



**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**

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**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

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**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 that reads "Mark A. Wesolowski".

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, Rasca, IL  
DATE: 07.11.2017

PREPARED BY: AV

| ITEM DESCRIPTION  | UNIT     | QUANTITY | UNIT PRICE  | TOTAL PRICE   | SUB-GROUP TOTAL |
|---|----------|----------|-------------|---------------|-----------------|
| <b>1 Erosion Control Earth Moving</b>                   |          |          |             |               |                 |
| Site 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  | 1157.38         |
| Utility Trench Excavation to be Disposed Off Site       | cu. yd.  | 2026.67  | \$24.00     | \$ 48,640.08  |                 |
| Utility Street Cleaning                                 | lamp 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  | 582.40          |
| 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   |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 101,497.38   |
| <b>2 Site Preparation</b>                               |          |          |             |               |                 |
| Tree Removal 3"-14"                                     | ea       | 3        | \$250.00    | \$ 750.00     |                 |
| Tree Removal 15"-64"                                    | ea       | 5        | \$350.00    | \$ 1,750.00   | 0.00            |
| Rough Grading and Preliminary Seeding                   | acre     | 1.87     | \$1,200.00  | \$ 2,244.00   |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 4,744.00     |
| <b>3 Storm Water Management Facilities</b>              |          |          |             |               |                 |
| 60" Det. Pipe System Excavation                         | lin. ft. | 1250     | \$35.00     | \$ 43,750.00  |                 |
| 60" Det. Pipe Backfill (Washed CA-7)                    | cu. yd.  | 580.06   | \$31.00     | \$ 18,001.86  |                 |
| Snout   | ea       | 1        | \$1,000.00  | \$ 1,000.00   |                 |
| Basin Infiltration Pit (Structural Fill)                | cu. yd.  | 450      | \$22.00     | \$ 9,900.00   |                 |
| 4" PVC SDR 26 UNDERDRAIN                                | lin. ft. | 41       | \$32.00     | \$ 1,312.00   |                 |
| 12" Reinforced HDPE                                     | lin. ft. | 25       | \$34.00     | \$ 850.00     |                 |
| 12" HDPE  | lin. ft. | 567      | \$34.00     | \$ 19,278.00  |                 |
| 18" HDPE  | lin. ft. | 207      | \$45.00     | \$ 9,315.00   |                 |
| 16" HDPE  | lin. ft. | 138      | \$55.00     | \$ 7,590.00   |                 |
| 60" CMP   | lin. ft. | 1250     | \$65.00     | \$ 81,250.00  |                 |
| 24" Access Filter                                       | ea       | 8        | \$150.00    | \$ 1,200.00   |                 |
| 24" Catch Basin   | ea       | 1        | \$1,500.00  | \$ 1,500.00   |                 |
| 48" Manhole   | ea       | 1        | \$2,500.00  | \$ 2,500.00   | 10%             |
| 48" Catch Basin   | ea       | 18       | \$1,840.00  | \$ 33,120.00  |                 |
| 60" Catch Basin   | ea       | 1        | \$2,945.00  | \$ 2,945.00   | punch list      |
| 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     |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 24,443.48    |
| <b>4 Sanitary Sewer Service</b>                         |          |          |             |               |                 |
| Sanitary Main (6" PVC SDR 26)                           | lin. ft. | 377      | \$47.20     | \$ 17,794.40  |                 |
| Sanitary Main (8" PVC SDR 26 W/M)                       | lin. ft. | 224      | \$60.00     | \$ 13,440.00  | 10%             |
| 48" Sanitary Manhole                                    | ea       | 4        | \$3,000.00  | \$ 12,000.00  |                 |
| Sanitary Services (6" PVC SDR 26 W/M)                   | lin. ft. | 786      | \$26.00     | \$ 20,436.00  |                 |
| Clean out   | ea       | 16       | \$40.00     | \$ 640.00     |                 |
| Connection to Existing Main                             | ea       | 1        | \$200.00    | \$ 200.00     | punch list      |
| Sanitary Main Auger & Casing Pipe                       | lin. ft. | 80       | \$200.00    | \$ 16,000.00  |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 7,999.40     |
| <b>5 Water Service</b>                                  |          |          |             |               |                 |
| 1 1/2" Type K Copper                                    | lin. ft. | 609      | \$15.00     | \$ 9,135.00   |                 |
| Water Main (6" DIP Class S2)                            | lin. ft. | 10       | \$34.39     | \$ 343.90     |                 |
| Fire Service (8" DIP Class S2)                          | lin. ft. | 0        | \$43.05     | \$ -          |                 |
| Water Main (8" DIP Class S2)                            | lin. ft. | 874      | \$43.87     | \$ 38,352.86  |                 |
| 12" C900 Casing Pipe                                    | lin. ft. | 42       | \$24.00     | \$ 1,008.00   | 10%             |
| Water Service 0-Box                                     | ea       | 16       | \$100.00    | \$ 1,600.00   |                 |
| 5' Vault  | ea       | 4        | \$3,500.00  | \$ 14,000.00  |                 |
| 6' Vault  | ea       | 0        | \$5,000.00  | \$ -          |                 |
| Fire Hydrant  | lin. ft. | 2        | \$4,186.31  | \$ 8,372.66   | punch list      |
| Tap to Existing Main                                    | ea       | 2        | \$2,000.00  | \$ 4,000.00   |                 |
| Water Main Auger & Casing Pipe                          | lin. ft. | 80       | \$200.00    | \$ 16,000.00  |                 |
| Water Valves  | ea       | 4        | \$1,500.00  | \$ 6,000.00   |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 9,881.94     |
| <b>6 Final Restoration</b>                              |          |          |             |               |                 |
| Final Grading and Lawn Establishment                    | sq. yd.  | 644      | \$2.50      | \$ 1,610.00   |                 |
| 4" High Wrought Iron Fence/Railing                      | lin. ft. | 577      | \$23.64     | \$ 13,644.68  |                 |
| Curb & Gutter   | lin. ft. | 1176     | \$15.00     | \$ 17,640.00  | 16,766.60       |
| Street Paving   | sq. ft.  | 17,193   | \$6.04      | \$ 103,846.12 |                 |
| Conc. Sidewalk  | sq. ft.  | 4517.88  | \$6.91      | \$ 31,218.56  |                 |
| 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 Block Retaining Wall                          | sq. ft.  | 1500     | \$3.00      | \$ 4,500.00   |                 |
| Flume (Weir) in Wall, Stone & Rip-Rap                   | ea       | 1        | \$4,000.00  | \$ 4,000.00   |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 226,677.66   |
| <b>7 Landscape &amp; Street Lighting (See attached)</b> |          |          |             |               |                 |
| 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                          | lamp sum | \$ 1.00  | \$19,400.69 | \$ 19,400.69  |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ 30,502.69  |                 |
| <b>TOTAL</b>  |          |          |             | \$ 226,677.65 |                 |

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

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

\$2,762.66 + 116,126.66

178,677.65  
+ \$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.

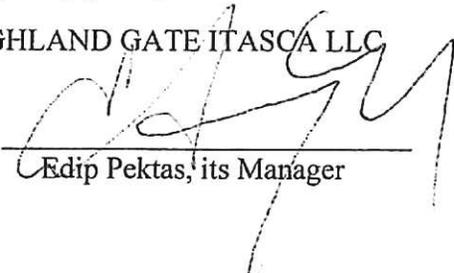
Enclosed please find itemized statements of work completed by Highland Gate's contractors, as approved by Highland Gate's Engineer. Lastly, enclosed please find a written cost estimate prepared by Highland Gate's Engineer setting forth the estimated costs for the remaining Site Improvements described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

A handwritten signature in blue ink that reads 'Frank Cuda'.

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 TOTAL |
|---|----------|----------|-------------|---------------|-----------------|
| <b>1 Erosion Control/Earth Moving</b>                   |          |          |             |               |                 |
| Silt Fence  | lin. ft. | 1145     | \$1.75      | \$ 2,003.75   |                 |
| Stabilized Construction Entrance                        | ea       | 3        | \$600.00    | \$ 1,800.00   |                 |
| 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  | 6157.38         |
| Utility Trench Excavation to be Disposed Off Site       | cu. yd.  | 2026.67  | \$24.00     | \$ 48,640.08  |                 |
| Daily Street Cleaning                                   | hump sum | 1        | \$2,500.00  | \$ 2,500.00   |                 |
| Concrete Washout  | ea       | 3        | \$85.00     | \$ 255.00     |                 |
| Sediment Basin  | cu. yd.  | 978      | \$30.00     | \$ 29,340.00  | 5888.40         |
| 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   |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 104,608.83   |
| <b>2 Site Preparation</b>                               |          |          |             |               |                 |
| Tree Removal 3"-14"                                     | ea       | 3        | \$150.00    | \$ 450.00     |                 |
| Tree Removal 15"-44"                                    | ea       | 5        | \$350.00    | \$ 1,750.00   | 0.00            |
| Rough Grading and Preliminary Sealing                   | acre     | 1.87     | \$1,200.00  | \$ 2,244.00   |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 4,444.00     |
| <b>3 Storm Water Management Facilities</b>              |          |          |             |               |                 |
| 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" HDPE  | lin. ft. | 35       | \$34.00     | \$ 1,190.00   |                 |
| 18" HDPE  | lin. ft. | 567      | \$34.00     | \$ 19,278.00  |                 |
| 16" HDPE  | lin. ft. | 309      | \$45.00     | \$ 13,815.00  |                 |
| 60" CMP   | lin. ft. | 138      | \$55.00     | \$ 7,590.00   |                 |
| 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   | 10%             |
| 48" Catch Basin   | ea       | 18       | \$1,840.00  | \$ 33,120.00  |                 |
| 60" Catch Basin   | ea       | 1        | \$2,945.00  | \$ 2,945.00   | Purchase list   |
| 60" Manhole   | ea       | 1        | \$2,945.00  | \$ 2,945.00   |                 |
| 18" FES   | ea       | 1        | \$1,200.00  | \$ 1,200.00   |                 |
| 32" FES   | ea       | 1        | \$900.00    | \$ 900.00     |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 104,608.83   |
| <b>4 Sanitary Sewer Service</b>                         |          |          |             |               |                 |
| 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 (6" PVC SDR 26 W/MQ)                  | 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     | Purchase list   |
| Sanitary Main Auger & Casing Pipe                       | lin. ft. | 80       | \$200.00    | \$ 16,000.00  |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 79,999.40    |
| <b>5 Water Service</b>                                  |          |          |             |               |                 |
| 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 (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   | 10%             |
| 5" Vault  | ea       | 4        | \$3,500.00  | \$ 14,000.00  |                 |
| 5" Vault  | ea       | 0        | \$5,000.00  | \$ -          |                 |
| Fire Hydrant  | lin. ft. | 2        | \$4,186.33  | \$ 8,372.66   | Purchase list   |
| Tap to Existing Main                                    | ea       | 2        | \$2,000.00  | \$ 4,000.00   |                 |
| Water Main Auger & Casing Pipe                          | lin. ft. | 80       | \$200.00    | \$ 16,000.00  |                 |
| Water Valves  | ea       | 4        | \$1,500.00  | \$ 6,000.00   |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 99,891.94    |
| <b>6 Final Restoration</b>                              |          |          |             |               |                 |
| 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 | 16,700.00       |
| Conc. Sidewalk  | sq. ft.  | 4517.88  | \$8.89      | \$ 39,984.35  |                 |
| 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       | 3        | \$4,000.00  | \$ 12,000.00  |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ -          | \$ 227,662.16   |
| <b>7 Landscape &amp; Street Lighting (see attached)</b> |          |          |             |               |                 |
| 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                          | hump sum | \$ 1.00  | \$19,400.69 | \$ 19,400.69  |                 |
| <b>SUBTOTAL</b>   |          |          |             | \$ 30,502.69  |                 |
| <b>TOTAL</b>  |          |          |             | \$ 30,502.69  | \$ 178,672.65   |



# 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 as

Highland Gate of Itasca, LLC Subdivision

6 N 180 RT 53

in the (City or Village) of Itasca County of

DuPage

State of Illinois of which

Highland Gate of Itasca, LLC

is the Owner

NOW, THEREFORE, this 25th day of June, 2018

for 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 LP**

Signature: Donna Pupillo

By: Donna Pupillo

Title: Credit Manager

**WAIVER OF LIEN TO DATE**

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 Utility Connection

for 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 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, 2018

COMPANY 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 AFFIDAVIT**

STATE 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, LLC

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

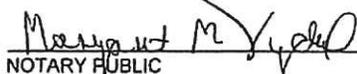
That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work  
of any kind done or to be done upon or in connection with said work other than above stated.

DATE July 3rd, 2018

SIGNATURE:   
Ralph Loizzo, Accounting Manager

SUBSCRIBED 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**

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 System

for 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 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, 2018

COMPANY 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 AFFIDAVIT**

STATE 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, LLC

That 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<br>563 S RT 53<br>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.

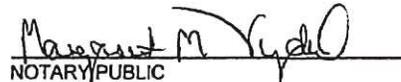
DATE July 3rd, 2018

SIGNATURE:

  
Ralph Loizzo, Accounting Manager

SUBSCRIBED 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**

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 Install  
for 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, 2018

COMPANY NAME Archon Construction Co., Inc.

ADDRESS 563 S Route 53, Addison, IL 60101

SIGNATURE 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 AFFIDAVIT**

STATE 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<br>INCLDG EXTRAS* | AMOUNT<br>PAID | THIS<br>PAYMENT | BALANCE<br>DUE |
|--|-----------------------|----------------------------------|----------------|-----------------|----------------|
| Archon Construction Co<br>563 S RT 53<br>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*  
Ralph Loizzo, Accounting Manager

SUBSCRIBED 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**

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 Install  
for 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, 2018

COMPANY 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 AFFIDAVIT**

STATE OF ILLINOIS  
COUNTY OF DuPage

} SS

TO WHOM IT MAY CONCERN:

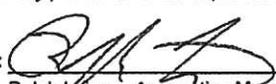
THE UNDERSIGNED, (NAME) Ralph Loizzo BEING DULY SWORN, DEPOSES  
AND SAYS THAT HE OR SHE IS (POSITION) Accounting Manager OF  
(COMPANY NAME) Archon Construction Co., Inc. WHO IS THE  
CONTRACTOR FURNISHING Water Service Install WORK ON THE BUILDING  
LOCATED AT 6N180 RT 53, Itasca, IL  
OWNED BY Highland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

That 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:

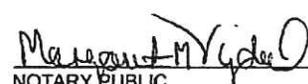
| NAMES AND ADDRESSES  | WHAT FOR              | CONTRACT PRICE<br>INCLDg EXTRAS* | AMOUNT<br>PAID | THIS<br>PAYMENT | BALANCE<br>DUE |
|--|-----------------------|----------------------------------|----------------|-----------------|----------------|
| Archon Construction Co<br>563 S RT 53<br>Addison, 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 Manager

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF JULY, 2018

  
NOTARY PUBLIC

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE

ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.



**WAIVER OF LIEN TO DATE**

STATE OF ILLINOIS  
COUNTY OF DuPage

} SS

Gty # \_\_\_\_\_  
Escrow # 1778674A

TO WHOM IT MAY CONCERN:

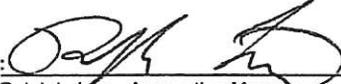
WHEREAS the undersigned has been employed by Quality Builders of Midwest, Inc.  
to furnish Sanitary Service Install  
for the premises known as Highland Gate of Itasca, LLC Subdivision  
of which Highland Gate of Itasca, LLC is the owner.

THE undersigned, for and in consideration of Eighty 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, 2018

COMPANY 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 AFFIDAVIT**

STATE OF ILLINOIS  
COUNTY OF DuPage

} SS

TO WHOM IT MAY CONCERN:

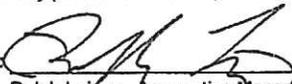
THE UNDERSIGNED, (NAME) Ralph Loizzo BEING DULY SWORN, DEPOSES  
AND SAYS THAT HE OR SHE IS (POSITION) Accounting Manager OF  
(COMPANY NAME) Archon Construction Co., Inc. WHO IS THE  
CONTRACTOR FURNISHING Sanitary Service Install WORK ON THE BUILDING  
LOCATED AT 6N180 RT 53, Itasca, IL  
OWNED BY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

That 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:

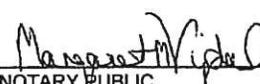
| NAMES AND ADDRESSES  | WHAT FOR                 | CONTRACT PRICE<br>INCLDG EXTRAS* | AMOUNT<br>PAID | THIS<br>PAYMENT | BALANCE<br>DUE |
|--|--------------------------|----------------------------------|----------------|-----------------|----------------|
| Archon Construction Co<br>563 S RT 53<br>Addison, 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 Manager

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF JULY, 2018

  
NOTARY PUBLIC

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE

ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.



**WAIVER OF LIEN TO DATE AND CONTRACTOR'S AFFIDAVIT**

State of Illinois  
County of DuPage

Order No: 1778674A/or:1778674B

DRAW 1

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

|  |  |
|--|--|
| <small>(YOUR NAME GOES HERE)</small><br><b>Frank Cuda</b>  | <small>(THE NAME OF YOUR COMPANY GOES HERE)</small><br><b>Scheflow Engineering</b> |
| <p>and has been employed by <b>Quality Builders of Midwest</b> to furnish <b>Subcontractor Services</b> for the building located at <b>6N180 Route 53 Itasca, Illinois 60143</b> for which <b>Highland Gate LLC</b> is the owner. That the total amount of the contract including extras is \$ <b>25,000</b> on which he has received payment of \$ <b>10,000</b> 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:</p> |  |

| Name                 | What for             | Contract Price w/<br>Extras | Amount Paid | This Payment | Balance Due |
|----------------------|----------------------|-----------------------------|-------------|--------------|-------------|
| Scheflow Engineering | Engineering Services | 25,000                      | 10,000      | 7892.00      | 7108.00     |
|                      |                      |                             |             |              |             |
|                      |                      |                             |             |              |             |

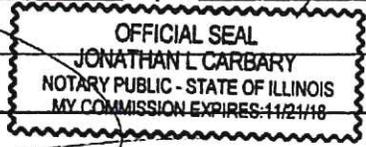
That there are no other contracts for said work outstanding, and there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated. THE UNDERSIGNED, for and in consideration of

(\$ 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. Carbery  
Notary Public



**RESOLUTION NO. 1147-19**

**A RESOLUTION FOR A PARTIAL RELEASE OF SUBDIVISION  
IMPROVEMENTS PERFORMANCE BOND NO. 1148744 (HIGHLAND GATE)**

WHEREAS, as part of the construction and development of the Highland Gate of Itasca, LLC Subdivision, the developer, Highland Gate of Itasca, LLC, (herein “Developer”) provided the Village of Itasca with a Subdivisions Improvements Performance Bond #1148744 in the amount of \$879,390.00, issued by Lexon Insurance Company, on \_\_\_\_\_; and

WHEREAS, the Developer is now requesting a reduction in its Subdivisions Improvements Performance Bond #1148744; and

WHEREAS, the Village Engineer has determined that the Developer has completed some of the required public improvements in conformance with the approved plans and specifications; however, there remains a number of construction items that need to be addressed; and

WHEREAS, in light of the partial completion of the public improvements, the Village Engineer recommends reducing Subdivisions Improvements Performance Bond #1148744 to \$249,636.00, which is 110% of the remaining work (\$226,941.65) to be completed.

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The preambles of this Resolution are hereby incorporated into this text as if set out herein in full.

SECTION TWO: The corporate authorities of the Village of Itasca hereby approve a reduction in the Subdivisions Improvements Performance Bond #1148744 to \$249,636.00, as recommended by the Village Engineer.

SECTION THREE: The Village President and/or Village Engineer is hereby authorized to certify, if requested, such reduction to the financial institution which issued Subdivisions Improvements Performance Bond #1148744.

SECTION FOUR: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION FIVE: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SIX: EFFECTIVE DATE. This Resolution shall be in effect immediately from and after its passage and approval.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 17<sup>th</sup> day of September, 2019.

APPROVED:

\_\_\_\_\_  
Village President Jeffery J. Pruyn

ATTEST:

\_\_\_\_\_  
Village Clerk Jody Conidi