

MEMORANDUM OF GROUND LEASE

20th THIS MEMORANDUM OF GROUND LEASE ("Memorandum") is made as of the day of April, 1998, between Palwaukee Aviation, Inc., as tenant ("Tenant") and the City of Prospect Heights and the Village of Wheeling, collectively as landlord ("Landlord").

RECITALS:

A. Tenant and Landlord entered into that certain Ground Lease dated October 6, 1997, as amended by that First Amendment to the October 6, 1997 Net Ground Lease By and Between The City of Prospect Heights, The Village of Wheeling and Palwaukee Aviation, Inc. entered into by Tenant and Landlord and dated April 20, 1998 (the Ground Lease as amended is collectively hereinafter referred to as the "Lease") relating to certain property located at the Palwaukee Municipal Airport, Wheeling, Illinois and legally described on Exhibit A attached hereto and made a part hereof (the "Property").

B. The parties wish to record the existence of the Lease, as more fully set forth below.

C. Capitalized terms used herein and not otherwise defined herein shall have the meanings attributable to them in the Lease.

NOW THEREFORE, for and in consideration of the Recitals set forth above (such Recitals being incorporated herein and made a part hereof by this reference) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tenant and Landlord agree as follows:

1. The parties hereby affirm the existence of the Lease covering the premises legally described in Exhibit A attached hereto.

2. The Lease shall be for a term of twenty-five (25) years, commencing on November 1, 1997.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the day and year first above written.

LANDLORD:

THE CITY OF PROSPECT HEIGHTS

By: [Signature]  
Its Mayor

ATTEST:  
By: [Signature]  
Its Clerk

1ST AMERICAN TITLE order # 10119374  
1099ML

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LANDLORD:

THE VILLAGE OF WHEELING

By: *Greg [Signature]*  
Its President

ATTEST:

By: *Charles E. Desper*  
Its Clerk

TENANT:

PALWAUKEE AVIATION, INC.

By: *Charles E. Priestel*

Name: *CHARLES E. PRIESTEL*

Title: *PRESIDENT*

ATTEST:

By: *[Signature]*  
Its: *[Signature]*

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Prepared by:  
Hinsberg & Culbertson  
1000 North Dearborn  
Chicago, IL 60610-1369

11001 1st  
Arlington, VA 22202  
Kellen Mochizuki  
385 St. Monica St  
West Hill  
Chicago, IL 60641

*[Handwritten initials]*

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## EXHIBIT A

THAT PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 2642.50 FEET TO THE CENTER OF SAID SECTION 13; THENCE NORTH 89 DEGREES 07 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 39.71 FEET TO THE POINT OF BEGINNING; THEN SOUTH 00 DEGREES 53 MINUTES 29 SECONDS WEST A DISTANCE OF 58.97 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 31 SECONDS EAST, A DISTANCE OF 314.03 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 29 SECONDS EAST, A DISTANCE OF 249.00 FEET; THENCE NORTHWEST 89 DEGREES 06 MINUTES 31 SECONDS NORTHWEST A DISTANCE OF 25.00 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 9 SECONDS EAST A DISTANCE OF 75.00 FEET; THENCE NORTH 89 DEGREES 06 MINUTES 31 SECONDS WEST A DISTANCE OF 289.03 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 29 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 29 SECONDS WEST A DISTANCE OF 165.03 FEET TO THE POINT OF BEGINNING, CONTAINING 2.293 ACRES, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

*Para A 03-13-300-015  
03-13-103-018 (affects part of subject property & other property)  
03-13-300-011 (affects part of subject property & other property)  
03-13-400-001 (affects part of subject property & other property)*

FDATA\724795\DRS\AOR\AMEND\1.STM

*C/K/A Part located Airport Whelley, Ill*

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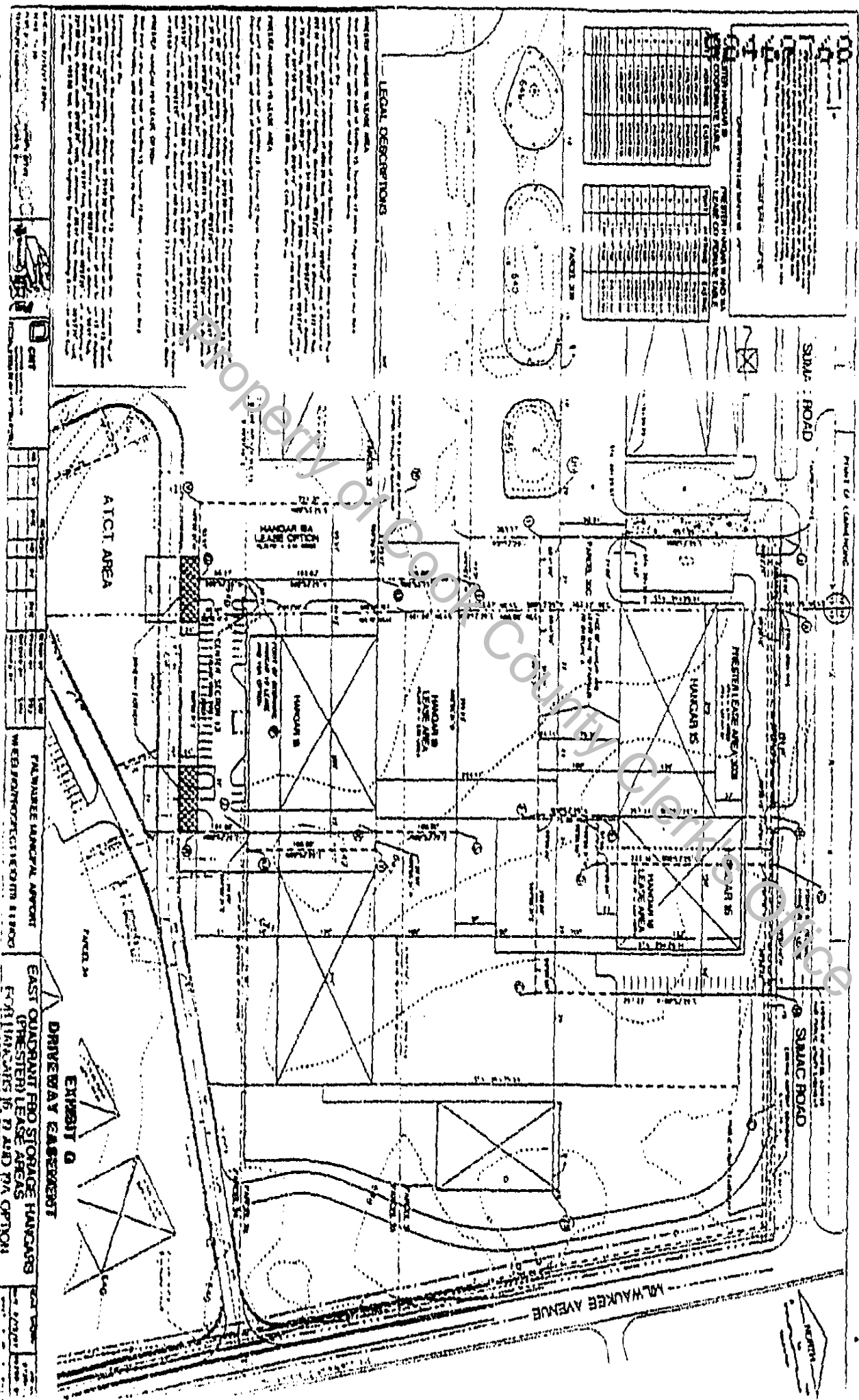


EXHIBIT Q  
 DRIVEWAY EAST/WEST  
 EAST QUADRANT FBO STORAGE HANDOUTS  
 (PRESTER) LEASE AREAS  
 FOR HANDOUTS B, C AND PA OPTION  
 PALWAUKEE HANDOUT AVENUE  
 WEB/JON/ROZ/CH/COM/11/2001

AICI AREA

PROPERTY COORDINATE TABLE  
 PRESTER HANDOUT B AND C  
 LEASE COORDINATE TABLE  
 PRESTER HANDOUT B AND C  
 LEASE COORDINATE TABLE

M. WAUKEBE AVENUE

NORTH

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