

# UNOFFICIAL COPY

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Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/20/2019 12:27 PM Pg: 1 of 8

## MEMORANDUM OF STRUCTURE LEASE

This Memorandum of Structure Lease (this "Memorandum") is made and entered into as of July 30, 2019, 2019 by and between the County of Cook, a body politic and corporate of the State of Illinois ("Landlord" or "the County") and Crown Castle AS LLC, a Delaware limited liability company ("Tenant"), with reference to the following facts:

Landlord and Tenant desire to have this Memorandum recorded in the Official Records of Cook County, Illinois.

The parties have agreed as follows:

1. Landlord and Tenant entered into a Structure Lease dated June 30, 2019 (the "Lease"), relating to a portion ("Premises") of that certain real property located in the City of Rolling Meadows, County of Cook, State of Illinois ("Property"). The Premises and the Property are more particularly described in Exhibit "A" attached hereto. The Lease includes easements for ingress, egress and utilities all as depicted on the as-built survey dated May 30, 2019 included as part of Exhibit B to the Lease and as more particularly described in Exhibit "B" attached to this Memorandum of Lease.
2. The commencement date of the Lease is the Effective Date in the Lease. The Lease has an initial term from the commencement date to the fifth (5<sup>th</sup>) annual anniversary of the date Tenant or Subtenants first start construction for Communications Facilities on the Property and four (4) automatic renewal terms of five (5) years each.
3. If there is any conflict between the terms of the Lease and this Memorandum, the terms of the Lease shall prevail.

[SIGNATURE PAGES FOLLOW]





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## EXHIBIT A

BEGINNING AT THE NORTH EAST CORNER OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 25, A DISTANCE OF 653 FEET TO A POINT; THENCE WESTERLY AT RIGHT ANGLES TO SAID EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 25, A DISTANCE OF 1320 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE AND PARALLEL TO THE EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 25, A DISTANCE OF 598. 80 FEET MORE OR LESS TO THE EXISTING WIRE FENCE (BEING ALSO THE NORTH EAST CORNER OF LOT 44 3 IN ROLLING MEADOWS UNIT 3, A SUBDIVISION IN SAID SECTION 25); THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID LOT 4 43 IN ROLLING MEADOWS UNIT 3 EXTENDED NORTH, A DISTANCE OF 107 FEET TO A POINT; THENCE EASTERLY TO A POINT IN THE EAST LINE OF THE NORTH EAST 1/4 OF SECTION 25 AFORESAID 29.5 FEET NORTH OF THE SOUTH EAST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 29.5 FEET TO THE PLACE OF BEGINNING (EXCEPTING THE EAST 50 FEET OF THE NORTH 660 FEET OF THE SOUTH EAST 1/4 OF SECTION 25 AFORESAID) , AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF LOT 443 IN ROLLING MEADOWS UNIT 3, AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 443 IN ROLLING MEADOWS UNIT 3 EXTENDED NORTH A DISTANCE OF 107 FEET; THENCE EASTERLY TO A POINT IN THE EAST LINE OF THE NORTH EAST 1/4 OF SECTION 25, AFORESAID 29.5 FEET NORTH OF THE SOUTH EAST CORNER THEREOF; THENCE SOUTH ON SAID EAST LINE OF THE NORTH EAST 1/4 AND ON THE EAST LINE OF THE SOUTH EAST 1/4 OF SECTION 25, A DISTANCE OF 100 FEET; THENCE WESTERLY TO A POINT 512 FEET WEST AND 72 FEET SOUTH OF THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4 (AS MEASURED IN THE NORTH LINE OF SAID SOUTH EAST 1/4 AND ON A LINE AT RIGHT ANGLES THERETO) ; THENCE WESTERLY TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 02-25-402-005

County of Cook County Clerk's Office

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## EXHIBIT B

Property of Cook County Clerk's Office

BU: 830603  
Site Name: Rolling Meadows

Version 03-03-16

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ARLINGTON HTS NORTH  
 BU #830603  
 2121 EUCLID AVENUE  
 ROLLING MEADOWS, IL 60008

ASM #720786CC  
 05/22/2019

## PARENT TRACT

BEGINNING AT THE NORTH EAST CORNER OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 25, A DISTANCE OF 653 FEET TO A POINT; THENCE WESTERLY AT RIGHT ANGLES TO SAID EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 25, A DISTANCE OF 1320 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE AND PARALLEL TO THE EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 25, A DISTANCE OF 598.80 FEET MORE OR LESS TO THE EXISTING WIRE FENCE (BEING ALSO THE NORTH EAST CORNER OF LOT 443 IN ROLLING MEADOWS UNIT 3, A SUBDIVISION IN SAID SECTION 25); THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID LOT 443 IN ROLLING MEADOWS UNIT 3 EXTENDED NORTH, A DISTANCE OF 107 FEET TO A POINT; THENCE EASTERLY TO A POINT IN THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25 AFORESAID 29.5 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 29.5 FEET TO THE PLACE OF BEGINNING (EXCEPTING THE EAST 50 FEET OF THE NORTH 660 FEET OF THE SOUTHEAST 1/4 OF SECTION 25 AFORESAID), AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 443 IN ROLLING MEADOWS UNIT 3, AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 443 IN ROLLING MEADOWS UNIT 3 EXTENDED NORTH A DISTANCE OF 107 FEET; THENCE EASTERLY TO A POINT IN THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25, AFORESAID 29.5 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON SAID EAST LINE OF THE NORTHEAST 1/4 AND ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, A DISTANCE OF 100 FEET; THENCE WESTERLY TO A POINT 512 FEET WEST AND 72 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4 (AS MEASURED IN THE NORTH LINE OF SAID SOUTH EAST 1/4 AND ON A LINE AT RIGHT ANGLES THERETO); THENCE WESTERLY TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## LEASE AREA LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LEASE AREA PURPOSES, BEING A PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 33 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SECTION 25, A DISTANCE OF 195.74 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 58 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 72.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EUCLID AVENUE; THENCE SOUTH 27 DEGREES 44 MINUTES 30 SECONDS WEST, 41.37 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, 289.25 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 43.71 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 14.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 35 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.50 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 14.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 287.0 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

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## ACCESS EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS EASEMENT PURPOSES, BEING A PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 33 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SECTION 25, A DISTANCE OF 195.74 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 58 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 72.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EUCLID AVENUE; THENCE SOUTH 27 DEGREES 44 MINUTES 30 SECONDS WEST, 41.37 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, 289.25 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 43.71 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 35 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 55.32 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 56.78 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, 167.64 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 08 SECONDS EAST, 152.26 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WILKE ROAD; THENCE NORTH 00 DEGREES 14 MINUTES 52 SECONDS EAST, ALONG SAID LINE, 20.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 132.25 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, 167.71 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 56.86 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 35.32 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,237.0 SQUARE FEET OR 0.189 ACRES, MORE OR LESS.

## UTILITY EASEMENT #1 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 33 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SECTION 25, A DISTANCE OF 195.74 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 58 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 72.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EUCLID AVENUE FOR A POINT OF BEGINNING; THENCE SOUTH 27 DEGREES 44 MINUTES 30 SECONDS WEST, 41.37 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, 289.25 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 43.71 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 35 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 5.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 48.69 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, 293.01 FEET; THENCE NORTH 27 DEGREES 44 MINUTES 30 SECONDS EAST, 42.73 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 89 DEGREES 33 MINUTES 02 SECONDS WEST, ALONG SAID LINE, 5.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,896.9 SQUARE FEET OR 0.043 ACRES, MORE OR LESS.

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## UTILITY EASEMENT #2 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 33 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SECTION 25, A DISTANCE OF 195.74 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 58 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 72.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EUCLID AVENUE; THENCE SOUTH 27 DEGREES 44 MINUTES 30 SECONDS WEST, 41.37 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, 289.25 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 43.71 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 14.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 35 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.50 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 14.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 5.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 6.53 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, 51.74 FEET; THENCE SOUTH 06 DEGREE 06 MINUTES 46 SECONDS WEST, 133.08 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, 436.95 FEET; THENCE NORTH 72 DEGREES 58 MINUTES 10 SECONDS WEST, 7.03 FEET; THENCE NORTH 17 DEGREES 01 MINUTES 50 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 5.00 FEET; THENCE SOUTH 72 DEGREES 58 MINUTES 10 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 6.30 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 431.69 FEET; THENCE NORTH 06 DEGREES 06 MINUTES 46 SECONDS EAST, 128.29 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, 46.47 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 1.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,124.0 SQUARE FEET OR 0.072 ACRES, MORE OR LESS.

## COAX CABLE EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR COAX CABLE EASEMENT PURPOSES, BEING A PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 33 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SECTION 25, A DISTANCE OF 195.74 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 58 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 72.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EUCLID AVENUE; THENCE SOUTH 27 DEGREES 44 MINUTES 30 SECONDS WEST, 41.37 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, 289.25 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 43.71 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 14.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 35 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 9.47 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 4.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.48 FEET; THENCE NORTH 42 DEGREES 03 MINUTES 57 SECONDS WEST, 12.82 FEET TO AN EXISTING BUILDING; THENCE SOUTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, ALONG SAID BUILDING, 5.41 FEET; THENCE SOUTH 42 DEGREES 03 MINUTES 57 SECONDS EAST, 7.41 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, 13.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 98.8 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.