

**PROPERTY ADDRESS:
VACANT LAND AT THE SE
CORNER OF ROUTE 59 & 103RD
STREET, NAPERVILLE, IL 60564**

**P.I.N.
01-15-101-044 [part of]**

**RETURN TO/PREPARED BY:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540**

**OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT
FOR LOT 1 OF NAPERVILLE – SOUTH FORTY LOTS 4, 5, 6, AND 7
RESUBDIVISION
(LIFE TIME)**

This Owner's Acknowledgement and Acceptance Agreement for Lot 1 of Naperville – South Forty Lots 4, 5, 6, and 7 Resubdivision (Life Time) ("**Agreement**") located at the southeast corner of Route 59 and 103rd Street, Naperville, IL 60564, is entered into by and between the City of Naperville, a home rule unit of local government under the Constitution and laws of the State of Illinois ("**CITY**" or "**City of Naperville**"), with an address of 400 South Eagle Street, Naperville, Illinois 60540, and LTF Real Estate Company, Inc., a Minnesota corporation ("**OWNER AND DEVELOPER**"), with offices at 2900 Corporate Place, Chanhassen, MN 55317. The CITY and the OWNER AND DEVELOPER are together hereinafter referred to as the "**Parties**" and sometimes individually as "**Party**".

RECITALS

This Agreement pertains to certain real property located within the corporate limits of the City of Naperville in Will County located at the southeast corner of Route 59 and 103rd Street, Naperville, IL 60564.

- A. Real property located south of 103rd Street, east of Illinois Route 59, and west of Tower Court in Naperville, IL, Will County was resubdivided pursuant to the "**Final Plat of Naperville – South Forty Lots 4, 5, 6 and 7 Resubdivision**" approved by the Naperville City Council on April 2, 2025 and recorded with the Will County Recorder under Document Number 2025-_____ ("**Final Plat of Resubdivision**").
- B. Said Final Plat of Resubdivision created the "**LOT 1 PROPERTY**"; the "**LOT 2 PROPERTY**"; the "**LOT 3 PROPERTY**", and "**OUTLOT A**" which together are referenced herein as the "**Resubdivision Property**".

- C. OWNER AND DEVELOPER is the owner of the LOT 1 PROPERTY which shall have a common address of 4111 Tower Court, Naperville, IL 60564 and which is legally described on **Exhibit A** and depicted on **Exhibit B** attached hereto and made part hereof.
- D. OWNER AND DEVELOPER intends to develop the LOT 1 PROPERTY with a 105,000 square foot, two-story Life Time facility; the LOT 2 PROPERTY may remain vacant until sold or otherwise used for some purpose; the LOT 3 PROPERTY is intended to be developed with a 71-unit, three-story multi-family building for seniors and individuals with intellectual and development disabilities; and OUTLOT A will be developed as a stormwater management system intended to serve the stormwater management needs of the LOT 1 PROPERTY; the LOT 2 PROPERTY; the LOT 3 PROPERTY; OUTLOT A; and two CITY-owned properties on the east side of Tower Court.
- E. The LOT 1 PROPERTY is subject to the terms and conditions set forth in the following ordinances (“**Naperville – South Forty Lots 4, 5, 6, and 7 Resubdivision Ordinances**”), approved for the LOT 1 PROPERTY by the Naperville City Council on May 21, 2024 and on May 15, 2025:

Ordinance 24-047	An Ordinance approving the Preliminary Plat of Naperville - South Forty Lots 4, 5, 6 and 7 Resubdivision (Life Time);
Ordinance 24-048	An Ordinance rezoning Lot 1 of the South Forty Lots 4, 5, 6 and 7 Resubdivision from B2 to OCI (Life Time);
Ordinance 24-049	An Ordinance granting a variance to Section 6-16-5:2.1 of the City's Sign Code to allow a wall sign on the south facade of the building (Life Time); and
Ordinance 25-_____	An Ordinance approving a “Final Plat of Naperville – South Forty Lots 4, 5, 6 and 7 Resubdivision and Owners’ Acknowledgement and Acceptance Agreements”.

- F. By entering into this Agreement, the CITY is acting pursuant to its home rule authority under the Constitution and laws of the State of Illinois.

NOW THEREFORE, in consideration of the mutual promises and agreements set forth herein, the Parties agree as follows:

1. **Recitals Incorporated.** The foregoing Recitals are incorporated herein as though fully set forth in this Section 1.
2. **Ongoing Compliance.** In the development and operation of the LOT 1 PROPERTY, the OWNER AND DEVELOPER shall be subject to and shall fulfill all conditions set forth or referenced herein related to or associated with the LOT 1 PROPERTY, including but not limited to: (i) the terms of this Agreement; (ii) the

- provisions of the Naperville Municipal Code, as amended from time to time; (iii) all ordinances and resolutions passed or adopted by the Naperville City Council related to the LOT 1 PROPERTY, including but not limited to the Naperville – South Forty Lots 4, 5, 6, and 7 Resubdivision Ordinances; (v) a document to be entitled “Declaration of Covenants, Conditions, and Restrictions for the South Forty Lots Association” for operation and maintenance of Outlot A; and (vi) all other applicable agreements, laws, and regulations.
3. **Completion of Site Work on the LOT 1 PROPERTY.** OWNER AND DEVELOPER shall construct all improvements related to the development of the LOT 1 PROPERTY at its sole cost, unless otherwise provided herein, and in compliance with final engineering plans for Life Time prepared by Manhard Consulting, dated July 3, 2024, last revised October 9, 2024, attached hereto and made part hereof as **Exhibit C** (“**Final Engineering Plans**”).
 4. **OUTLOT A.** The improvements related to the Outlot A stormwater management system shall be constructed in compliance with the Final Engineering Plans by the OWNER AND DEVELOPER, by the owner of the LOT 3 PROPERTY, or as otherwise agreed to in writing by the OWNER AND DEVELOPER, the owner of the LOT 3 PROPERTY, and the CITY and in compliance with an agreed upon Site Development and Escrow Agreement. The operation, repair, replacement, and reconstruction of OUTLOT A shall be subject to the provisions of an agreed upon “Declaration of Covenants, Conditions, and Restrictions for the South Forty Lots Association” which shall be binding upon the Resubdivision Property.
 - 4.1 Unless otherwise approved in writing by the City Engineer, a site development permit for the LOT 1 PROPERTY (other than a site development permit for work required to be performed pursuant to the Site Development and Escrow Agreement which includes work on LOT 1) shall not be issued by the CITY unless the following agreements, approved by the then owners of the Resubdivision Property, have been fully executed and recorded with the Will County Recorder: (i) a “Site Development and Escrow Agreement for Outlot A”; and (ii) a “Declaration of Covenants, Conditions, and Restrictions” for the South Forty Lots Association” pertaining to Outlot A.
 5. **Easements.** OWNER AND DEVELOPER agrees to grant the CITY easements it requests in writing in order to provide utilities or other services to the property which is the subject of the Final Plat of Resubdivision which easements are not currently reflected on the Final Plat of Resubdivision so long as the CITY documents its need therefor and so long as such easements do not materially interfere with OWNER AND DEVELOPER’s operation of the LOT 1 PROPERTY.
 6. **Order of Precedence.** If there is any conflict between this Agreement and the “Purchase Agreement for City Property Located South of the Southeast Corner of Illinois Route 59 and 103rd Street in the City of Naperville”, as amended by the

First Amendment thereto, between the CITY and the OWNER AND DEVELOPER, the provisions and exhibits of this Agreement shall control.

7. Fees.

7.1 Fees Paid. OWNER AND DEVELOPER paid the following recapture fees for the LOT 1 PROPERTY at the closing at which the LOT 1 PROPERTY was conveyed to the DEVELOPER:

7.1.1 Water Recapture Fee payable to the City: \$23,653.26

7.1.2 Sanitary Sewer Lift Station Recapture Fee payable to the City: \$14,086.70

7.1.3 Extension of water utility and sanitary sewer on Tower Court payable jointly to Wheatland Township and the Wheatland Township Road District: \$182,725.37

7.2 Fees Due. OWNER AND DEVELOPER shall pay all fees related to the LOT 1 PROPERTY (which fees shall not be paid under protest or otherwise objected to) as set forth herein and as required by the Naperville Municipal Code as amended from time to time, including but not limited to the following:

7.2.1 Permit Fee: The site permit fee is 1.65% of the approved engineer's cost estimate. This fee is due prior to issuance of the site permit for the LOT 1 PROPERTY.

7.3 Infrastructure Availability Charges and User Fees. Upon a request for connection and service to the City's water or sanitary system, OWNER AND DEVELOPER shall pay for all infrastructure availability charges and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the LOT 1 PROPERTY for which connection and service is requested.

7.4 Facility Installation Charges and User Fees. Upon a request for connection and service to the City of Naperville electric system, the OWNER AND DEVELOPER shall pay for all Facility Installation Charges (FIC) and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the LOT 1 PROPERTY for which connection and service is requested.

7.5 Other Fees. OWNER AND DEVELOPER shall pay any resubmission fees, or other applicable fees not listed in 7.1 through 7.4 above, shall be charged in accord with the provisions of the Naperville Municipal Code or applicable policies and regulations then in effect, including but not limited to the fee schedule in Section 1-9F (Municipal Finances: Development, Entitlement and Other Required Application Process Fees) and Section 1-9H (Municipal Finances: Fees for Construction and New Development).

- 8 **Financial Surety.** Financial surety in a form and from a source acceptable to the City Attorney shall be provided and maintained in the amount of 110% of the approved engineer's cost estimate which guarantees the completion of public improvements and soil erosion and sedimentation control for the LOT 1 PROPERTY ("Public Improvements"). Financial surety shall be received and approved prior to issuance of a site development permit for the LOT 1 PROPERTY. Notwithstanding provision of said surety, until the Public Improvements have been accepted by the CITY, OWNER AND DEVELOPER shall remain obligated for completion of said Public Improvements and/or (at the CITY's sole discretion) to pay any costs for said Public Improvements to the extent that the surety is not sufficient to pay for the costs of the Public Improvements, or in the event of any denial, or partial denial of coverage by the surety, or failure of the surety to timely respond to a demand for payment. Prior to acceptance of the Public Improvements by the CITY, the OWNER AND DEVELOPER shall provide the CITY with a maintenance surety as required by the provisions of the Naperville Municipal Code then in effect for the Public Improvements in a form approved by the City Attorney.

As to any surety, or maintenance surety, provided by the OWNER AND DEVELOPER to the CITY hereunder, the OWNER AND DEVELOPER agrees that: (1) at no time shall the CITY be liable for attorneys' fees with respect thereto; (2) OWNER AND DEVELOPER shall be liable to pay the CITY's reasonable attorneys' fees and costs (in-house or outside counsel) in enforcement thereof; and (3) the list of circumstances set forth in such surety (including any exhibit thereto) as bases for default thereunder shall entitle the CITY to draw on said surety.

- 9 **Building Permits.** No building permits shall be issued for the LOT 1 PROPERTY, or any portion thereof, until: (i) the Final Plat of Resubdivision has been recorded with the Will County Recorder; and (ii) until the CITY has determined that sufficient improvements have been installed and are functioning to protect the health, safety, and welfare of the public.

10 **General Conditions.**

10.1 Binding Effect. CITY and OWNER AND DEVELOPER acknowledge and agree that the terms contained herein shall be binding upon and inure to the benefit of the CITY and the OWNER AND DEVELOPER and their respective successors, assigns, and transferees, and any subsidiary, affiliate or parent of the OWNER AND DEVELOPER (whether their interest is in the LOT 1 PROPERTY as a whole or in any portion or aspect thereof).

10.2 Severability. It is mutually understood and agreed that all agreements and covenants herein are severable and that in the event any of them shall be held to be

invalid by any court of competent jurisdiction, this Agreement shall be interpreted as if such invalid agreement or covenant were not contained herein.

10.3 Amendment. The agreements, covenants, terms and conditions herein contained may be modified only through the written mutual consent of the Parties hereto.

10.4 Assignment. This Agreement may not be assigned by either Party without the written consent of the other Party.

10.5 Choice of Law and Venue. This Agreement shall in all respects be subject to and construed in accordance with and governed by the laws of the State of Illinois. Venue for any action arising out of the terms or conditions of this Agreement shall be proper only in the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

10.6 Ambiguity. If any term of this Agreement is ambiguous, it shall not be construed for or against any Party on the basis that the Party did or did not write it.

10.7 Recordation. This Agreement will be recorded by the CITY with the Office of the Will County Recorder.

10.8 Term. This Agreement shall be effective upon the Effective Date set forth in Section 10.16 hereof and shall terminate, without further action by either Party, upon the later of twenty (20) years from the Effective Date or issuance of all final certificates of occupancy for the LOT 1 PROPERTY.

10.9 Automatic Expiration. If the Final Plat of Resubdivision is not recorded within five (5) years of the date of approval of the ordinance approving the Final Plat of Resubdivision by the City Council, the Final Plat of Resubdivision and this Agreement shall automatically lapse and become null and void without further action by any Party hereto.

10.10 Survival. The terms and conditions set forth in the following paragraphs of this Agreement shall survive the expiration or termination of this Agreement: 1, 2, 4, 4.1, 5, 6, 10.1, 10.2, 10.5, 10.6, 10.10, 10.13, 10.15.

10.11 Authority to Execute/OWNER AND DEVELOPER. The undersigned warrants that he/she is the OWNER AND DEVELOPER of the LOT 1 PROPERTY, or is the duly authorized representative of the OWNER AND DEVELOPER of the LOT 1 PROPERTY in the case of a corporation, partnership, trust, or similar ownership form which owns the LOT 1 PROPERTY and that the undersigned has full power and authority to sign this document and voluntarily agrees to the provisions set forth herein.

10.12 Authority to Execute/CITY. The undersigned City Manager warrants that he has been directed to, and has the authority to, execute this Agreement. The

undersigned City Clerk warrants that she has been directed to, and has the authority to, attest the signature of the City Manager on this Agreement.

10.13 Exhibits. All exhibits attached hereto or referenced herein are incorporated herein by reference and made part hereof.

10.14 Counterparts. For convenience, this Agreement may be executed in counterparts, each of which shall be deemed to be an original and both of which when taken together shall constitute one and the same document.

10.15 No Merger. The provisions set forth in this Agreement shall survive the closing and conveyance of the LOT 1 PROPERTY by the CITY to the OWNER AND DEVELOPER and shall not be deemed merged into any instrument of conveyance delivered at Closing.

10.16 Effective Date. The effective date of this Agreement (“**Effective Date**”) shall be the date upon which it is fully executed by both Parties hereto.

/SIGNATURES ON FOLLOWING PAGES/

OWNER AND DEVELOPER/LTF Real Estate Company, Inc.:

[Signature]

[Printed name]

[Title]

State of Minnesota)
) ss
County of Carver)

The foregoing instrument was acknowledged before me by _____
this _____ day of _____ 2025.

Notary Public

Print Name

Given under my hand and official seal this ____ day of _____, 2025.

-Seal-

Notary Public
My Commission Expires: _____

CITY OF NAPERVILLE

By: _____
Douglas A. Krieger
City Manager

ATTEST:

By: _____
Dawn C. Portner
City Clerk

Date: _____

State of Illinois)
) ss
County of DuPage)

The foregoing instrument was acknowledged before me by _____
this _____ day of _____ 2025.

Notary Public

Print Name

Given under my hand and official seal this ____ day of _____, 2025.

-Seal-

Notary Public
My Commission Expires: _____

**Exhibit A
Legal Description of LOT 1 PROPERTY**

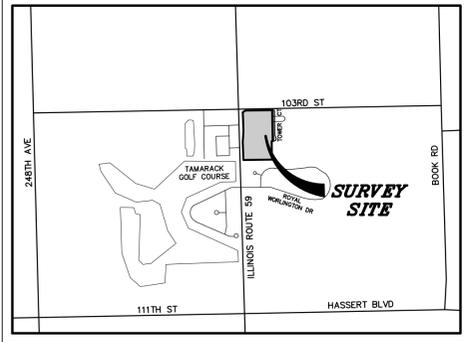
LOT 1 PROPERTY

Lot 1 in Naperville-South Forty Lots 4, 5, 6 and 7 Resubdivision, a Subdivision of the Northwest quarter of the Northwest Quarter of Section 15, Township 37 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded _____ as Document Number R2025-_____ in Will County, Illinois.

Address: 4111 Tower Court, Naperville, IL 60564

Exhibit B

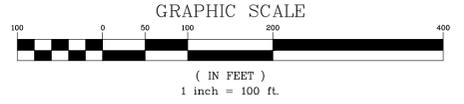
Depiction of LOT 1 PROPERTY



LOCATION MAP
NOT TO SCALE

FINAL PLAT OF NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



EXISTING PIN'S

- 07-01-15-101-045-0000 (LOT 4)
- 07-01-15-101-046-0000 (LOT 5)
- 07-01-15-101-044-0000 (LOT 6)
- 07-01-15-101-047-0000 (LOT 7)

EXISTING PROPERTY AREA

- LOT 4 87,120 SQUARE FEET (2.000 ACRES)
- LOT 5 50,000 SQUARE FEET (1.148 ACRES)
- LOT 6 829,475 SQUARE FEET (19.042 ACRES)
- LOT 7 54,094 SQUARE FEET (1.242 ACRES)
- TOTAL AREA=1,020,688 SQUARE FEET (23.432 ACRES)

SUBMITTED BY/RETURN TO:

NAPERVILLE CITY CLERK
400 S. EAGLE STREET
NAPERVILLE, IL 60540

SURVEY PREPARED FOR

LTF REAL ESTATE COMPANY, INC.
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

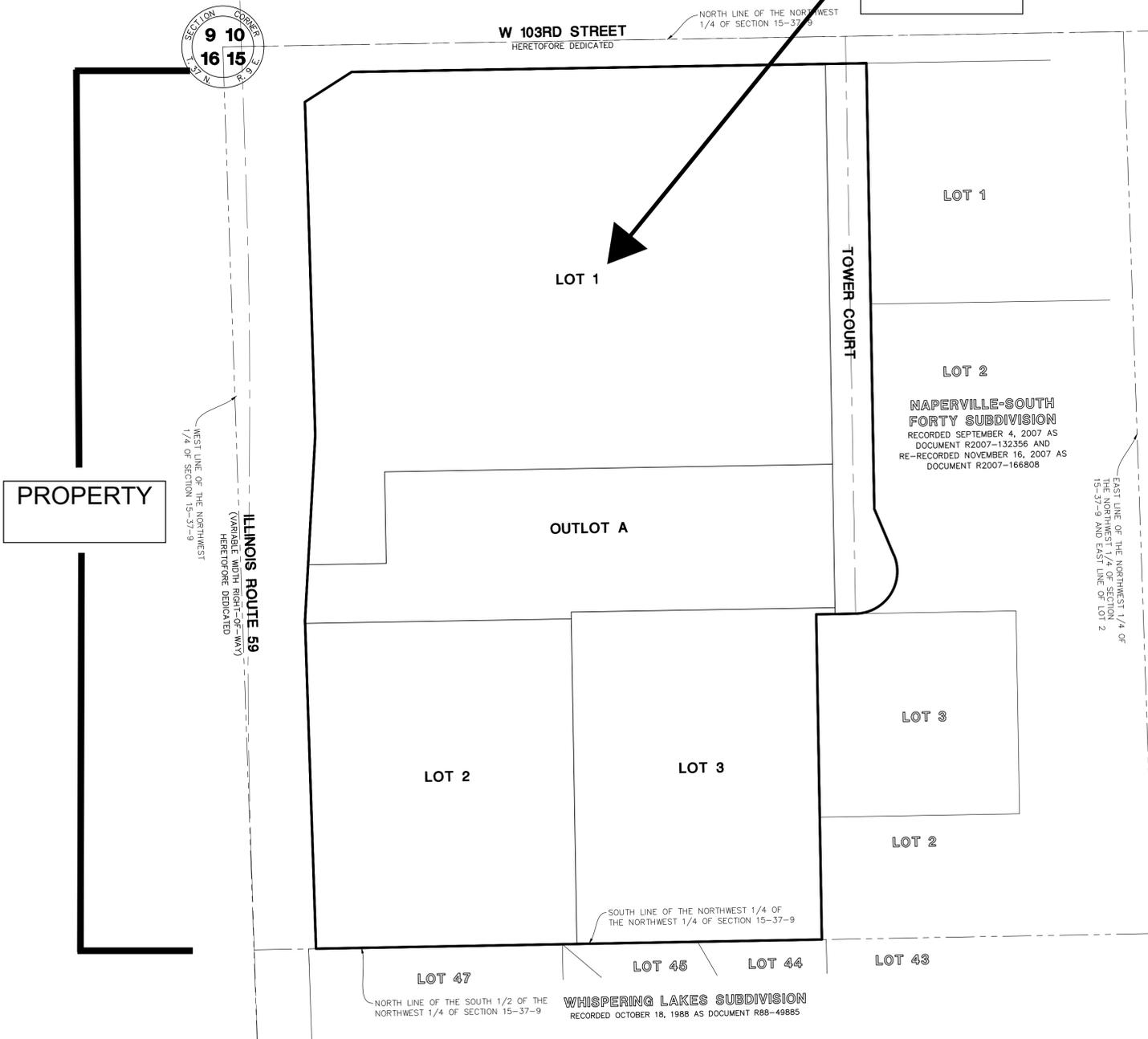
ADDRESSES

- LOT 1 - 4111 TOWER COURT, NAPERVILLE, IL 60564
- LOT 3 - 4231 TOWER COURT, NAPERVILLE, IL 60564

PROPOSED PROPERTY AREA

- LOT 1 459,585 SQUARE FEET (10.551 ACRES)
- LOT 2 184,195 SQUARE FEET (4.229 ACRES)
- LOT 3 174,859 SQUARE FEET (4.014 ACRES)
- OUTLOT A 150,758 SQUARE FEET (3.461 ACRES)
- RIGHT-OF-WAY DEDICATION 51,291 SQUARE FEET (1.177 ACRES)
- TOTAL AREA=1,020,688 SQUARE FEET (23.432 ACRES)

LOT 1 -
PROJECT
PROPERTY



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. AS PART OF THE DEVELOPMENT THERE ARE EASEMENTS THAT ARE TO BE VACATED VIA SEPARATE DOCUMENT. SAID EASEMENTS HAVE BEEN NOTED ON SHEETS 3. HOWEVER, SAID EASEMENTS HAVE NOT BEEN SHOWN ON SHEET 2. DOCUMENT THAT HAVE NOT BEEN SHOWN HEREON.
4. THIS SUBDIVISION PLAT SHALL BE SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).
5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184903350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1:	OVERALL SITE DETAILS, PROPERTY AREA AND SURVEYORS NOTES
SHEET 2:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 3:	EXISTING LOT AND EASEMENT DETAILS
SHEET 4:	CERTIFICATES AND EASEMENT PROVISIONS

EXHIBIT B

CITY OF NAPERVILLE PROJECT NUMBER: 24-10000092

SHEET 1 OF 4	PROJ. MGR.: FF PROJ. ASSOC.: JDB DRAWN BY: LSM DATE: 07/08/24 SCALE: 1"=100'	NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION NAPERVILLE, ILLINOIS FINAL PLAT
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One Overlook Point, Suite 200, Lincolnshire, IL 60069 ph847.834.5550 fx847.834.0085 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
03/25/25	REVISED PER CITY COMMENTS	RC
03/20/25	REVISED PER CLIENT AND CITY COMMENTS	RC
02/28/25	REVISED PER CITY COMMENTS	AAS
01/24/25	REVISED PER CITY COMMENTS	AAS
12/23/24	REVISED PER CITY COMMENTS	AAS
11/26/24	REVISED PER CITY COMMENTS	AAS
11/22/24	REVISED PER CLIENT COMMENTS	AAS
09/24/24	REVISED PER CITY COMMENTS	LSM
09/11/24	REVISED PER CITY COMMENTS	LSM

Exhibit C

Final Engineering Plans

[https://cityofnaperville-my.sharepoint.com/personal/tordp_naperville_il_us/Documents/LTF South 40 Property Sale/LTF OAA draft 3-23-25 REV. 3-31-25 REV. 4-2-25.docx](https://cityofnaperville-my.sharepoint.com/personal/tordp_naperville_il_us/Documents/LTF%20South%2040%20Property%20Sale/LTF%20OAA%20draft%203-23-25%20REV.%203-31-25%20REV.%204-2-25.docx)

MATCHLINE SEE SHEET 5

103rd STREET

MATCHLINE SEE SHEET 8



TOWER COURT

STAIRS FROM TOP LAYOUT OF ALL PROPOSED BUILDINGS AND PAVEMENT ARE TO BE LOCATED IN THE DRIVE OVERHEAD SPACE.



SIGN LEGEND
 1) 11'-0" x 3'-0" SIGN
 2) 8'-0" x 2'-0" SIGN
 3) 4'-0" x 2'-0" SIGN

PAVEMENT MARKING LEGEND
 1) 2" WHITE EDGE LINE
 2) 4" YELLOW LINE
 3) 4" WHITE STOP BAR
 4) LETTERS AND SYMBOLS PAVEMENT MARKINGS
 5) 1/2" x 1/2" YELLOW DIAGONAL HATCH SIGN
 6) 1/2" x 1/2" YELLOW DIAGONAL HATCH SIGN

LIFE TIME SITE DATA
 SITE AREA: 1055.7 SQUARE FEET
 CALCULATED FLOOR AREA RATIO: 0.4
 STANDBY PARKING: 15 SPACES
 HANDICAP PROVIDED: 12 SPACES
 TOTAL PARKING PROVIDED: 603 SPACES

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISH GRADE SHALL BE 1.0' ABOVE FINISH GROUND UNLESS OTHERWISE NOTED.
 3. ALL DRIVE AISLES AND DRIVE TO DRIVE SPACES SHALL BE 12'-0" WIDE.
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PAVEMENT LEGEND

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6 of 29
 LITHUMI

LIFE TIME
 CITY OF NAPERVILLE, ILLINOIS
 EXHIBIT C
 SITE DIMENSIONAL AND PAVING PLAN - NORTHEAST

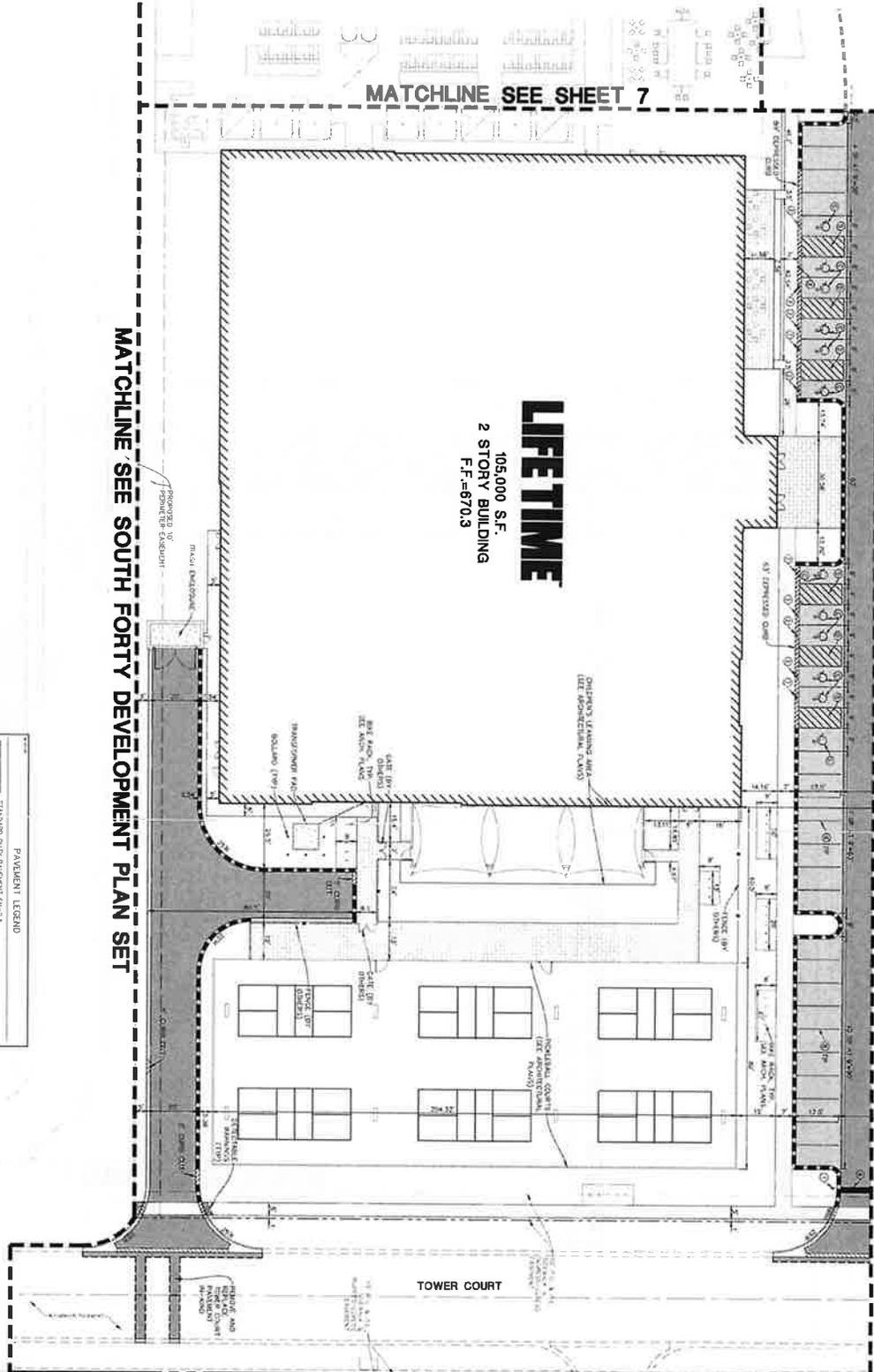
Manhard CONSULTING
 200 West Main Street, Naperville, IL 60563
 Tel: 630-241-1100 Fax: 630-241-1101
 www.manhardconsulting.com

MATCHLINE SEE SHEET 7

MATCHLINE SEE SOUTH FORTY DEVELOPMENT PLAN SET

LIFETIME
105,000 S.F.
2 STORY BUILDING
F.F.-670.3

MATCHLINE SEE SHEET 6



PARKING LEGEND

[Symbol]	1. 10' x 20' STANDARD PAVED SPACE
[Symbol]	2. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE
[Symbol]	3. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK
[Symbol]	4. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION
[Symbol]	5. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION AND BIKE STORAGE
[Symbol]	6. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION
[Symbol]	7. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION AND BIKE STORAGE
[Symbol]	8. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION
[Symbol]	9. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION AND BIKE STORAGE
[Symbol]	10. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION AND BIKE STORAGE



S 00°59'52" E 654.69'

SCALE: 1" = 20'

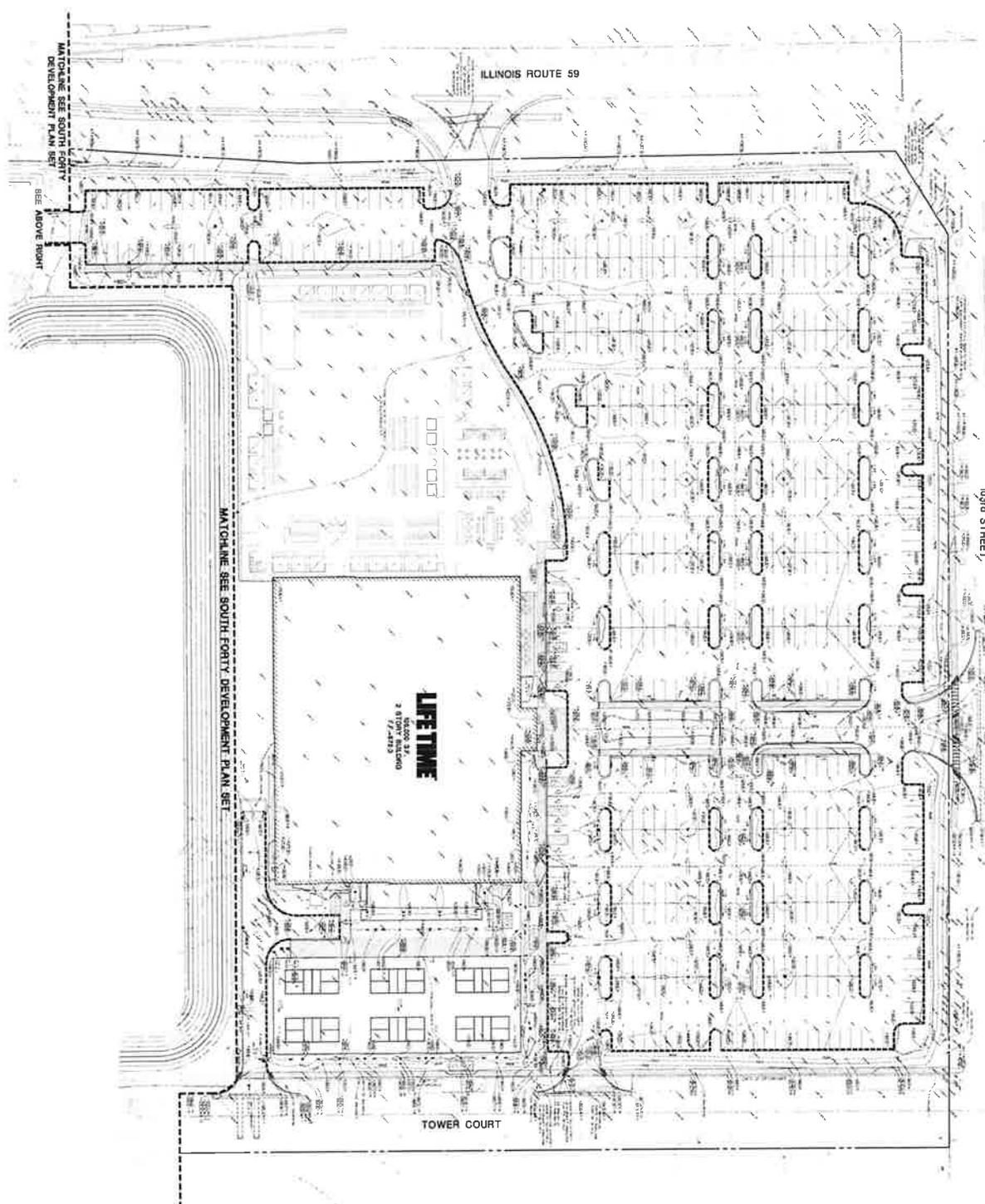
SITE LEGEND

[Symbol]	1. 10' x 20' STANDARD PAVED SPACE
[Symbol]	2. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE
[Symbol]	3. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK
[Symbol]	4. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION
[Symbol]	5. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION AND BIKE STORAGE
[Symbol]	6. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION
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[Symbol]	10. 10' x 20' STANDARD PAVED SPACE WITH 8' x 8' BIKE SPACE AND BIKE RACK AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION AND BIKE STORAGE AND BIKE REPAIR STATION AND BIKE STORAGE

LIFE TIME SITE DATA

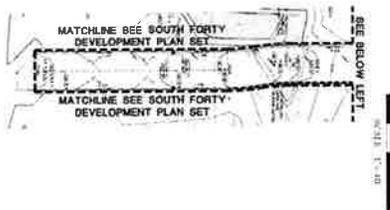
SITE AREA	10.55 ACRES
TOTAL FLOOR AREA	498,500 SF
MANUFACTURE FLOOR AREA	1.5
STANDARD PARKING PROVIDED	591 SPACES
BIKE RACKS PROVIDED	12 SPACES
BIKE REPAIR STATIONS PROVIDED	12 SPACES
BIKE STORAGE PROVIDED	12 SPACES

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
3. THE FINISHED GRADE IS SHOWN BY THE DASHED LINE.
4. THE EXISTING GRADE IS SHOWN BY THE SOLID LINE.
5. THE PROPOSED GRADE IS SHOWN BY THE DOTTED LINE.
6. THE PROPOSED GRADE IS TO BE MAINTAINED AT ALL TIMES.
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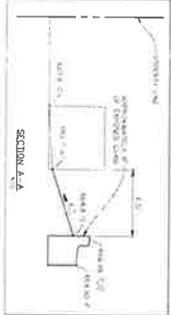
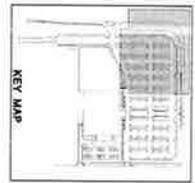
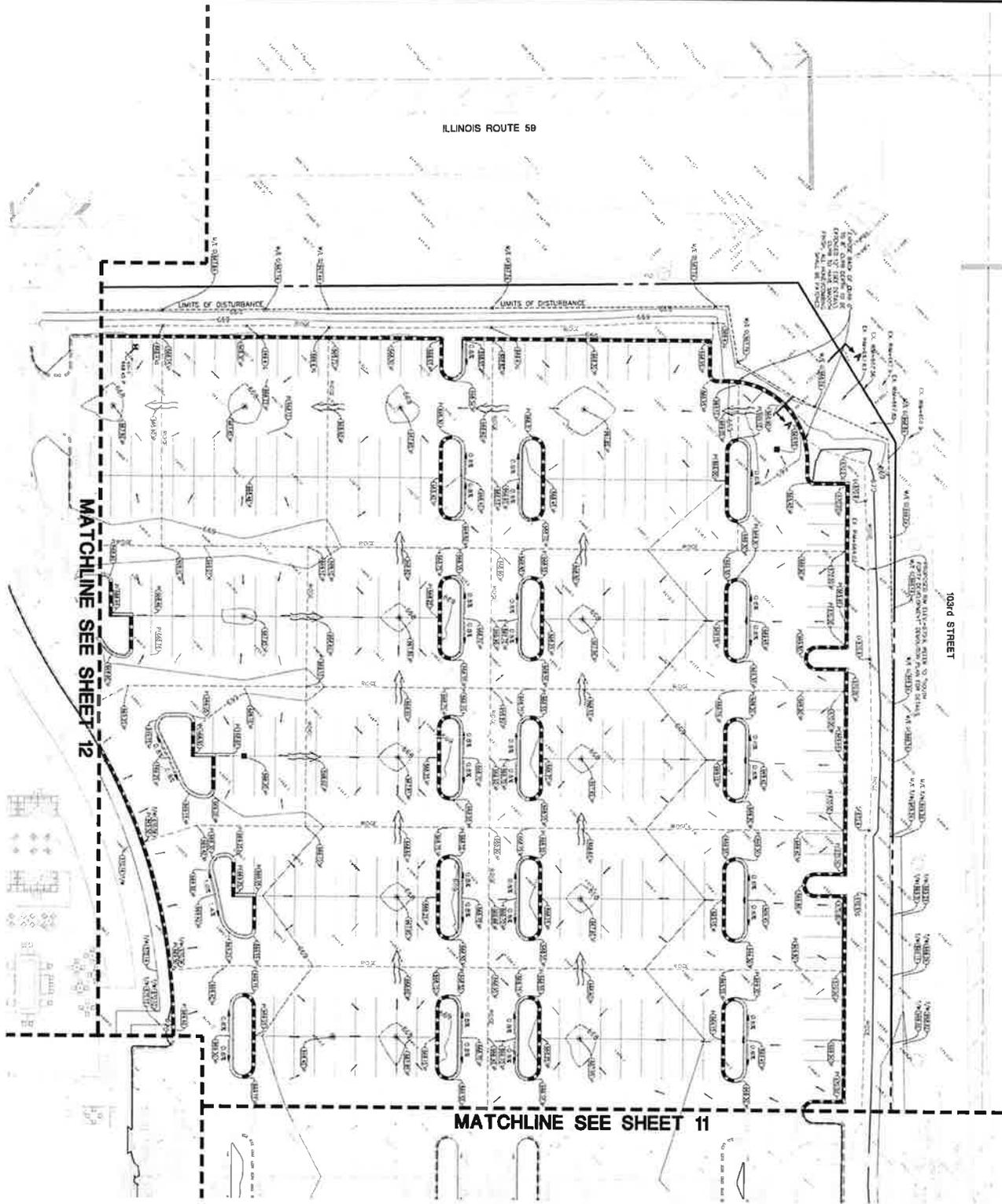


ILLINOIS ROUTE 59

ROAD STREET

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 11



GRADING PLAN LEGEND

PROPOSED / FOOT CONTOURS

PROPOSED SPOT ELEVATION

PROPOSED FINISH ELEVATION

PROPOSED TOP OF CURB

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

PROPOSED FINISH ELEVATION

PROPOSED FIELD ELEVATION

PROPOSED FIELD ELEVATION

STANDARD NOTES:

1. ALL UNLESS OTHERWISE SPECIFIED, THE GRADING SHALL BE CONFORMED TO THE CITY OF NAPERVILLE, ILLINOIS, STANDARD SPECIFICATIONS FOR ROAD AND SIDEWALK CONSTRUCTION, LATEST EDITION.

2. THE GRADING SHALL BE CONFORMED TO THE CITY OF NAPERVILLE, ILLINOIS, STANDARD SPECIFICATIONS FOR ROAD AND SIDEWALK CONSTRUCTION, LATEST EDITION.

3. THE GRADING SHALL BE CONFORMED TO THE CITY OF NAPERVILLE, ILLINOIS, STANDARD SPECIFICATIONS FOR ROAD AND SIDEWALK CONSTRUCTION, LATEST EDITION.

4. THE GRADING SHALL BE CONFORMED TO THE CITY OF NAPERVILLE, ILLINOIS, STANDARD SPECIFICATIONS FOR ROAD AND SIDEWALK CONSTRUCTION, LATEST EDITION.

5. THE GRADING SHALL BE CONFORMED TO THE CITY OF NAPERVILLE, ILLINOIS, STANDARD SPECIFICATIONS FOR ROAD AND SIDEWALK CONSTRUCTION, LATEST EDITION.

10 of 29

PROJECT NO.	210
SHEET NO.	10
TITLE	GRADING PLAN - NORTHWEST
DATE	10/29/2010

LIFE TIME
CITY OF NAPERVILLE, ILLINOIS
GRADING PLAN - NORTHWEST

EXHIBIT C

Manhard CONSULTING

Professional Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

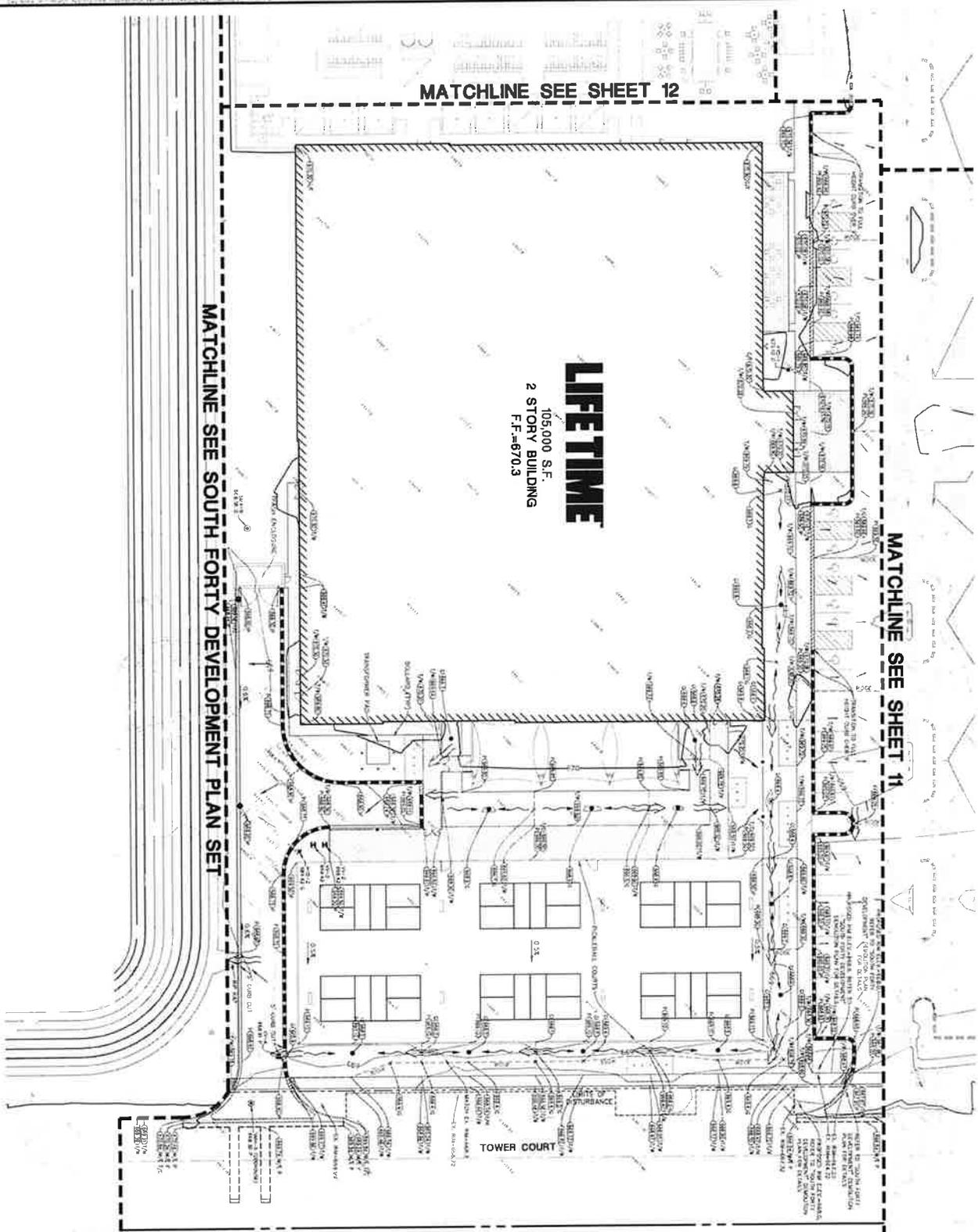
DATE	DESCRIPTION	BY
10/29/2010	ISSUED FOR PERMIT	...
10/29/2010	ISSUED FOR PERMIT	...
10/29/2010	ISSUED FOR PERMIT	...

MATCHLINE SEE SHEET 12

LIFE TIME
105,000 S.F.
2 STORY BUILDING
F.F.#670.3

MATCHLINE SEE SOUTH FORTY DEVELOPMENT PLAN SET

MATCHLINE SEE SHEET 11



GENERAL NOTES:

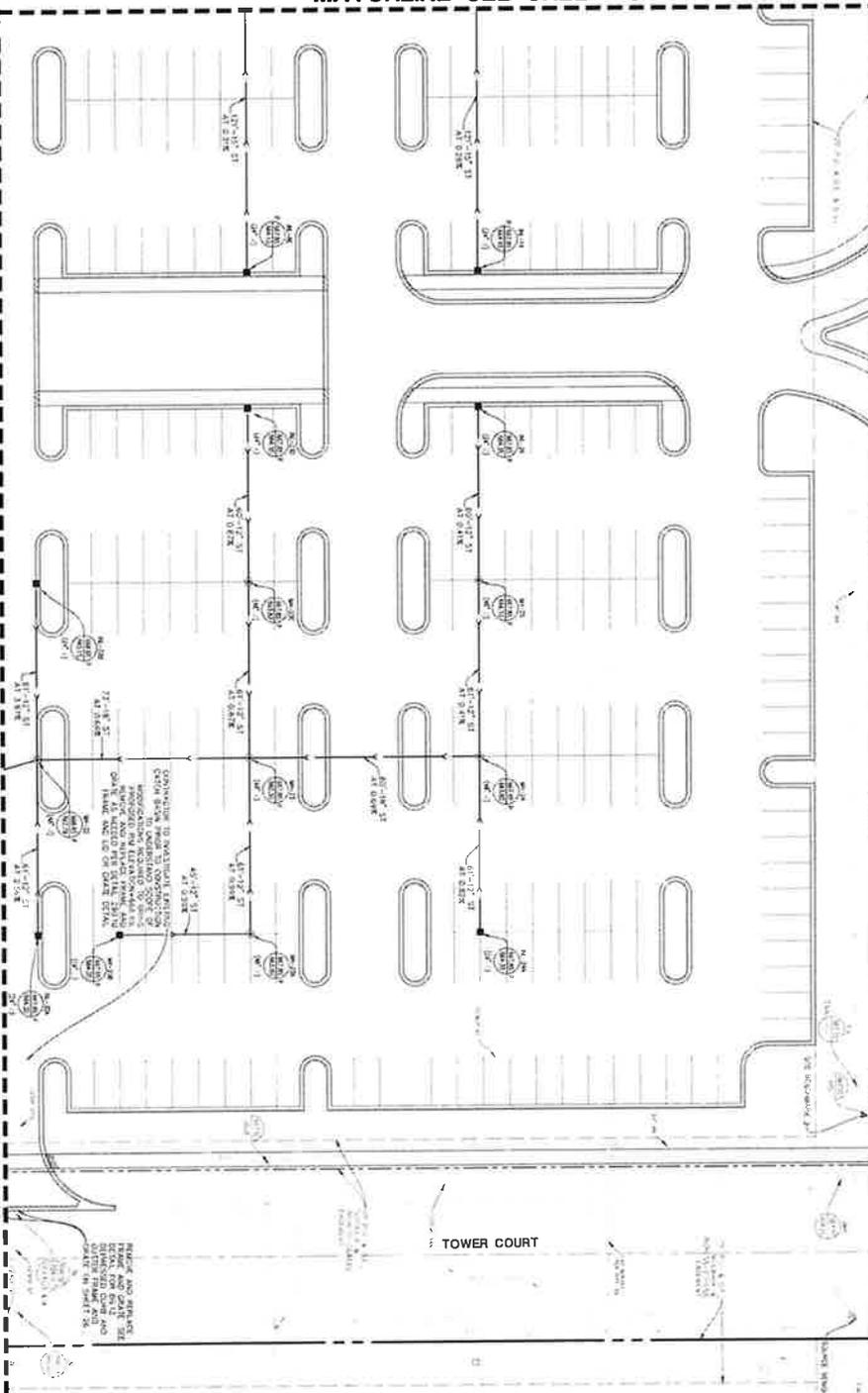
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MATCHLINE SEE SHEET 16

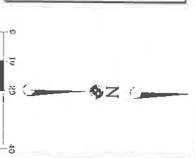
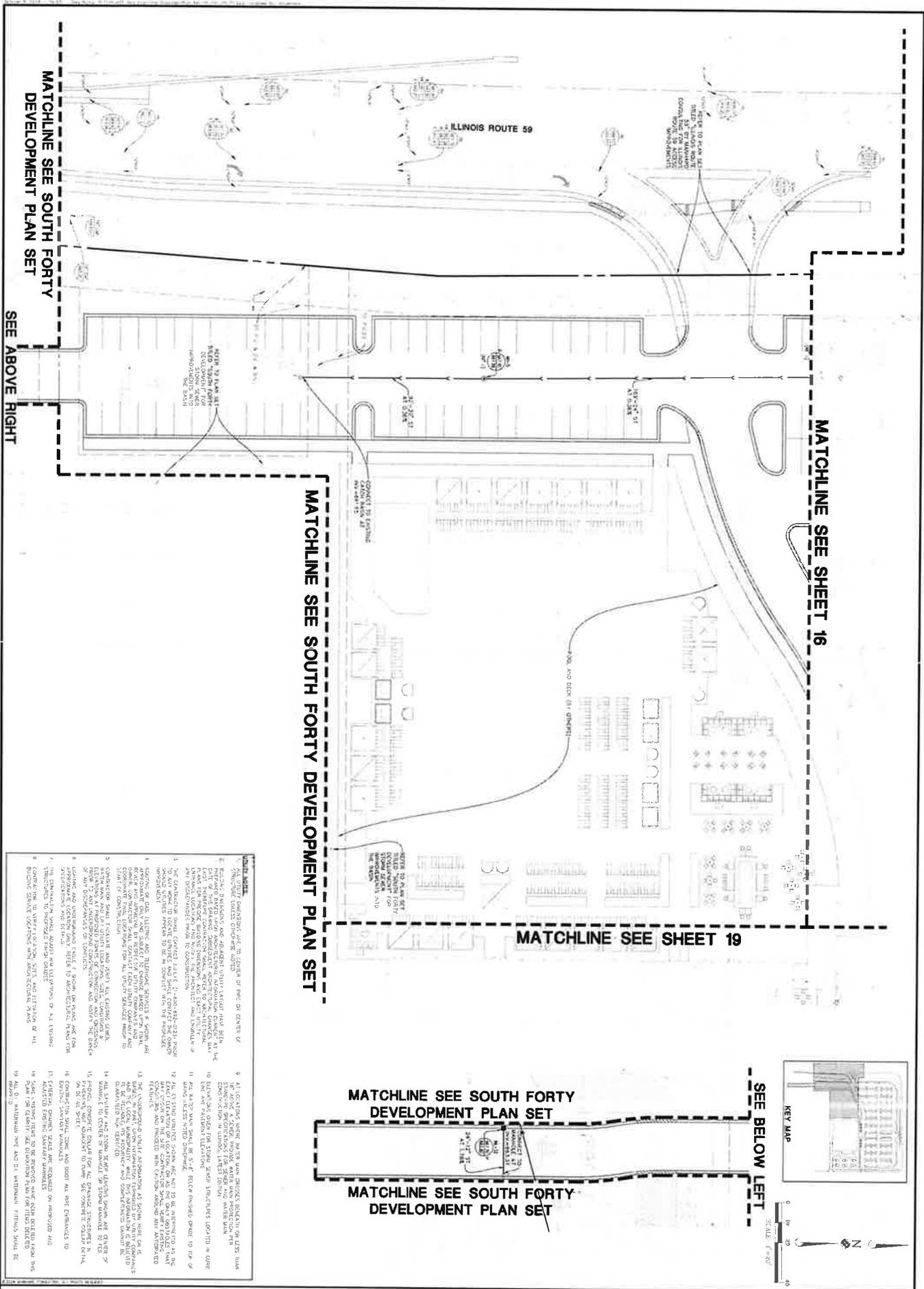
43RD STREET

TOWER COURT

MATCHLINE SEE SHEET 19



- UTILITY NOTES:**
1. ALL UTILITY LOCATIONS ARE TO BE SHOWN ON THE PLAN.
 2. ALL UTILITY LOCATIONS ARE TO BE SHOWN ON THE PLAN.
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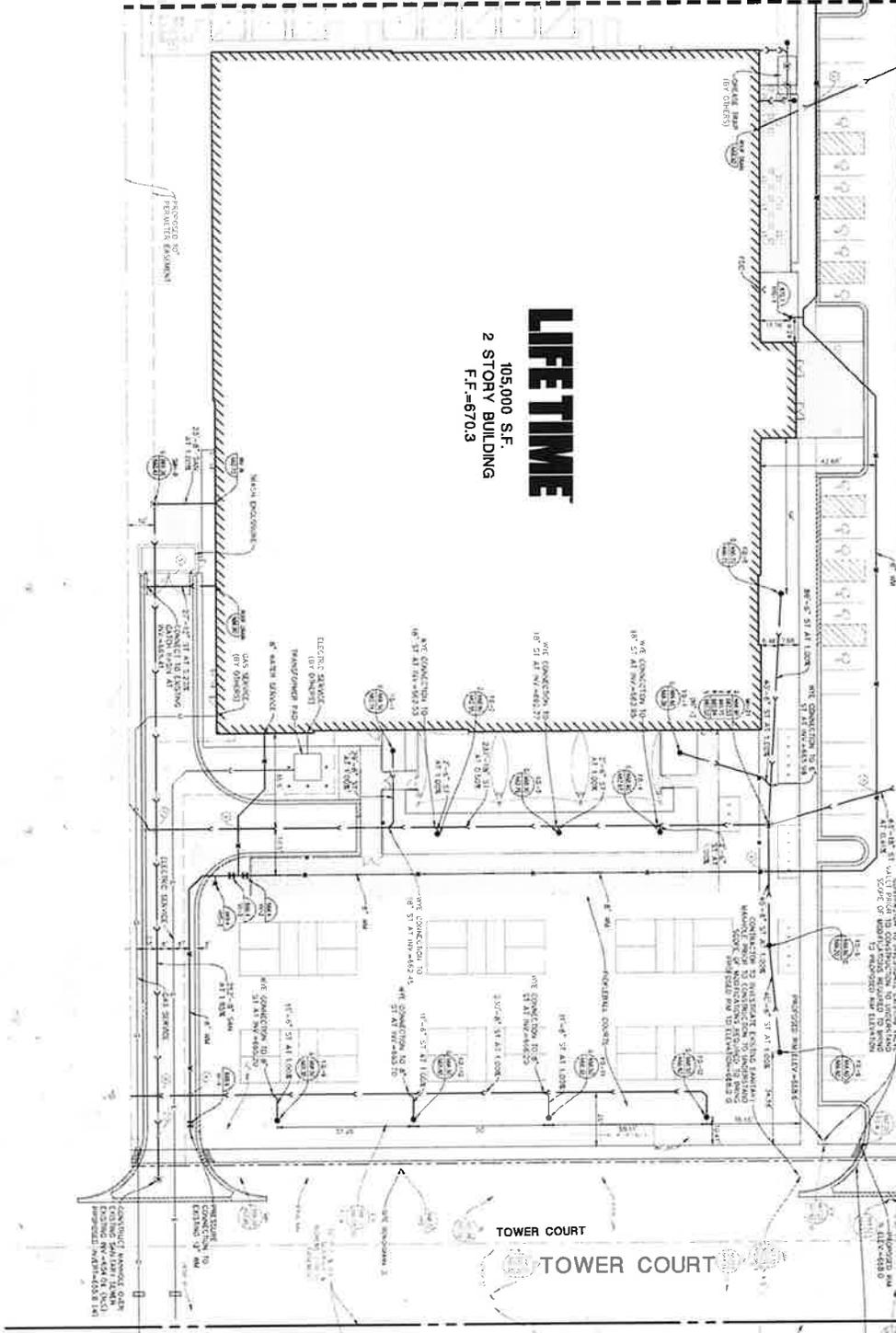
- NOTES:**
1. ALL UTILITIES SHOWN ARE TO BE CONSTRUCTED TO A DEPTH OF NOT LESS THAN 48" UNLESS OTHERWISE SPECIFIED.
 2. ALL UTILITIES SHALL BE INSTALLED TO A DEPTH OF NOT LESS THAN 48" UNLESS OTHERWISE SPECIFIED.
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 19. ALL UTILITIES SHALL BE INSTALLED TO A DEPTH OF NOT LESS THAN 48" UNLESS OTHERWISE SPECIFIED.

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 17

LIFETIME

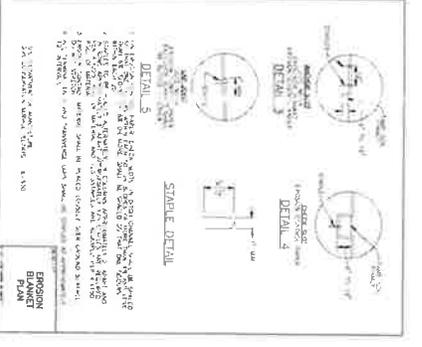
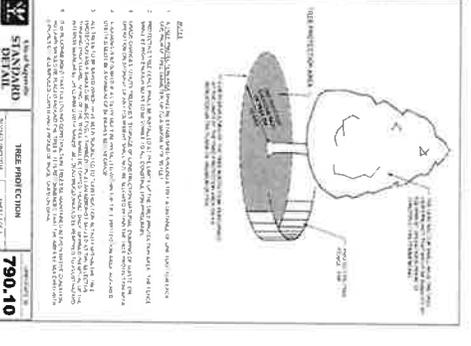
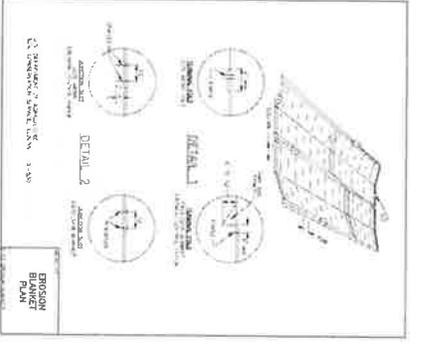
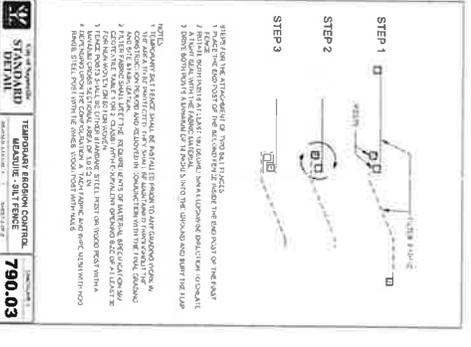
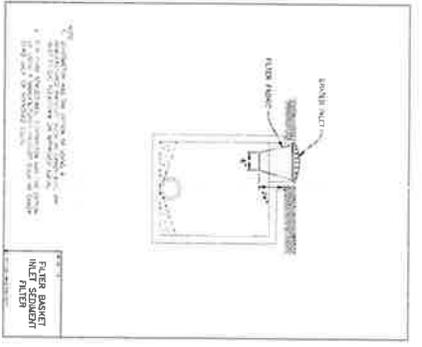
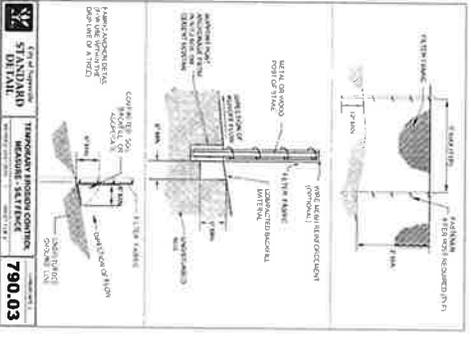
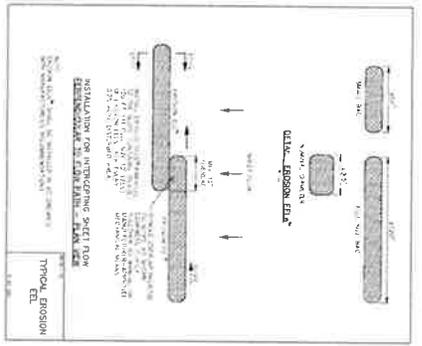
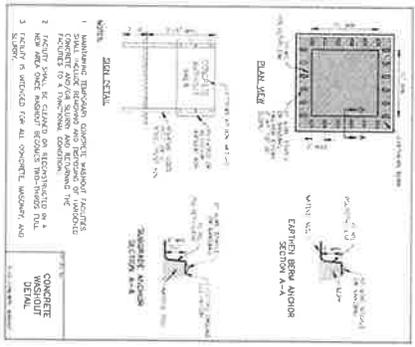
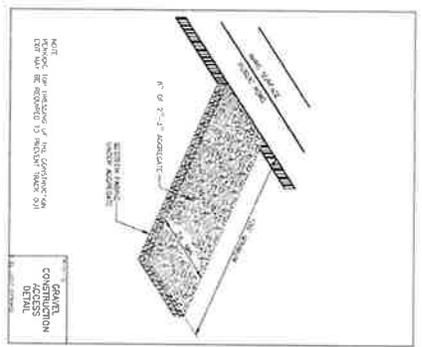
105,000 S.F.
2 STORY BUILDING
F.F.=670.3



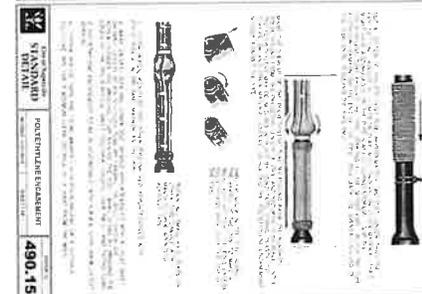
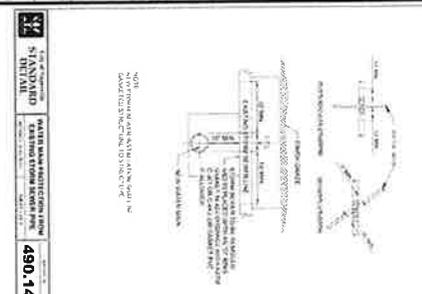
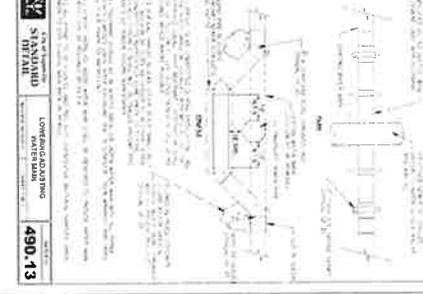
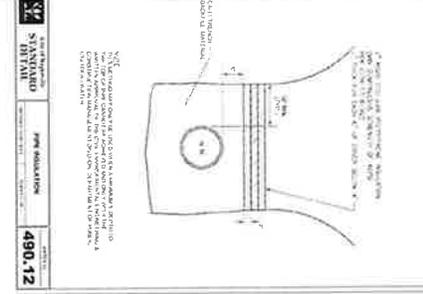
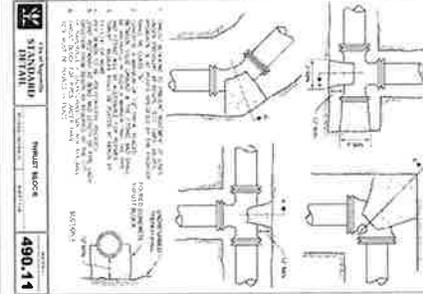
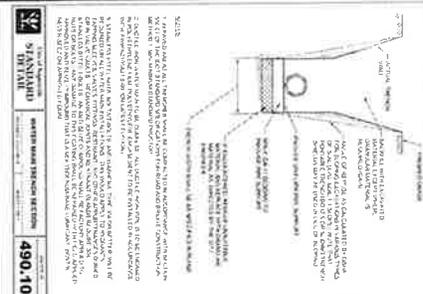
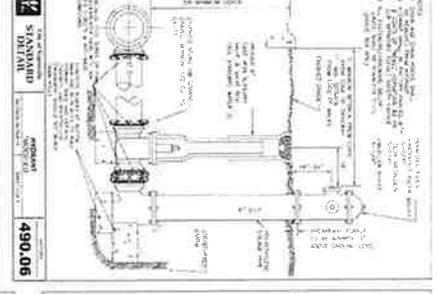
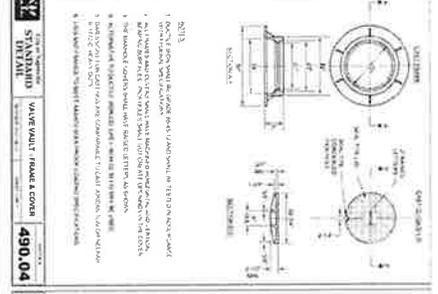
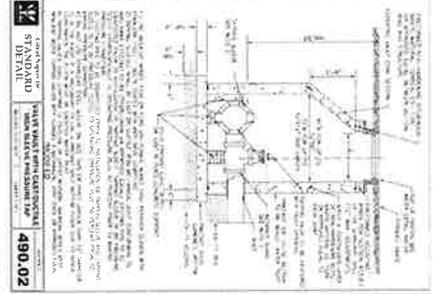
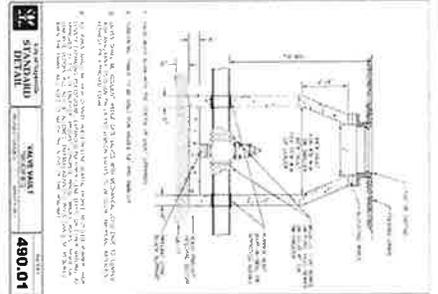
UTILITY CONDITIONS	
1. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF NAPERVILLE SPECIFICATIONS AND THE ILLINOIS STATE CODES.	
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NAPERVILLE SPECIFICATIONS AND THE ILLINOIS STATE CODES.	
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SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE CITY DETAILS, THE CITY DETAILS SHALL TAKE PRECEDENCE.



STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN URBAN, URBEST EDITION

41-2281 PROVISIONS OF WATER MAIN AND WATER SERVICE LINES

41-2281A EXCISE

41-2281B PROVISIONS OF WATER MAIN AND WATER SERVICE LINES

41-2281C EXCISE

41-2281D PROVISIONS OF WATER MAIN AND WATER SERVICE LINES

41-2281E EXCISE

41-2281F EXCISE

41-2281G EXCISE

41-2281H EXCISE

41-2281I EXCISE

41-2281J EXCISE

41-2281K EXCISE

41-2281L EXCISE

41-2281M EXCISE

41-2281N EXCISE

41-2281O EXCISE

41-2281P EXCISE

41-2281Q EXCISE

41-2281R EXCISE

41-2281S EXCISE

41-2281T EXCISE

41-2281U EXCISE

41-2281V EXCISE

41-2281W EXCISE

41-2281X EXCISE

41-2281Y EXCISE

41-2281Z EXCISE

STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN URBAN, URBEST EDITION

41-2212 VERTICAL SEWERMAN - WATER MAIN AND SERVICE

41-2212A EXCISE

41-2212B EXCISE

41-2212C EXCISE

41-2212D EXCISE

41-2212E EXCISE

41-2212F EXCISE

41-2212G EXCISE

41-2212H EXCISE

41-2212I EXCISE

41-2212J EXCISE

41-2212K EXCISE

41-2212L EXCISE

41-2212M EXCISE

41-2212N EXCISE

41-2212O EXCISE

41-2212P EXCISE

41-2212Q EXCISE

41-2212R EXCISE

41-2212S EXCISE

41-2212T EXCISE

41-2212U EXCISE

41-2212V EXCISE

41-2212W EXCISE

41-2212X EXCISE

41-2212Y EXCISE

41-2212Z EXCISE

