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**SHADY LANE SUBDIVISION IMPROVEMENT
COMPLETION AGREEMENT**

**MAIL TO
RECORDER'S BOX 324 (113)**

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SHADY LANE SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT

This Agreement, made this 15th day of December, 2003 by and between Allen Koranda, hereinafter referred to as Owner, and the Village of Burr Ridge, a municipal corporation in Cook and DuPage Counties, Illinois, hereinafter referred to as Village:

WITNESSETH:

WHEREAS, Owner owns the property described in Exhibit A attached hereto and made a part hereof.

WHEREAS, Owner has caused said property to be subdivided and has filed, for final approval by Village, a subdivision plat entitled Final Plat of Subdivision for Shady Lane Subdivision, prepared by CEMCON, Ltd., and dated August 11, 2003.

WHEREAS, Village's ordinances require the installation and completion at Owner's expense of certain public and/or private improvements (hereinafter referred to as land improvements) in any such subdivision within two (2) years from the date of Village's approval of the final subdivision plat, except where directed by the Village to delay installation of the final bituminous surface course on streets for a period of not more than two (2) years from acceptance of the balance of land improvements, as provided in Section XI of the Subdivision Regulations Ordinance, and the maintenance and repair of said improvements for a period of two (2) years after completion and acceptance by Village.

NOW, THEREFORE, in consideration of the Village's approval of the plat of subdivision hereinabove described and other good and valuable consideration, Owner hereby agrees as follows:

1. That at Owner's expense, Owner shall fully install and complete within two (2) years from date of approval of the subdivision plat of Shady Lane Subdivision, the land improvements provided for in the plans and specifications entitled Final Site Infrastructure Plans for Koranda's/Shady Lane Subdivision, consisting of 14 pages, prepared by CEMCON, Ltd. and dated September 17, 2003, except where directed by the Village to delay installation of the final bituminous surface course on street as provided by Section XI of the Subdivision Regulations Ordinance. Said plans and specifications are incorporated herein by reference.
2. That at Owner's expense, Owner shall maintain and repair said land improvements for a period of two (2) years after completion of and acceptance by Village of said land improvements. If Owner is directed to delay installation of the final bituminous surface course on streets, as provided in Section XI of the Subdivision Regulations Ordinance, there shall be a separate two (2) year maintenance period for such streets.

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Shady Lane Subdivision Completion Agreement

EXHIBIT A

Tract I-A in Kroehler and Leonard's Subdivision of Tract 1 in Burr Ridge Estates, being a subdivision of part of the Northwest Quarter of Section 19, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

And a triangular piece described as follows: Beginning at a point on the North line of Tract 2, 317.3 Feet East of the Northwest corner thereof; thence East on said North line 317.3 Feet to the Northeast corner of said Tract; thence South on the East line of said Tract, 4.0 Feet; thence Westerly to the point of beginning, in Cook County, Illinois.

Except a triangular piece described as follows: Beginning at the Southwest corner of Tract 1; thence East on the South line thereof, 317.3 Feet; thence Westerly to a point on the West line of said Tract and 4.0 Feet North of the point of beginning; thence South 4.0 Feet to the point of beginning;

And also except:

A Tract of land beginning at the Southwest corner of Tract 1-A in Kroehler and Leonard's Subdivision of Tract 1 in Burr Ridge Estates, being a subdivision of part of the Northwest Quarter of Section 19, Township 38 North, Range 12 East of the Third Principal Meridian; thence North on the West line of said Tract 1-A, 200.00 Feet; thence East at right angles to the last described course, 304.29 Feet; thence Southeasterly, 208.4 Feet, more or less, to a point on the South Line of said Tract 1-A, which is 347.83 Feet East of the point of beginning; thence West, 347.83 Feet to the point of beginning, in Cook County, Illinois.

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