

PERMANENT EASEMENT EXHIBIT

P.I.N.: 06-16-401-003

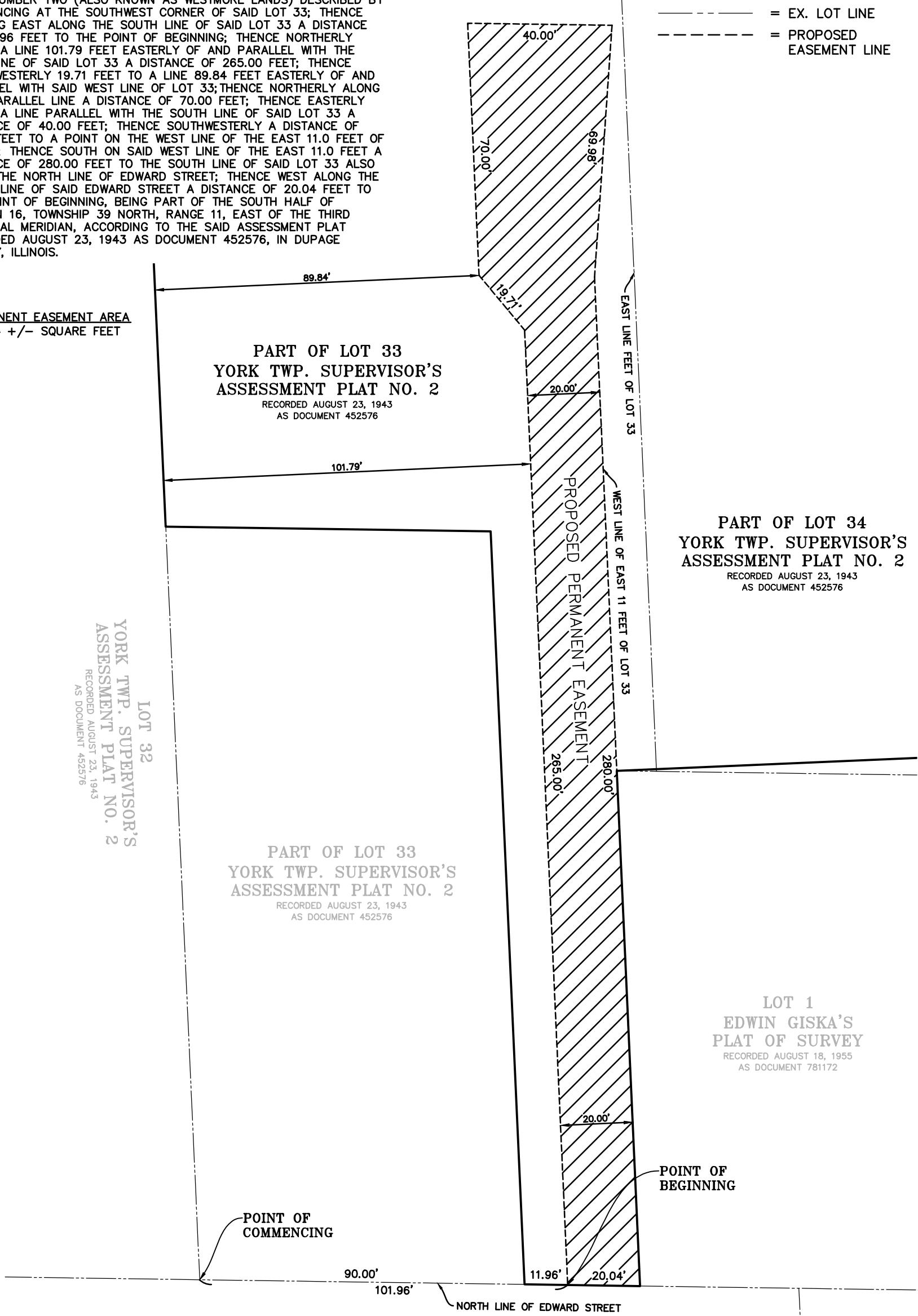
PERMANENT EASEMENT DESCRIPTION:

THAT PART OF LOT 33 IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER TWO (ALSO KNOWN AS WESTMORE LANDS) DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 33; THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID LOT 33 A DISTANCE OF 101.96 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE 101.79 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 33 A DISTANCE OF 265.00 FEET; THENCE NORTHWESTERLY 19.71 FEET TO A LINE 89.84 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF LOT 33; THENCE NORTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 70.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 33 A DISTANCE OF 40.00 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 69.98 FEET TO A POINT ON THE WEST LINE OF THE EAST 11.0 FEET OF LOT 33; THENCE SOUTH ON SAID WEST LINE OF THE EAST 11.0 FEET A DISTANCE OF 280.00 FEET TO THE SOUTH LINE OF SAID LOT 33 ALSO BEING THE NORTH LINE OF EDWARD STREET; THENCE WEST ALONG THE NORTH LINE OF SAID EDWARD STREET A DISTANCE OF 20.04 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE SAID ASSESSMENT PLAT RECORDED AUGUST 23, 1943 AS DOCUMENT 452576, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT EASEMENT AREA
8,204 +/- SQUARE FEET

LEGEND

- = EX. PROPERTY LINE
- - - = EX. LOT LINE
- - - = PROPOSED EASEMENT LINE



**PART OF LOT 33
YORK TWP. SUPERVISOR'S
ASSESSMENT PLAT NO. 2**
RECORDED AUGUST 23, 1943
AS DOCUMENT 452576

**PART OF LOT 34
YORK TWP. SUPERVISOR'S
ASSESSMENT PLAT NO. 2**
RECORDED AUGUST 23, 1943
AS DOCUMENT 452576

**PART OF LOT 33
YORK TWP. SUPERVISOR'S
ASSESSMENT PLAT NO. 2**
RECORDED AUGUST 23, 1943
AS DOCUMENT 452576

**LOT 1
EDWIN GISKA'S
PLAT OF SURVEY**
RECORDED AUGUST 18, 1955
AS DOCUMENT 781172

EDWARD STREET

**ADDISON
AVENUE**



**ENGINEERING
RESOURCE
ASSOCIATES, INC.**
CONSULTING ENGINEERS, SCIENTISTS
& SURVEYORS

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2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
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ERA JOB#: W22044.D0
PREPARED FOR: DUPAGE COUNTY

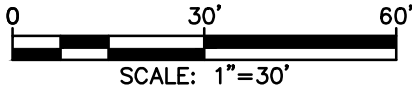


Exhibit A

LEGEND

THAT PART OF LOTS 33 AND 34 IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER TWO (ALSO KNOWN AS WESTMORE LANDS) DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 33; THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID LOT 33 A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE 89.84 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 33 A DISTANCE OF 246.59 FEET; THENCE NORTHWESTERLY 25.20 FEET TO A LINE 72.84 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF LOT 33; THENCE NORTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 84.81 FEET; THENCE EASTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE A DISTANCE OF 67.44; THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 7.5 FEET OF SAID LOT 34 A DISTANCE OF 81.62 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 25.06 FEET TO A POINT ON THE WEST LINE OF THE EAST 11.0 FEET OF LOT 33; THENCE SOUTH ON SAID WEST LINE OF THE EAST 11.0 FEET A DISTANCE OF 253.37 FEET TO THE SOUTH LINE OF SAID LOT 33 ALSO BEING THE NORTH LINE OF EDWARD STREET; THENCE WEST ALONG THE NORTH LINE OF SAID EDWARD STREET A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE SAID ASSESSMENT PLAT RECORDED AUGUST 23, 1943 AS DOCUMENT 452576, IN DUPAGE COUNTY, ILLINOIS.

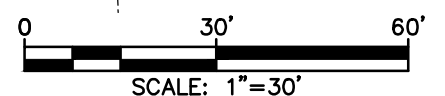
LOT 1
EDWIN GISKA'S
PLAT OF SURVEY
RECORDED AUGUST 18, 1955
AS DOCUMENT 781172

LOT 32
YORK TWP. SUPERVISOR'S
ASSESSMENT PLAT NO. 2
RECORDED AUGUST 23, 1943
AS DOCUMENT 452576

EDWARD STREET



ERA JOB#: W22044.D0
PREPARED FOR: DUPAGE COUNTY



LEGAL DESCRIPTION:

PERMANENT EASEMENT DESCRIPTION:

THAT PART OF LOT 33 IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER TWO (ALSO KNOWN AS WESTMORE LANDS) DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 33; THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID LOT 33 A DISTANCE OF 101.96 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE 101.79 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 33 A DISTANCE OF 265.00 FEET; THENCE NORTHWESTERLY 19.71 FEET TO A LINE 89.84 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF LOT 33; THENCE NORTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 70.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 33 A DISTANCE OF 40.00 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 69.98 FEET TO A POINT ON THE WEST LINE OF THE EAST 11.0 FEET OF LOT 33; THENCE SOUTH ON SAID WEST LINE OF THE EAST 11.0 FEET A DISTANCE OF 280.00 FEET TO THE SOUTH LINE OF SAID LOT 33 ALSO BEING THE NORTH LINE OF EDWARD STREET; THENCE WEST ALONG THE NORTH LINE OF SAID EDWARD STREET A DISTANCE OF 20.04 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE SAID ASSESSMENT PLAT RECORDED AUGUST 23, 1943 AS DOCUMENT 452576, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-16-401-003 (part)

High Ridge Forest Preserve Tree Inventory									
Tree #	Size (in.)	Scientific Name	Common Name	Condition	Removal	<15"	<15 & Removed	>15"	>15" removed
837	14	Ulmus pumila	Siberian Elm	Fair		yes		no	
838	10	Malus domestica	Common Apple	Fair	X	yes		10 no	
839	7	Rhamnus cathartica	Buckthorn	Good	X	yes		7 no	
840	16	Malus domestica	Common Apple	Poor	X	no		yes	16
841	31	Acer saccharinum	Silver Maple	Fair		no		yes	
842	20	Malus domestica	Common Apple	Dead	X	no		yes	20
843	18	Pinus strobus	White Pine	Good		no		yes	
844	18	Pinus strobus	White Pine	Good		no		yes	
845	10	Juglans nigra	Black Walnut	Good	X	yes		10 no	
846	14	Populus alba	White Poplar	Poor	X	yes		14 no	
847	15	Populus alba	White Poplar	Fair	X	yes		15 no	
848	13	Populus alba	White Poplar	Fair	X	yes		13 no	
849	5	Juglans nigra	Black Walnut	Good	X	yes		5 no	
850	26	Populus alba	White Poplar	Good		no		yes	
851	33	Populus alba	White Poplar	Fair	X	no		yes	33
852	4	Thuja occidentalis	Arborvitae	Good		yes		no	
853	4	Thuja occidentalis	Arborvitae	Good		yes		no	
854	3	Thuja occidentalis	Arborvitae	Good		yes		no	
855	5	Thuja occidentalis	Arborvitae	Good		yes		no	
856	4	Thuja occidentalis	Arborvitae	Good		yes		no	
857	5	Thuja occidentalis	Arborvitae	Good		yes		no	
857	4	Thuja occidentalis	Arborvitae	Good		yes		no	
859	5	Thuja occidentalis	Arborvitae	Good		yes		no	
860	5	Thuja occidentalis	Arborvitae	Good		yes		no	
861	3	Thuja occidentalis	Arborvitae	Good		yes		no	
861	4	Thuja occidentalis	Arborvitae	Good		yes		no	
862	4	Thuja occidentalis	Arborvitae	Good		yes		no	
863	3	Thuja occidentalis	Arborvitae	Good		yes		no	
863	3	Thuja occidentalis	Arborvitae	Good		yes		no	
864	3	Thuja occidentalis	Arborvitae	Good		yes		no	
214	8	Acer negundo	Boxelder	Poor	X	yes		8 no	
215	7	Acer negundo	Boxelder	Poor	X	yes		7 no	

216	9	Acer negundo	Boxelder	Dead	X	yes	9	no	
217	10	Acer saccharinum	Silver Maple	Poor	X	yes	10	no	
218	10	Juglans nigra	Black Walnut	Fair	X	yes	10	no	
219	9	Acer negundo	Boxelder	Dead	X	yes	9	no	
220	25	Prunus serotina	Black Cherry	Dead	X	no		yes	25
221	6	Ulmus americana	American Elm	Fair	X	yes	6	no	
222	6	Acer saccharinum	Silver Maple	Dead		yes		no	
223	11	Ulmus americana	American Elm	Good		yes		no	
						TOTAL	133	TOTAL	94

 4/11/2024

Bradley Earnest Certified Arborist # IL-9808-A

- The condition rating scale used considers trees to be in poor health when significant mechanical or insect damage, absence of canopy growth, or less than 30% of the crown appears to be in good health. A fair rated tree may exhibit some minor issues but is otherwise in good health, and a good rated tree is either in excellent condition or was noted to only exhibit minor health problems or mechanical damage.
- Rating is based on tree health and structural integrity where trees with structural issues may be considered in poor condition even if there is no indication of internal health problems or declining status.
- Adjacent private property trees requiring protective fencing will be protected using perimeter construction fencing instead of individual tree fencing.
- Install Tree Protection Fence per Tree Protection Plan prior to any construction activity
- Fence the public portion (parkways) of the entire Tree Protection Zones with a 6' chain-link fence to prevent wounds to the parkway tree(s) as well as soil compaction prior to any construction activity. Post the fence with a sign stating "Tree Protection Zone – Keep Out"
- At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zones.
- The entire Tree Protection Zone(s) should be mulched to improve the growing conditions for tree roots, and minimize the maintenance of the parkway lawn.
- Tree Protection Zone is the designated area that encompasses and entire tree canopy.
- This tree preservation plan incorporates all reasonable steps necessary to minimize damage to trees on property and adjacent to the property.
- The row of arborviate along the north limits of the FPD access route should be preserved to the extent practicable. If removal is required to complete the project, compensation will be paid as an additional fee in accordance with this table.

DuPage County Easement Agreement York-High Ridge
FOREST PRESERVE DISTRICT DUPAGE COUNTY - TREE VALUE TABLE
Diameter Squared x 0.785 x \$36.00 Sq.In. x 75% x 75% x 75%
Base Value x Species x Condition x Location

<u>CALIPER</u>	<u>COST</u>	<u>NO.</u>	<u>TOTAL</u>	<u>CALIPER</u>	<u>COST</u>	<u>NO.</u>	<u>TOTAL</u>
1"	\$81.00		\$0.00	22"	\$5,770.00		\$0.00
1.5"	\$114.00		\$0.00	23"	\$6,306.00		\$0.00
2"	\$139.00		\$0.00	24"	\$6,867.00		\$0.00
2.5"	\$187.00		\$0.00	25"	\$7,451.00		\$0.00
3"	\$233.00	5	\$1,165.00	26"	\$8,059.00	1	\$8,059.00
3.5"	\$276.00		\$0.00	27"	\$8,691.00		\$0.00
4"	\$319.00	6	\$1,914.00	28"	\$9,347.00		\$0.00
4.5"	\$367.00		\$0.00	29"	\$10,026.00		\$0.00
5"	\$423.00	6	\$2,538.00	30"	\$10,729.00		\$0.00
5.5"	\$473.00		\$0.00	31"	\$11,457.00	1	\$11,457.00
6"	\$545.00	1	\$545.00	32"	\$12,208.00		\$0.00
7"	\$584.00	1	\$584.00	33"	\$12,983.00	1	\$12,983.00
8"	\$763.00	1	\$763.00	34"	\$13,782.00		\$0.00
9"	\$965.00		\$0.00	35"	\$14,605.00		\$0.00
10"	\$1,192.00	3	\$3,576.00	36"	\$15,451.00		\$0.00
11"	\$1,442.00	1	\$1,442.00	37"	\$16,321.00		\$0.00
12"	\$1,716.00		\$0.00	38"	\$17,216.00		\$0.00
13"	\$2,014.00	1	\$2,014.00	39"	\$18,134.00		\$0.00
14"	\$2,336.00	2	\$4,672.00	40"	\$19,075.00		\$0.00
15"	\$2,682.00	1	\$2,682.00	41"	\$20,041.00		\$0.00
16"	\$3,052.00	1	\$3,052.00	42"	\$21,030.00		\$0.00
17"	\$3,445.00		\$0.00	43"	\$22,044.00		\$0.00
18"	\$3,862.00	2	\$7,724.00	44"	\$23,081.00		\$0.00
19"	\$4,304.00		\$0.00	45"	\$24,142.00		\$0.00
20"	\$4,768.00		\$0.00	46"	<u>\$25,227.00</u>		<u>\$0.00</u>
21"	<u>\$5,257.00</u>		<u>\$0.00</u>	.			
Total			\$32,671.00				\$32,499.00
Grand Total							\$65,170.00