RESOLUTION
FP-R2026-004

A Resolution Approving a ComEd Underground Utility Easement and Compensation from CS Clare L.L.C.

WHEREAS, the DeKalb County Forest Preserve District Operations Committee approved the attached ComEd Underground Utility Easement and including a $10,000 Easement Compensation payment from CS Clare L.L.C. at the Wilkinson / Renwick Marsh on Glidden Rd. to be forwarded to the DeKalb County Forest Preserve Commissioners; and

NOW, THEREFORE, The DeKalb County Forest Preserve District Commissioners do hereby approve the ComEd Underground Utility Easement and $10,000 Compensation payment to the DeKalb County Forest Preserve District from CS Clare L.L.C.

PASSED AT SYCAMORE, ILLINOIS, THIS 18TH DAY OF MARCH, 2026

A.D. ATTEST:

Tasha Sims, Secretary
DeKalb County Forest Preserve
District Commissioners

SIGNED:

John Frieders, President
DeKalb County Forest Preserve
District Commisioner

GRANT OF EASEMENT

DeKalb County Forest Preserve District, ("Grantor") in consideration of the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby grant(s) and conveys to **COMMONWEALTH EDISON COMPANY**, an Illinois Corporation, (together with its licensees, successors and assigns, collectively, "Grantee"), an easement to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate, support, upgrade and remove, from time to time, poles, guys, anchors, wires, cables, fiber, conduits, manholes, transformers, pedestals, splice boxes, structures, appurtenances, or other facilities used in connection with or in support of overhead and underground transmission and distribution of electricity, communications, sounds and signals (collectively, the "Facilities"), together with right of access to the same and the right, from time to time, to trim, destroy, cut down, or remove trees, bushes, roots, saplings and other vegetation and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given, in, over, under, across, along and upon the surface of property situated in Section **28**, Township **41** North, Range **4**, East of the Third Principal Meridian in **DeKalb** County, Illinois (the "Property"), further described below:

"EASEMENT DESCRIPTION"

AN EASEMENT AS LEGALLY DESCRIBED ON THE EXHIBIT "A" AND AS DEPICTED ON THE EXHIBIT "B". BOTH EXHIBITS ATTACHED HERETO AND MADE A PART HEREOF.

PROPERTY ADDRESS: 25855 Glidden Road, Clare, IL 60111
P.I.N.: 05-28-100-022

Obstructions shall not be placed over the Facilities or in, upon or over the Easement Area without prior written consent of Grantee. After installation of any Facilities, the grade of the Property shall not be altered in a manner so as to interfere with the operation and maintenance thereof.

After Recording, Please Return To: David Hastings, C/O Atwell, LLC, 6001 E Royalton Rd Suite #140, Broadview Heights, OH 44147

This instrument prepared by Jerry Bouska, 3 Lincoln Centre, 4th Floor, Oakbrook Terrace, Illinois 60181, on behalf of Commonwealth Edison Company.

Complete the Appropriate Acknowledgments on Reverse Side Hereof

The Grantor represents and warrants to the Grantees that Grantor is the true and lawful owner of the Property and has full right and power to grant and convey the rights conveyed herein.

The Easement is binding upon and shall inure to the benefits of the heirs, successors, assigns, and licensees of the parties hereto.

IN WITNESS WHEREOF, the Grantor **DeKalb County Forest Preserve District,** has caused this instrument to be executed on its behalf and its corporate seal to be affixed hereto this _____ day of _____, 202_.

By:_____

ATTEST:_____

TITLE:_____

If grantor is a corporation or trust, complete the following:

State Of _____
County Of _____

I,_____ the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that _____, of the **DeKalb County Forest Preserve District,** and _____, _____ Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth; and the said _____Secretary then and there acknowledged that he/she, as custodian of the seal of said corporation, did affix the seal to the foregoing instrument as his/her free and voluntary act and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and NOTARIAL SEAL this _____ day of _____, 202_.

_____
Notary Public

EXHIBIT "A"

EASEMENT LEGAL DESCRIPTION:

P.I.N. 05-28-100-022

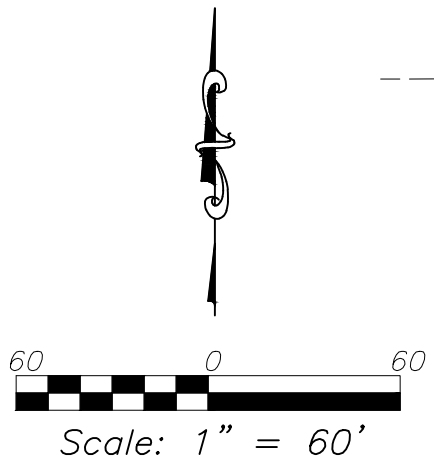
THAT PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 28 AND CENTERLINE OF GLIDDEN ROAD (COUNTY HIGHWAY NO. 5); THENCE SOUTH 00 DEGREES 34 MINUTES 55 SECONDS WEST, ON SAID CENTERLINE OF ROAD, 184.07 FEET TO A POINT OF CURATURE; THENCE SOUTHWESTERLY ON SAID CENTERLINE, BEING A 37677.58 FOOT RADIUS CURVE CONCAVE EASTERLY, AN ARC LENGTH OF 191.01 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 00 DEGREES 27 MINUTES 23 SECONDS WEST, 191.01 FEET TO THE NORTH LINE OF DEKALB COUNTY FOREST PRESERVE DISTRICT; THENCE SOUTH 89 DEGREES 41 MINUTE 52 SECONDS WEST, ON SAID NORTH LINE, 32.36 FEET TO THE POINT OF POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 24 MINUTES 06 SECONDS WEST, 282.00 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 51 SECONDS WEST, 199.60 FEET TO THE SOUTH LINE OF SAID DEKALB COUNTY FOREST PRESERVE DISTRICT; THENCE NORTH 76 DEGREES 39 MINUTES 52 SECONDS WEST, ON SAID SOUTH LINE, 10.26 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 28 SECONDS EAST, 197.37 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 06 SECONDS EAST, 281.87 FEET TO THE NORTH LINE OF SAID DEKALB COUNTY FOREST PRESERVE DISTRICT; THENCE NORTH 89 DEGREES 41 MINUTES 52 SECONDS EAST, ON SAID NORTH LINE, 10.00 FEET TO THE POINT OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

SAID EASEMENT CONTAINS 0.110 ACRES, MORE OR LESS

EXHIBIT B

GLIDDEN ROAD, CLARE, IL

SEC 28, T41N R4E, DEKALB COUNTY, IL



BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83.

N. LINE, SECTION 28-41-4

P.O.C.

S 0°34'55" W 184.07'

R=37677.58'

L=191.01'

CH=S 00°27'23" W 191.01'

P.I.N. 05-28-100-018

S 89°41'52" W
32.36'

P.O.B.

N 89°41'52" E
10.00'

N. LINE, DEKALB COUNTY FOREST PRESERVE DISTRICT

N 0°24'06" E
281.87'

PROPOSED COMMONWEALTH EDISON EASEMENT

S 0°24'06" W
282.00'

GLIDDEN ROAD

CENTERLINE OF ROAD

P.I.N. 05-28-100-022

PROPOSED COMMONWEALTH EDISON EASEMENT

S 1°11'51" W 199.60'

N 1°12'28" E
197.37'

S. LINE, DEKALB COUNTY FOREST PRESERVE DISTRICT

N 76°39'52" W
40.12'

N 76°39'52" W
10.26'

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
^	GUY ANCHOR
■	POWER POLE
■	MONUMENT
⊗	FOUND PIPE FOUND
—— ——	PARCEL LINE
— — —	EASEMENT

NOTES:

1) THE DIMENSIONS SHOWN HEREON ARE FEET AND DECIMAL POINTS THEREOF.
2) ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
3) FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

No.	REVISION	BY	DATE

X:\PROJECTS\2025\2501\108970 EXELON 2025 FEJA\CALCULATIONS\0025 CLARE 2\0025 CLARE 2.DWG

CLARE ILLINOIS

COMMONWEALTH EDISON COMPANY
CLARE 2 SOLAR Q24-00090
WORK ORDER: 19775999
EXHIBIT B

DRAWN: BDE	CHK'D.: ECC
DESIGNED: –	APPRV'D.: ECC
DATE: 3/11/2026	
SCALE: 1" = 60'	
PROJECT NUMBER 2501-1089-70	

DLZ INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

SHEET 1 OF 1

DRAWING NUMBER 0025CLARE2

Dekalb County Forest Preserve District

March 3rd, 2026

Re: Grant of Easement

Dear Dekalb County Forest Preserve District,

This letter is to confirm that CS Clare, LLC ("**CS Clare**") agrees to pay Dekalb County Forest Preserve District ("**Landowner**") a fee of ten thousand and no/100 Dollars ($10,000) ("**Fee**") in exchange for Landowner signing the attached Grant of Easement (the "**Easement**") on or before 3/27/2026. Landowner will deposit its duly executed and notarized Easement with Commonwealth Edison Company, Attn: David Hastings, C/O Atwell, LLC, 6001 E Royalton Rd Suite #150, Broadview Heights, OH 44147 ("**ComEd**"). Upon notice from ComEd that it is in receipt of Landowner's duly executed and notarized Easement, CS Clare agrees to pay such Fee to Landowner via check payment.

By providing your signature below, you agree to the terms of this letter.

Sincerely,

CS Clare, LLC

CONSENTED AND AGREED TO:

Dekalb County Forest Preserve District

By: _____

Notice Information:
Attn:
Email:

CS Clare, LLC,
a Delaware limited liability company

_____
By: Frederic Potts III
Title: President & CEO

Notice Information:
CS Clare, LLC
c/o TotalEnergies Distributed Generation USA
Attn: Maroua Jabouri
Email: Maroua.jabouri@totalenergies.com
4330 Gaines Ranch Loop #100,
Austin, TX 78735