



Village of Itasca
Community Development Department

550 WEST IRVING PARK RD. ITASCA, IL 60143
PHONE: 630/773-5568 FAX: 630/773-0852
e-mail: smalikjarmusz@itasca.com
www.itasca.com

MEMORANDUM

TO:	President Jeff Pruyn Village Board of Trustees	RE:	16-007 Highland Gate Townhomes Letter of Credit Reduction Request
FROM:	Shannon Malik Jarmusz, AICP CD Director	COTW:	September 3, 2019
CC:		ENCL:	Memo from Robinson Engineering and LOC Reduction Request from Developer

Background

Community Development and Robinson Engineering have reviewed the developer's routine request for consideration of a Letter of Credit (LOC) reduction based on work completed to date.

Requests Before the Village Board

- A. Letter of Credit Reduction request

RECOMMENDATION

The current LOC is valued at \$879,390. Following engineering review of the work completed to date, the recommended new LOC value is \$249,636 which represents the Code mandated 110% of the engineer's estimate on what remains to be completed.

Separately, Community Development and the Village Attorney's office have been working with the developer on a Letter of Agreement pertaining to project invoices and inspections in order to ensure that construction can proceed and all outstanding matters are resolved to the Village's satisfaction. We anticipate that the Letter of Agreement will be available for review at the September 17, 2019 Village Board Regular meeting.



Municipal Expertise. Community Commitment.

Mark A. Wesolowski, PE
Direct Line: (815) 412-2710
Email: mwesolowski@reltd.com

August 28, 2019

Project #16-R0219
Village Permit No. 25759

Village of Itasca
550 W. Irving Park Road
Itasca, IL

Attn: Shannon Malik Jarmusz, AICP
Director of Community Development

RE: Highland Gate Letter of Credit Reduction Request

Dear Shannon:

Pursuant to direction by the Village, we have reviewed the request for Reduction of Subdivision Improvements Performance Bond No. 1148744 for the Highland Gate project.

We have made regular visits to observe the progress of construction of the Highland Gate development, along with a recent site visit to verify the site conditions. To the best of our knowledge, the completed improvements (as adjusted on the attached modified itemization of work completed) have been constructed and installed in conformance with the approved plans and specifications. There remains a number of construction related items that need to be addressed, which is the basis for the modified itemization.

Based on the attached itemization, we recommend that the Village consider that the present Letter of Credit (\$879,390.00) be reduced by an amount of \$629,754.00 to a new Letter of Credit value of \$249,636.00, which is 110% of the remaining work (\$226,941.65), as modified.

Should you have any questions, please contact me.

Very truly yours,

ROBINSON ENGINEERING, LTD.

A handwritten signature in black ink, appearing to read 'Mark A. Wesolowski', is written over a light blue horizontal line.

Mark A. Wesolowski, PE, CFM
Senior Project Manager
maw/rd

r:\2015-2019\2016\16-r0219.it\letter of credit\loc reduction request #1\letter of credit reduction recommendation #1_08-28-19.docx

Encl:

WORK REMAINING

10/17/2018

Recommended Work Remaining

8/27/19

Engineering Cost Estimate of Site Improvements

Proposed 16 Unit Rowhouse Development

64180 Route 53, Itasca, IL

DATE: 07.11.2017

PREPARED BY: AV

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	SUB-GROUP TOTAL
1 Erosion Control Earth Moving					
Silt Fence	lin. ft.	1145	\$1.75	\$ 2,003.75	
Stabilized Construction Entrance	ea	1	\$600.00	\$ 600.00	
Strip Topsoil and Build Topsoil Stockpile	cu. yd.	1451.8	\$2.50	\$ 3,629.50	
Det. Pond Excavation	cu. yd.	351.85	\$35.00	\$ 12,314.75	1157.3P
Utility Trench Excavation to be Disposed Off Site	cu. yd.	1026.67	\$24.00	\$ 24,640.08	
Utility Street Cleaning	lump sum	1	\$2,500.00	\$ 2,500.00	
Concrete Washout	ea	1	\$85.00	\$ 85.00	
Sediment Basin	cu. yd.	978	\$10.00	\$ 9,780.00	582.0
Erosion Control Blanket	sq. ft.	9595	\$0.25	\$ 2,398.75	
Detention Pond & Outfall Rip-Rap	tons	5	\$50.00	\$ 250.00	
Ditch Check	ea	2	\$150.00	\$ 300.00	
Filter Basket - Phase I	ea	2	\$125.00	\$ 250.00	
Filter Basket - Phase II	ea	19	\$125.00	\$ 2,375.00	
SUBTOTAL				\$ 51,044.83	
2 Site Preparation					
Tree Removal 3"-14"	ea	3	\$250.00	\$ 750.00	
Tree Removal 15"-44"	ea	5	\$350.00	\$ 1,750.00	0.00
Rough Grading and Preliminary Seeding	acre	1.87	\$1,200.00	\$ 2,244.00	
SUBTOTAL				\$ 4,744.00	
3 Storm Water Management Facilities					
60" Det. Pipe System Excavation	lin. ft.	1250	\$35.00	\$ 43,750.00	
60" Det. Pipe Backfill (Washed CA-7)	cu. yd.	580.96	\$31.00	\$ 18,009.76	
Snout	ea	1	\$1,000.00	\$ 1,000.00	
30" Infiltration Pit (Structural FRP)	cu. yd.	450	\$22.00	\$ 9,900.00	
4" PVC SDR 26 UNDERDRAIN	lin. ft.	63	\$32.00	\$ 2,016.00	
12" Perforated HDPE	lin. ft.	35	\$34.00	\$ 1,190.00	
12" HDPE	lin. ft.	562	\$34.00	\$ 19,228.00	
18" HDPE	lin. ft.	207	\$45.00	\$ 9,315.00	
16" HDPE	lin. ft.	138	\$35.00	\$ 4,830.00	
60" CMP	lin. ft.	1250	\$65.00	\$ 81,250.00	
24" Access River	ea	8	\$150.00	\$ 1,200.00	
24" Catch Basin	ea	1	\$1,500.00	\$ 1,500.00	
48" Manhole	ea	1	\$9,500.00	\$ 9,500.00	10%
48" Catch Basin	ea	18	\$1,840.00	\$ 33,120.00	purchase
60" Catch Basin	ea	1	\$2,945.00	\$ 2,945.00	
60" Manhole	ea	1	\$2,945.00	\$ 2,945.00	
18" FES	ea	1	\$1,200.00	\$ 1,200.00	
12" FES	ea	1	\$900.00	\$ 900.00	
SUBTOTAL				\$ 144,473.48	
4 Sanitary Sewer Service					
Sanitary Main (8" PVC SDR 26)	lin. ft.	377	\$47.20	\$ 17,794.40	
Sanitary Main (8" PVC SDR 26 W/MQ)	lin. ft.	224	\$60.00	\$ 13,440.00	10%
48" Sanitary Manhole	ea	4	\$3,000.00	\$ 12,000.00	
Sanitary Services (8" PVC SDR 26 W/MQ)	lin. ft.	786	\$26.00	\$ 20,436.00	purchase
Clean out	ea	16	\$40.00	\$ 640.00	
Connection to Existing Main	ea	1	\$200.00	\$ 200.00	
Sanitary Main Auger & Casting Pipe	lin. ft.	80	\$200.00	\$ 16,000.00	
SUBTOTAL				\$ 77,999.00	
5 Water Service					
1 1/2" Type K Copper	lin. ft.	609	\$15.00	\$ 9,135.00	
Water Main (6" DIP Class 52)	lin. ft.	10	\$34.39	\$ 343.90	
Fire Service (6" DIP Class 52)	lin. ft.	6	\$43.05	\$ 258.30	
Water Main (8" DIP Class 52)	lin. ft.	874	\$43.89	\$ 38,359.86	10%
12" C900 Casting Pipe	lin. ft.	42	\$24.00	\$ 1,008.00	
Water Service 8-Box	ea	16	\$100.00	\$ 1,600.00	
5' Vault	ea	4	\$1,500.00	\$ 6,000.00	purchase
4' Vault	ea	0	\$5,000.00	\$ -	
Fire Hydrant	lin. ft.	2	\$4,186.33	\$ 8,372.66	
Tap to Existing Main	ea	2	\$2,000.00	\$ 4,000.00	
Water Main Auger & Casting Pipe	lin. ft.	80	\$200.00	\$ 16,000.00	
Water Valves	ea	4	\$1,500.00	\$ 6,000.00	
SUBTOTAL				\$ 99,891.94	
6 Final Restoration					
Final Grading and Lawn Establishment	sq. yd.	644	\$2.50	\$ 1,610.00	
4" High Wrought Iron Fence/Railing	lin. ft.	577	\$23.64	\$ 13,641.68	
Curb & Gutter	lin. ft.	1176	\$15.00	\$ 17,640.00	16,765.00
Street Paving	sq. ft.	17,193	\$5.04	\$ 86,852.72	
Conc. Sidewalk	sq. ft.	4517.88	\$5.93	\$ 26,790.85	
Driveway Aprons	sq. ft.	2427	\$5.00	\$ 12,135.00	
Striping	lin. ft.	565	\$0.50	\$ 282.50	
Wheel Stops	ea	4	\$200.00	\$ 800.00	
Sign Posts	ea	12	\$150.00	\$ 1,800.00	
Landscape Rock Retaining Wall	sq. ft.	1300	\$50.00	\$ 65,000.00	
Flume (Weir) in Wall, Stone & Rip Rap	ea	1	\$4,000.00	\$ 4,000.00	
SUBTOTAL				\$ 116,126.66	
7 Landscape & Street Lighting (See attached)					
Naturalized Planting		\$ 1.00	\$1,102.00	\$ 1,102.00	
3-Year Maintenance & Monitoring		\$ 1.00	\$10,000.00	\$ 10,000.00	
Street Lighting w/ Foundations	lump sum	\$ 1.00	\$19,400.69	\$ 19,400.69	
SUBTOTAL				\$ 30,502.69	
TOTAL				\$ 226,941.65	

\$1,764 (10% due to cracking)
 \$41,700 - (For Binder Repairs/Replacement & Surface)

\$6,500 (10% due to Missing Caps/Complete)

\$2,762.66 \$116,126.66

\$173,677.65
 + \$15,000 (For 5 outstanding items)
 \$226,941.65

HIGHLAND GATE ITASCA LLC
405 Lively Blvd.
Elk Grove Village, Illinois 60007



October 18, 2018

VIA HAND DELIVERY

Ms. Nancy Hill
Director of Community Development
Village of Itasca
550 W Irving Park Road
Itasca, IL 60143-17

Re: Request for Reduction of Subdivision Improvements Performance Bond No. 1148744
Original Bond Amount: \$879,390.00
Requesting Developer: Highland Gate Itasca LLC
Surety Company: Lexon Insurance Company
Reduction Requested to: \$196,545.41

Dear Ms. Hill:

On behalf of the Principal identified in the above-referenced Performance Bond, a copy of which is enclosed (the “**Bond**”), Highland Gate Itasca LLC (“**Highland Gate**”), which is also the Developer identified in that certain Development Agreement entered into by and between Highland Gate and the Village of Itasca (the “**Village**”) on July 14, 2017, and which was recorded by the DuPage County Recorder on July 17, 2017 as Document No. R2017-071490, a copy of which is enclosed (hereinafter, simply, the “**Development Agreement**”), I am requesting a reduction of the amount of the Bond to One Ninety Six and Six Forty Five 65/100s Dollars \$196,545.41).

This reduction is consistent with Section 5 of the Development Agreement, which provides that the security described therein, and which is the basis for the Bond, is “subject to partial reduction as Site Improvements are completed, inspected, and approved by the Village Engineer.” (Development Agreement, p. 3.)

The following Site Improvements described in Subsections 6c, 6d, and 6e of the Development Agreement have all been installed, inspected and approved:

- c. the storm sewer structures, pipes, and appurtenances beneath the 33-foot roadway pavement as depicted on the Final Approved Engineering Plans;

- d. the sanitary sewer main, pipes, and appurtenances from the connection at Maplewood Drive through the development along Highland Parkway and as depicted on the Final Approved Engineering Plans; and
- e. the water main, pipes, hydrants, and appurtenances from the connection at Maplewood Drive, across Rohlwing Road, through the development along Highland Parkway, to the connection at Prestwick Lane and as depicted on the Final Approved Engineering Plans.

The Site Improvements remaining to be completed consist of the work described in Subsections 6a and 6b of the Development Agreement, which consists of the following:

- a. the 60-foot and 66-foot public right-of-ways of Highland Parkway, including the top coat of the roadway together measuring 33-feet wide from back of curb to back of curb, and as depicted on the Subdivision Plat and Final Approved Engineering Plans;
- b. sidewalks measuring 5-feet in width along both sides of Highland Parkway pavement and on the west side of Rohlwing Road along the Property's frontage, parkway trees, traffic safety signage, and streetlights within the rights-of-way and as depicted on the Subdivision Plat and Final Approved Engineering Plans;

According to Highland Gate's Engineer, these remaining Site Improvements will cost a total of \$178,677.65 to complete, broadly broken down as follows:

Erosion Control:	\$22,987.88
Storm Water Management:	\$24,443.48
Sanitary Sewer:	\$7,999.00
Water Service:	\$9,881.94
Final Restoration:	\$82,862.66
Landscaping:	\$30,502.69

The Development Agreement provides that 110% of the Developer's Engineer's estimated costs of construction should be held as security. Accordingly, Highland Gate requests that the Bond amount be reduced to \$196,545.41, which is 110% of the \$178,677.65 estimated cost to complete these remaining Site Improvements.

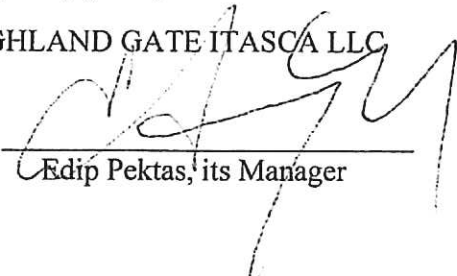
Enclosed please find itemized statements of work completed by Highland Gate's contractors, as approved by Highland Gate's Engineer. Lastly, enclosed please find a written cost estimate prepared by Highland Gate's Engineer setting forth the estimated costs for the remaining Site Improvements described above.

I ask that the Village and its consultants please review this request along with the accompanying documents, confirm that the dollar amounts outlined in this request are appropriate, and approve the reduction of the amount of the Bond to the amount requested (\$196,545.41).

Should you or any of the Village's consultants have any questions or require any further information, please do not hesitate to contact the undersigned at your convenience.

Very truly yours,

HIGHLAND GATE ITASCA LLC

By: 
Edip Pektas, its Manager

EP/fl/ct
Enclosures



ScheFlow Engineers, Inc.

Illinois
1814 Grandstand Place
Elgin, Illinois 60123
847.697.7095

Wisconsin
W6498 Birchwood Road
Crivitz, Wisconsin 54114
715.854.3113
scheFloweng.com

October 15, 2018

Mr. Edip Pektas
Quality Builders of Midwest
405 Lively Blvd.
Elk Grove Village, IL 60007

Subject: 16 Unit Rowhouse Development
Rt. 53 Itasca, IL

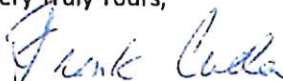
Dear Edip,

Per your request, I have recently inspected the subject project site and determined the work completed to date and provide an estimate of cost of work remaining as related to the original estimate of cost submitted. Per the attached worksheet, the remaining work is summarized as follows:

1. Erosion Control, Earth Moving	\$22,987.88
2. Site Preparation	0.00
3. Storm Water	\$24,443.48
4. Sanitary Sewer	\$7,999.00
5. Water	\$9881.94
6. Final Restoration, Paving	\$82,862.66
7. Landscape & Street Lighting	<u>\$30,502.69</u>
TOTAL	\$178,677.65

Please feel free to call with any questions or comments.

Very Truly Yours,


Frank Cuda, P.E./ac
encl.

WORK REMAINING

10/17/2018

Engineering Cost Estimate of Site Improvements

Proposed 16 Unit Rowhouse Development
6N180 Route 53, Itasca, IL
DATE: 07.11.2017

PREPARED BY: AV

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	SUB-GROUP
1 Erosion Control/Earth Moving					
Silt Fence	lin. ft.	1145	\$1.75	\$ 2,003.75	
Stabilized Construction Entrance	ea	1	\$600.00	\$ 600.00	
Strip Topsoil and Build Topsoil Stockpile	cu. yd.	1451.8	\$2.50	\$ 3,629.50	
Det. Pond Excavation	cu. yd.	351.85	\$35.00	\$ 12,314.75	
Utility Trench Excavation to be Disposed Off Site	cu. yd.	2026.67	\$24.00	\$ 48,640.08	
Utility Street Cleaning	lump sum	1	\$2,500.00	\$ 2,500.00	
Concrete Washout	ea	1	\$85.00	\$ 85.00	
Sediment Basin	cu. yd.	978	\$30.00	\$ 29,340.00	
Erosion Control Blanket	sq. ft.	9595	\$0.25	\$ 2,398.75	
Detention Pond & Outfall Rip-Rap	tons	5	\$50.00	\$ 250.00	
Ditch Check	ea	2	\$250.00	\$ 500.00	
Filter Basket - Phase I	ea	2	\$125.00	\$ 250.00	
Filter Basket - Phase II	ea	19	\$125.00	\$ 2,375.00	
SUBTOTAL				\$ 104,802.33	
2 Site Preparation					
Tree Removal 3"-14"	ea	3	\$150.00	\$ 450.00	
Tree Removal 15"-44"	ea	5	\$350.00	\$ 1,750.00	
Rough Grading and Preliminary Seeding	acre	1.87	\$1,200.00	\$ 2,244.00	
SUBTOTAL				\$ 4,444.00	
3 Storm Water Management Facilities					
60" Det. Pipe System Excavation	cu. yd.	1250	\$35.00	\$ 43,750.00	
60" Det. Pipe Backfill (Washed CA-7)	cu. yd.	580.96	\$33.00	\$ 19,092.48	
Inlet	ea	3	\$1,000.00	\$ 3,000.00	
Backfill Infiltration Pit (Structural Fill)	cu. yd.	450	\$22.00	\$ 9,900.00	
4" PVC SDR 26 UNDERDRAIN	lin. ft.	61	\$22.00	\$ 1,342.00	
12" Perforated HDPE	lin. ft.	35	\$34.00	\$ 1,190.00	
12" HDPE	lin. ft.	567	\$34.00	\$ 19,278.00	
18" HDPE	lin. ft.	309	\$45.00	\$ 13,905.00	
16" HDPE	lin. ft.	138	\$55.00	\$ 7,590.00	
60" CMP	lin. ft.	1250	\$65.00	\$ 81,250.00	
24" Access Riser	ea	8	\$150.00	\$ 1,200.00	
24" Catch Basin	ea	1	\$1,500.00	\$ 1,500.00	
48" Manhole	ea	1	\$3,500.00	\$ 3,500.00	
48" Catch Basin	ea	18	\$1,840.00	\$ 33,120.00	
60" Catch Basin	ea	1	\$2,945.00	\$ 2,945.00	
60" Manhole	ea	1	\$2,945.00	\$ 2,945.00	
18" FES	ea	1	\$1,200.00	\$ 1,200.00	
12" FES	ea	1	\$900.00	\$ 900.00	
SUBTOTAL				\$ 24,443.48	
4 Sanitary Sewer Service					
Sanitary Main (8" PVC SDR 26)	lin. ft.	377	\$47.20	\$ 17,794.40	
Sanitary Main (8" PVC SDR 26 WMC)	lin. ft.	224	\$60.00	\$ 13,440.00	
48" Sanitary Manhole	ea	4	\$3,000.00	\$ 12,000.00	
Sanitary Services (8" PVC SDR 26 WMC)	lin. ft.	766	\$26.00	\$ 19,916.00	
Clean out	ea	16	\$40.00	\$ 640.00	
Connection to Existing Main	ea	3	\$200.00	\$ 600.00	
Sanitary Main Auger & Casing Pipe	lin. ft.	80	\$200.00	\$ 16,000.00	
SUBTOTAL				\$ 7,999.40	
5 Water Service					
1 1/2" Type K Copper	lin. ft.	609	\$15.00	\$ 9,135.00	
Water Main (8" DIP Class 52)	lin. ft.	10	\$34.39	\$ 343.90	
Fire Service (4" DIP Class 52)	lin. ft.	0	\$43.65	\$ -	
Water Main (8" DIP Class 52)	lin. ft.	874	\$43.89	\$ 38,359.86	
12" CSO Casing Pipe	lin. ft.	42	\$24.00	\$ 1,008.00	
Water Service B-Box	ea	16	\$100.00	\$ 1,600.00	
5' Vault	ea	4	\$3,500.00	\$ 14,000.00	
4' Vault	ea	0	\$5,000.00	\$ -	
Fire Hydrant	lin. ft.	2	\$4,186.33	\$ 8,372.66	
Tape to Existing Main	ea	2	\$2,000.00	\$ 4,000.00	
Water Main Auger & Casing Pipe	lin. ft.	80	\$100.00	\$ 8,000.00	
Water Valves	ea	4	\$1,500.00	\$ 6,000.00	
SUBTOTAL				\$ 9,891.94	
6 Final Restoration					
Final Grading and Lawn Establishment	sq. yd.	644	\$2.50	\$ 1,610.00	
4' High Wrought Iron Fence/Railing	lin. ft.	537	\$23.64	\$ 12,694.68	
Curb & Gutter	lin. ft.	1176	\$15.00	\$ 17,640.00	
Street Pavement	sq. ft.	17,193	\$9.00	\$ 154,737.00	
Conc. Sidewalk	sq. ft.	4517.88	\$8.99	\$ 40,615.96	
Driveway Aprons	sq. ft.	2437	\$5.00	\$ 12,185.00	
Striping	lin. ft.	586	\$0.50	\$ 293.00	
Wheel Stops	ea	4	\$200.00	\$ 800.00	
Sign Posts	ea	12	\$250.00	\$ 3,000.00	
Landscape Block Retaining Wall	sq. ft.	1300	\$50.00	\$ 65,000.00	
Flume (Weir) in Wall, Stone & Rip Rap	ea	1	\$4,000.00	\$ 4,000.00	
SUBTOTAL				\$ 2,762.66	
7 Landscape & Street Lighting (see attached)					
Naturalized Planting		\$ 1.00	\$1,102.00	\$ 1,102.00	
3-Year Maintenance & Monitoring		\$ 1.00	\$10,000.00	\$ 10,000.00	
Street Lighting w/ foundations	lump sum	\$ 1.00	\$29,400.69	\$ 29,400.69	
SUBTOTAL				\$ 30,502.69	
TOTAL				\$ 177,677.65	

6157.38

5888.40

22,987.88

0.00

5-234,000.00

10%

punch list

24,443.48

10%

punch list

7,999.40

10%

punch list

9,891.94

16,700.00

82,762.66

30,502.69

177,677.65



ARCHON CONSTRUCTION CO., INC.

UTILITY CONTRACTORS

"A CERTIFIED Woman's Business Enterprise"

"An Equal Opportunity Employer"

October 11, 2018

Quality Builders of the Midwest

Re: Installation of Contracted items.
Highland Gate Row Houses

Mr. Pektas,

Archon Construction Co., Inc has installed the sanitary and storm sewer, and water main construction per the plans and specifications. This includes all PVC sanitary Sewer and Manholes, DIP Water Main, Valves, Hydrants, Water Services, RCP Storm Sewer, Catch Basins, Inlets, and Flared End sections.

Archon also constructed additional work involving the same materials as listed above..

Thank you,

Dominic Fiordiroso
Heavy and Highway Construction Manager
Archon Construction Co., Inc.

17-662

WAIVER OF LIEN - PARTIAL

To All Whom It May Concern:

WHEREAS, **CORE & MAIN LP** has been employed by:Archon Construction Co., Inc.to furnish miscellaneous materials under a contract for
the improvement of the premises described asHighland Gate of Itasca, LLC Subdivision6 N 180 RT 53in the (City or Village) of Itasca County ofDuPage

State of Illinois of which

Highland Gate of Itasca, LLC

is the Owner

NOW, THEREFORE, this 25th day of June, 2018for and in consideration of the sum of ---\$38,014.74---

Dollars paid simultaneously herewith, the receipt where of is hereby acknowledged by the undersigned, the undersigned does hereby waive and release to the extent only of the aforesaid amount any lien rights to, or claim of lien with respect to and on said above-described premises, and the improvements thereon, and on the monies or other considerations due or to become due from the owner, by virtue of said contract, on account of labor, services, material, fixtures, apparatus or machinery furnished by the undersigned to or for the above-described premises, but only to the extent of the payment aforesaid.

CORE & MAIN LPSignature: Donna PupilloBy: Donna PupilloTitle: Credit Manager

WAIVER OF LIEN TO DATE

PAGE 1

STATE OF ILLINOIS
COUNTY OF DuPage

} SS

Qty # _____
Escrow # 1778674A

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Quality Builders of Midwest, Inc.
to furnish Utility Connectionfor the premises known as Highland Gate of Itasca, LLC Subdivisionof which Highland Gate of Itasca, LLC is the owner.THE undersigned, for and in consideration of Seventy Five Thousand and 00/100 Dollars(\$75,000.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of ILLINOIS, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*DATE July 3, 2018COMPANY NAME Archon Construction Co., Inc.ADDRESS 563 S Route 53, Addison, IL 60101

SIGNATURE AND TITLE:


Ralph Loizzo, Accounting Manager

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVITSTATE OF ILLINOIS
COUNTY OF DuPage

} SS

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) Ralph Loizzo BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS (POSITION) Accounting Manager OF
(COMPANY NAME) Archon Construction Co., Inc. WHO IS THE
CONTRACTOR FURNISHING Utility Connection WORK ON THE BUILDING
LOCATED AT 6N180 RT 53, Itasca, IL
OWNED BY Highland Gate of Itasca, LLCThat the total amount of the contract including extras* is \$158,875.00 on which he or she has received payment of \$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLDG EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Archon Construction Co 563 S RT 53 Addison, IL 60101	Utility Connection	85,552.45	0.00	36,985.26	48,567.19
Core & Main 1830 Craig Park Court St. Louis, MO 63146	Material	73,322.55	0.00	38,014.74	35,307.81
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.		158,875.00	0.00	75,000.00	83,875.00

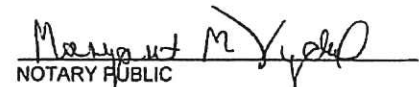
That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE July 3rd, 2018

SIGNATURE:


Ralph Loizzo, Accounting ManagerSUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF JULY, 2018

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE


NOTARY PUBLIC

ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.



WAIVER OF LIEN TO DATE

PAGE 1

STATE OF ILLINOIS
COUNTY OF DuPage

} SS

Gty # _____
Escrow # 1778674A

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Quality Builders of Midwest, Inc.to furnish Storm Detention Systemfor the premises known as Highland Gate of Itasca, LLC Subdivisionof which Highland Gate of Itasca, LLC is the owner.THE undersigned, for and in consideration of One Hundred Thirty One Thousand Two Hundred Seventy Five and 00/100 Dollars(\$131,275.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of ILLINOIS, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*DATE July 3, 2018COMPANY NAME Archon Construction Co., Inc.ADDRESS 563 S Route 53, Addison, IL 60101SIGNATURE AND TITLE Ralph Loizzo
Ralph Loizzo, Accounting Manager

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVITSTATE OF ILLINOIS
COUNTY OF DuPage

} SS

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) Ralph Loizzo BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS (POSITION) Accounting Manager OF
(COMPANY NAME) Archon Construction Co., Inc. WHO IS THE
CONTRACTOR FURNISHING Storm Detention System WORK ON THE BUILDING
LOCATED AT 6N180 RT 53, Itasca, IL
OWNED BY Highland Gate of Itasca, LLCThat the total amount of the contract including extras* is \$146,275.00 on which he or she has received payment of \$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLD G EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Archon Construction Co 563 S RT 53 Addison, IL 60101	Storm Detention System	146,275.00	0.00	131,275.00	15,000.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.		146,275.00	0.00	131,275.00	15,000.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE July 3rd, 2018SIGNATURE: Ralph Loizzo
Ralph Loizzo, Accounting ManagerSUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF JULY, 2018

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE

Margaret M Vizard
NOTARY PUBLIC

ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.



WAIVER OF LIEN TO DATE

PAGE 1

STATE OF ILLINOIS
COUNTY OF DuPage

} SS

Gty #

Escrow # 1778674A

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Quality Builders of Midwest, Inc.
to furnish Storm Service Installfor the premises known as Highland Gate of Itasca, LLC Subdivision
of which Highland Gate of Itasca, LLC is the owner.

THE undersigned, for and in consideration of One Hundred Seven Thousand Thirty and 00/100 Dollars
(\$107,030.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and
release any and all lien or claim of, or right to, lien, under the statutes of the State of ILLINOIS, relating to mechanics' liens, with respect
to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the
moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery,
furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

DATE July 3, 2018COMPANY NAME Archon Construction Co., Inc.ADDRESS 563 S Route 53, Addison, IL 60101

SIGNATURE AND TITLE:

Ralph Loizzo, Accounting Manager

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVITSTATE OF ILLINOIS
COUNTY OF DuPage

} SS

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) Ralph Loizzo BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS (POSITION) Accounting Manager OF
(COMPANY NAME) Archon Construction Co., Inc. WHO IS THE
CONTRACTOR FURNISHING Storm Service Install WORK ON THE BUILDING
LOCATED AT 6N180 RT 53, Itasca, IL
OWNED BY Highland Gate of Itasca, LLC

That the total amount of the contract including extras* is \$122,030.00 on which he or she has received payment of \$0.00 prior to this
payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity
of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties
having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become
due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLDg EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Archon Construction Co 563 S RT 53 Addison, IL 60101	Storm Service Install	122,030.00	0.00	107,030.00	15,000.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.		122,030.00	0.00	107,030.00	15,000.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work
of any kind done or to be done upon or in connection with said work other than above stated.

DATE July 3rd, 2018

SIGNATURE:

Ralph Loizzo, Accounting ManagerSUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF JULY, 2018

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE

ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

Margaret M Vizard
NOTARY PUBLIC



WAIVER OF LIEN TO DATE

PAGE 1

STATE OF ILLINOIS
COUNTY OF DuPage

} SS

Gty #

Escrow # 1778674A

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Quality Builders of Midwest, Inc.
to furnish Water Service Installfor the premises known as Highland Gate of Itasca, LLC Subdivision
of which Highland Gate of Itasca, LLC is the owner.THE undersigned, for and in consideration of Eighty Four Thousand Six Hundred Thirty Three and 71/100 Dollars(\$84,633.71) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of ILLINOIS, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*DATE July 3, 2018COMPANY NAME Archon Construction Co., Inc.ADDRESS 563 S Route 53, Addison, IL 60101

SIGNATURE AND TITLE:

Ralph Loizzo, Accounting Manager

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVITSTATE OF ILLINOIS
COUNTY OF DuPage

} SS

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) Ralph Loizzo BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS (POSITION) Accounting Manager OF
(COMPANY NAME) Archon Construction Co., Inc. WHO IS THE
CONTRACTOR FURNISHING Water Service Install WORK ON THE BUILDING
LOCATED AT 6N180 RT 53, Itasca, IL
OWNED BY Highland Gate of Itasca, LLCThat the total amount of the contract including extras* is \$109,633.71 on which he or she has received payment of \$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLDNG EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Archon Construction Co 563 S RT 53 Addison, IL 60101	Water Service Install	109,633.71	0.00	84,633.71	25,000.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.		109,633.71	0.00	84,633.71	25,000.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE July 3rd, 2018

SIGNATURE:

Ralph Loizzo, Accounting ManagerSUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF JULY, 2018

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE

ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

Margaret M. Vizard
NOTARY PUBLIC

WAIVER OF LIEN TO DATE

PAGE 1

STATE OF ILLINOIS
COUNTY OF DuPage

} SS

Gty #

Escrow # 1778674A

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Quality Builders of Midwest, Inc.
to furnish Sanitary Service Installfor the premises known as Highland Gate of Itasca, LLC Subdivisionof which Highland Gate of Itasca, LLC

is the owner.

THE undersigned, for and in consideration of Eighty Nine Thousand Nine Hundred One and 40/100 Dollars(\$89,901.40) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of ILLINOIS, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*DATE July 3, 2018COMPANY NAME Archon Construction Co., Inc.ADDRESS 563 S Route 53, Addison, IL 60101

SIGNATURE AND TITLE:


Ralph Loizzo, Accounting Manager

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVITSTATE OF ILLINOIS
COUNTY OF DuPage

} SS

TO WHOM IT MAY CONCERN:

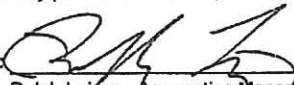
THE UNDERSIGNED, (NAME) Ralph Loizzo BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS (POSITION) Accounting Manager OF
(COMPANY NAME) Archon Construction Co., Inc. WHO IS THE
CONTRACTOR FURNISHING Sanitary Service Install WORK ON THE BUILDING
LOCATED AT 6N180 RT 53, Itasca, IL
OWNED BY Highland Gate of Itasca, LLCThat the total amount of the contract including extras* is \$114,901.40 on which he or she has received payment of \$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLDG EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Archon Construction Co 563 S RT 53 Addison, IL 60101	Sanitary Service Install	114,901.40	0.00	89,901.40	25,000.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.		114,901.40	0.00	89,901.40	25,000.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE July 3rd, 2018

SIGNATURE:


Ralph Loizzo, Accounting ManagerSUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF JULY, 2018

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE

ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.


NOTARY PUBLIC

WAIVER OF LIEN TO DATE AND CONTRACTOR'S AFFIDAVIT

State of Illinois
County of DuPage

Order No: 1778674A/or1778674B

DRAW 1

THE UNDERSIGNED BEING duly sworn, deposes and says that he/she is:

(YOUR NAME GOES HERE) Frank Cuda	(THE NAME OF YOUR COMPANY GOES HERE) Schefflow Engineering
and has been employed by Quality Builders of Midwest to furnish Subcontractor Services for the building located at 6N180 Route 53 Itasca, Illinois 60143 for which Highland Gate LLC is the owner. That the total amount of the contract including extras is \$ 25,000 on which he has received payment of \$ 10,000 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or sub contract(s) for specific portions of said work or for material entering into construction thereof and the amount due or become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:	

Name	What for	Contract Price w/ Extras	Amount Paid	This Payment	Balance Due
Schefflow Engineering	Engineering Services	25,000	10,000	7892.00	7108.00

That there are no other contracts for said work outstanding, and there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated. THE UNDERSIGNED, for and in consideration of

(\$ 7,892.00) SEVEN THOUSAND EIGHT HUNDRED AND NINETY TWO DOLLARS AND 00/100

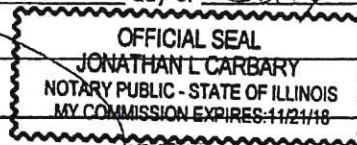
and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the Statutes of the State of Illinois, relating to mechanic's liens, with respect to and on said above described premises, and the improvement thereon, and on the material, fixtures, apparatus or machinery furnished and on the monies, funds or other considerations due or to become due from the Owner, on account of labor, services, material, fixtures, apparatus or machinery, heretofore furnished or which may be furnished at any time hereafter by the undersigned for the above described premises, including extras as heretofore described. **NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, the corporate name should be used and the title of the officer signing waiver should be set forth. If waiver is for a partnership, the partnership name should be used, a partner should sign and designate himself as "Partner."**

Signed this 9th day of July, 2018

Signature: Frank Cuda

Subscribed and sworn to before me this 9th day of July, 2018

Notary Signature: Jonathan L. Carbary
Notary Public



(Notary Seal)