



# City of Chicago



O2011-612

Office of the City Clerk

## City Council Document Tracking Sheet

<b>Meeting Date:</b>	1/13/2011
<b>Status:</b>	Introduced
<b>Sponsor(s):</b>	City Clerk
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Application No. 17197
<b>Committee(s) Assignment:</b>	Committee on Zoning

# 17197  
INT DATE  
01-13-11

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1321-1345 West Belmont Avenue

2. Ward Number that property is located in: 32nd

3. APPLICANT MedProperties, LLC

ADDRESS 720 N. Franklin, #300

CITY Chicago STATE IL ZIP CODE 60654

PHONE (312) 568-4905 CONTACT PERSON Paul Kopecki

4. Is the applicant the owner of the property? YES \_\_\_\_\_ NO X  
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Renal Investment Properties, LLC

ADDRESS 210 South Desplaines Street

CITY Chicago STATE IL ZIP CODE 60661

PHONE (312) 654-2711 CONTACT PERSON P. Kevln Plynn

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Patrick D. Thompson, DLA Piper LLP (US)

ADDRESS 203 N. LaSalle St., Suite 1900 CITY Chicago

PHONE (312) 368-3491 FAX (312) 630-7402

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

Membership interests in limited liability company held by:

Paul Kopecki

James Kearney

Matthew Campbell (indirectly)

7. On what date did the owner acquire legal title to the subject property? 1995 and 1998

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District M1-1/B3-2 Proposed Zoning District First, to B3-2, then to Business Planned Development

10. Lot size in square feet (or dimensions) 25,042 sf

11. Current Use of the property Warehouse

12. Reason for rezoning the property To permit development of the property with commercial and retail uses, including medical office.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
The proposed use of the property after the rezoning is for commercial and retail uses, including medical office. The building will include approximately 52,000 square feet of commercial space. The building height will not exceed 50 feet. On-site accessory parking will be included.

14. On May 14<sup>th</sup>, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES \_\_\_\_\_ NO X

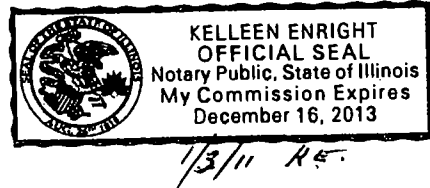
COUNTY OF COOK  
STATE OF ILLINOIS

PAUL KOPECKI, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

*Paul Kopecki*  
Signature of Applicant

Subscribed and Sworn to before me this  
3 day of JANUARY, 2011.

*Kelleen Enright*  
Notary Public



For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

## ORDINANCE

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**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the M1-1 Limited Manufacturing/Business Park District and B3-2 Community Shopping District symbols and indications as shown on Map Number 7-G in the area bounded by:

West Belmont Avenue, a line 241 feet east of and parallel to the east line of Southport Avenue; a line 125.10 feet south of and parallel to West Belmont Avenue; and a line 441.2 feet east of and parallel to the east line of Southport Avenue,

to those of B3-2 Community Shopping District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the B3-2 Community Shopping District symbols and indications in the area described in Section 1 above to those of Business Planned Development.

**SECTION 3.** This ordinance shall be in force and effect from and after its passage and approval.

**LETTER OF AUTHORIZATION**

The undersigned, Renal Investment Properties, LLC, being the legal titleholder of the real property generally located at 1321-1345 West Behnont Avenue (the "Property"), hereby authorizes MedProperties, LLC, and its attorneys, DLA Piper LLP (US), to file such applications and take such other actions as may be necessary and convenient or desirable to rezone the Property from its current zoning designations under the Chicago Zoning Ordinance to, first, the B3-2 Community Shopping District, then to Business Plamed Development, in order to authorize the construction of a medical office and commercial building.

IN WITNESS WHEREOF, the undersigned has executed this Letter of Authorization as of this 5<sup>th</sup> day of January, 2011.

**OWNER:**

**RENAL INVESTMENT PROPERTIES, LLC**

By: P. Kevin Flynn  
Name: P. Kevin Flynn  
Its: Partner, CPB & Managing Committee Member



DLA Piper LLP (US)  
203 North LaSalle Street, Suite 1900  
Chicago, Illinois 60601-1293  
www.dlapiper.com

Patrick D. Thompson  
patrick.thompson@dlapiper.com  
T 312.368.3491  
F 312.630.7402

January 6, 2011  
BY HAND DELIVERY

The Honorable Daniel S. Soils, Chair  
Chicago City Council Committee on Zoning  
Room 304, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

Linda Searl, Chair  
City of Chicago Plan Commission  
Room 703, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

Dear Chairman Solis and Chairman Sead:

The undersigned, Patrick D. Thompson, a partner with the law firm of DLA Piper LLP (US), which firm represents Chicago Tribune Company, the applicant for an amendment to the Chicago Zoning Ordinance with respect to the property described on Exhibit A attached hereto, in Chicago, Illinois, being first duly sworn on oath, deposes and says the following:

(1) That, to his knowledge, the undersigned certifies that he has complied with, or caused compliance with, the requirements of Section 17-13-0107, Title 17 of the Municipal Code of the City of Chicago, by:

- (a) Sending the attached letter by U.S. Mail to such persons who appear in the Cook County tax records to be the taxpayers of real property within 250 feet in each direction of the lot line of the property referenced within said letter; and
- (b) Including in said letter a statement of the intended use of said property, the name and address of the applicant, and a statement that the applicant intends to file an application for an amendment to the Chicago Zoning Ordinance on approximately July 2, 2010.

(2) That the undersigned, on behalf of the applicant, has made, or caused to be made, a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of Title 17 of the Municipal Code of the City of Chicago; and

(3) That the undersigned certifies that, to his knowledge, the list of names and addresses of attached hereto as Exhibit B is a complete list containing the names and last known addresses of the taxpayers of record, as they appear in the Cook County tax records, of the property required to be served and the persons so served.

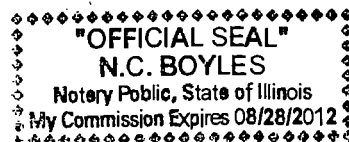
Very truly yours,

DLA Piper LLP (US)

  
Patrick D. Thompson

Subscribed and sworn to before me  
This 6th day of January, 2011.

N.C. Boyles  
Notary Public





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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 159 TO 166, BOTH INCLUSIVE, IN J.P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH HALF OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, ILLINOIS.

ADDRESSES: 1325-1342 WEST BELMONT AVENUE





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**EXHIBIT B**  
**LIST OF SURROUNDING PROPERTY OWNERS**

EAST\44031461.1

**CITY OF CHICAGO**  
**ECONOMIC DISCLOSURE STATEMENT**  
**AND AFFIDAVIT**

**SECTION I -- GENERAL INFORMATION**

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

MEO PROPERTIES, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant

OR

2.  a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: \_\_\_\_\_

OR

3.  a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: \_\_\_\_\_

B. Business address of the Disclosing Party: 720 N. FRANKLIN # 300  
CHICAGO, IL. 60654

C. Telephone: 312 568 4905 Fax: 312 568 4915 Email: PKOPECKI@MEOPROPERTIESGROUP.COM

D. Name of contact person: PAVL KOPECKI

E. Federal Employer Identification No. (if you have one): 14 196 0281

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

Approval of rezoning/planned development for property located at 1325-1341 W. Belmont Ave.

G. Which City agency or department is requesting this EDS? Department of Zoning and Land Use Planning

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # \_\_\_\_\_ and Contract # \_\_\_\_\_

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- Person
- Limited liability company
- Publicly registered business corporation
- Limited liability partnership
- Privately held business corporation
- Joint venture
- Sole proprietorship
- Not-for-profit corporation
- General partnership
- (Is the not-for-profit corporation also a 501(c)(3))?
- Limited partnership
- Yes  No
- Trust
- Other (please specify)

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

ILLINOIS

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes
- No
- N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity.

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titieholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

NOTE: Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
MATTHEW J. CAMPBELL	MANAGER

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE:** Pursuant to Section 2-154-030 of the ~~Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information~~ from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
CAMPBELL CAPITAL LLC	720 N. FRANKLIN, CHGO.	50 %
PAUL A. KOPRZEL	" "	25 %
B. JAMES KEARNEY	" "	25 %

**SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS**

Has the Disclosing Party had a "business relationship," as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

Yes

No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

**SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES**

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
DLA PIPER-REYNOLDS	CITICAGO	ENTITLEDMENT ATTORNEY	<del>ESTIMATED</del> 37,000

(Add sheets if necessary)

Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

**SECTION V -- CERTIFICATIONS**

**A. COURT-ORDERED CHILD SUPPORT COMPLIANCE**

Under Municipal Code Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

Yes

No

No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

Yes

No

**B. FURTHER CERTIFICATIONS**

1. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.1. of this EDS:

- 
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
  - b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
  - c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
  - d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
  - e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

3. The certifications in subparts 3, 4 and 5 concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity); with respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor nor any Agents have, during the five years before the date this EDS is signed, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

*NONE*

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

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C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

is  is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

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NA

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If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes  No

NOTE: If you checked "Yes" to Item D.1., proceed to Items D.2. and D.3. If you checked "No" to Item D.1., proceed to Part E.



2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of ~~any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold~~ for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

Yes                       No                      N/A

3. If you checked "Yes" to Item D.1., provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

**E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS**

Please check either 1. or 2. below. If the Disclosing Party checks 2., the Disclosing Party must disclose below or in an attachment to this EDS all information required by paragraph 2. Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

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**SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS**

**NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.**

**A. CERTIFICATION REGARDING LOBBYING**

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

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(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities".

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A.1. through A.4. above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

**B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY**

~~If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.~~

~~Is the Disclosing Party the Applicant?~~

~~Yes                       No~~

~~If "Yes," answer the three questions below:~~

~~1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)~~

~~Yes                       No~~

~~2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?~~

~~Yes                       No~~

~~3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?~~

~~Yes                       No~~

~~If you checked "No" to question 1. or 2. above, please provide an explanation:~~

**SECTION VII -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE**

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at [www.cityofchicago.org/Ethics](http://www.cityofchicago.org/Ethics), and may also be obtained from the City's Board of Ethics, 740 N.

Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with the applicable ordinances.

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C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other transactions with the City. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided on this EDS and any attachments to this EDS may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to Article I of Chapter 1-23 of the Municipal Code (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by Chapter 1-23 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:

F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2. If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties List System ("EPLS") maintained by the U. S. General Services Administration.

F.3. If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

**CERTIFICATION**

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS and Appendix A (if applicable) on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS and Appendix A (if applicable) are true, accurate and complete as of the date furnished to the City.

MIDPROPERTIES, LLC  
(Print or type name of Disclosing Party)

By: Paul A. Kopecki  
(Sign here)

PAUL A. KOPECKI  
(Print or type name of person signing)

MEMBER  
(Print or type title of person signing)

Signed and sworn to before me on (date) 1-3-2011,  
at Cook County, Illinois (state).

Kelleen Enright Notary Public.

Commission expires: 12-16-2013.



1/3/11 KE

**CITY OF CHICAGO**  
**ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT**  
**APPENDIX A**

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**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS**

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5 percent. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under Municipal Code Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any “Applicable Party” or any Spouse or Domestic Partner thereof currently has a “familial relationship” with any elected city official or department head. A “familial relationship” exists if, as of the date this EDS is signed, the Disclosing Party or any “Applicable Party” or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

“Applicable Party” means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5 percent ownership interest in the Disclosing Party. “Principal officers” means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any “Applicable Party” or any Spouse or Domestic Partner thereof currently have a “familial relationship” with an elected city official or department head?

[ ] Yes

No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

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**CITY OF CHICAGO**  
**ECONOMIC DISCLOSURE STATEMENT**  
**AND AFFIDAVIT**

**SECTION I -- GENERAL INFORMATION**

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

CAMPBELL CAPITAL, LLC

Check **ONE** of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant

OR

2.  a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: MEDPROPERTIES, LLC

OR

3.  a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: \_\_\_\_\_

B. Business address of the Disclosing Party:

720 N. FRANKLIN, SUITE 300  
CHICAGO, IL. 60654

C. Telephone: 312 568 4901

Fax: 312 568 4911

Email: M CAMPBELL @ MEDPROPERTIES GROUP. COM

D. Name of contact person: MATTHEW J. CAMPBELL

E. Federal Employer Identification No. (if you have one): \_\_\_\_\_

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

Approval of rezoning/planned development for property located at 1325-1341 W. Belmont Ave.

G. Which City agency or department is requesting this EDS? Department of Zoning and Land Use Planning

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # \_\_\_\_\_ and Contract # \_\_\_\_\_

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- Person
- Limited liability company
- Publicly registered business corporation
- Limited liability partnership
- Privately held business corporation
- Joint venture
- Sole proprietorship
- Not-for-profit corporation
- General partnership
- (Is the not-for-profit corporation also a 501(c)(3))?
- Limited partnership
- Yes  No
- Trust
- Other (please specify)

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

ILLINOIS

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes
- No
- N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity.

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titieholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

NOTE: Each legal entity listed below must submit an EDS on its own behalf

Name	Title
MATTHEW J. CAMPBELL	MANAGER

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,



interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE:** Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
MATTHEW J. CAMPBELL	720 N. FRANKLIN #300 CHICAGO, IL. 60654	100%

**SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS**

Has the Disclosing Party had a "business relationship," as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

Yes

No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

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**SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES**

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
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(Add sheets if necessary)

[ ] Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

**SECTION V -- CERTIFICATIONS**

**A. COURT-ORDERED CHILD SUPPORT COMPLIANCE**

Under Municipal Code Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

[ ] Yes       No      [ ] No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

[ ] Yes      [ ] No

**B. FURTHER CERTIFICATIONS**

1. Pursuant to Municipal Code Chapter 1-23, Article 1 ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.1. of this EDS:

- 
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
  - b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
  - c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
  - d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
  - e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

3. The certifications in subparts 3, 4 and 5 concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity); with respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor nor any Agents have, during the five years before the date this EDS is signed, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

*NONE*

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

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C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

is  is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

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NA

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If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes  No

NOTE: If you checked "Yes" to Item D.1., proceed to Items D.2. and D.3. If you checked "No" to Item D.1., proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of ~~any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold~~ for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

Yes                       No                      N/A

3. If you checked "Yes" to Item D.1., provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

**E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS**

Please check either 1. or 2. below. If the Disclosing Party checks 2., the Disclosing Party must disclose below or in an attachment to this EDS all information required by paragraph 2. Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

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**SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS**

~~NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.~~

**A. CERTIFICATION REGARDING LOBBYING**

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

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(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities".

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A.1. through A.4. above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

**B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY**

~~If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.~~

~~Is the Disclosing Party the Applicant?~~

~~Yes                       No~~

~~If "Yes," answer the three questions below:~~

~~1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)~~

~~Yes                       No~~

~~2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?~~

~~Yes                       No~~

~~3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?~~

~~Yes                       No~~

~~If you checked "No" to question 1. or 2. above, please provide an explanation:~~

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**SECTION VII -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE**

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at [www.cityofchicago.org/Ethics](http://www.cityofchicago.org/Ethics), and may also be obtained from the City's Board of Ethics, 740 N.



Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with the applicable ordinances.

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C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other transactions with the City. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided on this EDS and any attachments to this EDS may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to Article I of Chapter 1-23 of the Municipal Code (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by Chapter 1-23 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:

F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2. If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties List System ("EPLS") maintained by the U. S. General Services Administration.

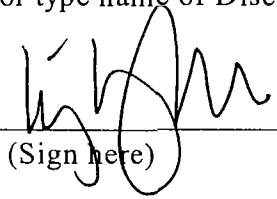
F.3. If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

**CERTIFICATION**

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS and Appendix A (if applicable) on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS and Appendix A (if applicable) are true, accurate and complete as of the date furnished to the City.

CAMPBELL CAPITAL, LLC  
(Print or type name of Disclosing Party)

By:   
(Sign here)

MATTHEW J. CAMPBELL  
(Print or type name of person signing)

MANAGER  
(Print or type title of person signing)

Signed and sworn to before me on (date) 1-3-2011,  
at Cook County, Illinois (state).

Kelleen Enright Notary Public.

Commission expires: 12/16/13.



1-3-11 K.E.

**CITY OF CHICAGO**  
**ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT**  
**APPENDIX A**

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**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS**

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5 percent. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under Municipal Code Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any “Applicable Party” or any Spouse or Domestic Partner thereof currently has a “familial relationship” with any elected city official or department head. A “familial relationship” exists if, as of the date this EDS is signed, the Disclosing Party or any “Applicable Party” or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

“Applicable Party” means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5 percent ownership interest in the Disclosing Party. “Principal officers” means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any “Applicable Party” or any Spouse or Domestic Partner thereof currently have a “familial relationship” with an elected city official or department head?

[ ] Yes                      ~~[X]~~ No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

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PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as Business Planned Development Number \_\_\_\_\_ (the "Planned Development") consists of approximately 33,250 gross square feet (0.763 acres) of property (the "Property"), as depicted on the attached Planned Development Boundary and Property Line Map. The Property is owned by Renal Investment Properties, LLC ("Owner"). MedProperties, LLC (the "Applicant") is the applicant for this Planned Development, with the authorization of Owner.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant and its successors, assigns and grantees. Any dedication, opening or vacation of public streets, alleys or easements or any adjustment of the public right-of-way shall require a separate submittal on behalf of the Applicant and its successors, assigns and grantees, and approval by the Commissioner of the Department of Transportation ("CDOT") and the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors, assigns and grantees. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant and its successors, assigns and grantees. The requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance") shall apply to the Property; provided, however, that for so long as the Applicant, Owner or any affiliate thereof owns any part of the Property, any application to the City for any amendments, changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant, Owner (or their respective successors, assigns or grantees) or such affiliate. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein by the Applicant, Owner or their respective successors, assigns and grantees. The developer making application shall have the burden of establishing to the reasonable satisfaction of the Department of Zoning and Land Use Planning (the "Department") that the Applicant's or Owner's, as the case may be, consent has been obtained or irrevocably waived.
4. This Planned Development consists of these seventeen (17) Statements, the Bulk Regulations and Data Table and the following plans and exhibits prepared by arête KNIGHT and dated January 3, 2011 (collectively, the "Plans"): Existing Zoning Map; Existing Land Use Map; Planned Development Boundary and Property Line Map; Site/Ground Floor Plan; Landscape Plan; Green Roof Plan; and Building Elevations. Full-sized copies of the Plans are on file with the Department. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established

~~criteria for approval as a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Chicago Building Code shall control. In the case of any express conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development ordinance shall apply. Absent such an express conflict, the terms of the Chicago Zoning Ordinance shall apply to reviews, determinations and approvals under these statements and to improvements to the Property.~~

5. The following uses shall be permitted within the Planned Development: all permitted uses in the B3-2 Community Shopping District; medical offices; medical services; accessory uses; and accessory parking.
6. On-premises signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department. Off-premises signs shall be permitted within the Planned Development, subject to the restrictions applicable to such signs within the B3-2 Community Shopping District.
7. All ingress and egress shall be designed and configured in accordance with the Plans, which have been reviewed and approved by the Department of Transportation (“CDOT”) and the Department, and shall be constructed in accordance with the regulations of CDOT in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress shall be subject to the review and approval of CDOT and the Department.
8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building or improvement shall also be subject to height limitations established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (“F.A.R.”) for the Property shall be in accordance with the attached Bulk Regulation and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that areas devoted to parking and vehicular use shall not be included in the calculation of floor area.
10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement 4 above.
11. The City of Chicago established a Part II Review Fee in the amount of \$0.25 per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual Part II Review. The fee as determined by the Department staff at that time is final and binding on the Applicant and must be paid to the Department prior to the issuance of any Part II approval.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department upon the application for such a

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modification by the owner or ground lessor of the Property and a determination by the Commissioner of the Department that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall design, construct and maintain all new buildings located within the Property in a manner generally consistent with the requirements of the City of Chicago's Building Green/Green Roof Matrix in effect as of the date of approval of this Planned Development; provided, however, nothing set forth in this Planned Development shall be construed to require Applicant to obtain LEED certification for any of the improvements on the Property. Any improvements in this Planned Development shall be designed and constructed in substantial accordance with the LEED standards in effect as of the effective date of the ordinance approving this Planned Development.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant and each developer of any portion of the Property at the time of a project shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of the City of Chicago or any other provision of that Code.
16. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
17. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned

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Development shall expire and the zoning of the Property shall automatically revert to the B3-3 Community Shopping District. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that good cause for such an extension is shown.

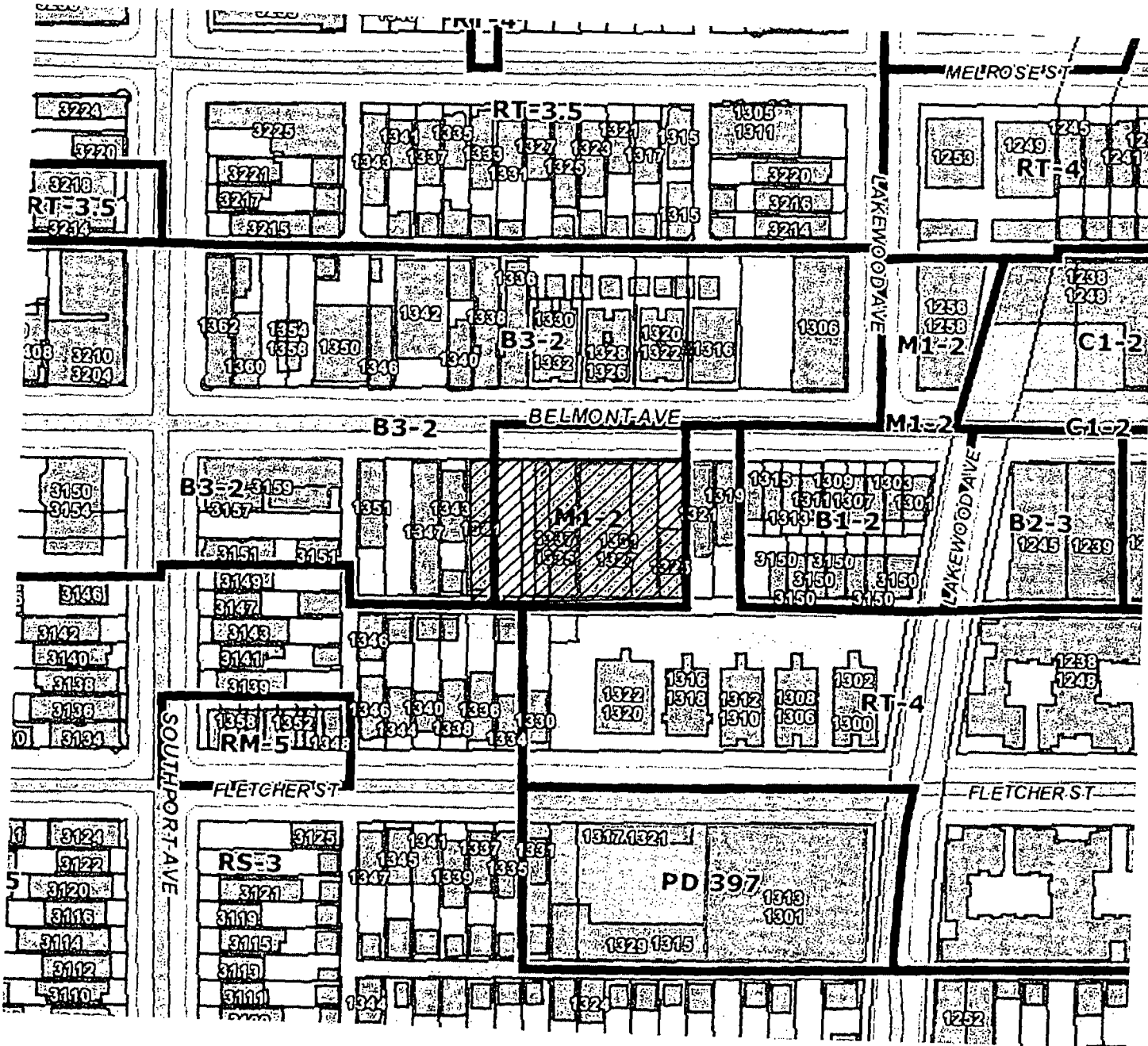
**Plan of Development**

**Bulk Regulations And Data Table**

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:  $\pm 33,250$  gross square feet (0.763) acres =  $\pm 25,042$  net square feet (0.575 acres)  $\pm 8,208$  square feet (0.188 acres) in public right-of-way.

Maximum F.A.R.:	2.2
Minimum Number of Parking Spaces:	59
Minimum Number of Loading berths:	1 – 30'x 38' loading berth
Set backs	In accordance with site plan
Building Height:	50', as measured under the Chicago Zoning Ordinance





EXTENTS: 400 FT. FROM  
PROPERTY LINE



NOT TO SCALE

18641 West Creek Drive • Tinley Park, IL 60477  
Telephone (708) 342-1250 • Fax (708) 342-1240  
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**EXISTING  
ZONING  
MAP**

**LAKEVIEW  
MEDICAL CAMPUS**

1325-1341  
BELMONT AVE.  
CHICAGO, IL  
60657

DEVELOPER



**MedProperties**

220 North Franklin Street Suite 300 Chicago, IL 60654  
Tel: 312 544 4104 Fax: 312 544 4101 www.medproperties.com

**EX-3**

JOB # 6924  
01-03-11

SCALE: AS NOTED

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EXISTING  
LAND USE  
MAP

LAKEVIEW  
MEDICAL CAMPUS  
1325-1341  
BELMONT AVE.  
CHICAGO, IL  
60657

DEVELOPER



MedProperties

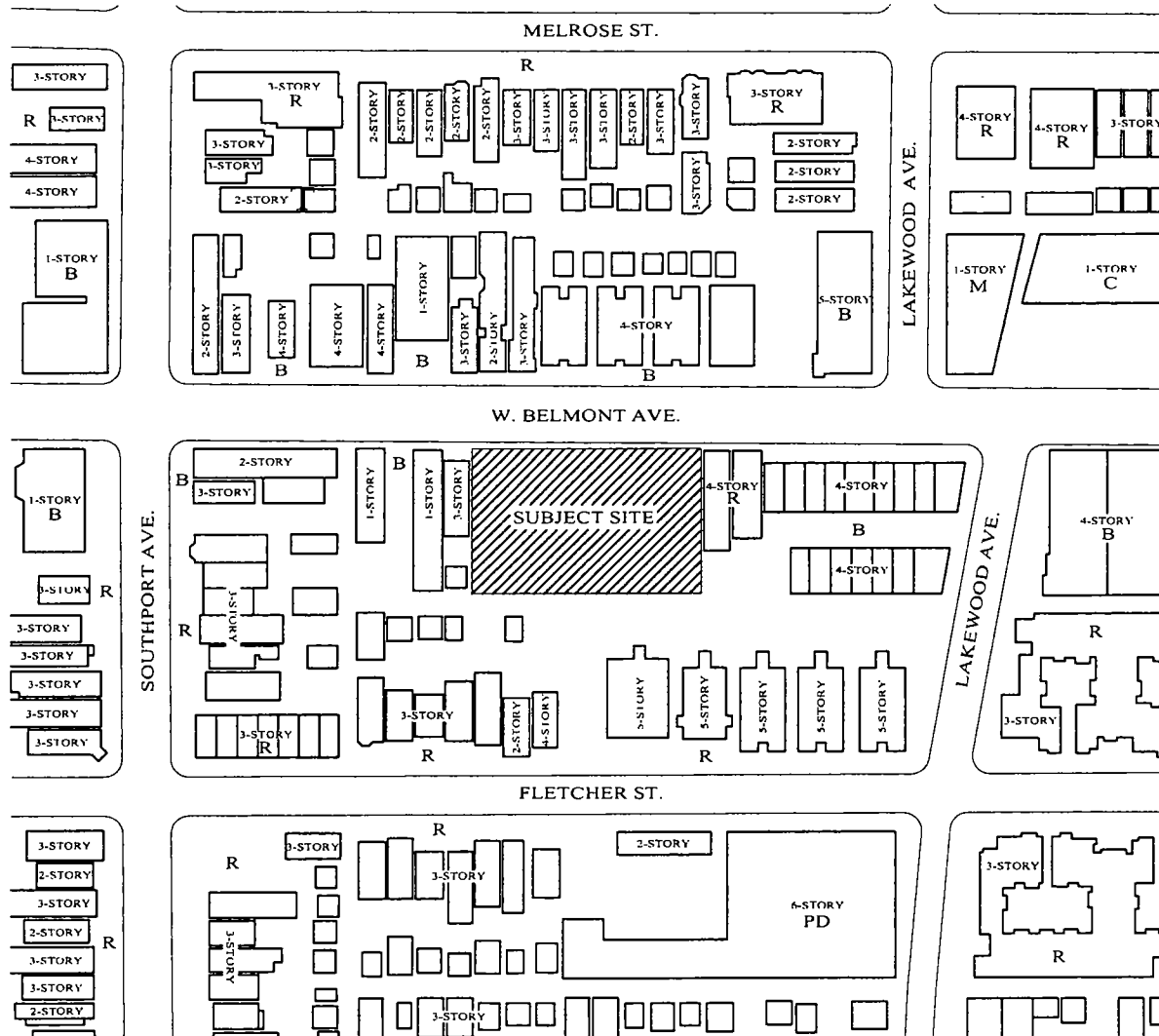
720 North Franklin Street, Suite 300 Chicago, IL 60654  
Tel: 312.588.4404 • Fax: 312.588.1814 • www.medproperties.com

EX-1

JOB # 6924  
01-03-11

SCALE: AS NOTED

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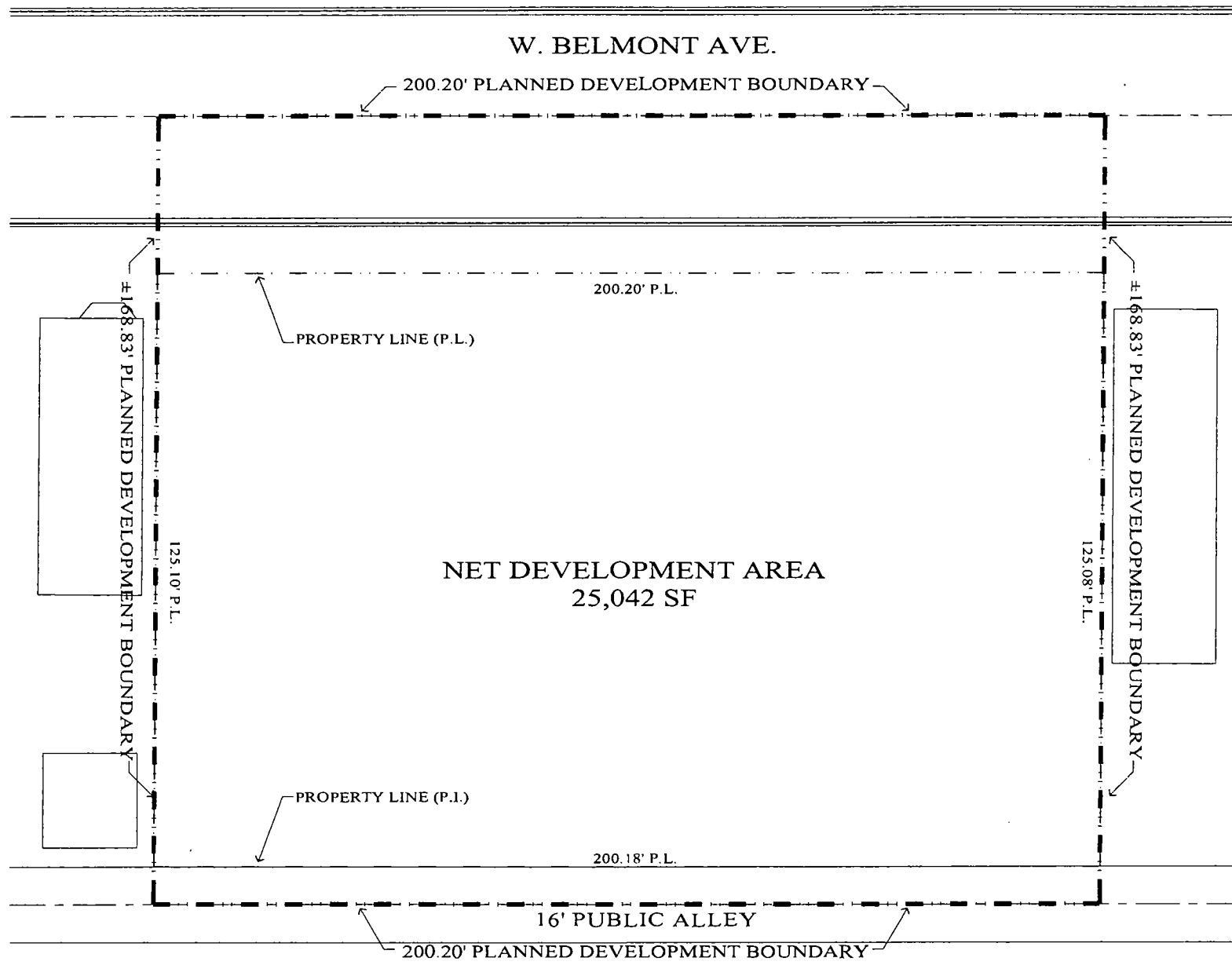
LEGEND	
	SUBJECT PREMISES
	BUSINESS
	COMMERCIAL
	MANUFACTURING
	PLANNED DEVELOPMENT
	RESIDENTIAL

EXISTING LAND USE MAP

SCALE: 1" = 150'-0"



NORTH



**PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE PLAN MAP**

SCALE: 1" = 30'-0"



**areté KNIGHT**

Architecture • Engineering • Land Planning  
Interiors • Graphic Design

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Telephone (708) 342-1250 • Fax (708) 342-1240  
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**PLANNED  
DEVELOPMENT  
BOUNDARY &  
PROPERTY  
LINE MAP**

LAKEVIEW  
MEDICAL CAMPUS

1325-1341  
BELMONT AVE.  
CHICAGO, IL  
60657

DEVELOPER



**MedProperties**

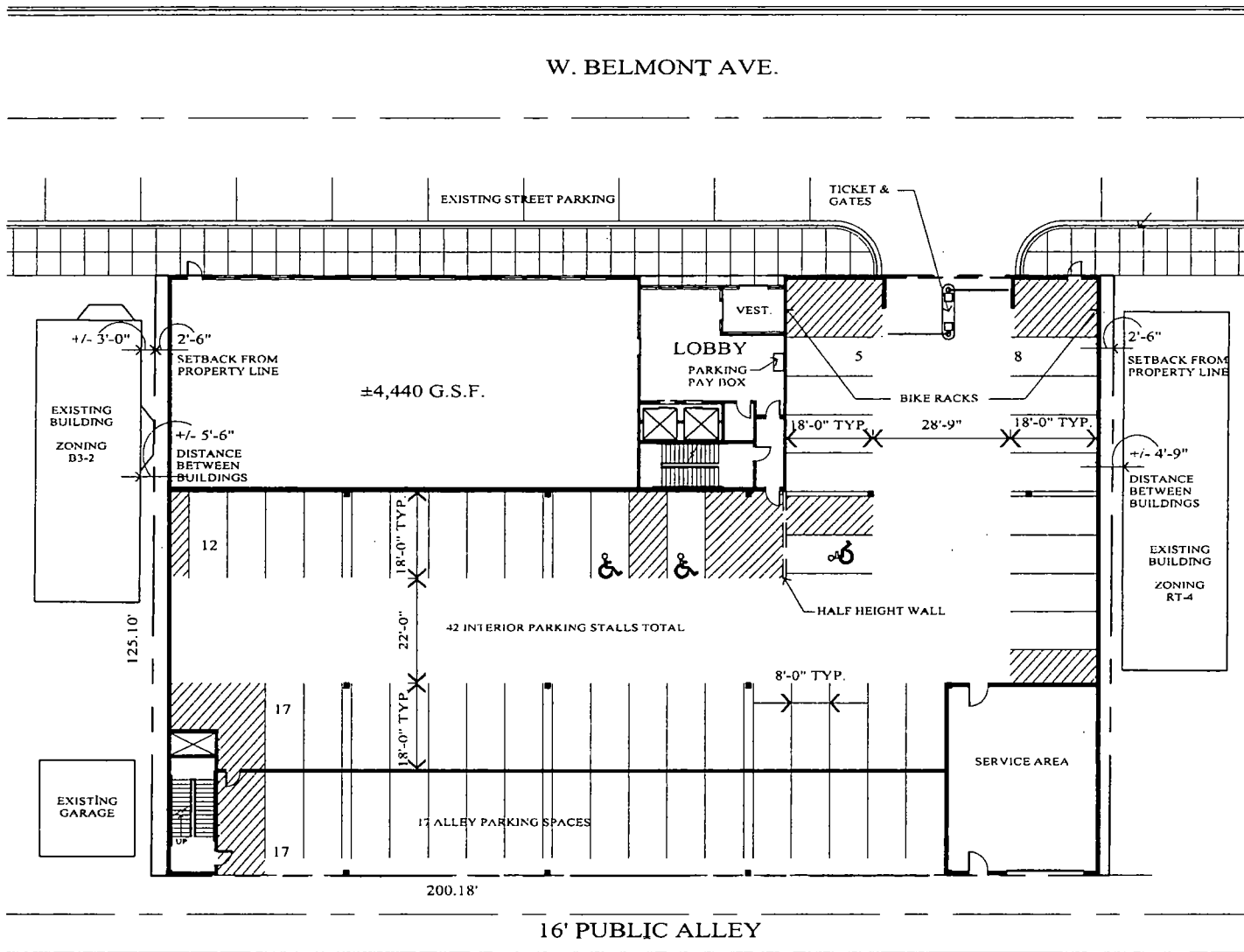
720 North Franklin Street, Suite 300 Chicago, IL 60654  
Tel: 312.548.4904 • Fax: 312.548.4914 • www.medproperties.com

**EX-2**

JOB # 6924  
01-03-11

SCALE: AS NOTED

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**PROPOSED SITE/ GROUND FLOOR PLAN**  
 SCALE: 1" = 10'-0"  
 0 10' 20' 30' NORTH

LAKEVIEW MEDICAL CAMPUS- LOTLINE SETBACKS:  
 FRONT/BACK= 0'  
 SIDE YARDS= 2.5'

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 Telephone (708) 342-1240 • Fax (708) 342-1240  
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**PROPOSED**

**SITE/  
GROUND  
FLOOR  
PLAN**

LAKEVIEW  
 MEDICAL  
 CAMPUS  
 1325-1341  
 BELMONT AVE.  
 CHICAGO, IL  
 60657

DEVELOPER

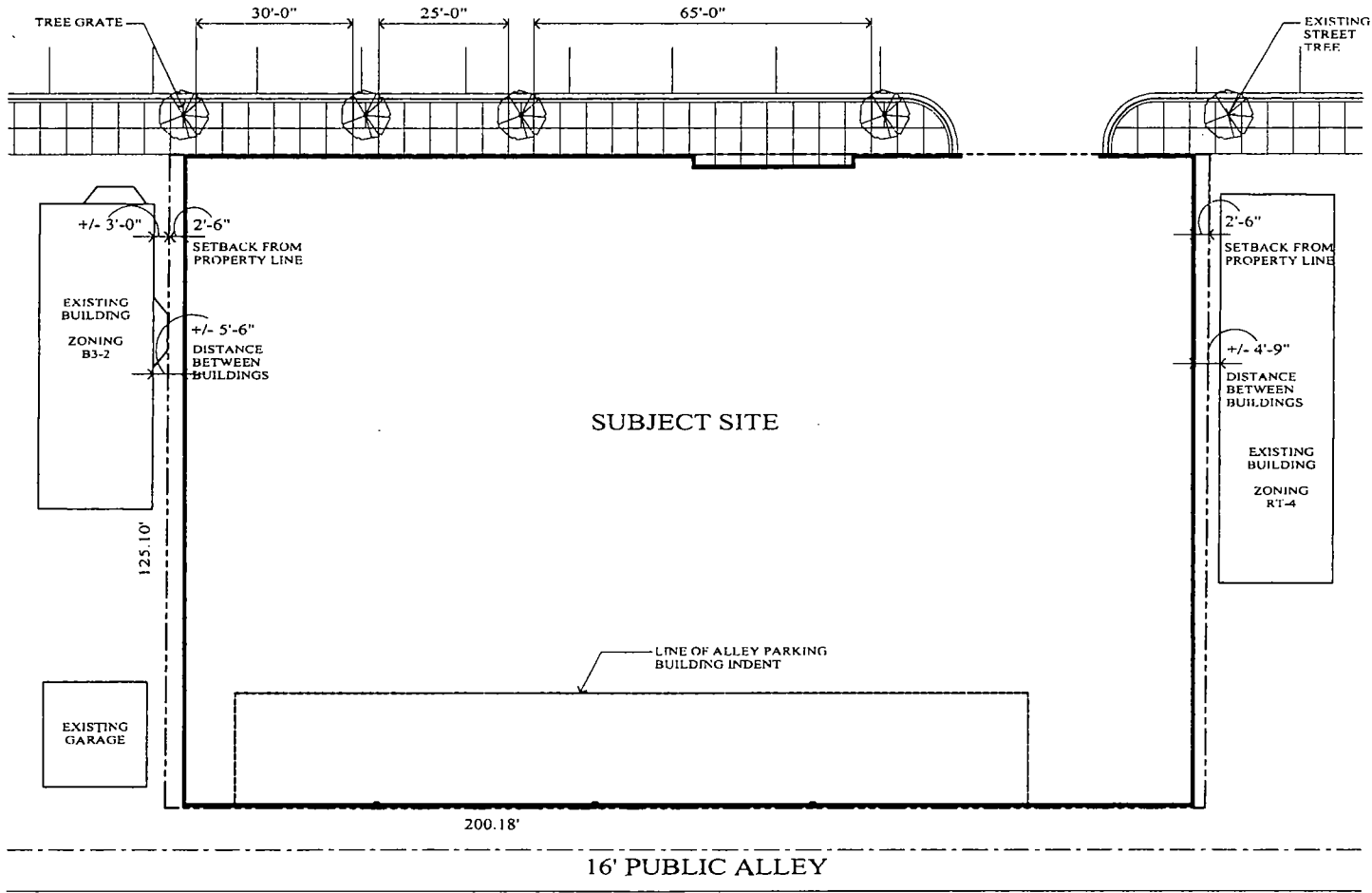
**MP**  
**MedProperties**  
120 South Dearborn Street, Suite 1200, Chicago, IL 60605

**SP-1**

JOB #: 6924  
 ORIGIN: 09-09-10  
 REV DATE: 01-04-11  
 SCALE: AS NOTED  
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••NOTE:  
 TREE SPECIES TO MATCH  
 SURROUNDING STREET TREES OR  
 BE GYMNOCLADUS DIOICA,  
 KENTUCKY COFFEE TREE

W. BELMONT AVE.



arête KNIGHT  
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**PROPOSED**  
**LANDSCAPE**  
**PLAN**

LAKEVIEW  
 MEDICAL  
 CAMPUS  
 1325-1341  
 BELMONT AVE.  
 CHICAGO, IL  
 60657

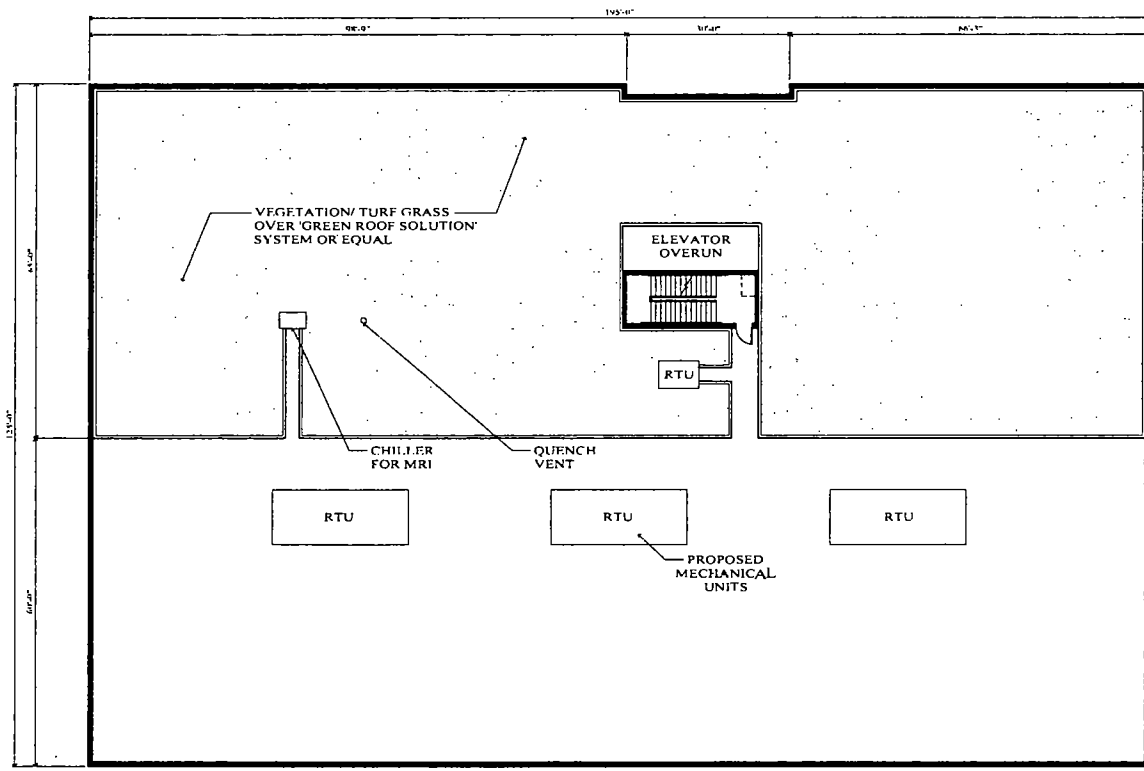
DEVELOPER

**MP**  
 MedProperties  
 100 West Madison Street Suite 1200 Chicago, IL 60604

**LP-1**

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 ORIGIN: 01-03-11  
 REV DATE: XX-XX-XX  
 SCALE: AS NOTED  
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**PROPOSED LANDSCAPE PLAN**  
 SCALE: 1" = 10'-0"  
 0 10' 20' 30' NORTH



\*\*\*NOTE: FINAL DIMENSIONS OF GREEN ROOF ARE SUBJECT TO CHANGE BASED ON FINAL LAYOUT AND NUMBER OF MECHANICAL UNITS

GREEN ROOF TO CONSIST OF A MINIMUM UF 50% NET ROOF AREA

**PROPOSED GREEN ROOF LANDSCAPE PLAN**  
 SCALE: 1" = 10'-0"



**PROPOSED LANDSCAPE PLAN**

LAKEVIEW MEDICAL CAMPUS  
 1325-1341 BELMONT AVE.  
 CHICAGO, IL 60657

DEVELOPER



720 North Parkland Street Suite 200 Chicago, IL 60654

**LP-2**

JOB #: 0924  
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 REV. DATE: 01-05-11  
 SCALE: AS NOTED  
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PROPOSED

NORTH ELEVATION

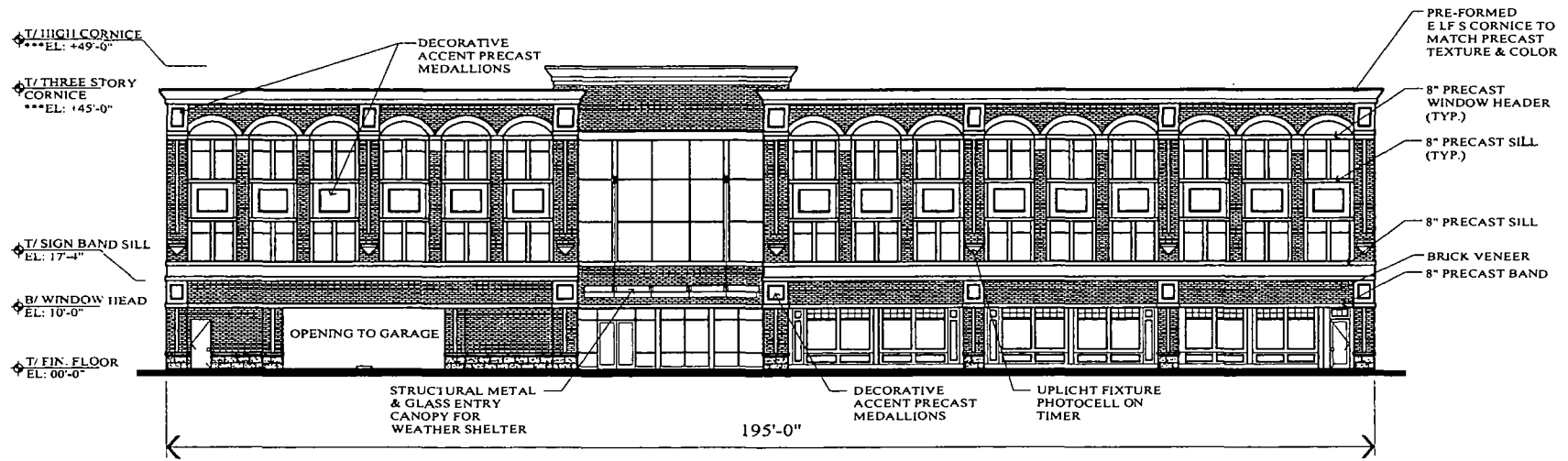
LAKEVIEW  
 MEDICAL  
 CAMPUS  
 1325-1341  
 BELMONT AVE.  
 CHICAGO, IL  
 60657

DEVELOPER

**MP**  
 MedProperties

EL-1

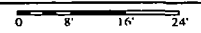
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 ORIGIN: 09-01-10  
 REV. DATE: 01-05-11  
 SCALE: AS NOTED  
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\*\*\*NOTE:  
 HEIGHT DIMENSIONS WILL  
 CHANGE BASED ON FINAL  
 STRUCTURAL SYSTEM  
 DESIGN

PROPOSED NORTH ELEVATION

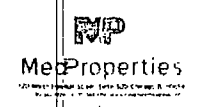
SCALE: 1/8" = 1'-0"



PROPOSED  
  
SOUTH  
ELEVATION

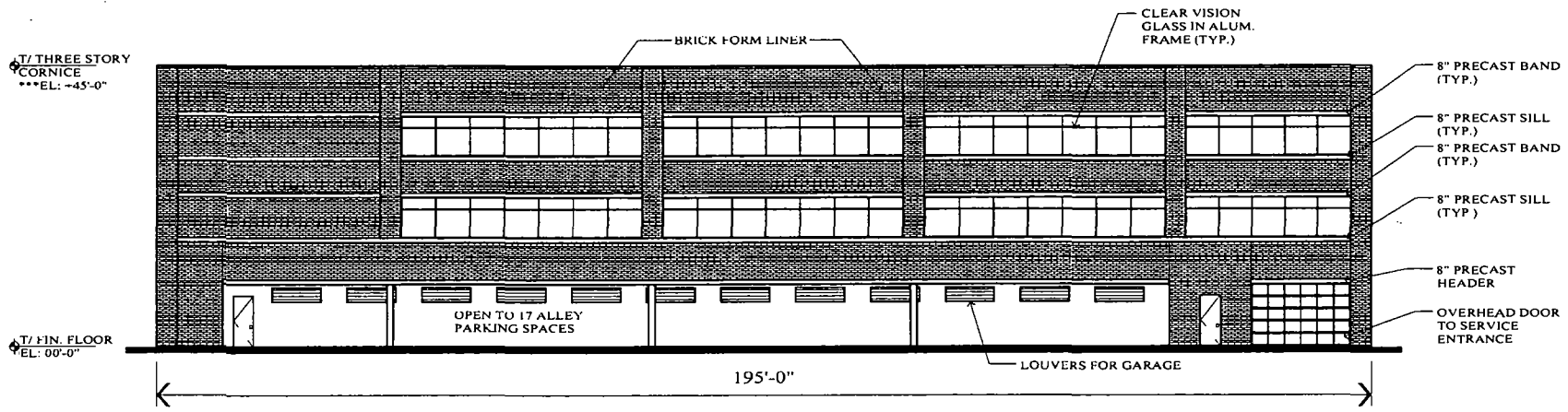
LAKEVIEW  
 MEDICAL  
 CAMPUS  
 1325-1341  
 BELMONT AVE.  
 CHICAGO, IL  
 60657

DEVELOPER



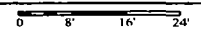
EL-2

JOB # 6924  
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 REV. DATE: 01-03-11  
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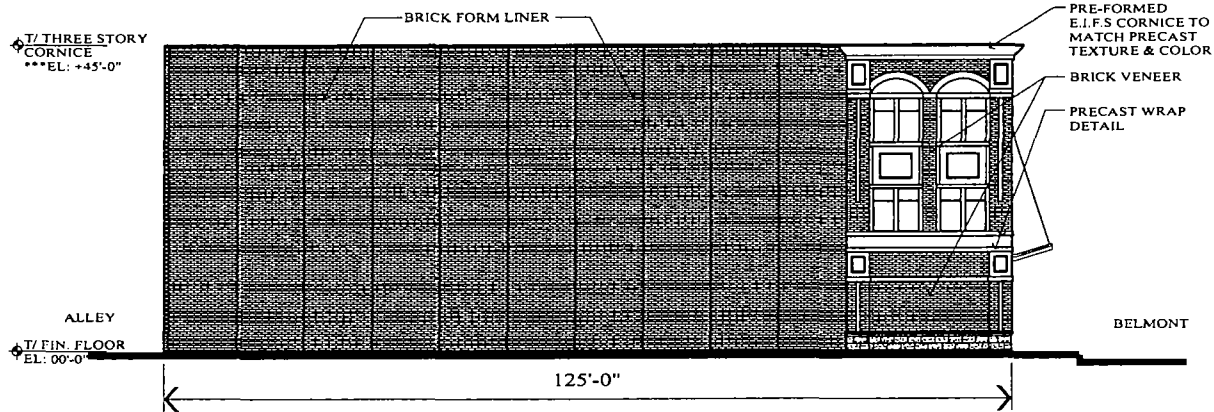


\*\*\*NOTE:  
 HEIGHT DIMENSIONS WILL  
 CHANGE BASED ON FINAL  
 STRUCTURAL SYSTEM  
 DESIGN

**PROPOSED SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



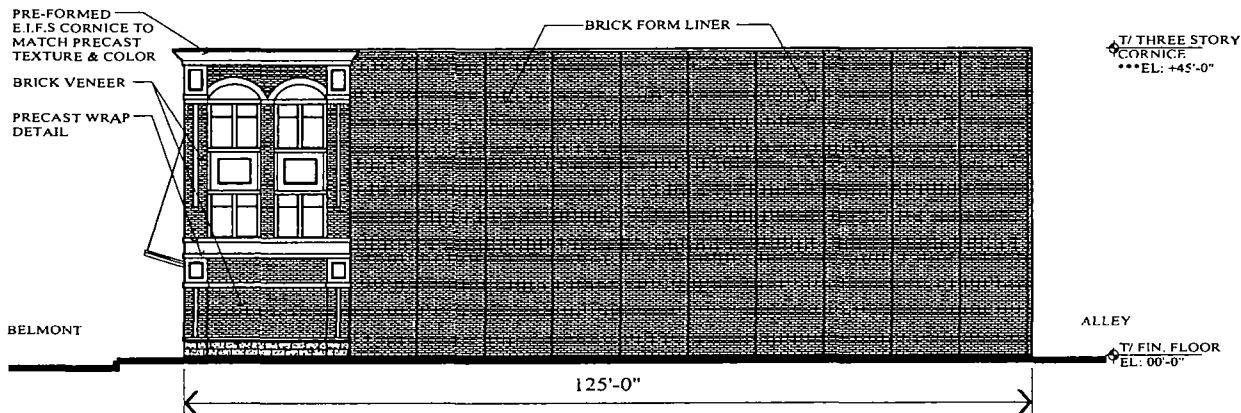




\*\*\*NOTE:  
HEIGHT DIMENSIONS WILL  
CHANGE BASED ON FINAL  
STRUCTURAL SYSTEM  
DESIGN

### PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



\*\*\*NOTE:  
HEIGHT DIMENSIONS WILL  
CHANGE BASED ON FINAL  
STRUCTURAL SYSTEM  
DESIGN

### PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



## PROPOSED ELEVATIONS

LAKEVIEW  
MEDICAL  
CAMPUS  
1325-1341  
BELMONT AVE.  
CHICAGO, IL  
60657

DEVELOPER

MP  
MedProperties

EL-3

JOB #: 6924  
ORIGIN: 00-01-10  
REV DATE: 01-03-11  
SCALE: AS NOTED  
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such familial relationship.

**CERTIFICATION**

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS are true, accurate and complete as of the date furnished to the City.

Michael Figueroa  
(Print or type name of Disclosing Party)

Date: 1-8-11

By: *Michael Figueroa*  
(Sign here)

Michael Figueroa  
(Print or type name of person signing)

\_\_\_\_\_  
(Print or type title of person signing)

Signed and sworn to before me on (date) January 8, 2011, by Michael Figueroa,  
at Coak County, Illinois (State).

Maurfen C. Pikarski Notary Public.

Commission expires: \_\_\_\_\_

