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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2017 12:00 PM PG: 1 OF 8

This instrument prepared for and after recording return to:

Jae Kwan Ha
5320 Kedzie Avenue
Chicago, IL 60625

Space Above This Line for recording Purposes

STORMWATER MANAGEMENT AND VOLUME CONTROL MAINTENANCE PLAN (MWRDGC SCHEDULE 'R' DOCUMENTS)

Date: August 17, 2017 Project No. 15-006
Project: Center for Seniors P.I.N. #'s: 03-14-407-005-0000
8900 Capital Drive, Wheeling, Illinois

The Owner of the CENTER FOR SENIORS Development, with facilities as shown on this exhibit (Exhibit R), shall assume responsibility for the following perpetual maintenance activities.

1. General

Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:

- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities

All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be



HAEGER ENGINEERING LLC

consulting engineers

land surveyors

100 East State Parkway, Schaumburg, Illinois 60173

tel: 847.394.6600 fax: 847.394.6608

www.haegerengineering.com

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Center for Seniors – 8900 Capital Drive, Wheeling, IL (Cook County)
Stormwater Volume Control Maintenance Plan

conducted monthly between March and November:

Side Slopes/Embankment/Emergency Overflow Structure

- Inspect embankments for settlement and erosion
- Remove woody growth from the embankment
- Any breaks, hire Registered Professional Engineer for design resolution
- Seed and sod any eroded areas
- Signs of piping (leakage) or seepage, repair
- Stabilize emergency overflow structure if erosion observed
- Remove obstructions blocking emergency overflow spillway

Vegetated Areas

- Regular mowing to control vegetation, no cutting of native vegetation
- Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established
- Evidence of grazing, motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- All vegetation must be maintained per the approved planting plan

Outlet Control Structure

- Inspect restrictor and remove debris if clogged or discharge reduced
- Remove accumulated sediment at outlet
- Scour and erosion at outlet, repair and reseed
- Any ice damage to outlet of pipe, repair if necessary
- Condition of trash tracks, remove debris
- Outlet channel conditions downstream

Access for Maintenance Equipment

- Remove any obstructions placed in maintenance easements

Safety Features

- Access controls to hazardous areas
- Fences
- Loose or damaged posts
- Loose or broken wires
- Condition of gates
- Signs

Detention Volume

- Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be

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Center for Seniors – 8900 Capital Drive, Wheeling, IL (Cook County)
Stormwater Volume Control Maintenance Plan

dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility

Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:

- Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly
- Surface of permeable pavement shall be cleaned with low-pressure power washer
- Accumulated sediment from surface shall be vacuumed out and disposed of properly
- Appropriate signage shall be repaired if damaged or illegible

4. Stormwater Collection System

The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

Storm Inlets/Manholes

- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers/Culverts

- Visually inspect pipes by removing manhole lids, make repairs as necessary
- Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Restore riprap at outfalls if erosion observed
- Restore riprap at outfalls
- Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)

- Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
- Remove any obstructions that have been placed in the drainage path
- Seed and sod any eroded areas
- Restore riprap as necessary
- Regrade to provide positive drainage as necessary
- Regular mowing to control vegetation

5. Vegetated Areas

- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with

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Center for Seniors – 8900 Capital Drive, Wheeling, IL (Cook County)
Stormwater Volume Control Maintenance Plan

- alternative native grass species if original grass cover has not successfully established.
 - Evidence of grazing, motorbikes, or other vehicles, repair
 - Check for invasive vegetation, remove when possible
 - Regular mowing to control vegetation; it is recommended that native vegetation remain uncut
 - Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch
 - Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan
6. Qualified Sewer Construction
- Perform manhole inspections once every five years, make repairs as necessary
 - Perform sewer inspections once every five years, make repairs as necessary
 - Perform regular cleaning so that each sewer segment is cleaned once every 5 years
 - Remove any obstructions placed in maintenance easements that may impede maintenance equipment access

CENTER FOR SENIORS
LEGAL DESCRIPTION

LOT 3 IN TRANSWESTERN SUBDIVISION, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1998 AS DOCUMENT NO. 98688275, EXCEPT THAT PART DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ON ASSUMED BEARING NORTH 00 DEGREES 03 MINUTES 28 SECONDS WEST ON THE WEST LINE OF SAID LOT 3, 12.07 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 30 SECONDS EAST, 203.64 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3; THENCE SOUTH 44 DEGREES 56 MINUTES 29 SECONDS WEST ON SAID SOUTHEASTERLY LINE, 13.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 57 MINUTES 03 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 3, 193.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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16-105

WMO SCHEDULE R Watershed Management Permit No. _____

OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY

NOTICE OF WATERSHED MANAGEMENT PERMIT REQUIREMENTS AND OBLIGATIONS OF PERPETUAL MAINTENANCE & OPERATION

SPACE RESERVED
PLACE STICKER HERE
PROOF OF EXECUTED
RECORDATION DOC#

Name of Project: Center for Seniors, 8900 Capitol Dr., Wheeling, IL

A. NOTICE IS HEREBY GIVEN that the undersigned is (select one) (the owner and record title holder), (a principal beneficiary of Land Trust No. _____ held by _____ as Trustee), (an Officer Jae Kwan Ha, _____ (Name of Trust Holder) (Official capacity) of Center for Seniors Corporation), (a General Partner _____ partnership), (Name of Corporation) (Name of Partnership)

(a Managing Member of _____ Limited Liability Company ("LLC")), which is the record title holder of the property (Name of Partnership)

is the record title holder of the property or properties shown on the attached plat of survey and legally described on the attached sheet(s); said recordation document and or record plans, attached hereto as Exhibit "R" and specifically incorporated by reference herein; said property being developed and built up for the benefit or use of more than one owner or user, is subject to the rules and regulations of the Metropolitan Water Reclamation District of Greater Chicago ("District") governing stormwater maintenance and operation requirements.

B. NOTICE IS FURTHER GIVEN that a Watershed Management Permit ("Permit") District Permit No.: _____ (covering the project indicated and designated by the number shown above) has been granted by the District with respect to the property described in Exhibit "R", for the development and/or redevelopment and/or construction of a qualified sewer system as shown on the permit and accompanying documents on file with the District.

*C. NOTICE IS FURTHER GIVEN that the following facilities contemplated for construction under the permit on file with the District requires perpetual maintenance and operation by the co-permittee and/or the current property owner, to meet the requirements of the watershed management permit:

- | | Applicability | |
|---|---|--|
| A) Volume Control Facilities | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| B) Detention Facilities (Existing and Proposed) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| C) Offsite or Trade-off Detention Facilities | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| D) Stormwater Management System(s) Component(s) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| E) Native Planting Conservation Area(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| F) Compensatory Storage Area(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| G) Wetland/Buffer Mitigation Area(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| H) Riparian Environment Mitigation Area(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| I) Qualified Sewer Construction | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| J) Other _____ | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
- (Include attachments as necessary)

D. THIS NOTICE, after it has been recorded, shall not be withdrawn, rescinded or removed, except after the District requirements relative to obligation of perpetual maintenance and operation of facilities have been satisfied with respect to the entire property described in Exhibit "R", and a written release from the obligations hereunder is obtained from the District.

Schedule R is to be executed by owner and furnished to District for proof of recordation. Owner is to pay all expenses for recording after construction and as-built survey is complete and prior to RFI to obtain return on deposit. Submit one original and one copy of the executed and recorded Schedule R along with record drawings, maximum size 30"x 36". The information provided on the record drawings must be legible when it is recorded (microfilmed). All documents submitted for filing must comply with the Illinois Plat Act and additional requirements as set forth by the County Recorder of Deeds.

*Select all boxes as appropriate

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WMO Schedule R (Continued) Watershed Management Permit No.

16-105

This notice is intended to be given to any party or parties hereinafter acquiring any interest in the aforescribed property, or dealing with said property in any manner whatsoever, notifying them of the requirements for obligation of perpetual maintenance and operation for facilities for said property as provided herein. The owner hereby certifies that the property is recorded in the office of the Cook County Recorder of Deeds.

Signed by owner and record title holder dated this 16th day of May, 2016.

Jae Kwan Ha

Impress
Corporate
Seal Here

CHOOSE A, B, C, or D

- A (for individual owner) _____ Owner
- B (for Partnership) _____ General Partner
- C (for Limited Liability Company) _____ Managing Member
- D (for Corporation) Jae Kwan Ha - Center for Seniors President
Byung Yoon Kim Corporate Secretary
- E (for property in a land trust) _____ Individual holding power of direction

NOTARIZATION OF OWNER'S SIGNATURE

NOTE: (For individual, Partnership or Corporation) (if title to property is held in land trust, the trust officer must countersign in space provided.)

CHOOSE A, B, C, D, or E, same as above

State of _____ }
County of _____ } ss.

A INDIVIDUAL OWNER

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the same person(s) whose name (s) (is) (are) subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as (his) (her) free and voluntary act, for the uses and purposes therein set forth, or,

B PARTNERSHIP

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be a general partner of the _____ partnership personally known to me to be the same person(s) whose name (s) (is) (are) subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as (his) (her) free and voluntary act, for the uses and purposes therein set forth, or,

C Limited Liability Company (LLC)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, Managing Member of _____, is personally known to me to be the same person whose name is subscribed to the preceding instrument as Managing Member, appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as Managing Member of the LLC, as (his) (her) free and voluntary act, and the free and voluntary act of the LLC, for the uses and purposes therein set forth, or,

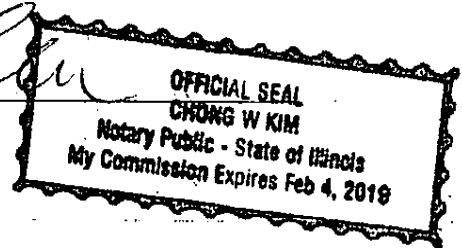
D CORPORATION

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that (Mr.) Jae Kwan Ha President of Ctr. for Seniors, and _____

Secretary of the corporation, are personally known to me to be the same persons whose names are subscribed to the preceding instrument as President and Secretary, respectively, appeared before me this day in person, and acknowledged that they signed, and delivered the instrument as President and Secretary of the corporation, and affixed the corporate seal of the corporation, pursuant to authority given by the Board of Directors of the corporation, as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes there stated.

Given under my hand and official seal, this 13th day of May, 2016

Commission expires Feb 04, 2019 _____ (Notary Public)



E LAND TRUST

COUNTERSIGNATURE

_____ held by _____ as Trustee.
(Trust Officer) (Trust No.) (Name of Trustee)

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REVISIONS	DATE	BY	DESCRIPTION

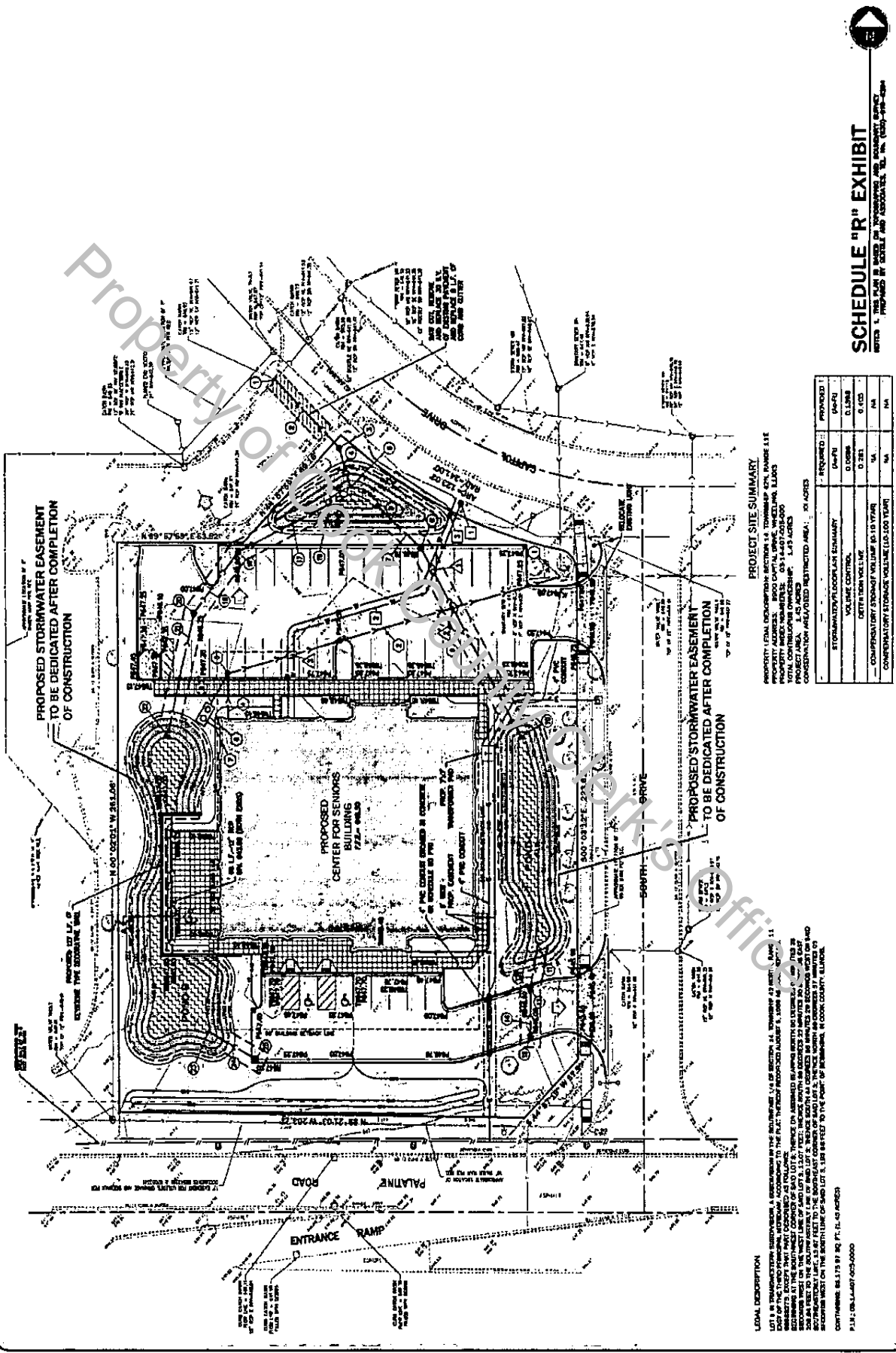
SITE IMPROVEMENTS
FOR
CENTER FOR SENIORS
1800 CAPITAL DRIVE
WHEELING, ILLINOIS

MARCHIIS ENGINEERING, LTD.
CONSULTING ENGINEERS AND PLANNERS
200 THE BIRD BAY - Wheeling, IL 60091
PHONE: 815-525-1800 FAX: 815-525-1801
WWW.MARCHIIS.COM

SCHEDULE "R" EXHIBIT
DATE: MAY 10, 2018
SCALE: 1"=20'
DRAWN: WDM



JOB NO. 18-006
EX-R



SCHEDULE "R" EXHIBIT
NOTES: 1. THIS PLAN IS PREPARED BY MARCHIIS AND ASSOCIATES, INC. (MARCHIIS) FOR THE CLIENT'S USE ONLY. 2. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MARCHIIS AND ASSOCIATES, INC.

PROJECT SITE SUMMARY	REQUIRED	PROVIDED
STORMWATER FLOORPLAN SUMMARY (G+P)	0.0000	0.0000
VOLUME CONTROL (G+P)	0.0000	0.0000
DIFFERENTIAL VOLUME (G+P)	0.0000	0.0000
COMPENSATORY STORAGE VOLUME (G+P)	0.0000	0.0000
COMPENSATORY STORAGE VOLUME (G+P)	0.0000	0.0000

PROJECT SITE SUMMARY
PROPERTY LEGAL DESCRIPTION: SECTION 14, TOWNSHIP 30N, RANGE 11E
PROPERTY ADDRESS: 1800 CAPITAL DRIVE, WHEELING, ILLINOIS
TOTAL CONSTRUCTION AREA: 1.49 ACRES
TOTAL CONSTRUCTION VOLUME: 1.49 ACRES
CONSTRUCTION-RELATED RESTRICTED AREA: 0.00 ACRES

LOCAL DESCRIPTION
USE: AS SHOWN ON THE PLANS, THE PROPOSED CENTER FOR SENIORS BUILDING AND ASSOCIATED PARKING LOT ARE LOCATED ON THE NORTHWEST CORNER OF SAID LOT 1, 1800 CAPITAL DRIVE, WHEELING, ILLINOIS. THE PROPOSED CENTER FOR SENIORS BUILDING AND ASSOCIATED PARKING LOT ARE TO BE CONSTRUCTED ON THE NORTHWEST CORNER OF SAID LOT 1, 1800 CAPITAL DRIVE, WHEELING, ILLINOIS. THE PROPOSED CENTER FOR SENIORS BUILDING AND ASSOCIATED PARKING LOT ARE TO BE CONSTRUCTED ON THE NORTHWEST CORNER OF SAID LOT 1, 1800 CAPITAL DRIVE, WHEELING, ILLINOIS. THE PROPOSED CENTER FOR SENIORS BUILDING AND ASSOCIATED PARKING LOT ARE TO BE CONSTRUCTED ON THE NORTHWEST CORNER OF SAID LOT 1, 1800 CAPITAL DRIVE, WHEELING, ILLINOIS.

CONTINUED: 88.175 BY 80 FT. (4.42 ACRES)
P.L.S.: 08-14-007-003-0000

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AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I PAUL LIPSKI, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below: CENTER FOR SENIORS
PIN # 03-14-407-005-0000
1. STORM WATER MANAGEMENT & VOL. CONTROL (4 PAGES)
2. MWRD PERMIT No. 16-105, SCHEDULE "R" (2 PAGES)
3. SCHEDULE "R" EXHIBIT (1 PAGE)
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

JAE KWAN HA (print name(s) of executor/grantor) JAE KWAN HA (print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

CIVIL ENGINEERING CO.
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature] Affiant's Signature Above 8-21-2017 Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

August 21, 2017
Date Document Subscribed & Sworn Before Me
Michele Small
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.