

Michael F. Plahovinsak, P.E.

April 29, 2016

Parallel Infrastructure

Re: Proposed 90-ft Monopole
Located in Champaign Co., IL: Urbana Country Club
MFP #23516-212 / TAPP TP-14232

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This structure is to be fabricated by TransAmerican Power Products.

I have designed this monopole to withstand a 3-second gust wind speed of 90 mph (V_{asd}) as recommended by ANSI/TIA-222-G for Champaign County. *The design also conforms to the requirements of the 2006-2012 International Building Code.*

This monopole has been intentionally designed to accommodate a theoretical fall radius. The upper 30' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 10% extra capacity. Assuming the pole has been fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 60' elevation. The yielded section would result in a maximum 30' fall radius, but would most likely remain connected and hang from the standing section.

The structure has been designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,



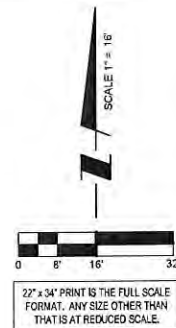
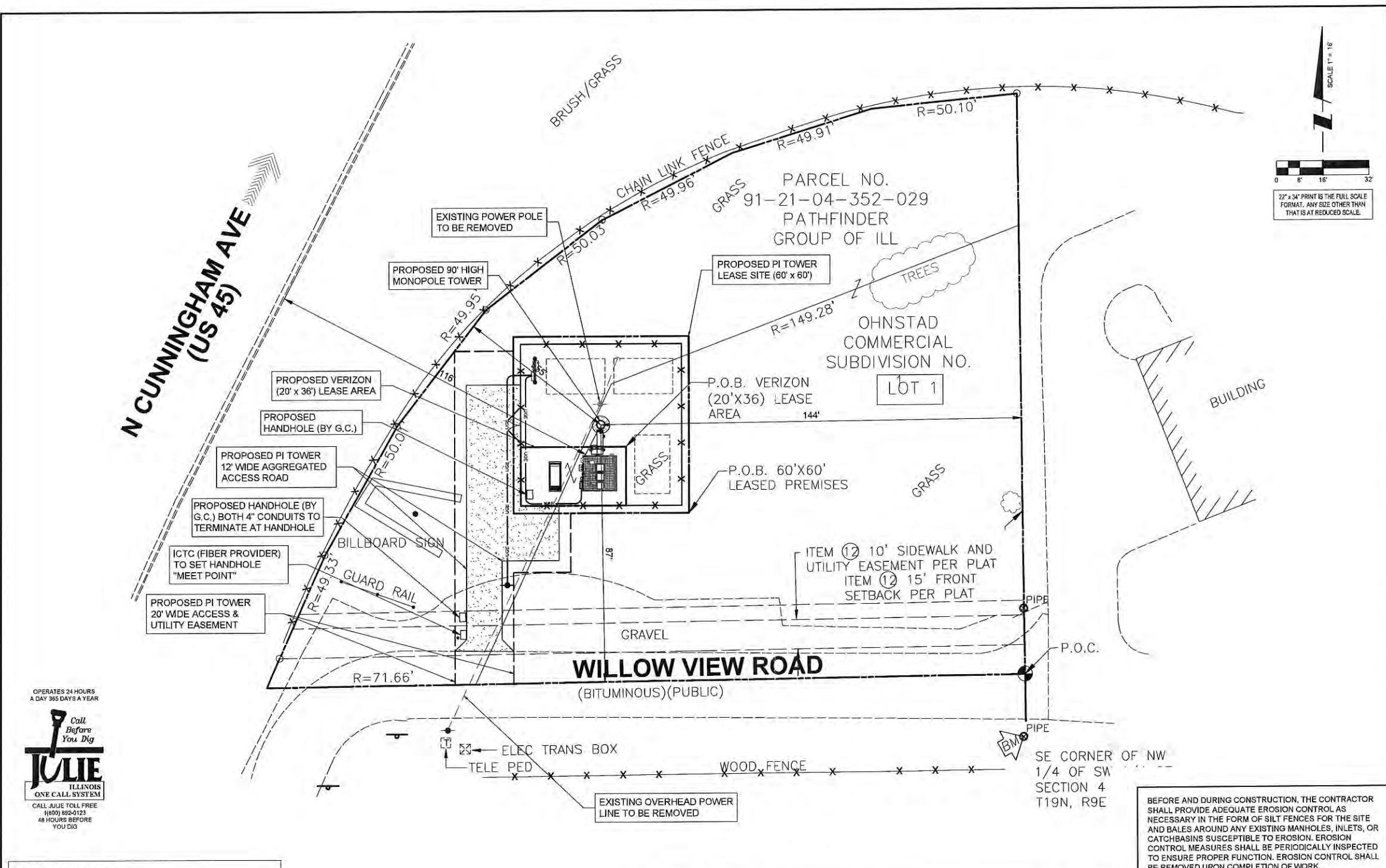
Michael F. Plahovinsak



EXP. 11/30/2016

Chris Sekol, S.E.
Reviewing Engineer

**N CUNNINGHAM AVE
(US 45)**



**PITOWER,
DEVELOPMENT,
LLC**



NO.	DATE	DESCRIPTION	BY	ZCN	MT	JTM	BTE	CZ
1.	11/18/15	ISSUED FOR REVIEW						
2.	01/09/16	ISSUED PER FIBER COORDINATION						
3.	02/11/16	UPDATE WITH NEW ICR						
4.	02/27/16	UPDATE PER POWER COMPANY COMMENTS						
5.	04/27/16	UPDATE PER CLIENT COMMENTS						
6.	06/07/16	ISSUED FOR FINAL						

LOC. # 380227
URBANA COUNTRY CLUB

2000 N CUNNINGHAM AVE
URBANA, IL 61807

DRAWN BY: ZCN
CHECKED BY: TAZ
DATE: 11/18/15
PROJECT #: 85-007

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP



SURVEY PROVIDED BY:

Williams & Works
engineers, planners, navigators

618.224.1500 oshawa • 618.224.1501 freemont
549 Ottawa Ave NW • Grand Rapids, MI 49503

BM#1) ELEV. 727.37'
FOUND REBAR AT THE SOUTHEAST CORNER OF PROPERTY

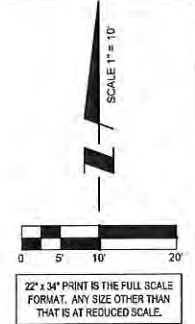
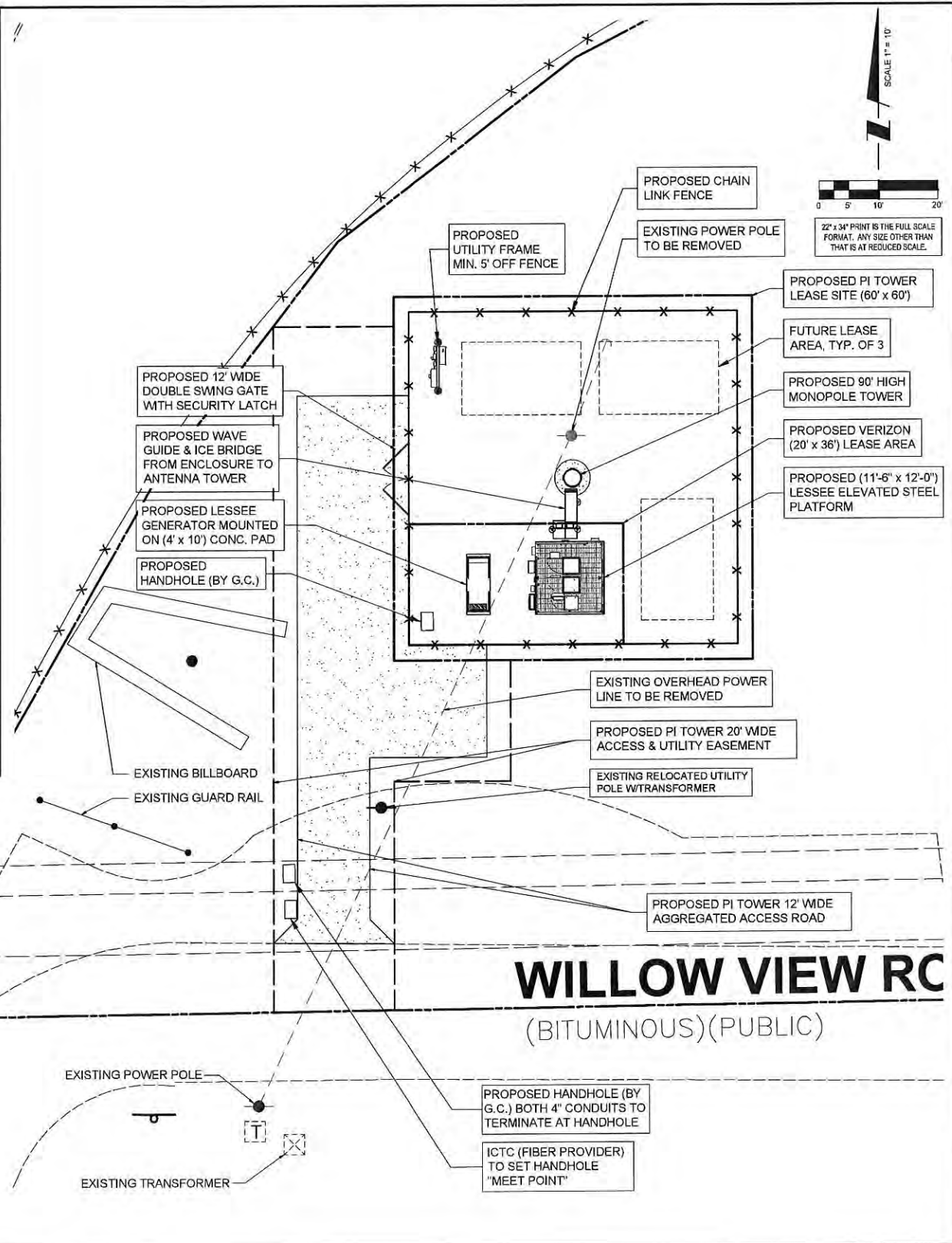
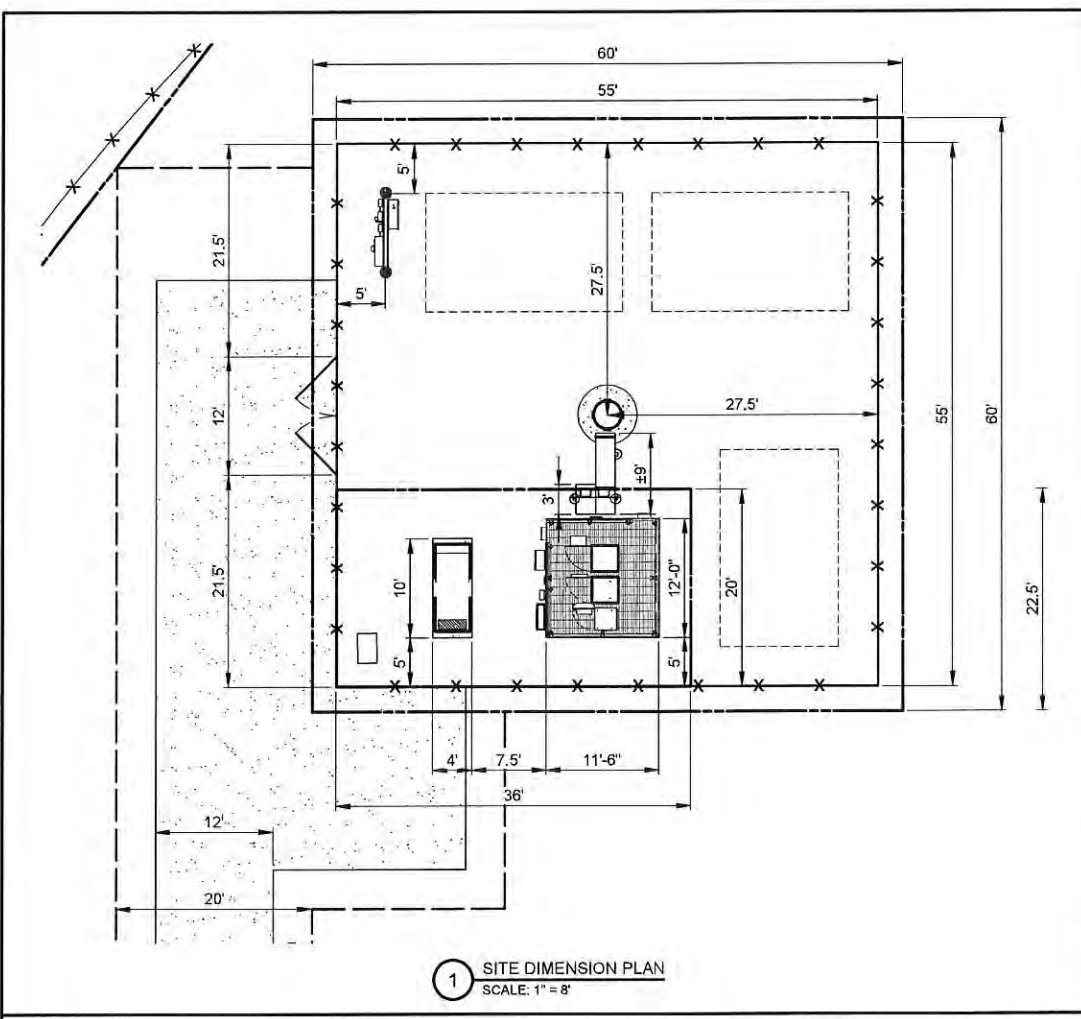
1 LOCATION PLAN
SCALE: 1" = 16'-0"

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR TO PROVIDE APPROXIMATE 100'x100' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.



PI TOWER DEVELOPMENT, LLC



NO.	DATE	BY	ZON	MT	M/SP	JTM	BTE	CS
1	11/18/15	ZCN						
2	01/28/16	ZCN						
3	02/18/16	ZCN						
4	04/27/16	ZCN						
5	06/27/16	ZCN						

LOC. # 380227
URBANA COUNTRY CLUB
2000 N CUNNINGHAM AVE
URBANA, IL 61807

DRAWN BY: ZCN
CHECKED BY: TAZ
DATE: 11/18/15
PROJECT #: 85-007

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1

SURVEY PROVIDED BY:
William & Works
engineers - planners - surveyors
618.224.1500 phone • 618.224.1501 facsimile
549 Ottawa Ave NW • Grand Rapids, MI 49503
BM #1) ELEV. 727.37'
FOUND REBAR AT THE SOUTHEAST CORNER OF PROPERTY

PAVEMENT MATERIAL
ACCESS ROAD (HATCHED)
208± S.Y.
8" COMPACTED AGGREGATE BASE COURSE, CA-6
MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL
LEASE SITE
336± S.Y.
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES, OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL
THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR
Call Before You Dig
JULIE
ILLINOIS
ONE CALL SYSTEM
CALL JULIE TOLL FREE
(1-800) 692-0123
48 HOURS BEFORE
YOU DIG

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON AUGUST 12, 2015.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO WILLOW VIEW ROAD RIGHT OF WAY AND THAT THERE ARE NO GAPS, CORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1 ELEV. 727.37
DESCRIPTION: FOUND REBAR AT THE SOUTHEAST CORNER OF PROPERTY (AKA SE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SEC 4)

FLOOD PLAIN INFORMATION

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE X (UNSHAD), COMMUNITY PANEL NO. 1701900314D, DATED OCTOBER 2, 2013. NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

ZONING DATA

PER PROVIDED SITE CANDIDATE INFORMATION PACKAGE THE SITE ZONING JURISDICTION: CITY OF URBANA

ZONED: B-3 (GENERAL BUSINESS)
NOTE: TOWERS IN THE B-3 DISTRICT CANNOT BE PLACED CLOSER THAN 150X OF THEIR HEIGHT FROM ANY RESIDENTIAL ZONED LAND. JURISDICTION: CITY OF URBANA

AREA

PARENT PARCEL AREA: 37,299 SQUARE FEET
LEASED PREMISES: 3,600 SQUARE FEET
PROPOSED 20.00' WIDE INGRESS/EGRESS & UTILITY EASEMENT: 2,652.7 SQUARE FEET

BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

PROPRIETOR

PATHFINDER GROUP OF ILL.
P.O. BOX 566
URBANA, IL 61803-0566
PARCEL NO. 91-21-04-352-029
DOC. NO. 2004R26137

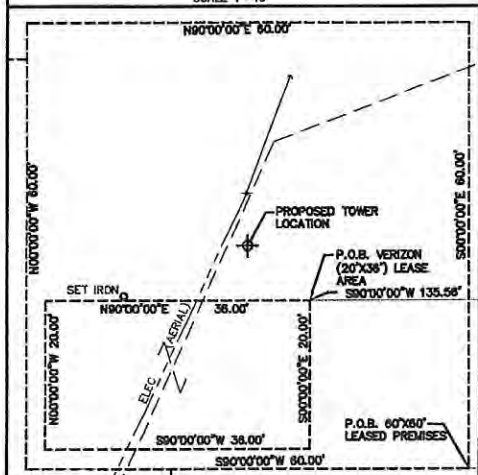
TOWER LATITUDE: 40°07'52.94"N
LONGITUDE: 88°11'47.28"W
GROUND ELEVATION: 728'±

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

WILLIAMS & WORKS HAS RECEIVED AND REVIEWED THE COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED EFFECTIVE AUGUST 10, 2015, BEING COMMITMENT NO. 5253-1502651 FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

12. EASEMENTS, SETBACK LINES, AND COVENANTS AND RESTRICTIONS, (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3507 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS CONTAINED IN THE OWNERS CERTIFICATE ATTACHED TO AND AS SHOWN ON THE RECORDED PLAT OF OHNSTAD COMMERCIAL SUBDIVISION NO. 1, RECORDED AS DOCUMENT NO. 2004R26137 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. THIS ITEM AFFECTS THE PARENT PARCEL AND PROPOSED ACCESS & UTILITY EASEMENT AS SHOWN, BUT DOES NOT AFFECT THE LEASED PREMISES.

LEASE PREMISES DETAIL
SCALE 1"=10'



LEGAL DESCRIPTION

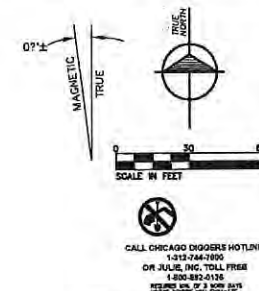
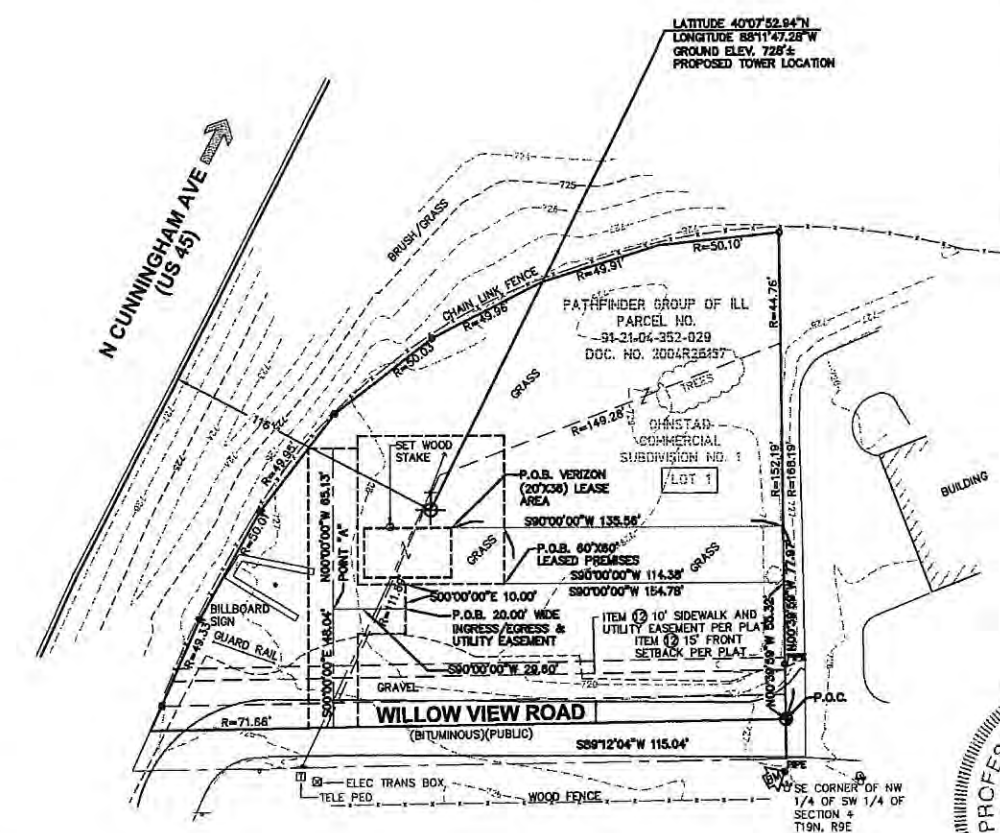
PARENT PARCEL

The leasehold estate (and leasehold estate being defined in paragraph 1(b) of the conditions and stipulations of the policy), created by the instrument herein referred to as the lease, executed by Pathfinder Group of Illinois LLC, as lessor, and PI Telecom Infrastructure V, LLC, as lessee, dated --, which lease was recorded -- as document --, which lease demises the land for a term of years beginning -- and ending --:

Lot 1 of Ohnstad Commercial Subdivision No. 1, as per plat recorded August 18, 2004 as Document Number 2004R26137, in Champaign County, Illinois.

This map was made from the above legal description which was prior to an actual field survey of the property. This map and description shall be compared with the abstract of title to this Policy for any encumbrances, easements or differences in description.

**URBANA COUNTRY CLUB
PI31L00037.A**



NOTE: THE ORIGINAL SCALE (1"=30') OF THIS DRAWING WAS PREPARED AS A 24"x36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.

VICINITY MAP
N.T.S.

LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- - HIGHWAY
- ⊙ - MONUMENT
- ⊞ - MONUMENT BOX
- ⊞ - RIGHT OF WAY MARKER
- ⊞ - SET WOODSTAKE
- ⊞ - XCUT
- ⊞ - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- ⊞ - SIGN
- ⊞ - RR SIGN
- ⊞ - GUY POLE
- ⊞ - GUY ANCHOR
- ⊞ - UTILITY POLE
- ⊞ - LIGHT POLE
- ⊞ - ORNAMENTAL LIGHT POLE
- ⊞ - POST
- ⊞ - U.G. UTILITY MARKER
- ⊞ - SOIL BORING
- ⊞ - MAILBOX
- ⊞ - SATELLITE DISH
- ⊞ - HAND HOLE
- ⊞ - AC UNIT
- ⊞ - U.G. UTILITY MARKER
- ⊞ - FIRE HYDRANT
- ⊞ - POST INDICATOR VALVE
- ⊞ - WATER VALVE
- ⊞ - GAS VALVE
- ⊞ - LIST FILL PORT
- ⊞ - GAS PUMP
- ⊞ - GAS METER
- ⊞ - WATER METER
- ⊞ - TELEPHONE RISER
- ⊞ - ELECTRIC TRANSFORMER
- ⊞ - CABLE TV RISER
- ⊞ - CATCH BASIN
- ⊞ - ROUND CATCH BASIN
- ⊞ - UTILITY MANHOLE
- ⊞ - STORM MANHOLE
- ⊞ - SANITARY MANHOLE
- ⊞ - ELECTRIC MANHOLE
- ⊞ - TELEPHONE MANHOLE
- ⊞ - WATER MANHOLE
- ⊞ - HANDICAP PARKING SPACE
- ⊞ - SHRUB
- ⊞ - TREE
- ⊞ - PINE TREE
- ⊞ - EXISTING CONTOURS
- ⊞ - TELEPHONE UTILITY LINE
- ⊞ - ELECTRIC UTILITY LINE
- ⊞ - WATER UTILITY LINE
- ⊞ - GAS UTILITY LINE
- ⊞ - STEAM UTILITY LINE
- ⊞ - STORM UTILITY LINE
- ⊞ - SANITARY UTILITY LINE
- ⊞ - FIBER OPTIC UTILITY LINE
- ⊞ - OVERHEAD UTILITY LINE
- ⊞ - FENCE LINE
- ⊞ - GUARD RAIL



All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in the area.

LEGAL DESCRIPTION

PROPOSED 60'X80' LEASED PREMISES

All that part of Lot 1 of Final Plat for Ohnstad Commercial Subdivision No. 1, part of the East 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4, Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, as recorded in Document Number 2004R26137, Champaign County Recorder's Office, described as: Commencing at a found monument at the Southeast corner of said Lot 1; thence North 00°39'59" West 55.32 feet along the east line of said Lot 1; thence South 90°00'00" West 114.38 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 90°00'00" West 60.00 feet; thence North 00°00'00" East 60.00 feet; thence South 00°00'00" East 60.00 feet to the place of beginning of this description.

LEGAL DESCRIPTION

PROPOSED VERIZON (20'X38') LEASE AREA

All that part of Lot 1 of Final Plat for Ohnstad Commercial Subdivision No. 1, part of the East 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4, Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, as recorded in Document Number 2004R26137, Champaign County Recorder's Office, described as: Commencing at a found monument at the Southeast corner of said Lot 1; thence North 00°39'59" West 77.97 feet along the east line of said Lot 1; thence South 90°00'00" West 135.56 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 00°00'00" East 20.00 feet; thence South 90°00'00" West 38.00 feet; thence North 00°00'00" West 20.00 feet; thence North 00°00'00" East 38.00 feet to the place of beginning of this description.

LEGAL DESCRIPTION

PROPOSED 20.00' WIDE ACCESS & UTILITY EASEMENT

A 20.00 foot wide easement in that part of Lot 1 of Final Plat for Ohnstad Commercial Subdivision No. 1, part of the East 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4, Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, as recorded in Document Number 2004R26137, Champaign County Recorder's Office, the centerline of which is described as: Commencing at a found monument at the Southeast corner of said Lot 1; thence North 00°39'59" West 55.32 feet along the east line of said Lot 1; thence South 90°00'00" West 154.78 feet; thence South 00°00'00" East 10.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 90°00'00" West 23.60 feet to point "A"; South 00°00'00" West 48.04 feet to the place of ending of this centerline description; thence recommencing at the aforementioned point "A" FOR THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence North 00°00'00" West 55.13 feet to the place of ending of this centerline description.

CERTIFICATION:
To: PI Telecom Infrastructure V, LLC, a Delaware limited liability company and Chicago Title Insurance Company

I, Randy J. Kolehouse, a Illinois Professional Land Surveyor, certify that the information shown hereon was compiled using data from an actual field survey made under my direct supervision and that the field survey and the compilation of information shown hereon were conducted in accordance with the Illinois Minimum Standards of Practice; as defined under Section 1270.560F of the Illinois Professional Land Surveyors Act of 1989 as published by the Illinois Joint Committee on Administrative Rules.

Randy J. Kolehouse
Randy J. Kolehouse
Illinois Professional Land Surveyor No. 2986
Expires November 30, 2018

Note: This certification only applies to improvements within the lease site and easements as monumented shown hereon.

ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 194.007034
LICENSE EXPIRES: APRIL 30, 2017

Dated: 6/19/16



**URBANA COUNTRY CLUB
PI31L00037.A**

Survey Prepared for:
TERRA
600 Bates Highway
Park Ridge, IL 60068
Tel: 847/968-5400
Fax: 847/968-6401
Project Manager: Terry Puljic

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDED SERVICE FROM PROGRESS TOWER TO N. CUNNINGHAM AVE.	06/06/16

williams&works
engineers | surveyors | planners
818.324.1500 phone | http://www.williams-works.com
549 Oldman Ave. W | Grand Rapids, MI 49503

NW	NE
SW	SE
4-19-9	

DATE: 8/12/15 DWG. BY: A.G.G.
SCALE: 1"=30' SURVEYED: P.P.
UPDATE: AG080116 CHKD BY: R.J.K.
PROJECT NO.: 215018.008

SITE NAME

URBANA COUNTRY CLUB

SITE INFORMATION

PI31L00037.A
91-21-04-352-029
DOC.# 2004R26137

SITE ADDRESS

2000 CUNNINGHAM AVE
URBANA, IL
61802

SHEET TITLE

SURVEY PLAT