

2006 081811

2006 SEP 13 PM 1:01

Prepared by and after recording please
return to:

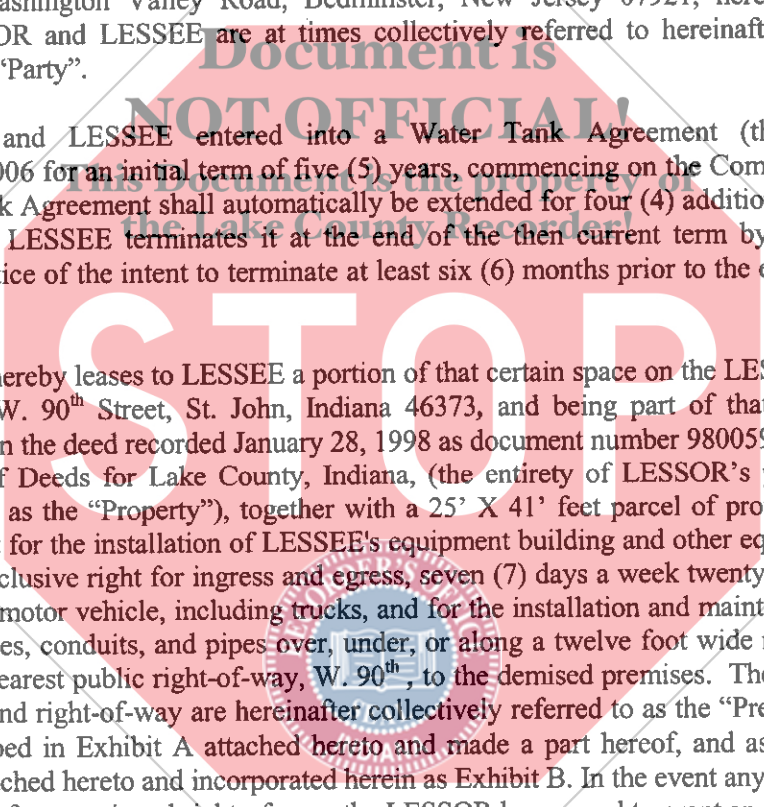
MICHAEL M. TOWN
RECORDER

Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602
Attention: Steven F. Ginsberg, Esq.
Site Name: East St. John (34679-62603)

MEMORANDUM OF WATER TANK AGREEMENT

This Memorandum of Water Tank Agreement is made this 5th day of SEPTEMBER, 2006, between St. John Park and Recreation Board, an Indiana municipal corporation, with a mailing address of 10955 W. 93rd Street, St. John, Indiana 46373, hereinafter collectively referred to as "LESSOR", and Chicago SMSA Limited Partnership, an Illinois limited partnership, d/b/a Verizon Wireless, with its principal office located at 180 Washington Valley Road, Bedminster, New Jersey 07921, hereinafter referred to as "LESSEE". LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. LESSOR and LESSEE entered into a Water Tank Agreement (the "Agreement") on SEPTEMBER 5, 2006 for an initial term of five (5) years, commencing on the Commencement Date. The Water Tank Agreement shall automatically be extended for four (4) additional five (5) year terms unless the LESSEE terminates it at the end of the then current term by giving the LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.
2. LESSOR hereby leases to LESSEE a portion of that certain space on the LESSOR's Tower, located at 14126 W. 90th Street, St. John, Indiana 46373, and being part of that real property further described in the deed recorded January 28, 1998 as document number 98005974 in the Office of the Register of Deeds for Lake County, Indiana, (the entirety of LESSOR's property is referred to hereinafter as the "Property"), together with a 25' X 41' feet parcel of property containing 1,025 square feet for the installation of LESSEE's equipment building and other equipment, together with the non-exclusive right for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along a twelve foot wide right-of-way extending from the nearest public right-of-way, W. 90th, to the demised premises. The tower space, demised premises and right-of-way are hereinafter collectively referred to as the "Premises". The Premises are described in Exhibit A attached hereto and made a part hereof, and as shown on the plat of survey attached hereto and incorporated herein as Exhibit B. In the event any public utility is unable to use the aforementioned right-of-way, the LESSOR has agreed to grant an additional right-of-way either to the LESSEE or to the public utility at no cost to the LESSEE.
3. The Commencement Date of the Agreement, of which this is a Memorandum, is 9/5/06.



30th 00
23798
BJ

4. LESSEE has the right of first refusal to purchase the Premises during the initial term and all renewal terms of the Agreement.
5. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.



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

LESSOR:

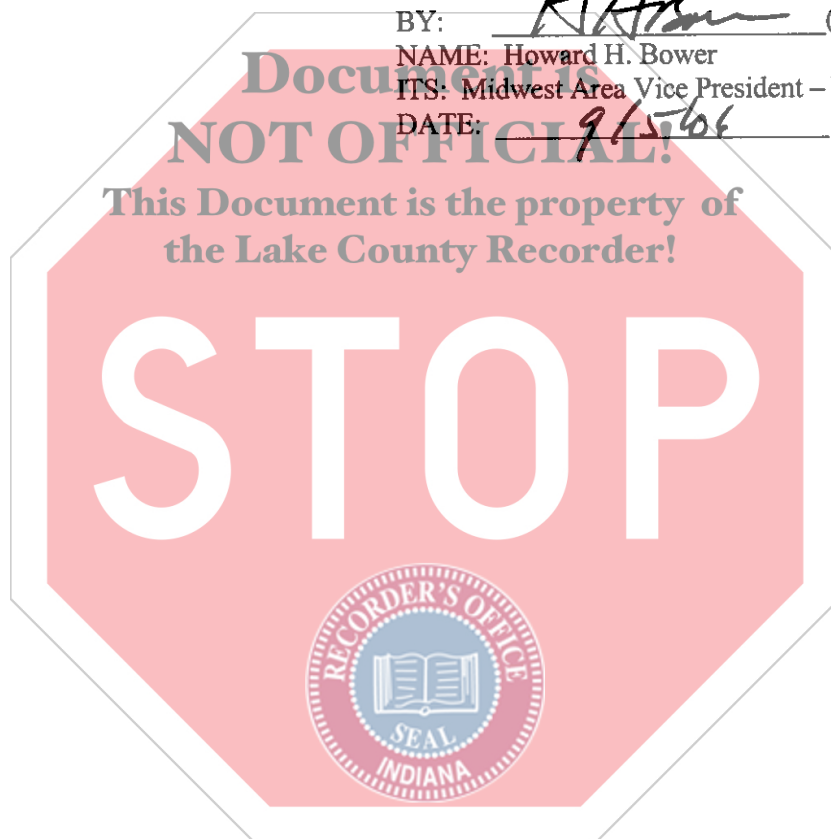
**St. John Park and Recreation Board, an
Indiana municipal corporation**

BY: Joseph E. Wachowski Jr. (SEAL)
NAME: ~~Kenneth Matone~~ JOSEPH E. WACHOWSKI JR
ITS: President, St. John Board
DATE: 3/29/06

LESSEE:

**CHICAGO SMSA Limited Partnership, an Illinois
limited partnership D/B/A VERIZON WIRELESS**

BY: Howard H. Bower (SEAL)
NAME: Howard H. Bower
ITS: Midwest Area Vice President - Network
DATE: 9/5/06



STATE OF INDIANA)
)
COUNTY OF LAKE)

ACKNOWLEDGEMENT

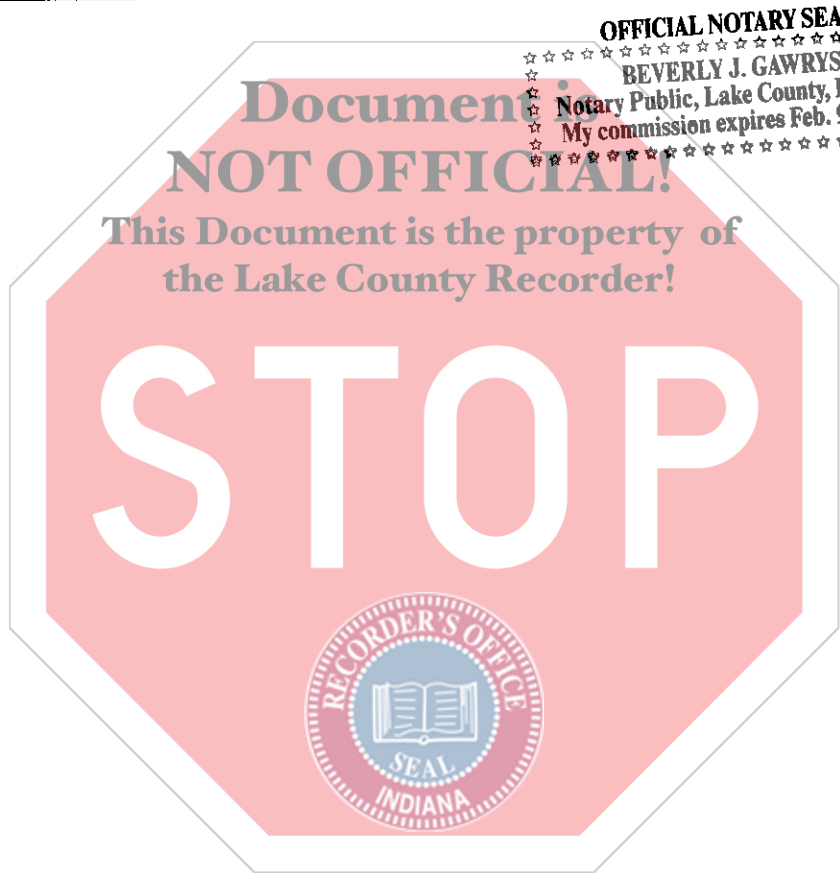
Joseph G. Wachowski, Jr. I, Beverly J. GAWRYS a Notary Public for said County and State, do hereby certify that ~~Kenneth Matone~~ personally came before me this day and acknowledged that he is the President of St. John Park and Recreation Board, an Indiana corporation, and he, being authorized to do so, executed the foregoing **MEMORANDUM OF WATER TANK AGREEMENT** as his own act and deed on behalf of St. John Park and Recreation Board.

Notarial Seal, this 29th day of March, 2006.

WITNESS my hand and official

Beverly J. Gawrys
Notary Public

My Commission Expires:
Feb. 9, 2008



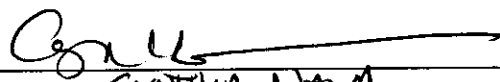
STATE OF INDIANA

COUNTY OF HAMILTON

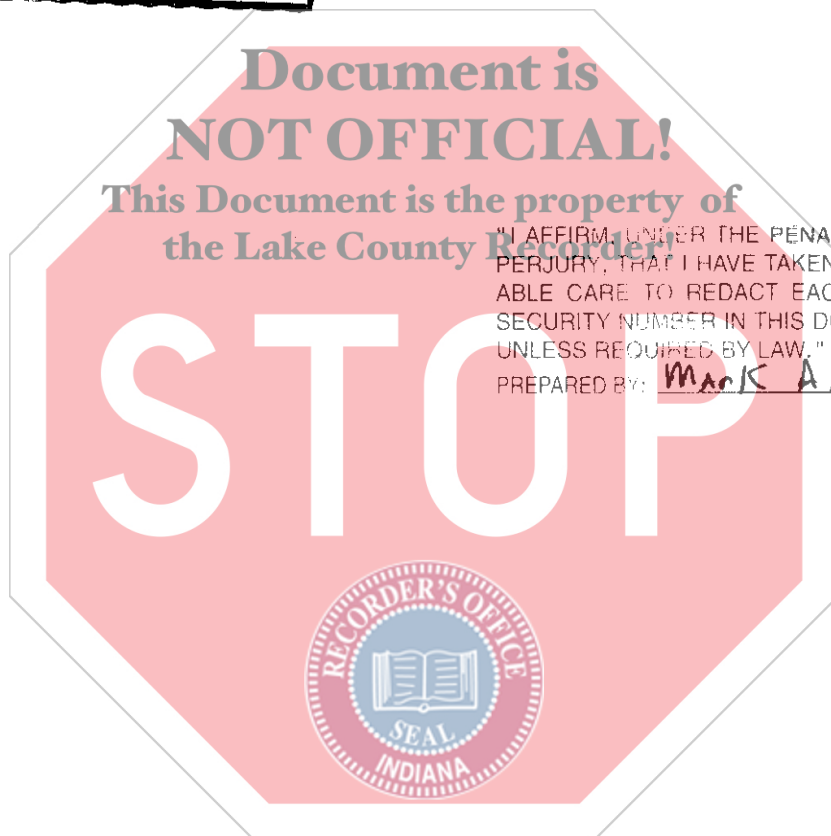
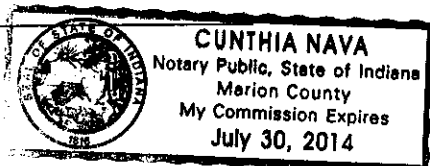
)
)
)

ACKNOWLEDGMENT

On SEPTEMBER 5, 2006, before me personally appeared Howard H. Bower, as Midwest Area Vice President/Network of Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, personally known to me or proven on the basis of satisfactory evidence to be the person whose name is ascribed on the within instrument, and acknowledged that he executed the same on behalf of said partnership and by its authority for the purposes set forth therein.


Print Name: CYNTHIA NAVA
Notary Public

My Commission Expires:



"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."
PREPARED BY: MARK A. BLESIAKU

EXHIBIT A

Legal description of Property:

A parcel of land lying in the North ½ of Section 30, Township 35 North, Range 9 West of the Second Principal Meridian, more particularly described as follows:

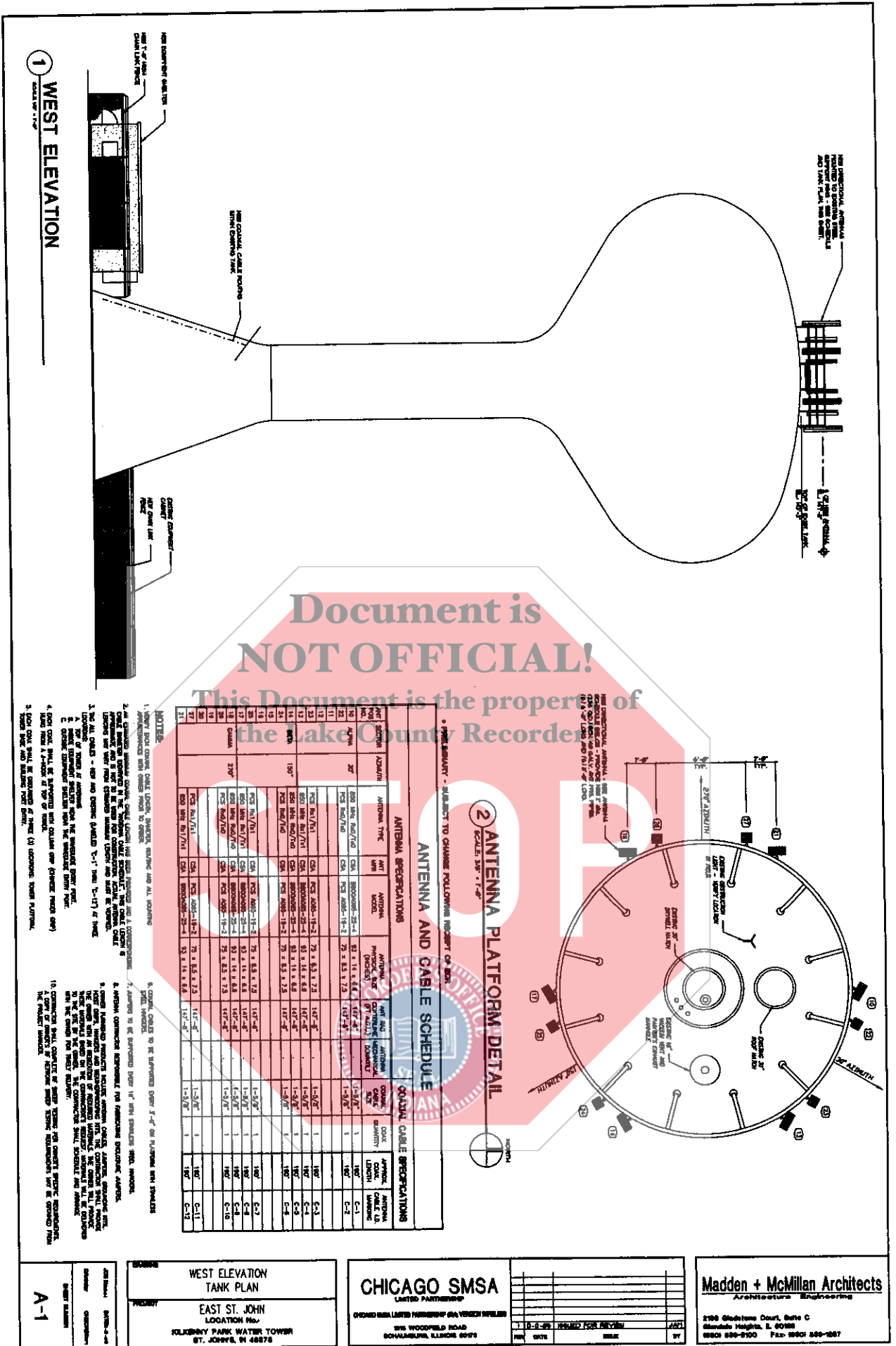
Commencing at the Southeast corner of the West ½ of the Northwest ¼ of said Section 30; thence Westerly along the South line of the North ½ of Section 30, a distance of 456 feet; thence Northerly along the line parallel to the East line of the West ½ of the Northwest ¼ of said Section 30, a distance of 203.1 feet; thence Easterly parallel to the South line of the North ½ of said Section 30, a distance of 456 feet, to a point on the East line of the West ½ of the Northwest ¼ of said Section 30; thence Southerly along the aforesaid line, a distance of 203.1 feet to the point of beginning. Said in previous deeds to contain 2.12 acres, more or less, all located in the Town of St. John, Lake County, Indiana.



EXHIBIT A-1

Site Plan





Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder

2 ANTENNA PLATFORM DETAIL
SCALE: 3/8" = 1'-0"

ANTENNA AND CABLE SCHEDULE

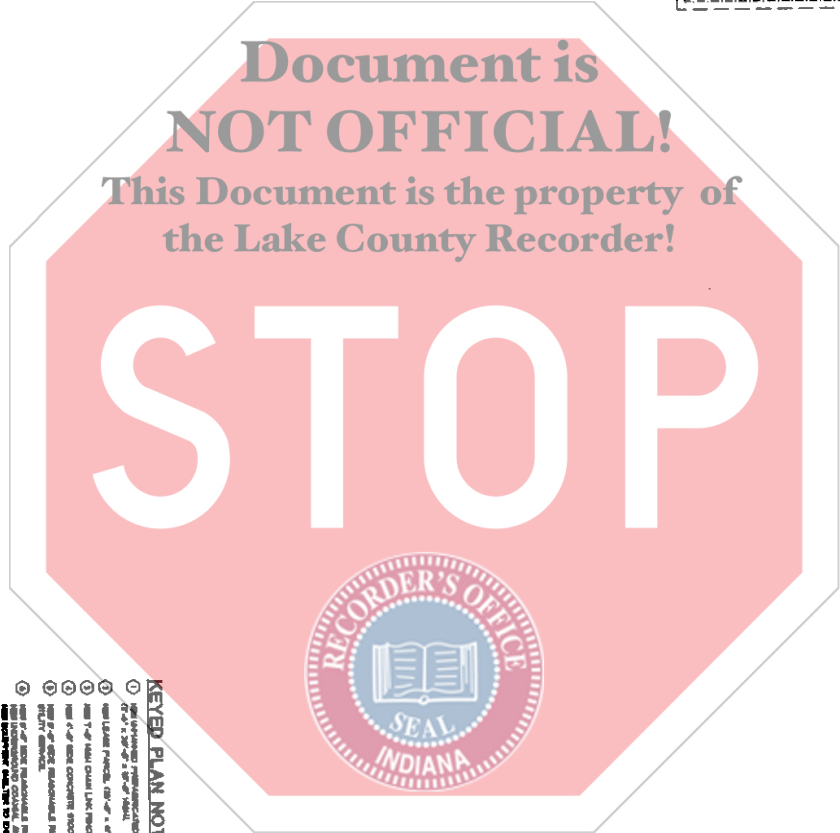
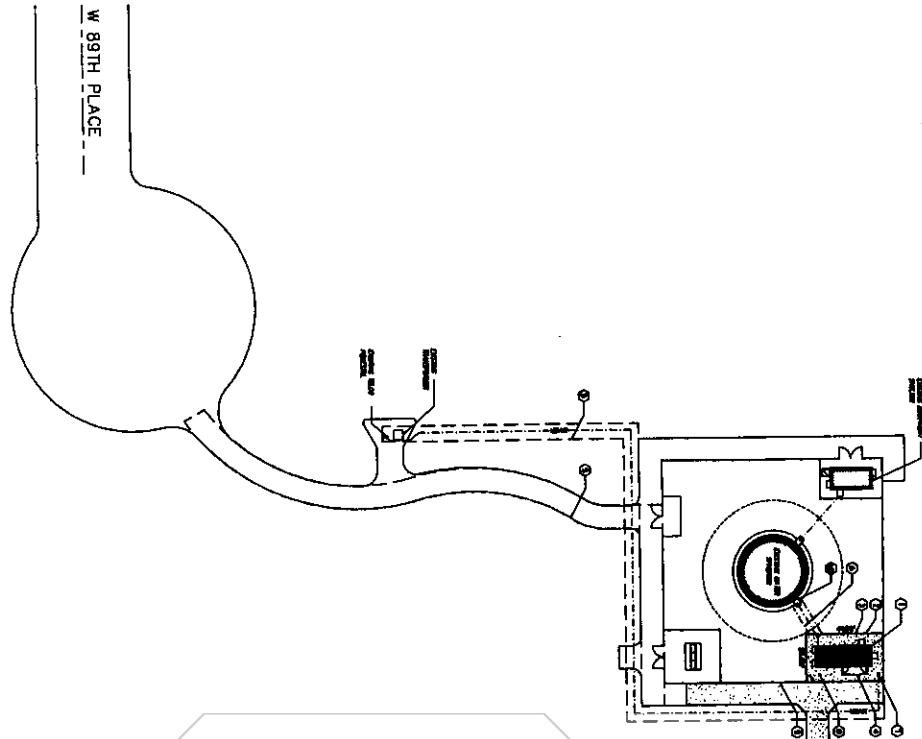
* PERMANENT - SUBJECT TO CHANGE FOLLOWING RECEIPT OF BIDDING

ANTENNA SPECIFICATIONS		ANTENNA TYPE		ANTENNA MODEL		ANTENNA DIMENSIONS (INCHES)		ANTENNA WEIGHT (LBS)		ANTENNA MOUNTING HEIGHT (FT)		ANTENNA CABLE SPECIFICATIONS	
ANTENNA NO.	ANTENNA TYPE	ANTENNA MODEL	ANTENNA DIMENSIONS (INCHES)	ANTENNA WEIGHT (LBS)	ANTENNA MOUNTING HEIGHT (FT)	ANTENNA CABLE SPECIFICATIONS	ANTENNA DIMENSIONS (INCHES)	ANTENNA WEIGHT (LBS)	ANTENNA MOUNTING HEIGHT (FT)	ANTENNA CABLE SPECIFICATIONS	ANTENNA DIMENSIONS (INCHES)	ANTENNA WEIGHT (LBS)	ANTENNA MOUNTING HEIGHT (FT)
1	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
2	800 MHz HSP/D	CSN	80000000-18-2	75 x 8.5 x 7.5	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-2
3	800 MHz HSP/D	CSN	80000000-18-2	75 x 8.5 x 7.5	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-2
4	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
5	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
6	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
7	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
8	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
9	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
10	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
11	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
12	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
13	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
14	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
15	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
16	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
17	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
18	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
19	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
20	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1
21	800 MHz HSP/D	CSN	80000000-25-4	53 x 14 x 8.8	147-4"	1-3/8"	1	187	147-4"	1-3/8"	1	187	C-1

- NOTES:**
1. VERIFY EACH CABLE LENGTH, WEIGHT, AND ALL DIMENSIONS.
 2. ANTENNA PLATFORM SHALL BE CONSTRUCTED AS SHOWN AND ALL DIMENSIONS SHALL BE MAINTAINED.
 3. ANTENNA PLATFORM SHALL BE CONSTRUCTED AS SHOWN AND ALL DIMENSIONS SHALL BE MAINTAINED.
 4. ANTENNA PLATFORM SHALL BE CONSTRUCTED AS SHOWN AND ALL DIMENSIONS SHALL BE MAINTAINED.
 5. ANTENNA PLATFORM SHALL BE CONSTRUCTED AS SHOWN AND ALL DIMENSIONS SHALL BE MAINTAINED.
 6. ANTENNA PLATFORM SHALL BE CONSTRUCTED AS SHOWN AND ALL DIMENSIONS SHALL BE MAINTAINED.
 7. ANTENNA PLATFORM SHALL BE CONSTRUCTED AS SHOWN AND ALL DIMENSIONS SHALL BE MAINTAINED.
 8. ANTENNA PLATFORM SHALL BE CONSTRUCTED AS SHOWN AND ALL DIMENSIONS SHALL BE MAINTAINED.
 9. ANTENNA PLATFORM SHALL BE CONSTRUCTED AS SHOWN AND ALL DIMENSIONS SHALL BE MAINTAINED.
 10. ANTENNA PLATFORM SHALL BE CONSTRUCTED AS SHOWN AND ALL DIMENSIONS SHALL BE MAINTAINED.

WEST ELEVATION TANK PLAN EAST ST. JOHN LOCATION NO: KILBERRY PARK WATER TOWER ST. JOHNS, IN 48878	CHICAGO SMSA LIMITED PARTNERSHIP 595 WOODFIELD ROAD BOONVILLE, ILLINOIS 60915	Madden + McMillan Architects Architects Engineers 2199 Gladstone Court, Suite C Gladstone Heights, IL 60138 815/831-8900 Fax: 815/831-8867	DRAWING NO. _____ DATE _____ SCALE _____ SHEET NO. _____
--	---	---	---

① SITE PLAN
SCALE: 1/8" = 1'-0"



- KEYED PLAN NOTES**
- ① ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - ② ALL WALLS ARE 8" THICK CONCRETE BLOCK.
 - ③ ALL FLOOR FINISHES ARE 1/2" GYP BOARD OVER 1/2" SAND CONCRETE.
 - ④ ALL ROOF FINISHES ARE 2" GYP BOARD OVER 2" INSULATION OVER 4" CONCRETE SLAB.
 - ⑤ ALL ROOF DRAINAGE IS TO EXISTING DRAINAGE SYSTEM.
 - ⑥ ALL EXTERIOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 - ⑦ ALL INTERIOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 - ⑧ ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DETERMINED BY THE ARCHITECT.
 - ⑨ ALL UTILITIES ARE TO BE DETERMINED BY THE ARCHITECT.
 - ⑩ ALL EXISTING UTILITIES ARE TO BE PROTECTED AND NOT TO BE MOVED OR DELETED.
 - ⑪ ALL EXISTING UTILITIES ARE TO BE PROTECTED AND NOT TO BE MOVED OR DELETED.
 - ⑫ ALL EXISTING UTILITIES ARE TO BE PROTECTED AND NOT TO BE MOVED OR DELETED.

DATE: 08/14/13
DRAWN: JMM
CHECKED: JMM
SCALE: 1/8" = 1'-0"
SHEET: C-1

SITE PLAN
PROJECT: EAST ST. JOHN
LOCATION: KELKERRY PARK WATER TOWER
ST. JOHN, IN 46778

CHICAGO SMSA
LIMITED PARTNERSHIP
CHICAGO ILLINOIS PARTNERSHIP AND MEMBERSHIP
180 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60196

NO.	DATE	REVISION	BY
1	8-14-13	ISSUED FOR REVIEW	JMM

Madden + McMillan Architects
Architecture • Engineering
2198 Woodlawn Court, Suite C
Bloomington Heights, IL 60109
800-639-8100 Fax 800-639-1227

EXHIBIT B

Survey

