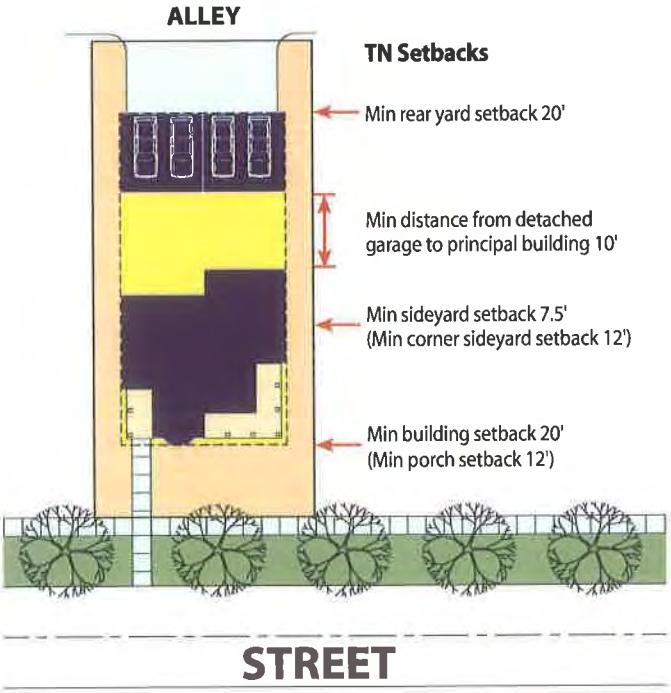
Front yard setback 30'

Interior side yard setback 10'

Corner side yard setback 30'

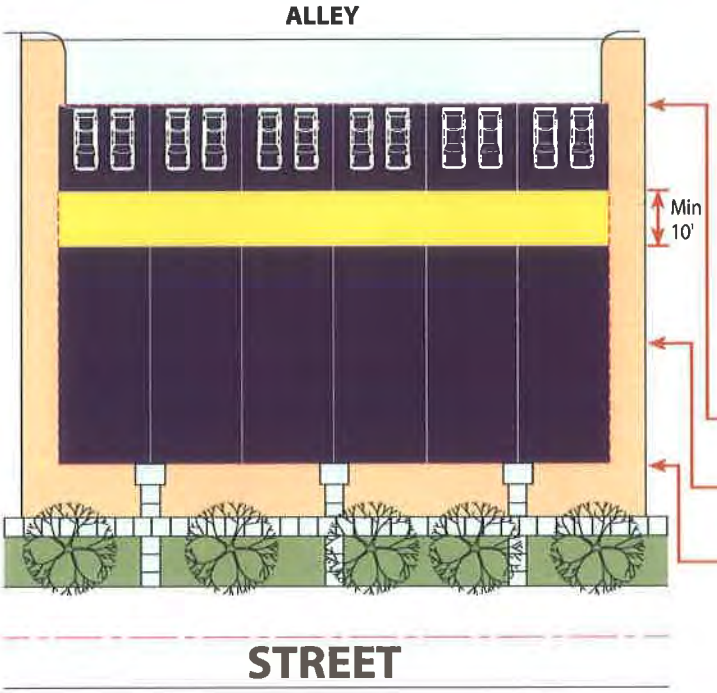
Rear yard setback 30'

SFA Duplex 60 x 132 Alley Access



Neighborhood Type	TN
Minimum Lot Area	7,920 SF
Minimum Lot Width	60'
Minimum Lot Depth	132'
Maximum Lot Coverage Ratio by Building/ Pavement/Deck	70%

SFA Townhomes Alley Access



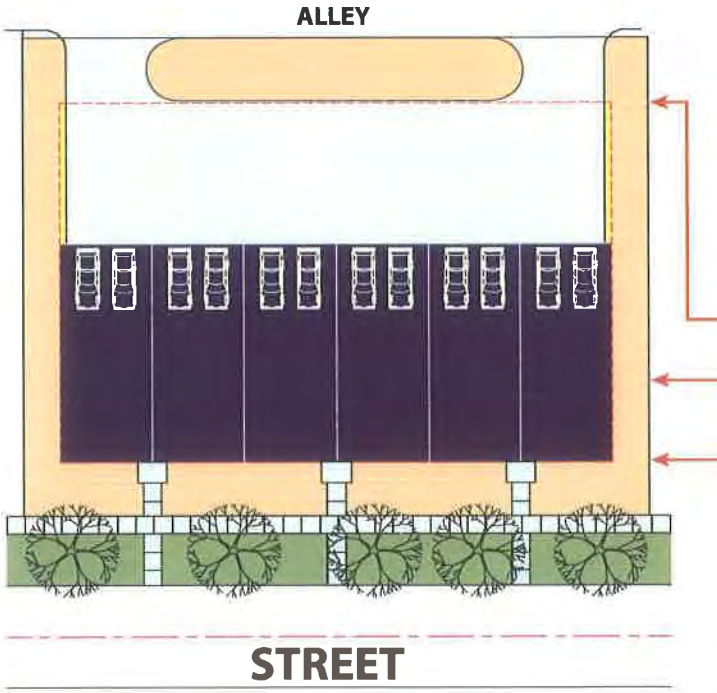
Neighborhood Type	**TN**
Minimum Lot Area	**2,000 SF**
Minimum Lot Width	**varies**
Minimum Lot Depth	**120'**
Maximum Lot Coverage Ratio by Building/Pavement/Deck	**85%**

Min rear yard setback 20'

Min sideyard setback 10'
(Min corner sideyard setback 12')

Min building setback 15'
(Min porch setback 8')

SFA Row Home Alley Access



Neighborhood Type	**TN**
Minimum Lot Area	**2,000 SF**
Minimum Lot Width	**varies**
Minimum Lot Depth	**90'**
Maximum Lot Coverage Ratio by Building/Pavement/Deck	**85%**

Min rear yard setback 20'

Min sideyard setback 10'
(Min corner sideyard setback 12')

Min building setback 15'
(Min porch setback 8')

Exhibit I – Village Development Related Fees

Permit/Review Fees per Unit

Fee	Timing of Payment	Amount
Building Permit Fee	Payable per VILLAGE Ordinance	Note 1
Certificate of Occupancy	Payable per VILLAGE Ordinance	85.00 and Note 4
Unit Engineering Review	Payable per VILLAGE Ordinance	370.00 and Note 4
Water Meter	Payable per VILLAGE Ordinance	Note 2
Other Fees	Payable per VILLAGE Ordinance	Note 3

Donations and Connection Fees per Unit

Fee/Unit	Timing of Payment	Amount
[redacted]		
Village Capital Improvement Fee	At Building Permit	5,000.00 and Note 4 and Note 8
Village Sewer Connection Fee	At Building Permit	1,500.00 and Note 4
Village Water Connection Fee	At Building Permit	4,637.50 and Note 6
Village Life Safety – Police	At Building Permit	200.00 and Note 4
Village Life Safety – Streets	At Building Permit	200.00 and Note 4
Village Emergency Warning	At Final Plat	50.00 per acre and Note 4
Village Road Impact Fee	At Building Permit	1,000.00 and Note 4 and Note 7
Village Commercial Fee	At Building Permit	Zero
Village Transition Fee	At Certificate of Occupancy	Exhibit I-1
[redacted]		
School Land Cash	At Building Permit	Note 5
School Capital Impact Fee	At Building Permit	Note 5

School Transition Fee	At Certificate of Occupancy	Exhibit I-1
[redacted]		
Park Land Cash	At Building Permit	Note 5
Park Capital Development Fee	At Building Permit	Note 5
Park Transition Fee	At Certificate of Occupancy	Exhibit I-1
[redacted]		
Fire Impact Fee	At Building Permit	486.00 and Note 4
Fire Transition Fee	At Certificate of Occupancy	Exhibit I-1
[redacted]		
Library Impact Fee	At Building Permit	150.00 and Note 4
Library Transition Fee	At Certificate of Occupancy	Exhibit I-1
[redacted]		
Township Transition Fee	At Certificate of Occupancy	Exhibit I-1

Note 1 $24/100 square foot, said fee may be altered and increased at the discretion of, and by, the Village as provided in Section 3A of this Agreement.

Note 2 Varies by size of meter, amount to be paid shall be that amount set by VILLAGE uniformly throughout VILLAGE. Said fee may be altered and increased at the discretion of, and by, the Village as provided in Section 3A of this Agreement.

Note 3 except as specified herein, the amount of all other fees imposed by VILLAGE shall be that amount set by VILLAGE uniformly throughout VILLAGE and said fees may be altered and increased at the discretion of, and by, the Village as provided in Section 3A of this Agreement.

Note 4 All fees may be altered and increased at the discretion of, and by, the Village as provided in Section 3A of this Agreement.

Note 5 To be paid based on calculation of fee in accordance with VILLAGE Policy. Said fee calculation may be altered and increased at the discretion of, and by, the Village as provided in Section 3A of this Agreement.

Note 6 Said Water connection fee shall not be increased for the duration of this agreement. Said fee shall also be credited and pro-rated as provided in Section 8D1 of this Agreement.

Note 7 Said Road Impact Fee shall receive credits against the amount due as provided on Exhibit I-2

Note 8 Said Capital Improvement Fee shall receive a credit against the amount due as provided on Exhibit I-2

Exhibit I-1
Transition Fees

A transition fee shall be paid for all residential units at the time of certificate of occupancy application. For calendar years 2005 through 2013 the transition fee shall be based on the total final sales price of each unit, a 15 month lag period and the most recent total tax rates for the Village of Sugar Grove, Kaneland School District #302, Sugar Grove Fire District, Sugar Grove Park District, Sugar Grove Library District and Sugar Grove Township. The Kaneland School District #302, Sugar Grove Fire District, Sugar Grove Park District, Sugar Grove Library District and Sugar Grove Township portion of the fee shall be assessed at 50% for 2005, 60% for 2006, 70% for 2007, 80% for 2008, 90% for 2009 and 100% for 2010 through 2013. The portion of the fee for the Village of Sugar Grove shall be assessed at 100% for 2005 through 2013. For 2005 through 2013 the transition fee shall be calculated by taking the final total sales price of each residential unit, divided by 3, multiplied by the total tax rate for each of the applicable entities, divided by 100, multiplied by 1.25 and multiplied by the appropriate assessment percentage. Beginning 2014 the transition fee shall be determined at the reasonable discretion of the Village of Sugar Grove.

2005 Example

$280,000 / 3 x 4.68050 (Kaneland) / 100 x 1.25 x 50% = $2,730.29
$280,000 / 3 x 0.53260 (Village) / 100 x 1.25 x 100% = $621.37
$280,000 / 3 x 0.49800 (Fire) / 100 x 1.25 x 50% = $290.50
$280,000 / 3 x 0.12910 (Park / 100 x 1.25 x 50% = $75.31
$280,000 / 3 x 0.11140 (Library) / 100 x 1.25 x 50% = $64.98
$280,000 / 3 x 0.09500 (Township) / 100 x 1.25 x 50% = $55.42

Transition Fee $3,837.87

Exhibit I-2

Credits against Fees

Credits against Road Impact Fees

DEVELOPER shall receive the following credits against Road Impact Fees delineated on Exhibit "I" (assuming completion of improvements required under Exhibit "V" are made, and assuming a dwelling unit count of 2678 units total-to be repro-rated if dwelling unit counts change):

1) Gordon Blvd/Galena Blvd Intersection	$ 72.00/unit
2) Galena Blvd Widening	$117.00/unit
3) South Gordon Road	$362.00/unit
4) Gordon Road/Prairie Street Intersection	$105.00/unit
5) Route 56/Galena Blvd Interchanges	$175.00/unit
6) Route 47/Cross Street Intersection	$167.00/unit
TOTAL Credit	$998.00/unit

Credits against Capital Improvement Fee

DEVELOPER shall receive the following credits against Capital Improvement Fees delineated on Exhibit "I" (assuming completion of improvements required under Exhibit "V" are made, and assuming a dwelling unit count of 2678 units total-to be repro-rated if dwelling unit counts change):

1) Gordon Road Grade Separation	$674.00/unit

2) The VILLAGE has the option of increasing the configuration of Prairie Street from a 3 lane section to a 5 lane section. Should the VILLAGE choose to exercise said option, the VILLAGE shall provide a credit for a portion of the increased cost of said 5 lane section through the following credit of $574.42/unit (assuming completion of improvements required under Exhibit "V" are made, and assuming a dwelling unit count of 2678 units total-to be repro-rated if dwelling unit counts change) against the Capital Improvement Fees delineated on Exhibit "I" and with a right of recapture against the benefited properties shown on Exhibit "I-3" for the amount of $471,248.00. Said $471,248.00 shall be allocated between the Properties shown on Exhibit "I-3" as follows:

Name	Frontage	Amount
14-22-300-018 / Mark C. & Susan Grace Johnson	490	$45,590

14-22-300-017 / Robert B. & Carolyn J. Ottum	490	$45,590
14-22-300-019 / Northern Tr Bank Lake Forest Nat Assoc	520	$48,381
14-22-300-008 / Anne Marie Cronwell	85	$7,908
14-21-400-006 / Helen G. Ogle	3,180	$295,867
14-21-400-021 / James Ratos	300	$27,912

Should the VILLAGE not elect to exercise said option until after construction of homes begins in the North Parcel, then said credit shall be recalculated and re-prorated over the number of remaining dwelling units to be built. Should the VILLAGE not exercise said option, no credit or recapture shall be due hereunder.

EXHIBIT I-3
PRAIRIE STREET
BENEFITED AREA OF RECAPTURE
SETTLER'S RIDGE
JULY 6, 2005

Project	Road	Road Length	Cost 4 Lane Section	Cost 3 Lane Section
14	Prairie St. - Across Settler's Ridge Sub. Frontage	6,800	$ 4,420,000	$ 3,097,500
13	Prairie St. - Across Mallard Point Sub. Frontage	1,650	$ 1,098,280	$ 770,000
11	Prairie St. - From IL 47 to Mallard Point Subdivision	950	$ 651,590	$ 456,000
8	Gordon Road / Prairie Street Intersection	1,400	$ 1,125,806	$ 962,619
	TOTAL	**10,800**	**$ 7,295,676**	**$ 5,286,119**
	COST DIFFERENCE BETWEEN 3 AND 4 LANES		**$ 2,009,557**	

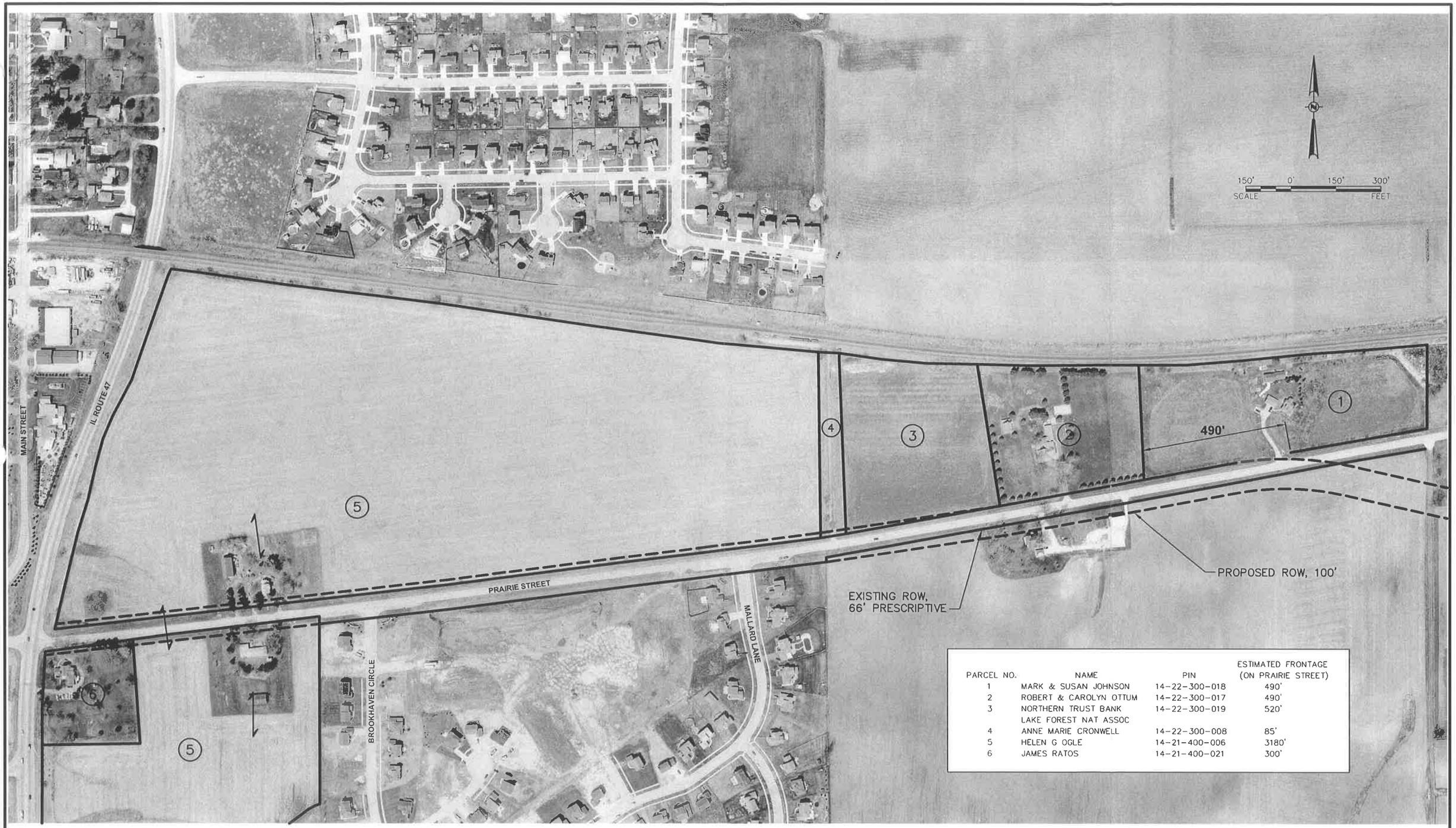
BENEFITED PROPERTY COSTS FOR FUTURE RECAPTURE BY VILLAGE

Parcel	PIN / Owner	Frontage	Cost*
1	14-22-300-018 / Mark C. & Susan Grace Johnson	490	$ 45,590
2	14-22-300-017 / Robert B. & Carolyn J. Ottum	490	$ 45,590
3	14-22-300-019 / Northern Tr Bank Lake Forest Nat Assoc	520	$ 48,381
4	14-22-300-008 / Anne Marie Cronwell	85	$ 7,908
5	14-21-400-006 / Helen G. Ogle	3,180	$ 295,867
6	14-21-400-021 / James Ratos	300	$ 27,912
	TOTAL	**5,065**	**$ 471,248**

NET AMOUNT FOR CREDIT TO SETTLER'S RIDGE ($2,009,557 - $471,248):	$1,538,309
# OF UNITS IN SETTLER'S RIDGE	2678
CREDIT PER UNIT	**$ 574.42**

*Cost = $93.04/foot
Cost difference between 4 lane urban section with median and 3 lane urban section is $2,009,557
Total length = 10,800 L.F.
Cost per linear of roadway = $2,009,557 / 10,800' = $186.07/foot
Each side pays half so cost per road frontage = $186.07/foot / 2 = $93.04/foot of road frontage

Note: Construction costs do not include utility relocation or additional R.O.W. costs.



PARCEL NO.	NAME	PIN	ESTIMATED FRONTAGE (ON PRAIRIE STREET)
1	MARK & SUSAN JOHNSON	14-22-300-018	490'
2	ROBERT & CAROLYN OTTUM	14-22-300-017	490'
3	NORTHERN TRUST BANK LAKE FOREST NAT ASSOC	14-22-300-019	520'
4	ANNE MARIE CRONWELL	14-22-300-008	85'
5	HELEN G OGLE	14-21-400-006	3180'
6	JAMES RATOS	14-21-400-021	300'

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PATHNAME \SDSKPROJ\SG0220\DWG\SG022012

Engineering Enterprises, Inc.
Consulting Engineers
52 Wheeler Road
Sugar Grove, Illinois 60554 630/466-9350

VILLAGE OF SUGAR GROVE
10 MUNICIPAL DRIVE
SUGAR GROVE, ILLINOIS 60554

0 1
Bar represents 1" at FULL size plotted scale. Percentage to 1" to be applied to stated scales.

NO.	DATE	REVISIONS

SETTLERS RIDGE SUBDIVISION
MAJOR ROADWAY IMPROVEMENTS
SUGAR GROVE, ILLINOIS

PRAIRIE STREET
MAP OF BENEFITED AREA OF RECAPTURE

DATE	JULY 6, 2005
PROJ. NO.	SG0220
FILE NO.	SG022012

EXHIBIT I-3

H:\sdskproj\SG0220\dwg\SG022012.dwg, PRAIRIE (22x34), 7/6/2005 1:29:42 PM, bpierson

EXHIBIT J

6/24/05

ATTACHMENT to ANNEXATION AGREEMENT

A Plan Description for
Settlers Ridge
Planned Development District Pursuant to
Chapter 16 of the Sugar Grove Zoning Ordinance

Approved On_____

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A PLAN DESCRIPTION FOR SETTLERS RIDGE PLANNED DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 16 OF THE SUGAR GROVE ZONING ORDINANCE

I. QUALIFYING STATEMENTS

A. PURPOSE

This Planned Development District has been created to assist the Sugar Grove Planning Commission and Village Board in governing their recommendations and actions on the development of the Property as it relates to both existing and contemplated land uses in the area. For the sake of clarity, the Subject Property has been divided into a North Parcel and a South Parcel. The North Parcel encompasses that portion of the Property lying north of the northerly line of the current Prairie Street right of way, and the South Parcel encompasses that portion lying south of the northerly line of the current Prairie Street right of way.

B. INTENT

This Plan Description and the Planned Development District described herein are intended to promote and protect the public health, safety, morals, comfort, and general welfare of the area; to provide for the orderly, balanced and efficient growth and development of the Village of Sugar Grove ("Village") through the positive integration of land use patterns, functions, and circulation systems; to protect and enhance those assets and values that establish the desirable quality and general livability of the Village; to encourage new development contiguous to existing development; to guide and promote development to areas where public utilities, public roads, and municipal services are either available or planned; to encourage residential development in close proximity to places of work, shopping and recreation; to guide development into energy efficient land use patterns; to insure the provisions of decent housing and a quality living environment for every resident of the Village; to promote access to housing opportunities for all economic, racial, religious, ethnic and age groups; to promote a wide variety of housing types; to encourage quality design and practicable innovations in both housing structures and site development; to promote the provision of paved roads, sidewalks, utilities and other public works and improvements to each residence within the Village through subdivision requirements or special assessments; to work toward accomplishing complete utilities, including water mains and separated storm and sanitary sewer in all parts of the Village; and to encourage the provision of underground utility lines.

The proposed Planned Development District of Settlers Ridge intends to utilize many tenets of a planning philosophy known as Traditional Neighborhood development, or Traditional Neighborhood Design (TND). The community will include a wide range of residential product types, non-residential development such as commercial and civic uses like parks and schools, as well as mixed-use areas which may include commercial uses with living spaces above. More specifically, the proposed neighborhoods within Settlers Ridge will include the following residential types: a variety of detached single-family homes on a variety of lot sizes and types, attached single-family homes (townhomes, duplexes and row homes) which will be dispersed throughout particular neighborhoods, and multi-use structures in selected locations.

Consistent with the Comprehensive Plan of 1998, the Subject Property will be developed within the 1-5 dwelling unit per acre range for low-density residential use with a network of public and private open space and stormwater retention facilities traversing the Subject Property. Multifamily units are also located at select sites within the Development. A 23.56 acre commercial area is located at the main entrance to the North Parcel of the subdivision off Gordon Road just south of Galena Boulevard, and a smaller 2.78 acre mixed use site is located in the interior of the subdivision opposite the central park area. A mixed office/light retail use area is located on the southerly boundary of the North Parcel on either side of the existing BNSF rail line.

A similar mix of uses is anticipated for the South Parcel as it is more fully developed.

C. PROJECT PHASING

The Village acknowledges that this sequence is tentative and is subject to change, in the Developer's reasonable discretion, based on engineering requirements, marketing and other factors.

1. Phasing Schedule – North Parcel

    a. Phase One - Model Homes, Attached and Detached Residential, Park and School Site
    b. Phase Two - Larger Commercial Site; Contemporary Residential
    c. Phase Three - Mixed Use Site

2. Phasing Schedule – South Parcel

Development of the South Parcel is expected to follow a similar phasing schedule as the North Parcel.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Property

The Property (legally described in Exhibit A to the Annexation Agreement and incorporated herein by reference) consists of approximately 1287 acres lying south of US Route 56 and Galena Boulevard, west of Gordon Road, east of the existing Mallard Point subdivision, adjacent to and north and south of Prairie Street. The land is currently a mixture of cultivated row crops, woodlands and farmsteads. The Property lies within the boundaries of the Sugar Grove Park District and the Kaneland Community Unit School District No. 302.

2. Surrounding Land

Land to the north is the Galena Boulevard/Route 56 corridor and agricultural land. Land to the west is the existing Mallard Point subdivision and other residential land. Land to the east and south is low-density residential and agricultural.

B. EXISTING ZONING CLASSIFICATIONS

1. Property

The Property is currently zoned F-District Farming under the Kane County Zoning Ordinance.

2. Surrounding Land

Land to the north is zoned F-District Farming in Kane County, A-1 and BP in the Village of Sugar Grove. Land to the west is zoned R-2 in the Village of Sugar Grove. Land to the south and east is zoned F-District Farming in Kane County.

C. COMPREHENSIVE PLAN

1. Subject Property

The Village contemplates much of the Property as low-density residential and estate residential.

2. Surrounding Land

The Village contemplates the surrounding land as low-density residential and estate residential.

III. DEVELOPMENT STANDARDS FOR EACH LAND USE PARCEL

A. ZONING

A Planned Development District (PDD) is the preferred zoning designation for this development project because it will provide maximum flexibility for a broad mix of residential use types and commercial uses, without the necessity of otherwise voluminous variations from normal zoning classifications. A PDD designation is particularly helpful with the variety of designs proposed for Settlers Ridge. The PDD is intended to be developed by Kimball Hill Homes Illinois, LLC, and a small number of specially-selected guest builders. The PDD is divided into two large parcels north and south of Prairie Street known as the North Parcel and the South Parcel, each of which is further divided into several land use areas as designated on the Land Use/Zoning Exhibit, which is attached as Group Exhibit "B" to the Annexation Agreement and incorporated herein by reference.

The characteristics, intent, general provisions, use restrictions and bulk regulations applicable to each type of land use and each parcel are set forth in this Section III.

A-1.1 General Regulations Applicable to The North Parcel Residential Areas:

A-1.2 Statement of Intent

a. North Parcel Residential Areas

For purposes of this Plan Description, the North Parcel is defined and described as that portion of the Property lying north of the northerly line of the current Prairie Street right of way. Said parcel is depicted on

the Preliminary Plan attached as Group Exhibit "C" to the Annexation Agreement and incorporated herein by reference.

The North Parcel is approximately 533 acres, which is further broken out into approximately 107 acres of traditional neighborhood residential (detached single family), 161 acres of contemporary residential (attached single family), 24 acres of commercial, 213 acres of open space (including an approximate 20 acre park district site), an 8 acre elementary school site, a 5 acre church site, and 14 acres of mixed use. A 2 acre Municipal Site may also be located in the North or South Parcel and may be dedicated to the Sugar Grove Fire Protection District, and a 6 acre Municipal well site will also be located in the North Parcel. Upon approval of this document, the North Parcel shall be designated as PDD (Planned Development District) on the Village of Sugar Grove Zoning Map. Additionally, the North Parcel may also include public and private open space, and stormwater detention/retention.

A-1.3 Specific Rules and Definitions

The sections of this Plan Description pertaining to Signs, Landscaping and Screening and Parking and Loading may contain reasonable variations from the approved Plan Description provided that such variations do not reduce the area set aside for common open space by more than five percent or increase or decrease by more than ten percent the Regulations applicable to each specific parcel as set forth in this Section III.

A-1.4 Permitted Uses

Single Family Detached; Single Family Detached, Alley Access; Single Family Detached, Marquis Lots - Street/Alley Access; Single Family Attached, Townhomes; Single Family Attached, Duplex; Single Family Attached, Row Homes; Open Space (Public and Private); Stormwater management; home occupations; accessory buildings; school; fire station; church; well site; parks; signs and off-street parking facilities as defined in the Sugar Grove Zoning Ordinance

A-1.5 General Provisions

Except as modified herein, the development of the North Parcel residential areas shall be governed by the provisions of the Sugar Grove Zoning Ordinance.

a. Plan Approval

The North Parcel shall be subject to preliminary and final plan approval pursuant to Chapter 16 of the Sugar Grove Subdivision Ordinance and shall contain the required components of Final Plans pursuant to the Sugar Grove Zoning Ordinance. Public notice and public hearings shall not be required if the proposed Preliminary and Final Plans are in compliance with the standards as set forth in this Section III and in Section VI (2) of this Plan Description.

b. Signs

All signs shall be pursuant to the Sugar Grove Sign Ordinance.

c. Landscaping and Screening

Landscaping and Screening shall be provided pursuant to the landscaping standards contained in Sections 12-6-10 and 12-6-11 of the Sugar Grove Subdivision Regulations.

d. Parking and Loading

Parking and loading shall be regulated by Section 11-12-1 *et.seq.* of the Sugar Grove Zoning Ordinance. Nothing herein shall prevent any developer from constructing additional parking spaces in accordance with the requirements of the Sugar Grove Zoning Ordinance and the terms of this Plan Description.

A-1.6 Nonconforming Buildings and Uses

Nonconforming buildings and uses shall be regulated by Section 11-5-3, "Nonconforming Buildings and Uses" of the Sugar Grove Zoning Ordinance, subject to modifications set forth herein.

A-1.7 Special Uses

Special uses pursuant to Section 11-13-12, "Special Uses", of the Sugar Grove Zoning Ordinance shall be established in accordance with Chapter 13, "Administration" of the Sugar Grove Zoning Ordinance.

A-1.8 Accessory Building and Uses

Accessory buildings and uses may be established in accordance with the requirements of Section 11-4-7, "Accessory Buildings and Uses" of the Sugar Grove Zoning Ordinance.

A-1.9 Bulk Restrictions

All bulk restrictions, including minimum setbacks, maximum lot coverage, minimum lot areas, minimum lot widths and depths, and permitted obstructions in required yard areas shall be as appear on Exhibit "H" to the Annexation Agreement – "Setback and Lot Size Standards," incorporated herein by reference.

A-2.1 Regulations Applicable to The North Parcel Commercial Areas

A-2.2 Statement of Intent

a. Commercial Parcels

The commercial parcel referenced as such within this document and on the General Land Use Plan is approximately 24 acres, respectively, and designated as "Commercial". Upon approval of this document, those parcels shall be designated as PDD (Planned Development District) on the Village of Sugar Grove Zoning Map. These parcels shall be used for neighborhood convenience, general retail, office and business uses.

A-2.3 Specific Rules and Definitions

The sections of this Plan Description pertaining to Signs, Landscaping and Screening, and Parking and Loading may contain reasonable variations from the approved Plan Description provided that such variations do not reduce the area set aside for common open space by more than five percent or increase or decrease by more than ten percent the Regulations applicable to each specific parcel as set forth in this Section III.

A-2.4 Permitted Uses

Permitted uses will be subject to the provisions of the B-2 zoning district as detailed in Section 11-8-5 of the current Sugar Grove Zoning Ordinance applicable on the date of execution of this Agreement.

A-2.5 General Provisions

Except as modified herein, the development of the North Parcel commercial area shall be governed by the provisions of the Sugar Grove Zoning Ordinance.

a. Plan Approval

The commercial parcel shall be subject to Preliminary and Final Plan approval pursuant to Chapter 16 of the Sugar Grove Zoning Ordinance and shall contain the required components of Final Plans pursuant to the Sugar Grove Zoning Ordinance.

b. Signs

All signs shall be pursuant to the Sugar Grove Sign Ordinance.

c. Landscaping and Screening

Landscaping and screening shall be provided pursuant to the landscaping standards contained in Sections 12-6-10 and 12-6-11 of the Sugar Grove Subdivision Regulations.

d. Parking and Loading

Off-street parking and loading facilities shall comply with the requirements of Chapter 12 of the Sugar Grove Zoning Ordinance, "Off-Street Parking and Loading."

A-2.6 Nonconforming Buildings and Uses

Nonconforming buildings and uses shall be regulated by Section 11-5-3, "Nonconforming Buildings and Uses" of the Sugar Grove Zoning Ordinance.

A-2.7 Special Uses

Special uses pursuant to Section 11-13-12, "Special Uses", of the Sugar Grove Zoning Ordinance shall be established in accordance with Chapter 13, "Administration" of the Sugar Grove Zoning Ordinance.

A-2.8 Accessory Building and Uses

Accessory buildings and uses may be established in accordance with the requirements of Section 11-4-7, "Accessory Buildings and Uses" of the Sugar Grove Zoning Ordinance.

A-2.9 Bulk Restrictions

Pursuant to current B-2 Business District "Bulk Restrictions" of the Sugar Grove Zoning Ordinance, applicable on the date of execution of this Agreement.

A-3.1 General Regulations Applicable to The North Parcel Mixed-Use Areas:

A-3.2 Statement of Intent

a. Mixed-Use Parcels

The mixed-use parcels in the North Parcel referenced as such within this document and on the General Land Use Plan are approximately 2 acres and 12 acres, respectively, and designated as "Mixed-Use". Upon approval of this document, those parcels shall be designated as PDD (Planned Development District) on the Village of Sugar Grove Zoning Map. These parcels shall be used for combined residential, neighborhood convenience, general retail, office and business uses.

A-3.3 Specific Rules and Definitions

The sections of this Plan Description pertaining to Signs, Landscaping and Screening and Parking and Loading may contain reasonable variations from the approved Plan Description provided that such variations do not reduce the area set aside for common open space by more than five percent or increase or decrease by more than ten percent the Regulations applicable to each specific parcel as set forth in this Section III.

A-3.4 Permitted Uses

Permitted uses will be subject to the provisions of the B-2 zoning district as detailed in Section 11-8-5 of the current Sugar Grove Zoning Ordinance, with a special residential use, including apartments as defined in Section 11-3-2 of the Zoning Ordinance.

A-3.5 General Provisions

Except as modified herein, the development of the North Parcel mixed-use areas shall be governed by the provisions of the Sugar Grove Zoning Ordinance.

a. Plan Approval

The mixed-use parcels shall be subject to Preliminary and Final Plan approval pursuant to Chapter 16 of the Sugar Grove Zoning Ordinance and shall contain the required components of Final Plans pursuant to the Sugar Grove Zoning Ordinance.

b. Signs

All signs shall be pursuant to the Sugar Grove Sign Ordinance.

c. Landscaping and Screening

Landscaping and screening shall be provided pursuant to the landscaping standards contained in Sections 12-6-10 and 12-6-11 of the Sugar Grove Subdivision Regulations.

d. Parking and Loading

Off-street parking and loading facilities shall comply with the requirements of Chapter 12 of the Sugar Grove Zoning Ordinance, "Off-Street Parking and Loading."

A-3.6 Nonconforming Buildings and Uses

Nonconforming buildings and uses shall be regulated by Section 11-5-3, "Nonconforming Buildings and Uses" of the Sugar Grove Zoning Ordinance.

A-3.7 Special Uses

Special uses pursuant to Section 11-13-12, "Special Uses", of the Sugar Grove Zoning Ordinance shall be established in accordance with Chapter 13, "Administration" of the Sugar Grove Zoning Ordinance.

A-3.8 Accessory Building and Uses

Accessory buildings and uses may be established in accordance with the requirements of Section 11-4-7, "Accessory Buildings and Uses" of the Sugar Grove Zoning Ordinance.

A-3.9 Bulk Restrictions

Pursuant to current B-2 Business District "Bulk Restrictions" of the Sugar Grove Zoning Ordinance.

A-4.1 General Regulations Applicable to the South Parcel Residential Areas:

A-4.2 Statement of Intent

For purposes of the Plan Description, the South Parcel is defined as that portion of the Subject Property lying south of the northerly line of the current Prairie Street right of way, and consists of approximately 754 acres. Said parcel is depicted on the Land Use/Zoning Exhibit attached to the Annexation Agreement as Group Exhibit "B" and incorporated herein by reference.

OWNERS and DEVELOPER acknowledge that the development of the North Parcel with TND is innovative for the VILLAGE. As such, prior to the buildout of the South Parcel, it is anticipated that some build out of the North Parcel shall have occurred. Upon notice from the OWNERS and/or DEVELOPER that they intend to commence development of the South Parcel, the VILLAGE shall meet and determine whether the TND innovation for the South Parcel shall continue or if a more conventional design shall be utilized.

If the TND is to continue, then the South Parcel shall develop in general accordance with Exhibit "B-1" or "B-2" (depending upon whether a 30 acre middle school site is required) attached to the annexation agreement and incorporated herein by reference. Under the TND development, the South Parcel shall include approximately 100 acres of TND residential; approximately 196 acres of Contemporary residential; 40 acres of Active Adult residential (in accordance with the Fair Housing Act Amendment of 1988); 40 acres of attached single family residential; 5 acres for a church; 20 acres of Mixed Use; a 20 acre Municipal site (for a Park and Ride or other compatible use); a 30 acre middle school site; an 8 acre school site; a 2 acre Municipal site; a possible 2 acre Fire District site if one is not located on the North Parcel; and 295 acres of Open Space

If the TND is to not to continue, then the South Parcel shall develop in general accordance with Exhibit "B-3" or "B-4" (depending upon whether a 30 acre middle school site is required) attached to the annexation agreement and incorporated herein

by reference. Under the conventional development, the South Parcel shall include approximately 323 acres of Contemporary residential; 40 acres of Active Adult residential (in accordance with the Fair Housing Act Amendment of 1988); 40 acres of attached single family residential; 5 acres for a church; 20 acres of Mixed Use; a 20 acre Municipal site (for a Park and Ride or other compatible use); possibly a 30 acre middle school site; an 8 acre elementary school site; a 2 acre Municipal site; a possible 2 acre Fire District site if one is not located on the North Parcel; and 268 acres of Open Space. Additionally, the South Parcel may also include public and private open space, and stormwater detention/retention.

A-4.3 Specific Rules and Definitions

The sections of this Plan Description pertaining to Signs, Landscaping and Screening and Parking and Loading may contain reasonable variations from the approved Plan Description provided that such variations do not reduce the area set aside for common open space by more than five percent or increase or decrease by more than ten percent the Regulations applicable to each specific parcel as set forth in this Section III.

A-4.4 Permitted Uses

Single Family Detached; Single Family Detached, Alley Access; Single Family Detached, Marquis Lots - Street/Alley Access; Single Family Attached, Townhomes; Single Family Attached, Duplex; Single Family Attached, Row Homes; Open Space (Public and Private); Stormwater management; home occupations; accessory buildings; schools; fire station; park and ride; Municipal site; church; parks signs; and off-street parking facilities as defined in the Sugar Grove Zoning Ordinance.

A-4.5 General Provisions

Except as modified herein, the development of the South Parcel residential areas shall be governed by the provisions of the Sugar Grove Zoning Ordinance.

a. Plan Approval

The South Parcel shall be subject to preliminary and final plan approval pursuant to Chapter 16 of the Sugar Grove Subdivision Ordinance and shall contain the required components of Final Plans pursuant to the Sugar Grove zoning ordinance.

b. Signs

All signs shall be pursuant to the Sugar Grove Sign Ordinance.

c. Landscaping and Screening

Landscaping and Screening shall be provided pursuant to the landscaping standards contained in Sections 12-6-10 and 12-6-11 of the Sugar Grove Subdivision Regulations.

d. Parking and Loading

Parking and loading shall be regulated by Section 11-12-1 *et.seq.* of the Sugar Grove Zoning Ordinance. Nothing herein shall prevent any developer from constructing additional parking spaces in accordance with the requirements of the Sugar Grove Zoning Ordinance and the terms of this Plan Description.

A-4.6 Nonconforming Buildings and Uses

Nonconforming buildings and uses shall be regulated by Section 11-5-3, "Nonconforming Buildings and Uses" of the Sugar Grove Zoning Ordinance.

A-4.7 Special Uses

Special uses pursuant to Section 11-13-12, "Special Uses", of the Sugar Grove Zoning Ordinance shall be established in accordance with Chapter 13, "Administration" of the Sugar Grove Zoning Ordinance.

A-4.8 Accessory Building and Uses

Accessory buildings and uses may be established in accordance with the requirements of Section 11-4-7, "Accessory Buildings and Uses" of the Sugar Grove Zoning Ordinance.

A-4.9 Bulk Restrictions

All bulk restrictions, including minimum setbacks, maximum lot coverage, minimum lot areas, minimum lot widths and depths, and permitted obstructions in required yard areas shall be as appear on Exhibit "H" to the Annexation Agreement – "Setback and Lot Size Standards."

B. PUBLIC IMPROVEMENTS

I. Streets and Roads

A. DEVELOPER shall make substantial improvements to Gordon Road and Prairie Street as are shown on Group Exhibit "V" attached to the Annexation Agreement and incorporated herein by reference. Said improvements shall include, but not be limited to, landscaping of the medians to be constructed on Gordon Road and construction of a grade separation from the Burlington Northern Santa Fe (BNSF) railroad line and realignment of Prairie Street.

B. DEVELOPER shall be required to complete construction of the grade separation upon approval by the ICC and any other appropriate regulatory agencies. DEVELOPER shall fully fund said grade separation. The Village shall provide a partial credit for said improvement as provided on Exhibit "I-2" attached to the Annexation Agreement and incorporated herein by reference.

C. DEVELOPER will be required to make traffic signal and road improvements to Galena Boulevard, which is a State highway, as shown on Group Exhibit "V" attached to the Annexation Agreement and incorporated herein by reference. VILLAGE agrees to cooperate with DEVELOPER in making any improvements required by the Illinois Department of Transportation (IDOT).

D. DEVELOPER shall dedicate sufficient right of way as depicted on Group Exhibit "C" up to Illinois Route 56 for an eventual vehicular bridge thereon.

E. Unless otherwise specified, all roadways shall be improved in the phase of development of which they are a part or to which they are adjacent.

F. In addition to all other roadway improvements required by Ordinance, this Agreement, or the Engineering plans, the DEVELOPER shall construct the roadway improvements delineated on Group Exhibit "V", and, if specified, at such times as delineated on Group Exhibit "V."

G. VILLAGE shall accept said roadway improvements as long as said improvements are in substantial conformance with approved plans or the VILLAGE Subdivision Control Ordinance.

II. Water Facilities

DEVELOPER shall install a 2.0 million gallon water storage tank and two 1,000 gpm wells and treatment facility for the benefit of the VILLAGE, provided VILLAGE either reimburses DEVELOPER all costs associated with construction or gives DEVELOPER credit for construction costs against water connection fees required from DEVELOPER.

IV. MODIFICATIONS AND EXCEPTIONS TO ORDINANCES. REGULATIONS, AND STANDARD SPECIFICATIONS

The Village of Sugar Grove Zoning Ordinance, Building Code, and Subdivision Regulations shall govern all development of the Subject Property, except to the extent they are modified or amended by the terms of the Annexation Agreement, this Plan Description and any of the exhibits or attachments hereto, which modification or exceptions are hereby accepted and approved.

A. MODEL HOMES AND SALES TRAILERS, CONSTRUCTION TRAILERS

1. Model Homes

   The Developer shall be permitted, at the Developer's sole risk, to construct, maintain and occupy 15 model home buildings of each product type, subject to the following:

   a. Temporary water and sanitary facilities are available, and a binder roadway street is completed, and

   b. Model home usage shall be discontinued when 95% of the occupancy permits for the entire Property have been issued.

2. Sales and Construction Trailers

   a. Upon preliminary plan approval for any parcel and in advance of final engineering, final plat approval and the construction of sanitary, storm sewer, storm water detention facilities, water main, streets, curbs and gutters, any Builder shall be permitted to set temporary construction office, storage and sales trailers on the Property. Said trailers shall at all times be situated more than 500 feet from any existing homes not on the Property and 500 feet away from any newly constructed and occupied homes on the Property.

b. The Developer shall be permitted to construct and maintain other appurtenant facilities for said trailers including temporary driveways and temporary sanitary and water facilities and systems when all required permits have been issued by the Village or the County, as the case may be;

c. Upon approval of the Community Development Director Developer may construct temporary parking facilities, haul roads and other appurtenant facilities in advance of receipt of approved formal permits applicable to any parcel. The Community Development Director's approval shall not be unreasonably withheld.

d. Construction and storage trailers shall be removed within ninety (90) days following the completion of construction activity on the affected parcel.

3. All references to trailers in this Section IV(C) shall be as that term is defined in the Village's Zoning Ordinance. All such trailers shall be maintained in a neat and orderly manner. The Developer shall maintain and repair any and all temporary facilities.

B. SIGNS

All signs shall be governed by the sign regulations and provisions set forth in the Village sign ordinance, except as may otherwise be stated and approved in the annexation agreement and the following:

1. Project Signs: DEVELOPER shall be allowed four (4) project signs. Said signs can be two-sided with a maximum area of 200 square feet per side and a maximum height of fifteen (15) feet, and two (2) of them may be externally illuminated.

2. Development Unit Signs: DEVELOPER shall be allowed two (2) signs on each of the platted development units as shown on Exhibit "C". Said signs can be two-sided and externally illuminated with a maximum of 32 square feet on each side and a maximum height of ten (10) feet.

3. Sales or Marketing Signs/Flags: DEVELOPER shall be allowed eight (8) temporary sales or marketing signs. Said signs can be two-sided and externally illuminated with a maximum area of 32 square feet per side and a maximum height of ten (10) feet. DEVELOPER will be allowed to install company logo flags as a part of its temporary marketing program.

4. Temporary For Sale/Promotional Signs: DEVELOPER shall be allowed two (2) 6' x 12' single-faced, externally illuminated For Sale/Promotional Signs in each land use development unit. Said signs shall be a maximum height of six (6) feet.

5. Directional Signs: DEVELOPER shall be allowed eight (8) directional signs within the Property to direct buyers to the various model units. Said signs may not exceed 16 square feet in size and six (6) feet in height.

6. Permanent Monument Signs: DEVELOPER shall be permitted to have permanent monument entry improvements to the Property, or individual Units, as long as such entrance treatments or monumentation are in compliance with the VILLAGE Subdivision Control and the VILLAGE Sign Ordinance, or have been approved by the VILLAGE Board or Director of Community Development. All monument signs shall be substantially as set forth in Exhibit "D".

7. Model Home Signs: DEVELOPER shall be allowed one model home sign for each model home in the development with a maximum area of 12 square feet and a maximum height of four (4) feet.

8. VILLAGE "Gateway" Sign: DEVELOPER agrees to pay for and install a VILLAGE gateway sign in a size and format (with illumination as determined by the Village Board of Trustees) as shown on Exhibit "L," to be located at the northeast corner of the North Parcel adjacent to Galena Boulevard, and DEVELOPER will also dedicate the area for said sign and grant appropriate easements of access for the VILLAGE to maintain said sign. Said land shall be dedicated and said sign shall be installed at the same time as the Galena Blvd/Gordon Road intersection improvements are made per Group Exhibit "V."

9. Project Signs, Sales or Marketing Signs/Flags, Temporary For Sale/Promotional Signs, and Directional Signs to be removed by DEVELOPER upon completion of 95% of build-out:

V. GENERAL PROVISIONS RELATING TO THE PROPOSED DEVELOPMENT DISTRICT

1. The intent of this Plan Description is to reproduce exactly the requirements and entitlements of the Property pursuant to the Annexation Agreement to which this Plan is attached. To the extent of a conflict between the two documents, the Annexation Agreement shall control. The terms of this plan and the Annexation Agreement shall continue to govern use of the land notwithstanding the eventual expiration of the

Annexation Agreement, as said regulations are incorporated herein as part of the Plan Description.

2. This Plan Description may be amended pursuant to the procedures in Chapter 16 of the Zoning Ordinance.

3. If any section, subsection or paragraph of this Plan Description shall be held invalid, the invalidity of such section, subsection or paragraph shall not affect any of the other provisions of this Plan Description.

4. This Plan Description shall be binding upon and inure to the benefit of the Parties hereto, successor owners of record of the Property, or any part thereof, and their heirs, executors, administrators, assignees, lessees, and devises and upon any successor municipalities.

115873/1
48258/8

Exhibit "K"

RECAPTURE AGREEMENT

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Steven A. Andersson
Mickey, Wilson, Weiler, Renzi & Andersson, P.C.
2111 Plum Street, Suite 201
P.O. Box 787
Aurora, IL 60507-0787
Phone: (630) 801-9699
Fax: (630) 801-9715

RECAPTURE AGREEMENT

THIS RECAPTURE AGREEMENT ("Agreement"), is made and entered as of the ____ day of _____, 2005 by and between the VILLAGE OF SUGAR GROVE, an Illinois municipal corporation ("Village") and KIMBALL HILL HOMES ILLINOIS, L.L.C., an Illinois Limited Liability Company ("Developer").

RECITALS:

A. Developer is the owner and developer of that certain real estate development located within the corporate limits of the Village and commonly known as SETTLERS RIDGE Subdivision ("Subdivision").

B. Developer and the Village have heretofore entered into that Annexation Agreement dated _____, 2005("Annexation Agreement") pertaining to the annexation and development of the Subdivision within the Village.

C. Developer desires to recapture an allocable share of the costs of constructing certain of the public improvements for the Subdivision ("Recapture Items") which will provide benefit to other properties ("Benefited Properties") from the owners of the Benefited Properties ("Benefited Owners").

D. Developer and the Village are desirous of entering into this Agreement to provide for the fair and allocable recapture by Developer of the

proportionate costs of the Recapture Items from the Benefited Owners, to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereby agree as follows:

1. **RECAPTURE ITEMS**. The Recapture Items, being elements of the public improvements to be constructed as a part of the development of the Subdivision, are identified in Attachment "A" attached hereto ("Recapture Schedule"). The Recapture Schedule identifies each Recapture Item and the cost to construct each Recapture Item ("Cost") and the amount allocable to the Benefited Parcels. Developer shall have caused each of the Recapture Items to be constructed in compliance with the provisions of the Annexation Agreement and to be accepted and conveyed to the Village in accordance with applicable ordinances of the Village.

2. **BENEFITED PROPERTIES**. The Benefited Properties are legally described in the Recapture Schedule attached hereto as Attachment "B". Each parcel of real estate contained within the Benefited Properties is referred to herein individually as a "Benefited Parcel". There are a total of _____ (___) Benefited Parcels as identified in the Recapture Schedule. None of the Property set forth in the Annexation Agreement shall be considered Benefited Property under this Agreement.

3. **RECAPTURE COSTS**. The Recapture Item(s) which the Corporate Authorities of the Village have determined will benefit a Benefited Parcel and the prorata share of the Cost of each such Recapture Item to be allocated to such Benefited Parcel are set forth in the Recapture Schedule. The aggregate amount of the proportionate share of the Cost for each of the Recapture Items allocable to a Benefited Parcel is referred to herein as the "Recapture Costs". The Recapture Costs for each of the Benefited Parcels shall be as identified in the Recapture Schedule. No Interest shall accrue on the Recapture Costs.

4. **COLLECTION OF RECAPTURE COSTS**. The Village shall assess against and collect from the Benefited Owner of a Benefited Parcel, or any portion thereof, his successors and assigns, the Recapture Cost, calculated under Paragraph 3 of this Agreement for such Benefited Parcel. At such time as a Benefited Owner, or its agent or representative, annexes and/or subdivides a Benefited Parcel, or any portion thereof, or subdivides the Benefited Parcel from

a larger parcel of land, or applies to the Village for issuance of a permit for connection to all or any of the Recapture Items, whichever shall first occur, the Village shall collect from such Benefited Owner, or its agent or representative, the applicable Recapture Costs, owed hereunder by such Benefited Parcel. No Benefited Parcel which is a part of a subdivision (whether by plat or division by deed) shall be approved or recognized by the Village or be issued a connection permit to a Recapture Item by the Village until such Benefited Parcel has fully paid the applicable Recapture Costs, owed by such Benefited Parcel under this Agreement.

5. **PAYMENT OF RECAPTURE COSTS**. Any Recapture Costs, collected by the Village pursuant to this Agreement shall be paid to Developer, or such other person or entity as Developer may direct by written notice to the Village. It is understood and agreed that the Village's obligation to reimburse Developer shall be limited to funds collected from the Benefited Owners as provided herein, and payments made hereunder shall be made solely out of said funds. This Agreement shall not be construed as creating any obligation upon the Village to make payments from its general corporate funds or revenue.

6. **VILLAGE'S OBLIGATION**. The Village and its officers, employees and agents shall make all reasonable efforts to make the aforesaid collections of the Recapture Costs, for each Benefited Parcel. Neither the Village or any of its officials shall be liable in any manner for the failure to make such collections, and Developer agrees to hold the Village, its officers, employees and agents, harmless from the failure to collect said fees. In any event, however, Developer and/or the Village may sue any Benefited Owner owing any Recapture Costs, hereunder for collection thereof, and in the event Developer initiates a collection lawsuit, the Village agrees to cooperate in Developer's collection attempts hereunder by allowing full and free access to the Village's books and records pertaining to the subdivision and/or development of the Benefited Parcel and the collection of any Recapture Costs therefor. In the event the Village and any of its agents, officers or employees is made a party defendant in any litigation rising out of or resulting from this Agreement, Developer shall defend such litigation, including the interest of the Village, and shall further release and hold the Village harmless from any judgment entered against Developer and/or the Village and shall further indemnify the Village from any loss resulting therefrom. The Village shall have no obligation to defend any such suit or suits after notice to Developer, and if a final judgment (by default or otherwise), after all appeals have been exhausted, is entered declaring said recapture agreement or ordinance void or unenforceable (either in whole or in part), the Village may thereafter allow Benefited Parcels to connect to such services as were specified in the recapture agreements or ordinances consistent with any such order of court. In

the event a money judgment is obtained for the return of money Developer has collected under this recapture agreement, the Developer shall pay said amounts consistent with such order, after all appeals have been exhausted.

7. **VILLAGE'S COLLECTION FEE AND OTHER FEES AND CHARGES**. Nothing contained in this Agreement shall limit or in any way affect the rights of the Village to collect other fees and charges pursuant to Village ordinances, resolutions, motions and policies. The Recapture Costs provided for herein for each Benefited Parcel is in addition to such other Village fees and charges. The Village shall assess and deduct from each payment made pursuant to this agreement an administrative fee of __% of each payment. Said fee shall be added to the Villages general fund accounts or as otherwise directed by the Village Administrator.

8. **TERM**. This Agreement shall remain in full force and effect for a period of ten (10) years from the date hereof, unless sooner terminated by the mutual agreement of the parties hereto or by the completion of all duties to be performed hereunder.

9. **LIEN**. The recordation of this Agreement against the Benefited Properties shall create and constitute a lien against each Benefited Parcel, and each subdivided lot hereafter contained therein, in the amount of the Recapture Costs, plus interest, applicable hereunder to such Benefited Parcel.

10. **MISCELLANEOUS PROVISIONS**.

A. Amendment: This Agreement may be amended upon the mutual consent of the parties hereto from time to time by written instrument and conformity with all applicable statutory and ordinance requirements and without the consent of any other person or corporation owning all or any portion of the Benefited Properties.

B. Binding Effect: Except as otherwise herein provided, this Agreement shall inure to the benefit of and be binding upon the successors and assigns of Developer and any successor municipal corporation of the Village.

C. Enforcement: Each Party to this Agreement, and their respective successors and assigns, may either in law or in equity, by suit, action, mandamus, or other proceeding in force and compel performance of this Agreement.

D. Recordation: A true and correct copy of this Agreement shall be recorded, at Developer's expense, with the Kane and/or Kendall County Recorder's office. This Agreement shall constitute a covenant running with the land and shall be binding upon the Benefited Properties in accordance with the terms and provisions set forth herein.

E. Notices: Any notice required or desired to be given under this Agreement, unless expressly provided to the contrary herein, shall be in writing and shall be deemed to have been given on the date of personal delivery, on the date of confirmed telefacsimile transmission provided a hard copy of such notice is deposited in the U.S. mail addressed to the recipient within twenty-four hours following the telefacsimile transmission, or on the date when deposited in the U.S. Mail, registered or certified mail, postage prepaid, return receipt requested, and addressed as follows:

If to Village:	Village of Sugar Grove 10 Municipal Drive Sugar Grove, IL 60554 Attn: Village Clerk Phone: (630) 466-4507 Fax: (630) 466-4526
With a copy to:	Mickey, Wilson, Weiler, Renzi & Andersson, P.C 2111 Plum Street, Suite 201 P.O. Box 787 Aurora, IL 60507-0787 Attn: Steven A. Andersson/Peter K. Wilson, Jr. Phone: (630) 801-9699 Fax: (630) 801-9715
If to Developer:	KIMBALL HILL HOMES ILLINOIS, L.L.C., 5999 New Wilke Road Building 5 Rolling Meadows, IL 60008 Attn: Russell F. Vogel Senior V.P., Land Development
With a copy to:	John F. Philipchuck Dommermuth, Brestal, Cobine & West, Ltd.

123 Water Street
P.O. Box 565
Naperville, IL 60566-0565

F. Severability: The invalidity or unenforceability of any of the provisions hereof, or any charge imposed as to any portion of the Benefited Properties, shall not affect the validity or enforceability of the remainder of this Agreement or the charges imposed hereunder.

G. Complete Agreement: This Agreement contains all the terms and conditions agreed upon by the parties hereto and no other prior agreement, excepting the Annexation Agreement, regarding the matter of this Agreement shall be deemed to exist to bind the parties. This Agreement shall be governed by the laws of the State of Illinois.

H. Captions and Paragraph Headings: Captions and paragraph headings incorporated herein are for convenience only and are not part of this Agreement, and further shall not be used to construe the terms hereof.

I. Recitals and Exhibits: The recitals set forth at the beginning of this Agreement and the exhibits attached hereto are hereby incorporated into this Agreement and made a part of the substance hereof.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the date first above written.

DEVELOPER:

KIMBALL HILL HOMES ILLINOIS L.L.C.
an Illinois Limited Liability Company,

By: _____

Title: _____

Attest: _____

Title: _____

VILLAGE:

VILLAGE OF SUGAR GROVE,
an Illinois municipal corporation

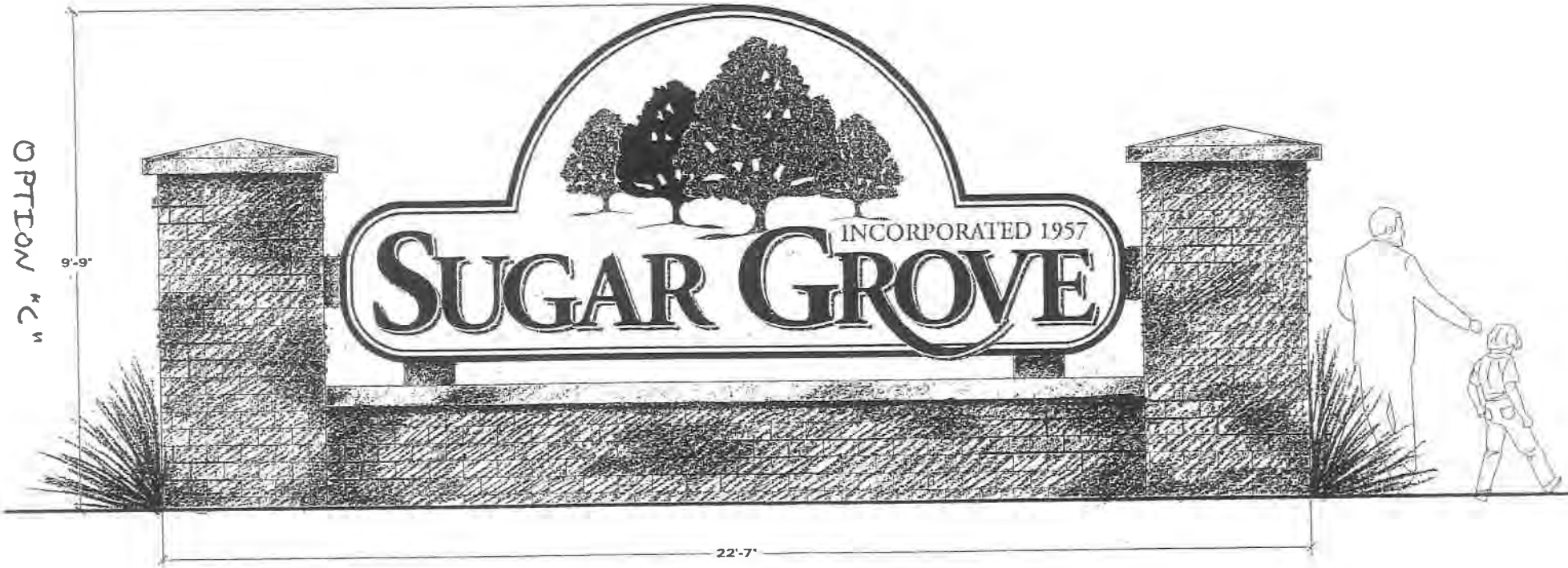
By: _____

Title: _____

Attest: _____

Title: _____

OPTION "C"



NORRIS DULLEA

Planning
Landscape Architecture

710 West Colfax Avenue
Denver, Colorado 80204
Fax 303 892 1186
Phone: 303 892 1166
www.norrisdullea.com

08 . 10 . 2004

EXHIBIT L

SETTLERS RIDGE

EXHIBIT M

(RESERVED)

EXHIBIT N

Settlers Ridge

Park Key Plan

0' 250' 500' 1000'

North

Settlers Ridge
Sugar Grove, Illinois

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places

Project:
01.0278.018.01.04
Issue Date:
September 9, 2004 (Revised May 17, 2005)
All drawings are preliminary and subject to change.
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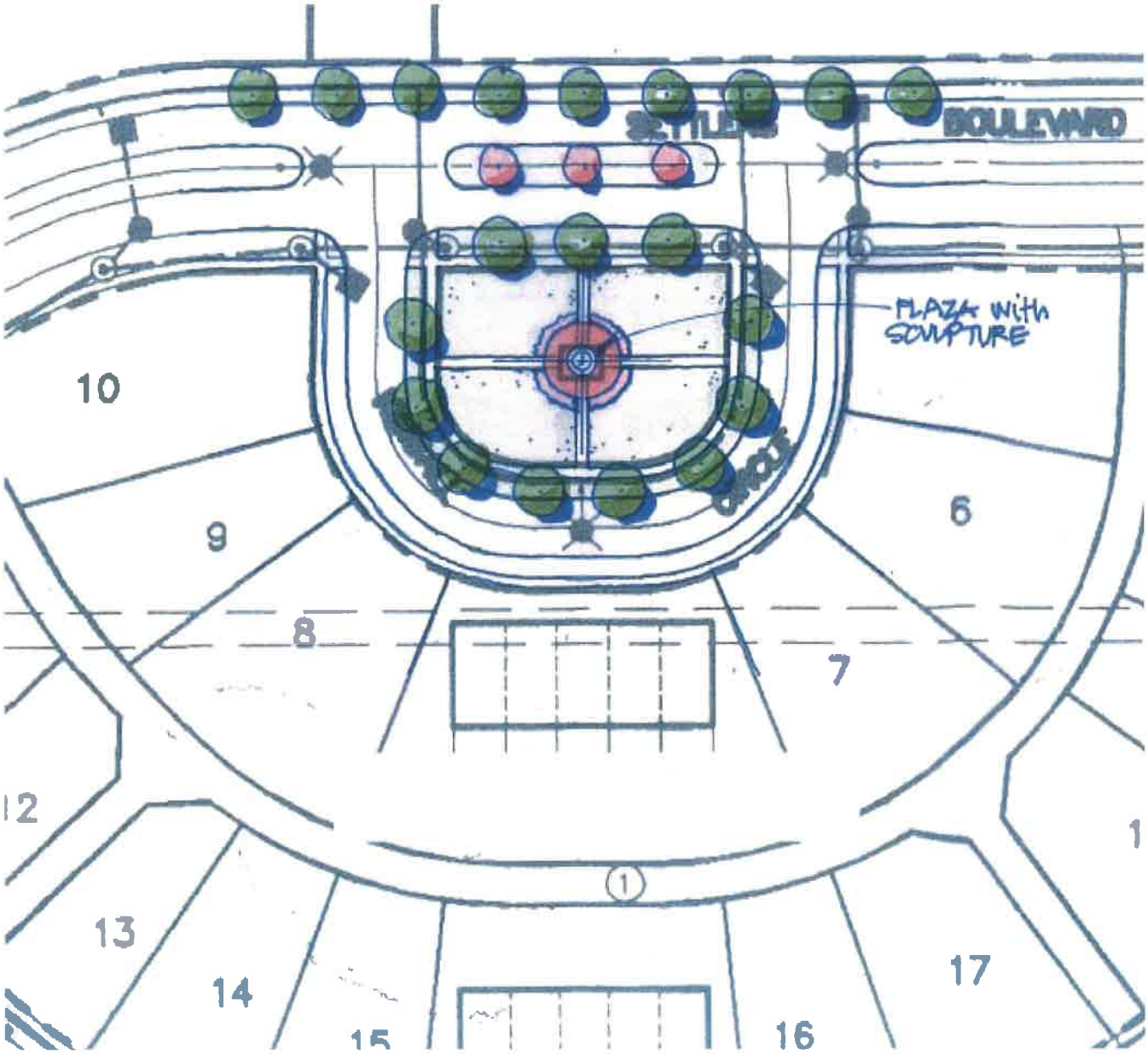

Settlers Ridge

Pioneer Park

0' 40' 80' 160' North

Settlers Ridge
Sugar Grove, Illinois

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places®

Project:
01.0278.018.01.04
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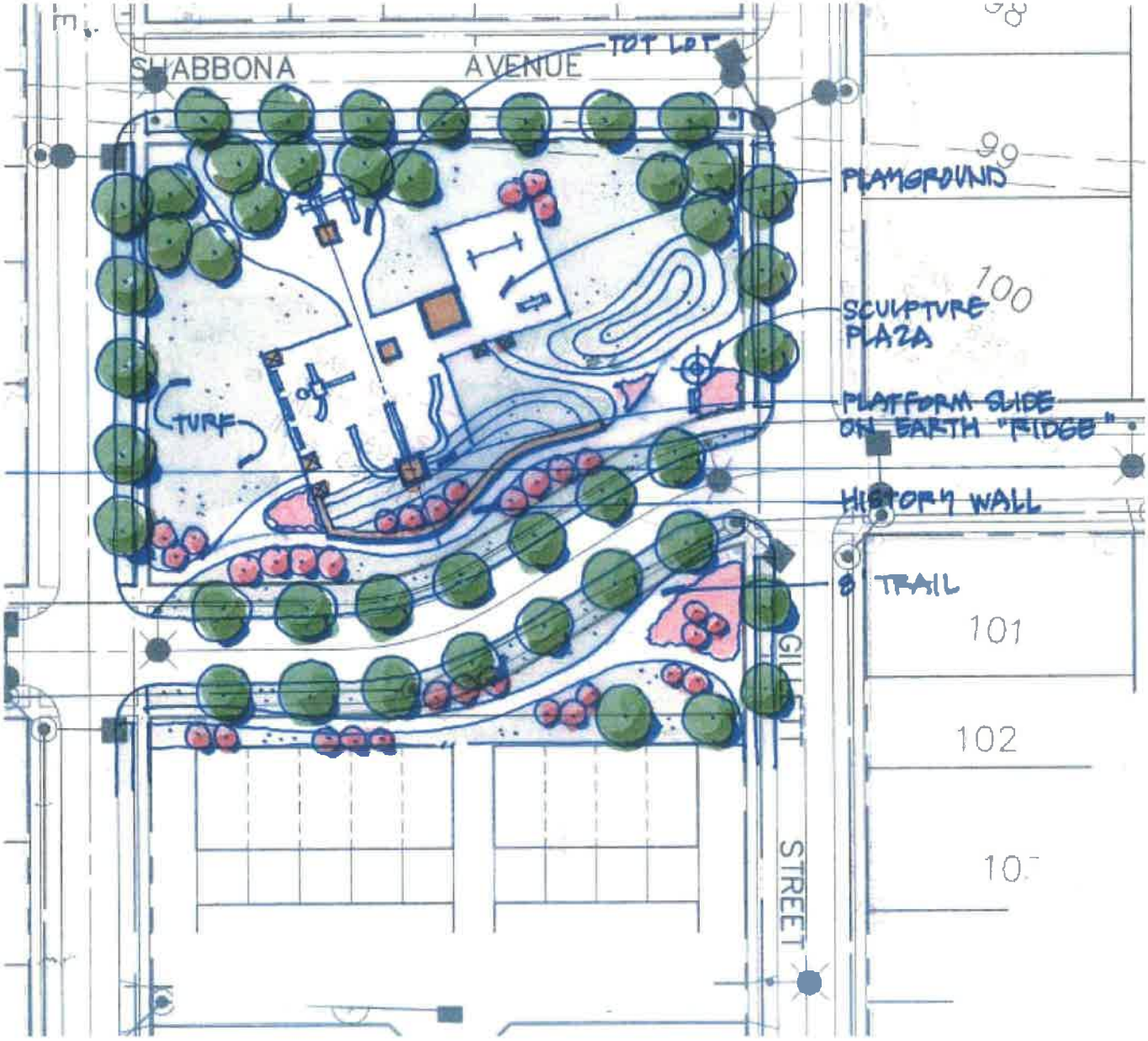

Settlers Ridge

Frontier Park

0' 40' 80' 160' North

Settlers Ridge
Sugar Grove, Illinois

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places®

Project:
01.0278.018.01.04
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Settlers Ridge

Homestead Park

0' 40' 80' 160' North

Settlers Ridge
Sugar Grove, Illinois

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places

Project:
01.0278.018.01.04
Issue Date:
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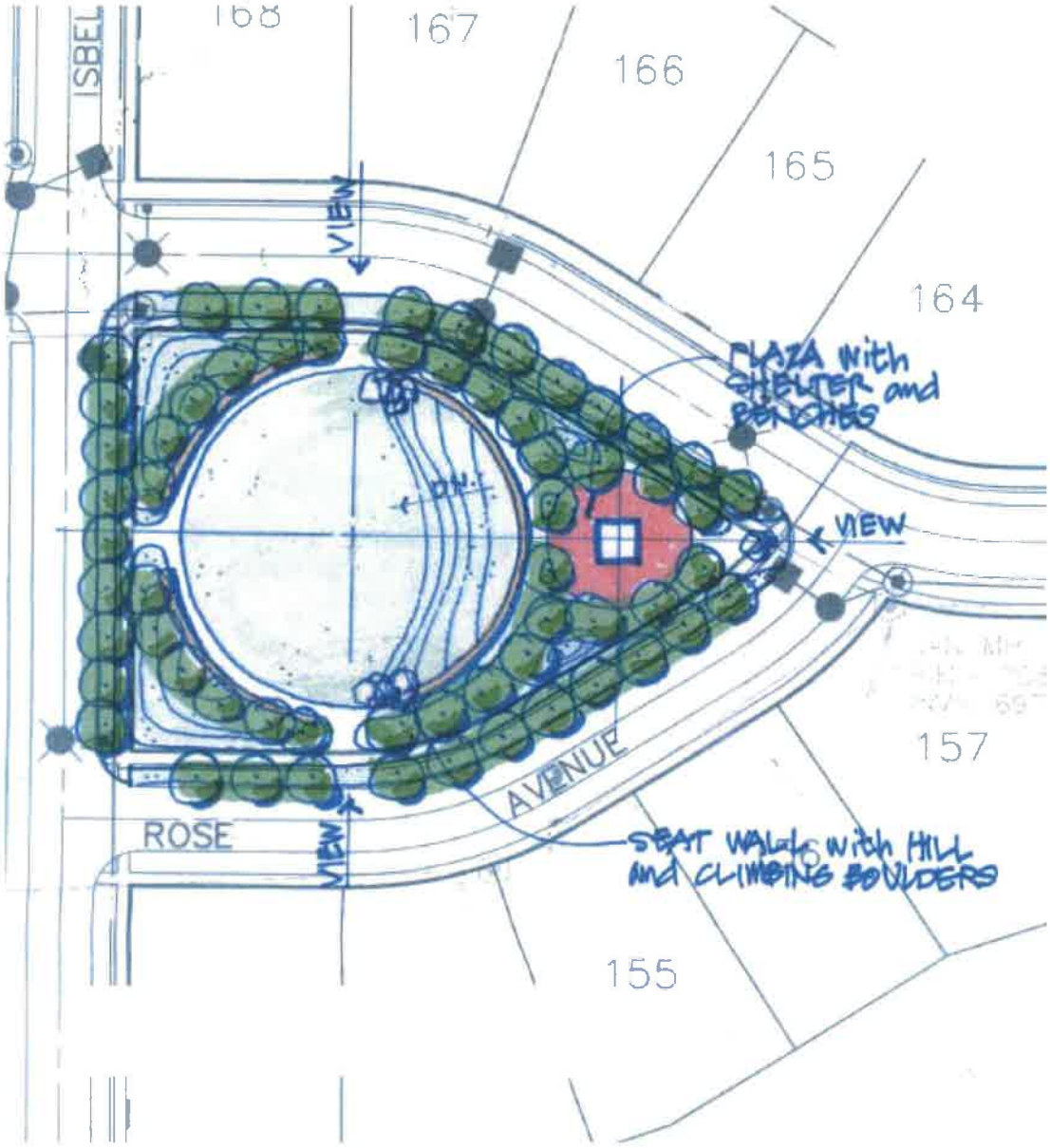

Settlers Ridge

Crossroads Park

0' 40' 80' 160' North

Settlers Ridge
Sugar Grove, Illinois

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places®

Project:
01.0278.018.01.04
Issue Date:
September 9, 2004 (Revised May 17, 2005)
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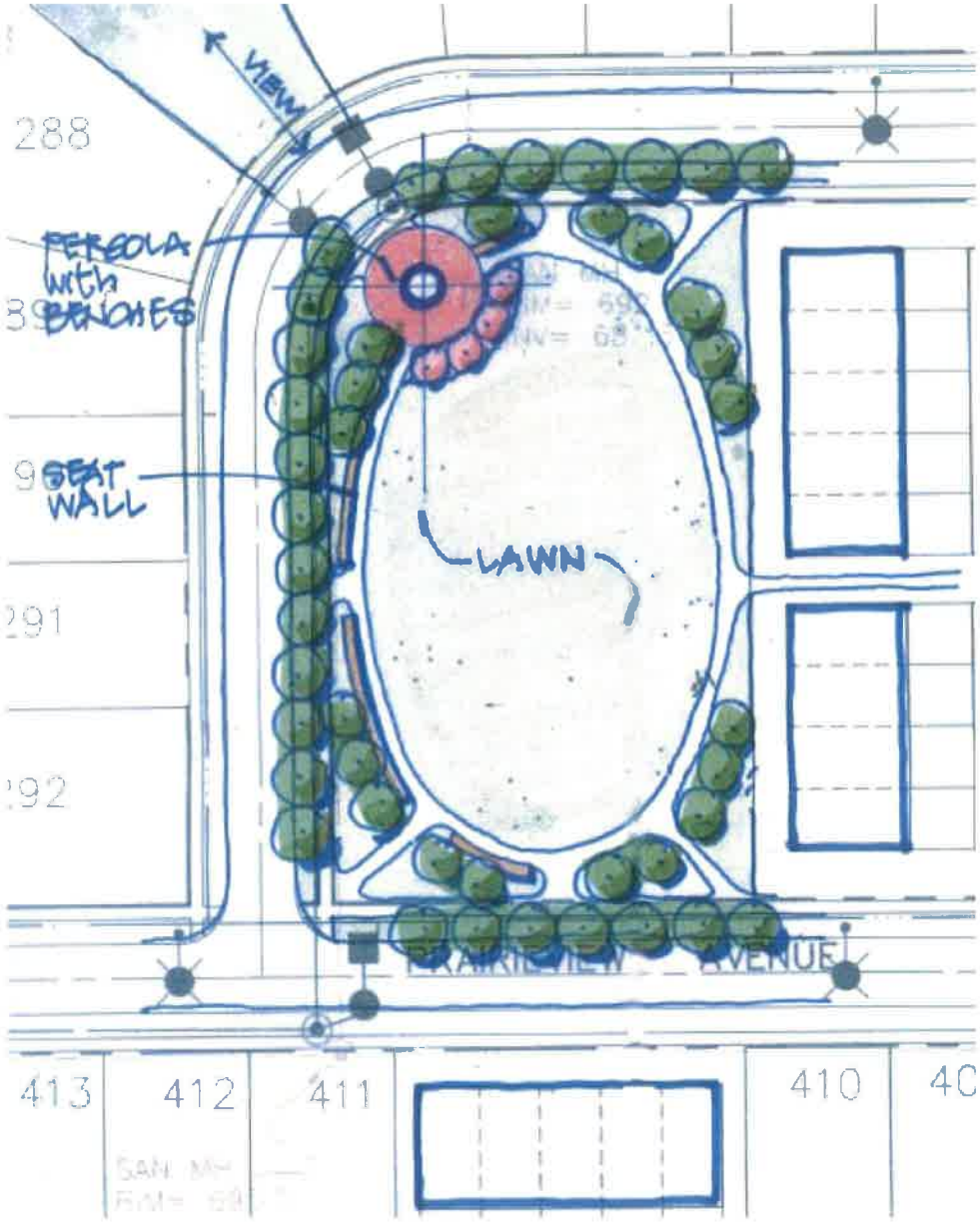

Settlers Park

0' 40' 80' 160' North

Settlers Ridge

prepared for: Kimball Hill Homes

Settlers Ridge
Sugar Grove, Illinois

prepared by: Hitchcock Design Group
Creating Better Places

Project:
01.0278.018.01.04
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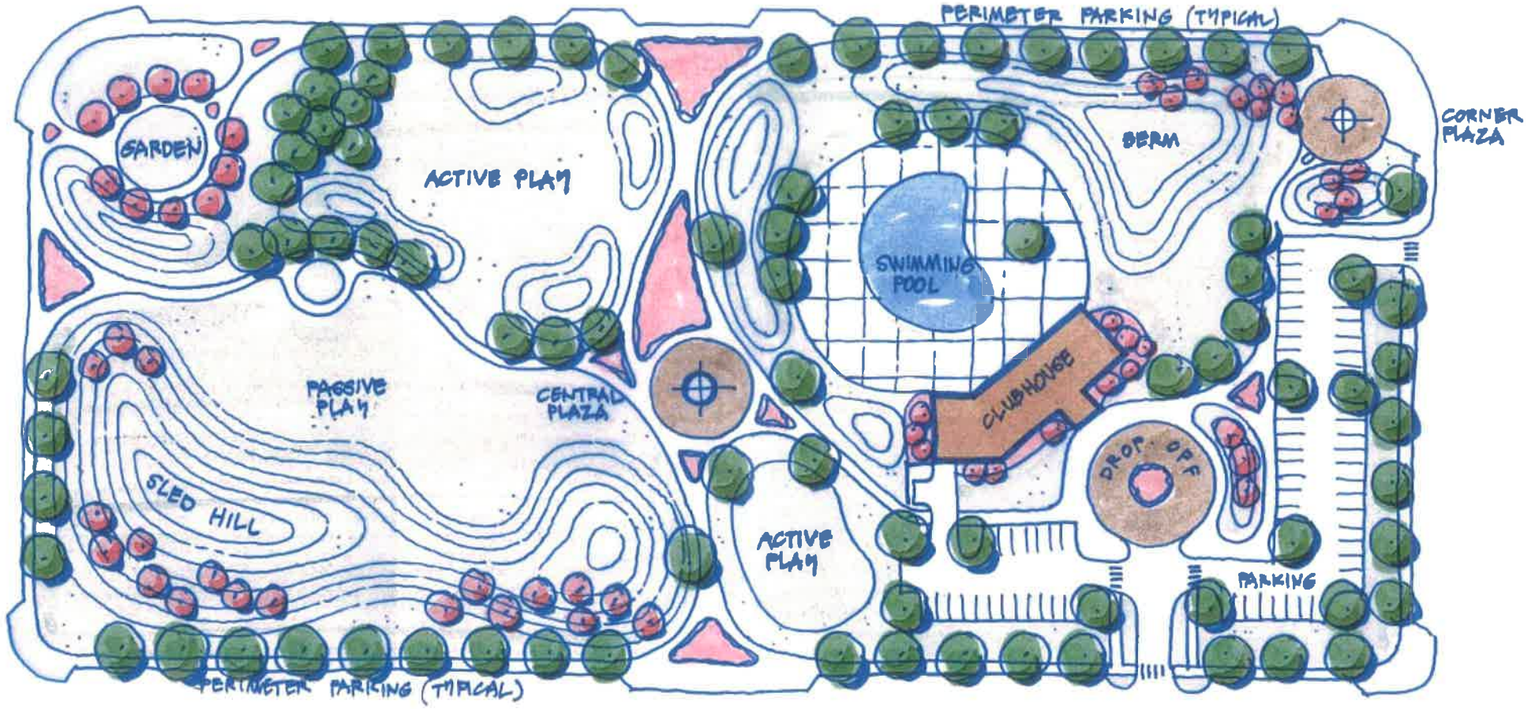

Settlers Ridge

Central Park

Settlers Ridge
Sugar Grove, Illinois

0' 40' 80' 160'

North

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places®

Project:
01.0278.018.01.04
Issue Date:
September 2, 2004 (Revised May 17, 2005)

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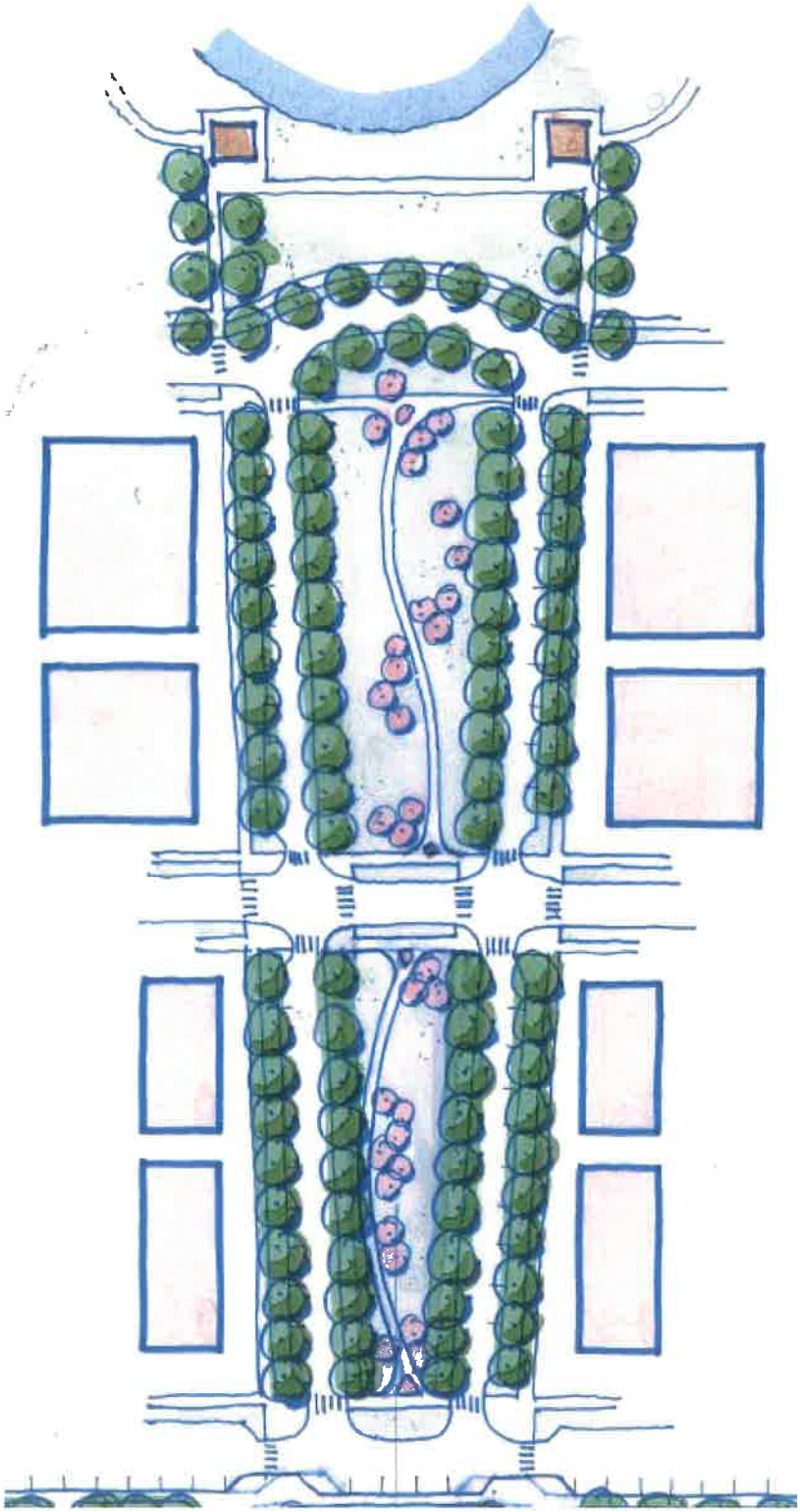

Settlers Ridge

Boulevard Park

0' 6' 120' 240'

North

prepared for: Kimball Hill Homes

Settlers Ridge
Sugar Grove, Illinois

prepared by: Hitchcock Design Group
Creating Better Places®

Project:
01.0278.018.01.04
Issue Date:
September 2004 (Revised May 17, 2005)

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Settlers Ridge

Community Park

Settlers Ridge
Sugar Grove, Illinois

0' 60' 120' 240'

North

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places®

Project:
01.0278.018.01.04
Issue Date:
May 12, 2005 (Revised May 17, 2005)
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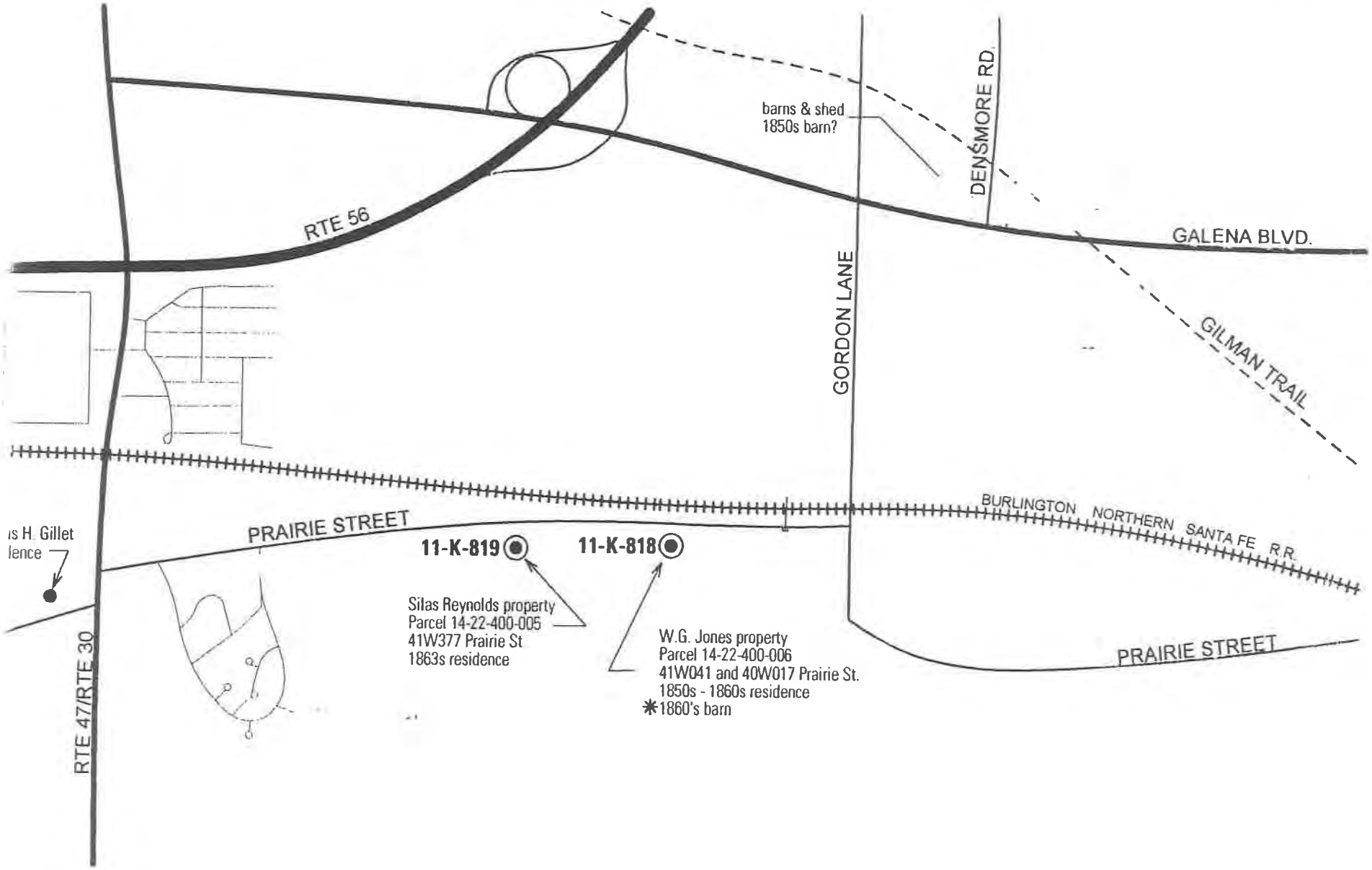


EX. O AREA MAP
EXISTING STRUCTURES

MAP KEY
Historic Structures (Built in 1800s)
Highly Recommended for Preservation

Building 1, viewed from the northwest

Building 1, north elevation, front door detail

11-K-819

41W377 Prairie Street (parcel no. 14-22-400-005)

11-K-819

41W377 Prairie Street (parcel no. 14-22-400-005)

The main house on this parcel was built in 1863. The federal style, brick, two-story structure with rear extensions and side porches, has a stone foundation, and an asphalt-shingled gable roof with a cupola. Interior features include 2 marble fireplace mantles (1 ornate, 1 simple), a fine stair hall, handsome trim throughout, a stone sink and floor in the pantry, and a coped ceiling defining the second floor ballroom area. The home is in excellent condition.

With the exception of the stone and brick structure now serving as a garage, which may be earlier (Grace Reynolds' diary refers to a well, and the well beside the house appears to be of the same construction as the "garage"), the other buildings on the property including the second house and the various barns and sheds all date after the 1935 death of Silas Reynolds' daughter, Grace. These buildings have been well-maintained.

Silas Reynolds was born Sept. 18, 1810 in Sullivan Co., N.Y. into a Quaker family, and married Jane Wandover of Duchess Co., N.Y. On March 21, 1835. He lived in N.Y. until 1836 as a farmer, shoemaker, and storekeeper. He came to Kane Co. in 1836 with his brother James, and his journey west is well-documented in his journal, now in the possession of the Sugar Grove Historical Society. Only fourteen families were settled in the area when the Reynolds arrived. Silas claimed acreage north and south of land settled by his brother, James. When he had brought his family to the area (his wife and first daughter) they lived in a log cabin on the north farm (in Section 10). In about 1846-1847, Silas Reynolds had mason Joy Tarble build him a brick residence on the north farm, the first brick house in the township (though greatly altered, the structure still stands within the Prestbury development). He moved the log cabin down to the south farm, and his brother Isaac lived there.

In 1863, Silas and his family moved to a new brick house on the south farm facing Prairie Street, leaving the north farm house to daughter Libby and her husband Asahel Judd. According to his daughter Olive, Silas planted a seven-acre maple grove from seeds and two-foot trees on the south farm "with the help of the children". At one point he received a state prize for the grove. The 1871 plat shows 5 buildings on the property, and the 1892 plat shows 1 residence and 4 barns. None of the original barns remain.

In addition to successfully operating his farm, Silas Reynolds served as Kane County Assessor, and was active in the Farmer's Institute. He supported the development of the Aurora Branch railroad through the township, and when it was built, he would pull the bell and the train would stop and let him off at his house. He tanned deer hides to make whiplashes and buckskin mittens, and prepared and sold pork. Various stories told by family members and neighbors suggest he was inventive and had a good sense of humor. Apparently, he dressed carelessly, and on a trip to Chicago, when he and a friend went to secure lodging at the Palmer House, he was asked to pay in advance because of his appearance. Insulted, he "peeled off a thousand dollar bill" from his money roll. When the

clerk was unable to provide change, he left, refusing to stay in such a one-horse hotel! His daughter, Olive, wrote the following poem to commemorate the incident:

The Thousand Dollar Bill

My father was a farmer,
But he stopped at Hotel Palmer.
He cared not for fancy raiment -
So the clerk asked speedy payment.
But when he laid upon the counter
A thousand dollar bill -
The clerk became quite flustered
As no change was in the till.
Then he said to his companion
As they stood face to face
"Come, Judd, let's go and see
If we can't find a first rate place."

Apparently, Peleg Y. Bliss had a cane made as a gift for Silas, who wrote:

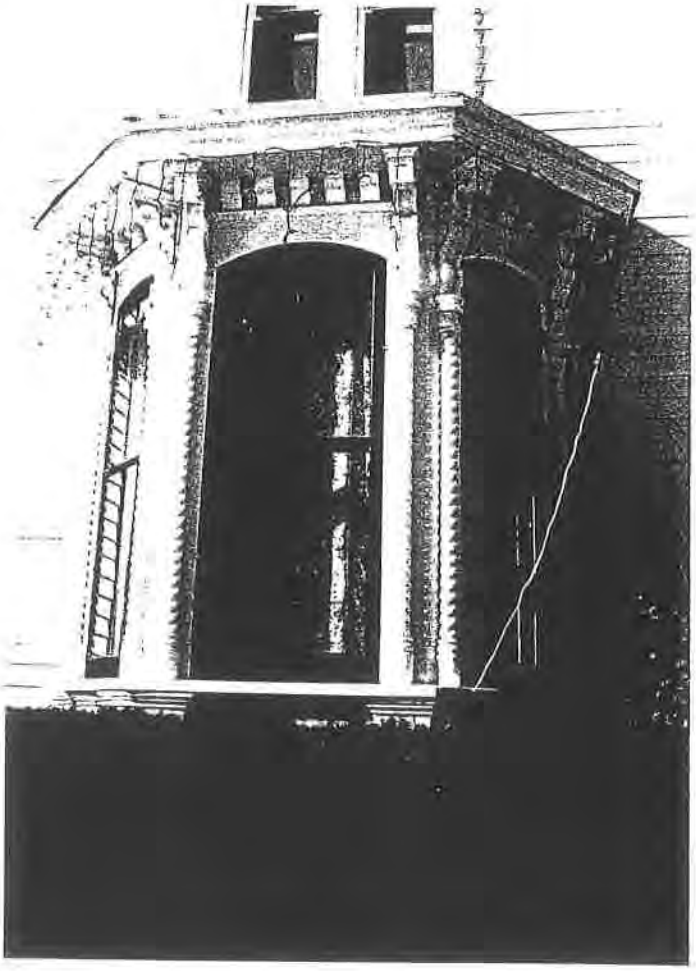
> Friend Bliss - I thank you for the honey locust cane, which is handsomely mounted with silver. An outspread hand of silver is placed on the top, on which is the name of my old friend P.Y., while on the front my own name is neatly engraved - showing conclusively that it takes two hands to raise Cain. The date at the back reminds me of the fleeting years. The staff steadies my footsteps, the ever helping hand clasped in mine serves to inspire and buoy me on with youthful vigor. Take care P.Y., or I'll get there first. Silas

An 1878 Kane County history containing a biography of Silas Reynolds reported "he is genial, liberal and public spirited, and has many warm, personal friends". Jane and Silas had 7 children. After his wife's death, Silas lived in the Prairie Street home with his daughter, Grace. When Silas died in 1889, Grace continued to live in the home until her death in 1935.

P.S. Silas Reynolds brother Joseph, who owned a line of steamboats on the upper Mississippi, was known as "Diamond Jo".

Building 1, view from northeast

Building 1, north elevation detail



Building 1, east elevation detail

11-K-818

41W041 Prairie Street (parcel no. 14-22-400-006)

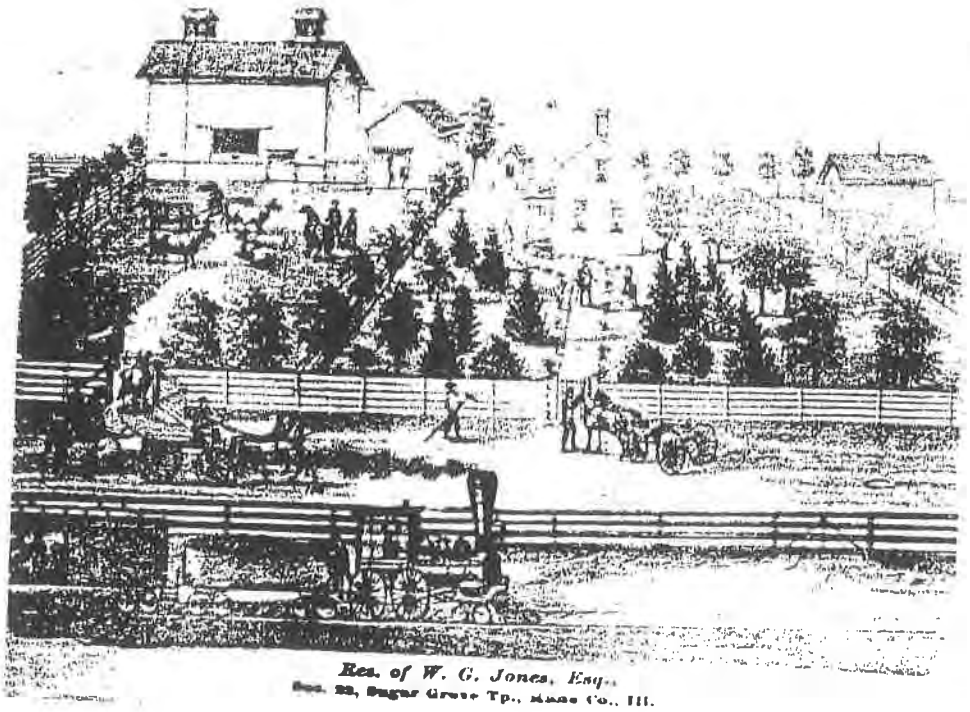
11-K-818

41W041 Prairie Street (parcel no. 14-22-400-006)

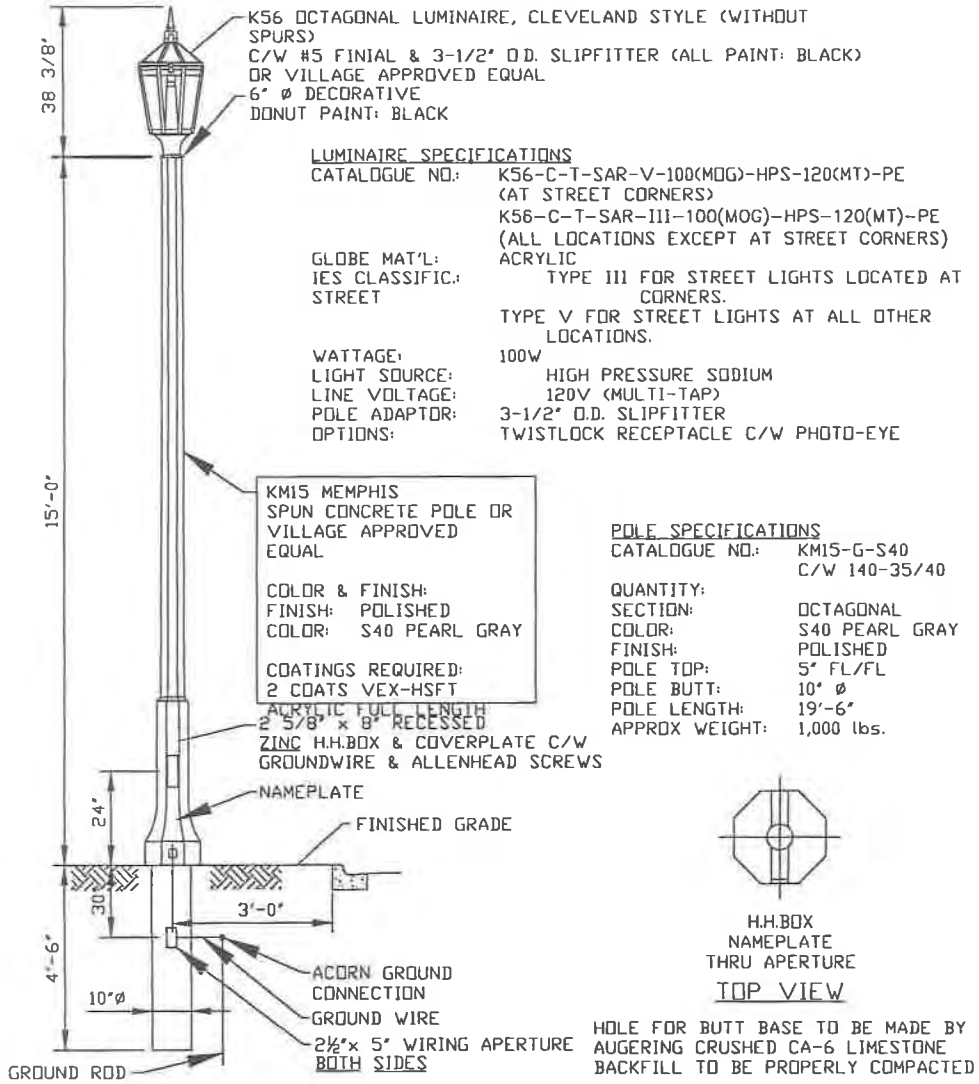
The main house on this property was built in 1850 to 1860, and may have been remodeled at a later date. The property owners during this time were William G. Jones and later, William G. Jones, jr. The two-story, Italianate, clapboard sided, frame structure has a stone foundation and an asphalt-shingle gable roof. The building is nicely detailed on both the exterior (side porch, bay windows, abbreviated eave brackets, and segmentally arched windows) and interior (entry hall; window, door and baseboard trim; and curved plaster). The home is in very good condition.

One of the barns (with a stone foundation) appears to date prior to the 1871 rendering (see p. 36), though the roof has been altered. Silos became prolific in the 1890s. One of the silos is a clay tile silo, which is considered unusual in the area. The barn to the rear of the property, which has been modified to serve as a shed was built about 1900. The other structures were built later - from the early to mid 1900s.

William G. Jones, Jr. was born in Oneida County on March 30, 1828, and married Elizabeth J. Owens in 1857 and came west to Kane County that year. The property, originally owned by Joseph Ingham (brother of Samuel Saltus Ingham, Joseph came to the area in 1839) was purchased by William G. Jones Sr. in 1844, and inherited by his son in 1861. The 1860 plat shows 2 buildings on the property. The 1871 plat shows 4 buildings on the property, and the 1892 plat defines these as 1 residence and 3 barns (1 of the barns still remains). Jones served as School Director, School Trustee, Commissioner of Highways and Supervisor.



Res. of W. G. Jones, Esq.
Sec. 22, Sugar Grove Tp., Kane Co., Ill.



LUMINAIRE SPECIFICATIONS

CATALOGUE NO.:	K56-C-T-SAR-V-100(MOG)-HPS-120(MT)-PE (AT STREET CORNERS)
	K56-C-T-SAR-III-100(MOG)-HPS-120(MT)-PE (ALL LOCATIONS EXCEPT AT STREET CORNERS)
GLOBE MAT'L:	ACRYLIC
IES CLASSIFIC.: STREET	TYPE III FOR STREET LIGHTS LOCATED AT CORNERS.
	TYPE V FOR STREET LIGHTS AT ALL OTHER LOCATIONS.
WATTAGE:	100W
LIGHT SOURCE:	HIGH PRESSURE SODIUM
LINE VOLTAGE:	120V (MULTI-TAP)
POLE ADAPTOR:	3-1/2" O.D. SLIPFITTER
OPTIONS:	TWISTLOCK RECEPTACLE C/W PHOTO-EYE

POLE SPECIFICATIONS

CATALOGUE NO.:	KM15-G-S40 C/W 140-35/40
QUANTITY:	
SECTION:	OCTAGONAL
COLOR:	S40 PEARL GRAY
FINISH:	POLISHED
POLE TOP:	5" FL/FL
POLE BUTT:	10" ø
POLE LENGTH:	19'-6"
APPROX WEIGHT:	1,000 lbs.

HOLE FOR BUTT BASE TO BE MADE BY AUGERING CRUSHED CA-6 LIMESTONE BACKFILL TO BE PROPERLY COMPACTED

STREET LIGHT DETAIL
MINOR AND LOCAL STREETS - OPTION NO. 1

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212 WEST KINZIE
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(312) 755-9595
CONSULTING ENGINEERS • LAND SURVEYORS
NATURAL RESOURCES

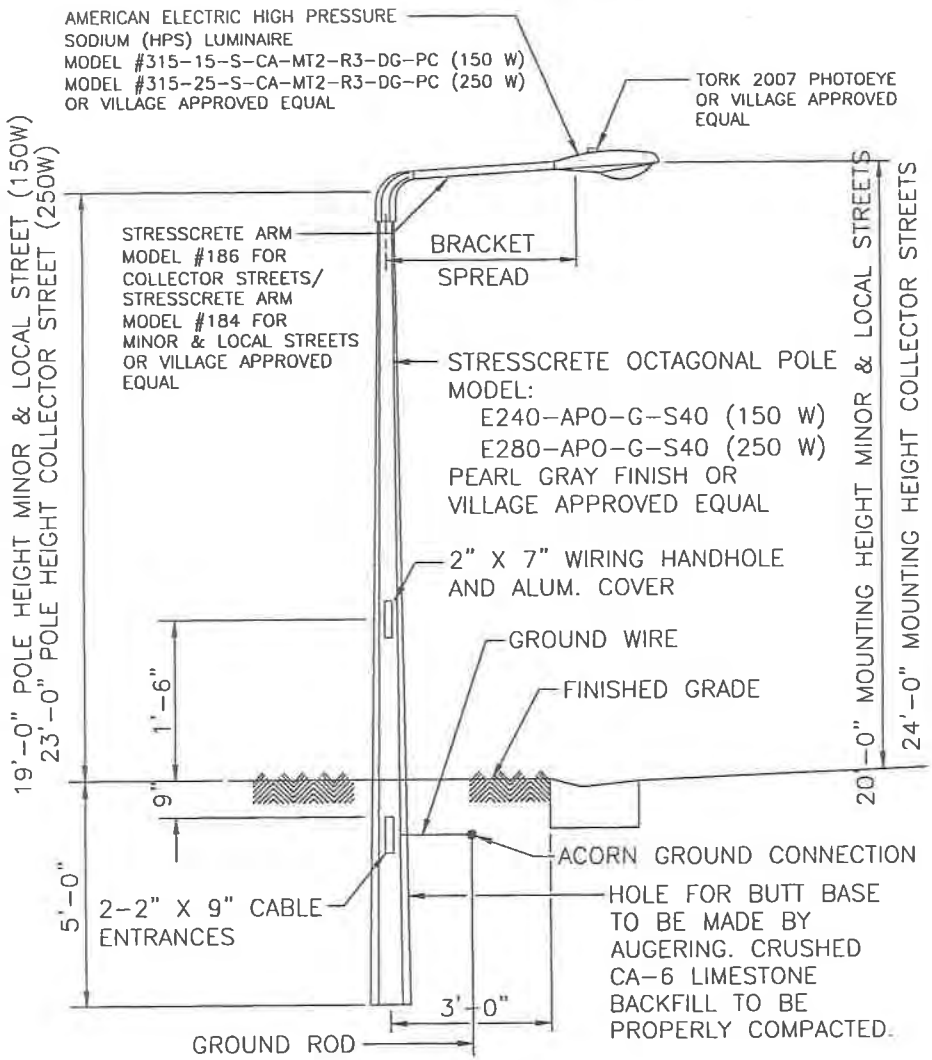
SETTLERS RIDGE
SUGAR GROVE, ILLINOIS

GROUP EXHIBIT P

STREET LIGHTING

PROJECT NO. 2704.00
EXHIBIT NO. P-1
DATE 5/19/05
SCALE NTS
DRAWN BY : MCH
CHECKED BY : RWG

May 19, 2005 2:32:40 p.m. AcadVer:16.1s (LMS Tech)
Drawing: F:\CADD\2704.00\312\PRELIM\ANNEX_EXHIBITS\2704_00ST_LIGHT.DWG (028)



STREET LIGHT DETAIL
MINOR & LOCAL STREETS - OPTION NO. 2, AND COLLECTOR STREETS

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(312) 755-9595
CONSULTING ENGINEERS • LAND SURVEYORS
NATURAL RESOURCES

SETTLERS RIDGE
SUGAR GROVE, ILLINOIS

GROUP EXHIBIT P

STREET LIGHTING

PROJECT NO.	2704.00
EXHIBIT NO.	P-2
DATE	5/19/05
SCALE	NTS
DRAWN BY :	MCH
CHECKED BY :	RWG

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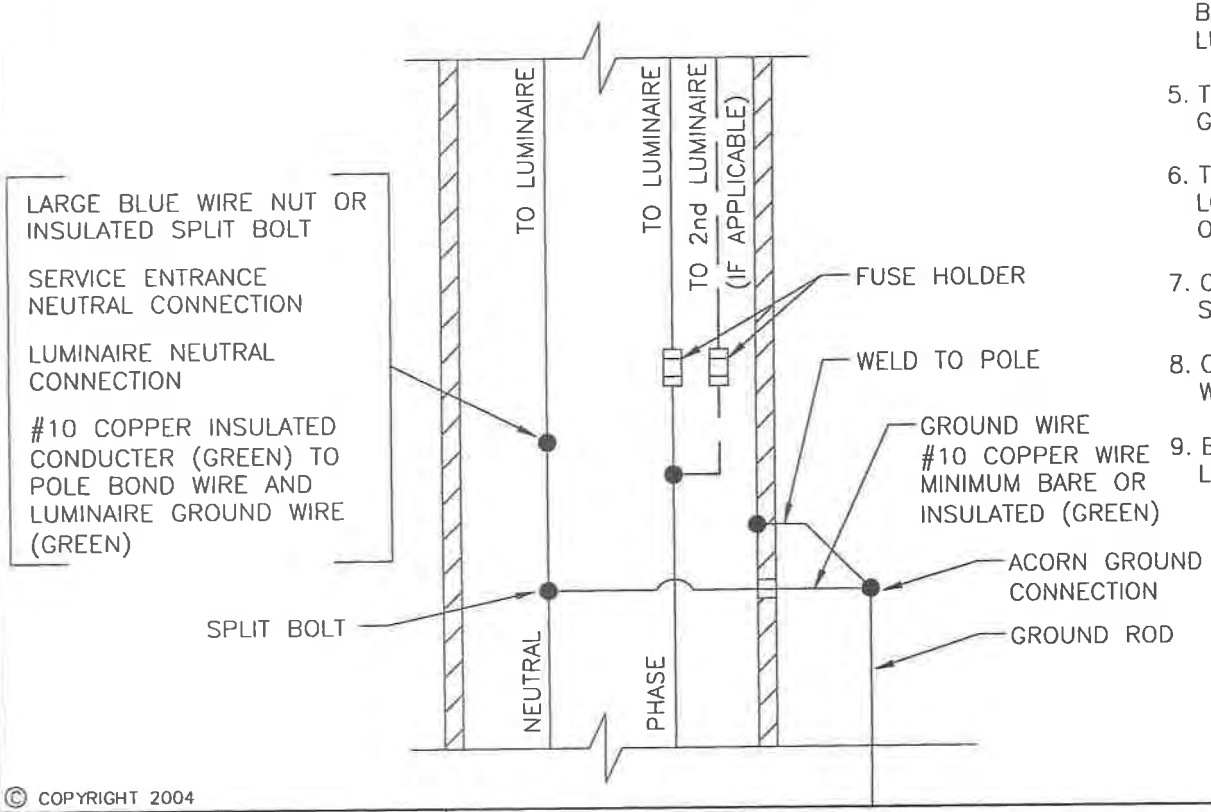
Drawing: F:\CADD\2704.00\312\PRELIM\ANNEX_EXHIBITS\2704_00ST_LIGHT.DWG (028)

NOTES:

1. UNDERGROUND SERVICE CABLE SHALL BE TYPE RHH OR RHW. THE CABLE SIZE SHALL BE NO SMALLER THAN #6 AND NO LARGER THAN #2.
2. ALL UNDERGROUND CONDUIT LOCATIONS SHALL BE MARKED IN THE FIELD FOR THE ELECTRICAL CONTRACTOR AND SHALL BE SHOWN ON THE AS-BUILT PLANS.
3. ALL UNDERGROUND CABLE SHALL BE BURIED AT LEAST THIRTY INCHES (30") BELOW THE NORMAL FINISHED GRADE.
4. WIRE INSTALLED FROM THE HANDHOLE IN THE BASE OF THE POLE TO THE PHOTO CELL AND LUMINAIRE SHALL BE #12 TYPE RHW.
5. THE NEUTRAL CABLE SHALL BE CONNECTED TO GROUND INSIDE THE POLE (SEE LEFT).
6. THE HANDHOLE INTO THE POLE SHALL BE LOCATED ON THE FACE OF THE POLE OPPOSITE OF THE STREET.
7. ONLY COPPER WIRE SHALL BE USED. THE WIRE SHALL BE STRANDED WIRE.
8. ONLY BUSSMAN TRON IN-LINE FUSE HOLDERS WITH RUBBER BOOTS SHALL BE USED.
9. BIRD GUARDS SHALL BE INSTALLED ON ALL LIGHTS.



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NATURAL RESOURCES

SETTLERS RIDGE
SUGAR GROVE, ILLINOIS

GROUP EXHIBIT P

STREET LIGHTING

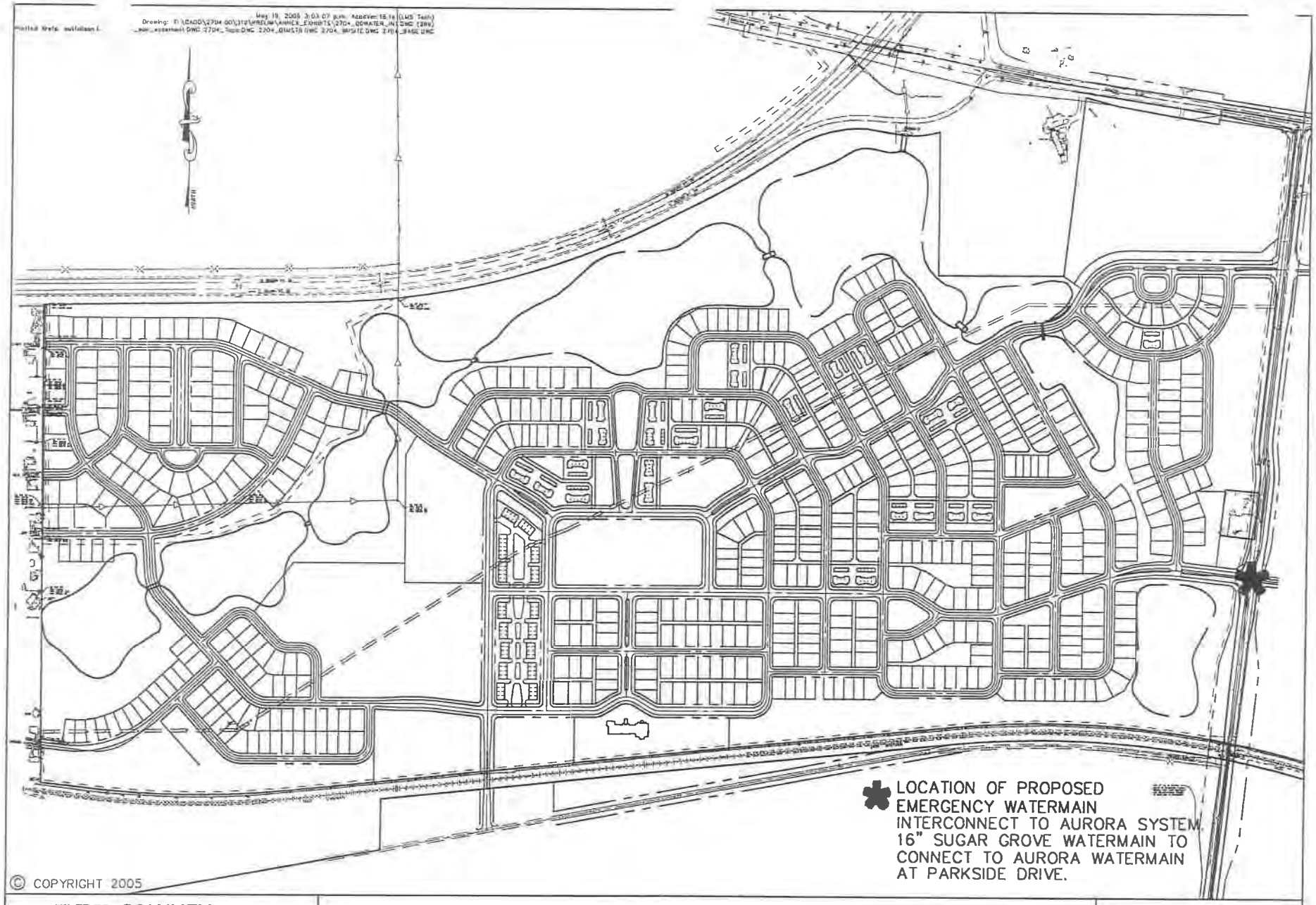
PROJECT NO. 2704.00
EXHIBIT NO. P-3
DATE 5/19/05
SCALE NTS
DRAWN BY : MCH
CHECKED BY : RWG

May 19, 2005 2:32:56 p.m. AcadVer:16.1s (LMS Tech)
Drawing: F:\CADD\2704.00\312\PRELIM\ANNEX_EXHIBITS\2704_00ST_LIGHT.DWG (028)

SETTLERS RIDGE

EXHIBIT Q

(RESERVED)



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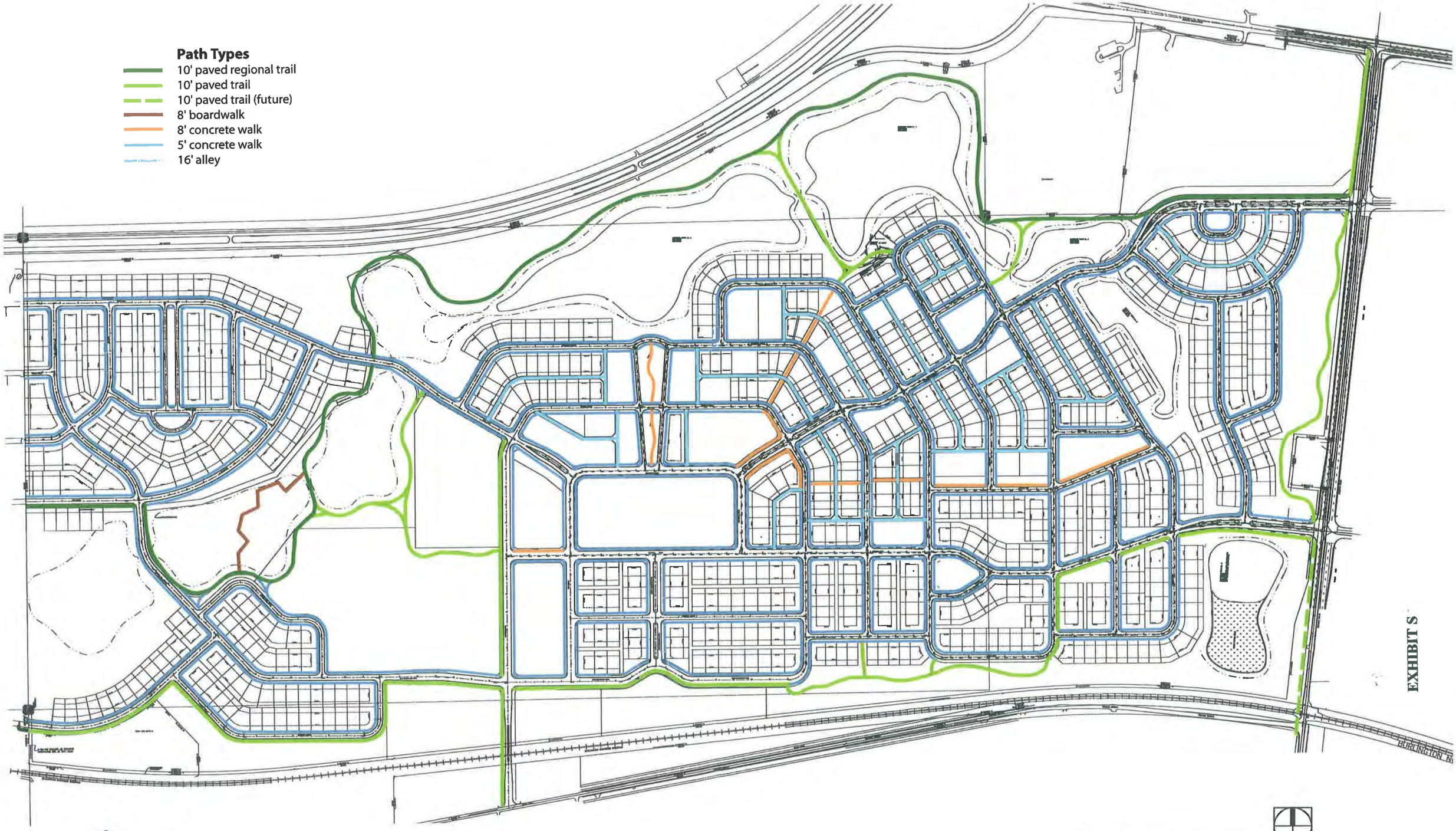
SETTLERS RIDGE

GROUP EXHIBIT R

AURORA WATER INTERCONNECT

PROJECT NO.	2704.00
EXHIBIT NO.	Q
DATE	5/19/05
SCALE	NTS
DRAWN BY :	MCH
CHECKED BY :	RWG



Settlers Ridge

Pedestrian Path Schematic

Settlers Ridge
Sugar Grove, Illinois

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places®

Project:
01.0278.018.01.04
Issue Date:
March 23, 2005 (Revised June 29, 2005)
All drawings are preliminary and subject to change.
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EXHIBIT T

Minimum Architectural Requirements

Satisfying connections to nature, people and the broader community are the basis for good living. The architecture of Settlers Ridge is designed to inspire connections on many levels.

Architectural Elements

The following chart shows the architectural elements that are mandatory and optional for the street facade of each style of home in Settlers Ridge.

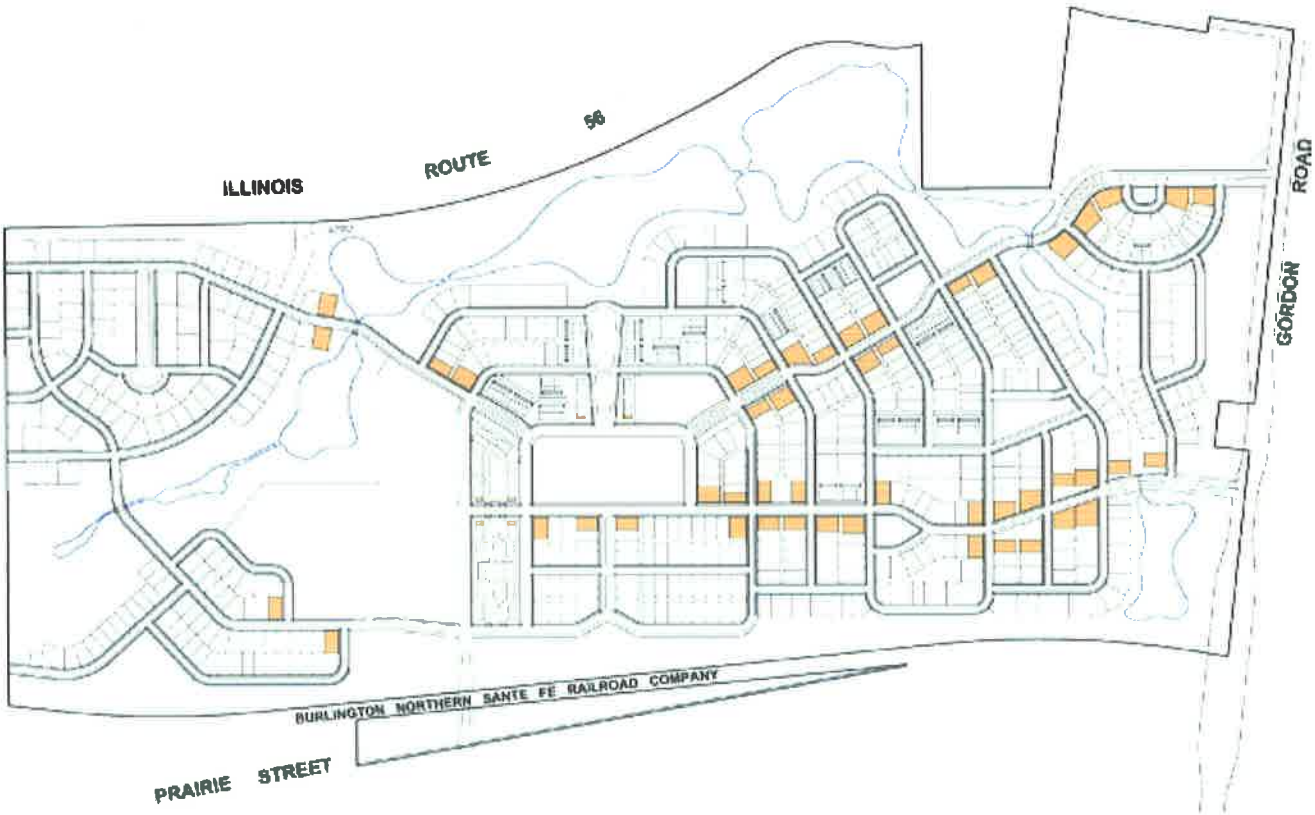
	MANDATORY ELEMENTS									
	Minimum 6'-0" Deep One-Story Porch	Minimum 6'-0" Deep Two-Story Porch	Minimum 3 Risers to Porch	Porch Posts to Match Style	Min. 3 1/2" WideTrim for Windows in Siding	Window Muntins to Match Style	Frieze Boards	Corner Boards	Eave Brackets	Porch Brackets
COLONIAL					x	x	x	x		
CHARLESTON		x	x	x	x	x	x	x		
ITALIANATE	x		x	x	x	x	x	x	x	x
VICTORIAN	x		x	x	x	x	x	x		x
CRAFTSMAN	x		x	x	x	x	x	x		
VERNACULAR	x		x	x	x	x	x	x		

	OPTIONAL ELEMENTS									
	Brick/Stone	Brick/Stone Porch Columns	Entry Porch	'Fish Scales' in Gable	Shingle Siding Accents	Eave Brackets	Shutters	Bay Windows	Dormers	Lattice/ Slats Screening Below Porch
COLONIAL	x		x				x	x	x	x
CHARLESTON	x						x	x	x	x
ITALIANATE	x						x	x	x	x
VICTORIAN	x			x		x	x	x	x	x
CRAFTSMAN	x	x			x	x		x	x	x
VERNACULAR	x						x	x	x	x

Side Facade Enhancements

Lots shown on the map below shall have the following side facade enhancements:

- One to three facade articulations as described on page 28
- 3 1/2" wide trim in windows and doors in siding
- Frieze boards
- Corner boards
- Window muntins that match the building style
- Sideyard landscaping to match front

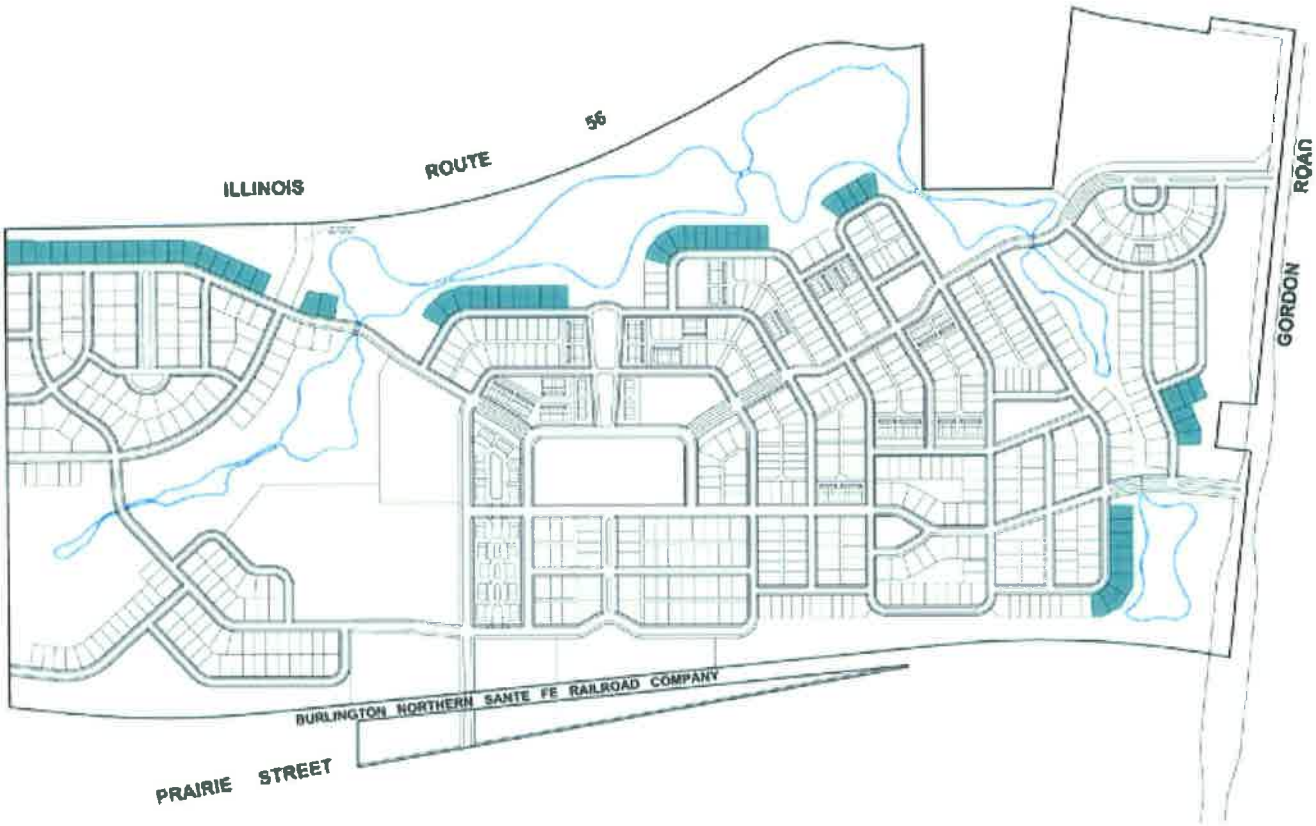


Side facade enhancements will apply to the following lot numbers: 5, 6, 13, 14, 42, 59, 69, 70, 91, 92, 107, 108, 135, 136, 145, 146, 167, 168, 175, 223, 224, 236, 237, 249, 263, 272, 304, 305, 314, 315, 370, 373, 378, 386, 388, 391, 400, 401, 410, 411, 427, 437, 438, 461, 558, 601, 602 (Lot numbers as of May 12, 2005)

Rear Facade Enhancements

Lots shown on the map below shall have the following rear facade enhancements:

- 3½" wide trim in windows and doors in siding
- Frieze boards
- Corner boards
- Window muntins that match the building style
- Brick chimneys
- A stair landing in front of doors measuring at least 6' x 6' with railings, rim joists and stringers painted to match house trim. Lots with a walk-out or garden basement shall have a rear deck measuring at least 10' x 12' with railings, rim joists and stringers painted to match house trim.



Rear facade enhancements will apply to the following lot numbers: 35, 36, 37, 39, 40, 41, 70, 71, 72, 73, 74, 75, 76, 77, 200, 201, 202, 203, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 478, 479, 480 (Lot numbers as of May 12, 2005)

Material Selections Chart

All materials and colors for the homes at Settlers Ridge shall be selected from the chart below.

SIDING

	Pure White	Woodland Cream	Sail Cloth	Autumn Tan	Khaki Brown	Navajo Beige	Sandstone Beige	Woodstock Brown	Cobble Stone	Monterey Taupe	Timber Bark	Heathered Moss	Mountain Sage	Soft Green	Frosted Green	Essex Green	Light Mist	Boothbay Blue	Evening Blue	Harris Cream	Tuscan Bronze	Countrylane Red
COLONIAL	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x
CHARLESTON	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x
ITALIANATE	x	x	x			x	x	x	x	x				x			x	x	x			
VICTORIAN	x		x	x	x	x	x	x	x	x		x	x	x	x			x		x	x	
CRAFTSMAN	x	x	x	x	x	x	x	x	x	x	x		x			x		x	x			
VERNACULAR	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x

	Pure White	Sail Cloth	Navajo Beige	Cobble Stone	Alpine Frost	Match Siding
COLONIAL	x	x	x	x		x
CHARLESTON	x	x	x	x		
ITALIANATE	x	x	x	x		
VICTORIAN	x	x	x	x	x	x
CRAFTSMAN	x	x	x	x		
VERNACULAR	x		x	x		

ACCENT

	Pure White	Sail Cloth	Autumn Tan	Khaki Brown	Navajo Beige	Sandstone Beige	Woodstock Brown	Cobble Stone	Monterey Taupe	Timber Bark	Alpine Frost	Heathered Moss	Mountain Sage	Frosted Green	Essex Green	Light Mist	Boothbay Blue	Evening Blue	Harris Cream	Tuscan Bronze	Chestnut Brown	Countrylane Red
COLONIAL																						
CHARLESTON																						
ITALIANATE																						
VICTORIAN	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x	x	x	x
CRAFTSMAN		x	x	x	x	x	x	x	x	x						x	x					
VERNACULAR																						

BRICK / STONE

	Brick Group 1	Brick Group 2	Brick Group 3	Brick Group 4	Brick Group 5	Texas Cream Chl'field	Ohio Chl'field	Old County Chl'field
COLONIAL	x	x		x	x			
CHARLESTON	x	x		x	x			
ITALIANATE	x	x		x	x			
VICTORIAN	x	x		x				
CRAFTSMAN		x	x	x		x	x	x
VERNACULAR	x	x		x	x			

ASPHALT ROOFING / **METAL ROOFING**

	Weathered Wood	Teak	Driftwood	Onyx Black	Estate Gray	Chateau Green	Granite (Metal Roofing)
COLONIAL	x	x	x	x	x	x	x
CHARLESTON	x	x	x	x	x	x	x
ITALIANATE	x	x	x		x		x
VICTORIAN	x	x	x		x		x
CRAFTSMAN	x	x	x		x		x
VERNACULAR	x	x		x	x	x	x

SHUTTERS

	White	Black	Wedgewood Blue	Clay	Muskat Brown	Tuxedo Gray	Wicker	Burgandy Red	Midnight Green	Midnight Blue	Bordeau
COLONIAL	x	x	x	x	x	x	x	x	x	x	x
CHARLESTON	x	x	x	x	x	x	x	x	x	x	x
ITALIANATE	x	x	x	x	x	x	x	x	x	x	x
VICTORIAN		x	x	x	x	x	x	x	x	x	x
CRAFTSMAN											
VERNACULAR	x	x	x	x	x	x	x	x	x	x	x

FRONT DOOR / **WINDOWS** / **GARAGE DOORS**

	Front Door: Black	Front Door: Red	Front Door: Green	Front Door: Natural Stain	Windows: White	Windows: Beige	Garage Doors: Match Trim
COLONIAL	x	x	x		x	x	x
CHARLESTON	x	x	x		x	x	x
ITALIANATE	x	x	x		x	x	x
VICTORIAN	x	x	x		x	x	x
CRAFTSMAN				x	x	x	x
VERNACULAR	x	x	x		x	x	x

Facade Articulation

Each elevation facing a street should have one to three façade articulations. Articulations are defined as breaks from the primary planes of the structure. Examples of articulations and required specifications related to each are provided as follows.

Porches

Each porch element should be clearly expressed, including the deck platform, railings, columns, header trim, porch ceiling, soffit, facia, gutter, and roof. The porch ceiling joists/roof rafters are to be enclosed with a porch ceiling. If plywood is used for porch ceilings, joints are to be covered with a batten pattern.

Elevate front porches for single-family detached houses above the front walk by at least 18 inches. Heights between 18 and 36 inches are preferred. Porch slabs on grade are not permitted, except for stoops 6 inches or less in height. The area under raised porches shall be enclosed with masonry, wood boards or lattice. Porch steps shall be constructed of wood or masonry to appear solid (i.e. open risers are not allowed). Porch railing assemblies shall consist of a top cap, top and bottom rails, and balusters (maximum space between balusters of 4 inches).

Dormers

Dormers must have a symmetrical gable, hip, shed, or curved form. Allow at least 3 feet between the sidewall of the dormer and any outside building wall.

Entry Element

Detailing of the front doorway can provide relief from the wall plane through the use of trim, moldings, door design, transoms, and sidelights.

Bays

Bays and projections must have at least three sides. They must be supported by structural brackets or extend to the ground.

Horizontal Offset

A horizontal offset of at least 2 feet in the principal building wall which is at least 4 feet in width.

Front Elevation Roofline Change

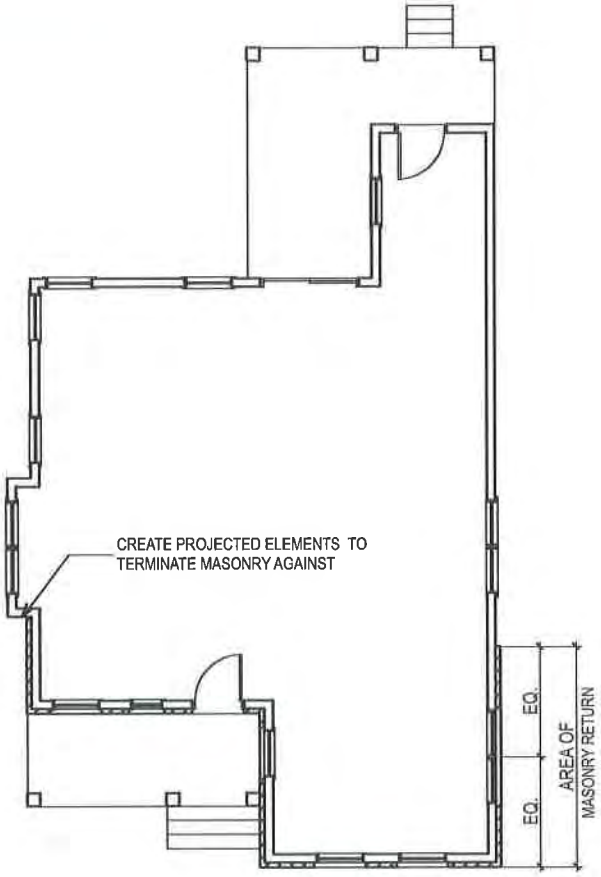
A change in the height of front elevation rooflines by at least one story.

Construction Item	Allowable Materials
Doors	Painted or stained wood, hardboard, fiberglass, or metal. Sliding glass doors are permitted only on rear or interior side yard elevations
Windows	Wood, metal- or vinyl-clad wood, and vinyl. Mill finished aluminum is not permitted
Exterior Walls	Brick, stone, stucco, painted smooth (non-textured) hardboard, smooth-face fiber-reinforced cement board, stained cedar shingles, or painted smooth wood. Wall material changes must generally occur along a horizontal line only, typically at a floor line or a gable end. Vertical changes in wall materials must occur at logical articulations of the building wall, typically at inside corners only.
Roofs	Asphalt or wood shingle, standing seam metal
Shutters	Wood, plastic, fiberglass
Misc Details/Porch Railing Systems/Exterior Gates	Wood, Fypon (or equal), aluminum, wrought iron
Gutters & Downspouts	Aluminum

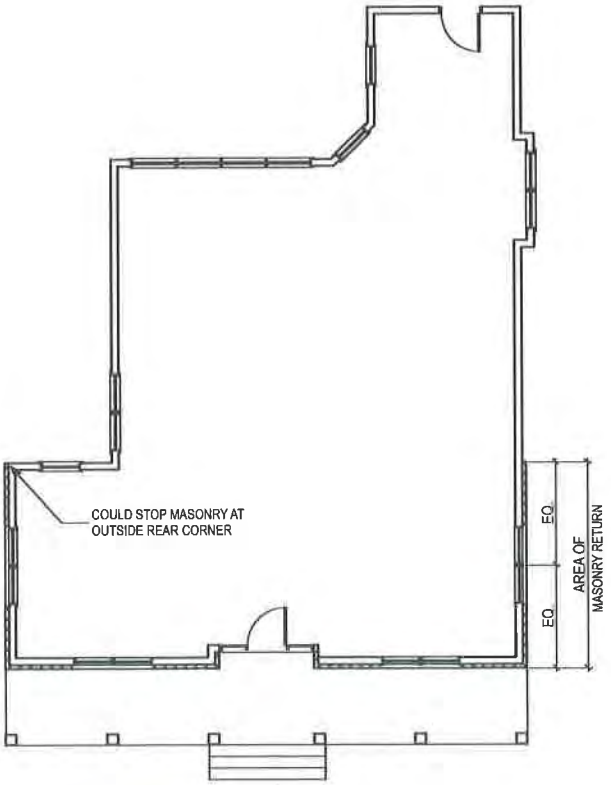
Brick and Stone

In order to avoid illogical and non-traditional applications of brick and stone, the following guidelines are provided:

- Wall material changes from brick or stone to another material must generally occur along a horizontal line only, typically at a floor line or a gable end.
- Vertical changes in wall materials from brick or stone to another material must occur at logical articulations of the building wall, typically at inside corners only. If occurring at an outside corner, it must be a rear corner rather than a front elevation corner. Brick or stone on the front elevation extending around the corner, could be changed to another material at a point beyond a window equidistant to the space between the corner and the window, or might change at a projected element (a porch, or bay) located on the side elevation.



* 2 STORY MASONRY ON FRONT
REQUIRES 2 STORY MASONRY WRAP



* 2 STORY MASONRY ON FRONT
REQUIRES 2 STORY MASONRY WRAP

Lighting

Lighting selections, both on structures and freestanding, should meet two aesthetic goals; the appearance of the fixture should be visually compatible with the architecture, and the amount and quality of the light should be functionally appropriate. The following sections elaborate on the definition of these goals and provide guidelines for successfully achieving them.

Architectural Considerations

- **Style:** Exterior light fixtures shall be coordinated with the architectural style of each home.
- **Size and scale:** Light fixtures shall be sized and scaled as appropriate for the fixture location.

Light Considerations

One of the natural assets of what has historically been a rural area, is the visible night sky over Sugar Grove. In an effort to maintain the ability to view the night sky after the completion of the Settlers Ridge project, every effort is to be made to minimize light pollution.

- **Amount of light:** over-lighting must be avoided. Using only the correct amount of light for the task at hand, according to accepted standards, will reduce the amount of reflected light contributing to sky glow. Unnecessary night-time lighting, particularly decorative flood-lighting, is prohibited.
- **Light distribution:** lights should be installed in full cut-off housings to prevent light being emitted above the horizontal.
- **Type of light source:** low-pressure sodium lamps and high pressure sodium lamps are allowed for exterior lighting.

Lighting Specifications

Porch lighting shall be down lights recessed in the porch ceiling.

All alley-loaded garages must have a well-shielded lighting fixture mounted on the garage controlled by a photo cell and timer.

SINGLE-FAMILY ATTACHED HOUSING

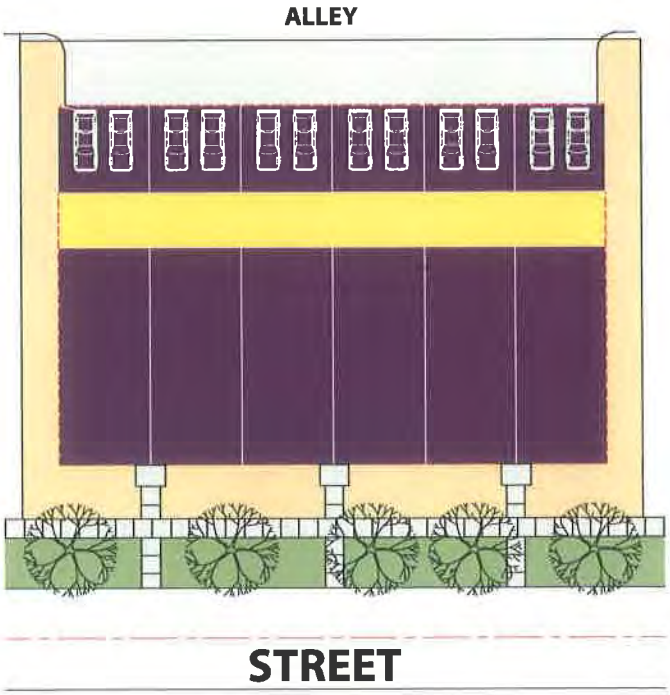
Settlers Ridge at Sugar Grove will have three types of single-family attached residential units:

1. Townhomes with detached, alley-loaded garages,
2. Townhomes with alley access garages underneath, and
3. Mixed-use condominiums

Townhomes with detached, alley loaded garages

These two-story townhomes consist of 4 to 6 attached units. The smaller structure size is compatible with the scale of single-family residences, and these units are tucked into the neighborhoods.

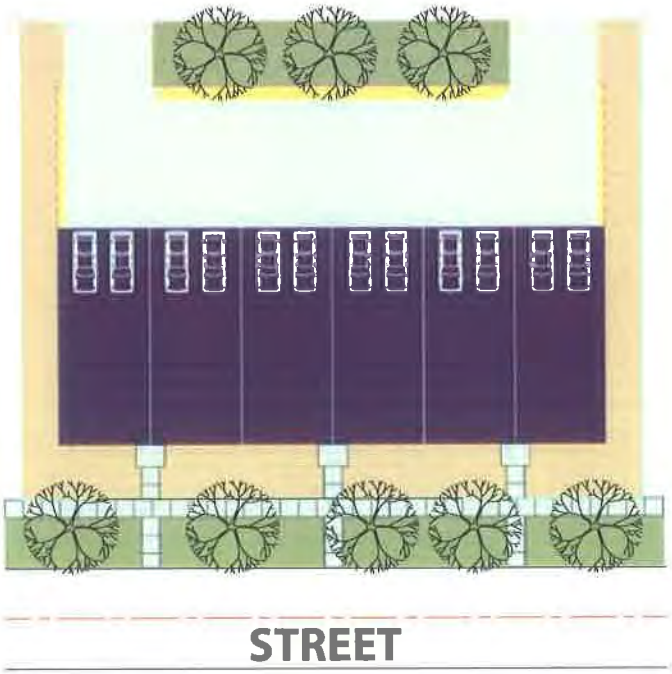
The townhomes will have simple massing in either Vernacular or Charleston detailing with low-pitched gable or hipped roofs, wide porches with square or round (usually Doric) columns, and front doors with rectangular transom lights and sidelights.



Townhomes with alley access, garages underneath

This housing type is comprised of 4 to 6 attached units. The sites for these units will be graded so that the front elevation is 2½ stories, while the rear elevation is 3 stories. These larger scale buildings will be located to frame open spaces in the project.

The units will be designed in the Vernacular style, characterized by 2-story massing with steeply-pitched gable or hip roofs in front-facing, cross or el configurations, generous porches, double-hung or single-hung windows with multi-pane sash, and simple column and trim details.



Mixed-use Condominiums

The mixed-use condominiums are 2-story units or stacked single-story units located above one story of commercial. This building type will be located across from the northeast corner of the central park, and in a cluster flanking both sides of the railroad tracks (see Site Plan below). The mixed-use buildings would contain retail shopping, restaurants, and offfice uses.

Stylistically, these structures will be designed to be compatible with the project's amenity buildings, which will all incorporate limestone and clapboard siding.

Style Repetition Guidelines

In order to create aesthetically lively neighborhoods, it is considered desirable to have a variety of house elevations in each area. To ensure that a residence of the same floor plan and elevation are not repeated in too close a proximity to another residence of the same floor plan and elevation, the following repetition guidelines will apply for single family detached residences only (single family attached residences are exempted):

- **Conventional Neighborhoods** – a residence of the same floor plan and elevation may not be repeated across the street, or within four houses on either side of a street.
- **Traditional Neighborhoods** – because of the variety of lot sizes and types in these neighborhoods, no repetition guidelines shall apply.

Variations in elevations such as the use of different materials, differing rooflines, and variations in window style, size, and placement can be used to alter elevations and allow for closer proximity to similar elevations. Color packages will not be subject to the repetition guidelines unless similar elevations are located in proximity to each other. The Architectural Review Committee will make determinations as to whether greater elevation variability is required in proposed areas.

Architectural Elements

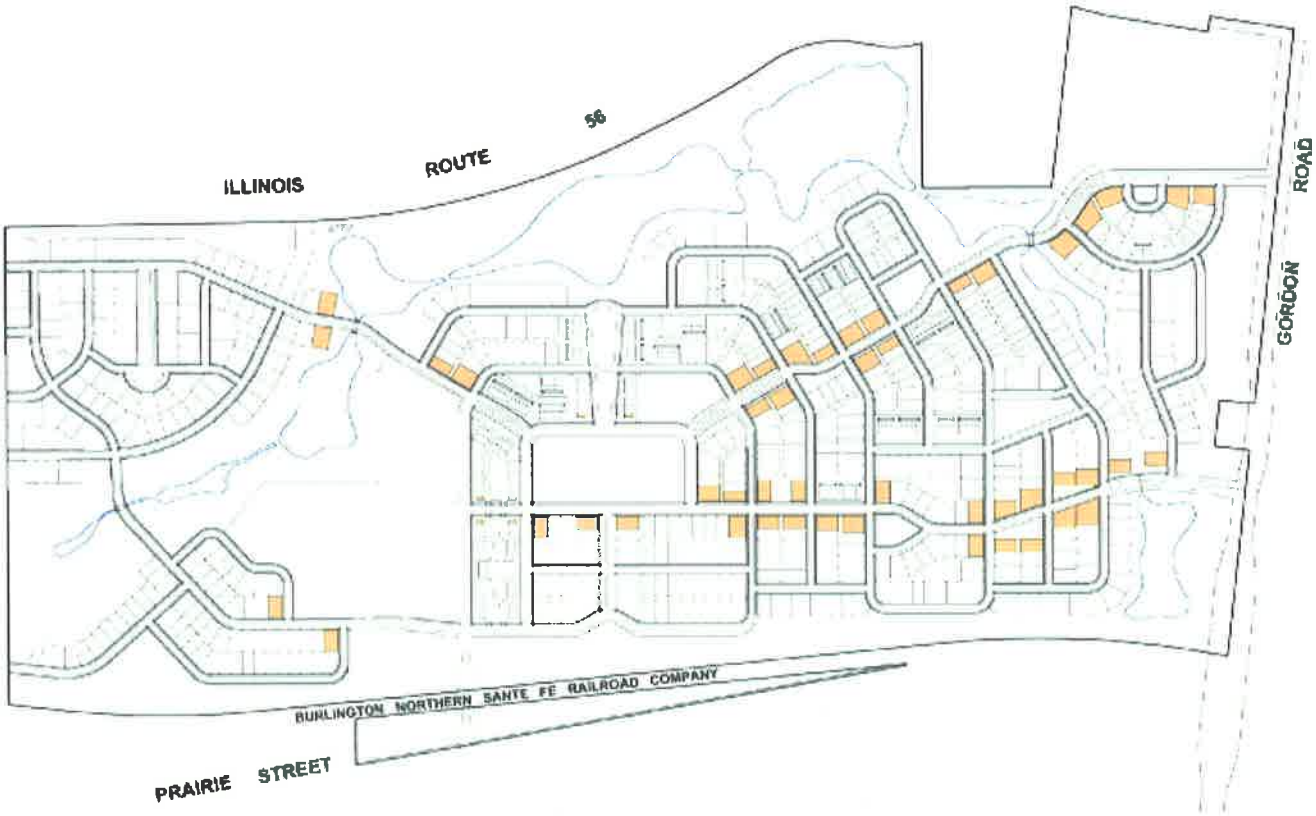
The following chart shows the architectural elements that are mandatory and optional for the street facade of each style of home in Settlers Ridge.

	MANDATORY ELEMENTS										OPTIONAL ELEMENTS									
	Minimum 6'-0" Deep One-Story Porch	Minimum 6'-0" Deep Two-Story Porch	Minimum 3 Risers to Porch	Porch Posts to Match Style	Min. 3 1/2" WideTrim for Windows in Siding	Window Muntins to Match Style	Frieze Boards	Corner Boards	Eave Brackets	Porch Brackets	Brick/Stone	Brick/Stone Porch Columns	Entry Porch	'Fish Scales' in Gable	Shingle Siding Accents	Eave Brackets	Shutters	Bay Windows	Dormers	Lattice/ Slats Screening Below Porch
COLONIAL					x	x	x	x			x		x				x	x	x	x
CHARLESTON		x	x	x	x	x	x	x			x						x	x	x	x
ITALIANATE	x		x	x	x	x	x	x	x	x	x						x	x	x	x
VICTORIAN	x		x	x	x	x	x	x		x	x			x		x	x	x	x	x
CRAFTSMAN	x		x	x	x	x	x	x			x	x			x	x		x	x	x
VERNACULAR	x		x	x	x	x	x	x			x						x	x	x	x

Side Facade Enhancements

Lots shown on the map below shall have the following side facade enhancements:

- One to three facade articulations as described on page 28
- 3 1/2" wide trim in windows and doors in siding
- Frieze boards
- Corner boards
- Window muntins that match the building style
- Sideyard landscaping to match front

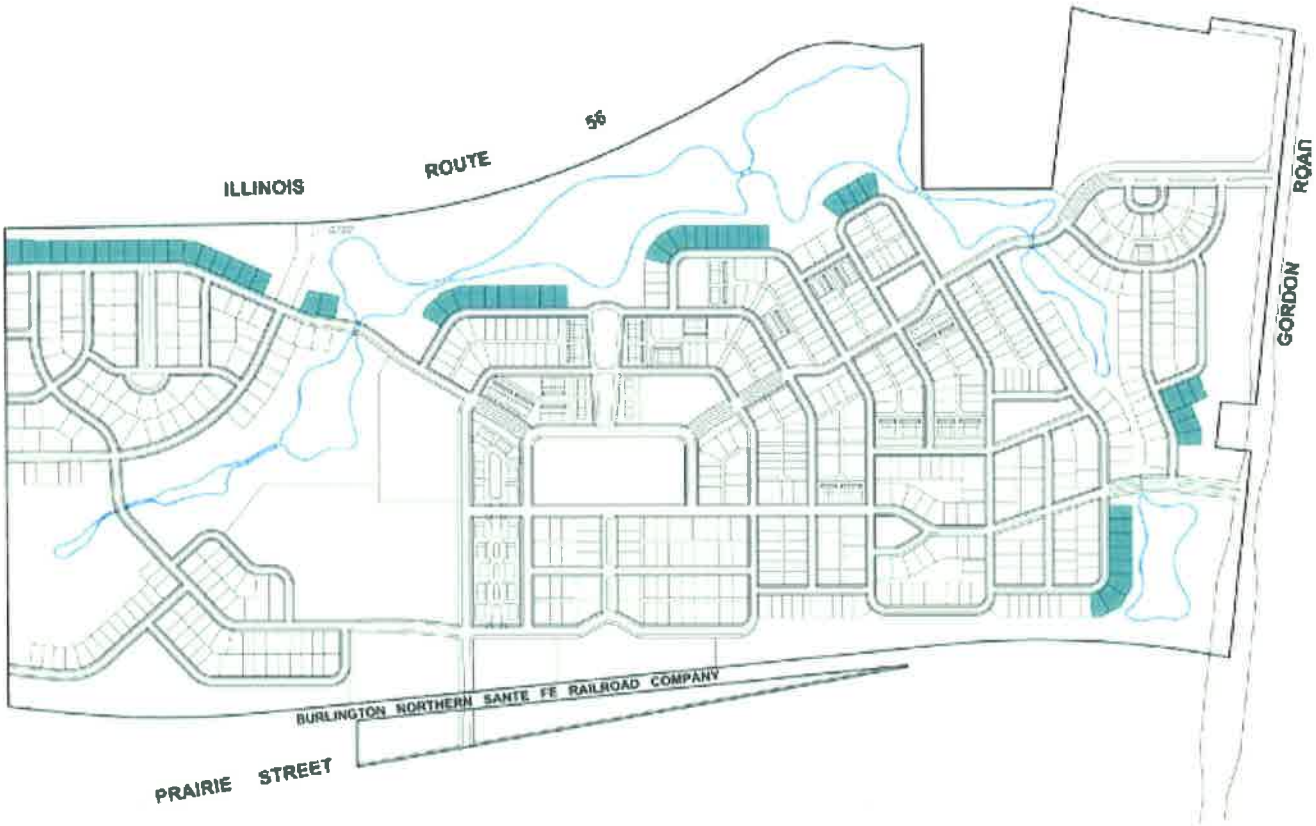


Side facade enhancements will apply to the following lot numbers: 5, 6, 13, 14, 42, 59, 69, 70, 91, 92, 107, 108, 135, 136, 145, 146, 167, 168, 175, 223, 224, 236, 237, 249, 263, 272, 304, 305, 314, 315, 370, 373, 378, 386, 388, 391, 400, 401, 410, 411, 427, 437, 438, 461, 558, 601, 602 (Lot numbers as of May 12, 2005)

Rear Facade Enhancements

Lots shown on the map below shall have the following rear facade enhancements:

- 3½" wide trim in windows and doors in siding
- Frieze boards
- Corner boards
- Window muntins that match the building style
- Brick chimneys
- A stair landing in front of doors measuring at least 6' x 6' with railings, rim joists and stringers painted to match house trim. Lots with a walk-out or garden basement shall have a rear deck measuring at least 10' x 12' with railings, rim joists and stringers painted to match house trim.



Rear facade enhancements will apply to the following lot numbers: 35, 36, 37, 39, 40, 41, 70, 71, 72, 73, 74, 75, 76, 77, 200, 201, 202, 203, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 478, 479, 480 (Lot numbers as of May 12, 2005)

Material Selections Chart

All materials and colors for the homes at Settlers Ridge shall be selected from the chart below.

SETTLERS RIDGE - MATERIAL SELECTION CHART

	SIDING																									TRIM						ACCENT																			
	Pure White	Woodland Cream	Sail Cloth	Autumn Tan	Khaki Brown	Navajo Beige	Sandstone Beige	Woodstock Brown	Cobble Stone	Monterey Taupe	Timber Bark	Heathered Moss	Mountain Sage	Soft Green	Frosted Green	Essex Green	Light Mist	Boothbay Blue	Evening Blue	Harris Cream	Tuscan Bronze	Countrylane Red	Pure White	Sail Cloth	Navajo Beige	Cobble Stone	Alpine Frost	Match Siding	Pure White	Sail Cloth	Autumn Tan	Khaki Brown	Navajo Beige	Sandstone Beige	Woodstock Brown	Cobble Stone	Monterey Taupe	Timber Bark	Alpine Frost	Heathered Moss	Mountain Sage	Frosted Green	Essex Green	Light Mist	Boothbay Blue	Evening Blue	Harris Cream	Tuscan Bronze	Chestnut Brown	Countrylane Red
COLONIAL	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x		x																								
CHARLESTON	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x																										
ITALIANATE	x	x	x			x	x	x	x	x				x			x	x	x				x	x	x	x																									
VICTORIAN	x		x	x	x	x	x	x	x	x		x	x	x	x			x		x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x	x	x	x				
CRAFTSMAN	x	x	x	x	x	x	x	x	x	x	x		x			x		x	x				x	x	x	x				x	x	x	x	x	x	x	x						x	x							
VERNACULAR	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x	x		x	x																										

	BRICK / STONE								ASPHALT ROOFING						METAL ROOFING							SHUTTERS										FRONT DOOR				WINDOWS		GARAGE DOORS
	Brick Group 1	Brick Group 2	Brick Group 3	Brick Group 4	Brick Group 5	Texas Cream Chiffield	Ohio Chiffield	Old County Chiffield	Weathered Wood	Teak	Driftwood	Onyx Black	Estate Gray	Chateau Green	Snowdrift White	Parchment	Old Towne Gray	Terra Cotta	Tahoe Blue	Patina Green	Silver Metallic	White	Black	Wedgewood Blue	Clay	Musket Brown	Tuxedo Gray	Wicker	Burgandy Red	Midnight Green	Midnight Blue	Bordeau	Black	Red	Green	Natural Stain	White	Beige	Match Trim
COLONIAL	x	x		x	x				x	x	x	x	x	x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x
CHARLESTON	x	x		x	x				x	x	x	x	x	x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x
ITALIANATE	x	x		x	x				x	x	x		x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x
VICTORIAN	x	x		x					x	x	x		x		x	x	x	x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x		x	x	x
CRAFTSMAN		x	x	x		x	x	x	x	x	x		x			x	x	x		x	x														x	x	x	x
VERNACULAR	x	x		x	x				x	x		x	x	x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x

FENCING

Fencing is an important component in helping define a traditional neighborhood. All home sites at Settlers Ridge shall be subject to the following fencing guidelines:

- Front and side yard fences for alley access lots shall be one of the types shown in the photos below and be 36" high. Front and side yard fences shall located as shown in Fig. 1 on the following page.
- Rear yard privacy fencing for all lot types shall be shown in the photo below and be 72" high. Rear yard privacy fences shall be located as shown in Fig. 1 and 3 on the following page.
- For lot numbers shown on page 36, front and side yard and rear yard privacy fences shall be located as shown in Fig. 2 on the following page.
- All fencing shall be white.

Front and side yard fence

Rear yard privacy fence

FENCING-Continued

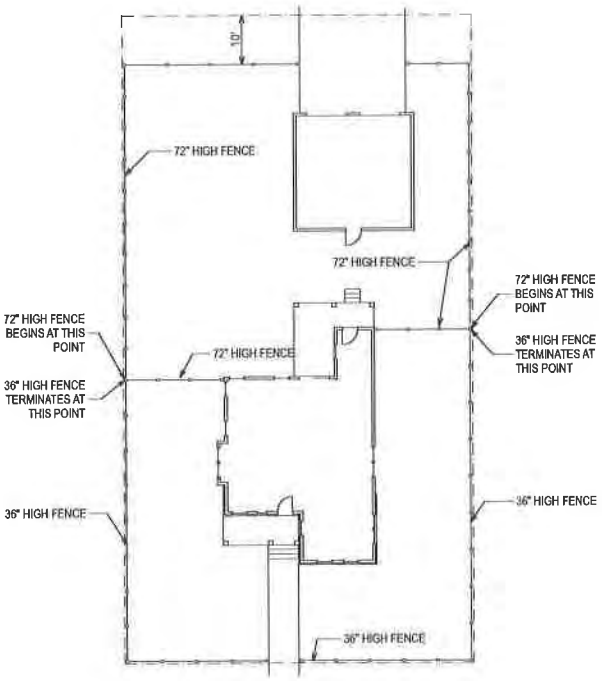


FIG. 1 - TYPICAL LOT - ALLEY LOAD

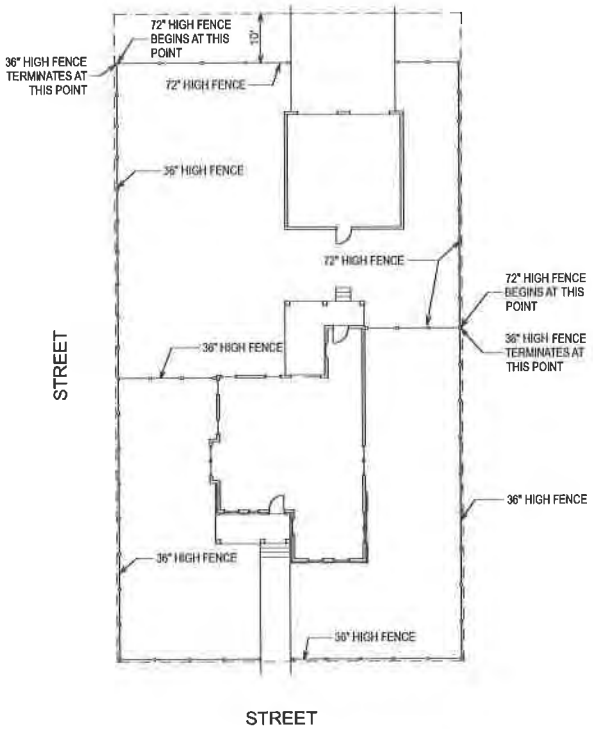


FIG.2 - SPECIFIED CORNER LOTS

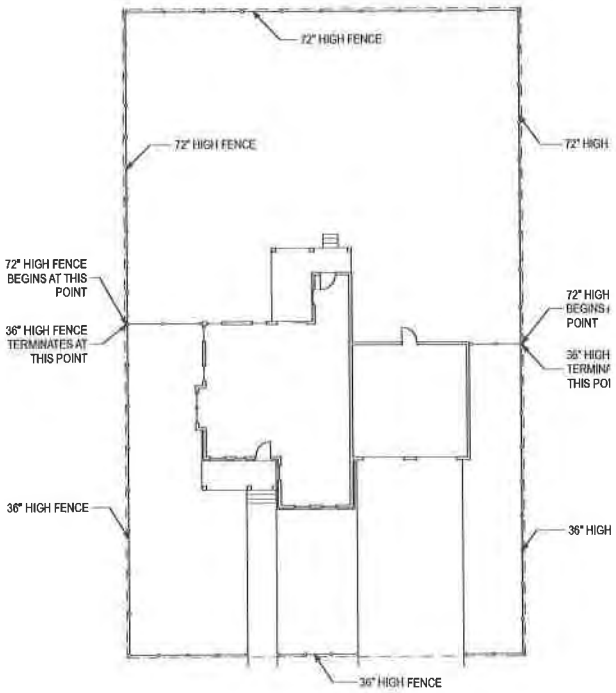


FIG. 3 - TYPICAL LOT - STREET LOAD

Settlers Ridge

Village Parkway Trees - Exhibit "U"

Settlers Ridge
Sugar Grove, Illinois

0' 200' 400' 800'

North

prepared for: Kimball Hill Homes

prepared by: Hitchcock Design Group
Creating Better Places

Project:
01.0278.018.01.04
Issue Date:
June 14, 2005
All drawings are preliminary and subject to change.
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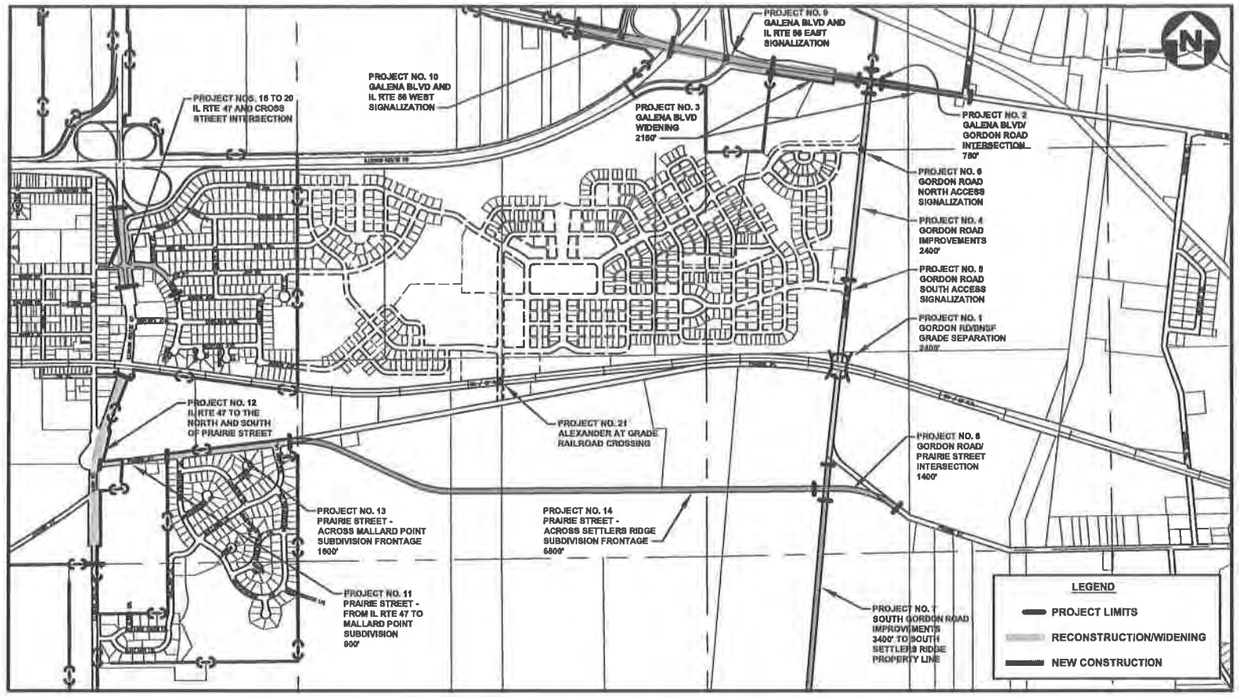

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V–7 GRADE SEPARATION STRUCTURE SCHEMATIC

V–8 DESCRIPTION OF MAJOR ROADWAY IMPROVEMENTS

Project #	Road	Year of Completion
	Gordon Road and Galena Boulevard	
1	Gordon Road / BNSF Grade Separation	2012
2	Galena Blvd. / Gordon Road Intersection	2007
3	Galena Boulevard Widening	2007
4	Gordon Road Improvements	2006
5	Gordon Road / South Access Signalization	2009
6	Gordon Road / North Access Signalization	2009
7	South Gordon Road Improvements	2011
8	Gordon Road / Prairie Street Intersection	2009
	Galena Boulevard and IL 56 Signalization	
9	East Signalization	2007
10	West Signalization	2007
	IL Route 47 and Prairie Street Intersection	
11	Prairie St. - From IL 47 to Mallard Point Subdivision	2010
12	IL 47 - To the North and South of Prairie Street	2010
	Prairie Street Across Mallard Point Subdivision Frontage	
13	Prairie St. - Across Mallard Point Sub. Frontage	2010
	Prairie Street Across Settler's Ridge Subdivision Frontage	
14	Prairie St. - Across Settler's Ridge Sub. Frontage	2011
	IL Route 47 and Cross Street Intersection	
15	Cross Street	2010
16	IL 47 and Cross Street Signalization	2010
17	Terry Lane Right In / Right Out	2010
18	IL 47 - South of Cross Street	2010
19	IL 47 - North of Cross Street	2010
20	IL 47 Resurfacing	2010
	Alexander At Grade BNSF Crossing	
21	Alexander At Grade Railroad Crossing	2007

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VILLAGE OF SUGAR GROVE
10 MUNICIPAL DRIVE
SUGAR GROVE, ILLINOIS 60554

NO.	DATE	REVISIONS

SETTLERS RIDGE SUBDIVISION
MAJOR ROADWAY IMPROVEMENTS
SUGAR GROVE, ILLINOIS

EXHIBIT V
MAJOR ROADWAY IMPROVEMENTS
AND TIMING

DATE	MAY 2005
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FILE NO.	SG02204
SHEET	1 OF 1

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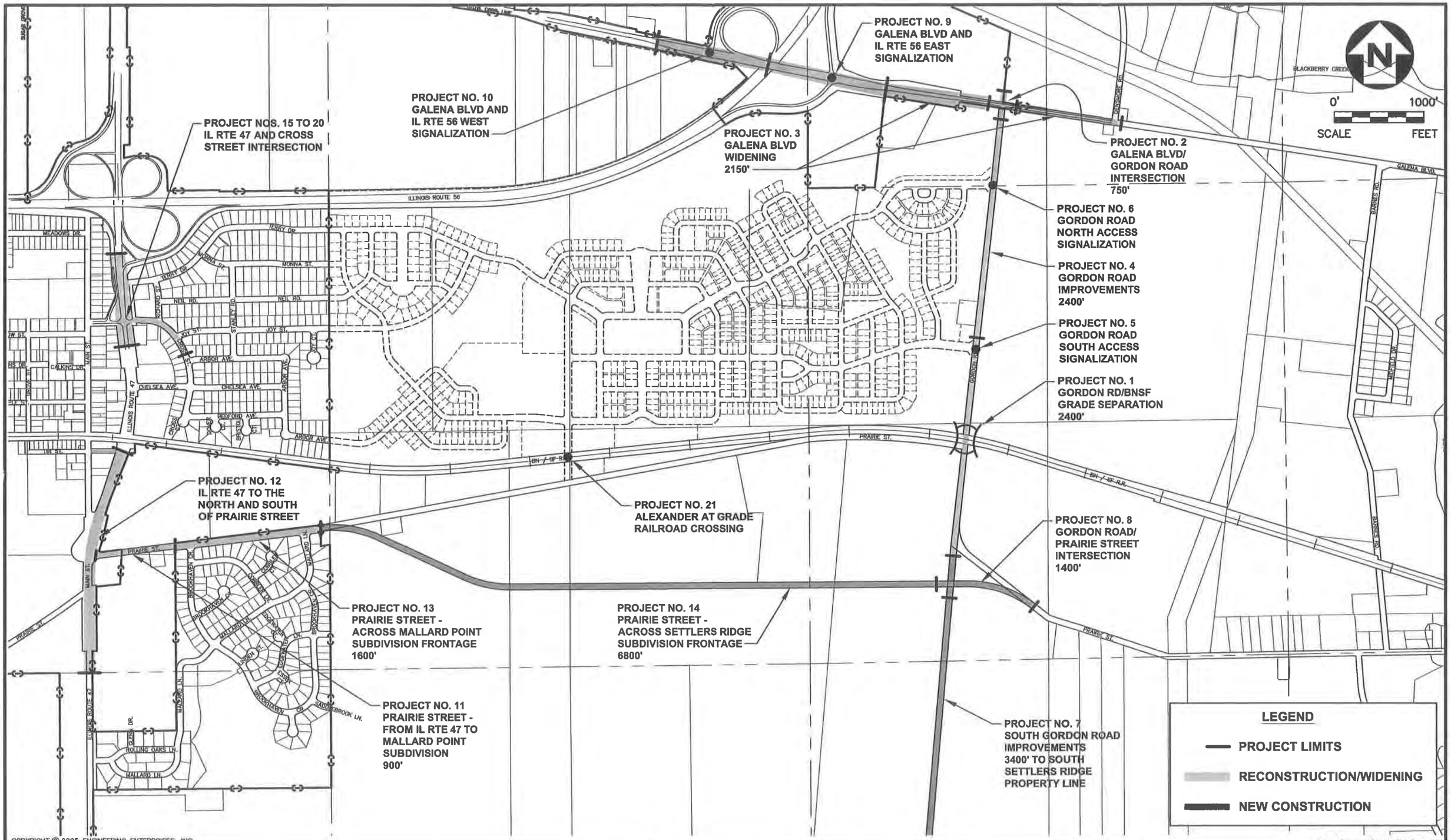

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VILLAGE OF SUGAR GROVE
10 MUNICIPAL DRIVE
SUGAR GROVE, ILLINOIS 60554

NO.	DATE	REVISIONS

SETTLERS RIDGE SUBDIVISION
MAJOR ROADWAY IMPROVEMENTS
SUGAR GROVE, ILLINOIS

EXHIBIT V-1
MASTER PLAN OF MAJOR
ROADWAY IMPROVEMENTS

DATE	MAY 2005
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SHEET	1 OF 1

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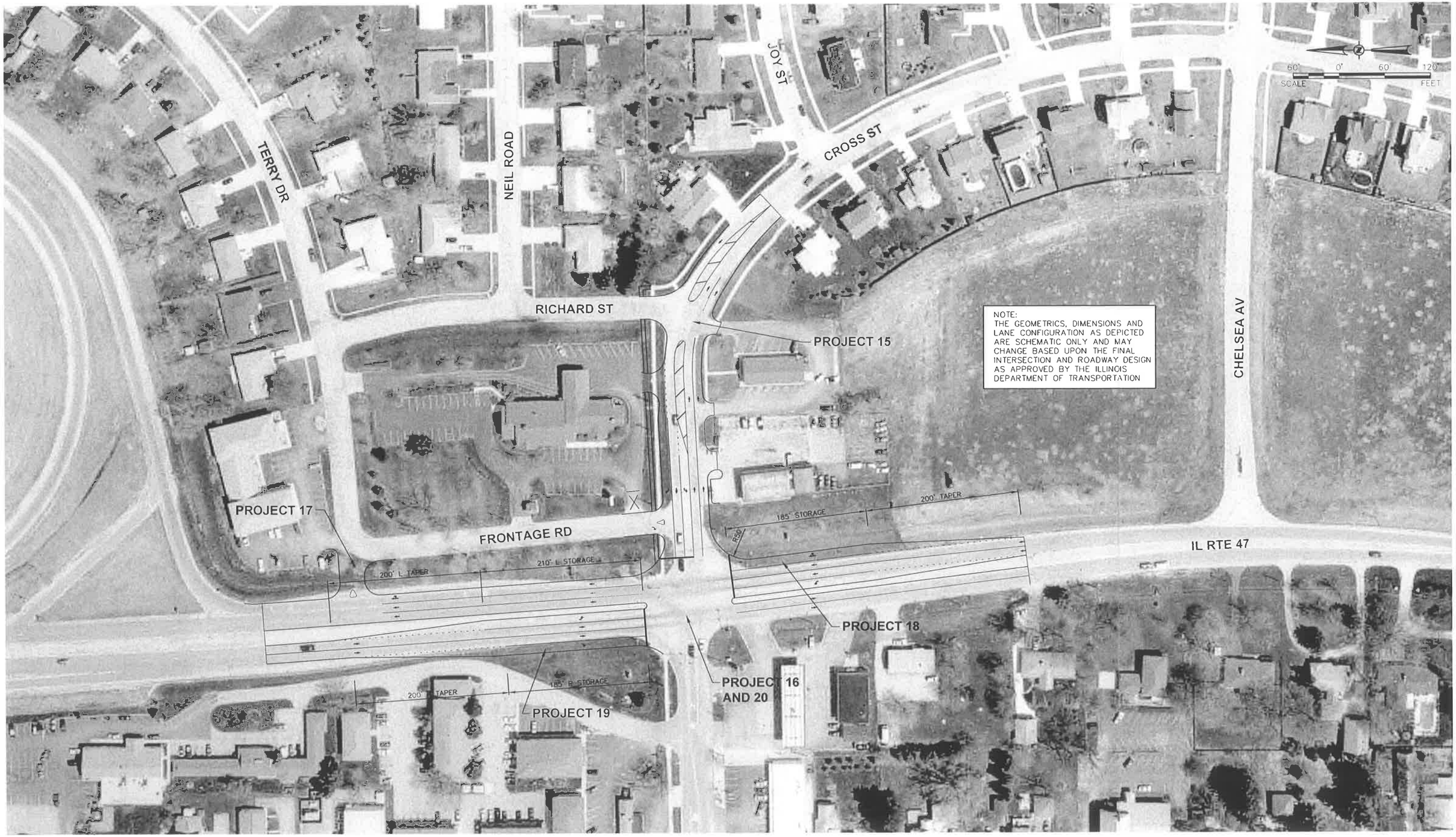

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SUGAR GROVE, ILLINOIS 60554

0 1
Bar represents 1" at FULL size plotted scale. Percentage to 1" to be applied to stated scales.

NO.	DATE	REVISIONS

SETTLERS RIDGE SUBDIVISION
MAJOR ROADWAY IMPROVEMENTS
SUGAR GROVE, ILLINOIS

EXHIBIT V-2
IL RTE 47 AND CROSS STREET
INTERSECTION PROPOSED
IMPROVEMENT SCHEMATIC

DATE	MAY 2005
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FILE NO.	SG022005
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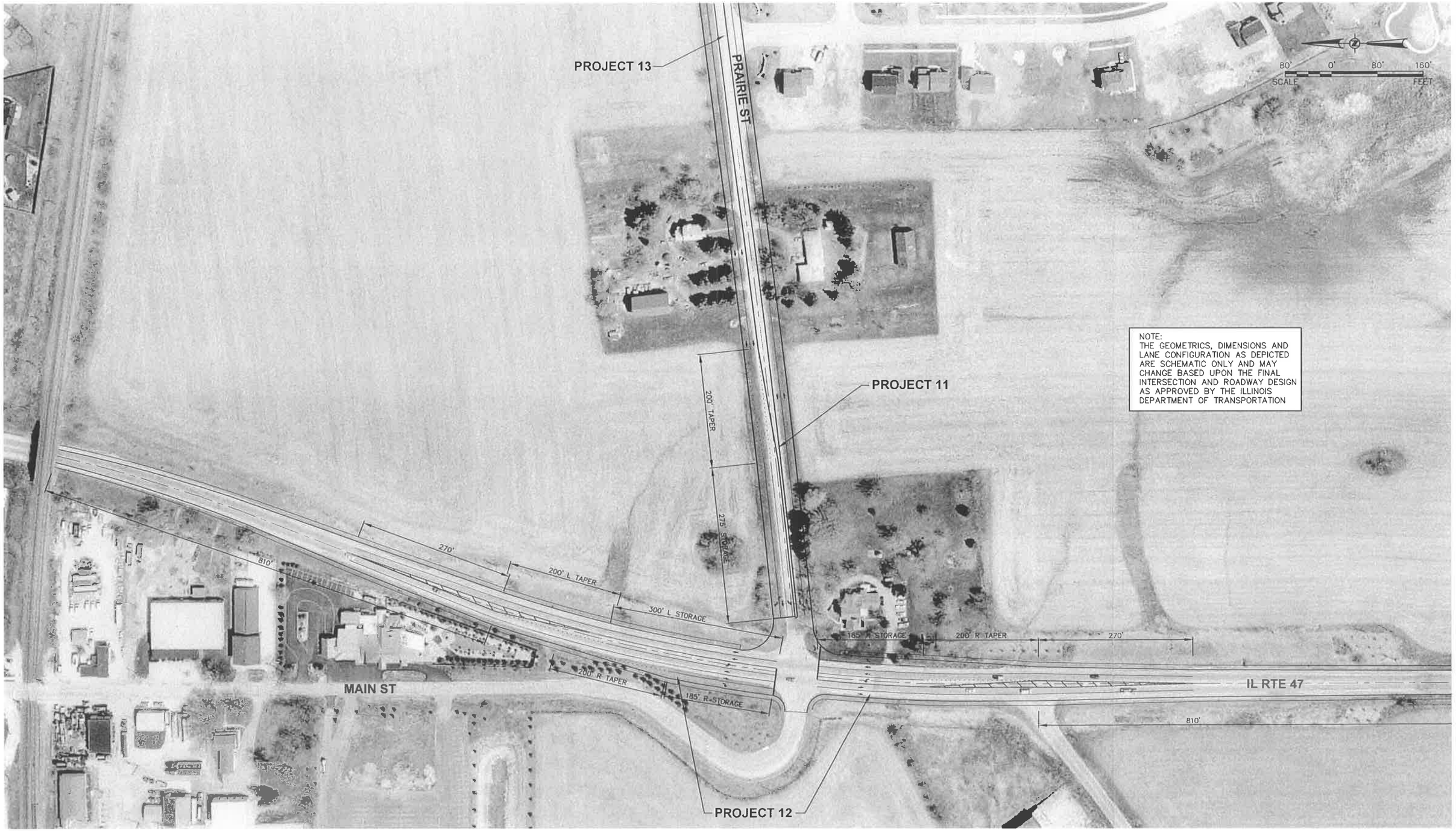

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SUGAR GROVE, ILLINOIS 60554

0 1
Bar represents 1" at FULL size plotted scale. Percentage to 1" to be applied to stated scales.

NO.	DATE	REVISIONS

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MAJOR ROADWAY IMPROVEMENTS
SUGAR GROVE, ILLINOIS

EXHIBIT V-3
IL RTE 47 AND PRAIRIE STREET
INTERSECTION PROPOSED
IMPROVEMENT SCHEMATIC

DATE	MAY 2005
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FILE NO.	SG022006
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0 1
Bar represents 1" at FULL size plotted scale. Percentage to 1" to be applied to stated scales.

NO.	DATE	REVISIONS

SETTLERS RIDGE SUBDIVISION
MAJOR ROADWAY IMPROVEMENTS
SUGAR GROVE, ILLINOIS

EXHIBIT V-4
GALENA BLVD AND GORDON ROAD
INTERSECTION PROPOSED
IMPROVEMENT SCHEMATIC

DATE	MAY 2005
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FILE NO.	SG022010
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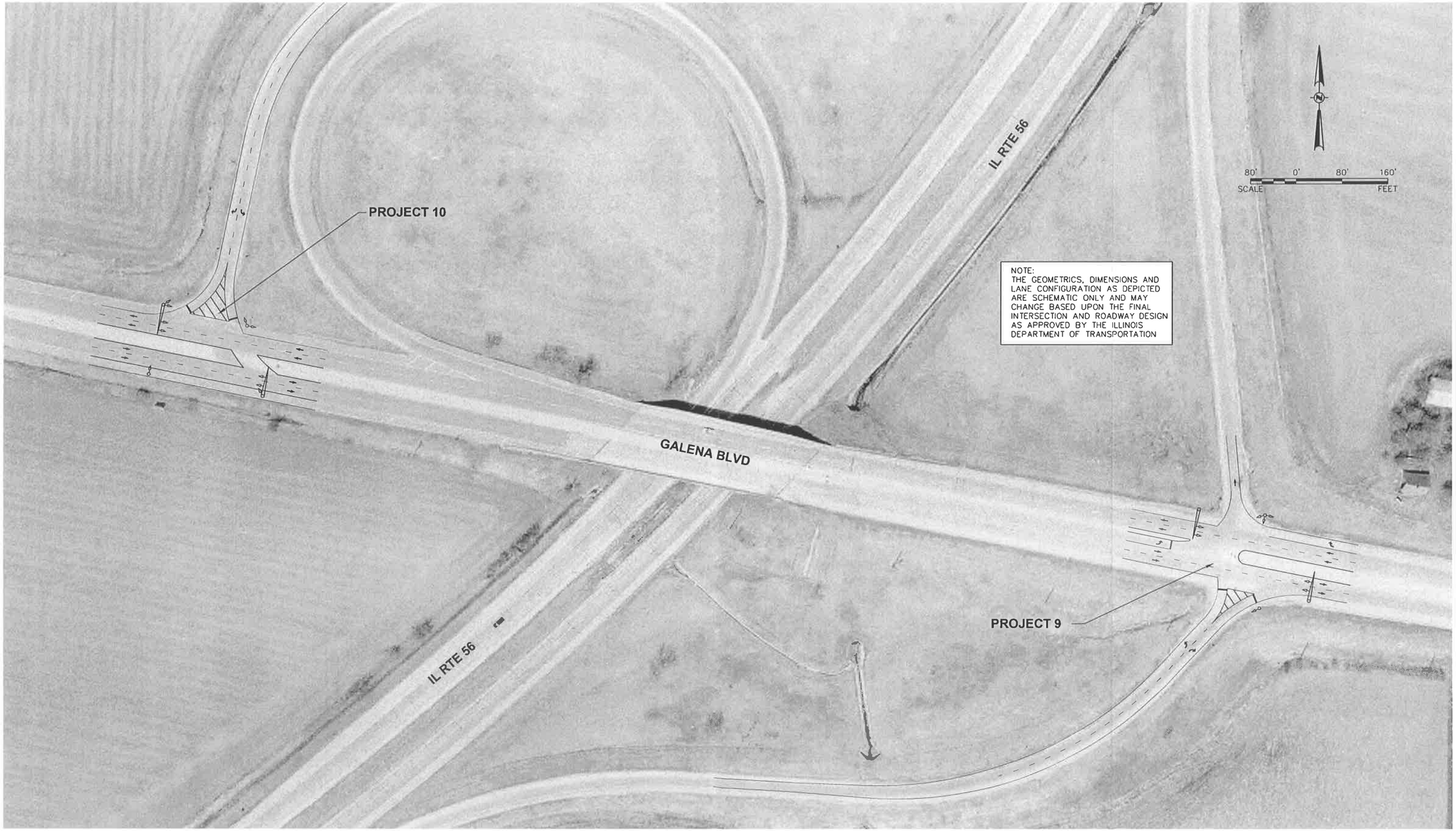

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SUGAR GROVE, ILLINOIS 60554

0 1
Bar represents 1" at FULL size plotted scale. Percentage to 1" to be applied to stated scales.

NO.	DATE	REVISIONS

SETTLERS RIDGE SUBDIVISION
MAJOR ROADWAY IMPROVEMENTS
SUGAR GROVE, ILLINOIS

EXHIBIT V-5
IL RTE 56 AND GALENA BLVD
INTERSECTION PROPOSED
IMPROVEMENT SCHEMATIC

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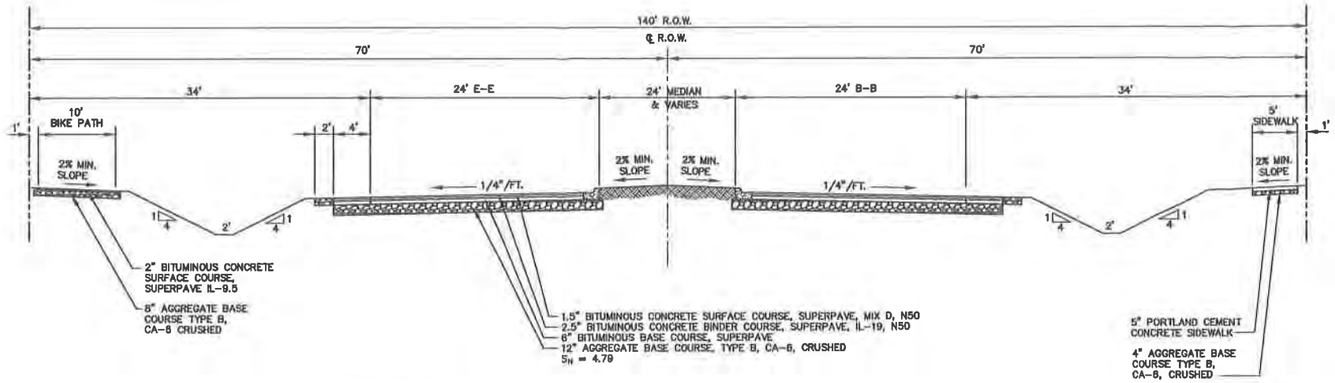
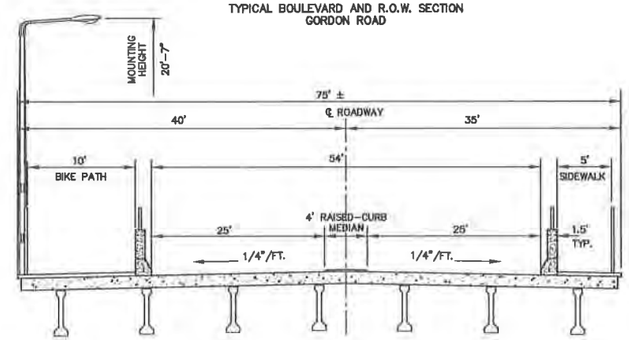
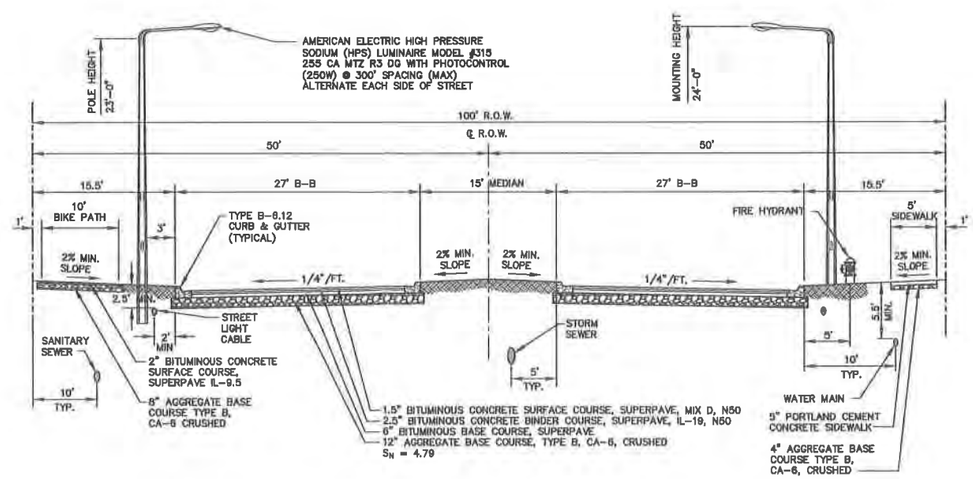


TYPICAL BOULEVARD AND R.O.W. SECTION
GORDON ROAD



TYPICAL BRIDGE DECK SECTION
GRADE SEPARATION STRUCTURE



TYPICAL BOULEVARD AND R.O.W. SECTION
PRAIRIE STREET

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VILLAGE OF SUGAR GROVE
10 MUNICIPAL DRIVE
SUGAR GROVE, ILLINOIS 60554

NO.	DATE	REVISIONS

SETTLERS RIDGE SUBDIVISION
MAJOR ROADWAY IMPROVEMENTS
SUGAR GROVE, ILLINOIS

EXHIBIT V-6
TYPICAL PAVEMENT CROSS SECTIONS

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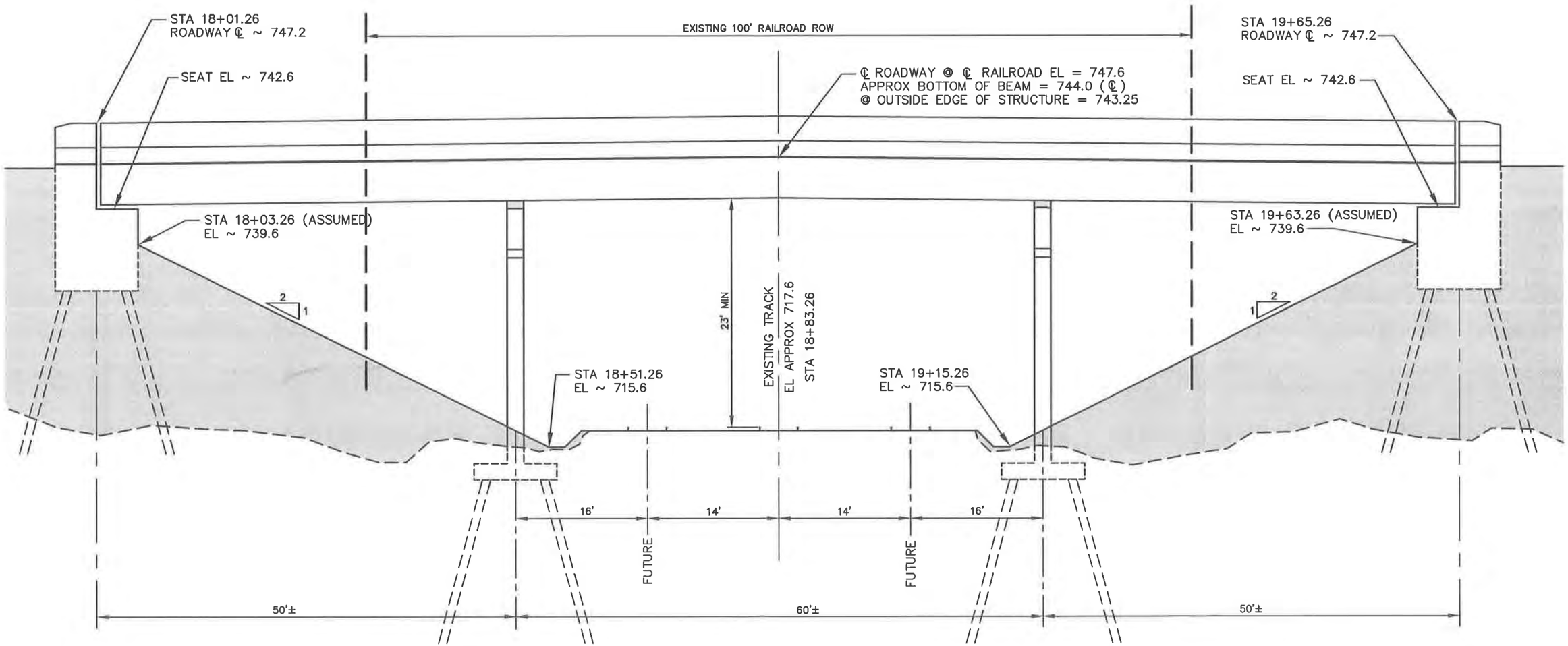

*NOTE:
TYPE, STYLE AND FINAL LENGTH OF STRUCTURE TO BE DETERMINED BASED UPON NUMBER OF FUTURE TRACKS AND FINAL DESIGN. CURRENTLY ONE TRACK EXISTS.

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VILLAGE OF SUGAR GROVE
10 MUNICIPAL DRIVE SUGAR GROVE, ILLINOIS 60554

NO.	DATE	REVISIONS

SETTLERS RIDGE SUBDIVISION
MAJOR ROADWAY IMPROVEMENTS
SUGAR GROVE, ILLINOIS

EXHIBIT V-7
GRADE SEPARATION
STRUCTURE SCHEMATIC

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FILE NO.	SG022008
SHEET	1 OF 1

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Settlers Ridge Subdivision
Village of Sugar Grove
Exhibit V-8
Description of Major Roadway Improvements
June 20, 2005

Project 1: Gordon Road Grade Separation Structure

The proposed improvement would consist of an above grade bridge structure to carry Gordon Road over the railroad with a 4-12' lane section including a 4' wide raised curb median, parapet walls, 10' bike path and 5' sidewalk (75' width total). The approaches on each side of the 100' wide railroad right-of-way is recommended to be at a maximum of a 4.5% grade which would provide for a touchdown in each direction of approximately 1,000 feet from the railroad centerline. The road shall be designed for a minimum design speed of 50 mph with a posted speed of 45 mph (K value of 110 minimum for vertical curve design). The roadway cross section on the approach embankments will transition from the Gordon Road rural 4 lane Boulevard Section to the 4 lane bridge section. The length of the bridge shall be as determined by the BNSF railroad dependent upon the number of tracks to be accommodated, but in no case less than a number inclusive of a future commuter track. Embankment side slopes should be at a maximum of 1:3.

Project 2: Galena Boulevard / Gordon Road Intersection

The KLOA traffic study indicates that this intersection is to be re-constructed to accommodate additional turn lanes and signalization. The intersection is anticipated to include two 12' thru lanes in each direction plus single left and right turn 12' lanes on Galena Blvd.; two southbound and three northbound 12' lanes on Gordon Road (northbound lanes consist of a dual left turn and a single thru right turn lane). The approximate 500' of the north leg of the intersection would consist of one northbound and 3 southbound 12' lanes (one right turn, one through lane and one left turn lane). An extension of the 8' wide bituminous bike trail to connect to the Gilman Trail is to be included. Both roads are anticipated to maintain rural cross sections with shoulders and ditch drainage as described in this exhibit. Additionally, the signals are to be interconnected with the IL Route 56 signals.

Project 3: Galena Boulevard Widening

The proposed improvements would consist of road widening from the existing 2 lane rural section to a 5 lane rural section. The road would be widened and fully resurfaced to the standard IDOT required cross section with 3' paved and 5' aggregate shoulders with ditches to the outside. The Village pavement cross-section is a minimum pavement composition of 6" aggregate sub base, 9" bituminous of concrete base, 2.5" of bituminous concrete binder course and 1.5" of bituminous concrete surface course for the full width and length of the improvement (or as otherwise directed by IDOT). The road shall be designed for a minimum design speed of 50 mph with a minimum posted speed of 45 mph (or as otherwise directed by IDOT). Other improvements would include concrete sidewalk, bike path, street lighting, thermoplastic

pavement markings, signage and miscellaneous appurtenances. The widening would include the provision of a west bound right turn lane to the entrance ramp to IL Route 56.

Project 4: Gordon Road Improvements

The proposed improvements would consist of road reconstruction and widening from a 2 lane rural section to a 4-12' lane boulevard section with a grass or paved median for the length of Gordon Road from Galena Boulevard to the above grade structure. A four lane cross-section is required based upon the projected 2015 year traffic as amended and will require a R.O.W. width of 140'. The new road would be widened to the standard Village cross section for a boulevard section with a curbed island, 4' paved and 2' aggregate shoulders with ditches to the outside. The standard Village cross-section is a minimum pavement composition of 12" aggregate sub base, 6" bituminous of concrete base, 2.5" of bituminous concrete binder course and 1.5" of bituminous concrete surface course with a minimum composite structural number of 4.79. The road shall be designed for a minimum design speed of 50 mph with a posted speed of 45 mph. Other improvements would include concrete curb and gutter (median only), sidewalk, bike path, street lighting, thermoplastic pavement markings and miscellaneous appurtenances.

Projects 5 and 6: Gordon Road North/South Access Signalization

The proposed improvements would consist of the installation of a traffic signal and all related appurtenances, including all necessary interconnect and at a time as directed by the Village.

Project 7: South Gordon Road Improvements

The proposed improvements would consist of new road construction of a 4-12' lane boulevard section with a paved or grass median for the length of Gordon Road from the above grade structure to the southern property line of Settler's Ridge. A four lane cross-section is required based upon the projected 2015 year traffic as amended and will require a R.O.W. width of 140'. The road would be constructed to the standard Village cross section for a boulevard section with a curbed island, 4' paved and 2' aggregate shoulders with ditches to the outside. The standard Village cross-section is a minimum pavement composition of 12" aggregate sub base, 6" bituminous of concrete base, 2.5" of bituminous concrete binder course and 1.5" of bituminous concrete surface course with a minimum composite structural number of 4.79. The road shall be designed for a minimum design speed of 50 mph with a posted speed of 45 mph. Other improvements would include concrete curb and gutter (median only), sidewalk, bike path, street lighting, thermoplastic pavement markings, signage and miscellaneous appurtenances.

Project 8: Gordon Road / Prairie Street Intersection

The intersection is anticipated to include two thru 12' lanes in each direction on Gordon Road plus single left and right turn 12' lanes onto Prairie Street. Prairie St. shall include two thru 12' lanes in each direction and a left turn 12' lane in each direction. Both roads are anticipated to maintain the cross sections as described in this exhibit (Gordon Rd. will be a rural 4 lane boulevard, Prairie St. will be an urban 4 lane boulevard). The east leg of the intersection will be extended up to approximately 600' from Gordon Road to provide an adequate realignment and connection to the existing Prairie Street.

Projects 9 and 10: Galena Boulevard and IL Route 56 Signalization

The proposed improvements is anticipated to consist of the installation of traffic signals and roadway widening improvements to the two ramp intersections of the interchange at Galena Boulevard and IL Route 56 (Project 9 is the east ramp intersection, Project 10 is the west ramp intersection). This is all subject to IDOT approval and direction. The two interchange approach ramps would be widened to provide separate right and left turn lanes and would consist of a minimum pavement composition of 12" aggregate base, 9" bituminous concrete base, 2.5" bituminous concrete binder course and 1.5" bituminous concrete surface course (or as otherwise directed by IDOT). In addition, the left turn storage bay may be required to be lengthened and the full length and width of the pavement through the intersection to be resurfaced.

Project 11: Prairie Street from IL Route 47 to Mallard Point Subdivision

The proposed improvements would consist of road widening from a 2 lane rural section to a 4-12' lane urban boulevard section with a 15' median for a distance of approximately 950' at the intersection with IL Rte. 47. A four lane pavement cross-section is required based upon the projected 2015 year traffic as amended. The road would be widened to the standard Village cross section for a boulevard section and would consist of a minimum pavement composition of a 12" aggregate base, 6" bituminous concrete base, 2.5" bituminous concrete binder course and 1.5" bituminous concrete surface course with a minimum composite structural number of 4.79. The road shall be designed for a minimum design speed of 45 mph. Other improvements would include concrete curb and gutter, storm sewers, culvert extensions, sidewalk – both sides, street lighting, thermoplastic pavement markings, signage and miscellaneous appurtenance adjustments. Additional Right-of-Way will be required to provide for the necessary 100 feet of minimum width.

Project 12: IL Route 47 - 850' to the North and South of Prairie Street

The proposed improvements would consist of road widening from the existing 3 lane cross section to the Year 2015 Recommended Roadway Geometrics prepared by KLOA Inc. (Figure 9) for the project for a distance of approximately 1750'. The pavement would be widened to 6-12' lanes at the intersection of IL 47 and Prairie Street to accommodate in each direction 2 through-bound 12' lanes, a left and a right turn 12' lane. The road would be widened and would consist of a minimum pavement composition of 12" aggregate base, 9" bituminous concrete base, 2.5" bituminous concrete binder course and 1.5" bituminous concrete surface course (or as otherwise directed by IDOT). The road shall be designed for a minimum design speed of 50 mph with a posted speed of 45 mph (or as otherwise directed by IDOT). Other improvements include bituminous concrete overlay of IL Route 47 through the intersection, various concrete curb and gutter removal and replacements, storms sewers, bituminous and aggregate shoulder, thermoplastic pavement markings, signage and miscellaneous appurtenance adjustments. A traffic signal with interconnect to the IL 47 and Cross Street Intersection would also be provided. Further, countdown pedestrian heads shall be utilized. This is all subject to IDOT approval and direction.

Project 13: Prairie Street across Mallard Point Subdivision Frontage

The proposed improvements would be a 4 lane urban Boulevard similarly as the section of Prairie Street from IL Rte. 47 to Mallard Point Subdivision as noted above (Project 11).

Project 14: Prairie Street across Settlers Ridge Subdivision Frontage

The proposed improvements would consist of new road construction of a 4-12' lane urban boulevard section with a 15' median for a distance of approximately 6800' across the Settlers Ridge Subdivision Frontage. A four lane pavement cross-section is required based upon the projected 2015 year traffic as amended. The road would be the standard Village cross section for a boulevard section and would consist of a minimum pavement composition of a 12" aggregate base, 6" bituminous concrete base, 2.5" bituminous concrete binder course and 1.5" bituminous concrete surface course with a minimum composite structural number of 4.79. The road shall be designed for a minimum design speed of 45 mph. Other improvements would include concrete curb and gutter, storm sewers, culvert extensions, sidewalk – both sides, street lighting, thermoplastic pavement markings, signage and miscellaneous appurtenance adjustments. A 100 foot minimum Right-of-Way will be required.

Project 15: Cross Street from IL Route 47 to the South of Joy Street

The proposed improvements would consist of road widening from a 3 lane urban section to a 5-12' lane urban section from IL 47 to Richard Street and a 4 -12' lane urban section from Richard Street to the south of Joy Street. The road would be widened to the standard Village cross-section with a minimum pavement composition of 12" aggregate base, 6" bituminous concrete base, 2.5" bituminous concrete binder course, 1.5" bituminous concrete surface course with a minimum composite structural number of 4.79.

The southwestern entrance to the bank property would be proposed to be closed and the frontage road would be converted to include a "right in right out" entrance. A new bank entrance along Cross Street at the southeastern portion of the bank property would be constructed. Other improvements include an overlay of the entire Cross Street, concrete curb and gutter removal and replacement, sidewalk removal and replacement, thermoplastic pavement markings and miscellaneous appurtenance adjustments.

Projects 16, 18, 19 and 20: IL Route 47 - 500' to the North and South of Cross Street

The proposed improvements would consist of road widening from the existing 5 lane cross section to a 6 lane cross section by adding a right turn 12' lane in each direction (Project 18 to the south of Cross Street, Project 19 to the north of Cross Street). Additionally, a portion of the concrete median would be removed and replaced with pavement to extend the left turn 12' lanes as required. The road should be widened to consist of a minimum of 6" aggregate base, 9" bituminous concrete base, 2.5" bituminous concrete binder course, 1.5" bituminous concrete surface course (or as otherwise directed by IDOT). The road shall be designed for a minimum design speed of 50 mph with a posted speed of 45 mph. Other improvements include bituminous concrete overlay of IL Route 47 through the intersection (Project 20), guard rail removal and replacement, various concrete curb and gutter removal and replacement, bituminous and aggregate shoulder, thermoplastic pavement markings and miscellaneous

appurtenance adjustments. The existing traffic signal system would be replaced and would included interconnect to the IL 47 and Galena Boulevard Intersection (Project 16). Further, countdown pedestrian heads shall be utilized.

Project 17: Terry Drive Right In – Right Out

The proposed improvements would consist of the extension of Terry Drive to the west from the existing access drive and the construction of a right in – right out entrance onto/from IL Route 47 (per or as otherwise directed by IDOT). The road would be constructed to the minimum pavement composition of 6" aggregate base, 9" bituminous concrete base, 2.5" bituminous concrete binder course and 1.5" bituminous concrete surface course (or as otherwise directed by IDOT). Other improvements include various concrete curb and gutter construction, concrete median construction, thermoplastic pavement markings, signage and miscellaneous appurtenance adjustments. This is all subject to IDOT approval and direction.

Project 21: Alexander At Grade Railroad Crossing

The proposed improvements would consist of concrete pavement crossing planks, gates and full signalization, pedestrian crosswalks, a concrete median, signage, pavement markings and other features so as to be fully compliant with all BNSF railroad and Federal Railroad Administration regulations and in particular for Quiet Zone status.

COWHEY GUDMUNDSON LEDER, LTD.
CONSULTING ENGINEERS

LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

PRELIMINARY ENGINEERING IMPROVEMENT PLANS
FOR

SETTLERS RIDGE - NORTH PARCEL

SUGAR GROVE, ILLINOIS

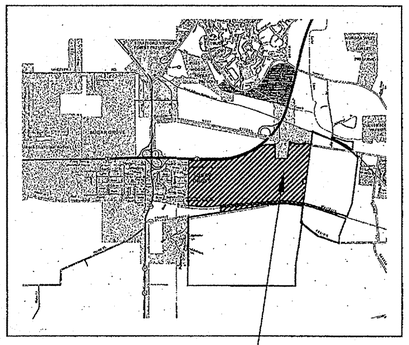
PLANS PREPARED
FOR

KIMBALL HILL HOMES
5999 NEW WILKE ROAD, SUITE 504
ROLLING MEADOWS, IL 60008
(847) 364-7300

PLANS PREPARED BY

COWHEY GUDMUNDSON LEDER, LTD.
ITASCA, ILLINOIS

LOCATION MAP



SITE LOCATION

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
CONSTRUCT WATER MAIN UNDER SEWER		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
WATER MAIN		
GRANULAR TRENCH BACKFILL		
STREET LIGHT		
STREET LIGHT ELECTRICAL CABLE	—E—	—E—
2" CONDUIT ENCASEMENT		
ELECTRICAL TRANSFORMER OR PEDESTAL		
CONTOUR	749	750
SPOT ELEVATION	×(750.00)	× 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		
TREE WITH TRUNK SIZE	6"	6"
POWER POLE		
STREET SIGN		
DITCH OR SWALE		
GAS MAIN WITH SIZE	—6"G—	—16"G—
TELEPHONE LINE	—T—	—T—
COMMONWEALTH EDISON LINE	—CE—	—CE—
FENCE LINE	—X—X—	—X—
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
SOIL BORING		
TOPSOIL PROBE		
EASEMENT LINE		

ABBREVIATIONS

B/C	BACK OF CURB	N	NORTH
B-B	BACK TO BACK OF CURB	NIC	NOT IN CONTRACT/NOT INCLUDED
BL	BASE LINE	NWL	NORMAL WATER LEVEL
BLDG	BUILDING	OC	ON CENTER
BM	BENCHMARK	OL	OPEN LID
C	LONG CORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PGL	PROFILE GRADE LINE
CL	CENTERLINE / CLOSED LID	PI	POINT OF INTERSECTION
D	DEGREE OF CURVE	PL	PROPERTY LINE
DIA	DIAMETER	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PRC	POINT OF REVERSE CURVATURE
DIWM	DUCTILE IRON WATER MAIN	PT	POINT OF TANGENCY
DWG	DRAWING	PUE	PUBLIC UTILITY EASEMENT
E	EAST / ELECTRIC	PVC	POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE
ELEV	ELEVATION	PVI	POINT OF VERTICAL INTERSECTION
EP	EDGE OF PAVEMENT	PVT	POINT OF VERTICAL TANGENCY
EX	EXISTING	R	RADIUS / RIGHT
F & G	FRAME & GRATE	RCP	REINFORCED CONCRETE PIPE
FES	FLARED END SECTION	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	S	SOUTH
FG	FINISHED GRADE	SAN	SANITARY SEWER
FH	FIRE HYDRANT	SF	SILTATION FENCE
FL	FLOW LINE	SFM	SANITARY FORCE MAIN
FP	FLOOD PLAIN	SHT	SHEET
FR	FRAME	SHW	SUBMERGED HEADWALL
FW	FLOODWAY	SMH	SANITARY MANHOLE
G	GAS LINE	ST	STORM STRUCTURE / STORM SEWER
HDCP	HANDICAP	STA	STATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE	STMH	STORM MANHOLE
HDW	HEADWALL	T	TANGENT LENGTH / TELEPHONE
HOR	HORIZONTAL	TB	TOP OF BANK
HP	HIGH POINT	TC	TOP OF CURB
HWL	HIGH WATER LEVEL	TF	TOP OF FOUNDATION
IE	INVERT ELEVATION	TP	TOP OF PIPE
INL	INLET	TW	TOP OF WALK
INV	INVERT	TY	TYPE
L	LENGTH OF CURVE / LEFT	TYP	TYPICAL
LF	LINEAL FEET	UP	UTILITY POLE
LP	LOW POINT / LIGHT POLE	VC	VERTICAL CURVE
ME	MATCH EXISTING GRADE	VERT	VERTICAL
MH	MANHOLE	W	WEST
MW	MONITORING WELL	WM	WATERMAIN

PRELIMINARY ENGINEERING PLAN NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, STANDARD SPECIFICATIONS AND PROCEDURES OF THE FOX METRO SANITARY DISTRICT, AND THE VILLAGE OF SUGAR GROVE SUBDIVISION CODE.
2. SOIL EROSION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE "ILLINOIS URBAN MANUAL" AND THE VILLAGE OF SUGAR GROVE ENGINEERING STANDARDS.
3. SEE PRELIMINARY SITE PLAN FOR SETBACKS AND EASEMENT WIDTHS. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORM WATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED IN THE FINAL PLAT OF SUBDIVISION.
4. CURB RETURNS ARE TO HAVE 25' (FT.) RADII UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH STREETS THAT MEET "ILLINOIS ACCESSIBILITY CODE" REQUIREMENTS.
6. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF SUGAR GROVE APPROVED STANDARDS.
7. AT FINAL DESIGN, A SUMP PUMP COLLECTION SYSTEM CONSISTING OF 6" PVC AND THE NECESSARY CLEAN OUTS WILL BE DESIGNED IN THE REAR YARDS OF ALL LOTS TO CONNECT THE SUMP OF EACH LOT TO THE STORM SEWER SYSTEM.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.

BENCHMARKS

1. UNITED STATES COASTAL & GEODETIC SURVEY BRASS CAP 4' WEST OF THIRD UTILITY POLE WEST OF MALLARD LANE
   ELEVATION= 686.39 (NGVD 29)
2. SQUARE CUT ON CONCRETE RIM ON S. SIDE OF ILLINOIS BELL TELEPHONE MANHOLE @ SW CORNER GALENA & GORDON
   ELEVATION= 698.54 (NGVD 29)
3. SQUARE CUT ON SOUTH HEADWALL @ ROUTE 56 EXIT RAMP TO GALENA
   ELEVATION= 684.10 (NGVD 29)
4. NE BOLT OF FIRE HYDRANT @ DEAD END ON THE NORTH SIDE OF MONNA STREET
   ELEVATION= 699.42 (NGVD 29)
5. X-CUT IN NW CORNER OF CONCRETE BASE OF RAILROAD TRACK SIGNAL ON SOUTH SIDE OF RAILROAD TRACKS AND THE EAST SIDE OF GORDON ROAD
   ELEVATION= 716.84 (NGVD 29)

PROJECT TEAM

OWNER/DEVELOPER
KIMBALL HILL HOMES
5999 NEW WILKE ROAD, SUITE 504
ROLLING MEADOWS, IL 60008
(847) 364-7300

CONSERVATION LAND USE PLANNER
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43 PROSPECT AVENUE
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LAND PLANNER
LAND VISION, INC.
116 WEST MAIN STREET, SUITE 203
ST. CHARLES, IL 60174
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CIVIL ENGINEER
COWHEY GUDMUNDSON LEDER, LTD.
300 PARK BOULEVARD, SUITE 205
ITASCA, IL 60143
(630) 250-9595

LANDSCAPE ARCHITECT
HITCHCOCK DESIGN GROUP
221 W. JEFFERSON AVE.
NAPERVILLE, IL 60540
(630) 961-1787

NOTE REGARDING PLAN SCALE

THE FULL SIZE VERSION OF THE PRELIMINARY PLAN SET IS 36" X 48", FOR WHICH THE DESIGNED PLAN SCALES ARE TRUE. FOR THE CONVENIENCE OF THE REVIEWER, 1/2 SIZE PLAN SETS (18" X 24"), HAVE ALSO BEEN PROVIDED, FOR WHICH THE ACTUAL PLAN SCALE IS 1/2 OF THAT NOTED ON THE DOCUMENT. (I.E. 1" = 100' SHRINKS TO 1" = 200', ETC.)

INDEX OF SHEETS

100. COVER SHEET
101. BOUNDARY SURVEY – MIDWEST TECHNICAL CONSULTANTS, INC.
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403. PRELIMINARY GRADING AND STORMWATER DRAINAGE PLAN – WEST REGION
404. PRELIMINARY GRADING CROSS-SECTIONS AND DETAILS
501. PRELIMINARY SANITARY SEWER AND WATER MAIN PLAN – NORTH REGION
502. PRELIMINARY SANITARY SEWER AND WATER MAIN PLAN – EAST REGION
503. PRELIMINARY SANITARY SEWER AND WATER MAIN PLAN – WEST REGION
601. GORDON ROAD AND GALENA BOULEVARD IMPROVEMENTS

EXHIBIT E

EXPIRATION DATE 11/30/05

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)
1-800-892-0123

COWHEY GUDMUNDSON LEDER, LTD.
300 PARK BOULEVARD
ITASCA, ILLINOIS 60143
(630) 250-9595
212 WEST MONROE
CHICAGO, ILLINOIS 60810
(312) 755-9595
CONSULTING ENGINEERS • LAND SURVEYORS • NATURAL RESOURCES

REVISIONS

1.	PER KLOA IDS STUDY	08/18/04
2.	PER VILLAGE REVIEW	03/03/05
3.	PER ANNEXATION NEGOTIATIONS	05/24/05

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

COVER SHEET

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	NONE
DESIGNED BY	MCH
DRAWN BY	CES
CHECKED BY	RWG

SHEET 100 OF

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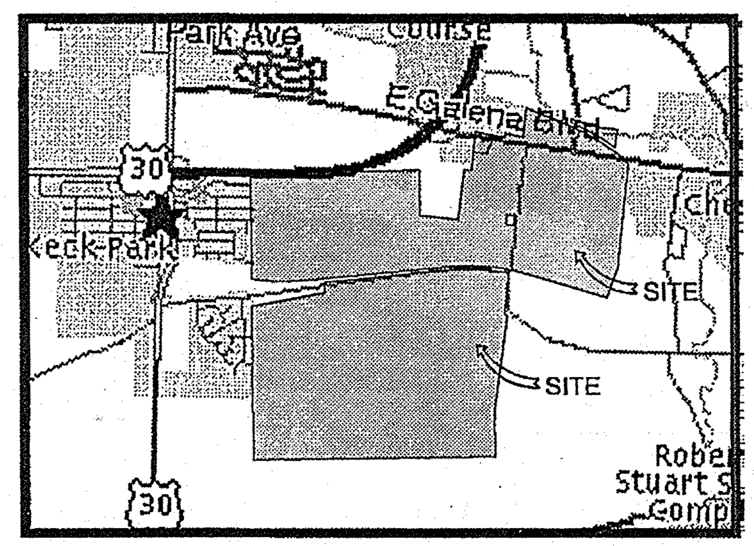
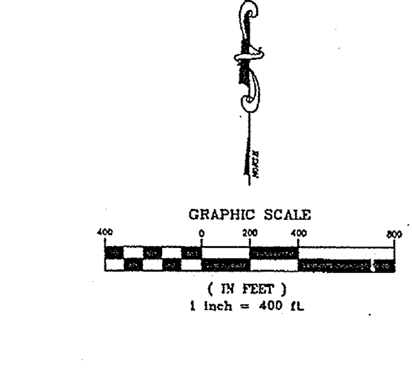
SETTLERS RIDGE - NORTH PARCEL - COVER SHEET

ALTA/ACSM LAND TITLE SURVEY

OF
PARTS OF SECTIONS 14, 22,23, 26 AND 27 ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.





BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, 1983 N.A.D.

LEGAL DESCRIPTIONS

PARCEL ONE:
THAT PART OF THE SOUTH HALF OF SECTION 22, PART OF THE SOUTHWEST QUARTER OF SECTION 23, PART OF THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED BY:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION, 603.72 FEET TO THE CENTERLINE OF PRAIRIE STREET; THENCE SOUTH 80 DEGREES 14 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE, 675.92 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22 FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST 259.43 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE NORTH 84 DEGREES 55 MINUTES 09 SECONDS EAST ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, 3213.78 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID PRAIRIE STREET RUNNING IN A WESTERLY DIRECTION; THENCE SOUTH 10 DEGREES 00 MINUTES 25 SECONDS EAST AT RIGHT ANGLES TO THE NORTHERLY RIGHT OF WAY LINE OF SAID PRAIRIE STREET, 33.00 FEET TO THE CENTERLINE OF SAID STREET; THENCE SOUTH 80 DEGREES 14 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE, 698.70 FEET TO A POINT IN SAID CENTERLINE THAT IS 1881.09 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 22; THENCE SOUTH 10 DEGREES 08 MINUTES 34 SECONDS EAST, 675.33 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 52 SECONDS EAST, 170.68 FEET; THENCE SOUTH 04 DEGREES 33 MINUTES 09 SECONDS WEST, 785.93 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 03 SECONDS WEST, 2754.51 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SECTION 22; THENCE NORTH 00 DEGREES 23 MINUTES 57 SECONDS EAST ALONG SAID WEST LINE, 1005.97 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

PARCEL TWO A:
THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THAT PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE CENTERLINE OF PRAIRIE STREET; ALSO, THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27 IN SAID TOWNSHIP AND RANGE; ALSO, THAT PART OF THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF BOTH SECTIONS 22 AND 23, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGIN DESCRIBED BY:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 3.28 CHAINS (216.48 FEET); THENCE NORTH 07 DEGREES 30 MINUTES EAST ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTH LINE OF SAID NORTHWEST QUARTER AT A POINT 554.0 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, 19.54 CHAINS MORE OR LESS TO A POINT 1391.0 FEET (AS MEASURED ALONG SAID LINE) SOUTHERLY OF THE NORTH LINE OF SAID SECTION 23 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 07 DEGREES 30 MINUTES EAST ALONG THE LAST DESCRIBED LINE, 1391.0 FEET TO SAID NORTH LINE, OF SECTION 23; THENCE SOUTH 89 DEGREES 43 MINUTES 39 SECONDS EAST ALONG SAID NORTH LINE, 196.26 FEET TO A FOUND STONE; THENCE NORTH 06 DEGREES 53 MINUTES 00 SECONDS EAST ALONG AN OLD CLAIM LINE, 476.25 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 29 SECONDS EAST, 380.91 FEET; THENCE NORTH 24 DEGREES 02 MINUTES 58 SECONDS EAST 529.58 FEET TO THE SOUTHERLY LINE OF ILLINOIS ROUTE #30 ACCORDING TO WARRANTY DEED RECORDED NOVEMBER 9, 1959 AS DOCUMENT #905284; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE HAVING A CURVE TO THE LEFT WITH A RADIUS OF 34,487.48 FEET, A DISTANCE OF 275.14 FEET TO THE SOUTHEAST CORNER OF SAID DEED; THENCE NORTH 09 DEGREES 21 MINUTES 30 SECONDS EAST, 90 FEET MORE OR LESS TO THE CENTERLINE OF SAID ILLINOIS ROUTE #30; THENCE EASTERLY ALONG SAID CENTERLINE HAVING A CURVE TO THE LEFT WITH A RADIUS OF 34,377.48 FEET, 129.88 FEET MORE OR LESS TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 80 DEGREES 51 MINUTES 30 SECONDS EAST ALONG SAID CENTERLINE TANGENT, 367.76 FEET TO THE CENTERLINE OF GORDON ROAD; THENCE NORTH 07 DEGREES 24 MINUTES EAST ALONG A LINE THAT IF EXTENDED WOULD INTERSECT THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 14, 264 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION, 817.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY (NOW KNOWN AS THE FOX RIVER PARK DISTRICT BIKE PATH); THENCE SOUTH 65 DEGREES 31 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1297.54 FEET TO A POINT OF CURVATURE OF CURVE TO THE RIGHT HAVING A RADIUS OF 5678.58 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVED RIGHT OF WAY LINE, 1944.52 FEET TO A LINE BEARING SOUTH 07 DEGREES 00 MINUTES WEST FROM A POINT 1.52 CHAINS EAST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 14, SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY; THENCE SOUTH 07 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED LINE OF WHICH IF EXTENDED SOUTHERLY WOULD INTERSECT THE SOUTH LINE OF SAID SECTION 23, 13.04 CHAINS WESTERLY OF THE SOUTHEAST CORNER OF SAID SECTION 23, 2507.72 FEET; THENCE SOUTH 20 DEGREES 16 MINUTES 20 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY OF COMMONWEALTH EDISON COMPANY, 878.15 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE NORTH 73 DEGREES 21 MINUTES 29 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 1507.31 FEET; THENCE NORTH 72 DEGREES 01 MINUTES 09 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 652.52 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET; THENCE WESTERLY ALONG SAID CURVED RIGHT OF WAY LINE, 2326.82 FEET TO THE POINT OF TANGENCY OF SAID RIGHT OF WAY LINE; THENCE SOUTH 84 DEGREES 55 MINUTES 09 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 3416.03 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG SAID WEST LINE, 316.49 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, 837.68 FEET TO THE EAST LINE OF THE WEST 1150 FEET OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 21 MINUTES 37 SECONDS EAST ALONG SAID EAST LINE, 2310.28 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE #50 ACCORDING TO DOCUMENT #890301; THENCE NORTH 89 DEGREES 44 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 483.14 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 4583.75 FEET; THENCE EASTERLY ALONG SAID CURVED RIGHT OF WAY LINE, 1133.99 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 1905.07 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 13 MINUTES 13 SECONDS WEST, 1261.44 FEET TO A LINE BEARING NORTH 83 DEGREES 35 MINUTES 56 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 83 DEGREES 33 MINUTES 56 SECONDS EAST, 1047.64 FEET TO THE POINT OF BEGINNING AND ALSO THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED BY:

COMMENCING AT THE SOUTHWEST CORNER OF WILDWOOD DRIVE BEING A SUBDIVISION OF PART OF SAID SECTION 14 FOR THE POINT OF BEGINNING; THENCE SOUTH 73 DEGREES 19 MINUTES 50 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID WILDWOOD DRIVE, 890.10 FEET TO A POINT OF BEND IN THE SOUTH LINE OF LOT 3 OF SAID WILDWOOD DRIVE; THENCE SOUTH 85 DEGREES 03 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID WILDWOOD DRIVE, 422.60 FEET TO THE SOUTHERLY CORNER OF LOT 4 OF SAID WILDWOOD DRIVE; THENCE SOUTH 07 DEGREES 02 MINUTES 43 SECONDS WEST, 517.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY (NOW KNOWN AS THE FOX RIVER PARK DISTRICT BIKE PATH); THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE HAVING A CURVE TO THE LEFT WITH A RADIUS OF 5779.58 FEET, 1411.45 FEET TO A POINT OF TANGENCY OF SAID CURVED RIGHT OF WAY LINE; THENCE NORTH 65 DEGREES 31 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 8.54 FEET TO THE CENTERLINE OF DENSMORE ROAD; THENCE NORTH 07 DEGREES 02 MINUTES 32 SECONDS EAST ALONG SAID CENTERLINE, 88.14 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 23, BEING DESCRIBED BY:

COMMENCING AT CENTER OF SAID SECTION 23; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION, 883.08 FEET TO THE CENTERLINE OF GORDON ROAD; THENCE NORTH 06 DEGREES 10 MINUTES EAST ALONG SAID CENTERLINE, 1092.30 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES 10 MINUTES WEST ALONG SAID CENTERLINE, 7.81 FEET; THENCE NORTH 83 DEGREES 22 MINUTES 02 SECONDS WEST, 208.98 FEET; THENCE NORTH 06 DEGREES 20 MINUTES 53 SECONDS EAST, 268.92 FEET; THENCE SOUTH 85 DEGREES 18 MINUTES 55 SECONDS EAST, 206.17 FEET TO SAID CENTERLINE OF GORDON ROAD, THENCE SOUTH 06 DEGREES 10 MINUTES WEST ALONG SAID CENTERLINE, 267.40 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

PARCEL TWO B:
THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY:

COMMENCING AT A POINT ON THE CENTERLINE OF PRAIRIE STREET WHICH IS 10.23 CHAINS (675.18 FEET) SOUTHWESTERLY OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 (MEASURED ALONG SAID CENTERLINE); THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 399.88 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTE FE RAILROAD FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG SAID PARALLEL LINE, 316.49 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE, 837.63 FEET TO A POINT 17.50 CHAINS (1155.00 FEET) EAST OF THE WEST LINE OF SAID SECTION 22; THENCE NORTH 00 DEGREES 21 MINUTES 37 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, 2510.28 FEET TO THE SOUTH RIGHT OF WAY OF U.S. ROUTE #56, ALSO KNOWN AS PART OF THE ILLINOIS TOLL HIGHWAY COMMISSION; THENCE SOUTH 89 DEGREES 37 MINUTES 38 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 1155.04 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 37 SECONDS WEST ALONG SAID WEST LINE, 2505.95 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 304.15 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID BURLINGTON NORTHERN AND SANTE FE RAILROAD; THENCE SOUTH 82 DEGREES 05 MINUTES 39 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, 178.03 FEET TO A POINT OF CURVATURE IN SAID RIGHT OF WAY LINE HAVING A CURVE TO THE LEFT HAVING A RADIUS OF 5679.58 FEET; THENCE EASTERLY ALONG SAID CURVED RIGHT OF WAY LINE, A DISTANCE OF 1287.32 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE NORTH 84 DEGREES 55 MINUTES 09 SECONDS EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE, 555.02 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

PARCEL TWO C:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED BY:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 750.28 FEET TO A FOUND STONE; THENCE NORTH 06 DEGREES 55 MINUTES 00 SECONDS EAST ALONG AN OLD CLAIM LINE, 476.25 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 56 MINUTES 29 SECONDS EAST, 380.91 FEET; THENCE NORTH 24 DEGREES 02 MINUTES 58 SECONDS EAST, 529.58 FEET TO THE SOUTHERLY LINE OF ILLINOIS ROUTE #30 ACCORDING TO WARRANTY DEED RECORDED NOVEMBER 9, 1959 AS DOCUMENT #905284; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE HAVING A CURVE TO THE RIGHT WITH A RADIUS OF 34,467.48 FEET, A DISTANCE OF 328.43 FEET TO A POINT OF BEND IN RIGHT OF WAY; THENCE NORTH 74 DEGREES 40 MINUTES 23 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 211.06 FEET TO SAID OLD CLAIM LINE; THENCE SOUTH 07 DEGREES 10 MINUTES 16 SECONDS WEST ALONG SAID OLD CLAIM LINE, 591.51 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

PARCEL THREE:
THAT PART OF THE SOUTH HALF OF SECTION 22, PART OF THE SOUTHWEST QUARTER OF SECTION 23, PART OF THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED BY:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION, 603.72 FEET TO THE CENTERLINE OF PRAIRIE STREET; THENCE SOUTH 80 DEGREES 14 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE, 675.92 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00 DEGREES 23 MINUTES 57 SECONDS WEST ALONG SAID WEST LINE, 1005.97 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 23 MINUTES 57 SECONDS WEST ALONG SAID WEST LINE, 929.05 FEET TO THE NORTH LINE OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 23 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, 2649.22 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF SECTION 27; THENCE NORTH 89 DEGREES 42 MINUTES 56 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTH HALF, 3330.66 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE SOUTH 89 DEGREES 40 MINUTES 06 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, 1327.10 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF, 1257.90 FEET; THENCE NORTH 08 DEGREES 08 MINUTES 42 SECONDS EAST THROUGH A POINT ON THE NORTH LINE OF SAID SECTION 26 THAT IS LOCATED 189.42 FEET EASTERLY OF THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER SECTION 27, 2645.83 FEET TO A POINT IN THE CENTERLINE OF PRAIRIE STREET; THENCE NORTH 51 DEGREES 10 MINUTES 33 SECONDS WEST ALONG SAID CENTERLINE, 106.10 FEET TO THE INTERSECTION WITH SOUTHERLY EXTENSION OF THE CENTERLINE OF GORDON ROAD FROM THE NORTH; THENCE NORTH 07 DEGREES 18 MINUTES 21 SECONDS EAST ALONG SAID CENTERLINE, 1115.22 FEET TO THE CENTERLINE OF PRAIRIE STREET TO THE WEST; THENCE NORTH 06 DEGREES 46 MINUTES 24 SECONDS EAST ALONG SAID CENTERLINE OF GORDON ROAD; 16.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE HAVING A CURVE TO THE LEFT WITH A RADIUS OF 5679.58 FEET, A DISTANCE OF 1668.73 FEET TO A POINT OF TANGENT OF SAID CURVE; THENCE SOUTH 84 DEGREES 55 MINUTES 09 SECONDS WEST ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAID TANGENT, 211.78 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF PRAIRIE STREET RUNNING IN A WESTERLY DIRECTION; THENCE SOUTH 10 DEGREES 00 MINUTES 25 SECONDS EAST AT RIGHT ANGLES TO THE NORTHERLY RIGHT OF WAY LINE OF SAID PRAIRIE STREET, 33.00 FEET TO THE CENTERLINE OF SAID STREET; THENCE SOUTH 80 DEGREES 14 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE, 699.85 FEET TO A POINT IN SAID CENTERLINE THAT IS 1881.09 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 22; THENCE SOUTH 10 DEGREES 08 MINUTES 34 SECONDS EAST, 675.33 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 52 SECONDS EAST, 170.68 FEET; THENCE SOUTH 04 DEGREES 33 MINUTES 09 SECONDS WEST, 785.93 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 03 SECONDS WEST, 2754.51 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

NOTES:

1. SET 3/4" IRON PIPE (1-1/4" O.D.) WITH PLASTIC CAP AT ALL LOT CORNERS UNLESS SHOWN HEREON AS OTHERWISE.
2. MAXIMUM POSITIONAL TOLERANCE OF LOT CORNERS IS 0.07'.
3. CONTACT J.U.L.I.E. AT 1/800/892-0123 FOR EXACT LOCATION OF BURIED CABLES PRIOR TO DIGGING (ELECTRIC, TELEPHONE, GAS AND CABLE TV).
4. LEGAL DESCRIPTION SHOWN HEREON CONFORMS WITH THAT CONTAINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY AS ORDER NO. 1410-000182665-KA, EFFECTIVE DATE: OCTOBER 1, 2002, RECEIVED NOVEMBER 12, 2002.
5. SCHEDULE B OF THE TITLE INSURANCE COMMITMENT NOTED IN 4 ABOVE LISTS ITEMS 1 THROUGH 39; THE FOLLOWING NOTES ARE RESPONSES TO THOSE ITEMS THAT PERTAIN TO SURVEY MATTERS:

ITEM 6: RIGHTS OF ADJOINING OWNERS TO UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY CROSS THE PREMISES; THE SURVEYOR IS NOT AWARE OF ANY SUCH STREAM, BUT DID NOT MAKE A FULL INVESTIGATION.

ITEM 7: REFERS TO THIS SURVEY; A PRELIMINARY COPY WAS DISTRIBUTED FOR REVIEW.

ITEM 8: RIGHTS OF PUBLIC AND STATE TO PARTS IN RIGHTS-OF-WAY; THE ROADWAYS THAT ARE VISIBLE ARE SHOWN AND NOTED ON THIS SURVEY.

ITEM 10: RIGHTS OF WAY FOR DRAINAGE TILES AND OTHER UNDERGROUND DRAINAGE SYSTEMS; THIS SURVEY MAKES NO CLAIM AS TO THE EXISTENCE OF ANY UNDERGROUND ITEMS THAT WERE NOT MARKED, OR ARE NOT VISIBLE BY SURFACE INSPECTION.

ITEM 11: DEDICATION FOR PRAIRIE STREET AND GORDON ROAD PER DOC. 841064, SHOWN AND NOTED; IS FOR R.O.W. ADJACENT TO PARCELS SURVEYED.

ITEM 12: EASEMENT FOR ILLINOIS BELL TELEPHONE COMPANY PER DOC. 883808, FOR EQUIPMENT AND FACILITIES WITHIN THE R.O.W. OF RTE. 30, DEAD MAN'S LANE, AND THE C B & Q RAILROAD R.O.W.; AS SHOWN AND NOTED.

ITEM 13: EASEMENT TO NORTHERN ILLINOIS GAS CO. PER DOC. 1048513, OVER SOUTH HALF OF RTE. 30, AS SHOWN AND NOTED.

ITEM 14: EASEMENT TO ILLINOIS BELL TELEPHONE CO. PER DOC. 1041557, OVER STRIP ONE ROD (16.5 FEET) WIDE, LYING 49.5 FEET NORTH OF THE CENTERLINE OF RTE. 30 (PART OF PARCEL TWO A) AS SHOWN AND NOTED.

ITEM 15: EASEMENT TO NORTHERN ILLINOIS GAS COMPANY PER DOC. 1070095, OVER NORTH HALF OF RTE. 30 AND EASTERLY HALF OF DENSMORE ROAD, AS SHOWN AND NOTED.

ITEM 16: GRANT TO A T & T PER DOC. #1034074 FOR STRIP ONE ROD (16.5 FEET) WIDE; THE NORTHERLY BOUNDARY TO BE 5 FEET OFF THE CABLE LOCATION; AS SHOWN AND NOTED.

ITEM 17: EASEMENT GRANTED FOR PASSAGE OVER PRIVATE GRAVEL ROAD, PER DOC. 864100; CONFIRMED PER DOC. 90X. 7744; APPROXIMATE LOCATION SHOWN AND NOTED AS THE DOCUMENTS DO NOT DEPICT OR EXACTLY SPECIFY THE LOCATIONS.

ITEM 18: GRANT TO A T & T PER DOC. #1032292, FOR 1-ROD WIDE (16.5 FEET) WEST OF AND ADJACENT TO GORDON ROAD (FORMERLY DEAD MAN'S LANE) AS SHOWN AND NOTED.

ITEM 19: GRANT TO A T & T PER DOC. 1084912, FOR "ONE MANHOLE . . . ONE GATE . . . ONE ACRE FOR PARKING"; LOCATION OR SIZE NOT SPECIFIED; POSITION IS PURPORTED TO BE IN THE SOUTHWEST QUARTER OF SECTION 14. AS THE LOCATION ISN'T SPECIFIED OR DEPICTED, WE CANNOT VERIFY THAT THIS ITEM IS REFLECTED ON THIS SURVEY.

ITEM 20: RESOLUTION PER DOC. #1168023 CHANGING NAME OF "DEAD MAN'S LANE" TO "GORDON ROAD", AS SHOWN AND NOTED.

ITEM 21: GRANT TO A T & T PER DOC. #1032291 OVER A 1-ROD WIDE (16.5 FEET) STRIP; AS SHOWN AND NOTED.

ITEM 22: RESERVATION, PER DOC. 1158477, FOR 16.5 FOOT WIDE R.O.W. FOR PUBLIC UTILITIES OVER NORTHERLY 16.5 FEET OF PARCEL CONVEYED; AS SHOWN AND NOTED.

ITEM 23: PER DEED DOC. #1087667, GRANTEE AGREES TO FUTURE DEVELOPMENT ([illegible] STREET); NO PLATTABLE SURVEY MATTERS DISCLOSED.

ITEM 24: GRANT TO A T & T PER DOC. #1033869, #1031548, #1037815 AND #1037816 FOR EASEMENT; AS SHOWN AND NOTED (OVER SAME STRIPS OF LAND IN PARCEL TWO B).

ITEM 25: EASEMENT AGREEMENT PER DOC. 1350795 FOR SANITARY SEWER; AS SHOWN AND NOTED.

ITEM 26: GRANT TO A T & T PER DOC. 1025516 FOR EASEMENT IN A 1-ROD WIDE (16.5 FEET) IN PART OF SECTION 22; AS SHOWN AND NOTED. (GENERALLY, AS DOCUMENT DOES NOT SPECIFY LOCATION).

ITEM 27: GRANT TO VILLAGE OF SUGAR GROVE PER DOC. #1350980 FOR EASEMENT FOR SANITARY SEWER (EASEMENT 20-FEET WIDE), AS SHOWN AND NOTED.

ITEM 28: EASEMENT FOR SANITARY SEWER, CONNECTING TO EASEMENT PER DOC. 1350980, AS SHOWN AND NOTED.

ITEM 29: GRANT TO A T & T PER DOC. #1034545 FOR EASEMENT; SOUTH OF PRAIRIE ROAD AS SHOWN AND NOTED.

ITEM 30: GRANT TO A T & T PER DOC. 1697383 FOR 10-FOOT WIDE EASEMENT, AS SHOWN AND NOTED.

ITEM 31: GRANT TO COMMONWEALTH EDISON PER DOC. 1848092 (EASTERLY PART OF GORDON ROAD) AS SHOWN AND NOTED.

ITEM 32: EASEMENT TO AMERITECH PER DOCUMENT 94K15013, 9415014 AND 94K15015 (OVER PART OF PRAIRIE STREET) AS SHOWN AND NOTED.

ITEM 33: EASEMENT TO FOX METRO PER DOC. 98K074452, OVER PART OF SECTION 14; 30' WIDE EASEMENT AND 100' WIDE CONSTRUCTION EASEMENT IN PART OF SECTION 14 AT U. S. ROUTE 30, AS SHOWN AND NOTED.

ITEM 34: ROAD DEDICATION PER DOC. 221080 (U.S. ROUTE 30) AS SHOWN AND NOTED.

ITEM 35: NOTE THAT LAND IS PART OF THE ROB ROY DRAINAGE DISTRICT PER CASE 32355 COUNTY COURT; NO PLATTABLE MATTERS DISCLOSED.

ITEM 38: NOTES ITEMS THAT ARE DEPICTED ON THIS PLAT OF SURVEY; A COPY OF A PRELIMINARY PLAT WAS DISTRIBUTED FOR REVIEW.

NO OTHER SURVEY MATTERS DISCLOSED.

THE SURVEYOR HAS PROVIDED BY THE CLIENTS' ATTORNEY WITH MAPS OF VARIOUS UNDERGROUND ITEMS; THESE ITEMS ARE SHOWN AS BEST WE CAN, AND NOTED, ON THE VARIOUS DETAIL MAPS. WE ALSO RECEIVED A COPY SET OF UNRECORDED EASEMENT AGREEMENTS, AND HAVE SHOWN AND NOTED THEM TO THE BEST OF OUR KNOWLEDGE.

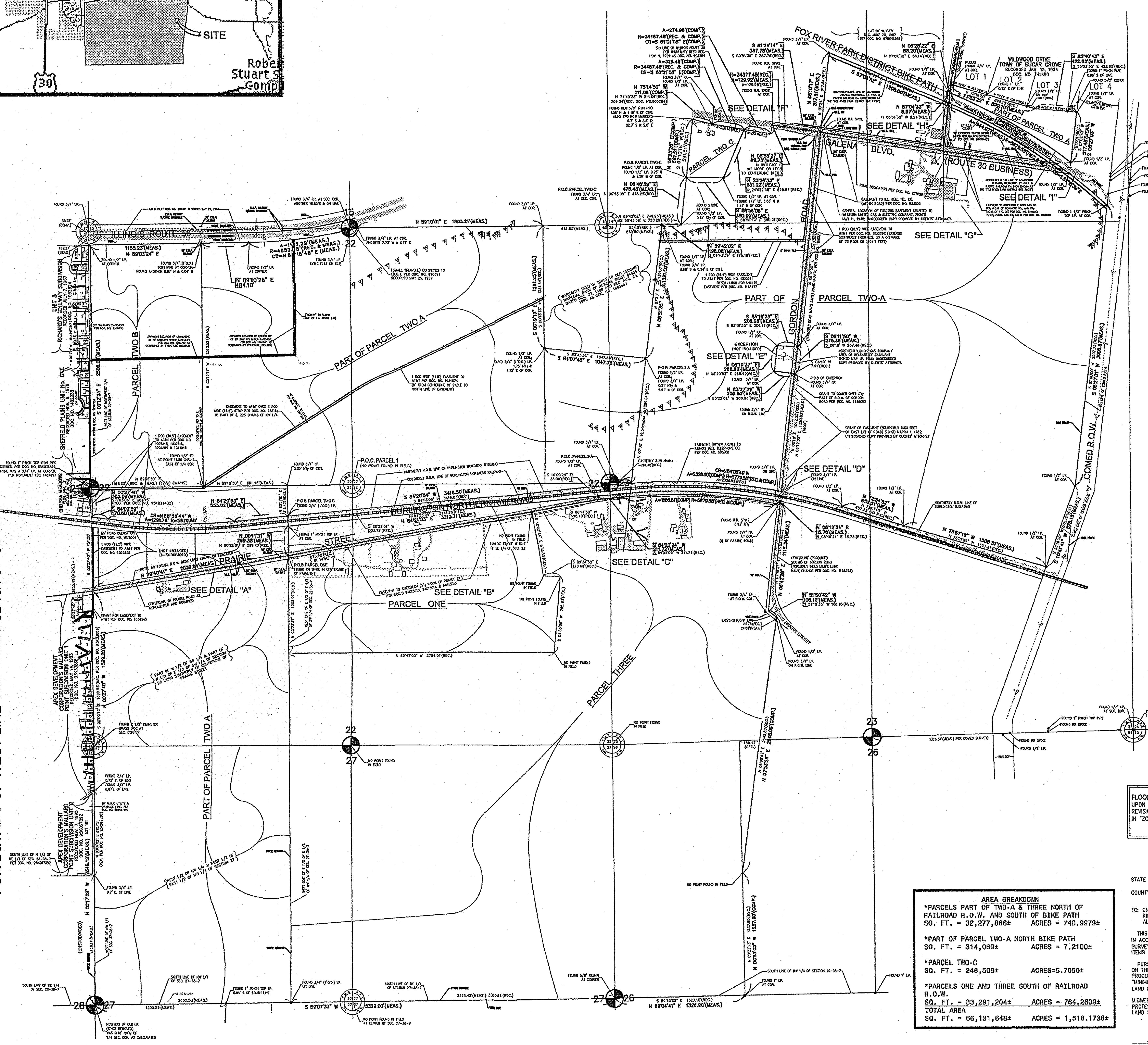
6. ELECTRIC, TELEPHONE AND GAS LINES AS SHOWN HEREON ARE DEPICTED FROM FIELD LOCATION OF LINES MARKED PURSUANT TO J.U.L.I.E. JOINT MEET, DIG NO. C852106. NO RESPONSES TO LETTERS OF REQUEST FOR LOCATION OF EXISTING UTILITIES BY MIDWEST TECHNICAL CONSULTANTS, INC. DATED MARCH 27, 2002 RECEIVED FROM THE RESPECTIVE UTILITY COMPANIES PRIOR TO SIGNATURE DATE SHOWN HEREON, EXCEPT FOR: NI COR. (REVISION #1). REFER TO THE ABOVE REFERENCED NOTE NO. 3.
7. WATERMAINS, SANITARY AND STORM SEWER AS SHOWN HEREON FROM VISIBLE EVIDENCE LOCATED IN THE FIELD.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CALL JULIE
48 Hours (2 working days) Before You Dig.
1-800-892-0123

EFFECTIVE JULY 1, 2002
POLICY RESOLUTION #02-01, RELATING TO EXCAVATOR IDENTIFICATION ON UTILITY LOCATE REQUESTS, STATES THE FOLLOWING: UTILITY LOCATE REQUESTS, INCLUDING THOSE FROM HOMEOWNERS, WILL ONLY BE ACCEPTED FROM THE EXCAVATOR OR A PERSONAL REPRESENTATIVE/EMPLOYEE OF THE COMPANY ENGAGING IN THE EXCAVATION ACTIVITY.

NOTES:
- FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY AND LOCAL ORDINANCES.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE.



LEGEND

(symbol)	EXISTING BUILDING LOCATION
(line)	PARCEL LIMITS
(line)	SECTION LINE
(line)	QUARTER SECTION LINE
(line)	QUARTER,QUARTER SECTION LINE
(line)	EXISTING R.O.W. LINE
(line)	EASEMENT
(line)	BUILDING SETBACK LINE
(line)	CENTERLINE
(symbol)	SECTION CORNER
15 16	QUARTER SECTION CORNER
P.O.C.	PLACE OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING
(meas.)	MEASURED DISTANCE
(rec.)	RECORD DISTANCE
(comp.)	COMPUTED DISTANCE
R.	RADIUS
A.	LENGTH OF CURVE
CB.	CHORD BEARING
o	SET IRON PIPE
•	FOUND IRON PIPE
—o—o—	CHAINLINK FENCE LINE
—x—x—	P.V.C. FENCE LINE
···REMAINS···x···	REMAINS OF FENCE LINE
—x—x—	WOVEN WIRE FENCE LINE
···□···□···	WOOD FENCE LINE
(line)	STORM SEWER
(line)	SANITARY SEWER
——W——	WATERMAIN
(line)	GAS LINE
(line)	TELEPHONE LINE
(line)	ELECTRIC LINE
(line)	OVERHEAD WIRES
(symbol)	POWER POLE
(symbol)	ANCHOR WIRE
(symbol)	MANHOLE
(symbol)	CURB INLET
(symbol)	CATCH BASIN
(symbol)	FLAIRED END SECTION
(symbol)	B-BOX
(symbol)	WATER VALVE VAULT
(symbol)	WATER VALVE
(symbol)	FIRE HYDRANT
(symbol)	OVERHEAD LIGHT
(symbol)	TELEPHONE, ELECTRIC OR CATV. PEDESTAL
(symbol)	TRANSFORMER
(symbol)	COMED TOWER
(symbol)	TELEPHONE MANHOLE
(symbol)	TELEPHONE MARKER POST
(symbol)	PAINTED TELEPHONE MARKE PER J.U.L.I.E.
(symbol)	GAS MARKER POST
(symbol)	SIGN
(symbol)	MAILBOX
(symbol)	DRAIN TILE FLAG
(hatch)	BITUMINOUS PAVED SURFACE
(hatch)	STONE SHOULDER
(hatch)	CONCRETE SURFACE
(hatch)	GRAVEL

FLOOD ZONE CERTIFICATE
UPON INSPECTION OF FLOOD INSURANCE RATE MAP NUMBER 170896-0135-B, REVISION DATE: JUNE 4, 1996 IT APPEARS THE PROPERTY SHOWN HEREON LIES IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

AREA BREAKDOWN

*PARCELS PART OF TWO-A & THREE NORTH OF RAILROAD R.O.W. AND SOUTH OF BIKE PATH
SQ. FT. = 32,277,866± ACRES = 740.9979±

*PART OF PARCEL TWO-A NORTH BIKE PATH
SQ. FT. = 314,069± ACRES = 7.2100±

*PARCEL TWO-C
SQ. FT. = 248,509± ACRES=5.7050±

*PARCELS ONE AND THREE SOUTH OF RAILROAD R.O.W.
SQ. FT. = 33,291,204± ACRES = 764.2609±
TOTAL AREA
SQ. FT. = 66,131,648± ACRES = 1,518.1738±

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: CHICAGO TITLE INSURANCE COMPANY
KIMBALL HILL, INC.
ALEXANDER FAMILY OF ILLINOIS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 9, 11a AND 13 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

MIDWEST TECHNICAL CONSULTANTS, INC.
PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION NO. 184-002917

RUSSELL W. OLSEN, P.L.S. # 2718
VICE PRESIDENT
LICENSE EXPIRES 11/30/2004
NOVEMBER 14, 2002
DATE

RUSSELL W. OLSEN STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002718 NAPERVILLE, IL

BRUCE A. BRUCKELMEYER, P.L.S. # 2456
PRESIDENT
LICENSE EXPIRES 11/30/2004
NOVEMBER 14, 2002
DATE

BRUCE A. BRUCKELMEYER STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002456 NAPERVILLE, IL

MIDWEST TECHNICAL CONSULTANTS, INC. LAND SURVEYORS
www.midwtech.com
TELEPHONE: (630) 505-0101
FACSIMILE (630) 505-0318
1532 CENTRE POINT DRIVE SUITE 106 NAPERVILLE, ILLINOIS 60563

PREPARED FOR: ALEXANDER FAMILY OF ILL. LP
JOB NO.: 389-100 DRAWN BY: MEK

SHEET 1 OF 3

REVISIONS

SETTLERS RIDGE - NORTH PARCEL

SUGAR GROVE, ILLINOIS

May 23, 2005 5:25:39 p.m. AcadVer:16.1s (LMS Tech)
Drawing: F:\CADD\2704.00\312\PRELIM\NORTH_PARCEL\2704_BND_SRV.DWG (180)

BOUNDARY SURVEY

(SURVEY PREPARED BY MIDWEST TECHNICAL CONSULTANTS, INC.)

PROJECT NO. 2704.00
DATE 5/17/04
SCALE 1"=400'
DESIGNED BY
DRAWN BY
CHECKED BY

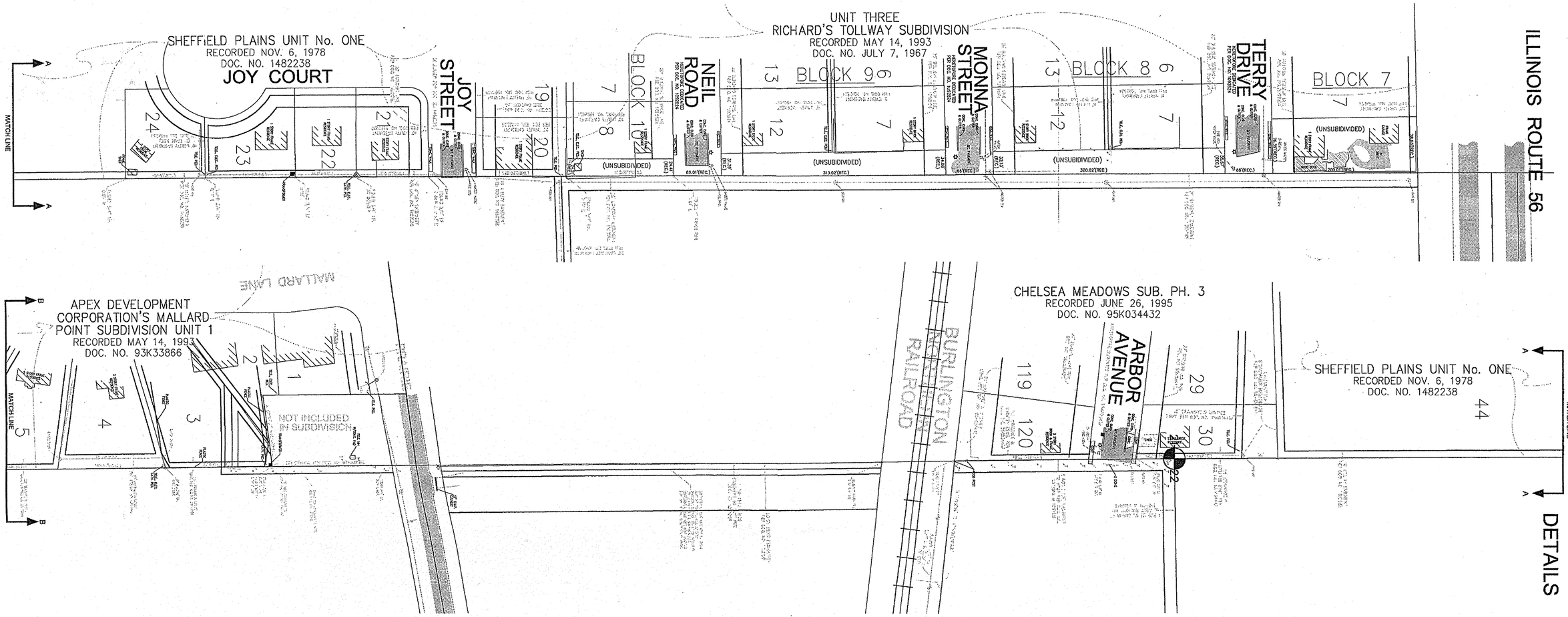
SHEET 101

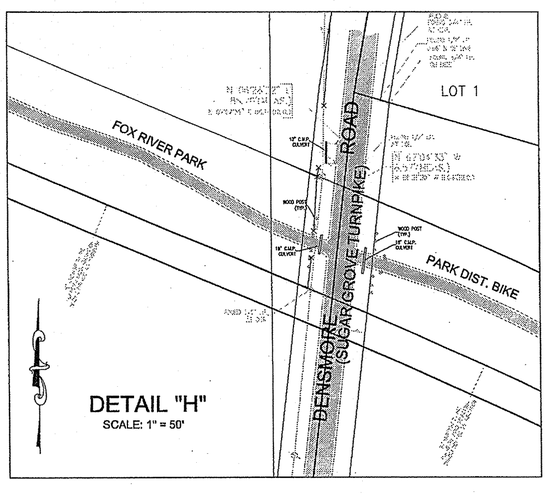
© COPYRIGHT 2004

SETTLERS RIDGE - NORTH PARCEL - BOUNDARY SURVEY

ALTA/ACSM LAND TITLE SURVEY

OF
PARTS OF SECTIONS 14, 22,23, 26 AND 27 ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRDH PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.





LEGEND

- EXISTING BUILDING LOCATION
- PARCEL LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER,QUARTER SECTION LINE
- EXISTING R.O.W. LINE
- EASEMENT
- BUILDING SETBACK LINE
- CENTERLINE

SCALE: 1" =50'

50 25 0 50

- SECTION CORNER
- 15 16 QUARTER SECTION CORNER
- P.O.C. PLACE OF COMMENCEMENT
- P.O.B. PLACE OF BEGINNING
- (meas.) MEASURED DISTANCE
- (rec.) RECORD DISTANCE
- (comp.) COMPUTED DISTANCE
- R. RADIUS
- A. LENGTH OF CURVE
- CB. CHORD BEARING
- o SET IRON PIPE
- • FOUND IRON PIPE

- CHAINLINK FENCE LINE
- P.V.C. FENCE LINE
- REMAINS OF FENCE LINE
- WOVEN WIRE FENCE LINE
- WOOD FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- GAS LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES

- POWER POLE
- ANCHOR WIRE
- MANHOLE
- CURB INLET
- CATCH BASIN
- FLARED END SECTION
- B-BOX
- WATER VALVE VAULT
- WATER VALVE
- FIRE HYDRANT
- OVERHEAD LIGHT
- TELEPHONE, ELECTRIC OR CATV. PEDESTAL
- TRANSFORMER
- COMED TOWER
- TELEPHONE MANHOLE
- TELEPHONE MARKER POST
- PAINTED TELEPHONE MARKE PER J.U.L.I.E.
- GAS MARKER POST
- SIGN
- MAILBOX
- DRAIN TILE FLAG

- BITUMINOUS PAVED SURFACE
- STONE SHOULDER
- CONCRETE SURFACE
- GRAVEL

NO.	DATE	DESCRIPTION	BY
2	11/14/02	REVISE PER UPDATED TITLE & ADD CLIENT INFORMATION	MEK
1	9/16/02	PER ATTORNEY	MEK
	7/12/02	ISSUE	MEK

MIDWEST TECHNICAL CONSULTANTS, INC.
LAND SURVEYORS
www.utilitymap.com
(630) 805-0101
(630) 805-0102
(630) 805-6318
1832 STONE POINT DRIVE
HAPERVILLE, ILLINOIS 60563

PREPARED FOR:
ALEXANDER FAMILY OF ILL. LP

JOB NO.: 359-100 DRAWN BY: MEK

REVISIONS

SETTLERS RIDGE - NORTH PARCEL

SUGAR GROVE, ILLINOIS

Drawing: F:\CADD\2704.00\12\PBSLAB\NORTH_PARCEL\2704_SHE_SR.DWG (1:50)

BOUNDARY SURVEY DETAILS

(SURVEY PREPARED BY MIDWEST TECHNICAL CONSULTANTS, INC.)

PROJECT NO. 2704.00
DATE 5/17/04
SCALE 1"=50'
DESIGNED BY
DRAWN BY
CHECKED BY

SHEET 102 OF

© COPYRIGHT 2004

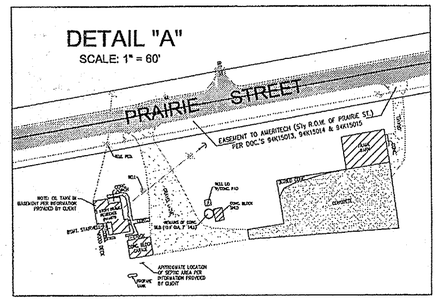
SETTLERS RIDGE - NORTH PARCEL - BOUNDARY SURVEY DETAILS

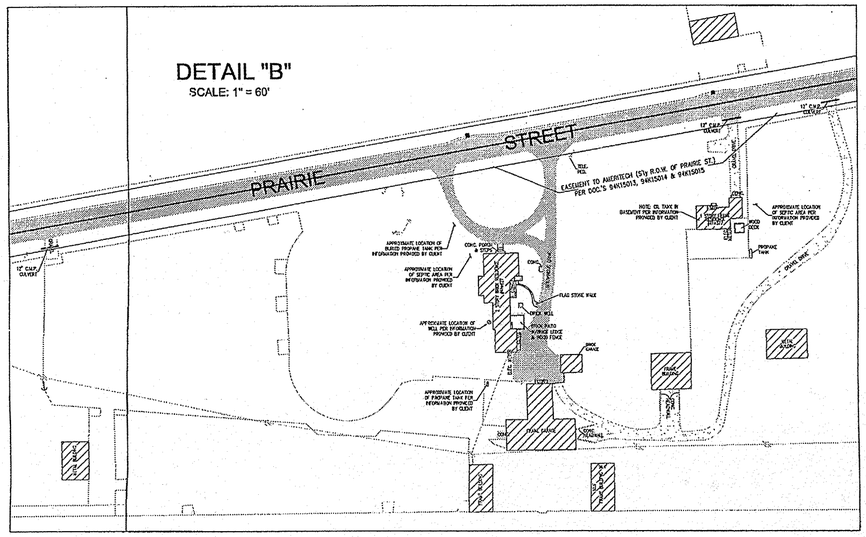
ALTA/ACSM LAND TITLE SURVEY

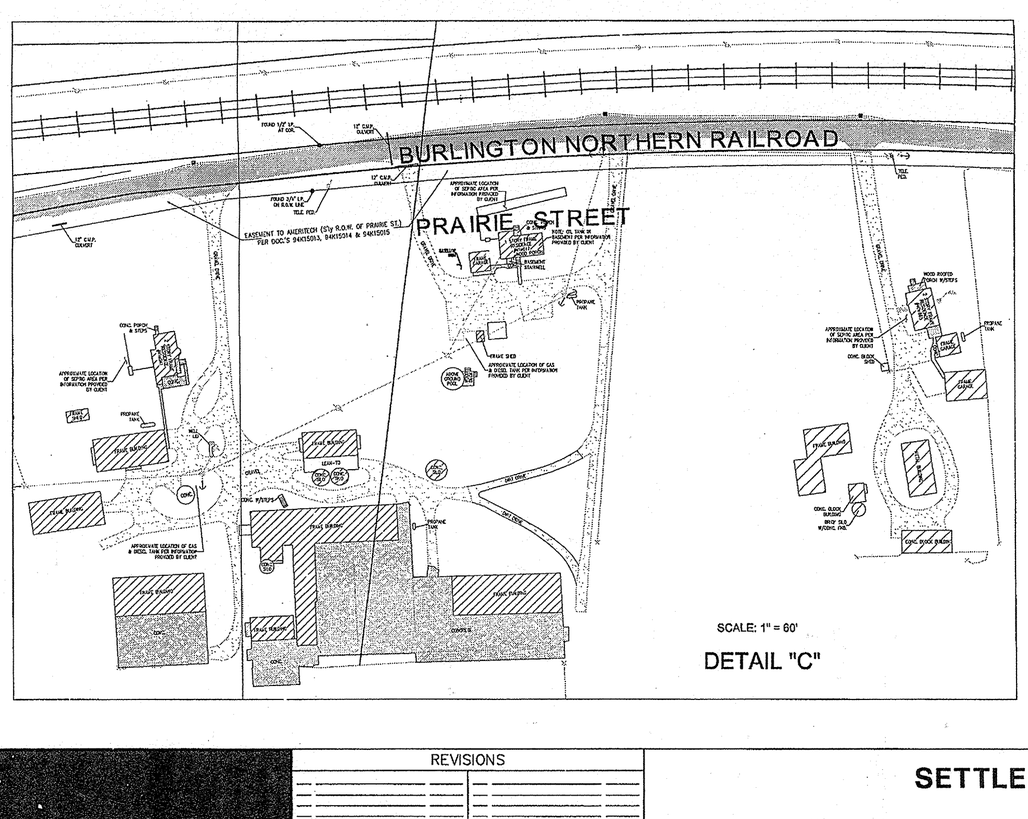
OF

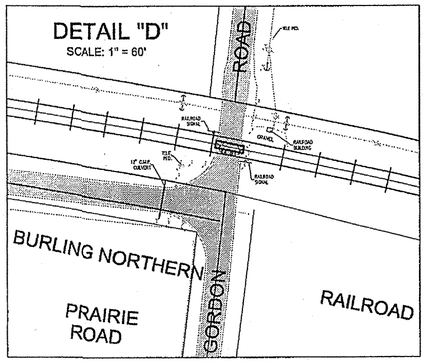
PARTS OF SECTIONS 14, 22,23, 26 AND 27 ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRDH PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

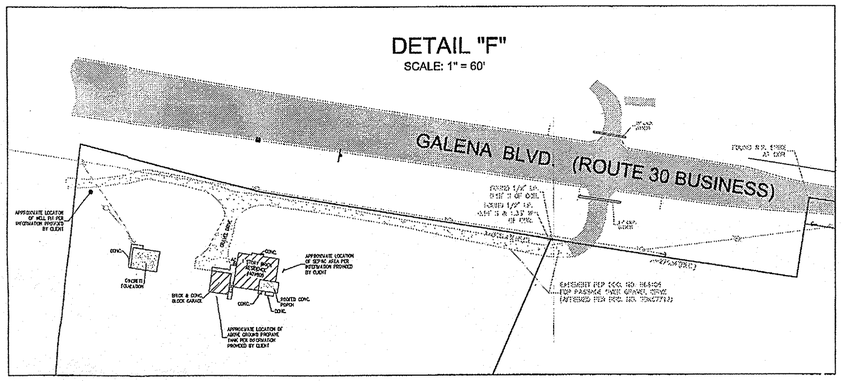
DETAILS

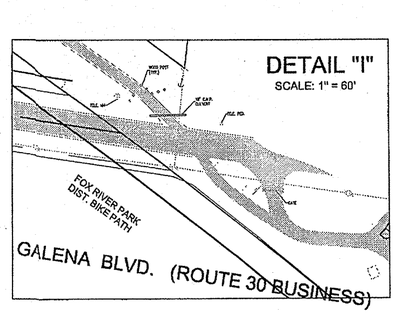


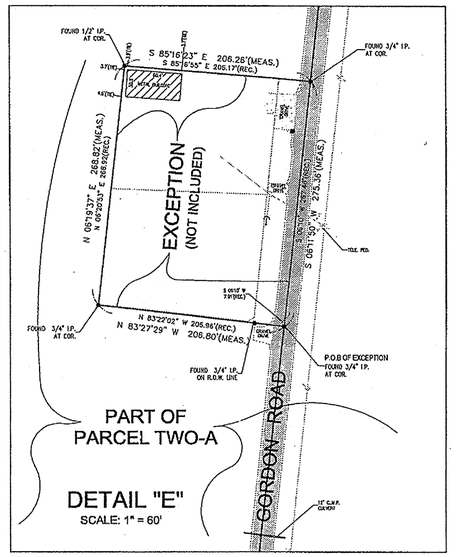


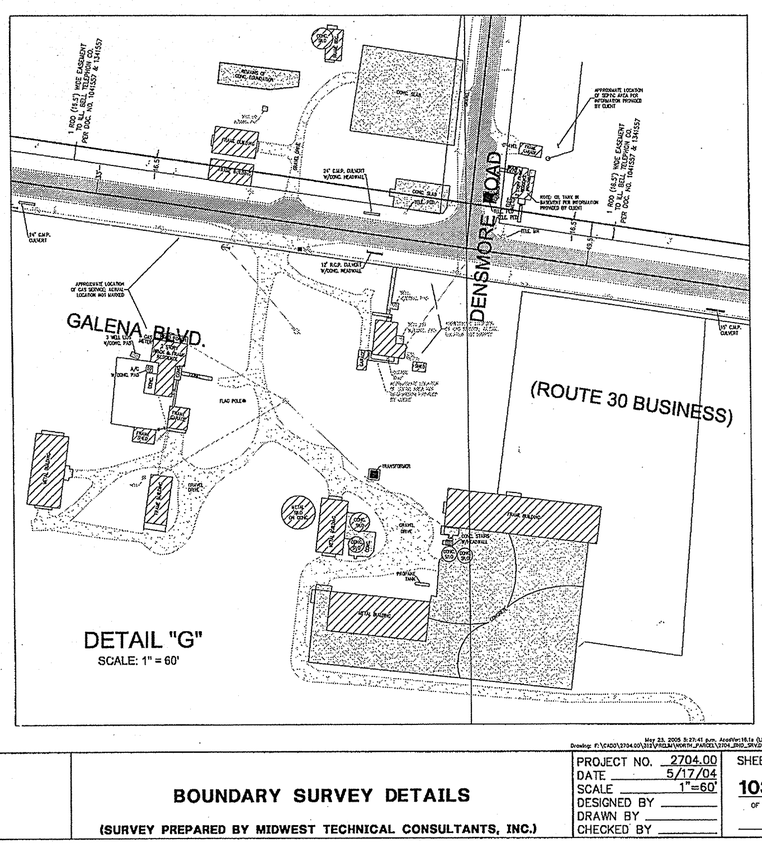












MIDWEST TECHNICAL CONSULTANTS, INC.
LAND SURVEYORS
www.midwestlandsurvey.com
1832 SHORE DR. DOWNT GROVE
HAMPSTEAD, ILLINOIS 60563
630-325-0101
630-325-0318

PREPARED FOR:
ALEXANDER FAMILY OF ILL. LP

JOB NO.: 389-100 DRAWN BY: MEK

Drawing: F:\CADD\2704.00\2D\FIELD\NORTH_PARCEL\2704_2ND_SRV.DWG (2000)
May 23, 2005 5:27:41 p.m. AcadVer:16.1s (LMS Tech)

REVISIONS

SETTLERS RIDGE - NORTH PARCEL

SUGAR GROVE, ILLINOIS

BOUNDARY SURVEY DETAILS

(SURVEY PREPARED BY MIDWEST TECHNICAL CONSULTANTS, INC.)

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	1"=60'
DESIGNED BY	
DRAWN BY	
CHECKED BY	
SHEET	103
OF	

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SETTLERS RIDGE - NORTH PARCEL - BOUNDARY SURVEY DETAILS

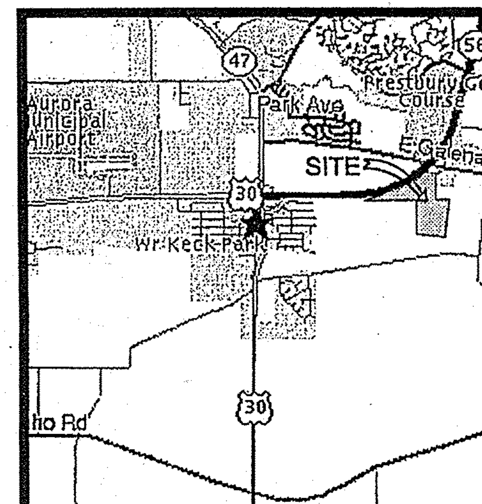
ALTA/ACSM LAND TITLE SURVEY

OF
PARTS OF SECTIONS 15 AND 23 ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

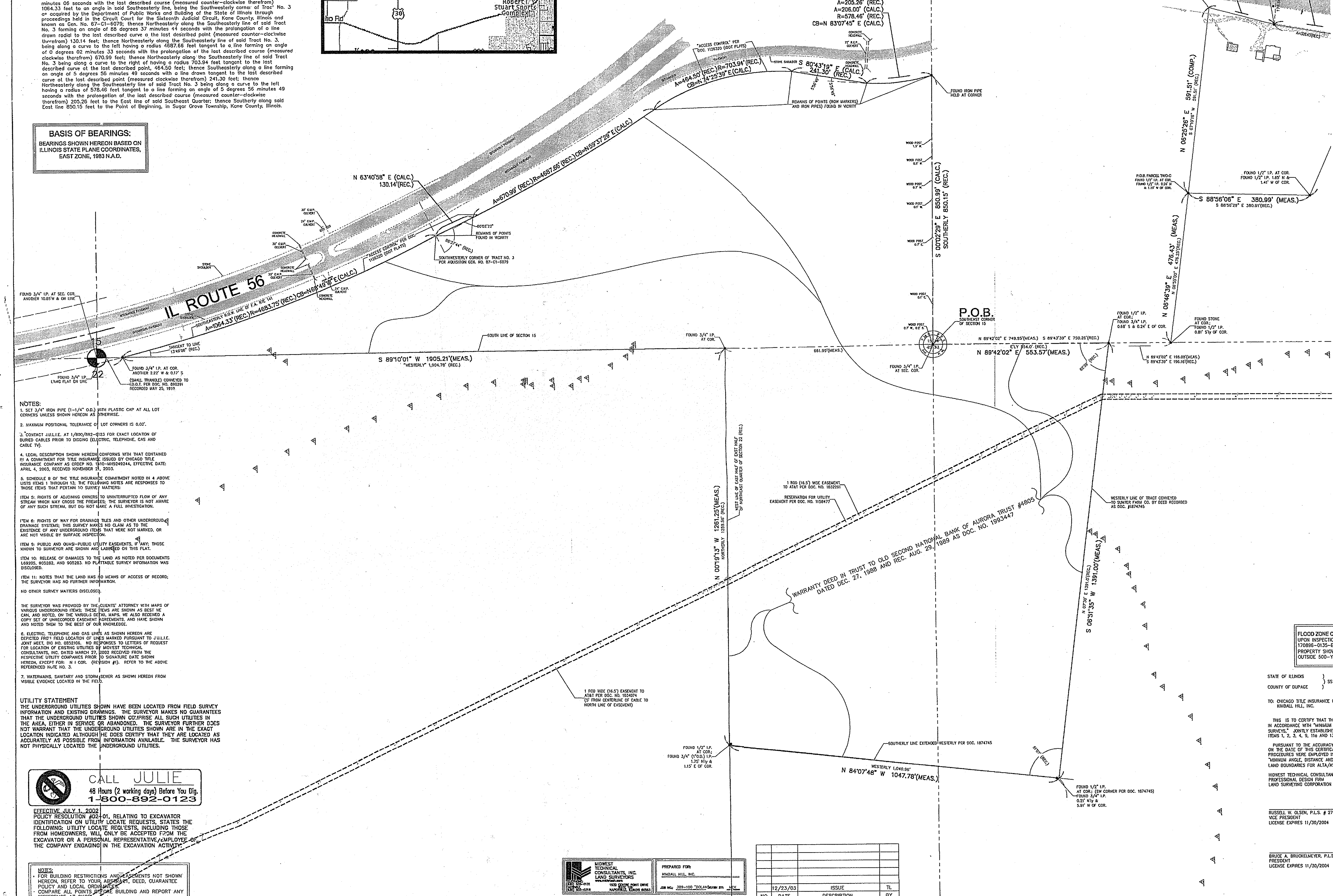
LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 15, that part of the East Half of the East Half of the Northeast Quarter of Section 22 and that part of the West Half of the West Half of the Northwest Quarter of Section 23, Township 38 North, Range 7, East of the Third Principal Meridian, all described as follows:

Beginning at the Southeast corner of said Section 15; thence Easterly along in North line of said Northwest Quarter 554.0 feet to an angle point in the Westerly line of a tract of land conveyed to Sumter Farm Co. by Deed recorded as Document 1874745; thence Southerly along said Westerly line forming an angle of 82 degrees 39 minutes with the last described course (measured counter-clockwise therefrom) 1391.0 feet to the Southwest corner of said Sumter Farm Co. Tract; thence Westerly along the Southerly line extended Westerly of said Sumter Farm Co. Tract forming an angle of 91 degrees 7 minutes with the last described course (measured counter-clockwise therefrom) 1040.96 feet to the West line of the East Half of the East Half of said Northeast Quarter; thence Northerly along said West line 1259.56 feet to the South line of said Southeast Quarter; thence Westerly along said South line 1904.78 feet to the Southeasterly right of way line of Federal Aid Route No. 141; thence Northeasterly along said Southeasterly, being along a curve to the left having a radius of 4683.75 feet, tangent to a line forming an angle of 13 degrees 49 minutes 06 seconds with the last described course (measured counter-clockwise therefrom) 1064.33 feet to an angle in said Southeasterly line, being the Southwesterly corner of Tract No. 3 as acquired by the Department of Public Works and Building of the State of Illinois through proceedings held in the Circuit Court for the Sixteenth Judicial Circuit, Kane County, Illinois and known as Gen. No. 67-C1-6079; thence Northeasterly along the Southeasterly line of said Tract No. 3 forming an angle of 88 degrees 37 minutes 44 seconds with the prolongation of a line drawn radial to the last described curve a the last described point (measured counter-clockwise therefrom) 130.14 feet; thence Northeasterly along the Southeasterly line of said Tract No. 3, being along a curve to the left having a radius 4687.66 feet tangent to a line forming an angle of 0 degrees 02 minutes 33 seconds with the prolongation of the last described course (measured clockwise therefrom) 670.99 feet; thence Northeasterly along the Southeasterly line of said Tract No. 3 being along a curve to the right of having a radius 703.94 feet tangent to the last described curve at the last described point, 464.50 feet; thence Southeasterly along a line forming an angle of 5 degrees 56 minutes 49 seconds with a line drawn tangent to the last described curve at the last described point (measured clockwise therefrom) 241.30 feet; thence Northeasterly along the Southeasterly line of said Tract No. 3 being along a curve to the left having a radius of 578.46 feet tangent to a line forming an angle of 5 degrees 56 minutes 49 seconds with the prolongation of the last described course (measured counter-clockwise therefrom) 205.26 feet to the East line of said Southeast Quarter; thence Southerly along said East line 850.15 feet to the Point of Beginning, in Sugar Grove Township, Kane County, Illinois.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, 1983 N.A.D.



NOTES:
1. SET 3/4" IRON PIPE (1-1/4" O.D.) WITH PLASTIC CAP AT ALL LOT CORNERS UNLESS SHOWN HEREON AS OTHERWISE.

2. MAXIMUM POSITIONAL TOLERANCE OF LOT CORNERS IS 0.02'.

3. CONTACT J.U.L.I.E. AT 1/800/892-0123 FOR EXACT LOCATION OF BURIED CABLES PRIOR TO DIGGING (ELECTRIC, TELEPHONE, GAS AND CABLE TV).

4. LEGAL DESCRIPTION SHOWN HEREON CONFORMS WITH THAT CONTAINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY AS ORDER NO. 1410-MH5249244, EFFECTIVE DATE: APRIL 4, 2003, RECEIVED NOVEMBER 21, 2003.

5. SCHEDULE B OF THE TITLE INSURANCE COMMITMENT NOTED IN 4 ABOVE LISTS ITEMS 1 THROUGH 13; THE FOLLOWING NOTES ARE RESPONSES TO THOSE ITEMS THAT PERTAIN TO SURVEY MATTERS:

ITEM 5: RIGHTS OF ADJOINING OWNERS TO UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY CROSS THE PREMISES; THE SURVEYOR IS NOT AWARE OF ANY SUCH STREAM, BUT DID NOT MAKE A FULL INVESTIGATION.

ITEM 6: RIGHTS OF WAY FOR DRAINAGE TILES AND OTHER UNDERGROUND DRAINAGE SYSTEMS; THIS SURVEY MAKES NO CLAIM AS TO THE EXISTENCE OF ANY UNDERGROUND ITEMS THAT WERE NOT MARKED, OR ARE NOT VISIBLE BY SURFACE INSPECTION.

ITEM 9: PUBLIC AND QUASI-PUBLIC UTILITY EASEMENTS, IF ANY; THOSE KNOWN TO SURVEYOR ARE SHOWN AND LABELED ON THIS PLAT.

ITEM 10: RELEASE OF DAMAGES TO THE LAND AS NOTED PER DOCUMENTS L69205, 905282, AND 905283. NO PLATTABLE SURVEY INFORMATION WAS DISCLOSED.

ITEM 11: NOTES THAT THE LAND HAS NO MEANS OF ACCESS OF RECORD; THE SURVEYOR HAS NO FURTHER INFORMATION.

NO OTHER SURVEY MATTERS DISCLOSED.

THE SURVEYOR WAS PROVIDED BY THE CLIENTS' ATTORNEY WITH MAPS OF VARIOUS UNDERGROUND ITEMS; THESE ITEMS ARE SHOWN AS BEST WE CAN, AND NOTED, ON THE VARIOUS DETAIL MAPS. WE ALSO RECEIVED A COPY SET OF UNRECORDED EASEMENT AGREEMENTS, AND HAVE SHOWN AND NOTED THEM TO THE BEST OF OUR KNOWLEDGE.

6. ELECTRIC, TELEPHONE AND GAS LINES AS SHOWN HEREON ARE DEPICTED FROM FIELD LOCATION OF LINES MARKED PURSUANT TO J.U.L.I.E. JOINT MEET, DIG NO. 0852106. NO RESPONSES TO LETTERS OF REQUEST FOR LOCATION OF EXISTING UTILITIES BY MIDWEST TECHNICAL CONSULTANTS, INC. DATED MARCH 27, 2002 RECEIVED FROM THE RESPECTIVE UTILITY COMPANIES PRIOR TO SIGNATURE DATE SHOWN HEREON, EXCEPT FOR: N I COR. (REVISION #1). REFER TO THE ABOVE REFERENCED NOTE NO. 3.

7. WATERMAINS, SANITARY AND STORM SEWER AS SHOWN HEREON FROM VISIBLE EVIDENCE LOCATED IN THE FIELD.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CALL JULIE
48 Hours (2 working days) Before You Dig.
1-800-892-0123

EFFECTIVE JULY 1, 2002
POLICY RESOLUTION #02-01, RELATING TO EXCAVATOR IDENTIFICATION ON UTILITY LOCATE REQUESTS, STATES THE FOLLOWING: UTILITY LOCATE REQUESTS, INCLUDING THOSE FROM HOMEOWNERS, WILL ONLY BE ACCEPTED FROM THE EXCAVATOR OR A PERSONAL REPRESENTATIVE/EMPLOYEE OF THE COMPANY ENGAGING IN THE EXCAVATION ACTIVITY.

NOTES:
- FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY AND LOCAL ORDINANCES.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE.

LEGEND

EXISTING BUILDING LOCATION
PARCEL LIMITS
SECTION LINE
QUARTER SECTION LINE
QUARTER,QUARTER SECTION LINE
EXISTING R.O.W. LINE
EASEMENT
BUILDING SETBACK LINE
CENTERLINE
SECTION CORNER
QUARTER SECTION CORNER
P.O.C. PLACE OF COMMENCEMENT
P.O.B. PLACE OF BEGINNING
(meas.) MEASURED DISTANCE
(rec.) RECORD DISTANCE
(comp.) COMPUTED DISTANCE
R. RADIUS
A. LENGTH OF CURVE
CB. CHORD BEARING
SET IRON PIPE
FOUND IRON PIPE
CHAINLINK FENCE LINE
P.V.C. FENCE LINE
REMAINS OF FENCE LINE
WOVEN WIRE FENCE LINE
WOOD FENCE LINE
STORM SEWER
SANITARY SEWER
WATERMAIN
GAS LINE
TELEPHONE LINE
ELECTRIC LINE
OVERHEAD WIRES
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ANCHOR WIRE
MANHOLE
CURB INLET
CATCH BASIN
FLAIRED END SECTION
B-BOX
WATER VALVE VAULT
WATER VALVE
FIRE HYDRANT
OVERHEAD LIGHT
TELEPHONE, ELECTRIC OR CATV. PEDESTAL
TRANSFORMER
COMED TOWER
TELEPHONE MANHOLE
TELEPHONE MARKER POST
PAINTED TELEPHONE MARKE PER J.U.L.I.E.
GAS MARKER POST
SIGN
MAILBOX
DRAIN TILE FLAG
BITUMINOUS PAVED SURFACE
STONE SHOULDER
CONCRETE SURFACE
GRAVEL

AREA WITHIN HEAVY LINES
63.8818 ACRES
2,782,689 SQ FT±

FLOOD ZONE CERTIFICATE
UPON INSPECTION OF FLOOD INSURANCE RATE MAP NUMBER 170896-0135-B, REVISION DATE: JUNE 4, 1996 IT APPEARS THE PROPERTY SHOWN HEREON LIES IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

TO: CHICAGO TITLE INSURANCE COMPANY
KIMBALL HILL, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 9, 11a AND 13 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

MIDWEST TECHNICAL CONSULTANTS, INC.
PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION NO. 184-002917

RUSSELL W. OLSEN, P.L.S. # 2718 — DATE
VICE PRESIDENT
LICENSE EXPIRES 11/30/2004

RUSSELL W. OLSEN — STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002718 — NAPERVILLE, IL

BRUCE A. BRUCKELMEYER, P.L.S. # 2456 — DATE
PRESIDENT
LICENSE EXPIRES 11/30/2004

BRUCE A. BRUCKELMEYER — STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002456 — NAPERVILLE, IL

SHEET 1 OF 1

May 23, 2005 5:29:53 p.m. AcadVer:18.1s (LMS Tech)
Drawing: F:\CADD\2704.00\312\PRELIM\NORTH_PARCEL\2704_DNO_DOL.DWG (180)

MIDWEST TECHNICAL CONSULTANTS, INC. LAND SURVEYORS
www.midwtech.com
TELEPHONE (630) 505-0101 FACSIMILE (630) 505-0318
1532 CENTRE POINT DRIVE SUITE 105 NAPERVILLE, ILLINOIS 60563

PREPARED FOR: KIMBALL HILL, INC.
JOB NO.: 389-100 "DOLAN" DRAWN BY: MEK

NO.	DATE	DESCRIPTION	BY
	12/23/03	ISSUE	TL

REVISIONS

SETTLERS RIDGE
SUGAR GROVE, ILLINOIS

BOUNDARY SURVEY
(SURVEY PREPARED BY MIDWEST TECHNICAL CONSULTANTS, INC.)

PROJECT NO. 2704.00
DATE 5/17/04
SCALE 1"=40'
DESIGNED BY
DRAWN BY
CHECKED BY

SHEET 104 OF

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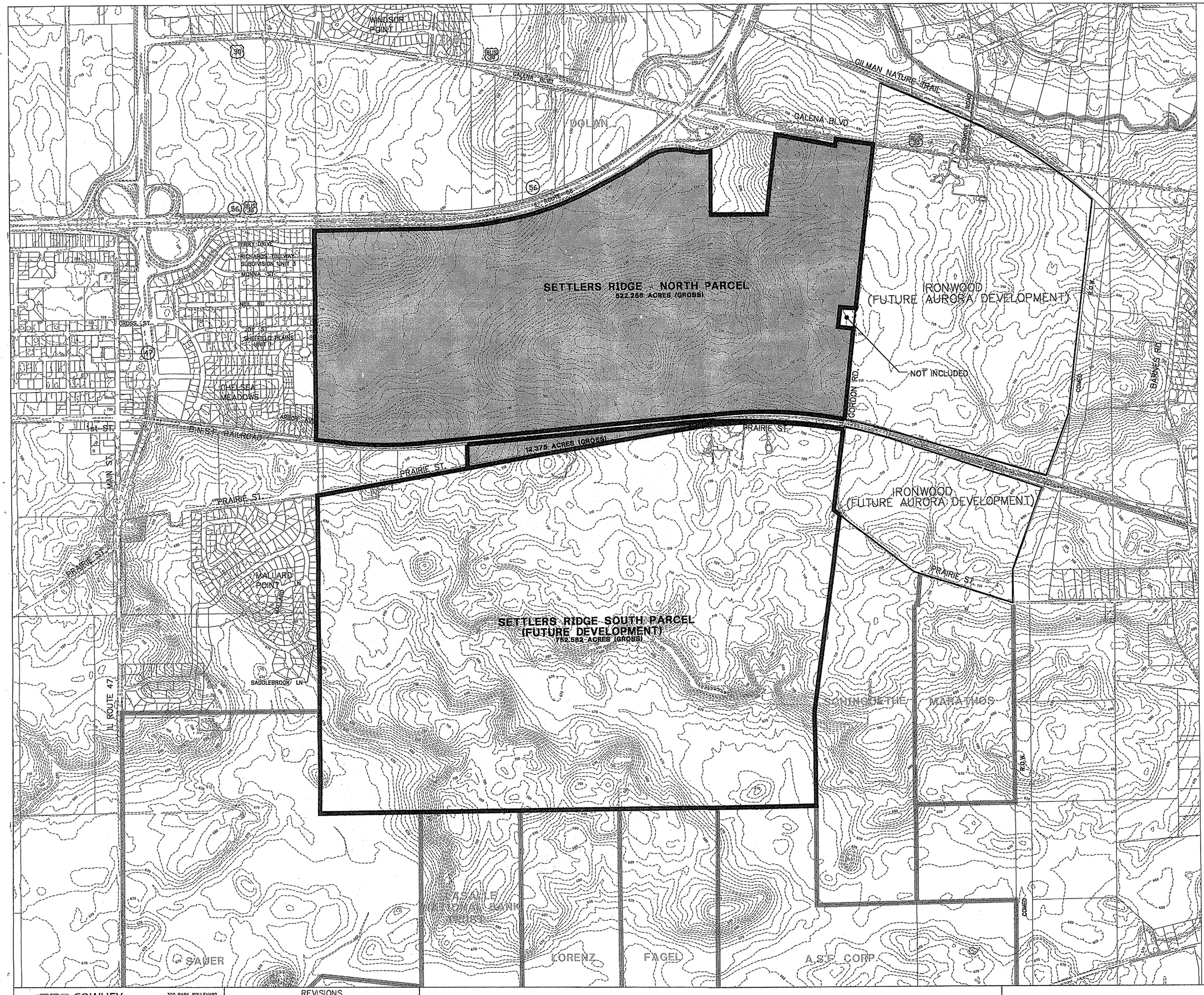
SETTLERS RIDGE - NORTH PARCEL - BOUNDARY SURVEY



GENERAL NOTES

1. THIS PLAN IS ILLUSTRATIVE ONLY, INTENDED TO DEPICT THE GENERAL LOCATION OF THE DEVELOPEMENT WITH REFERENCE TO SURROUNDING PROPERTIES.
2. THE TOPOGRAPHIC DATA INDICATED ON THIS SHEET IS INTENDED TO REFLECT THE REGIONAL DRAINAGE AND ELEVATIONS OF SURROUNDING PROPERTY. THE TOPO SHOWN IS THE KANE COUNTY 2' DIGITAL DATA AS OBTAINED FROM THE SIDWELL CORP.

GRAPHIC SCALE
(IN FEET)
1 inch = 400 ft.

COWHEY GUDMUNDSON LEDER, LTD.
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(630) 250-9595
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(312) 755-9595

REVISIONS

2.	PER VILLAGE REVIEW	09/09/04
3.	PER ANNEXATION NEGOTIATIONS	05/24/05

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

REGIONAL PROPERTY EXHIBIT

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	1"=400'
DESIGNED BY	RWG
DRAWN BY	CES
CHECKED BY	RWG

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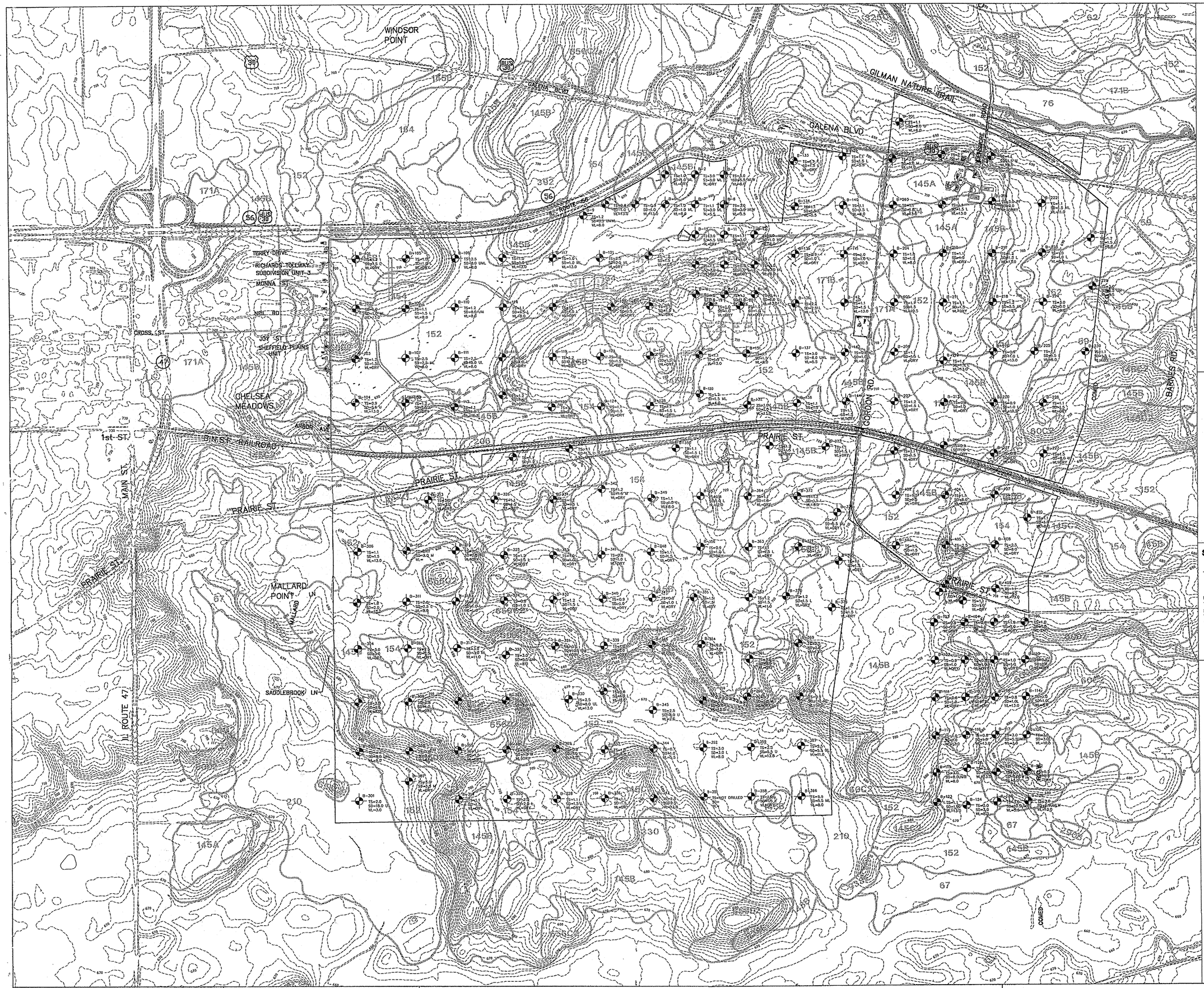
SETTLERS RIDGE - NORTH PARCEL - REGIONAL PROPERTY EXHIBIT



GENERAL NOTES

1. SOIL BORING LOCATION AND DATA PER SOIL INVESTIGATION STUDY PERFORMED BY TESTING SERVICE CORPORATION (TSC), PROJECT NO. L-52.332 DATED MAY 21, 2001.
2. SITE BOUNDARY DETERMINED BY THE ALTA/ACSM LAND TITLE SURVEY DATED NOVEMBER 14, 2002, PREPARED BY MIDWEST TECHNICAL CONSULTANTS, INC.
3. EXISTING SOILS DEPICTED PER THE SOIL SURVEY OF KANE COUNTY, U.S. DEPARTMENT OF AGRICULTURE, SEPTEMBER 1970.
4. KANE COUNTY 2' DIGITAL TOPOGRAPHICAL DATA SUPPLIED BY SIDWELL COMPANY, MAPPING AND GEOGRAPHIC INFORMATION SYSTEMS.

SOIL CLASSIFICATIONS (USDA)

SYMBOL	NAME	HYDROLOGIC SOIL GROUP	HYDRIC SOIL
23B	DODGE SILT LOAM	B	
59	LISBON SILT LOAM	B	
60C2	LA ROSE LOAM	B	√
60D2	LA ROSE LOAM	B	√
92	HERBERT SILT LOAM	B	
97	HARPSTER SILTY CLAY LOAM	B/D	√
99	OTTER SILT LOAM	B/D	√
152	WILLENDTON LOAM	B/D	√
145A	SAYBROOK SILT LOAM (0 TO 2% SLOPES)	B	
145B	SAYBROOK SILT LOAM (2 TO 5% SLOPES)	B	
145C2	SAYBROOK SILT LOAM (5 TO 10% SLOPES)	B	
152	STRUMMER SILTY CLAY LOAM	B/D	√
154	FLANAGAN SILT LOAM	B	
171A	CATLIN SILT LOAM (0 TO 2% SLOPES)	B	
171B	CATLIN SILT LOAM (2 TO 5% SLOPES)	B	
206	THORP SILT LOAM	C/D	√
210	LENA MUCK	A/D	√
290B	WARSAW LOAM	B	
323C	DRESDEN SILT LOAM	B	
330	PELTON SILTY CLAY LOAM	B/D	√
392	URBAN LAND-ORTHENTS		
656C2	OCTAGON SILT LOAM (5 TO 10% SLOPES, ERODED)	B	
656D2	OCTAGON SILT LOAM (10 TO 15% SLOPES, ERODED)	B	
659E	MIAMI - CASCO COMPLEX	B	

SOIL BORING LEGEND

B-0
TS=SEE BELOW
SD=SEE BELOW
WL=SEE BELOW

B = BORING NUMBER
TS = DEPTH OF TOPSOIL
SD = DEPTH OF 2500 PSF BEARING *(SEE SPECIAL CONDITIONS BELOW)
WL = WATER LEVEL WHILE DRILLING

*SPECIAL CONDITIONS DESIGNATED AS FOLLOWS:

- L RELATIVELY LOW STRENGTH OR LOOSE SOIL DEPOSITS FOUND UNDERLYING BEARING ELEVATION SHOWN.
- M MARGINAL BEARING SOILS - UNDERCUT FOOTING EXCAVATIONS A MINIMUM OF 2 FEET AND REPLACE WITH STRUCTURAL BACKFILL.
- U UNDERCUT DEPTH FOR MASS-GRADING.
- F FILL MATERIALS PRESENT TO DEPTH SHOWN.
- PF POSSIBLE FILL MATERIALS PRESENT TO DEPTH SHOWN.
- O ORGANIC SILT, ORGANIC CLAY OR PEAT SOILS PRESENT IN BORING.
- W WATER IN UPPER 6 FEET WITHIN RELATIVELY PERMEABLE DEPOSITS OF SAND, GRAVEL OR ORGANIC SOIL TYPES.

GRAPHIC SCALE
400 0 200 400 800
(IN FEET)
1 inch = 400 ft.

Nov 23, 2003 5:01:13 p.m. AutoVer:16.1s (LMS Tech)
Drawing: F:\CADD\2704.00\2LYRS\ALV\XREF\W_PARCEL\2704_SOILSPRV.DWG (RSS)
Plotted Style: 2704_WPSITE.CTB; 2704_SLOGO.CTB; 2704_BASE.CTB

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REVISIONS
2. PER VILLAGE REVIEW 09/09/04
3. PER ANNEXATION NEGOTIATIONS 05/24/05

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

EXISTING SOILS MAP

PROJECT NO. 2704.00
DATE 5/17/04
SCALE 1"=400'
DESIGNED BY RWG
DRAWN BY CES
CHECKED BY RWG

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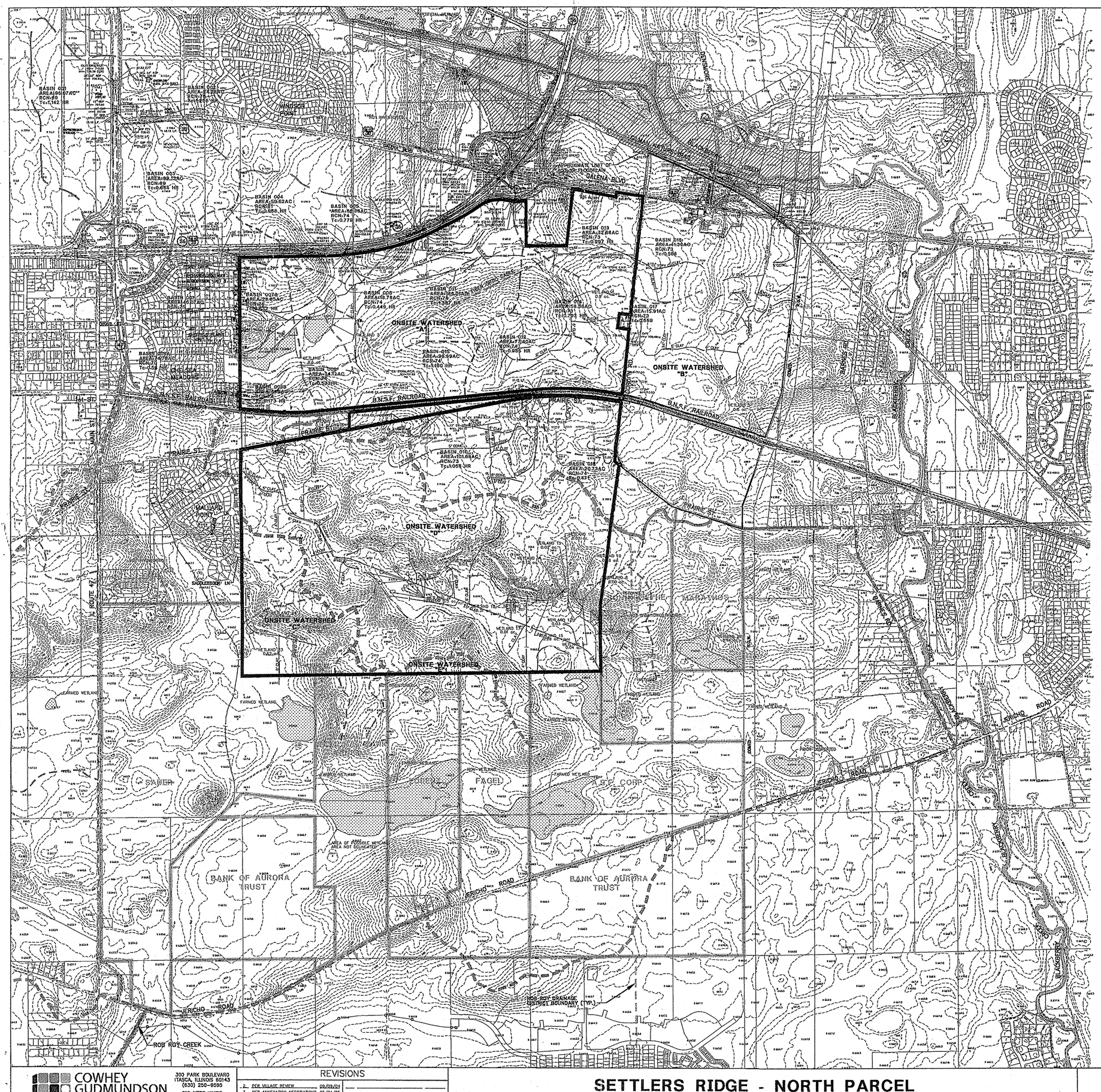
SETTLERS RIDGE - NORTH PARCEL - EXISTING SOILS MAP



GENERAL NOTES

1. SITE BOUNDARY DETERMINED BY THE ALTA/ACSM LAND TITLE SURVEY DATED NOVEMBER 14, 2002, PREPARED BY MIDWEST TECHNICAL CONSULTANTS, INC.
2. KANE COUNTY 2' DIGITAL TOPOGRAPHICAL DATA SUPPLIED BY SYDNELL COMPANY, MAPPING AND GEOGRAPHIC INFORMATION SYSTEMS.
3. ONSITE DRAINTILE LOCATIONS DETERMINED FROM THE EXISTING DRAIN TILE INVESTIGATION PLAN PREPARED BY HUGDLESTON MCBRIDE, DATED JUNE 1, 2003.
4. OFFSITE DRAINTILE LOCATIONS ESTIMATED PER THE ROB ROY DRAINAGE DISTRICT MAP DATED AUGUST 2L, 1909.
5. EXISTING ROB ROY DRAINAGE DISTRICT BOUNDARY ESTIMATED PER THE PROPOSED BOUNDARY ON THE ROB ROY DRAINAGE DISTRICT MAP.
6. EXISTING ON-SITE WETLANDS DETERMINED FROM THE WETLAND DELINEATION REPORT DONE BY ECS, LTD. DATED JANUARY 25, 2002 AND FROM THE CERTIFIED WETLAND DETERMINATION DONE BY NRCS (NRCS-CPA-026).
7. EXISTING OFF-SITE WETLANDS ESTIMATED FROM THE KANE COUNTY NRCS MAPS.
8. EXISTING BLACKBERRY CREEK FLOODPLAIN LIMITS AND ELEVATIONS ARE PER THE REPORT ENTITLED "PEAK FLOW ESTIMATES FOR BLACKBERRY CREEK WATERSHED, ILLINOIS, USING THE CONTINUOUS SIMULATION HSPF MODEL" AUTHORED BY DAVID SOONG AND TIMOTHY STRAUB, USGS, URBANA, ILLINOIS, AND RELEASED IN DECEMBER, 2003.
9. ONSITE BASE FLOOD ELEVATION (BFE) FOR THE NORTH PARCEL OF SETTLERS RIDGE ESTABLISHED AT ELEVATION 682.34 PER TAB 3 OF THE STORMWATER REPORT FOR SETTLERS RIDGE NORTH DEVELOPMENT AS PREPARED BY COWHEY GUDMUNDSON LEDER, LTD. DATED MAY 12, 2004.
10. THE REGION SOUTH OF SETTLERS RIDGE, WEST OF BLACKBERRY CREEK, AND EAST OF ROB ROY CREEK HAS NO DESIGNATED FLOODPLAIN ASSIGNED PER FEMA (IT IS NOTED AS ZONE X). A BASE FLOOD STUDY TO DETERMINE FLOODING ELEVATIONS WILL BE REQUIRED IN CONJUNCTION WITH THE FUTURE DEVELOPMENT OR REQUIRED IN THE SOUTH PARCEL OF SETTLERS RIDGE.

LEGEND

SITE BOUNDARY
OFFSITE PARCEL BOUNDARIES (EST)
RIDGELINES
CONTOUR — 749
SPOT ELEVATION — × 750.00
WETLANDS
FLOODWAY
FLOODPLAIN
HIGH WATER LEVEL (HWL)
NORMAL WATER LEVEL (NWL)
DIRECTION OF SURFACE FLOW
OVERFLOW RELIEF ROUTING
TREE WITH TRUNK SIZE
DITCH OR SWALE
DRAINTILE
STORM SEWER
FLOOD CROSS-SECTIONS — CROSS SECTION MAJOR (100 YR FLOOD ELEVATION (FT))

ONSITE WETLAND SUMMARY

NO.	DELINEATION ORIGIN NRCS	ECS/COL LOCATE	JURISDICTIONAL DETERMINATION	ACREAGE	TOTAL ACREAGE
1	FW		COUNTY	8.60	
2	FW		COUNTY	6.20	
3	FW		COUNTY	1.00	
4	FW		COUNTY	0.80	
5	FW		COUNTY	0.80	
6		EMERGENT	COUNTY	0.14	
TOTAL NORTH OF PRAIRIE STREET					17.54
7		SEEP	TBD	0.53	
8		EMERGENT	TBD	0.00	
9		OPEN WATER/EMER	TBD	0.04	
10		SEEP	TBD	0.08	
11		SEEP	TBD	0.02	
12		OPEN WATER	TBD	0.03	
13		SEEP	TBD	0.03	
14		E/S/OW	TBD	0.12	
15		SEEP	TBD	0.26	
16		SEEP	TBD	0.17	
17		E/OW	TBD	0.01	
18		SEEP	TBD	0.31	
19		EMERGENT	TBD	0.08	
20		EMERGENT	TBD	0.03	
21	FW		TBD	0.30	
22	W		TBD	0.10	
23		E/OW/SCRUB-SHRUB	TBD	0.62	
24		EMERGNT SEEP	TBD	0.16	
25		E/OW/SEEP	TBD	0.15	
TOTAL SOUTH OF PRAIRIE STREET (NOT INCLUDED MARATHON)					3.03
26	*	*	TBD	8.94	
TOTAL MARATHON					8.94
TOTAL WETLANDS				29.51	29.51

* APPROXIMATE WETLAND LOCATION DETERMINED BY ECS, LTD.

GRAPHIC SCALE
600 0 300 600 1200
(IN FEET)
1 inch = 600 ft.

May 23, 2003 3:41:48 p.m. AcadVer:16.1s (LMS Tech)
Drawing: F:\CAD0\2704.00\312\PRELIM\NORTH_PARCEL\2704_LRDOMB.DWG (MCH)
Plotted Style: 2704_MPSETUP.CTB; JAGRAU.CTB; 2704_JANZ.CTB

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REVISIONS

2	PER VILLAGE REVIEW	09/09/04
3	PER ANNEXATION NEGOTIATIONS	05/24/05

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

REGIONAL DRAINAGE CONDITIONS MAP

PROJECT NO. 2704.00
DATE 5/17/04
SCALE 1"=600'
DESIGNED BY MCH
DRAWN BY CES
CHECKED BY RWG

SHEET 203 OF

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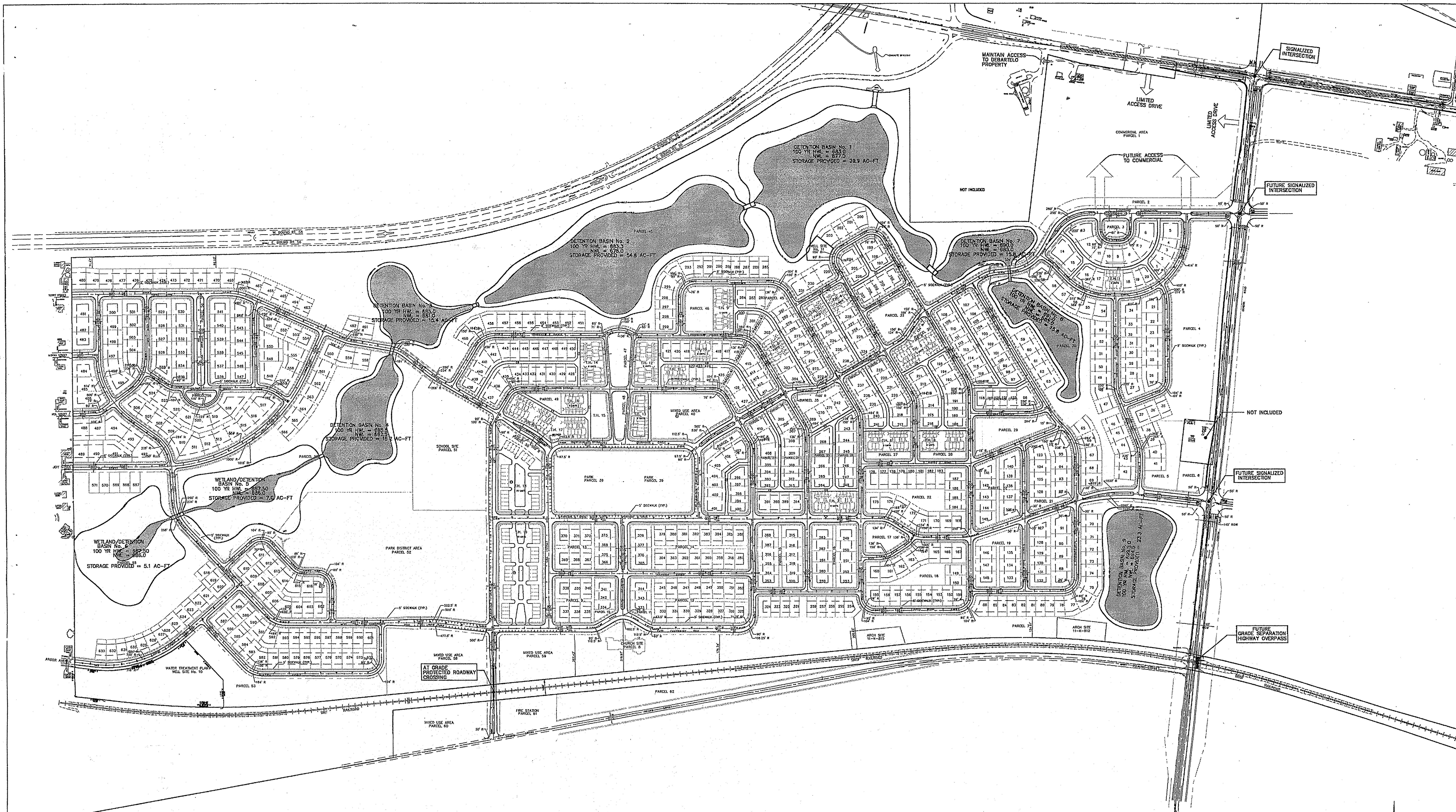
SETTLERS RIDGE NORTH PARCEL - REGIONAL DRAINAGE CONDITIONS MAP



NORTH PARCEL LEGAL DESCRIPTION

PARCEL ONE (1st PHASE) LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°27'40" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1056.29 FEET TO THE CENTERLINE OF PRAIRIE STREET AS MONUMENTED AND OCCUPIED; THENCE EASTERLY ALONG THE CENTERLINE OF PRAIRIE STREET AS MONUMENTED AND OCCUPIED FOR THE FOLLOWING FOUR (4) COURSES; (1) THENCE NORTH 79°40'41" EAST, A DISTANCE OF 2039.84 FEET TO THE POINT OF BEGINNING; (2) THENCE NORTH 79°40'41" EAST, A DISTANCE OF 675.92 FEET; (3) THENCE NORTH 79°40'49" EAST, A DISTANCE OF 1881.06 FEET; (4) THENCE NORTH 79°40'47" EAST, A DISTANCE OF 1073.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD SAID POINT BEING ALSO A POINT ON A CURVE; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF SOUTH 85°10'58" WEST, AN ARC LENGTH OF 164.70 FEET; (2) THENCE SOUTH 84°20'24" WEST, A DISTANCE OF 211.72 FEET; (3) THENCE SOUTH 84°21'03" WEST, A DISTANCE OF 3213.71 FEET; THENCE SOUTH 00°11'31" EAST, A DISTANCE OF 299.38 FEET TO THE POINT OF BEGINNING; IN SUGAR GROVE TOWNSHIP, IN KANE COUNTY, ILLINOIS; CONTAINING 12.375 ACRES OF LAND, MORE OR LESS.

PARCEL 2A (1st PHASE) LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, AND THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, AND THAT PORTION OF SECTION 22, AND ALSO THAT PORTION OF THE WEST HALF OF SECTION 23, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°12'35" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2506.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 56, ALSO KNOWN AS PART OF THE ILLINOIS TOLL HIGHWAY COMMISSION; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING EIGHT (8) COURSES: (1) THENCE NORTH 89°03'24" EAST, A DISTANCE OF 1155.23 FEET; (2) THENCE NORTH 89°10'28" EAST, A DISTANCE OF 494.10 FEET TO A POINT OF CURVATURE; (3) THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4683.75 FEET AND A CHORD BEARING OF NORTH 75°45'12" EAST, AN ARC LENGTH OF 2197.62 FEET TO A NON-TANGENT LINE; (4) THENCE NORTH 63°40'58" EAST, A DISTANCE OF 130.14 FEET TO A POINT ON A NON-TANGENT CURVE; (5) THENCE EASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4687.66 FEET AND A CHORD BEARING OF NORTH 59°37'29" EAST, AN ARC LENGTH OF 670.99 FEET TO A POINT OF REVERSE CURVATURE; (6) THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 703.94 FEET AND A CHORD BEARING OF NORTH 74°25'39" EAST, AN ARC LENGTH OF 464.50 FEET TO A POINT ON A NON-TANGENT LINE; (7) THENCE SOUTH 80°43'19" EAST, A DISTANCE OF 241.30 FEET TO A POINT ON A NON-TANGENT CURVE; (8) THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 578.46 FEET AND A CHORD BEARING OF NORTH 33°07'45" EAST, AN ARC LENGTH OF 206.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°02'29" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 850.99 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 89°42'02" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 749.95 FEET TO A FOUND STONE; THENCE NORTH 08°46'39" EAST ALONG AN OLD CLAIM LINE, A DISTANCE OF 478.43 FEET TO A POINT ON AN OLD CLAIM LINE; THENCE NORTH 06°25'26" EAST ALONG AN OLD CLAIM LINE, A DISTANCE OF 591.51 FEET TO A POINT ON THE SOUTHERLY LINE OF ILLINOIS ROUTE 30 ACCORDING TO WARRANTY DEED RECORDED AS DOCUMENT NUMBER 905248; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID ILLINOIS ROUTE 30 FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 75°14'50" EAST, A DISTANCE OF 211.06 FEET TO A NON-TANGENT CURVE; (2) THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 34467.48 FEET, AND A CHORD BEARING OF SOUTH 80°44'51" EAST, AN ARC LENGTH OF 601.45; THENCE NORTH 08°55'27" EAST, A DISTANCE OF 89.70 FEET TO THE CENTERLINE OF SAID ILLINOIS ROUTE 30 BEING A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CENTERLINE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 34377.48 FEET AND A CHORD BEARING OF SOUTH 81°29'22" EAST, AN ARC LENGTH OF 129.92 FEET TO A POINT ON A NON-TANGENT LINE; (2) THENCE SOUTH 81°24'14" EAST, A DISTANCE OF 367.78 FEET TO A POINT ON THE CENTERLINE OF GORDON ROAD; THENCE SOUTH 06°11'50" WEST ALONG THE CENTERLINE OF GORDON ROAD, A DISTANCE OF 2210.20 FEET; THENCE NORTH 85°16'23" WEST, . DISTANCE OF 206.26 FEET; THENCE SOUTH 06°19'37" WEST, A DISTANCE OF 268.82 FEET; THENCE SOUTH 83°27'29" EAST, A DISTANCE OF 206.80 FEET TO A POINT ON THE CENTERLINE OF GORDON ROAD; THENCE SOUTH 06°12'32" WEST ALONG THE CENTERLINE OF SAID GORDON ROAD, A DISTANCE OF 1220.88 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD FOR THE FOLLOWING FIVE (5) COURSES; (1) THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5779.58 FEET AND A CHORD BEARING OF NORTH 87°17'00" WEST, AN ARC LENGTH OF 1687.43 FEET TO A POINT ON A NON-TANGENT LINE; (2) THENCE SOUTH 84°20'54" WEST, A DISTANCE OF 3416.50 FEET; (3) THENCE SOUTH 84°20'53" WEST, A DISTANCE OF 555.02 FEET TO A POINT ON A NON-TANGENT CURVE; (4) THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF SOUTH 88°58'44" EAST, AN ARC LENGTH OF 1291.76 FEET TO A POINT ON A NON-TANGENT LINE; (5) THENCE NORTH 84°02'59" WEST, A DISTANCE OF 170.80 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE NORTH 00°27'40" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 305.09 FEET TO THE POINT OF BEGINNING; ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS; CONTAINING 522.256 ACRES OF LAND, MORE OR LESS.

PARCEL 6 LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF GORDON ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE EASTERLY ALONG A CURVE ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, BEING A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5779.58 FEET AND A CHORD BEARING OF SOUTH 78°13'19" EAST, AN ARC LENGTH OF 140.67 FEET; THENCE NORTH 06°12'32" EAST, A DISTANCE OF 454.38 FEET; THENCE NORTH 04°51'10" WEST, A DISTANCE OF 260.60 FEET; THENCE NORTH 06°12'32" EAST, A DISTANCE OF 524.42 FEET; THENCE NORTH 06°11'50" EAST, A DISTANCE OF 275.88 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 4828.20 FEET, AN ARC LENGTH OF 147.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°26'43" EAST, A DISTANCE OF 489.52 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5944.65 FEET, AN ARC LENGTH OF 181.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°11'50" EAST, A DISTANCE OF 1388.13 FEET; THENCE NORTH 81°24'14" WEST, A DISTANCE OF 70.06 FEET; THENCE SOUTH 06°10'17" WEST, A DISTANCE OF 60.05 FEET TO A POINT ON THE CENTERLINE OF GORDON ROAD; THENCE SOUTH 08°11'50" WEST, A DISTANCE OF 2485.56 FEET; THENCE SOUTH 06°12'32" WEST, A DISTANCE OF 1220.88 FEET TO THE POINT OF BEGINNING; CONTAINING 7.50 ACRES OF LAND, MORE OR LESS, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

SETTLERS RIDGE DEVELOPMENT SUMMARY

	TOTAL (UNITS)
SFD: SINGLE FAMILY DETACHED 45' x 132' ALLEY ACCESS	64
SFD: SINGLE FAMILY DETACHED 60' x 132' ALLEY ACCESS	61
SFD: SINGLE FAMILY DETACHED 60' x 132'	91
SFD: SINGLE FAMILY DETACHED 65' x 132'	80
SFD: SINGLE FAMILY DETACHED 70' x 132' ALLEY ACCESS	32
SFD: SINGLE FAMILY DETACHED 70' x 132'	67
SFD: SINGLE FAMILY DETACHED 80' x 125'	73
SFD: SINGLE FAMILY DETACHED 85' x 125'	19
SFD: SINGLE FAMILY DETACHED 80' x 132'	60
SFD: SINGLE FAMILY DETACHED 90' x 134'	27
SFD: SINGLE FAMILY DETACHED MARQUIS LOTS STREET/ALLEY ACCESS	21
SFA: SINGLE FAMILY ATTACHED (DUPLEX) 60' x 132' ALLEY ACCESS	56
SFA: SINGLE FAMILY ATTACHED TOWNHOMES ALLEY ACCESS	114
SFA: SINGLE FAMILY ATTACHED ROW HOME ALLEY ACCESS	85
MIXED USE	100
TOTAL UNITS	960

LAND USE DISTRIBUTION

	TOTAL (ACRES)
TOTAL GROSS NORTH PARCEL AREA	534.63
COMMERCIAL AREA	23.56
INSTITUTIONAL AREAS:	
CHURCH SITE	5.04
SCHOOL SITE	8.00
FIRE STATION	2.00
MIXED USE	14.79
NET RESIDENTIAL AREA (INCLUDING ALL RIGHTS OF WAY)	481.24 AC.
TOTAL RESIDENTIAL UNITS	960 UNITS
NORTH PARCEL NET RESIDENTIAL AREA DENSITY	1.99 D.U./AC.
NORTH PARCEL TOTAL OPEN SPACE	214.63 AC. (44.60%)

(INCLUDES PROPOSED PARK DISTRICT SITE, CONSERVATION AREAS, DETENTION FACILITIES, NEIGHBORHOOD PARKS, BOULIVARDS AND ADDITIONAL ANCILLARY OPEN SPACE AREAS)

ALLEY LEGEND

1 WASHINGTON LANE
2 ADAMS LANE
3 JEFFERSON LANE
4 MADISON LANE
5 MONROE LANE
6 QUINCY LANE
7 JACKSON LANE
8 VAN BUREN LANE
9 HARRISON LANE
10 TYLER LANE
11 POLK LANE
12 TAYLOR LANE
13 FILLMORE LANE
14 PIERCE LANE
15 BUCHANAN LANE
16 LINCOLN LANE
17 JOHNSON LANE
18 GRANT LANE
19 HAYES LANE
20 GARFIELD LANE
21 ARTHUR LANE
22 CLEVELAND LANE
23 HARRISON LANE
24 McKINLEY LANE
25 ROOSEVELT LANE
26 TAFT LANE
27 WILSON LANE
28 HARDING LANE
29 FORD LANE

May 25, 2005 11:32:09 a.m. AcadVer:18.1s (LMS Tech)
Drawing: F:\CADD\2704.00\312\PRELIM\NORTH_PARCEL\2704_SITEDEVPLANS.DWG (269)
Plotted Xrefs: 2704_BASE.DWG

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CHICAGO, ILLINOIS 60610
(312) 755-9595

REVISIONS

1. PER KLOA IDS STUDY	08/18/04
2. PER VILLAGE REVIEW	09/09/04
3. PER ANNEXATION NEGOTIATIONS	05/24/05

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

PRELIMINARY SITE DEVELOPMENT PLAN

PROJECT NO. 2704.00
DATE 5/17/04
SCALE 1"=200'
DESIGNED BY MCH
DRAWN BY CES
CHECKED BY RWG

SHEET 301 OF

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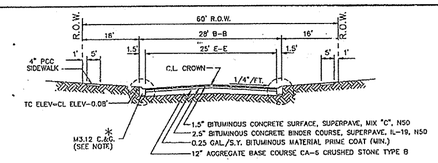
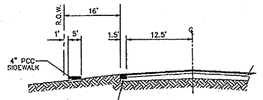
SETTLERS RIDGE - NORTH PARCEL - PRELIMINARY SITE DEVELOPMENT PLAN



STRUCTURAL NUMBER 3.00

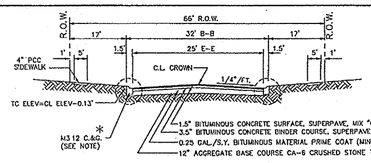
NOTE:
* ADJACENT TO OPEN SPACE / GREEN BELT AREAS, CURB AND GUTTER WILL BE SUBSTITUTED WITH A 1.5' WIDE CONCRETE GUTTER (PITCH OUT) AND SWALE DRAINAGE (SEE BELOW).

NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).



MINOR RESIDENTIAL

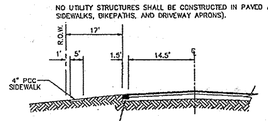
TYPICAL STREET SECTION - 60' ROW



STRUCTURAL NUMBER 3.32

NOTE:
* ADJACENT TO OPEN SPACE / GREEN BELT AREAS, CURB AND GUTTER WILL BE SUBSTITUTED WITH A 1.5' WIDE CONCRETE GUTTER (PITCH OUT) AND SWALE DRAINAGE (SEE BELOW).
* B6.12 C & G WILL BE USED ON 66' ROW, 32' B-B MINOR RESIDENTIAL COLLECTOR ROADS.

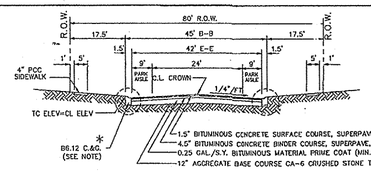
NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).



* ADJACENT TO OPEN SPACE / GREEN BELT AREAS, CURB AND GUTTER WILL BE SUBSTITUTED

LOCAL RESIDENTIAL

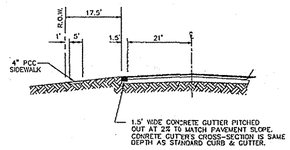
TYPICAL STREET SECTION - 66' ROW



STRUCTURAL NUMBER 3.65

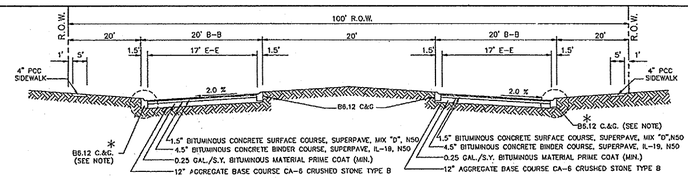
NOTE:
* ADJACENT TO OPEN SPACE / GREEN BELT AREAS, CURB AND GUTTER WILL BE SUBSTITUTED WITH A 1.5' WIDE CONCRETE GUTTER (PITCH OUT) AND SWALE DRAINAGE (SEE BELOW).

NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).



RESIDENTIAL COLLECTOR

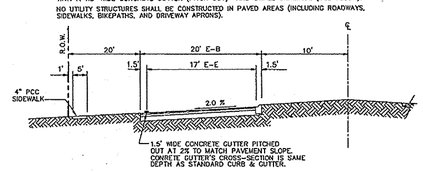
TYPICAL STREET SECTION - 80' ROW



STRUCTURAL NUMBER 3.65 STRUCTURAL NUMBER 3.65

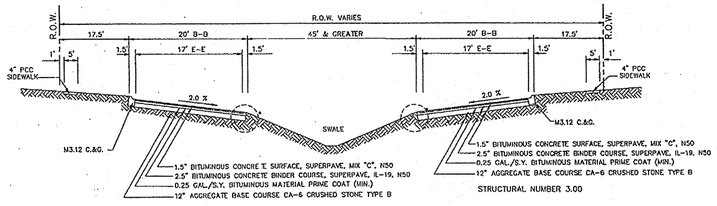
NOTE:
* ADJACENT TO OPEN SPACE / GREEN BELT AREAS, CURB AND GUTTER WILL BE SUBSTITUTED WITH A 1.5' WIDE CONCRETE GUTTER (PITCH OUT) AND SWALE DRAINAGE (SEE BELOW).

NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).



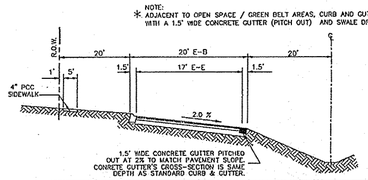
RESIDENTIAL ENTRANCE

"PITCH-OUT" ONSITE BOULEVARD SECTION - 100' ROW

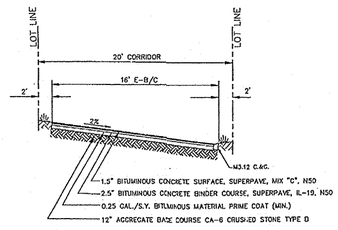


STRUCTURAL NUMBER 3.00 STRUCTURAL NUMBER 3.00

NOTE:
* ADJACENT TO OPEN SPACE / GREEN BELT AREAS, CURB AND GUTTER WILL BE SUBSTITUTED WITH A 1.5' WIDE CONCRETE GUTTER (PITCH OUT) AND SWALE DRAINAGE (SEE BELOW).

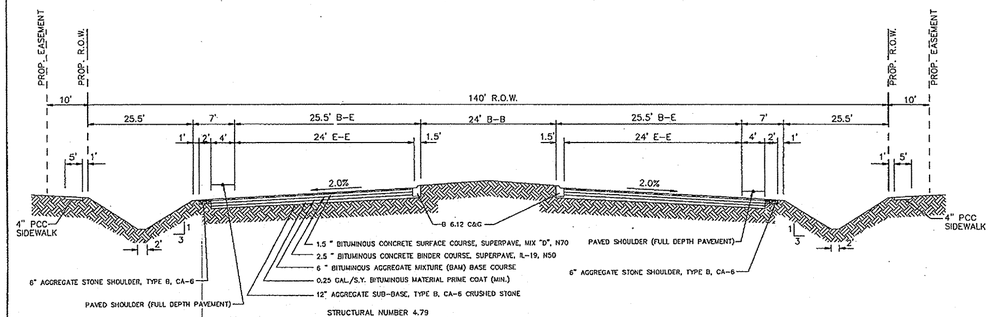


"PITCH-IN" ONSITE BOULEVARD SECTION - 100' ROW



STRUCTURAL NUMBER 3.0

PRIVATE RESIDENTIAL ALLEYS

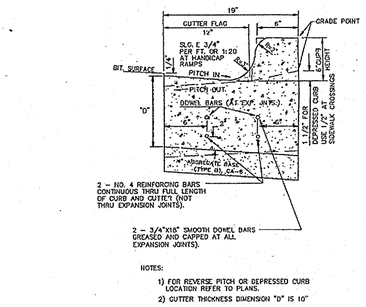


STRUCTURAL NUMBER 4.79

NOTE:
REFER TO PATHWAY PLAN FOR SPECIFIC SIDEWALK / BIKE PATH PLACEMENTS ALONG GORDON ROAD.

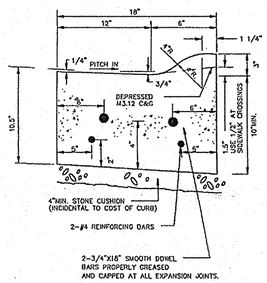
NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).

GORDON ROAD BOULEVARD SECTION - 140' ROW

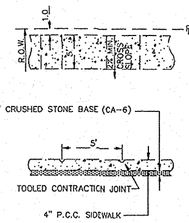


NOTES:
1) FOR REVERSE PITCH OR DEPRESSED CURB LOCATION REFER TO PLANS.
2) GUTTER THICKNESS DIMENSION "D" IS 10"

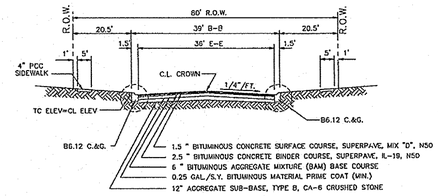
B6.12 CONCRETE CURB & GUTTER



M3.12 COMB. CONC. CURB AND GUTTER



CONCRETE SIDEWALK

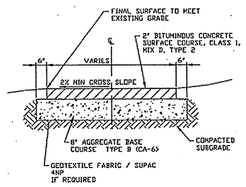


STRUCTURAL NUMBER 4.79

NOTE:
REFER TO PATHWAY PLAN FOR SPECIFIC SIDEWALK / BIKE PATH PLACEMENTS ALONG PRAIRIE STREET.

NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).

PRAIRIE STREET SECTION - 80' ROW



TYPICAL ASPHALT TRAIL SECTION

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Drawing: F:\CADD\2704.00\STG\PRELIM\GORTH_PARCEL\2704_DETAILS.DWG (1:1)

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CHICAGO, ILLINOIS 60610
(312) 755-9595

REVISIONS

2	PER VILLAGE REVIEW	09/09/04
3	PER ANNEXATION NEGOTIATIONS	05/24/05

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

STREET AND RIGHT-OF-WAY STANDARDS

PROJECT NO. 2704.00
DATE 5/17/04
SCALE NONE
DESIGNED BY MCH
DRAWN BY CES
CHECKED BY

SHEET 302 OF

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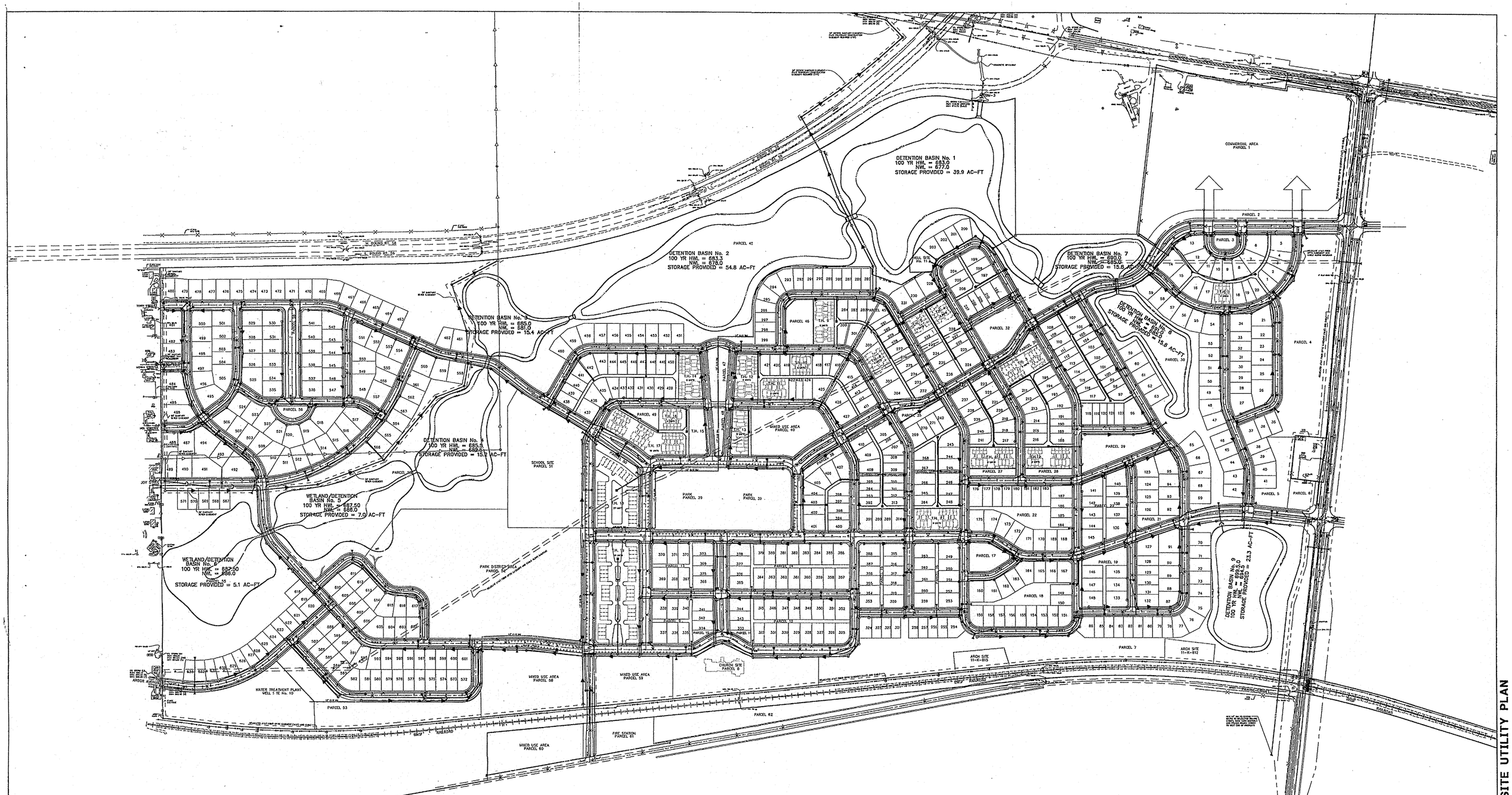
SETTLERS RIDGE - NORTH PARCEL - STREET AND RIGHT-OF-WAY STANDARDS



GENERAL NOTES:

1. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "ILLINOIS URBAN MANUAL" & NPDES GENERAL PERMIT NO. ILR10 SHALL BE FOLLOWED.
2. ALL SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS," 1996 EDITION, AND THE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND ORDINANCES OF THE VILLAGE OF SUGAR GROVE AND THE FOX METRO WATER RECLAMATION DISTRICT.
3. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, EXISTING DRIVEWAYS AND SIDEWALKS, PROPOSED DRIVEWAYS AND SIDEWALKS WHERE DESIGNATED BY THE OWNER AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED WITH SELECT GRANULAR IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS.
4. SANITARY SEWERS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) CONFORMING TO ASTM DESIGNATION D-3241 AND SDR 26 (FOR COVER DEPTHS OF LESS THAN 15 FEET), SDR 21 (FOR COVER DEPTHS BETWEEN 15 AND 20 FEET), OR SDR 18 (FOR COVER DEPTHS GREATER THAN 20 FEET). ALL PIPES INCORPORATING PRESSURE RATED ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM DESIGNATION D-3212.
5. SANITARY SEWER MANHOLES SHALL BE 4'0" DIAMETER PRECAST STRUCTURES, WITH APPROPRIATE FRAME AND LIDS. MAXIMUM SPACING BETWEEN MANHOLES SHALL NOT EXCEED 300 FEET. MANHOLES SHALL NOT BE LOCATED IN PAVEMENTS, CURB AND GUTTERS, OR SIDEWALKS.
6. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE CONFORMING TO ASTM DESIGNATION C-76.
7. WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52 OR P.C. 350 CONFORMING TO ANSI A-21.51 OR AWWA C-151. GASKETS AND CAST IRON FITTINGS SHALL CONFORM TO ANSI A-21.11 OR AWWA C-110 AND C-111. WATER MAIN SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI A-21.4 OR AWWA C-104.
8. ALL PAVING, SIDEWALK, AND CURB AND GUTTER WORK SHALL BE DONE IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS AND PER THE CONSTRUCTION STANDARDS & DETAILS
9. STREET SIGNAGE, PARKWAY RESTORATION INCLUDING SEEDING AND/OR SODDING, AND TREE PLANTINGS ARE A REQUIREMENT OF FINAL ACCEPTANCE, AND WILL BE INDICATED ON FINAL PUD DOCUMENTATION.
10. ANY CONFLICT BETWEEN THE MASTER UTILITY PLAN AND THE UTILITY LOCATION CROSS SECTIONS, THE UTILITY LOCATION CROSS SECTIONS TAKE PRECEDENCE.

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(312) 755-9565

REVISIONS		
2.	PER VILLAGE REVIEW	09/09/04
3.	PER ANNEXATION NEGOTIATIONS	05/24/05

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

PRELIMINARY SITE UTILITY PLAN

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	1"=200'
DESIGNED BY	MCH
DRAWN BY	CES
CHECKED BY	RWG
SHEET	303
OF	

Drawing: F:\CADD\2704.00\LD3\PRELIM\GRTR_PARCEL\2704_SITEDEVPLAN5.DWG (D3)
Plotted Scale: 2304_BASE.DWG

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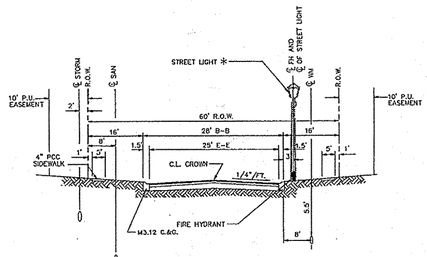
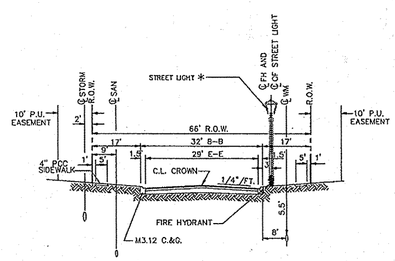
SETTLERS RIDGE - NORTH PARCEL - PRELIMINARY SITE UTILITY PLAN



* NOTE THAT DEVELOPER MAY CHOOSE AN ORNAMENTAL FIXTURE TO BE CONSISTANTLY USED THROUGHOUT THE DEVELOPMENT, AS APPROVED BY THE VILLAGE.

NOTE: NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INLCUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS). IN THE EVENT OF A CONFLICT WITH THE PLAN VIEW AND THE CROSS SECTIONS THE CROSS SECTIONS TAKE PRECEDENCE.

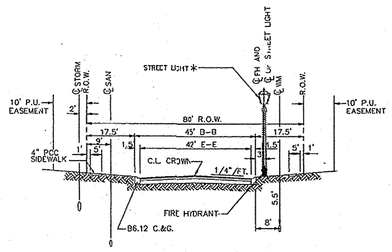
TYPICAL UTILITY LOCATIONS - 60' ROW



* NOTE THAT DEVELOPER MAY CHOOSE AN ORNAMENTAL FIXTURE TO BE CONSISTANTLY USED THROUGHOUT THE DEVELOPMENT, AS APPROVED BY THE VILLAGE.

NOTE: NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INLCUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS). IN THE EVENT OF A CONFLICT WITH THE PLAN VIEW AND THE CROSS SECTIONS THE CROSS SECTIONS TAKE PRECEDENCE.

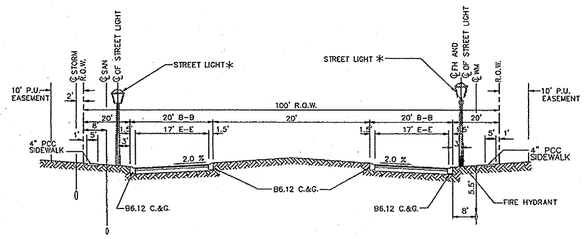
TYPICAL UTILITY LOCATIONS - 66' ROW



* NOTE THAT DEVELOPER MAY CHOOSE AN ORNAMENTAL FIXTURE TO BE CONSISTANTLY USED THROUGHOUT THE DEVELOPMENT, AS APPROVED BY THE VILLAGE.

NOTE: NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INLCUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS). IN THE EVENT OF A CONFLICT WITH THE PLAN VIEW AND THE CROSS SECTIONS THE CROSS SECTIONS TAKE PRECEDENCE.

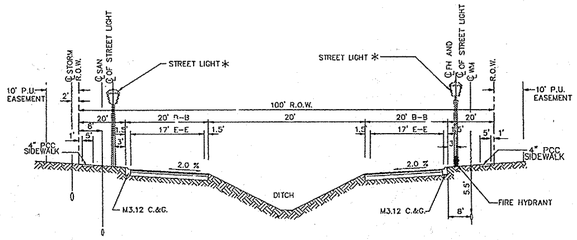
TYPICAL UTILITY LOCATIONS - 80' ROW



* NOTE THAT DEVELOPER MAY CHOOSE AN ORNAMENTAL FIXTURE TO BE CONSISTANTLY USED THROUGHOUT THE DEVELOPMENT, AS APPROVED BY THE VILLAGE.

NOTE: NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INLCUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS). IN THE EVENT OF A CONFLICT WITH THE PLAN VIEW AND THE CROSS SECTIONS THE CROSS SECTIONS TAKE PRECEDENCE.

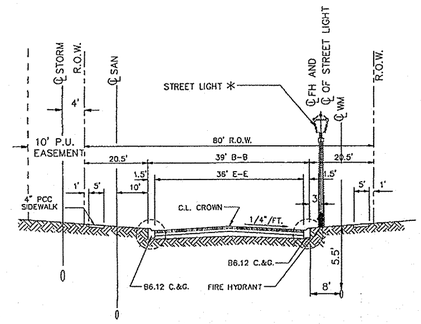
"PITCH - OUT" ONSITE BOULEVARD UTILITY LOCATIONS - 100' ROW



* NOTE THAT DEVELOPER MAY CHOOSE AN ORNAMENTAL FIXTURE TO BE CONSISTANTLY USED THROUGHOUT THE DEVELOPMENT, AS APPROVED BY THE VILLAGE.

NOTE: NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INLCUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS). IN THE EVENT OF A CONFLICT WITH THE PLAN VIEW AND THE CROSS SECTIONS THE CROSS SECTIONS TAKE PRECEDENCE.

"PITCH - IN" ONSITE BOULEVARD UTILITY LOCATIONS - 100' ROW

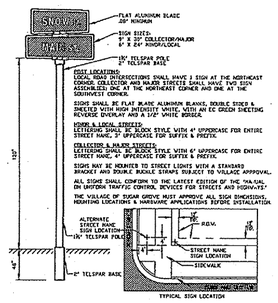


* NOTE THAT DEVELOPER MAY CHOOSE AN ORNAMENTAL FIXTURE TO BE CONSISTANTLY USED THROUGHOUT THE DEVELOPMENT, AS APPROVED BY THE VILLAGE.

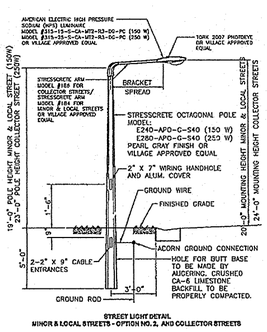
NOTE:
REFER TO PATHWAY PLAN FOR SPECIFIC SIDEWALK / BIKE PATH PLACEMENTS ALONG PRAIRIE STREET.

NO UTILITY STRUCTURES SHALL BE CONSTRUCTED IN PAVED AREAS (INCLUDING ROADWAYS, SIDEWALKS, BIKEPATHS, AND DRIVEWAY APRONS).

PRAIRIE STREET UTILITY LOCATIONS - 80' ROW

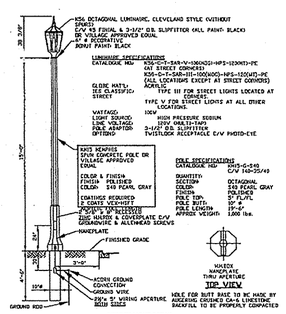


TYPICAL STREET SIGN



STREET LIGHT DETAIL
MINOR & LOCAL STREETS - OPTION NO. 2, AND COLLECTOR STREETS

PRAIRIE AND GORDON STREET LIGHT



STREET LIGHT DETAIL
MINOR AND LOCAL STREETS - OPTION NO. 1

ORNAMENTAL STREET LIGHTS

May 23, 2005 5:25:08 p.m. AcadMet 18.1a (LMS Tech)
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(312) 755-9595

REVISIONS

2. PER VILLAGE REVIEW	03/03/04	
3. PER ANNEXATION NEGOTIATIONS	05/24/05	

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

TYPICAL UTILITY PLACEMENT LOCATIONS

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	NONE
DESIGNED BY	MCH
DRAWN BY	DJB
CHECKED BY	

SHEET 304 OF

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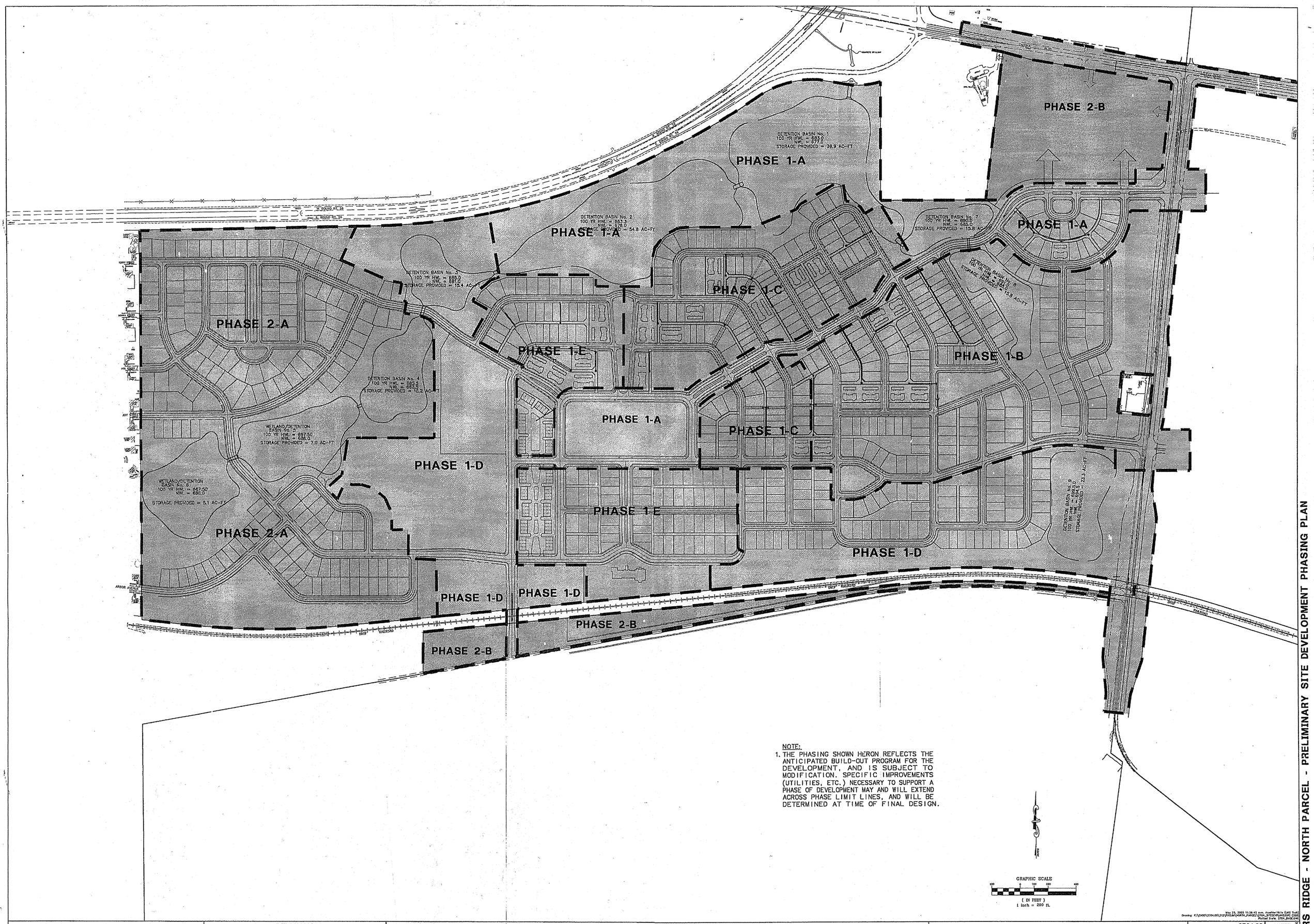
SETTLERS RIDGE - NORTH PARCEL - TYPICAL UTILITY PLACEMENT LOCATIONS



NOTE:
1. THE PHASING SHOWN HERON REFLECTS THE ANTICIPATED BUILD-OUT PROGRAM FOR THE DEVELOPMENT, AND IS SUBJECT TO MODIFICATION. SPECIFIC IMPROVEMENTS (UTILITIES, ETC.) NECESSARY TO SUPPORT A PHASE OF DEVELOPMENT MAY AND WILL EXTEND ACROSS PHASE LIMIT LINES, AND WILL BE DETERMINED AT TIME OF FINAL DESIGN.

May 25, 2005 11:36:42 am, AcadVer:16.1s (LMS Tech)
Drawing: F:\CADD\2704.00\312\PRELIM\NORTH_PARCEL\2704_SITEDEVPLAN.DWG (2005)
Plotted Scale: 2704_BASE.DWG

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ITASCA, ILLINOIS 60143
(630) 250-9595
212 WEST KINZIE
CHICAGO, ILLINOIS 60610
(312) 755-9595

REVISIONS

1.	PER KLOA IDS STUDY	08/16/04
2.	PER VILLAGE REVIEW	09/09/04
3.	PER ANNEXATION NEGOTIATIONS	05/24/05

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

PRELIMINARY SITE DEVELOPMENT
PHASING PLAN

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	1"=200'
DESIGNED BY	MCH
DRAWN BY	CES
CHECKED BY	RWG

SHEET 305 OF

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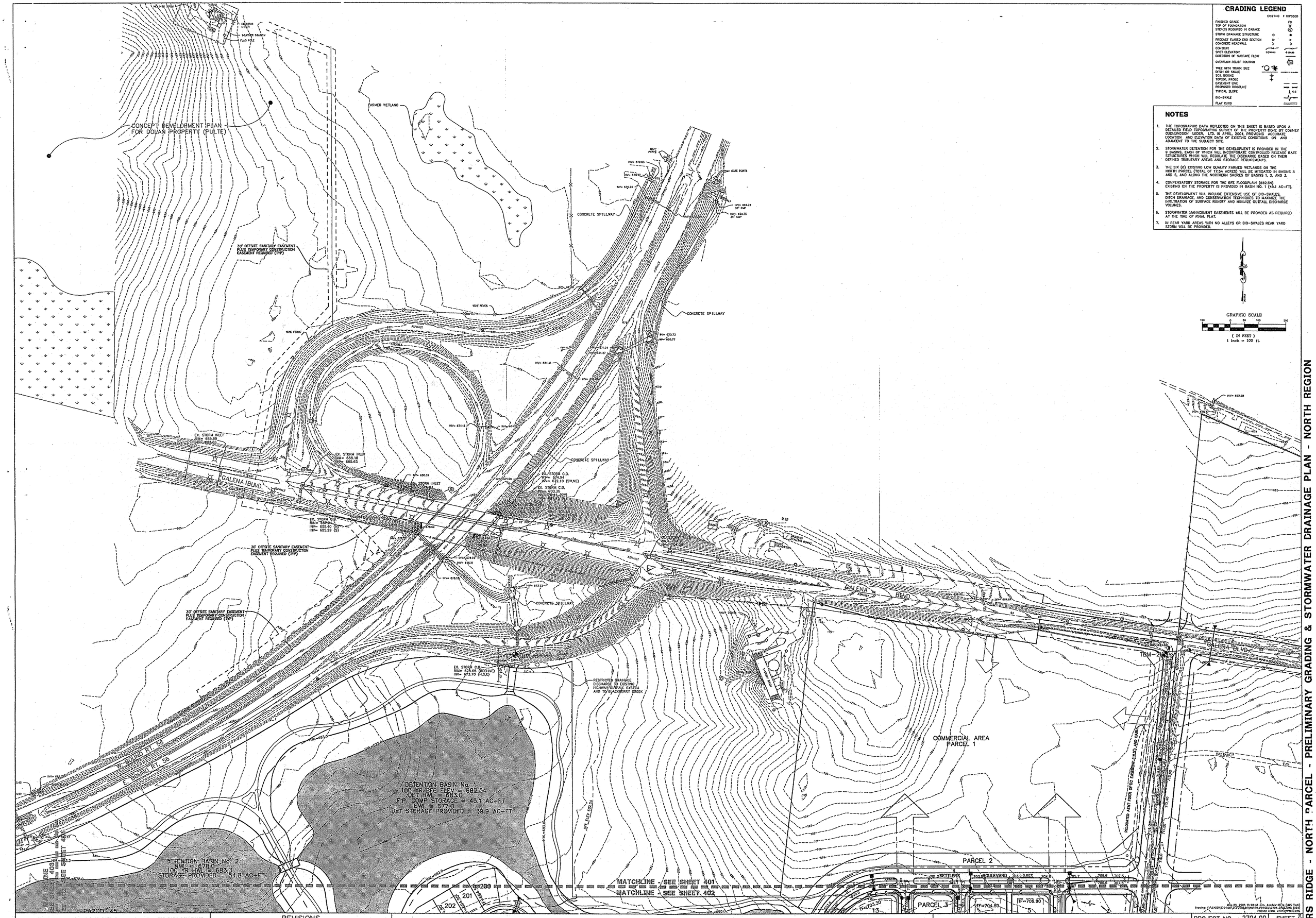
SETTLERS RIDGE - NORTH PARCEL - PRELIMINARY SITE DEVELOPMENT PHASING PLAN



GRADING LEGEND

	EXISTING	PROPOSED
FINISHED GRADE		FG
TOP OF FOUNDATION		TF
STEP(S) REQUIRED IN GARAGE		
STORM DRAINAGE STRUCTURE		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
CONTOUR		
SPOT ELEVATION		
DIRECTION OF SURFACE FLOW		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
DITCH OR SWALE		
SOIL BORING		
TOPSOIL PROBE		
EASEMENT LINE		
PROPOSED BIOSWALE		
TYPICAL SLOPE		4:1
BIO-SWALE		
FLAT CURB		

NOTES

1. THE TOPOGRAPHIC DATA REFLECTED ON THIS SHEET IS BASED UPON A DETAILED FIELD TOPOGRAPHIC SURVEY OF THE PROPERTY DONE BY COWHEY GUDMUNDSON LEDER, LTD. IN APRIL, 2004, PROVIDING ACCURATE LOCATION AND ELEVATION DATA OF EXISTING CONDITIONS ON AND ADJACENT TO THE SUBJECT SITE.
2. STORMWATER DETENTION FOR THE DEVELOPMENT IS PROVIDED IN THE 8 BASINS, EACH OF WHICH WILL INCORPORATE CONTROLLED RELEASE RATE STRUCTURES WHICH WILL REGULATE THE DISCHARGE BASED ON THEIR DEFINED TRIBUTARY AREAS AND STORAGE REQUIREMENTS.
3. THE SIX (6) EXISTING LOW QUALITY FARMED WETLANDS ON THE NORTH PARCEL (TOTAL OF 17.54 ACRES) WILL BE MITIGATED IN BASINS 5 AND 6, AND ALONG THE NORTHERN SHORES OF BASINS 1, 2, AND 3.
4. COMPENSATORY STORAGE FOR THE BFE FLOODPLAIN (682.54) EXISTING ON THE PROPERTY IS PROVIDED IN BASIN NO. 1 (45.1 AC-FT).
5. THE DEVELOPMENT WILL INCLUDE EXTENSIVE USE OF BIO-SWALES, DITCH DRAINAGE, AND CONSERVATION TECHNIQUES TO MAXIMIZE THE INFILTRATION OF SURFACE RUNOFF AND MINIMIZE OUTFALL DISCHARGE VOLUMES.
6. STORMWATER MANAGEMENT EASEMENTS WILL BE PROVIDED AS REQUIRED AT THE TIME OF FINAL PLAT.
7. IN REAR YARD AREAS WITH NO ALLEYS OR BIO-SWALES REAR YARD STORM WILL BE PROVIDED.

SETTLERS RIDGE - NORTH PARCEL - PRELIMINARY GRADING & STORMWATER DRAINAGE PLAN - NORTH REGION

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300 PARK BOULEVARD
ITASCA, ILLINOIS 60143
(630) 250-8595
212 WEST KINZIE
CHICAGO, ILLINOIS 60610
(312) 755-9595

REVISIONS

1.	PER KIDA IDS STUDY	08/18/03
2.	PER VILLAGE REVIEW	09/09/04
2.	PER ANNEXATION NEGOTIATIONS	05/24/05

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

PRELIMINARY GRADING & STORMWATER DRAINAGE PLAN - NORTH REGION

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	1"=100'
DESIGNED BY	MCH
DRAWN BY	CES
CHECKED BY	RWG

SHEET 401 OF

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GRADING LEGEND

	EXISTING	PROPOSED
FINISHED GRADE		FG
TOP OF FOUNDATION		
STEP(S) REQUIRED IN GARAGE		
STORM DRAINAGE STRUCTURE		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
CONTOUR		
SPOT ELEVATION		
DIRECTION OF SURFACE FLOW		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
DITCH OR SWALE		
SOIL BORING		
TOPSOIL PROBE		
EASEMENT LINE		
PROPOSED ROADLINE		
TYPICAL SLOPE		
BIO-SWALE		
FLAT CURB		

NOTES

1. THE TOPOGRAPHIC DATA REFLECTED ON THIS SHEET IS BASED UPON A DETAILED FIELD TOPOGRAPHIC SURVEY OF THE PROPERTY DONE BY COWHEY GUDMUNDSON LEDER, LTD. IN APRIL, 2004, PRO 100NG ACCURATE LOCATION AND ELEVATION DATA OF EXISTING CO ITIONS ON AND ADJACENT TO THE SUBJECT SITE.
2. STORMWATER DETENTION FOR THE DEVELOPMENT IS PROVIDED IN THE 9 BASINS, EACH OF WHICH WILL INCORPORATE CONTROLLED RELEASE RATE STRUCTURES WHICH WILL REGULATE THE DISCHARGE BASED ON THEIR DEFINED TRIBUTARY AREAS AND STORAGE REQUIREMENTS.
3. THE SIX (6) EXISTING LOW QUALITY FARMED WETLANDS ON THE NORTH PARCEL (TOTAL OF 17.54 ACRES) WILL BE MITIGATED IN BASINS 5 AND 6, AND ALONG THE NORTHERN SHORES OF BASINS 1, 2, AND 3.
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6. STORMWATER MANAGEMENT EASEMENTS WILL BE PROVIDED AS REQUIRED AT THE TIME OF FINAL PLAT.
7. IN REAR YARD AREAS WITH NO ALLEYS OR BIO-SWALES REAR YARD STORM WILL BE PROVIDED.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

COWHEY GUDMUNDSON LEDER, LTD.
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(630) 250-9595
212 WEST KINZIE
CHICAGO, ILLINOIS 60610
(312) 755-9595

REVISIONS

1.	PER W.O.A. IDS STUDY	08/18/04	
2.	PER VILLAGE REVIEW	03/03/04	
3.	PER ANNEXATION NEGOTIATIONS	05/24/05	

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

PRELIMINARY GRADING & STORMWATER DRAINAGE PLAN - EAST REGION

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	1"=100'
DESIGNED BY	MCH
DRAWN BY	CES
CHECKED BY	RWG

SHEET 402 OF ___

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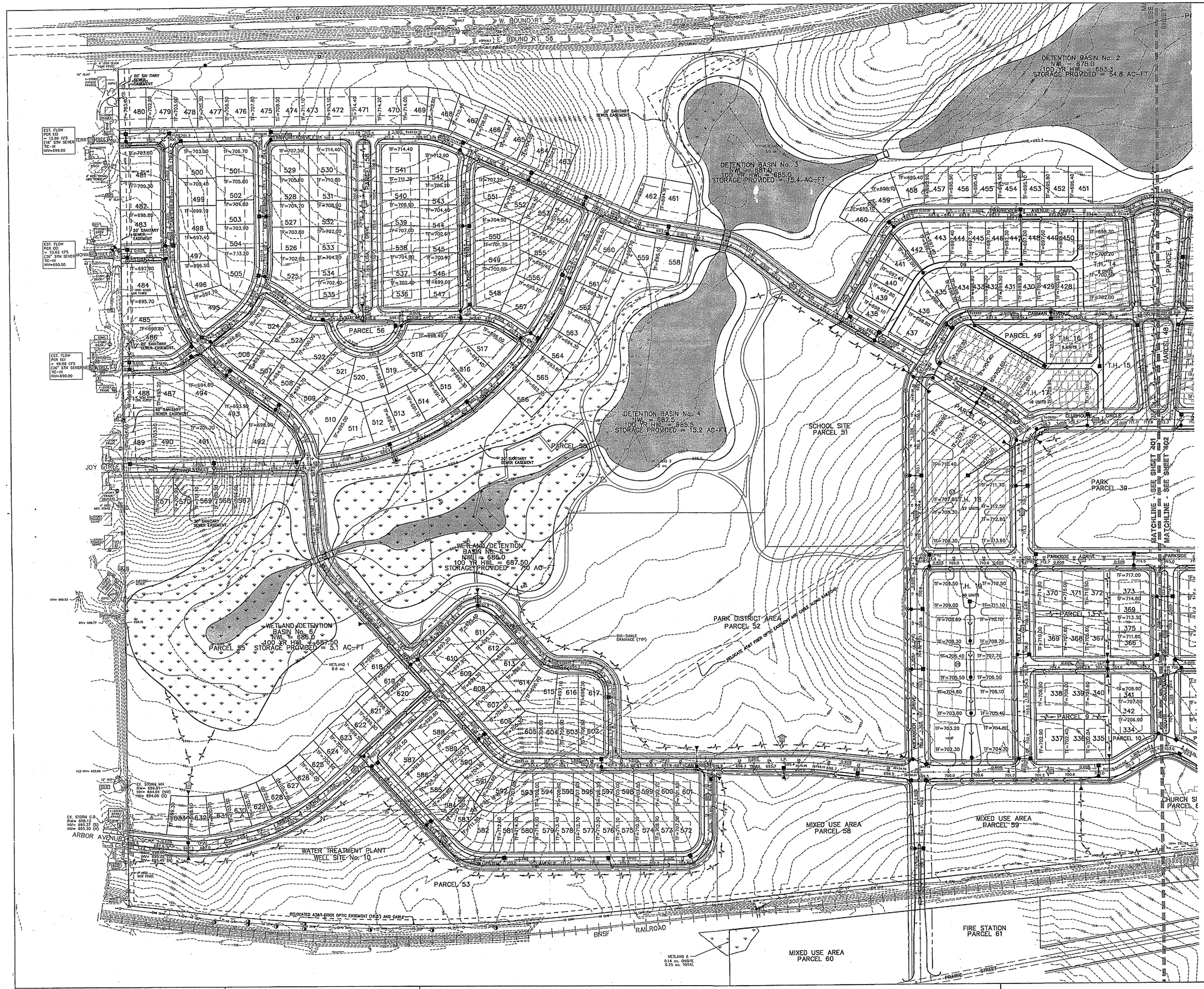
SETTLERS RIDGE - NORTH PARCEL - PRELIMINARY GRADING & STORMWATER DRAINAGE PLAN - EAST REGION



GRADING LEGEND

	EXISTING	PROPOSED
FINISHED GRADE		FG
TOP OF FOUNDATION		TF
STEP(S) REQUIRED IN GARAGE		
STORM DRAINAGE STRUCTURE		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
CONTOUR		
SPOT ELEVATION	904.0	904.0
DIRECTION OF SURFACE FLOW		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
DITCH OR SWALE		
SOIL BORING		
TOPSOIL PROBE		
EASEMENT LINE		
PROPOSED RIDGELINE		
TYPICAL SLOPE		4:1
BIO-SWALE		
FLAT CURB		

NOTES

1. THE TOPOGRAPHIC DATA REFLECTED ON THIS SHEET IS BASED UPON A DETAILED FIELD TOPOGRAPHIC SURVEY OF THE PROPERTY DONE BY CONNEY GUDMUNDSON LEDER, LTD. IN APRIL 2004, PROVIDING ACCURATE LOCATION AND ELEVATION DATA OF EXISTING CONDITIONS ON AND ADJACENT TO THE SUBJECT SITE.
2. STORMWATER DETENTION FOR THE DEVELOPMENT IS PROVIDED IN THE 9 BASINS, EACH OF WHICH WILL INCORPORATE CONTROLLED RELEASE RATE STRUCTURES WHICH WILL REGULATE THE DISCHARGE BASED ON THEIR DEFINED TRIBUTARY AREAS AND STORAGE REQUIREMENTS.
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6. STORMWATER MANAGEMENT EASEMENTS WILL BE PROVIDED AS REQUIRED AT THE TIME OF FINAL PLAT.
7. IN REAR YARD AREAS WITH NO ALLEYS OR BIO-SWALES REAR YARD STORM WILL BE PROVIDED.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

May 25, 2005 11:30:39 a.m. AcadVer:18.1s (LMS Tech)
Drawing: F:\C400\2704.00\DWG\PRELIM\NORTH_PARCEL\2704_BASE.DWG (299)
Layout: Layout4 XREF: 2704_BASE.DWG

PRELIMINARY GRADING & STORMWATER DRAINAGE PLAN - WEST REGION

SETTLERS RIDGE - NORTH PARCEL - PRELIMINARY GRADING & STORMWATER DRAINAGE PLAN - WEST REGION

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(312) 755-9595

REVISIONS		
2.	PER VILLAGE REVIEW	09/09/04
3.	PER ANNEXATION NEGOTIATIONS	05/24/05

SETTLERS RIDGE - NORTH PARCEL

SUGAR GROVE, ILLINOIS

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	1"=100'
DESIGNED BY	MCH
DRAWN BY	CES
CHECKED BY	RWG
SHEET	403
OF	

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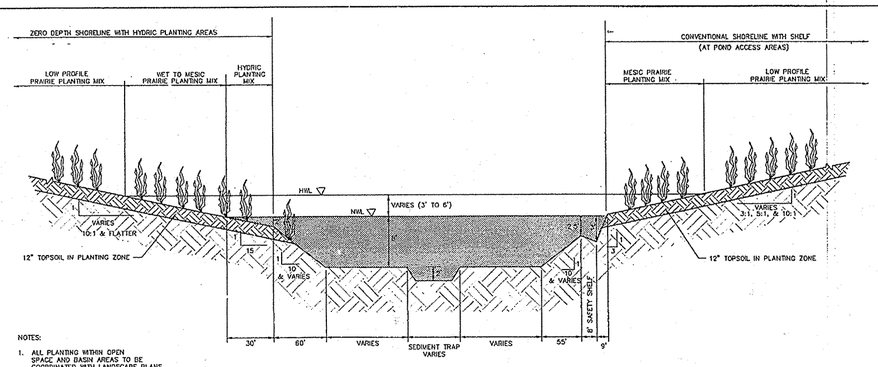
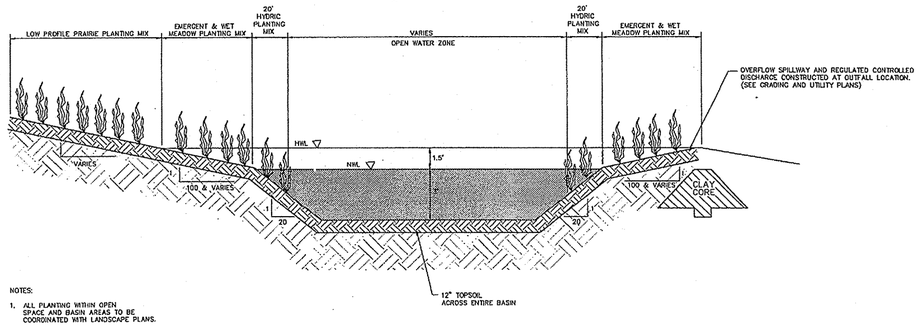


NOTES:

1. ALL PLANTING WITHIN OPEN SPACE AND BASIN AREAS TO BE COORDINATED WITH LANDSCAPE PLANS.
2. 12" TOPSOIL TO BE INSTALLED IN ALL BASIN PLANTING ZONES.

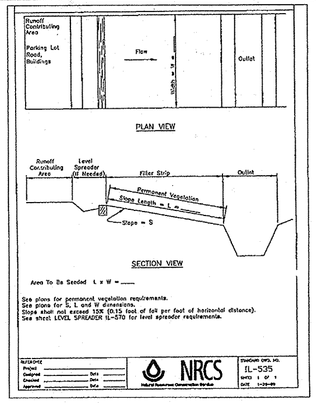
TYPICAL STORMWATER BASIN CROSS-SECTION (PONDS 1-4 AND 7-9)



NOTES:

1. ALL PLANTING WITHIN OPEN SPACE AND BASIN AREAS TO BE COORDINATED WITH LANDSCAPE PLANS.
2. 12" TOPSOIL TO BE INSTALLED IN ALL BASIN PLANTING ZONES.

TYPICAL WETLAND / WET PRAIRIE BASIN CROSS-SECTION (PONDS 5 & 6)



See plans for permanent vegetation requirements.
See plans for L, S and W dimensions.
Slope shall not exceed 15% (5:1) feet of fall per foot of horizontal distance).
See sheet LEVEL SPREADER IL-570 for level spreader requirements.

NRCS — Natural Resources Conservation Service — STANDARD DWG. NO. IL-535 — SHEET 1 OF 1 — DATE 1-29-99

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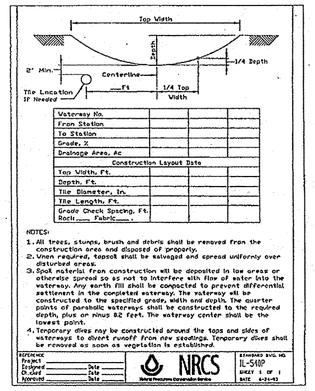


Waterway No.			
From Station			
To Station			
Grade, %			
Drainage Area, Ac			
Construction Layout Data			
Top Width, Ft.			
Depth, Ft.			
Tile Diameter, In.			
Tile Length, Ft.			
Grade Check Spacing, Ft. Rock___ Fabric___			

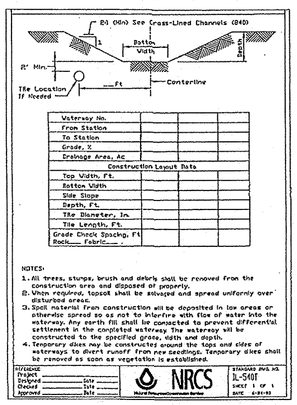
NOTES:

1. All trees, stumps, brush and debris shall be removed from the construction area and disposed of properly.
2. When required, topsoil shall be salvaged and spread uniformly over disturbed areas.
3. Spoil material from construction will be deposited in low areas or otherwise spread so as not to interfere with flow of water into the waterway. Any earth fill shall be compacted to prevent differential settlement in the completed waterway. The waterway will be constructed to the specified grade, width and depth. The quarter points of parabolic waterways shall be constructed to the required depth, plus or minus 0.2 feet. The waterway center shall be the lowest point.
4. Temporary dikes may be constructed around the tops and sides of waterways to divert runoff from new seedings. Temporary dikes shall be removed as soon as vegetation is established.

REFERENCE: Project ____ Designed ____ Date ____ Drawn ____ Date ____ Checked ____ Date ____ Approved ____ Date ____

NRCS — Natural Resources Conservation Service — STANDARD DWG. NO. IL-540P — SHEET 1 OF 1 — DATE 6-21-93

WATERWAY PLAN / BIO-SWALE



Waterway No.			
From Station			
To Station			
Grade, %			
Drainage Area, Ac			
Construction Layout Data			
Top Width, Ft.			
Bottom Width			
Side Slope			
Depth, Ft.			
Tile Diameter, In.			
Tile Length, Ft.			
Grade Check Spacing, Ft. Rock___ Fabric___			

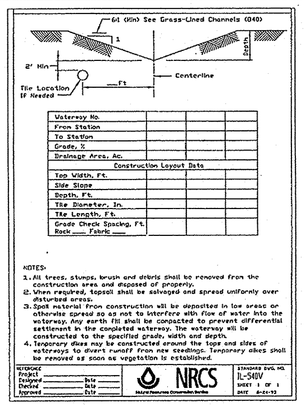
NOTES:

1. All trees, stumps, brush and debris shall be removed from the construction area and disposed of properly.
2. When required, topsoil shall be salvaged and spread uniformly over disturbed areas.
3. Spoil material from construction will be deposited in low areas or otherwise spread so as not to interfere with flow of water into the waterway. Any earth fill shall be compacted to prevent differential settlement in the completed waterway. The waterway will be constructed to the specified grade, width and depth.
4. Temporary dikes may be constructed around the tops and sides of waterways to divert runoff from new seedings. Temporary dikes shall be removed as soon as vegetation is established.

REFERENCE: Project ____ Designed ____ Date ____ Drawn ____ Date ____ Checked ____ Date ____ Approved ____ Date ____

NRCS — Natural Resources Conservation Service — STANDARD DWG. NO. IL-540I — SHEET 1 OF 1 — DATE 6-21-93

WATERWAY PLAN / BIO-SWALE



Waterway No.			
From Station			
To Station			
Grade, %			
Drainage Area, Ac.			
Construction Layout Data			
Top Width, Ft.			
Side Slope			
Depth, Ft.			
Tile Diameter, In.			
Tile Length, Ft.			
Grade Check Spacing, Ft. Rock ___ Fabric ___			

NOTES:

1. All trees, stumps, brush and debris shall be removed from the construction area and disposed of properly.
2. When required, topsoil shall be salvaged and spread uniformly over disturbed areas.
3. Spoil material from construction will be deposited in low areas or otherwise spread so as not to interfere with flow of water into the waterway. Any earth fill shall be compacted to prevent differential settlement in the completed waterway. The waterway will be constructed to the specified grade, width and depth.
4. Temporary dikes may be constructed around the tops and sides of waterways to divert runoff from new seedings. Temporary dikes shall be removed as soon as vegetation is established.

REFERENCE: Project ____ Designed ____ Date ____ Drawn ____ Date ____ Checked ____ Date ____ Approved ____ Date ____

NRCS — Natural Resources Conservation Service — STANDARD DWG. NO. IL-540V — SHEET 1 OF 1 — DATE 6-21-93

WATERWAY PLAN / BIO-SWALE

SURVEY FILE
May 23, 2005 9:41:56 a.m. SUNTRUST\LEE (LEE)
Drawing: F:\CADD\2704.00\SIT\PRELIM\NORTH_PARCEL\2704_GRADDETAIL.DWG

COWHEY GUDMUNDSON LEDER, LTD.
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CHICAGO, ILLINOIS 60610
(312) 755-9595

REVISIONS

2.	PER VILLAGE REVIEW	09/09/04

SETTLERS RIDGE - NORTH PARCEL

SUGAR GROVE, ILLINOIS

PRELIMINARY GRADING CROSS-SECTIONS AND DETAILS

PROJECT NO. 2704.00
DATE 5/17/04
SCALE NONE
DESIGNED BY ____
DRAWN BY CES
CHECKED BY ____

SHEET 404 OF ____

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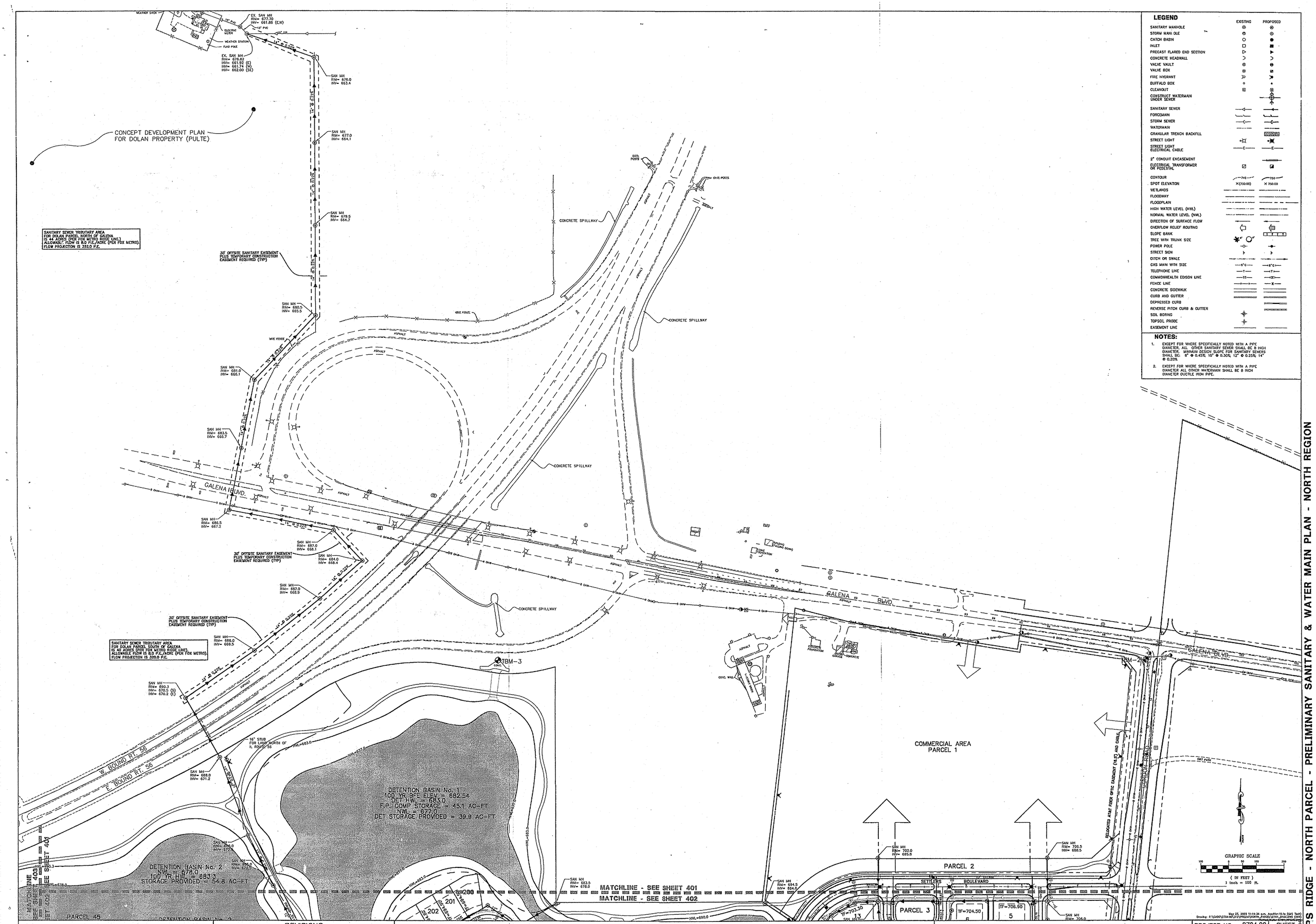
SETTLERS RIDGE - NORTH PARCEL - PRELIMINARY GRADING CROSS-SECTIONS AND DETAILS



LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
CONSTRUCT WATERMAIN UNDER SEWER		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
WATERMAIN		
GRANULAR TRENCH BACKFILL		
STREET LIGHT		
STREET LIGHT ELECTRICAL CABLE	E	E
2" CONDUIT ENCASEMENT		
ELECTRICAL TRANSFORMER OR PEDESTAL		
CONTOUR	749	750
SPOT ELEVATION	×(750.00)	× 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		
TREE WITH TRUNK SIZE	8"	0"
POWER POLE		
STREET SIGN		
DITCH OR SWALE		
GAS MAIN WITH SIZE	8"G	6"G
TELEPHONE LINE	T	T
COMMONWEALTH EDISON LINE	CE	CE
FENCE LINE	X	X
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
SOIL BORING		
TOPSOIL PROBE		
EASEMENT LINE		

NOTES:

1. EXCEPT FOR WHERE SPECIFICALLY NOTED WITH A PIPE DIAMETER, ALL OTHER SANITARY SEWER SHALL BE 8 INCH DIAMETER. MINIMUM DESIGN SLOPE FOR SANITARY SEWERS SHALL BE: 8" @ 0.45%; 10" @ 0.30%; 12" @ 0.25%; 14" @ 0.20%.
2. EXCEPT FOR WHERE SPECIFICALLY NOTED WITH A PIPE DIAMETER ALL OTHER WATERMAIN SHALL BE 8 INCH DIAMETER DUCTILE IRON PIPE.

COWHEY GUDMUNDSON LEDER, LTD.
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CHICAGO, ILLINOIS 60610
(312) 755-9595

REVISIONS

1. PER KLOA IDS STUDY	08/18/04	
2. PER VILLAGE REVIEW	09/09/04	
3. PER ANNEXATION NEGOTIATIONS	05/24/05	

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

PRELIMINARY SANITARY & WATER MAIN PLAN
NORTH REGION

PROJECT NO. 2704.00
DATE 5/17/04
SCALE 1"=100'
DESIGNED BY MCH
DRAWN BY CES
CHECKED BY RWG

SHEET 501 OF

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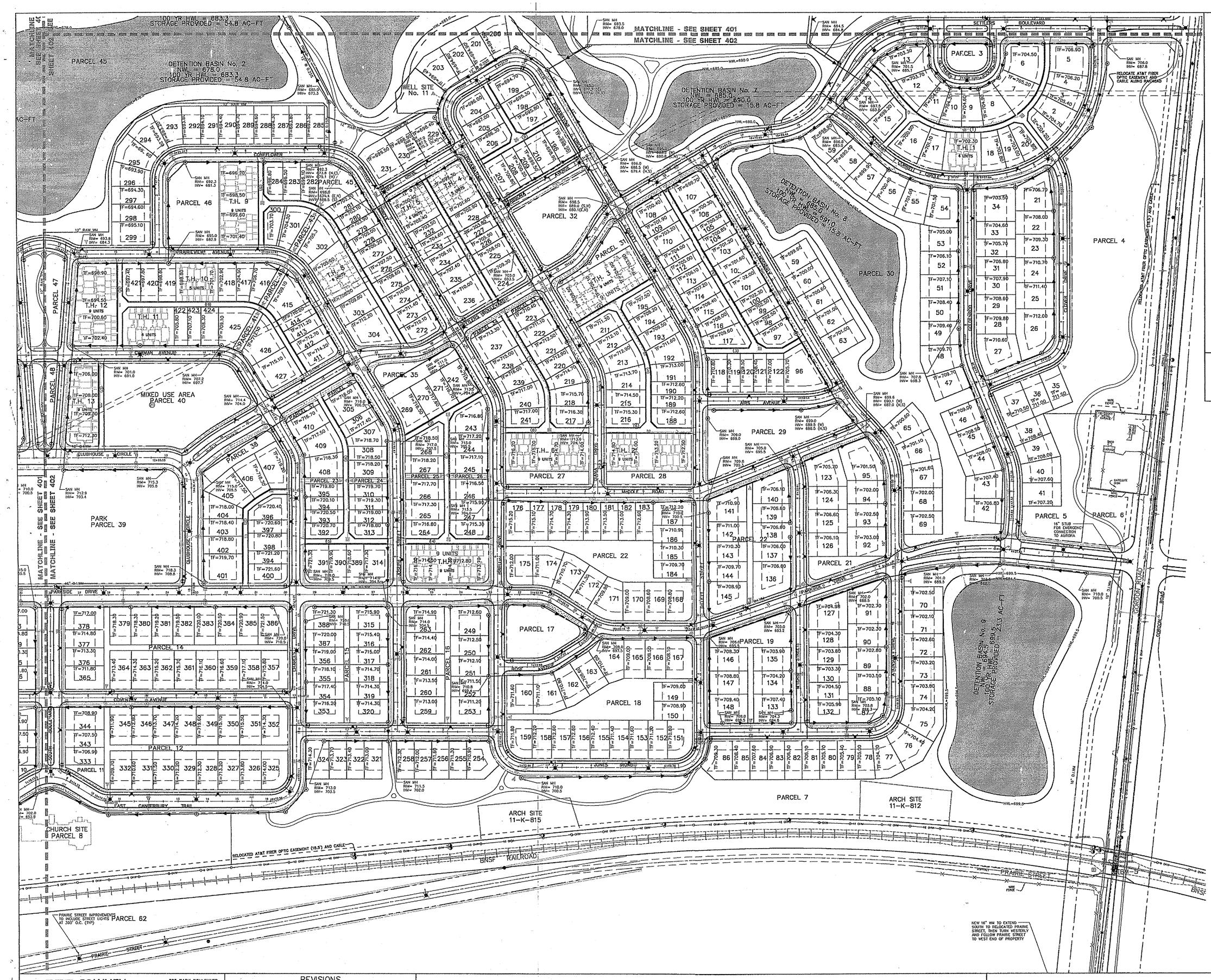
SETT1.EPS RIDGE - NORTH PARCEL - PRELIMINARY SANITARY & WATER MAIN PLAN - NORTH REGION



LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
CONSTRUCT WATERMAIN UNDER SEWER		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
WATERMAIN		
GRANULAR TRENCH BACKFILL		
STREET LIGHT		
STREET LIGHT ELECTRICAL CABLE		
2" CONDUIT ENCASEMENT		
ELECTRICAL TRANSFORMER OR PEDESTAL		
CONTOUR	749	750
SPOT ELEVATION	X (750.00)	X 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		
TREE WITH TRUNK SIZE		
POWER POLE		
STREET SIGN		
DITCH OR SWALE		
GAS MAIN WITH SIZE	4"G	4"G
TELEPHONE LINE	T	T
COMMONWEALTH EDISON LINE	CE	CE
FENCE LINE	X	X
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
SOIL BORING		
TOPSOIL PROBE		
EASEMENT LINE		

NOTES:

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May 23, 2005 11:15:09 a.m. ArcView 10.1a GIS Tech
Drawing: F:\CADD\2704.00\313\PD24\WORK_PAGES\314_BUILDING (2D).
Plotted by: 2704_MPDE (DWG)

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212 WEST KINZIE
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(312) 755-9595

REVISIONS		
1.	PER KLOA IGS STUDY	08/18/04
2.	PER VILLAGE REVIEW	03/09/04
3.	PER ANNEXATION NEGOTIATIONS	05/24/05

SETTLERS RIDGE - NORTH PARCEL
SUGAR GROVE, ILLINOIS

PRELIMINARY SANITARY & WATER MAIN PLAN
EAST REGION

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	1"=100'
DESIGNED BY	MCH
DRAWN BY	CES
CHECKED BY	RWG
SHEET	502
OF	

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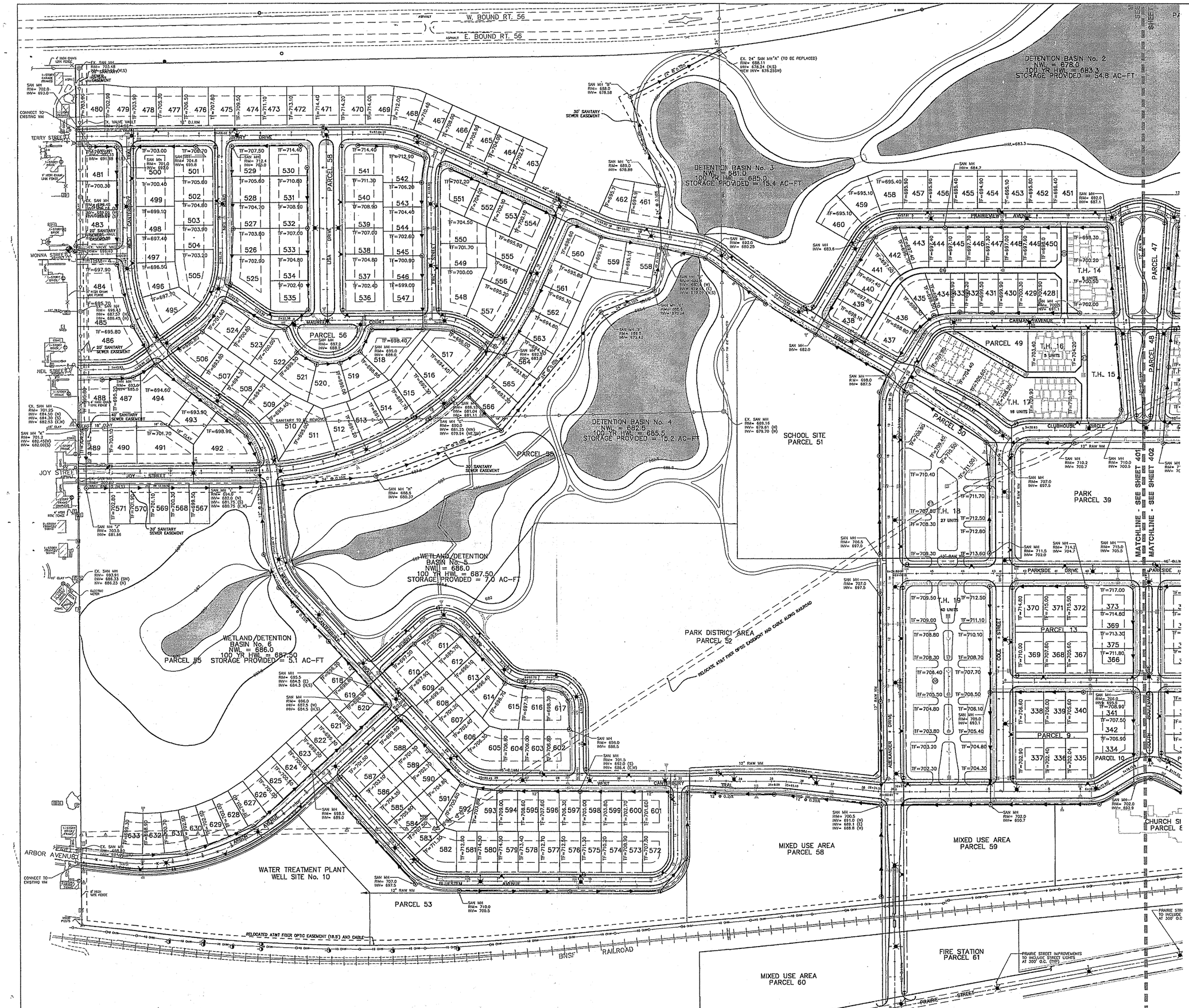
SETTLERS RIDGE - NORTH PARCEL - PRELIMINARY SANITARY & WATER MAIN PLAN - EAST REGION



LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
CONSTRUCT WATERMAIN UNDER SEWER		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
WATERMAIN		
GRANULAR TRENCH BACKFILL		
STREET LIGHT		
STREET LIGHT ELECTRICAL CABLE	E	E
2" CONDUIT ENCASEMENT		
ELECTRICAL TRANSFORMER OR PEDESTAL		
CONTOUR	749	750
SPOT ELEVATION	×(750.00)	× 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		
TREE WITH TRUNK SIZE	8"	8"
POWER POLE		
STREET SIGN		
DITCH OR SWALE		
GAS MAIN WITH SIZE	6"G	6"G
TELEPHONE LINE	T	T
COMMONWEALTH EDISON LINE	EC	EC
FENCE LINE	X	X
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
SOIL BORING		
TOPSOIL PROBE		
EASEMENT LINE		

NOTES

1. EXCEPT FOR WHERE SPECIFICALLY NOTED WITH A PIPE DIAMETER, ALL OTHER SANITARY SEWER SHALL BE 8 INCH DIAMETER. MINIMUM DESIGN SLOPE FOR SANITARY SEWERS SHALL BE: 8" @ 0.45%; 10" @ 0.30%; 12" @ 0.25%; 14" @ 0.20%.
2. EXCEPT FOR WHERE SPECIFICALLY NOTED WITH A PIPE DIAMETER ALL OTHER WATERMAIN SHALL BE 8 INCH DIAMETER DUCTILE IRON PIPE.

SETTLERS RIDGE - NORTH PARCEL - PRELIMINARY SANITARY & WATER MAIN PLAN - WEST REGION

COWHEY GUDMUNDSON LEDER, LTD.
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REVISIONS		
2.	PER VILLAGE REVIEW	09/09/04
3.	PER ANNEXATION NEGOTIATIONS	03/24/05

SETTLERS RIDGE - NORTH PARCEL

SUGAR GROVE, ILLINOIS

PRELIMINARY SANITARY & WATER MAIN PLAN
WEST REGION

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	1"=100'
DESIGNED BY	MCH
DRAWN BY	CES
CHECKED BY	RWG
SHEET	503
OF	

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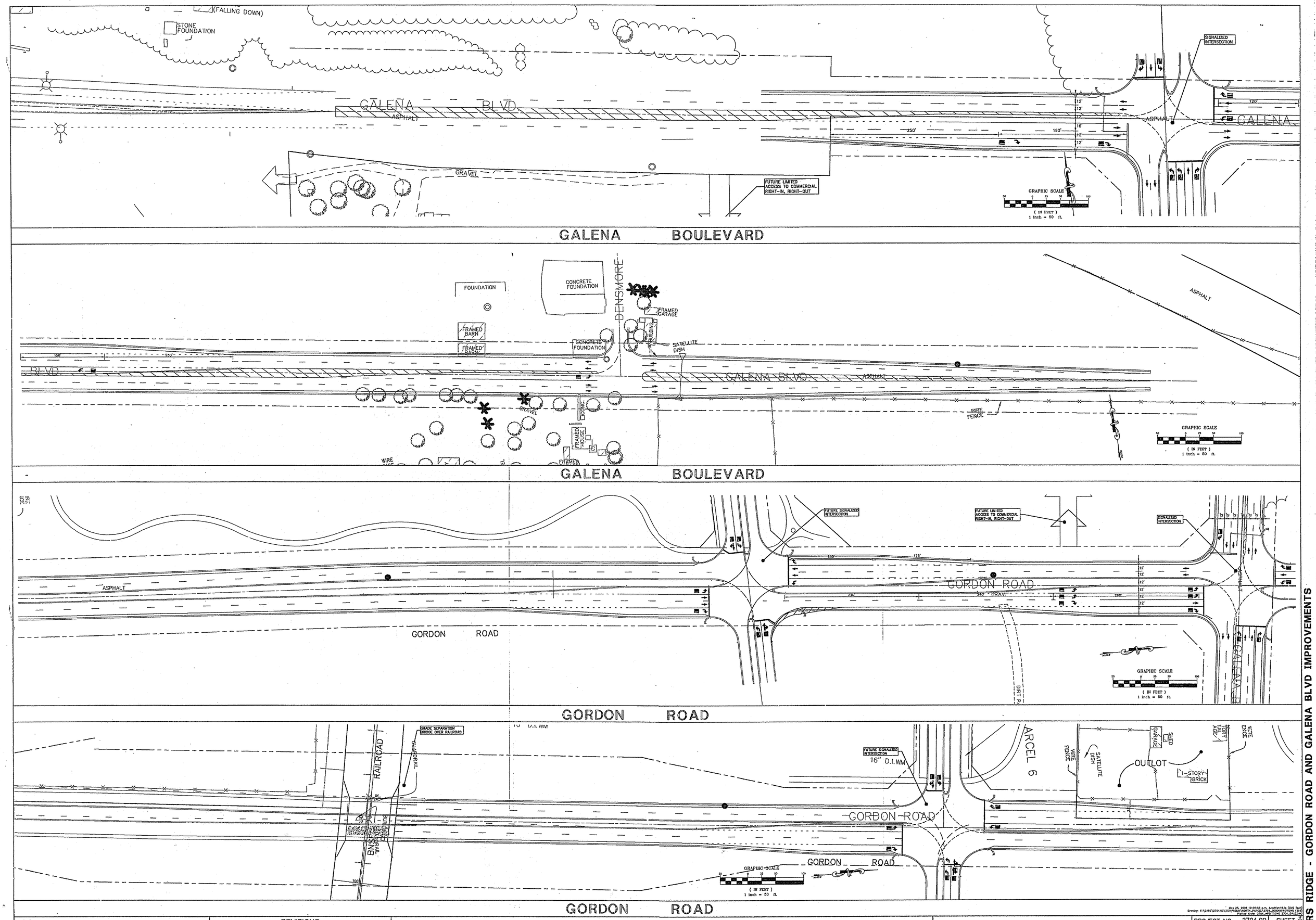

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REVISIONS		
1. PER KLOA IDS STUDY	8/18/04	
2. PER VILLAGE REVIEW	09/09/04	
3. PER ANNEXATION NEGOTIATIONS	05/24/05	

SETTLERS RIDGE
SUGAR GROVE, ILLINOIS

GORDON ROAD AND GALENA BOULEVARD IMPROVEMENTS

PROJECT NO.	2704.00
DATE	5/17/04
SCALE	1"=50'
DESIGNED BY	MCH
DRAWN BY	DJB
CHECKED BY	RWG
SHEET	601
OF	

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