



# City of Chicago



O2013-3335

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 5/8/2013

**Sponsor(s):** Mendoza, Susana A. (Clerk)

**Type:** Ordinance

**Title:** Zoning Reclassification App No. 17730 at 1060 W Addison St, 3639-3659 N Clark St, 1101-1103 W Waveland Ave, 3701-3709 N Clifton Ave and 3614-3640 N Clark St

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

## ORDINANCE

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, Entertainment and Spectator Sports Planned Development No. 958, and B3-2 Community Shopping District symbols and indications as shown on Map 9-G in the area bounded by:

a line 103.78 feet north of and parallel to West Waveland Avenue; a line 120.00 feet east of and parallel to North Clifton Street; West Waveland Avenue; North Sheffield Avenue; West Addison Street; the public alley next west of and parallel (in part) to North Clark Street; the north right-of-way line of West Patterson Avenue; North Clark Street; West Waveland Avenue; North Clifton Street;

to those of a C2-5 Motor-Vehicle Related Commercial District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the C2-5 Motor-Vehicle Related Commercial District symbols and indications as shown on Map 9-G in the area bounded by:

a line 103.78 feet north of and parallel to West Waveland Avenue; a line 120.00 feet east of and parallel to North Clifton Street; West Waveland Avenue; North Sheffield Avenue; West Addison Street; the public alley next west of and parallel (in part) to North Clark Street; the north right-of-way line of West Patterson Avenue; North Clark Street; West Waveland Avenue; North Clifton Street;

to those of Entertainment and Spectator Sports Planned Development No. 958, as amended.

**SECTION 3.** This Ordinance shall be in force and effect from and after its passage and due publication.

# 17730  
Intro date: 5-8-13

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
1060 West Addison Street, Chicago, IL 60613 and other property (see attached Exhibit A)
  
2. Ward Number that property is located in: 44th Ward
  
3. APPLICANT See attached Exhibit A.  
ADDRESS See attached Exhibit A.  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
PHONE 312-368-2162 CONTACT PERSON David Reifman (attorney – see below)
  
4. Is the applicant the owner of the property? YES  (see attached Exhibit A) NO \_\_\_\_\_  
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 applicant to proceed.  
OWNER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
PHONE \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_
  
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
ATTORNEY DLA Piper LLP (US), Attn: David Reifman  
ADDRESS 203 N. LaSalle St., Ste. 1900 CITY Chicago  
PHONE 312-368-2162 FAX 312-630-5367
  
6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements:  
No owners are corporations. See attached Economic Disclosure Statements.

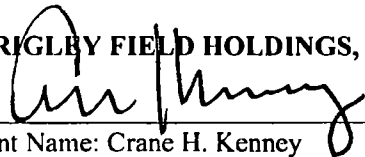
7. On what date did the owner acquire legal title to the subject property? 2009 (Sub-Areas A, B, C), 2011 (Sub-Area D)
8. Has the present owner previously rezoned this property? If yes, when?  
No.
9. Present Zoning District Entertainment and Spectator Sports Planned Development No. 958, B3-2 Community Shopping District and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District – see Exhibit A  
Proposed Zoning District C2-5 Motor Vehicle Related Commercial District and then Entertainment and Spectator Sports Planned Development No. 958, as amended – see Exhibit A
10. Lot size in square feet (or dimensions) 509,009 sf (incl. certain rights of way to be vacated)
11. Current Use of the Property Baseball stadium and related uses, parking, restaurant, drive-through, other uses.
12. Reason for rezoning the property To allow for stadium expansion, restoration and rehabilitation and development and redevelopment of the subject properties as set forth in the accompanying application documents.
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 amendment will allow expansion, restoration and rehabilitation of Wrigley Field and development and redevelopment of adjacent property with hotel, office, entertainment, recreation, retail, restaurants, other uses, and incidental, related and accessory uses, as set forth in more detail in the accompanying application documents.
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

WRIGLEY FIELD HOLDINGS, LLC, 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.

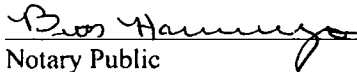
WRIGLEY FIELD HOLDINGS, LLC



Print Name: Crane H. Kenney

Title: President

Subscribed and Sworn to before me this  
17 day of May, 2013.



Notary Public



**For Office Use Only**

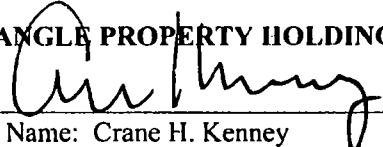
Date of Introduction: \_\_\_\_\_

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

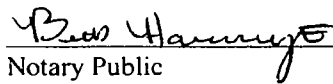
Ward: \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

**TRIANGLE PROPERTY HOLDINGS, LLC**, 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.

**TRIANGLE PROPERTY HOLDINGS, LLC**  
  
\_\_\_\_\_  
Print Name: Crane H. Kenney  
Title: President

Subscribed and Sworn to before me this  
1st day of May, 2013.

  
\_\_\_\_\_  
Notary Public



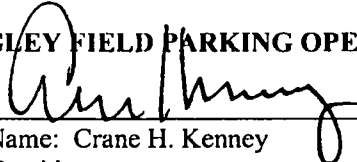
**For Office Use Only Information See Sheet 1 of 4**

Date of Introduction: \_\_\_\_\_  
File Number: \_\_\_\_\_  
Ward: \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

WRIGLEY FIELD PARKING OPERATIONS, LLC, 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.

WRIGLEY FIELD PARKING OPERATIONS, LLC



Print Name: Crane H. Kenney  
Title: President

Subscribed and Sworn to before me this  
17 day of May, 2013.



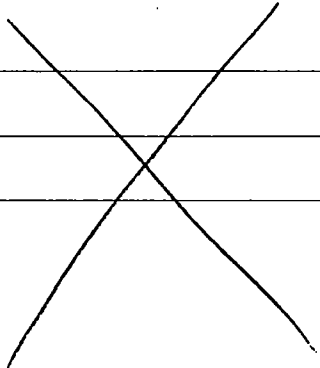
Beth Harrington  
Notary Public

For Office Use Only Information See Sheet 1 of 4

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

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

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



COUNTY OF COOK  
STATE OF ILLINOIS

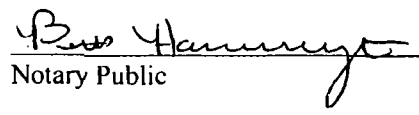
**NORTH CLARK STREET, LLC**, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

**NORTH CLARK STREET, LLC**



Print Name: Thomas S. Ricketts  
Title: President

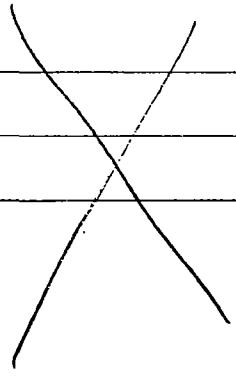
Subscribed and Sworn to before me this  
12 day of May, 2013.

  
Notary Public



For Office Use Only Information See sheet 1 of 4

Date of Introduction: \_\_\_\_\_  
File Number: \_\_\_\_\_  
Ward: \_\_\_\_\_





**EXHIBIT A**

<b>Sub-Area and Property Address</b>	<b>Owner/Applicant and Owner/Applicant Address</b>	<b>Sub-Area Existing Zoning</b>	<b>Sub-Area Proposed Zoning</b>
Sub-Areas A and B 1060 W. Addison St., 3639-3659 N. Clark St. and 1101-1103 W. Waveland Ave., Chicago, Illinois 60613	Wrigley Field Holdings, LLC, Wrigley Field Parking Operations, LLC and Triangle Property Holdings, LLC 1060 W. Addison St. Chicago, IL 60613	Planned Development No. 958	C2-5 Motor Vehicle Related Commercial District, then Planned Development No. 958, as amended
Sub-Area C 3701-3709 N. Clifton Ave. Chicago, Illinois, 60613	Wrigley Field Parking Operations, LLC 1060 W. Addison St. Chicago, IL 60613	RT-4	C2-5 Motor Vehicle Related Commercial District, then Planned Development No. 958, as amended
Sub-Area D 3614-3640 N. Clark St. Chicago, Illinois, 60613	North Clark Street, LLC P.O. Box 13451 Chicago, Illinois 60613- 3451	B3-2	C2-5 Motor Vehicle Related Commercial District, then Planned Development No. 958, as amended



DLA Piper LLP (US)  
 203 North LaSalle Street, Suite 1900  
 Chicago, Illinois 60601-1263  
 www.dlapiper.com

David L. Reifman  
 david.reifman@dlapiper.com  
 T 312.368.2162  
 F 312.630.5367

May 1, 2013

The Honorable Daniel Solis, Chairman  
 City of Chicago Committee on Zoning  
 Room 304, City Hall  
 121 North LaSalle Street  
 Chicago, Illinois 60602

Martin Cabrera, Jr., Chairman  
 City of Chicago Plan Commission  
 Room 1000, City Hall  
 121 North LaSalle Street  
 Chicago, Illinois 60602

**Re: Application for Zoning Map Amendment / Amendment to Planned Development No. 958  
 1060 West Addison Street and other property  
 Wrigley Field Holdings, LLC and other applicants**

Dear Chairman Solis and Chairman Cabrera:

The undersigned, an attorney with the law firm of DLA Piper LLP (US), which firm represents Wrigley Field Holdings, LLC and other owners with respect to an application to amend the Chicago Zoning Ordinance and Entertainment and Spectator Sports Planned Development No. 958, certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the subject properties not solely owned by the applicants (if any), and to the owners of all property within 250 feet in each direction of the lot lines of the subject properties, exclusive of public roads, streets, alleys and other public ways. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

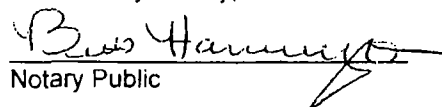
The undersigned certifies that the notice contained the addresses of the properties sought to be rezoned; a statement of the intended uses of such properties; the names and addresses of the applicants and owners of such properties; and a statement that the applicants intend to file the application on approximately May 1, 2013.

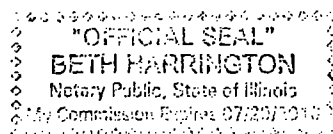
The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject properties is a complete list containing the names and addresses of the people required to be served.

Very truly yours,  
 DLA Piper LLP (US)

  
 David L. Reifman

Subscribed and sworn to before me  
 This 1st day of May, 2013.

  
 Notary Public





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

David L. Reifman  
david.reifman@dlapiper.com  
T 312.368.2162  
F 312.630.5367

May 1, 2013

**FIRST CLASS MAIL**

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about May 1, 2013, the undersigned, as an attorney acting on behalf of the owners and applicants identified below, intends to file an application to amend the Chicago Zoning Ordinance relating to (1) Wrigley Field, 1060 West Addison Street ("Wrigley Field"); (2) 3639-3659 N. Clark and 1101-1103 W. Waveland Ave. (the "Triangle Parcel"); (3) 3701-3709 N. Clifton Ave. (the "Gold Lot"); and (4) 3614-3640 N. Clark St. (the "McDonald's Site").

The subject properties are bounded by a line 103.78 feet north of and parallel to West Waveland Avenue; a line 120.00 feet east of and parallel to North Clifton Street; West Waveland Avenue; North Sheffield Avenue; West Addison Street; the public alley next west of and parallel (in part) to North Clark Street; the north right-of-way line of West Patterson Avenue; North Clark Street; West Waveland Avenue; and North Clifton Street.

The application seeks to change the zoning classification of the subject properties from Entertainment and Spectator Sports Planned Development No. 958 (as to Wrigley Field and the Triangle Parcel), the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District (as to the Gold Lot) and the B3-2 Community Shopping District (as to the McDonald's Site) to the C2-5 Motor Vehicle Related Commercial District, and then to Entertainment and Spectator Sports Planned Development No. 958, as amended. The general purpose of the requested zoning change is to allow expansion, restoration and rehabilitation of Wrigley Field, redevelopment of the Triangle Parcel with entertainment, special events, retail, restaurants, participant sports and recreation, plazas, offices, at-grade and rooftop outdoor patios and other improvements and uses, redevelopment of the McDonald's Site with hotel, retail, restaurant, health club, at-grade and rooftop outdoor patios, accessory parking and other improvements and uses, and use and development of the Gold Lot for parking, broadcast, and other improvements and uses.

Please note that the applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because Cook County tax records indicate you own property within 250 feet of the boundaries of the subject properties.

The owner of Wrigley Field is Wrigley Field Holdings, LLC, whose address is 1060 West Addison Street, Chicago, IL 60613. The owners of the Triangle Parcel are Triangle Property Holdings, LLC and Wrigley Field Parking Operations, LLC, whose address is 1060 West Addison Street, Chicago, IL 60613. The owner of the Gold Lot is Wrigley Field Parking Operations, LLC, whose address is 1060 West Addison Street, Chicago, IL 60613. The owner of the McDonald's Site is North Clark Street LLC, whose address is P.O. Box 13451, Chicago IL 60613-3451.

I am an authorized representative of the owners identified above. Please contact me at the telephone number or e-mail address referenced above with questions or to obtain additional information regarding the application.

Very truly yours,

**DLA Piper LLP (US)**

A handwritten signature in black ink, appearing to read 'DLR', with a horizontal line extending to the right.

David L. Reifman

**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:

Wrigley Field Holdings, 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:

1060 West Addison Street

Chicago, IL, 60613

C. Telephone: 312 368 2162

Fax: 312 630 5367

Email: david.reifman@dlapiper.com

D. Name of contact person: David L. Reifman, DLA Piper LLP

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):

Application for Planned Development for property located at 1060 West Addison Street, Chicago, IL, 60613.

G. Which City agency or department is requesting this EDS? Department of Housing and Economic Development,  
Department of Transportation

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:

- |   |   |
|---|---|
| <input type="checkbox"/> Person                                   | <input checked="" type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership        |
| <input type="checkbox"/> Privately held business corporation      | <input type="checkbox"/> Joint venture                        |
| <input type="checkbox"/> Sole proprietorship                      | <input type="checkbox"/> Not-for-profit corporation           |
| <input type="checkbox"/> General partnership                      | (Is the not-for-profit corporation also a 501(c)(3))?         |
| <input type="checkbox"/> Limited partnership                      | <input type="checkbox"/> Yes <input type="checkbox"/> No      |
| <input type="checkbox"/> Trust                                    | <input type="checkbox"/> Other (please specify)               |

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

Delaware

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 titleholder(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
<u>See attached page</u>	

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,

Attachment

**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 titleholder(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.

<u>Name</u>	<u>Title</u>
Thomas S. Ricketts	Executive Vice President, Manager of Sole Member
Laura Ricketts	Manager of Sole Member
Pete Ricketts	Manager of Sole Member
Todd Ricketts	Manager of Sole Member
Edward Lazarus	Manager of Sole Member
Crane H. Kenney	President
Michael R. Lufrano	Vice President / Secretary
Carl Rice, III	Vice President
Alexander D. Sugarman	Vice President
Jonathan L. Greifenkamp	Vice President/Treasurer
Lydia Wahlke	Assistant Secretary

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
<u>The sole member of Wrigley Field Holdings, LLC, is Chicago Baseball Holdings, LLC, 1060 West Addison Street, Chicago, Illinois, 60613.</u>		
<u>95% of the membership interest of which is owned by an entity wholly owned by a trust, the beneficiaries of which are members of the Ricketts family.</u>		

**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.
--	------------------	--	---

Applicant does not plan to retain subcontractors, etc. directly. However, Applicant's affiliate, Chicago Cubs Baseball Club, LLC, will undertake certain renovations and expansion of the subject property (Wrigley Field) and has retained certain firms and consultants as provided in Exhibit A.

(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            [x] 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.



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

*Please Note: this is the list of known/projected subcontractors retained by Chicago Cubs Baseball Club, LLC for the Matter as of the date of submission and is subject to change due to project scope and requirements.*

<b>Name</b> (indicate whether retained or anticipated to be retained)	<b>Business Address</b>	<b>Relationship to Disclosing Party</b>	<b>Estimated Fees</b> (Note: Fees do not include "hard costs" or other Project Costs)
Culloton Strategies (retained)	205 W Wacker Dr #1750 Chicago, IL 60606	Public Relations Firm	\$25,000+
D'Agostino Izzo Quirk Architects, Inc. (retained)	1310 Broadway Somerville, MA 02144	Architectural design and consulting services	\$1,980,000 (estimated)
DLA Piper LLP (retained)	203 N La Salle St # 1900, Chicago, IL 60601	Attorneys	\$150,000 (estimated)
Harboe Architects, PC (retained)	140 South Dearborn, Suite 205 Chicago, IL 60603	Historical Consulting	\$89,000 (estimated) /
Sam Schwartz Engineering (retained)	505 North LaSalle Street Suite 300 Chicago, IL 60654	Traffic Engineer/Consultant	\$150,000 (estimated)
VOA Associates, Inc. (retained)	224 S. Michigan Avenue Chicago, IL 60604	Architect of Record	\$19,028,530 (estimated)

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:

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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.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

N/A

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9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

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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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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

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.

  x   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:

The Disclosing Party did not exist during the slavery era and does not have a predecessor entity.

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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.

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.

Wrigley Field Holdings, LLC  
(Print or type name of Disclosing Party)

By: *Crane H. Kenney*  
(Sign here)

Crane H. Kenney  
(Print or type name of person signing)

President  
(Print or type title of person signing)

Signed and sworn to before me on (date) May 1, 2013,  
at Cook County, IL (state).

*Beth Harrington* Notary Public.

Commission expires: 7/29/15



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

**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:

Triangle Property Holdings, 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: 1060 West Addison Street  
Chicago, IL 60613

C. Telephone: 312 368 2162 Fax: 312 630 5367 Email: david.reifman@dlapiper.com

D. Name of contact person: David L. Reifman, DLA Piper LLP

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):

Application for Planned Development for property located at 3639, 3645, 3647, 3651 and 3659 N. Clark Street, Chicago, IL 60613 and 1101 W. Waveland Avenue, Chicago, IL, 60613.

G. Which City agency or department is requesting this EDS? Department of Housing and Economic Development,  
Department of Transportation

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:

- |   |   |
|---|---|
| <input type="checkbox"/> Person                                   | <input checked="" type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership        |
| <input type="checkbox"/> Privately held business corporation      | <input type="checkbox"/> Joint venture                        |
| <input type="checkbox"/> Sole proprietorship                      | <input type="checkbox"/> Not-for-profit corporation           |
| <input type="checkbox"/> General partnership                      | (Is the not-for-profit corporation also a 501(c)(3))?         |
| <input type="checkbox"/> Limited partnership                      | <input type="checkbox"/> Yes <input type="checkbox"/> No      |
| <input type="checkbox"/> Trust                                    | <input type="checkbox"/> Other (please specify)               |
- 

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

Delaware

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 titleholder(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

See attached page

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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,

Attachment

**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 titleholder(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.

<u>Name</u>	<u>Title</u>
Thomas S. Ricketts	Executive Vice President, Manager of Sole Member
Laura Ricketts	Manager of Sole Member
Pete Ricketts	Manager of Sole Member
Todd Ricketts	Manager of Sole Member
Edward Lazarus	Manager of Sole Member
Crane H. Kenney	President
Michael R. Lufrano	Vice President / Secretary
Carl Rice, III	Vice President
Alexander Sugarman	Vice President
Jonathan L. Greifenkamp	Vice President/Treasurer
Lydia Wahlke	Assistant Secretary

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
<u>The sole member of Triangle Property Holdings, LLC, is Chicago Baseball Holdings, LLC, 1060 West Addison Street, Chicago, Illinois, 60613, 95% of the membership interest of which is owned by an entity wholly owned by a trust, the beneficiaries of which are members of the Ricketts family.</u>		

**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.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
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Please see attached sheet.

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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 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.

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

*Please Note: this is the list of known/projected subcontractors as of the date of submission and is subject to change due to project scope and requirements.*

<b>Name</b> (indicate whether retained or anticipated to be retained)	<b>Business Address</b>	<b>Relationship to Disclosing Party</b>	<b>Estimated Fees</b> (Note: Fees do not include "hard costs" or other Project Costs)
D'Agostino Izzo Quirk Architects, Inc. (anticipated to be retained)	1310 Broadway Somerville, MA 02144	Architectural design and consulting services	\$45,000 (estimated)
DLA Piper LLP (retained)	203 N La Salle St # 1900, Chicago, IL 60601	Attorneys	\$50,000 (estimated)
Gensler Architects (retained)	11 E Madison St #300 Chicago, IL 60602	Architectural rendering	\$76,255.80
Jacobsen Development Advisors, LLC (anticipated to be retained)	723 W. Algonquin Road, Arlington Heights, IL 60005-3921	Consultant	\$100,000 (estimated)
VOA Associates, Inc. (anticipated to be retained)	224 S. Michigan Avenue Chicago, IL 60604	Architectural design and consulting services	\$275,000 (estimated)



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
- c. 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:

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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.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

N/A

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9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

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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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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

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.

  x   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:

The Disclosing Party did not exist during the slavery era and does not have a predecessor entity.

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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.

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.

Triangle Property Holdings, LLC  
(Print or type name of Disclosing Party)

By: *Ann Murray*  
(Sign here)

Crane H. Kenney  
(Print or type name of person signing)

President  
(Print or type title of person signing)

Signed and sworn to before me on (date) May 1, 2013,  
at Cock County, IL (state).

*Beth Harrington* Notary Public.

Commission expires: 7/29/13





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

**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:

Wrigley Field Parking Operations, 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: 1060 West Addison Street

Chicago, IL, 60613

C. Telephone: 312 368 2162 Fax: 312 630 5367 Email: david.reifman@dlapiper.com

D. Name of contact person: David L. Reifman, DLA Piper LLP

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):

Application for Planned Development for property located at 3650 N. Seminary Avenue, Chicago, IL 60613 (sometimes referred to as 1103 W. Waveland Avenue) and 3701, 3705, 3707 and 3709 N. Clifton Avenue, Chicago, IL, 60613.

G. Which City agency or department is requesting this EDS? Department of Housing and Economic Development,  
Department of Transportation

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:

- |   |   |
|---|---|
| <input type="checkbox"/> Person                                   | <input checked="" type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership        |
| <input type="checkbox"/> Privately held business corporation      | <input type="checkbox"/> Joint venture                        |
| <input type="checkbox"/> Sole proprietorship                      | <input type="checkbox"/> Not-for-profit corporation           |
| <input type="checkbox"/> General partnership                      | (Is the not-for-profit corporation also a 501(c)(3))?         |
| <input type="checkbox"/> Limited partnership                      | <input type="checkbox"/> Yes <input type="checkbox"/> No      |
| <input type="checkbox"/> Trust                                    | <input type="checkbox"/> Other (please specify)               |

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

Delaware

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 titleholder(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
<u>See attached page</u>	

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,

Attachment

**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 titleholder(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.

<u>Name</u>	<u>Title</u>
Thomas S. Ricketts	Executive Vice President, Manager of Sole Member
Laura Ricketts	Manager of Sole Member
Pete Ricketts	Manager of Sole Member
Todd Ricketts	Manager of Sole Member
Edward Lazarus	Manager of Sole Member
Crane H. Kenney	President
Michael R. Lufrano	Vice President / Secretary
Carl Rice, III	Vice President
Alexander Sugarman	Vice President
Jonathan L. Greifenkamp	Vice President/Treasurer
Lýdia Wahlke	Assistant Secretary

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
<u>The sole member of Wrigley Field Parking Operations, LLC, is Chicago Baseball Holdings, LLC, 1060 West Addison Street, Chicago, Illinois, 60613, 95% of the membership interest of which is owned by an entity wholly owned by a trust, the beneficiaries of which are members of the Ricketts family.</u>		
<hr/>		
<hr/>		

**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.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
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Applicant does not plan to retain subcontractors, etc. directly. However, Applicant's affiliate, Chicago Cubs Baseball Club, LLC, will undertake certain renovations and expansion of the subject property and has retained certain firms and consultants as provided in Exhibit A.

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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 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.

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

*Please Note: this is the list of known/projected subcontractors retained by Chicago Cubs Baseball Club, LLC for the Matter as of the date of submission and is subject to change due to project scope and requirements.*

<b>Name</b> (indicate whether retained or anticipated to be retained)	<b>Business Address</b>	<b>Relationship to Disclosing Party</b>	<b>Estimated Fees</b> (Note: Fees do not include "hard costs" or other Project Costs)
Culloton Strategies (retained)	205 W Wacker Dr #1750 Chicago, IL 60606	Public Relations Firm	\$25,000+
D'Agostino Izzo Quirk Architects, Inc. (retained)	1310 Broadway Somerville, MA 02144	Architectural design and consulting services	\$1,980,000 (estimated)
DLA Piper LLP (retained)	203 N La Salle St # 1900, Chicago, IL 60601	Attorneys	\$150,000 (estimated)
Harboe Architects, PC (retained)	140 South Dearborn, Suite 205 Chicago, IL 60603	Historical Consulting	\$89,000 (estimated)
Sam Schwartz Engineering (retained)	505 North LaSalle Street Suite 300 Chicago, IL 60654	Traffic Engineer/Consultant	\$150,000 (estimated)
VOA Associates, Inc. (retained)	224 S. Michigan Avenue Chicago, IL 60604	Architect of Record	\$19,028,530 (estimated)

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:

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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.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

N/A

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9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

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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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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

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
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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.

  x   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:

The Disclosing Party did not exist during the slavery era and does not have a predecessor entity.

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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.

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.

Wrigley Field Parking Operations, LLC  
(Print or type name of Disclosing Party)

By: *[Signature]*  
(Sign here)

Crane H. Kenney  
(Print or type name of person signing)

President  
(Print or type title of person signing)

Signed and sworn to before me on (date) May 1, 2013  
at Cook County, IL (state).

*[Signature]* Notary Public.

Commission expires: 7/29/13



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

**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:

North Clark Street 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: 1053 West Waveland Ave, Chicago, Illinois 60613

Mailing address: P.O. Box 13451, Chicago, Illinois 60613-3451

C. Telephone: 312 368 2162 Fax: 312 630 5367 Email: david.reifman@dlapiper.com

D. Name of contact person: David L. Reifman, DLA Piper LLP

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):

Application for Planned Development for property located at 3614-3640 North Clark Street, Chicago, Illinois, 60613.

G. Which City agency or department is requesting this EDS? Department of Housing and Economic Development,  
Department of Transportation

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:

- |   |   |
|---|---|
| <input type="checkbox"/> Person                                   | <input checked="" type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership        |
| <input type="checkbox"/> Privately held business corporation      | <input type="checkbox"/> Joint venture                        |
| <input type="checkbox"/> Sole proprietorship                      | <input type="checkbox"/> Not-for-profit corporation           |
| <input type="checkbox"/> General partnership                      | (Is the not-for-profit corporation also a 501(c)(3))?         |
| <input type="checkbox"/> Limited partnership                      | <input type="checkbox"/> Yes <input type="checkbox"/> No      |
| <input type="checkbox"/> Trust                                    | <input type="checkbox"/> Other (please specify)               |

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

Delaware

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 titleholder(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
Thomas R. Ricketts, Manager, President	Laura Ricketts, Manager
Crane H. Kenney, Executive Vice President	J. Peter Ricketts, Manager
Alex Sugarman, Vice President	Todd Ricketts, Manager
Michael R. Lufrano, Secretary	
Allison Templar, Treasurer	

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
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The sole member of North Clark Street LLC, is Hickory Street Capital LLC, the sole member of which is wholly owned by a trust, the beneficiaries of which are members of the Ricketts family.

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**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.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
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Please see attached sheet.

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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 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.

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

*Please Note: this is the list of known/projected subcontractors as of the date of submission and is subject to change due to project scope and requirements.*

<b>Name</b> (indicate whether retained or anticipated to be retained)	<b>Business Address</b>	<b>Relationship to Disclosing Party</b>	<b>Estimated Fees</b> (Note: Fees do not include "hard costs" or other Project Costs)
DLA Piper LLP (retained)	203 N La Salle St # 1900, Chicago, IL 60601	Attorneys	\$10,000+ (estimated)
VOA Associates, Inc. (anticipated to be retained)	224 S. Michigan Avenue Chicago, IL 60604	Architectural design and consulting services	\$275,000+ (estimated)

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:

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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.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

N/A

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9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

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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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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

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.

  x   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:

      The Disclosing Party did not exist during the slavery era and has no predecessor entity.

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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? (Sec 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.

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.

North Clark Street LLC

(Print or type name of Disclosing Party)

By: *Thomas S. Ricketts*  
(Sign here)

Thomas S. Ricketts

(Print or type name of person signing)

President

(Print or type title of person signing)

Signed and sworn to before me on (date) May 1, 2013,  
at Cock County, IL (state).

Beth Harrington Notary Public.

Commission expires: 7/29/13



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

**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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**ENTERTAINMENT AND SPECTATOR SPORTS PLANNED DEVELOPMENT  
NUMBER 958, AS AMENDED**

**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Entertainment and Spectator Sports Planned Development Number 958, as Amended (the "Planned Development") consists of a net site area of approximately five hundred nine thousand nine (509,009) square feet (11.69 acres) of property, including approximately 34,618 square feet to be vacated, and excluding air rights to be vacated, all as depicted on the attached Planned Development Boundary and Property Line Map and Right of Way Adjustment Map (the "Property"). The "Applicants" for purposes of this Planned Development are Wrigley Field Holdings, LLC, and Wrigley Field Parking Operations, LLC, as the owners of Sub-Area A, Triangle Property Holdings, LLC, and Wrigley Field Parking Operations, LLC, as the owners of Sub-Area B, Wrigley Field Parking Operations, LLC, as the owner of Sub-Area C, and North Clark Street LLC as the owner of Sub-Area D. As used in this Planned Development, the term "Applicant" or "Applicants" means the Applicants collectively, or individually with respect to individual sub-areas or the improvements thereto and uses thereof, as the context requires.
2. Applicant shall obtain all applicable official reviews, approvals or permits which are required to implement this plan of development. Any dedication or vacation of streets, alleys or easements or any adjustment of or privileges to use rights-of-way shall require a separate approval by the City Council, provided however the right-of-way adjustments shown on the Right-of-Way Adjustment Plan shall be approved by the Department of Housing and Economic Development (the "Department") the Department of Transportation and any other City agency with review authority, subject to these statements and the requisite approval of the City Council. Specifically, and without limitation, Applicant shall have the right to construct a pedestrian bridge over Clark Street in substantial conformance with the Plans. The pedestrian bridge shall be maintained by Applicant and shall be accessible to the public via the access points shown on the Plans. As a public amenity and pedestrian transportation improvement, Applicant's use of the right-of-way for purposes of the pedestrian bridge shall be without compensation to the City. The right-of-way vacations contemplated by the Right-of-Way Adjustment Plan shall be without compensation to the City.
3. The requirements, obligations and conditions of this Planned Development shall be binding upon Applicant, its successors and assigns and, if different than Applicant, the legal title holders and any ground lessors. All rights granted hereunder to Applicant shall inure to the benefit of Applicant's successors and assigns and, if different than Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

Page 1 of 6

Applicant: Wrigley Field Holdings, LLC and others  
Address: 1060 West Addison Street and other property  
Introduced: May 8, 2013  
Plan Commission: T.B.D.

EAST55042072.12

4. This Plan of Development consists of these fifteen (15) statements and the following exhibits (collectively, the "Plans"):
  - (a) Bulk Regulations and Data Table;
  - (b) Existing Land Use Map prepared by VOA Associates Inc. and dated May 1, 2013;
  - (c) Existing Zoning Map;
  - (d) Planned Development Boundary and Sub-Area Boundary Map, prepared by VOA Associates Inc. and dated May 1, 2013;
  - (e) Right of Way Adjustment Maps, prepared by VOA Associates Inc., consisting of five pages, prepared by VOA Associates Inc. and dated May 1, 2013;
  - (f) Site plans, landscape plans, landscape details, building elevations, expansion plans, other drawings and plans and Preliminary Design Brief, consisting of 33 pages, prepared by VOA Associates Inc. and dated May 1, 2013; and
  - (g) Planned Development Signage Matrix, consisting of three pages, prepared by VOA Associates Inc. and dated May 1, 2013 (the "PD Signage Matrix").

Full-sized copies of the Plans are on file with the Department. Any interior demising walls and other interior improvements and spaces shown on the Plans are for information only, and this Planned Development shall not be deemed to limit or prescribe the location of interior demising walls or other interior improvements or spaces.

This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a planned development. These and no other zoning controls shall apply to the Property.

5. The following uses are allowed in the areas delineated herein as Entertainment and Spectator Sports Planned Development No. 958, as amended (including all sub-areas as designated herein):

All uses allowed in a C2-5 Motor Vehicle-Related Commercial District, including, without limitation, and in addition, as applicable: entertainment and spectator sports establishments of any capacity, other than inter-track wagering facilities; lighting for night events; seasonal lighting; special events and entertainment (including, without limitation, live and recorded musical performances and concerts; theater and movies; sports tournaments, competitions and exhibitions not limited to baseball and including sports such as volleyball, hockey, cycling and extreme sports exhibitions such as "X Games"); permanent, semi-permanent, temporary and portable concessions, vendors, carts, catering, kiosks and trolleys; food trucks; farmer's markets; dining and picnic areas; general retail sales; food and beverage



sales (including liquor); restaurants; taverns (including, without limitation, bars and night clubs); hotels; offices; at-grade and rooftop outdoor patios; plazas and open space; sidewalk cafés; public address and sound systems; stadium suites; team and other service uses such as clubhouses, locker rooms, batting cages, media rooms, player lounge and related services and facilities; banquet, conference and meeting halls; scoreboards; lodges and private clubs; beer gardens; advertising; co-located and freestanding broadcast and telecommunications equipment and facilities (including earth station receiving dishes); generators and other power generating facilities; ticket offices, ticket sales and ticket agencies; public and civic uses (including, without limitation, museums, fund-raisers and other non-profit events); pyrotechnic displays; community centers; participant sports and recreation (including, without limitation, health clubs; ice rink; and sports); personal services (including, without limitation, spas); accessory and non-accessory parking and parking control facilities; outdoor staging and parking of commercial and communications vehicles; the existing off-premises billboard advertising sign in Sub-Area C; any use identified in the Plans not set forth herein; and accessory uses.

Portions of the Property may be utilized on an interim basis for accessory and non-accessory parking, construction staging, construction support activities and the storage of construction materials for the various stages of development of the Property. All allowed uses may be established and operated on a permanent, semi-permanent and temporary basis.

Between Memorial Day and Labor Day, beginning three hours before the start time of events and ending at the end of the 2nd inning of baseball games, Sheffield Avenue adjacent to Wrigley Field shall be closed for allowed uses of Sub-Area A. The first hour of such use shall be reserved for set up and a reasonable period of time shall be allowed for take down after such time period. Upon completion of the improvements to Sub-Area B, the Department may re-evaluate the use of Sheffield Avenue to determine whether it continues to be an appropriate location for such use. The Department is expressly authorized to extend, through a minor change, the time periods for use of Sheffield set forth herein.

Notwithstanding any provision of the Chicago Municipal Code to the contrary, all allowed uses of the Property and Sheffield Avenue (when permitted to be closed as set forth above) may be operated indoors and outdoors. Allowed uses shall not be subject to limitations in the Chicago Municipal Code, if any, regulating noise or prohibiting the playing of live or recorded music.

No provision of the Chicago Municipal Code as applied to the Property, including, without limitation, restrictions on open containers and the sale and service of liquor, shall be deemed to prohibit open containers anywhere on the Property or on Sheffield Avenue (when permitted to be closed as set forth above) or to require screening or barriers anywhere on the Property, except at the perimeter of the Property as necessary to prevent the movement of open containers from the Property into the public right-of-way (other than Sheffield Avenue, as stated).

6. In Sub-Area A, exterior on-premises signs are permitted subject to the review and approval of the Department and, if applicable, the Commission on Chicago Landmarks.

In Sub-Area B, exterior on-premises signs are permitted subject to the review and approval of the Department.

In Sub-Area C, exterior on-premises signs are permitted subject to the review and approval of the Department. Notwithstanding any provision of this Planned Development to the contrary, the existing off-premises billboard sign is permitted.

In Sub-Area D, exterior on-premises signs are permitted subject to the review and approval of the Department. Notwithstanding any provision of this Planned Development to the contrary, the existing off-premises billboard sign is permitted prior to development of Sub-Area D as contemplated herein.

All Sub-Areas: Notwithstanding the foregoing, the Department, and any other City agency with review authority, shall approve all signs substantially conforming to the PD Signage Matrix. The PD Signage Matrix is incorporated herein and is hereby approved as an integral part of this Planned Development, the proposed expansion and restoration of Wrigley Field, and development and redevelopment of the Property as contemplated herein.

For the purposes of this Planned Development, any sign which identifies the name or sponsorship of any structure or designated area within the Property, such as "Captain Morgan Club," or any sponsor of the baseball team operating in the ballpark, or any sponsor of a retail showcase within the Property, shall be deemed an on-premises sign and may be located in any sub-area. Maximum total sign area shall be determined as set forth in the PD Signage Matrix. Interior signs are permitted and nothing in this Planned Development shall regulate any interior sign. Specifically, but without limitation, Applicant shall have the right to install a new video board in left field not to exceed 6,000 square feet and a new script sign in right field not to exceed 1,000 square feet, which signage is integral to the expansion and restoration of Wrigley Field and the development and redevelopment of the Property as contemplated herein. In furtherance of the foregoing, and for the avoidance of doubt, a sign shall be deemed interior and inside Wrigley Field if: (1) the message face and primary vertical structural supports of such sign are located entirely within the property lines of Sub-Area A; and (2) the primary audience for such sign is persons viewing (in person or on television) events inside the ballpark, regardless of whether the sign or any part thereof is legible or can be seen from the exterior of the ballpark or any adjacent right of way.

Signs set forth in the PD Signage Matrix are permitted. All existing signs are permitted and shall not be counted in the areas and measurements set forth in the PD Signage Matrix. Nothing in this Planned Development or the PD Signage Matrix shall be deemed to regulate or limit any other sign exempt from regulation under Section 17-12-0500 of the Chicago Zoning Ordinance, or incidental, temporary and special events signage.

Solely as applied to the Property, this Planned Development and the PD Signage Matrix shall supersede any provisions of the Chicago Municipal Code which are inconsistent or in conflict with the PD Signage Matrix, including, without limitation, Chapter 17-12 of the Zoning Ordinance, Chapter 13-20 of the Municipal Code (including specifically, but without limitation, provisions requiring a separate City Council order be obtained for certain signs exceeding 100 square feet in area or 24 feet in height), Chapter 13-96 of the Municipal Code, Chapter 13-128 of the Municipal Code, Chapter 10-24 of the Municipal Code, and Chapter 18-27 of the Electrical Code.

7. Off-street parking and off-street loading shall be provided in compliance with the Bulk Regulations and Data Table.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of final design and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department.
9. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall be subject only to:
  - (a) height limitations established by the Federal Aviation Administration; and
  - (b) airport zoning regulations as established by the Department, the Department of Aviation and the Department of Law and approved by the City Council.
10. Upon request of Applicant, the Commissioner of the Department shall approve pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") development of the Property or any portion thereof substantially conforming to the Plans.
11. The maximum permitted floor area ratio for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the requirements of the Zoning Ordinance shall apply and the following additional exclusions shall also apply: (a) space devoted to mechanical equipment, if any, shall not be counted as floor area; (b) the seating bowl of the stadium will not be counted as floor area; and (c) all parking located on the Property shall be deemed accessory off-street parking and any space devoted to parking (including all lobbies, concourses and areas accessory thereto) shall not be counted as floor area.
12. Applicant acknowledges it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. Applicant shall use commercially reasonable efforts to design, construct and maintain all

buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.

13. Applicant acknowledges it is in the public interest to design, construct and maintain the expansion and restoration of Wrigley Field and development and redevelopment of the Property as contemplated herein in a manner which promotes, enables and maximizes universal access throughout the Property. Prior to issuance of a permit, plans for all material new construction and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permits shall be granted for any material new construction or improvement until the Director of M.O.P.D. has approved detailed construction drawings for each such material new construction or improvement.
14. 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 modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the Department such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. 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.
15. Unless construction of the improvements within any one of Sub-Area A, Sub-Area B or Sub-Area D as contemplated by this Planned Development has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall expire, and the zoning of the Property shall automatically revert to the C2-5 Motor Vehicle-Related Commercial District. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. In accordance Section 17-13-0612 of the Chicago Zoning Ordinance, it is acknowledged commencement and completion of certain phases may exceed the periods set forth in Section 17-13-0612 of the Chicago Zoning Ordinance. Accordingly, and notwithstanding any provisions of Section 17-13-0612 to the contrary, the commencement of construction of any single phase within any one of Sub-Area A, Sub-Area B or Sub-Area D shall be deemed to fully satisfy the requirements of this Statement 16 and Section 17-13-0612, and this Planned Development shall be deemed to have fully vested and not subject to lapse or expiration for any reason.

**ENTERTAINMENT AND SPECTATOR SPORTS PLANNED DEVELOPMENT  
NUMBER 958, AS AMENDED**

**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	617,099	
Net Site Area (sf):		
Total <sup>1</sup> :	509,009	
Sub-Area A:	Existing:	361,162
	Rights-of-Way to be Vacated <sup>2</sup> :	26,269
	Sub-Area A Total:	387,431
Sub-Area B:	Existing:	55,437
	Rights-of-Way to be Vacated <sup>2</sup> :	8,349
	Sub-Area B Total:	63,786
Sub-Area C:	12,454	
Sub-Area D:	45,338	
Maximum Floor Area Ratio:		
Overall:	2.45	
Sub-Area A:	2.20	
Sub-Area B:	2.30	
Sub-Area C:	0.25	
Sub-Area D:	4.25	

---

<sup>1</sup> Includes the areas to be vacated as set forth herein and excludes air rights to be vacated.

<sup>2</sup> Excludes air rights to be vacated.

Minimum Building Setbacks:

Sub-Area A:	In accordance with the Plans
Sub-Area B:	In accordance with the Plans
Sub-Area C:	In accordance with the Plans
Sub-Area D:	In accordance with the Plans

Minimum Number of Loading Berths:

Sub-Area A:	Zero
Sub-Area B:	In accordance with the Plans
Sub-Area C:	In accordance with the Plans
Sub-Area D:	In accordance with the Plans

Maximum Building Height:

Sub-Area A:	135' (existing)
Sub-Area B:	In accordance with the Plans.
Sub-Area C:	In accordance with the Plans.
Sub-Area D:	In accordance with the Plans.

Landscaping Requirements:

Sub-Area A:	N/A
Sub-Area B:	In accordance with the Plans.
Sub-Area C:	In accordance with the Plans.
Sub-Area D:	In accordance with the Plans.

Minimum Number of Parking Spaces:

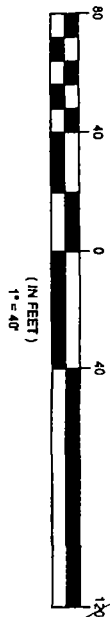
Sub-Area A:	Zero; provided, however, new parking spaces shall be provided for any increase in the seating capacity of the
-------------	---

Wrigley Field bleachers in excess of 3,525 bleachers seats on the basis of one parking space for every ten new seats or fraction thereof. Such parking spaces shall be deemed to be parking spaces in excess of 1,200 parking spaces owned or controlled by Applicant (or any of them) or any affiliate thereof (the "Existing Spaces"). Such new parking spaces may be owned, leased or operated by Applicant or an affiliate and may be located within the Planned Development, any location within one mile of Sub-Area A or Sub-Area B, or at a remote parking facility operated by Applicant or an affiliate.

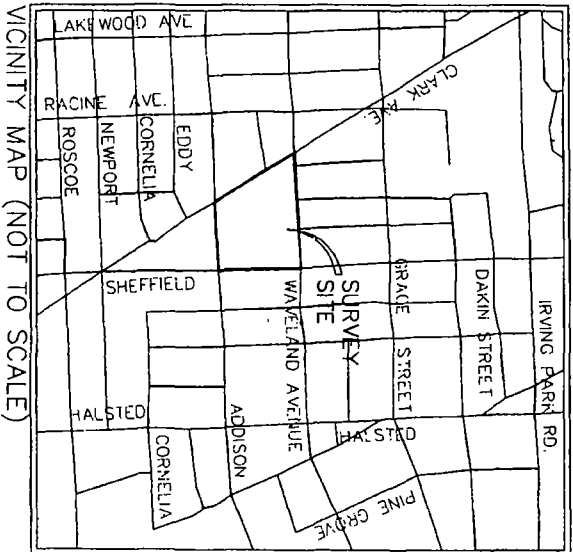
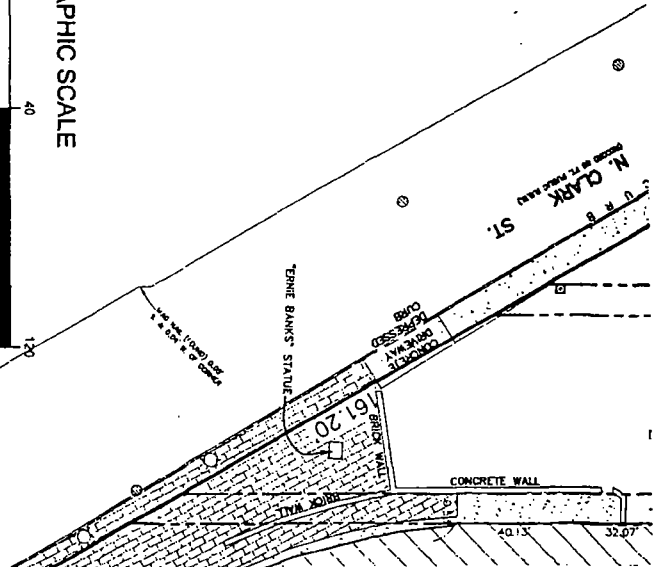
Sub-Areas B, C and D in the aggregate:

74 to be located in Sub-Area D.

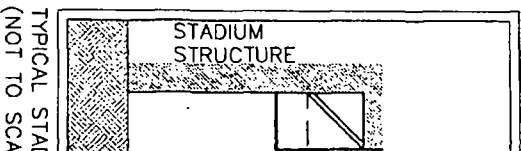
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Vault
- Electric Meter
- Electric Pad
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Gas Ruffalo Box
- Gas Home Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Cable TV Pedestal
- Tree - Deciduous
- Tree - Evergreen
- Parking Meter
- Sign Post
- Mail Box
- Bumper Post
- Guy Anchor
- Soil Boring
- Unclassified Manhole
- Auto Sprinkler
- Hose Connection
- Fire Alarm
- Flag Pole



GRAPHIC SCALE



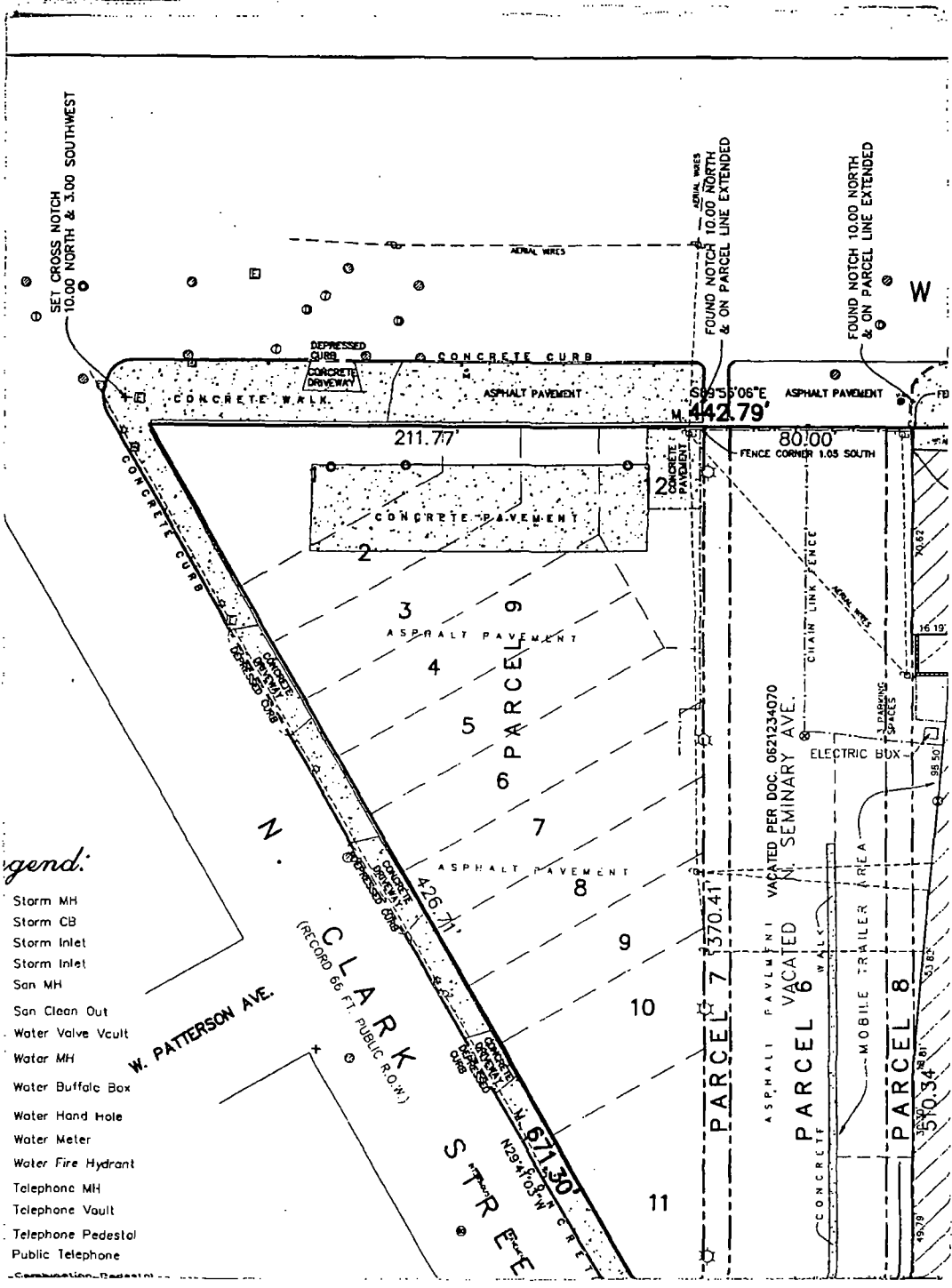
VICINITY MAP (NOT TO SCALE)



TYPICAL STADIUM STRUCTURE (NOT TO SCALE)

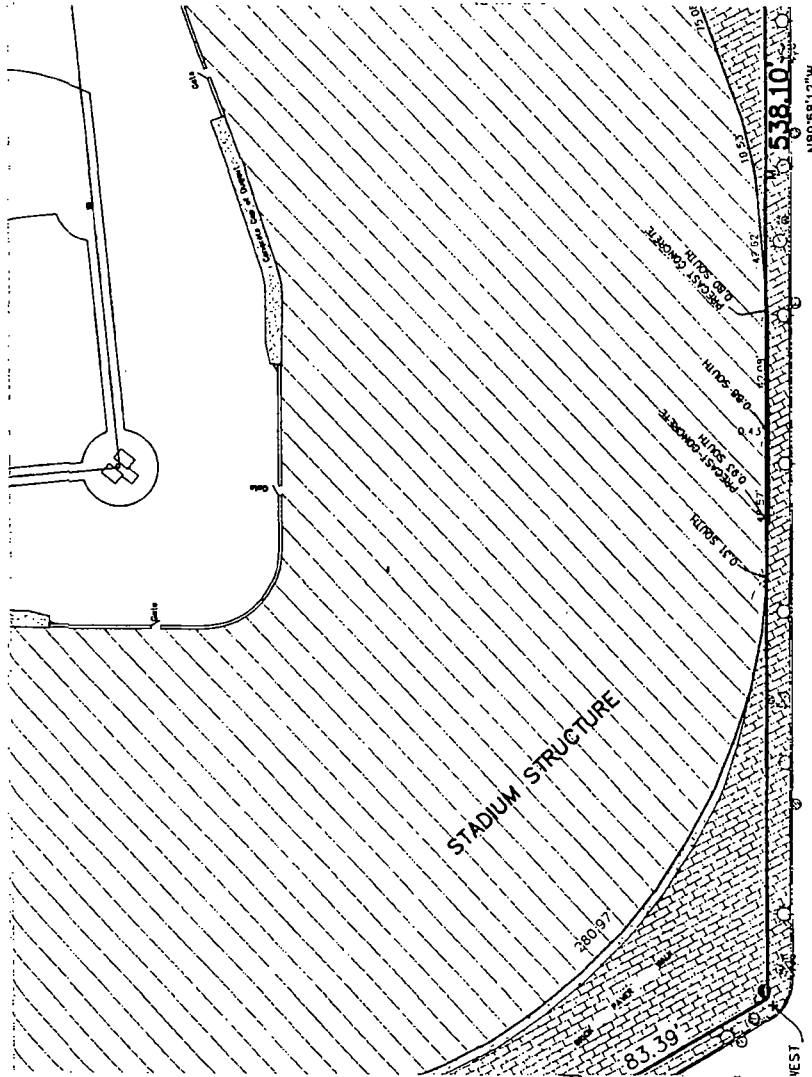
SET CROSS NOTCH 2.00 SOUTH & 3.00 SOUTH





*Legend:*

- Storm MH
- Storm CB
- Storm Inlet
- Storm Inlet
- San MH
- San Clean Out
- Water Valve Vcalt
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone



**W . A D D I S O N**  
 (RECORD 73 FT. PUBLIC R.O.W.)

**FLOOD NOTE:**  
 PROPERTY APPEARS IN "OTHER AREAS" ZONE X. AREAS DETERMINED TO BE OUTSIDE ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILL. MAP NO. 17031C0410J, EFFECTIVE DATE AUGUST 19, 2008.

**SURVEY NOTES:**  
 Note R. & M. denotes Record and Measured distances respectively.  
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by at once report any differences BEFORE damage is done.  
 For easements, building lines and other restrictions not shown on survey plat refer to your abstract contract, title policy and local building line regulations.  
 NO dimensions shall be assumed by scale measurement upon this plat.  
 Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used ASSUMED.

**LOWER ELEVATION OF TYPICAL TRUSS = EL. 37.49 C.C.D.**  
**LOWER ELEVATION OF PARCELS 3 & 5 = 31.00 C.C.D.**

**STADIUM TRUSS DETAIL (LE)**

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W A V E L A N D A V E N U E

(RECORD 80 FT. PUBLIC R.O.W.)

F.O.B. OF PARCEL 3  
D. & M. 11.76  
M.D. NO. 04.54  
M.D. NO. 04.54

M. 5895508E  
D. 5895558E

D. & M. 401.65

CONCRETE CURB

PARCEL 3 423.3

PARCEL 2 578.77

D. & M. 427.7

M. 5895501  
D. 5895551

CONCRETE  
ICE CORNER 1/2" SOUTH

BRICK 0.05 SOUTH

0.03 SOUTH

0.07 SOUTH

161.02

0.06 SOUTH

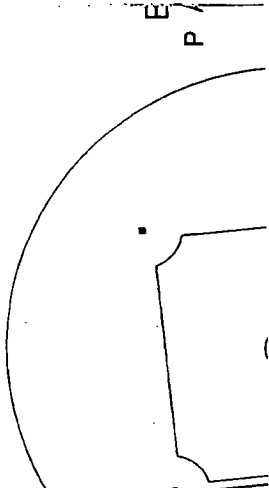
0.16 WEST & 8.23 SOUTH

STADIUM STRUCTURE

WRIGLEY FIELD  
HOME OF THE CHICAGO  
NATIONAL LEAGUE PROFESSIONALS

NOTE: INTERIOR IMPROVEMENTS SHOWN HERE

LEFT FIELD FENCE LINE



E  
P

# GREMLEY & BIEDERMANN

A DIVISION OF  
**PLCS Corporation**

PROFESSIONAL LAND SURVEYORS

4505 NORTH EASTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

## Plat of Survey

PARCEL 1: BLOCK 14 IN LAFLIN SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 1 = 335.843 SQ. FT. OR 7.71 ACRES

### PARCEL 2:

ALL THAT PART OF WAVELAND AVENUE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT 0527618059 LYING NORTH OF THE NORTH LINE OF BLOCK 14 AND THE EASTERLY EXTENSION THEREOF IN LAFLIN SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE NORTH 89 DEGREES 55 MINUTES, 58 SECONDS WEST ALONG THE SOUTH LINE OF WEST WAVELAND AVENUE AFORESAID, 427.75 FEET; THENCE NORTH 00 DEGREES 02 SECONDS EAST 8.00 FEET TO A POINT ON A LINE DRAWN 8.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE AFORESAID; THENCE SOUTH 89 DEGREES, 59 MINUTES, 58 SECONDS EAST ALONG SAID PARALLEL LINE, 423.34 FEET; THENCE 39 DEGREES 06 MINUTES, 35 SECONDS EAST, 10.32 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF WEST WAVELAND AVENUE AFORESAID; THENCE NORTH 89 DEGREES, 55 MINUTES, 58 SECONDS WEST ALONG SAID EASTERLY EXTENSION, 2.11 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 2 = 3,413 SQ. FT. OR 0.08 ACRES

### PARCEL 3:

ALL THAT PART OF WAVELAND AVENUE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT 0527618059 LYING NORTH OF THE NORTH LINE OF BLOCK 14 IN LAFLIN SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +311.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE NORTH 89 DEGREES, 55 MINUTES, 58 SECONDS WEST ALONG THE SOUTH LINE OF WEST WAVELAND AVENUE AFORESAID, 427.75 FEET; THENCE NORTH 00 DEGREES, 02 SECONDS EAST, 8.00 FEET TO A POINT ON A LINE DRAWN 8.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE AFORESAID; SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 04 MINUTES, 02 SECONDS EAST, 11.78 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 58 SECONDS EAST, 401.85 FEET; THENCE SOUTH 61 DEGREES, 27 MINUTES, 58 SECONDS EAST, 24.67 FEET TO THE POINT OF INTERSECTION WITH SAID LINE DRAWN 8.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE AFORESAID; THENCE NORTH 89 DEGREES, 55 MINUTES, 58 SECONDS WEST, ALONG SAID PARALLEL LINE, 423.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 3 = 4,851 SQ. FT. OR 0.11 ACRES

### PARCEL 4

ALL THAT PART OF NORTH SHEFFIELD AVENUE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT 0527618059 LYING EAST OF THE EAST LINE OF BLOCK 14 IN LAFLIN SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF NORTH SHEFFIELD AVENUE, 354.16 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 8.00 FEET TO A POINT ON A LINE DRAWN 8.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF NORTH SHEFFIELD AVENUE AFORESAID; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID PARALLEL LINE, 365.91 FEET; THENCE NORTH 39 DEGREES, 06 MINUTES, 35 SECONDS WEST, 9.34 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF WEST WAVELAND AVENUE; THENCE NORTH 89 DEGREES, 55 MINUTES, 58 SECONDS WEST ALONG SAID EASTERLY EXTENSION, 2.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 4 = 2,892 FT. OR 0.07 ACRES

### PARCEL 5

ALL THAT PART OF NORTH SHEFFIELD AVENUE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT 0527618059 LYING EAST OF THE EAST LINE OF BLOCK 14 IN LAFLIN SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +311.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF

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NORTH SHEPHERD AVENUE, 366.15 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 810 FEET TO A POINT ON A LINE DRAWN 8.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF NORTH SHEPHERD AVENUE AFORESAID, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 10.60 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 332.45 FEET; THENCE NORTH 17 DEGREES, 03 MINUTES, 57 SECONDS WEST, 19.20 FEET; THENCE NORTH 38 DEGREES, 04 MINUTES, 35 SECONDS WEST, 7.87 FEET TO THE POINT OF INTERSECTION WITH SAID LINE DRAWN 8.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF NORTH SHEPHERD AVENUE, AFORESAID; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID PARALLEL LINE, 365.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 1 = 3,682 SQ. FT. OR 0.08 ACRES

PARCEL 6:

A 60 FOOT STRIP OF LAND FALLING IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF WAVELAND AVENUE AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF CLARK STREET, BEING 30 FEET ON EACH SIDE OF THE CENTER LINE OF SEMINARY AVENUE (SAID AVENUE BEING 80 FEET AS ORIGINALLY DEDICATED THEN KNOWN AS STELLA PLACE), IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 6 = 26,422 SQ. FT. OR 0.61 ACRES

PARCEL 7:

THE WEST 10 FEET OF AN 80 FOOT STRIP OF LAND FALLING IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF WAVELAND AVENUE AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF CLARK STREET, BEING 40 FEET ON EACH SIDE OF THE CENTER LINE OF SEMINARY AVENUE (SAID AVENUE BEING 80 FEET AS ORIGINALLY DEDICATED THEN KNOWN AS STELLA PLACE) IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 7 = 3,792 SQ. FT. OR 0.09 ACRES

PARCEL 8:

THE EAST 10 FEET OF AN 80 FOOT STRIP OF LAND FALLING IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF WAVELAND AVENUE AND NORTHEASTERLY TO NORTHEASTERLY LINE OF CLARK STREET, BEING 40 FEET ON EACH SIDE OF THE CENTER LINE OF SEMINARY AVENUE (SAID AVENUE BEING 80 FEET AS ORIGINALLY DEDICATED THEN KNOWN AS STELLA PLACE) IN COOK COUNTY, ILLINOIS.


AREA OF PARCEL 8 = 5,016 SQ. FT. OR 0.12 ACRES

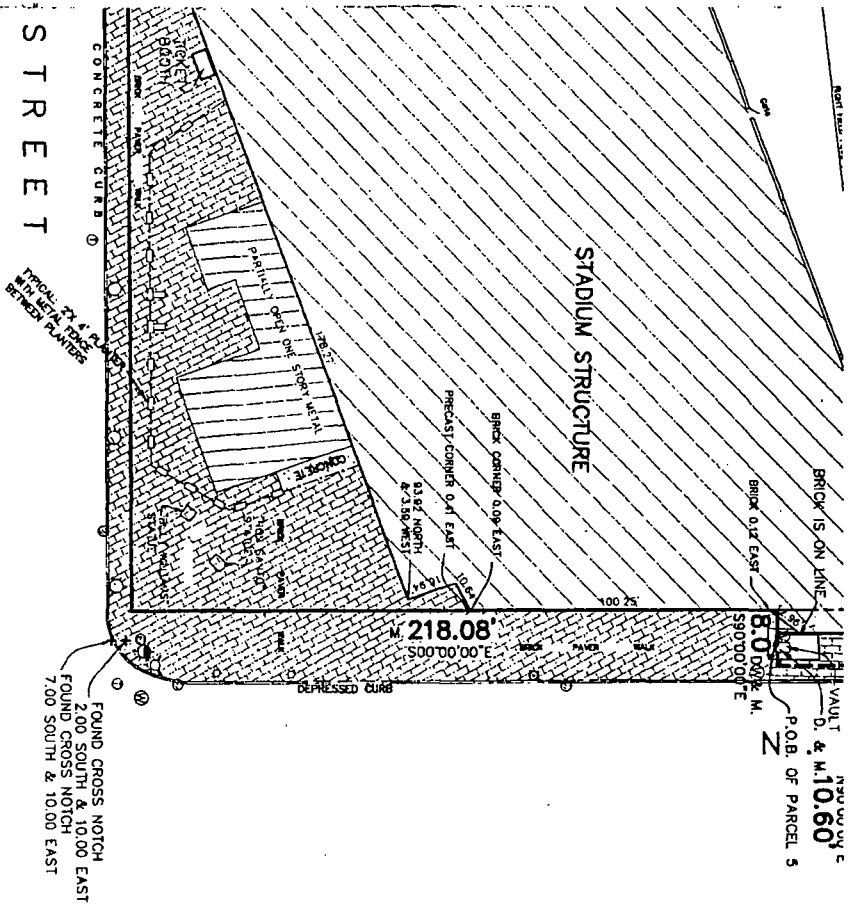
PARCEL 9:

LOTS 1 TO 12, INCLUSIVE IN THE SUBDIVISION OF THAT PART OF BLOCK 13, LYING EAST OF CLARK STREET IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4, (EXCEPT 1.2 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

AREA OF PARCEL 9 = 39,221 SQ. FT. OR 0.09 ACRES

AREA OF TOTAL PROPERTY = 425,132 SQ. OR 9.75 ACRES

ORDERED BY: DLA PIPER LLP	CHECKED: DRAWN	DATE: APRIL 19, 2013	PAGE NO. 1 OF 1
ADDRESS: WRIGLEY FIELD - CHICAGO, IL	MD	SCALE: 1 INCH = 40 FEET	
 <b>GREMLEY &amp; BIEDERMANN</b> a Division of PLCS, CORPORATION License No. IL-003372 PROFESSIONAL LAND SURVEYOR 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 695-3102 FAX: (773) 266-4104 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO. <b>2013-17693-004</b>			



THE 0.2%  
SLOPE

STREET

STADIUM STRUCTURE

BRICK 15 ON LINE  
BRICK 0.12 EAST  
8.00 ON M.  
VALVE  
D. & M. 10.60  
P.O.B. OF PARCEL 5

FOUND CROSS NOTCH  
2.00 SOUTH & 10.00 EAST  
FOUND CROSS NOTCH  
7.00 SOUTH & 10.00 EAST

State of Illinois  
County of Cook

We, GRENLEY & BIEDERMANN, J.N.C. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey conducted to a temperature of 62° Fahrenheit.

Field measurements completed on APRIL 18, 2013

Signed on April 22, 2013.

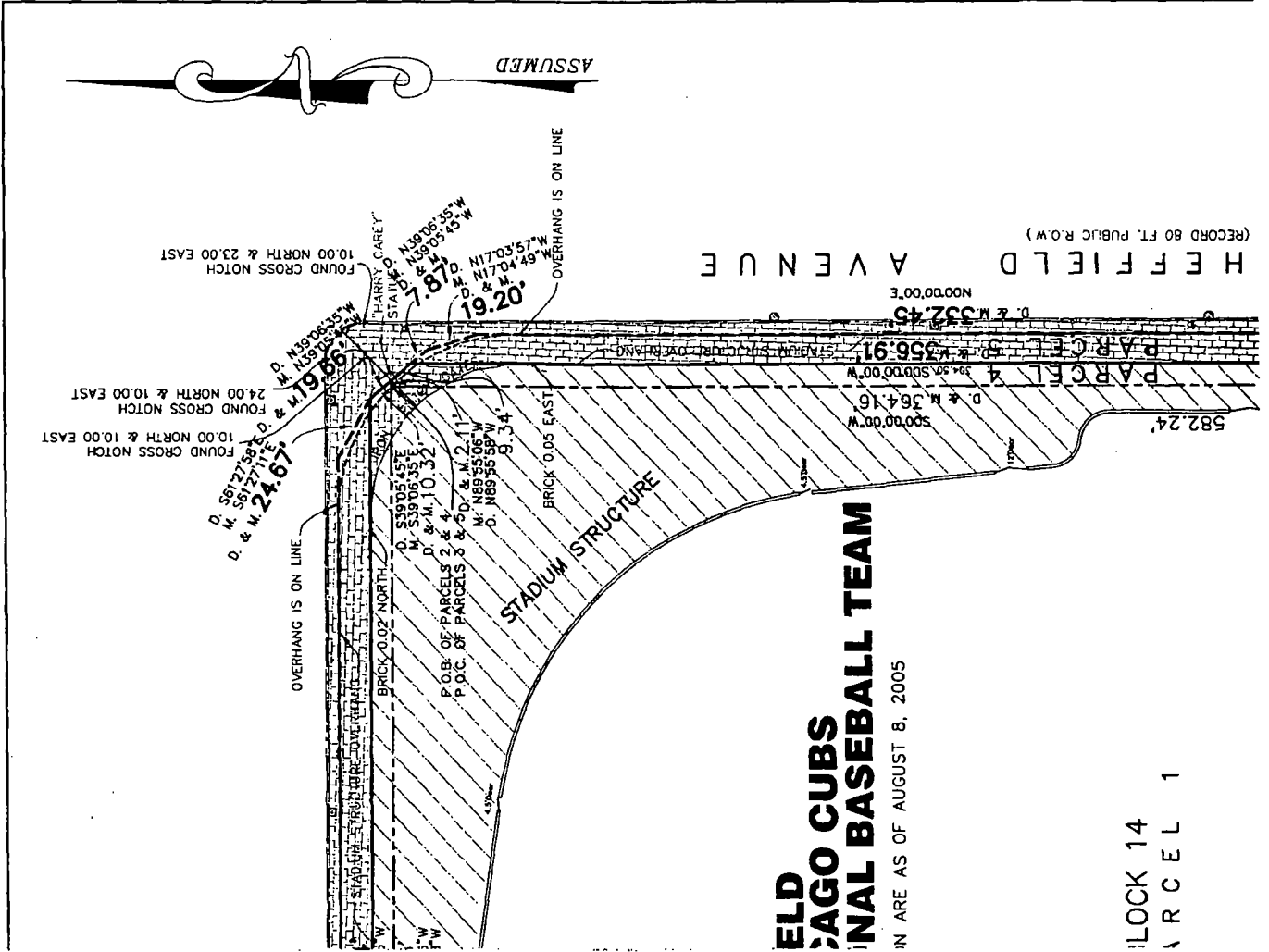
By:

*[Signature]*

Professional Illinois Land Surveyor No. 2802

This professional service conforms to the current Illinois minimum standards for a boundary survey.





ASSUMED

(RECORD 80 FT. PUBLIC R.O.W.)

HEFFIELD AVENUE

D. & M. 332.45

D. & M. 356.91

PARCEL 4

D. & M. 364.16

582.24'

500.00'00"W

BRICK 0.05 EAST

STADIUM STRUCTURE

OVERHANG IS ON LINE

OVERHANG IS ON LINE

FOUND CROSS NOTCH  
10.00 NORTH & 23.00 EAST

FOUND CROSS NOTCH  
24.00 NORTH & 10.00 EAST

FOUND CROSS NOTCH  
10.00 NORTH & 10.00 EAST

D. & M. 24.67'

D. & M. 19.86'

D. & M. 10.32'

D. & M. 7.87'

D. & M. 19.20'

D. & M. 10.71'

D. & M. 55.80'62N

D. & M. 55.80'62N

D. & M. 55.80'62N

D. & M. 55.80'62N

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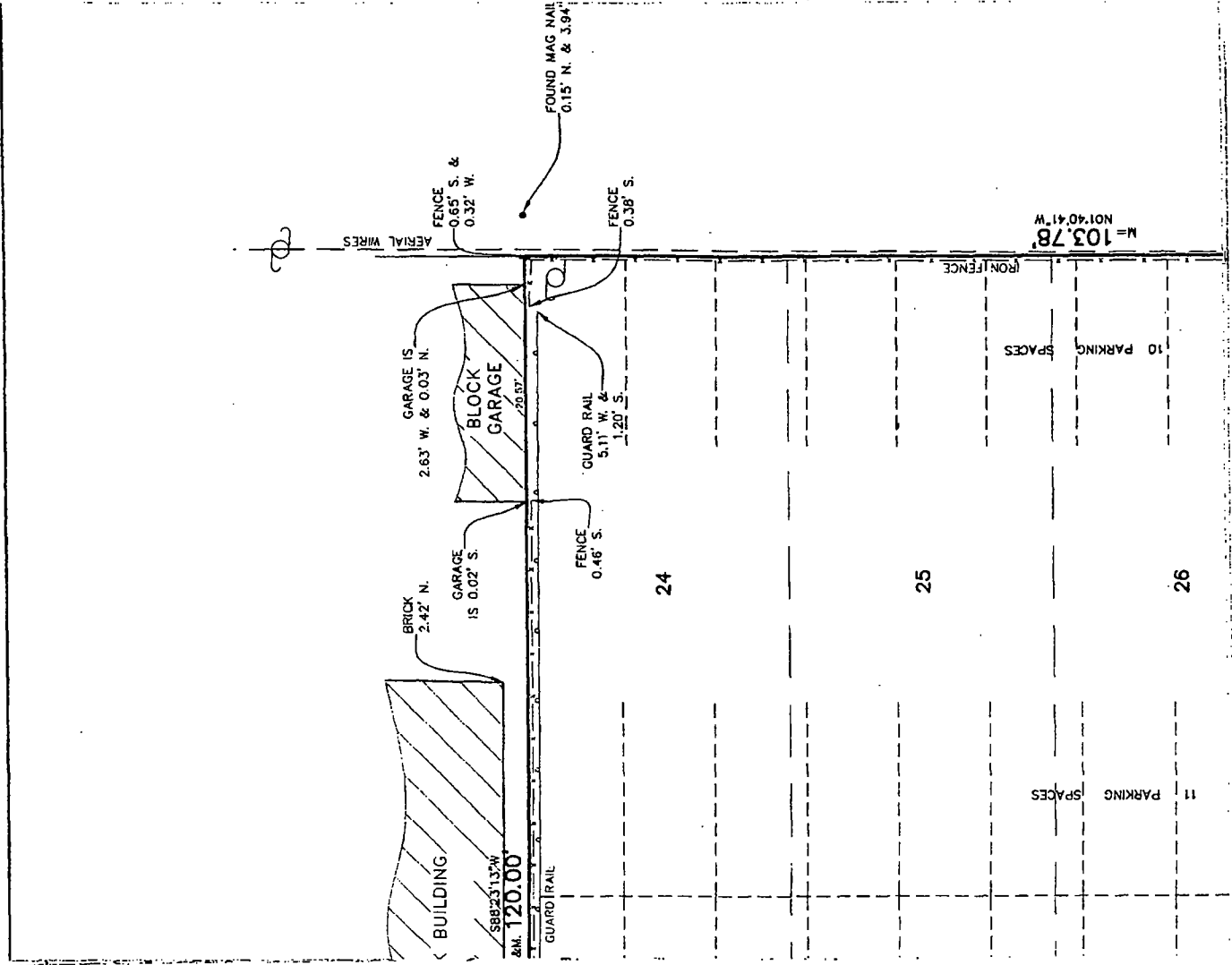
D. & M. 55.80'62N

D. & M. 55.80'62N

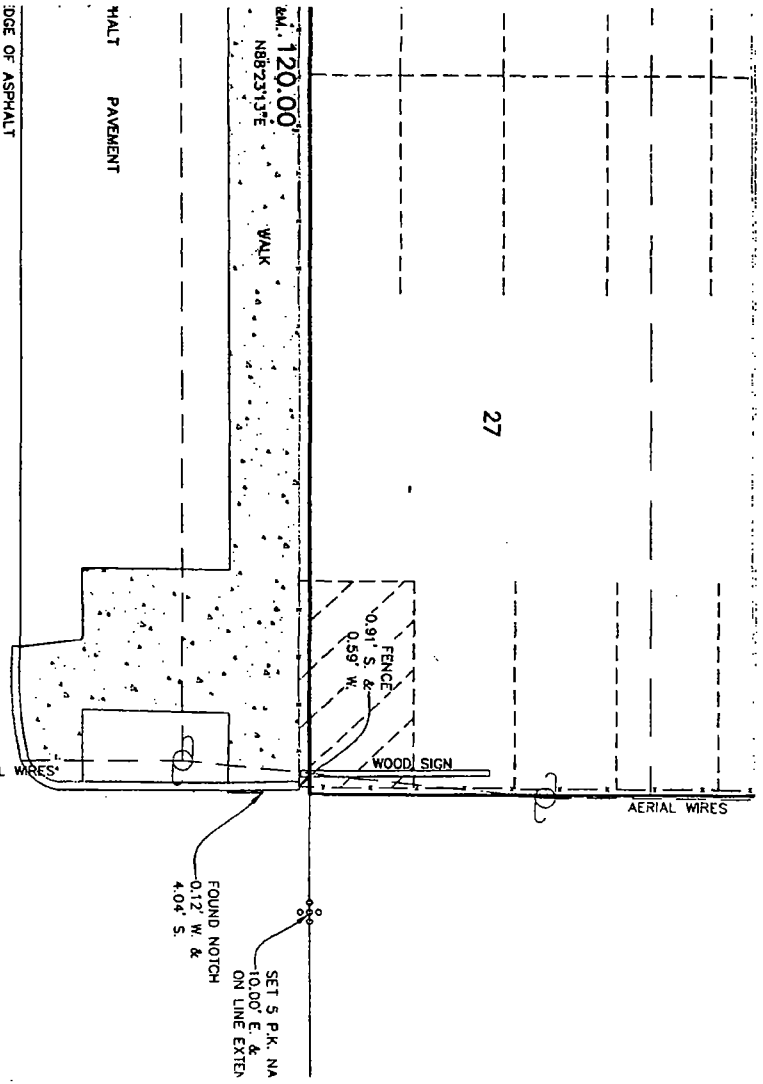
**OLD CHICAGO CUBS STADIUM BASEBALL TEAM**

IN ARE AS OF AUGUST 8, 2005

BLOCK 14  
PARCEL 1







**ID AVENUE**  
80 FT. PUBLIC R.O.W.)

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANCE RATE MAP COOK COUNTY, ILLINOIS, 19, 2008.

respectively.

Compare all points BEFORE building by same and

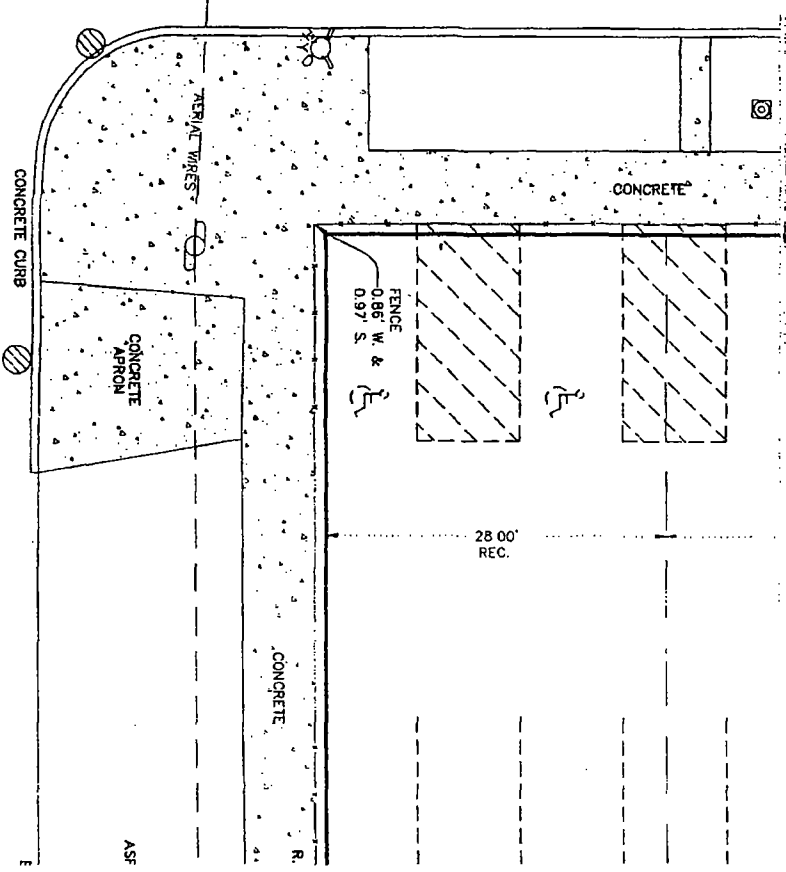
shown on survey plat refer to your abstract, deed,

upon this plat.

tion Datum and Coordinate Datum if used is

All Rights Reserved

CLM



**WAVELAN**  
(RECORD)

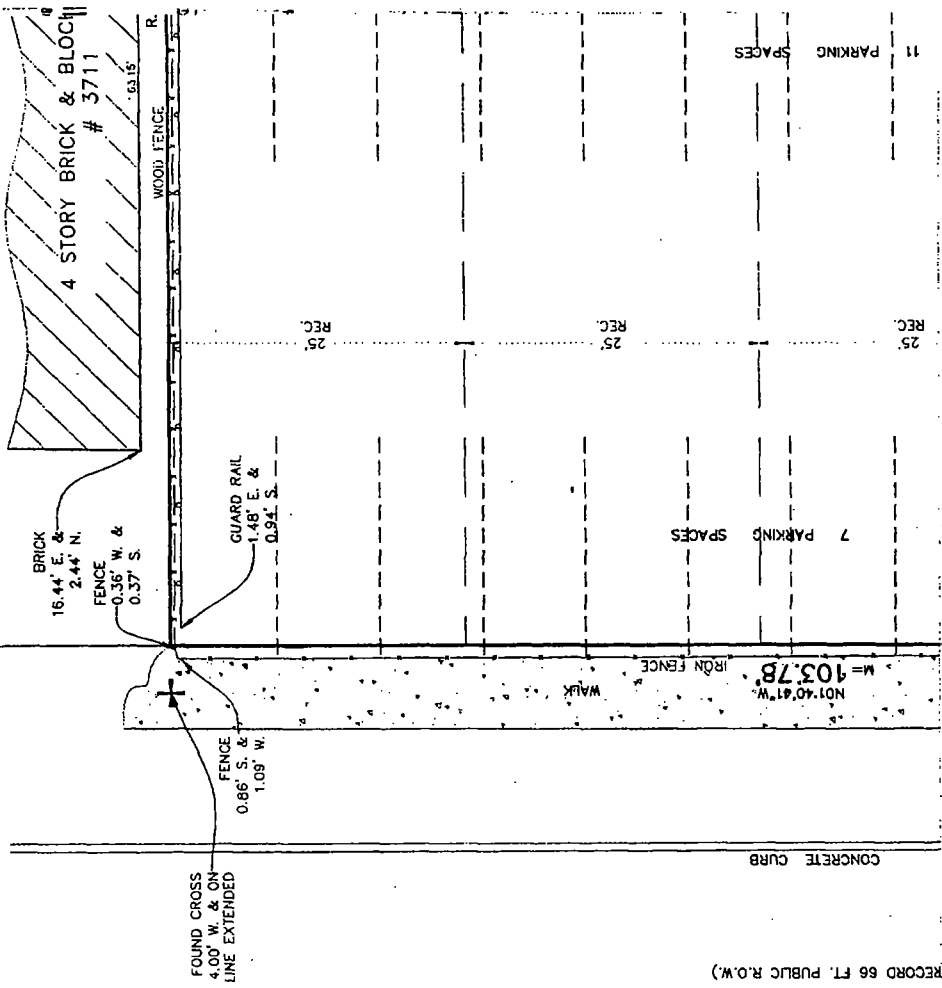
FLOOD NOTE:  
PROPERTY APPEARS IN "OTHER AREAS" ZONE X, A  
ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSUR  
MAP NO. 17031C0410J, EFFECTIVE DATE AUGUST 1

**SURVEY NOTES:**

Note R. & M. denotes Record and Measured distances in  
Distances are marked in feet and decimal parts thereof,  
at once report any differences BEFORE damage is done  
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NO dimensions shall be assumed by scale measurement  
Unless otherwise noted hereon the Bearing Basis, Elev:  
ASSUMED.

FTON STREET

(RECORD 66 FT. PUBLIC R.O.W.)



GRAPHIC SCALE



ASSUMED

*Legend:*

- ⊙ Storm MH
- ⊙ Storm CB
- ⊙ Storm Inlet
- ⊙ Storm Inlet
- ⊙ San MH
- ⊙ San Clean Out
- ⊙ Water Valve Vault
- ⊙ Water MH
- ⊙ Water Buffalo Box
- ⊙ Water Hand Hole
- ⊙ Water Meter
- ⊙ Water Fire Hydrant
- ⊙ Telephone MH
- ⊙ Telephone Vault
- ⊙ Telephone Pedestal
- ⊙ Public Telephone
- ⊙ Combination Pedestal
- ⊙ Utility Pole
- ⊙ Electric Manhole
- ⊙ Electric MH
- ⊙ Electric Vault
- ⊙ Electric Meter
- ⊙ Electric Pod
- ⊙ Electric Pedestal
- ⊙ Electric Light Pole
- ⊙ Electric Traffic Signal
- ⊙ Electric Light Pole with Traffic Signal

- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Cable TV Pedestal
- Tree - Deciduous
- Tree - Evergreen
- Parking Meter
- Sign Post
- Mail Box
- Bumper Post
- Guy Anchor
- Soil Boring
- Unclassified Manhole
- Auto Sprinkler
- Hose Connection
- Fire Alarm
- Flag Pole

10E30

State of Illinois)  
County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey, corrected to a temperature of 62° Fahrenheit.

Field measurements completed on APRIL 18, 2013.

Signed on April 25, 2013

By:

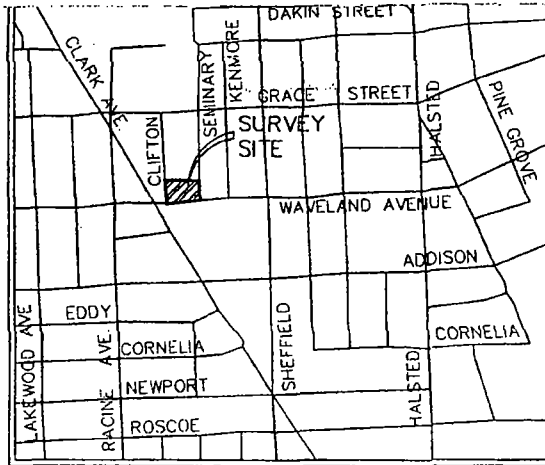
*[Handwritten Signature]*

Professional Illinois Land Surveyor No. 35884

My license expires November 30, 2014

This professional service conforms to the current Illinois minimum standards for a boundary survey.





VICINITY MAP (NOT TO SCALE)

REMOVED APRIL 25, 2013 REMOVE LABELS

RED BY: DLA PIPER LLP	CHECKED: MD	DRAWN: AA
ESS: SITE 8 - WF - GOLD LOT		
<b>GREMLEY &amp; BIEDERMANN</b> <small>A DIVISION OF</small> <b>PLCS, CORPORATION</b> <small>LICENSE No. 184-005322</small> <small>PROFESSIONAL LAND SURVEYORS</small> <small>4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630</small> <small>TELEPHONE: (773) 685-5102 FAX: (773) 286-4186 EMAIL: INFO@PLCS-SURVEY.COM</small>		
TNO. <b>113-17693-003</b>	DATE: APRIL 19, 2013	PAGE NO. 1 OF 1
	SCALE: 1 INCH = 10 FEET	
<small>AD\2013\2013-17693\2013-17693-001.dwg</small>		

# GREMLEY & BIEDERMANN

A DIVISION OF  
**PLCS Corporation**

LICENSE No. 184-083322

PROFESSIONAL LAND SURVEYORS

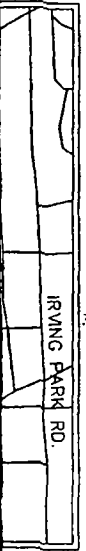
4505 NORTH EASTON AVENUE, CHICAGO, IL 60630

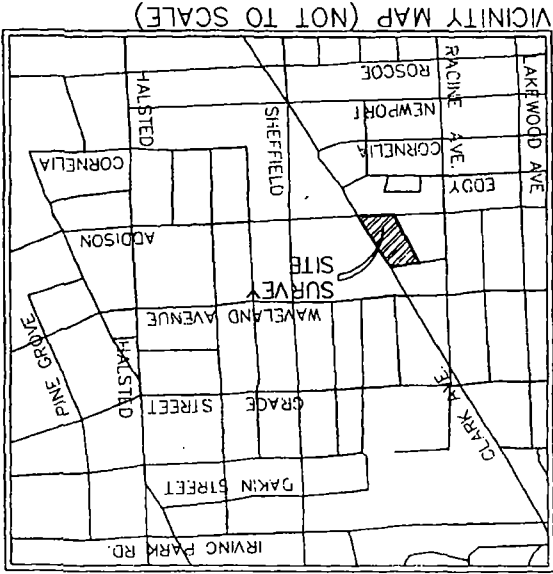
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

## Plat of Survey

LOTS 24, 25, 26 AND 27 IN BLOCK 2 IN BUCKINGHAM'S SECOND ADDITION TO LAKEVIEW IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL PROPERTY AREA : 12,454 SQ. FT. OR 0.29 ACRES +/-



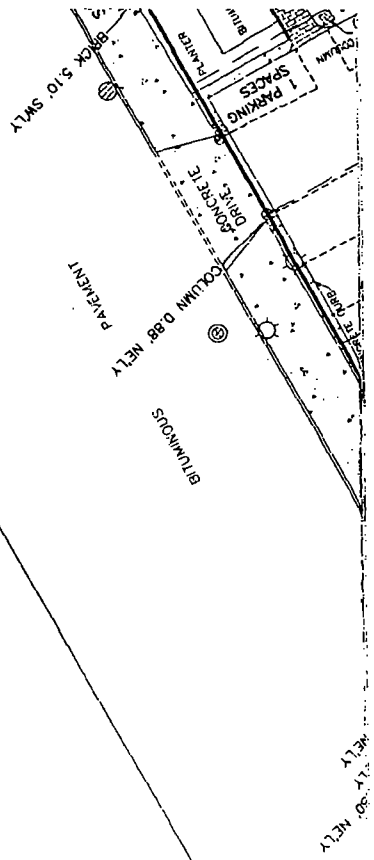


VICINITY MAP (NOT TO SCALE)

ANGLES TO THE NORTHEASTERLY LINE OF SAID LOT 28; THENCE SOUTH 31 DEGREES 03 MINUTES 57 SECONDS EAST ALONG SAID PARALLEL LINE, 70.00 FEET; THENCE SOUTH 32 DEGREES 35 MINUTES 11 SECONDS WEST, 18.16 FEET TO A POINT ON THE NORTH LINE OF WEST ADDISON STREET, SAID POINT BEING 25.00 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 88 DEGREES 43 MINUTES 18 SECONDS WEST ALONG SAID NORTH LINE, 25.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

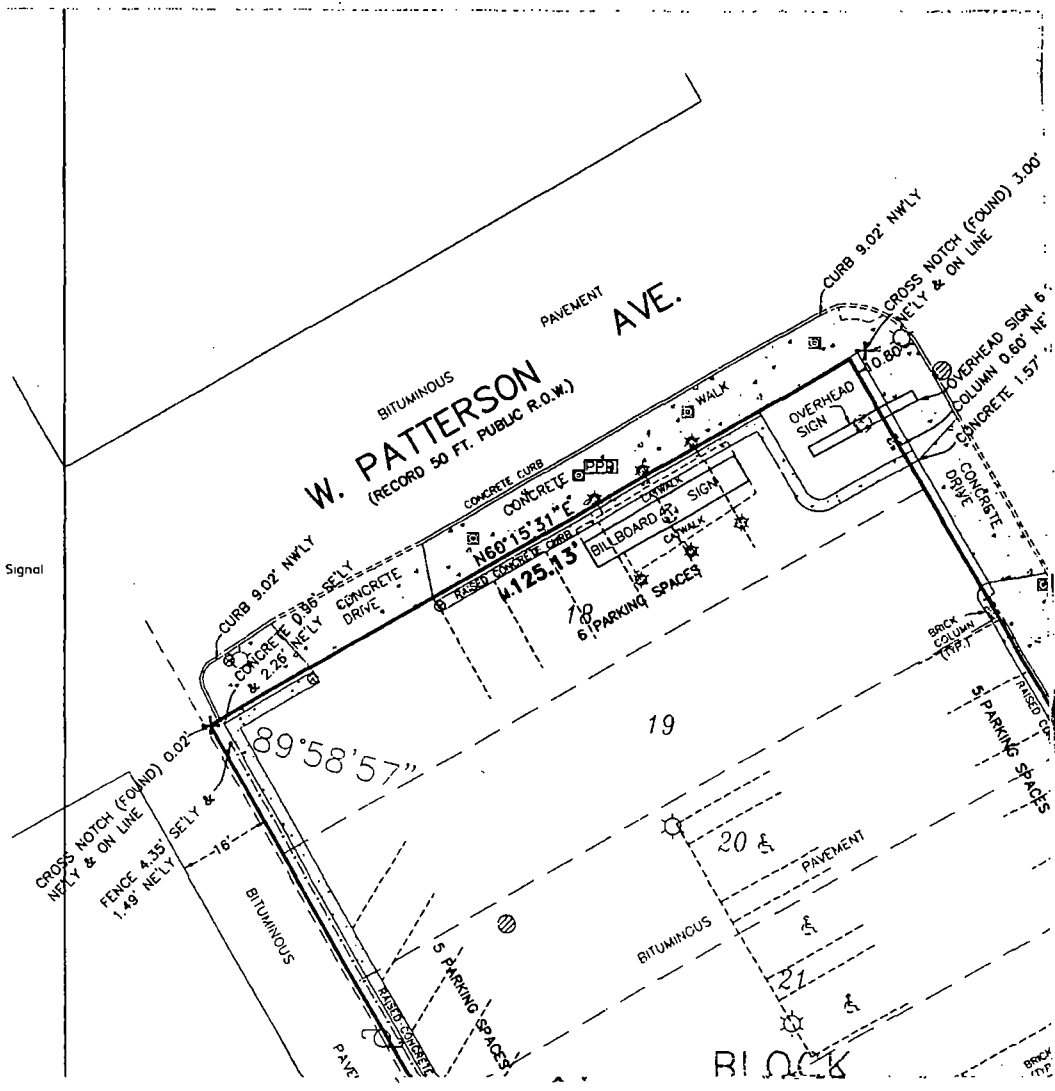
CONTAINING, IN THE AGGREGATE, 45,338 SQUARE FEET (1.0408 ACRES) OF LAND, MORE OR LESS.

N. CL. (RECORD 88 1)

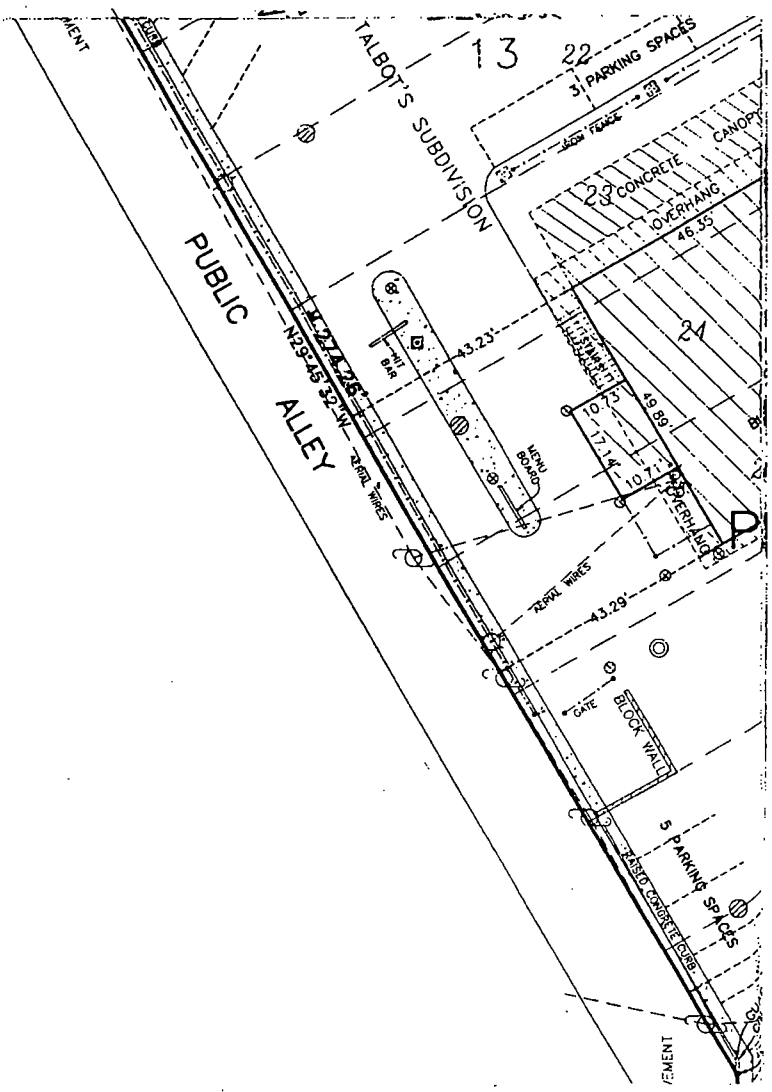




- San MH
- San Storm Combo MH
- San Clean Out
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Cuy Anchor
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Hand Hole
- Electric Pad
- Electric Meter
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Electric Mounted Wall Light
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Cable TV Pedestal
- Tree - Deciduous
- Tree - Evergreen
- Parking Meter
- Parking Pay Box
- Sign Post
- Mail Box
- Bumper Post
- Bike Rack
- Soil Boring
- Unclassified Manhole
- Auto Sprinkler



- ⊗ Hose Connection
- ⊠ Fire Alarm
- ~ Flag Pole
- Iron Pipe
- Iron Rod
- PK Nail
- ⊕ 5 PK Nails
- Cut Cross
- Cut Notch
- Cut Crows Foot
- ⊠ JULIF Mark - Gas
- ⊠ JULIE Mark - Electric
- ⊠ JULIE Mark - Telephone
- ⊠ JULIE Mark - Water
- ⊕ Monitoring Well





# BIEDERMANN

SON OF  
CORPORATION

84-005322

AND SURVEYORS

CHICAGO, IL 60630

86-4184 EMAIL: INFO@PLCS-SURVEY.COM

## Survey

### PARCEL 3:

THAT PART OF NORTH SEMINARY AVENUE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF LOT 28 AND A LINE 2.0 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 28 IN TALBOT'S SUBDIVISION OF THAT PART OF BLOCK 13, LYING WEST OF GREEN BAY ROAD (NOW CLARK STREET) IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF SAID LINE 2.0 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF LOT 28, A DISTANCE OF 70.0 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE EASTWARDLY EXTENSION OF THE SOUTH LINE OF LOT 28, A DISTANCE OF 25.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28; THENCE WEST ON SAID EASTWARDLY EXTENSION OF THE SOUTH LINE OF LOT 28, A DISTANCE OF 25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 28 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCELS 2 & 3, TAKEN AS A SINGLE TRACT, ALSO DESCRIBED AS:

THAT PART OF LOTS 27 AND 28 IN TALBOT'S SUBDIVISION OF THAT PART OF BLOCK 13, LYING WEST OF GREEN BAY ROAD (NOW CLARK STREET) IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF NORTH SEMINARY AVENUE, ALL TAKEN AS ONE TRACT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 88 DEGREES 43 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 52.50 FEET; THENCE NORTH 08 DEGREES 28 MINUTES 43 SECONDS EAST, 134.43 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 27; THENCE SOUTH 31 DEGREES 03 MINUTES 57 SECONDS EAST ALONG SAID NORTHEASTERLY LINE AND ALONG THE NORTHEASTERLY LINE OF SAID LOT 28, A DISTANCE OF 60.70 FEET TO THE SOUTHERN MOST NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 01 DEGREES 01 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 28, A DISTANCE OF 3.99 FEET TO A LINE PARALLEL WITH AND 2.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT

GRAPHIC SCALE



(IN FEET)  
1" = 20'

**GREMLEY &**  
A DIVISION OF  
**PLCS CO**

LICENSE NO. 01

PROFESSIONAL LAND SURVEYOR

4505 NORTH ELSTON AVENUE  
TELEPHONE: (773) 685-5102 FAX: (773) 685-5103

**Plat of**



ASSUMED

**PARCEL 1:**

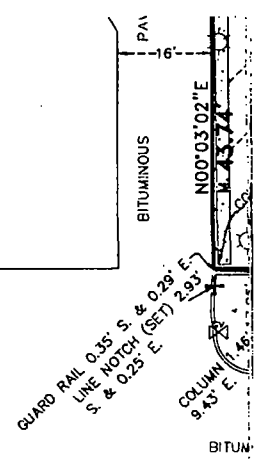
LOTS 18 TO 26, BOTH INCLUSIVE, AND THAT PART OF LOTS 27 AND 28 LYING WEST OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 52.50 FEET WEST OF THE SOUTHEASTERLY CORNER THEREOF, TO A POINT IN THE NORTHEASTERLY LINE OF LOT 27, A DISTANCE OF 6.50 FEET NORTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 27 IN TALBOT'S SUBDIVISION OF THAT PART OF BLOCK 13, LYING WEST OF GREEN BAY ROAD (NOW CLARK STREET) IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

ALL THAT PART OF LOTS 27 AND 28 OF TALBOT'S SUBDIVISION OF THAT PART OF BLOCK 13, LYING WEST OF GREEN BAY ROAD (NOW CLARK STREET) IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO WIT: ALL THOSE PARTS OF SAID LOTS 27 AND 28 WHICH ARE LOCATED EAST OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF THE AFORESAID LOT 28 WHICH IS 52.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT, STRAIGHT TO A POINT IN THE NORTHEASTERLY LINE OF THE AFORESAID LOT 27 WHICH IS 6.5 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.


*Legend:*

- ⊙ Storm MH
- ⊙ Storm CB
- ⊙ Storm Inlet
- ⊙ Storm Inlet

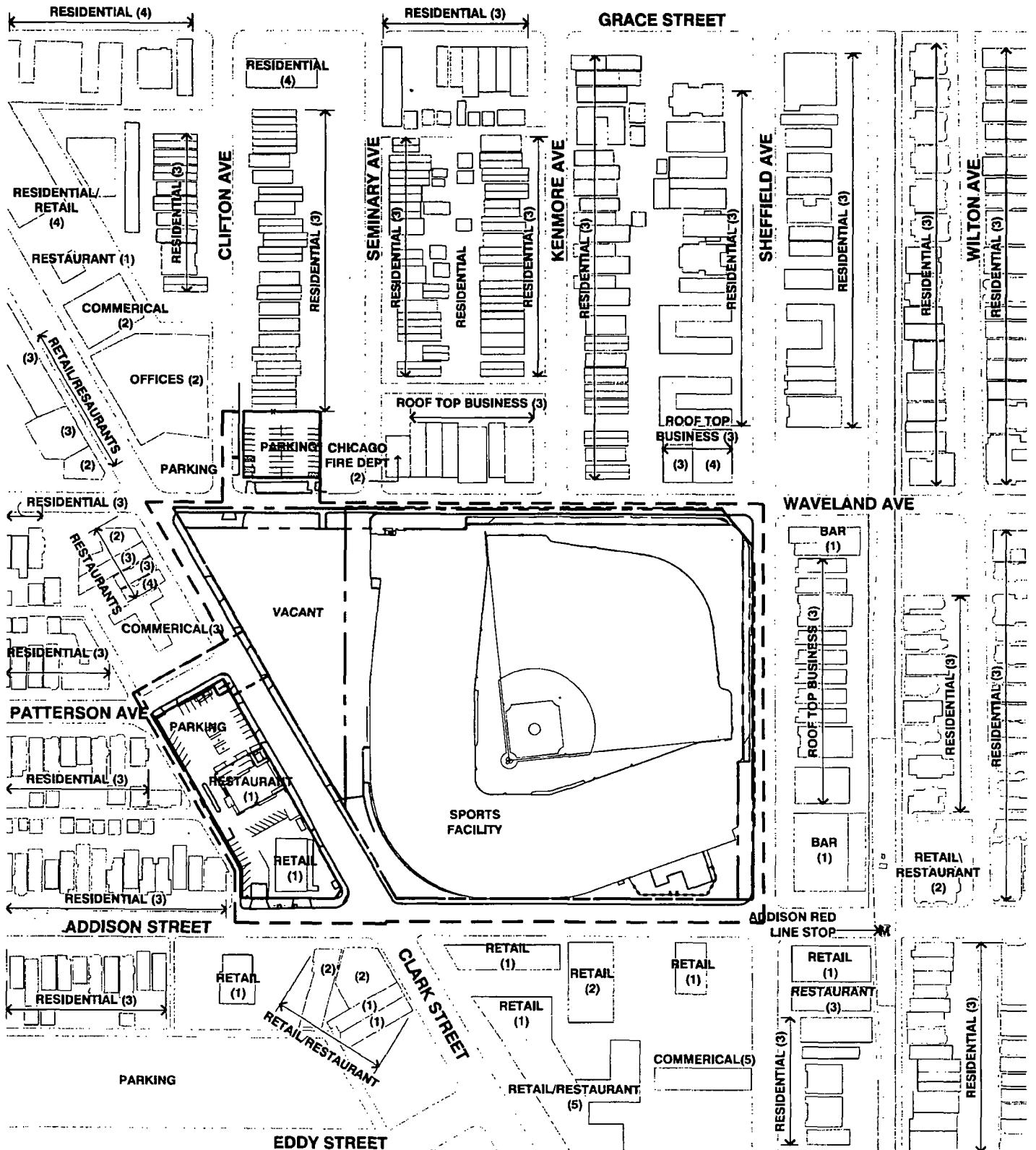


**FLOOD NOTE:**  
 PROPERTY APPEARS IN "OTHER AREAS" 2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD MAP NO. 17031C0410J, EFFECTIVE DATE A

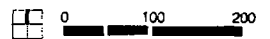
**SURVEY NOTES:**  
 Note R. & M. denotes Record and Measured d  
 Distances are marked in feet and decimal parts at once report any differences BEFORE dama  
 For easements, building lines and other restric contract, title policy and local building line regu  
 NO dimensions shall be assumed by scale me  
 Unless otherwise noted hereon the Bearing B: ASSUMED.  
 COPYRIGHT GREMLEY & BIEDERMANN, IN

ORDERED BY: DLA PIPER LLP	CHECKED: MD	DRAWN: BS
ADDRESS: N. CLARK - W. ADDISON, CHICAGO, IL		
 <b>GREMLEY &amp; BIEDERMANN</b> <small>A DIVISION OF</small> <b>PLCS. CORPORATION</b> <small>LICENSE NO. 184-005322</small> <small>PROFESSIONAL LAND SURVEYORS</small> 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. <b>2013-17693-001</b>	DATE: APRIL 19, 2013 SCALE: 1 INCH = 20 FEET	PAGE NO. <b>1 OF 1</b>



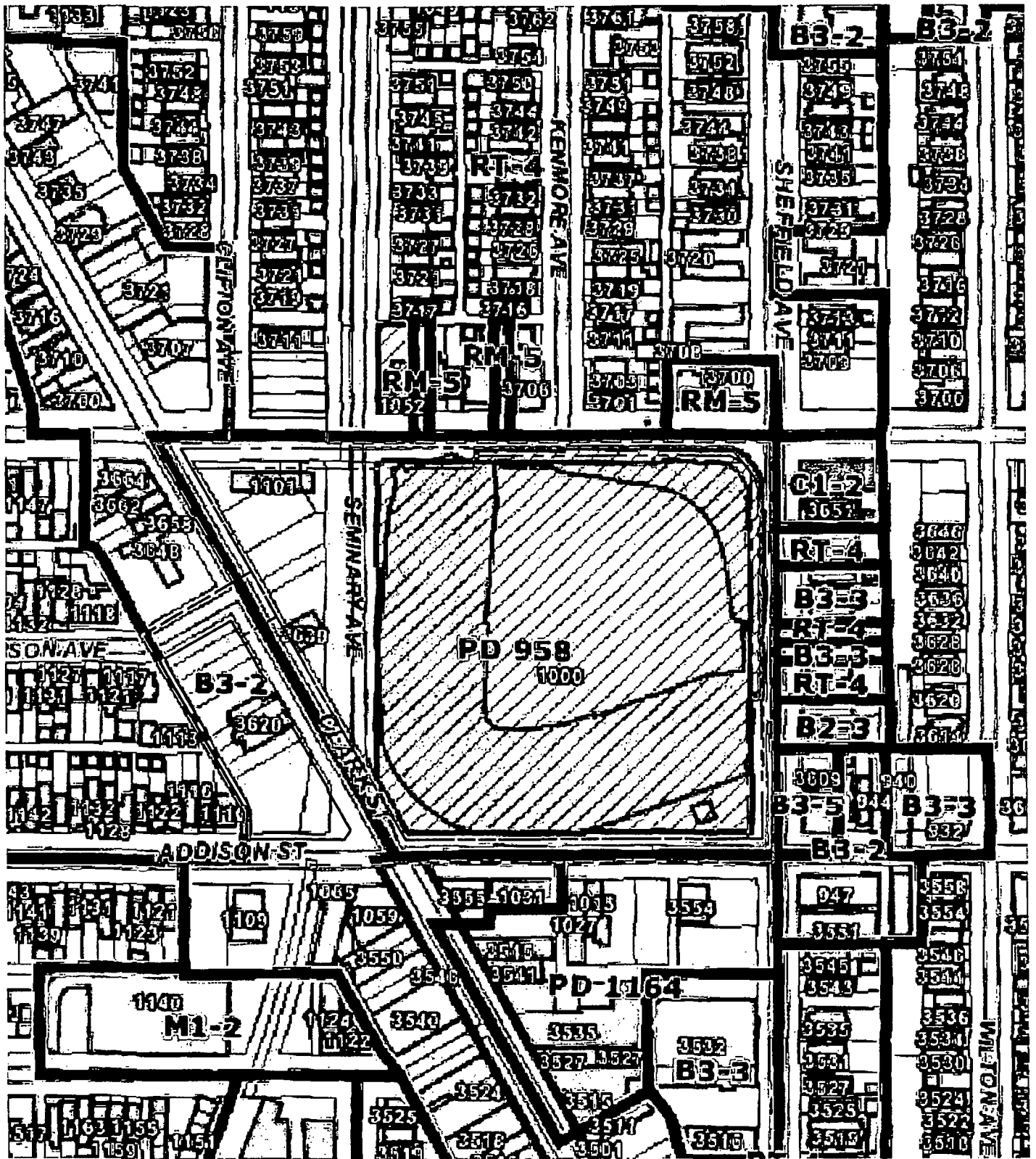


EXISTING LAND USE MAP

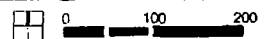


APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)  
 ADDRESS: 1060 W ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:

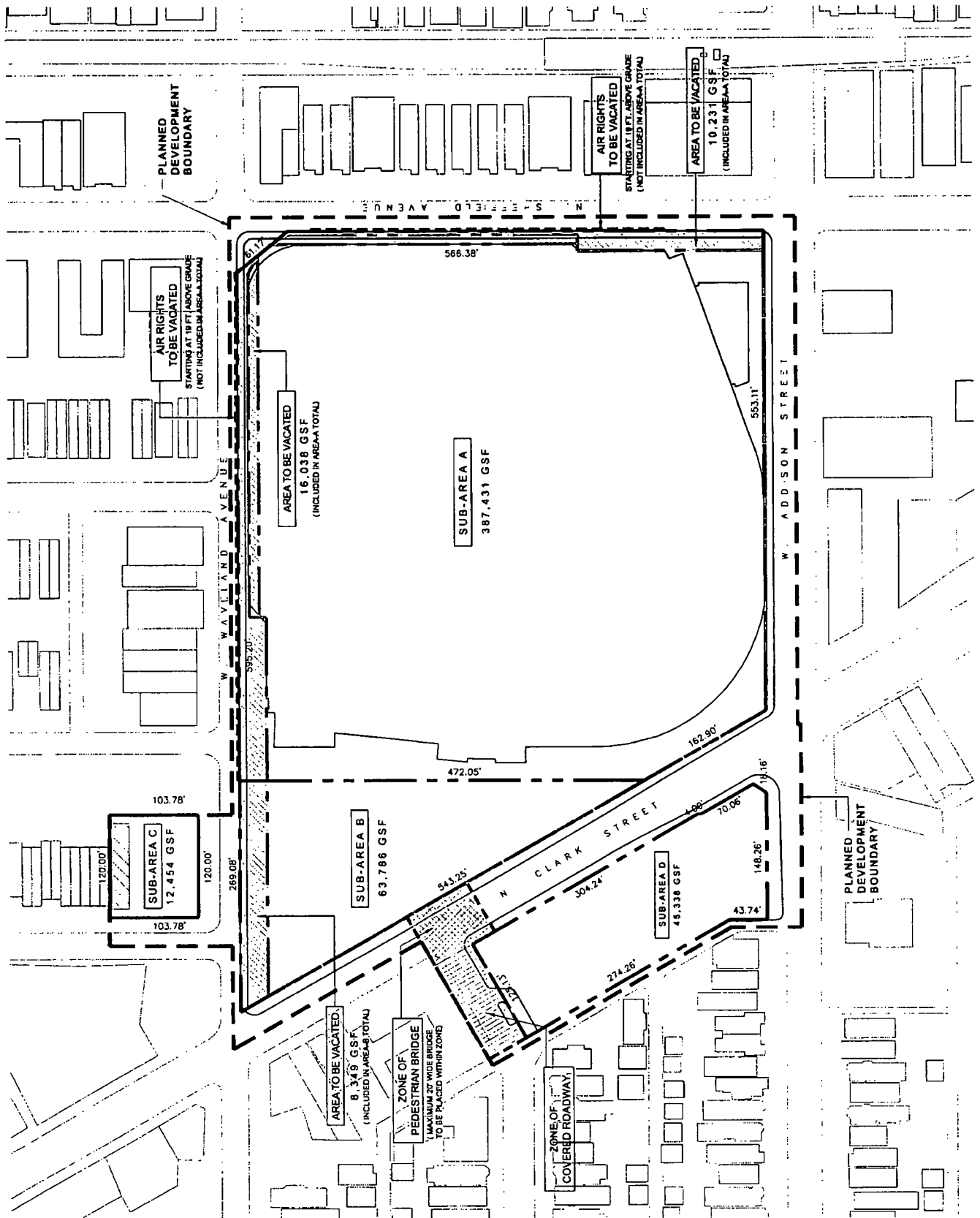




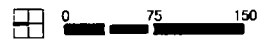
EXISTING ZONING MAP



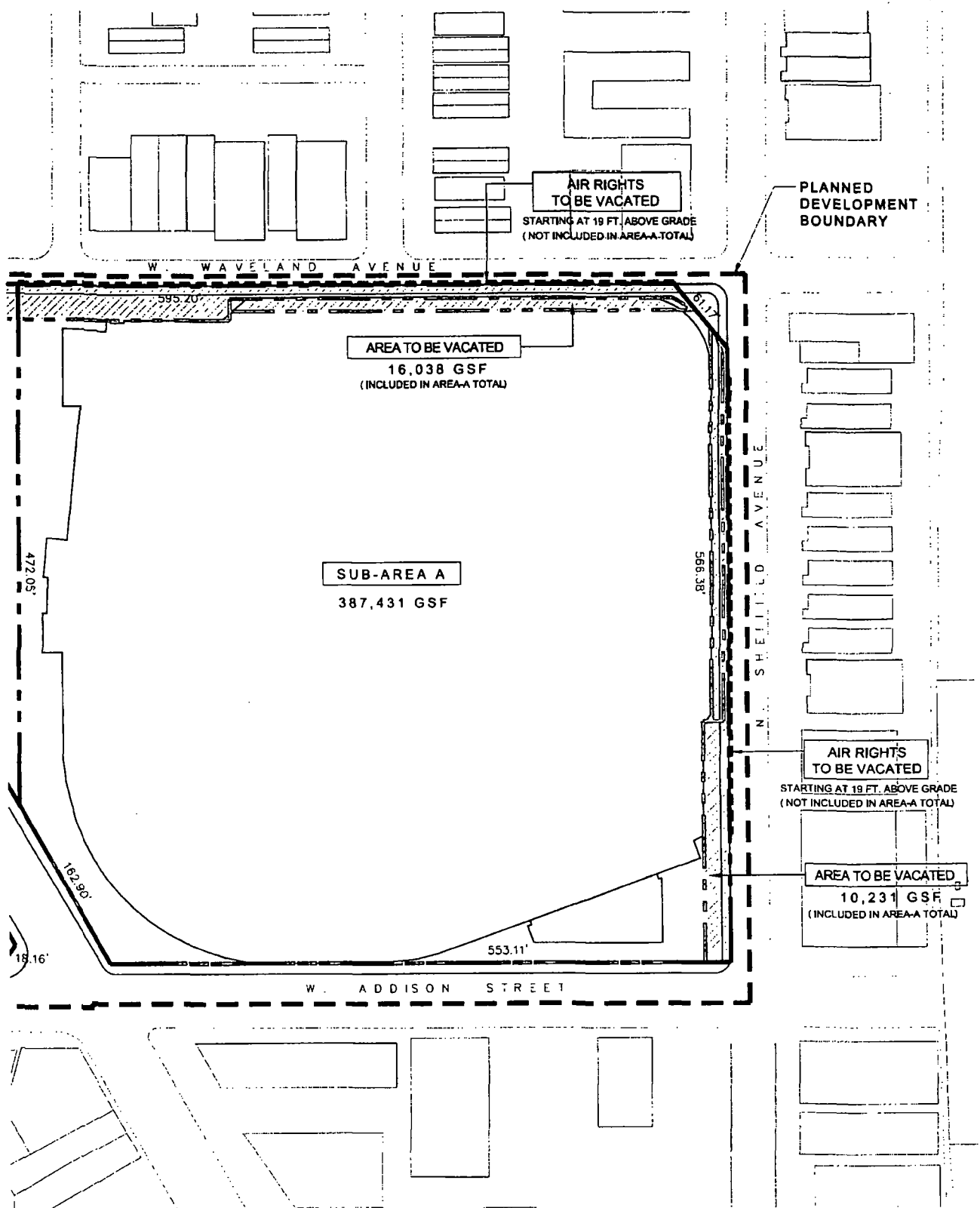
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE



PLANNED DEVELOPMENT BOUNDARY AND SUB-AREA BOUNDARY MAP



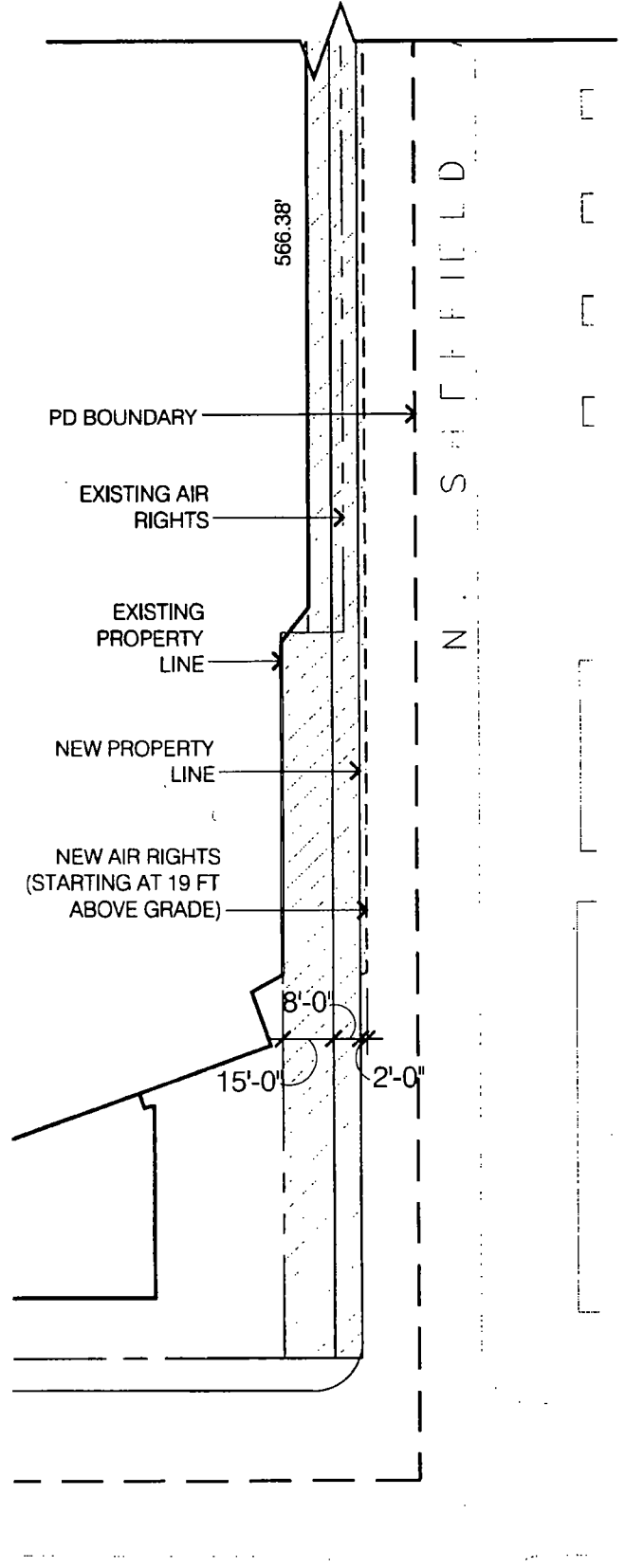
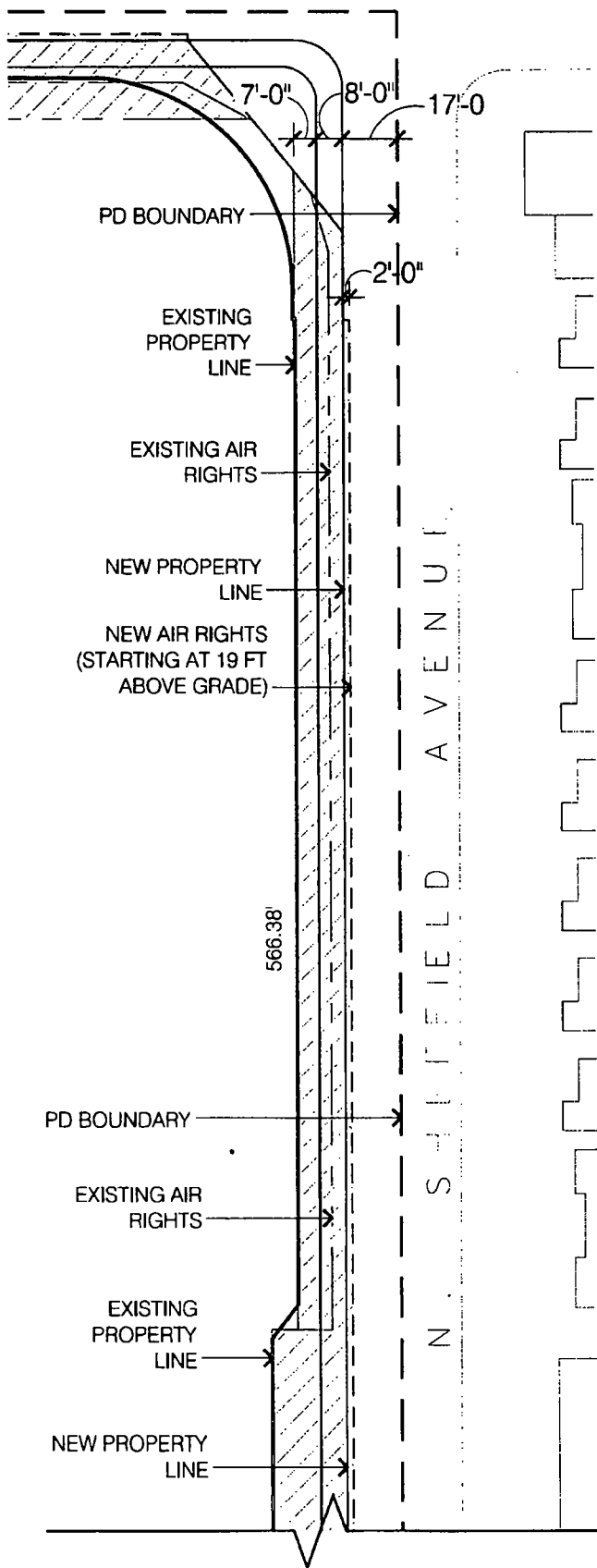
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:



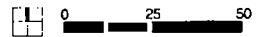
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)



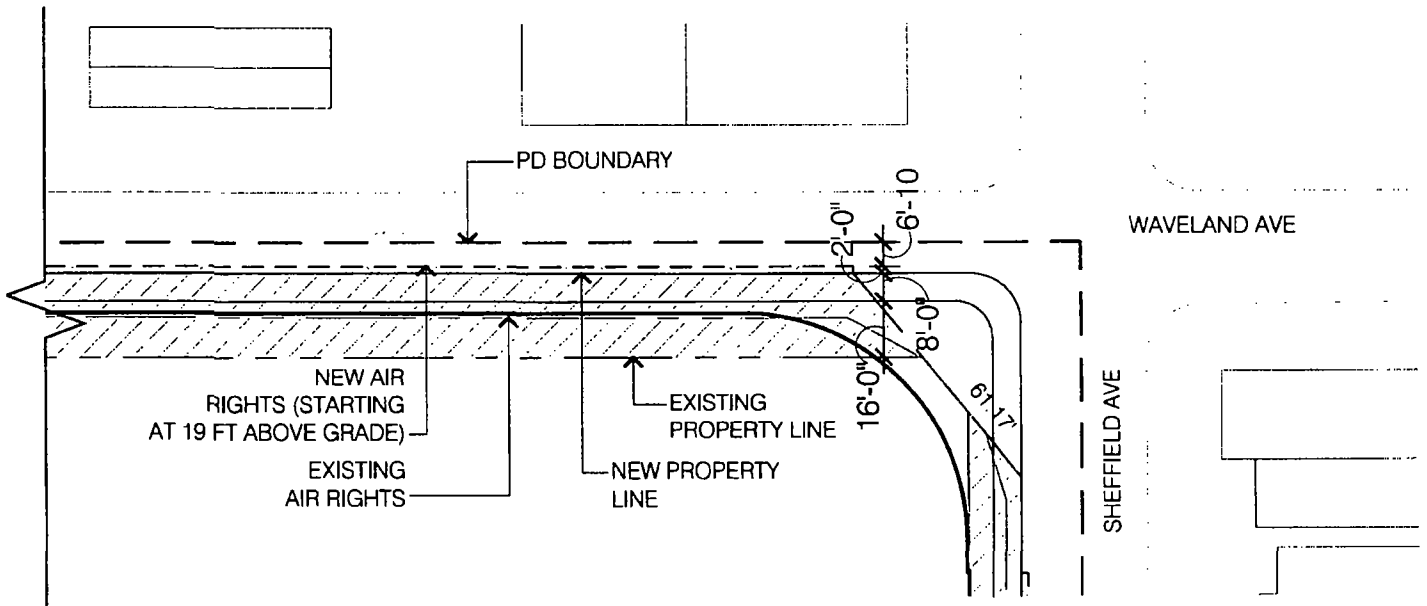
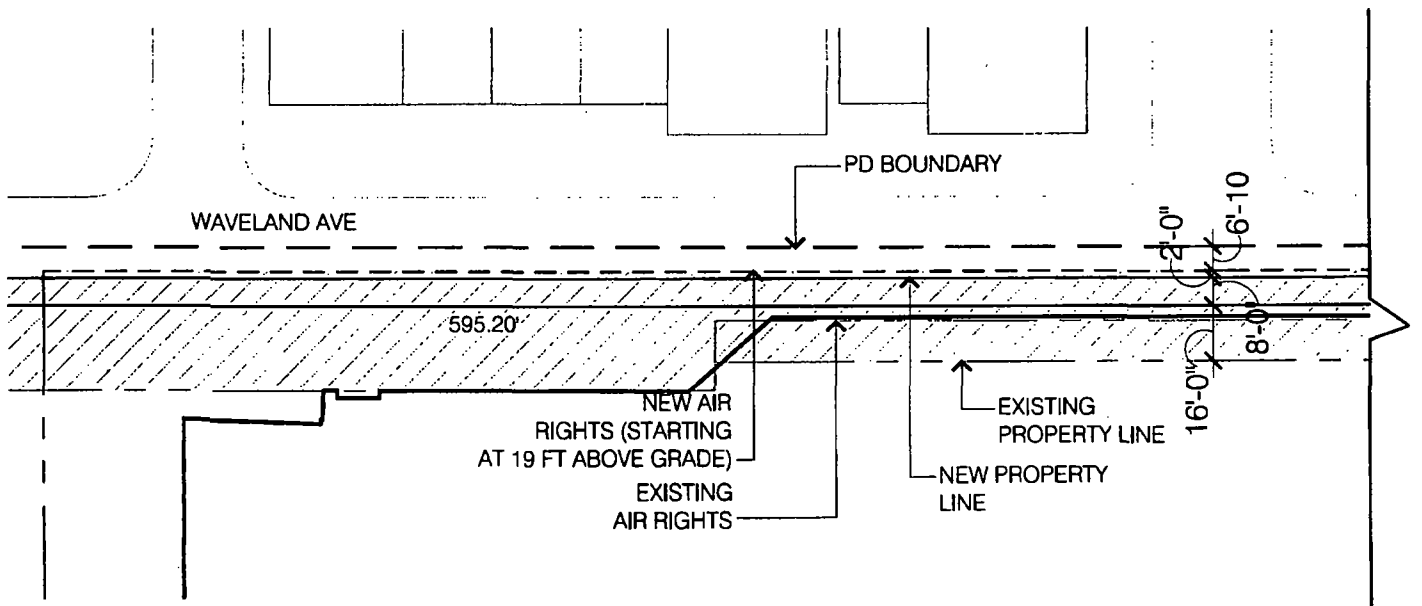
APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:



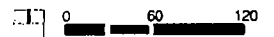
RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A.1)



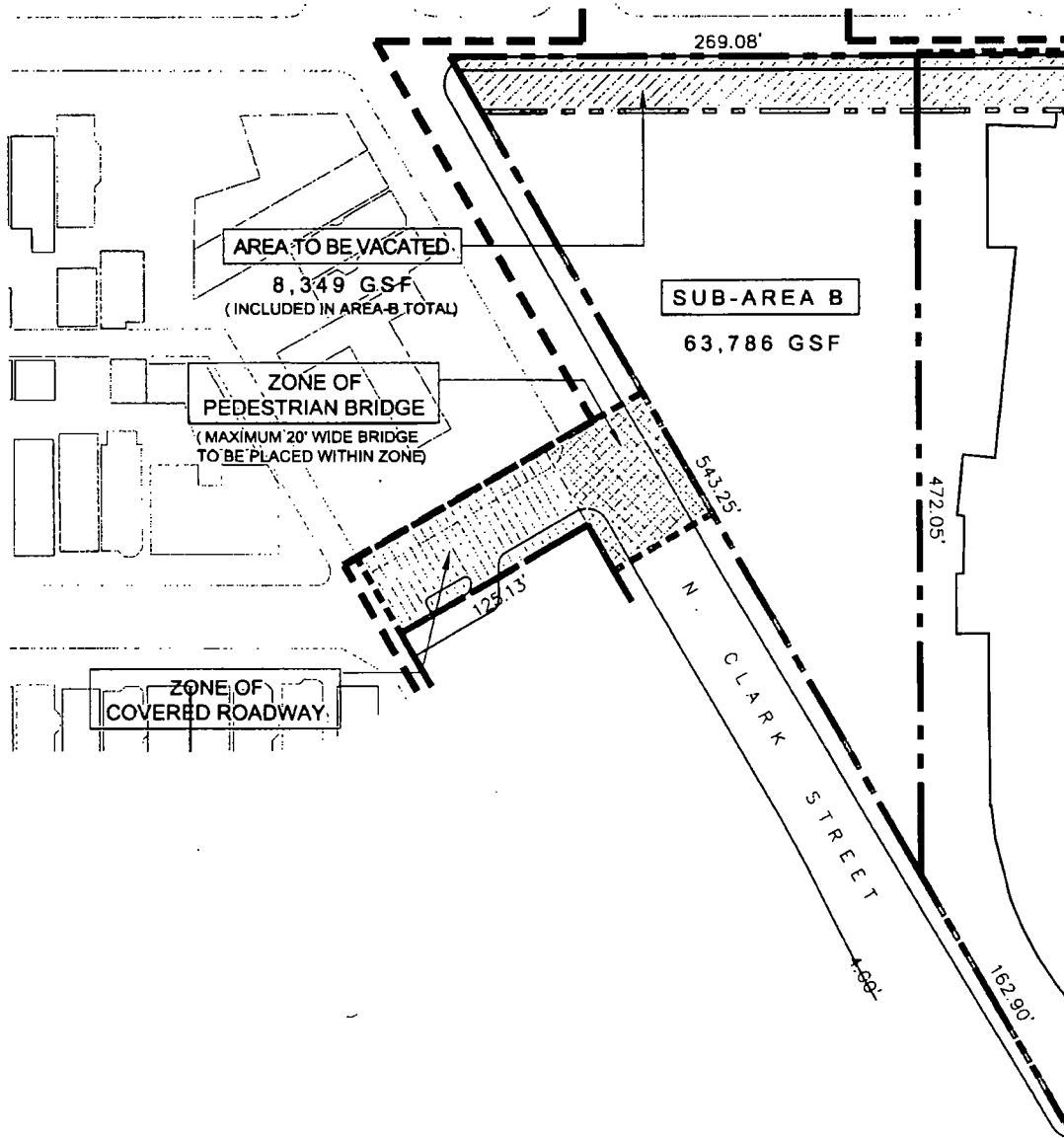
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:



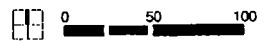
RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A.2)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:



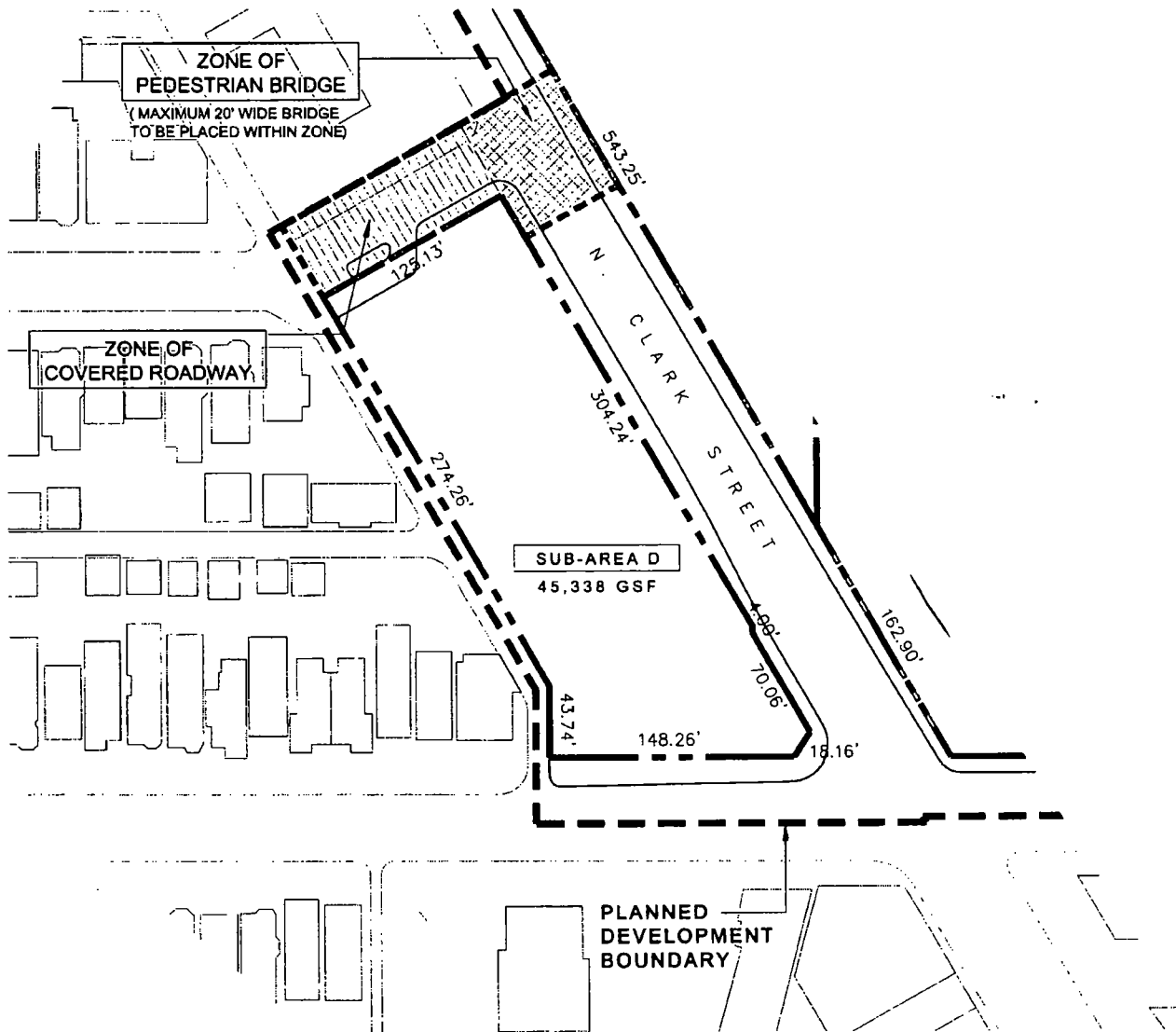
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA B)



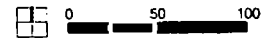
APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:



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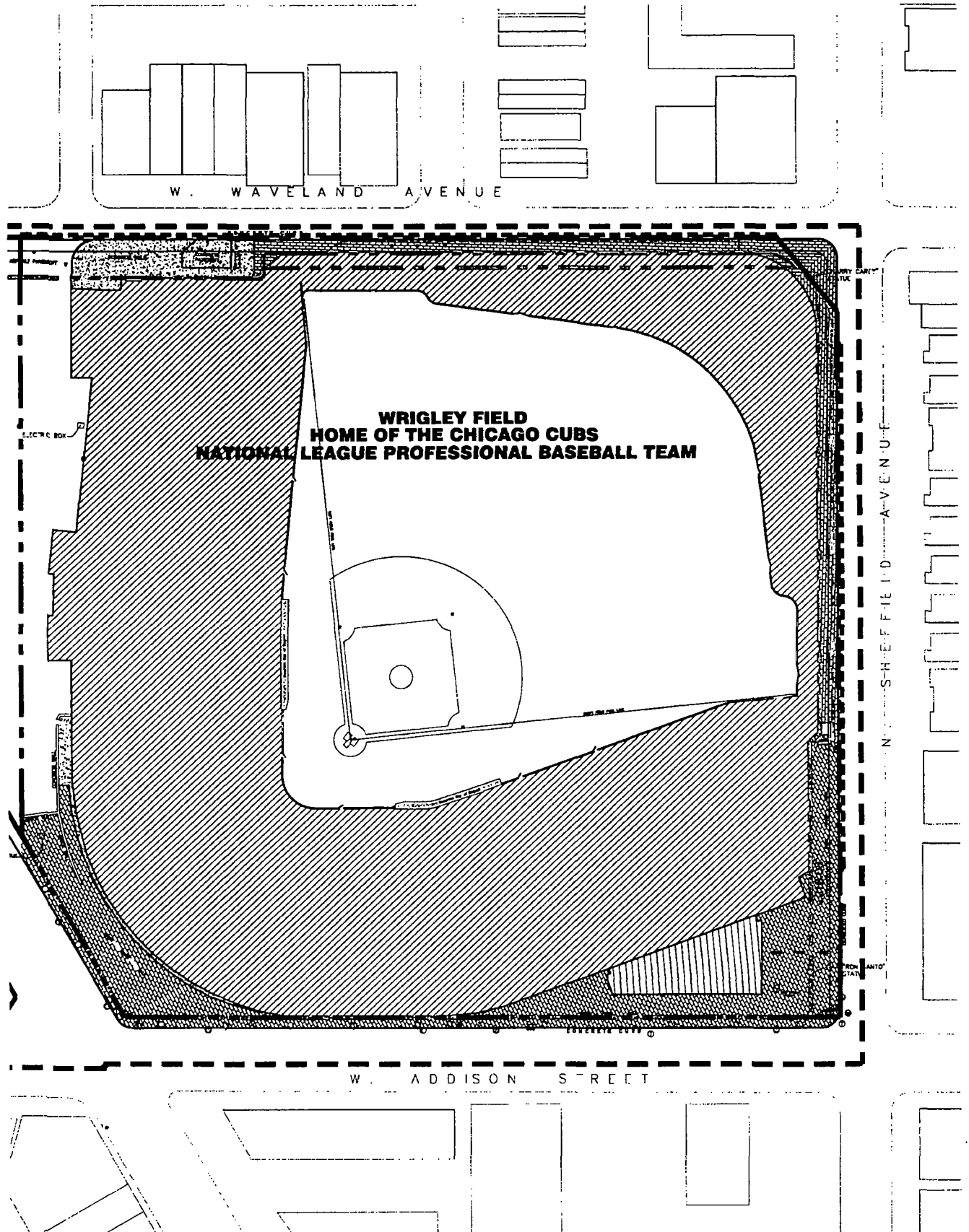
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA D)



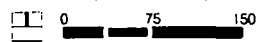
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 ADDRESS: 1060 W ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:



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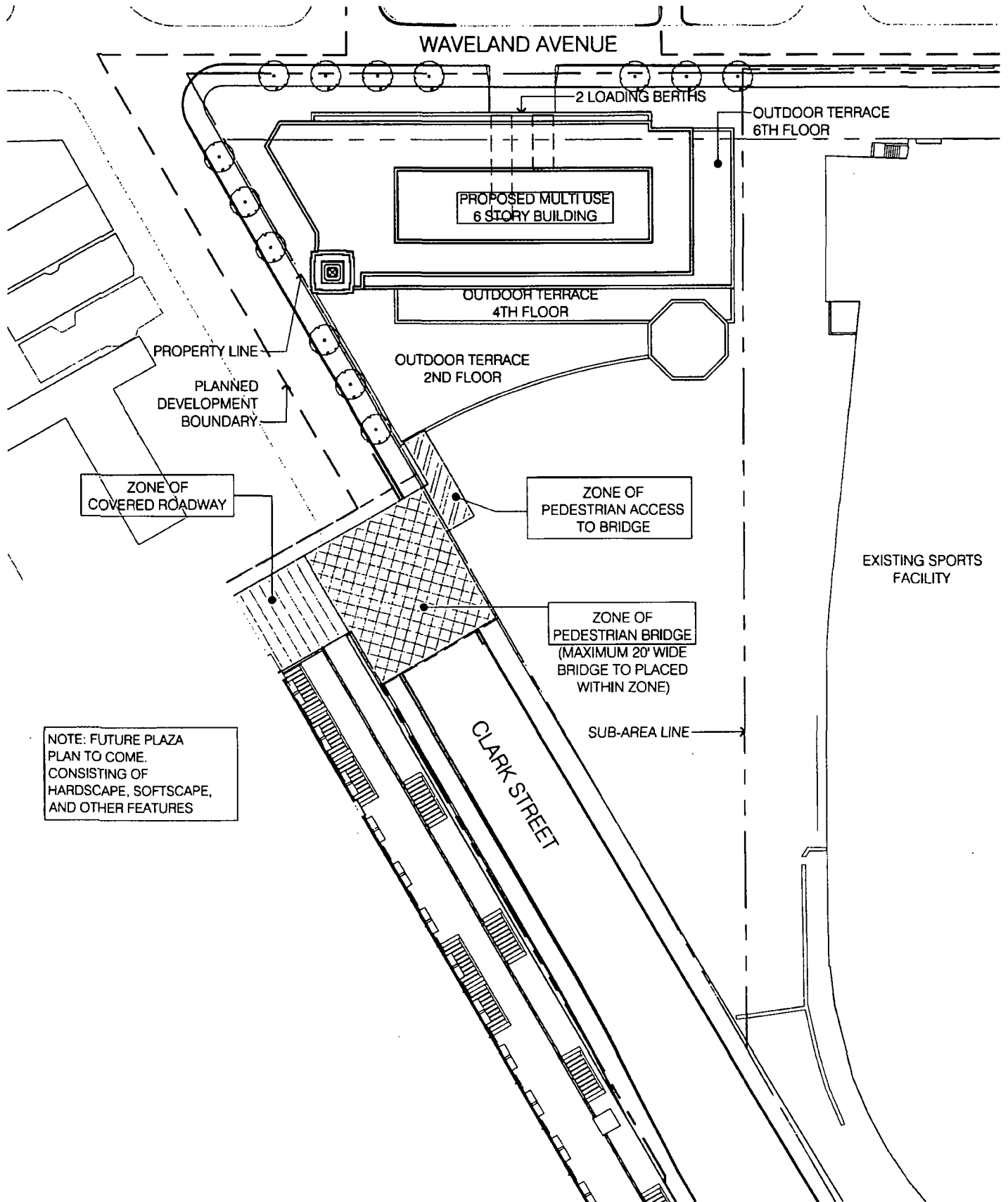


SITE PLAN (SUB-AREA A)

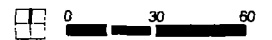


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:





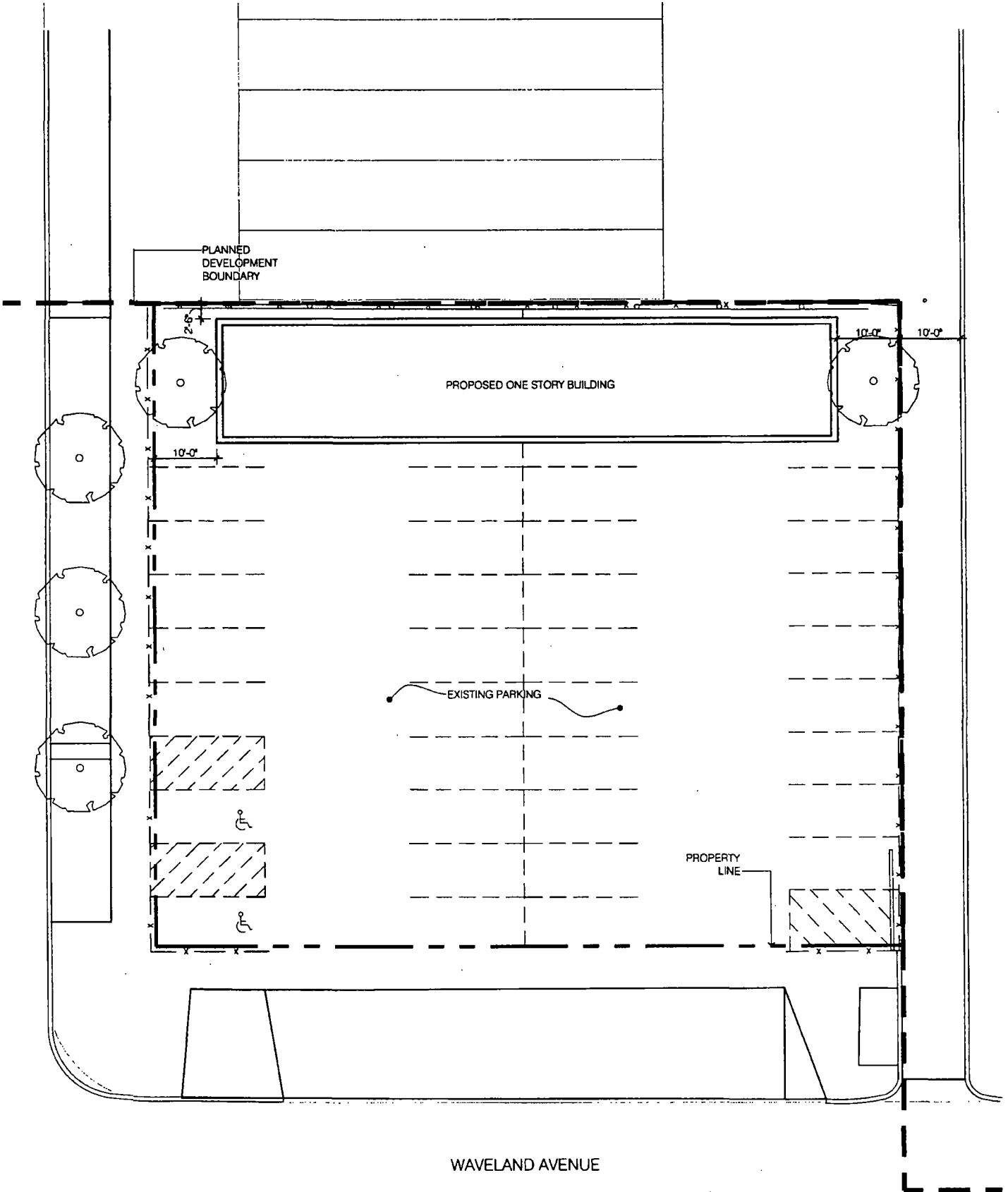
SITE PLAN (SUB-AREA B)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:

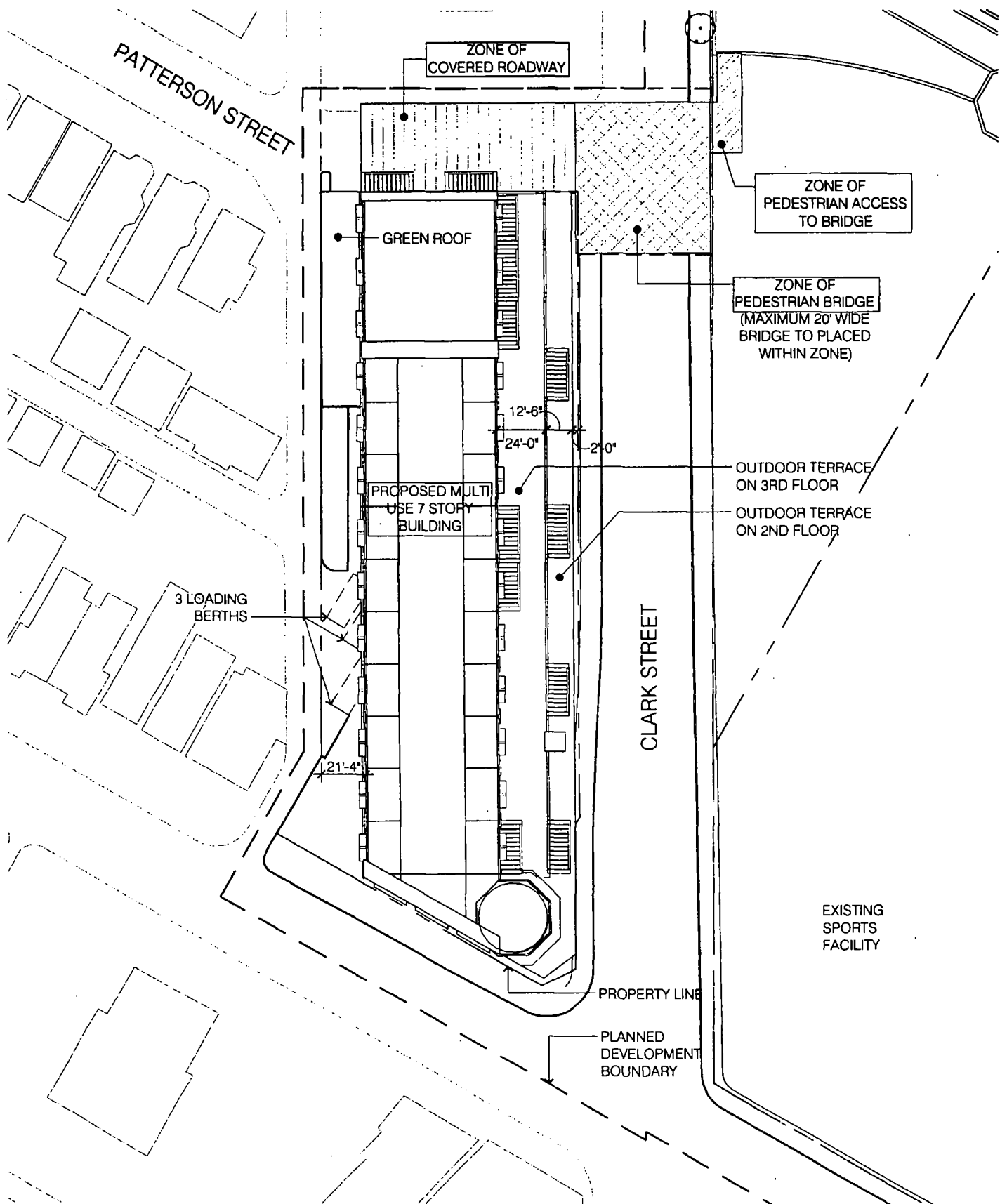


©2013 VOA ASSOCIATES INC.

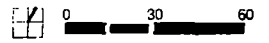


SITE PLAN (SUB-AREA C)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
ADDRESS: 1060 W ADDISON STREET  
DATE SUBMITTED: 01 MAY 2013  
REVISED DATE:



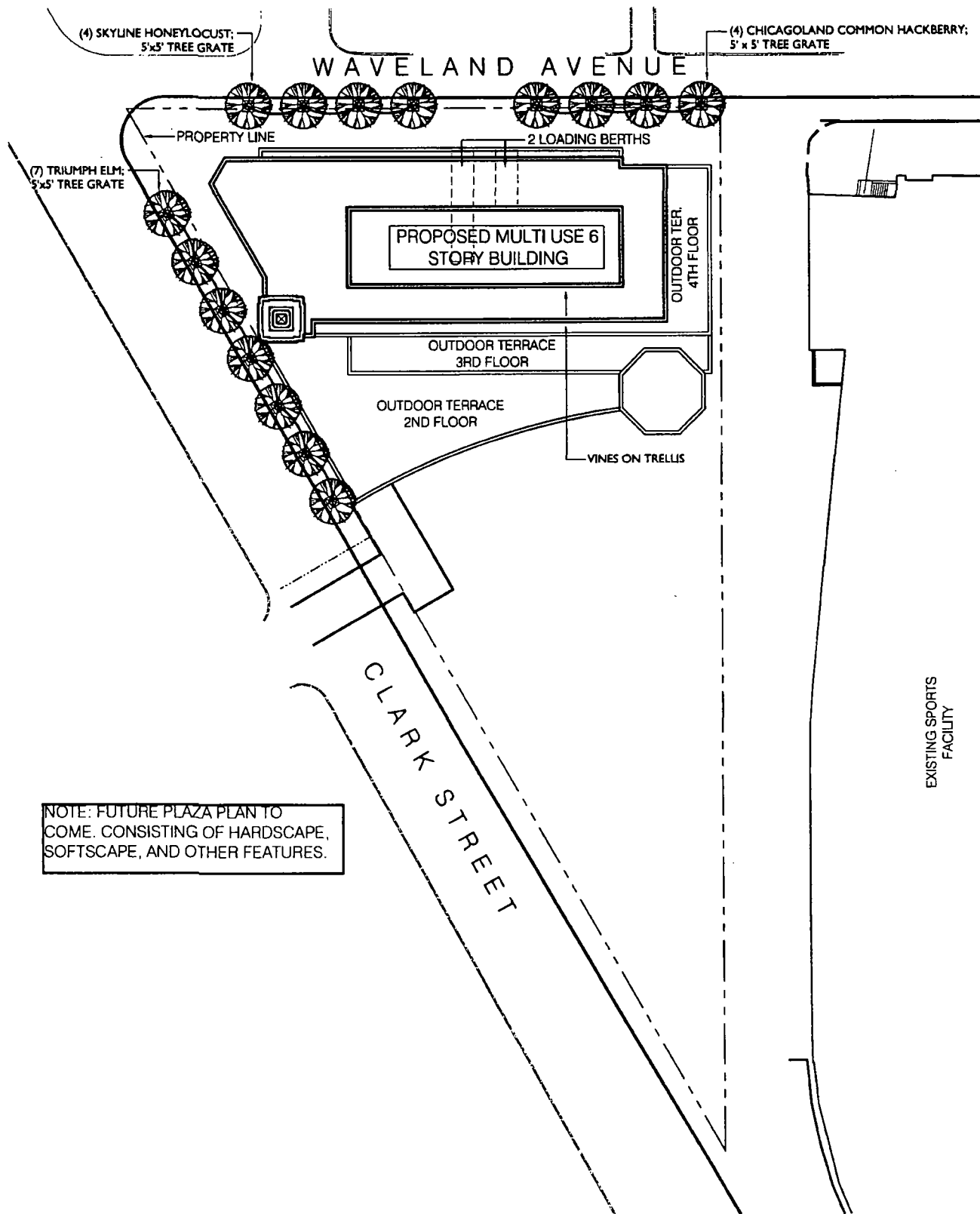
SITE PLAN (SUB-AREA D)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:

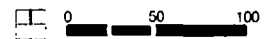


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NOTE: FUTURE PLAZA PLAN TO COME. CONSISTING OF HARDSCAPE, SOFTSCAPE, AND OTHER FEATURES.

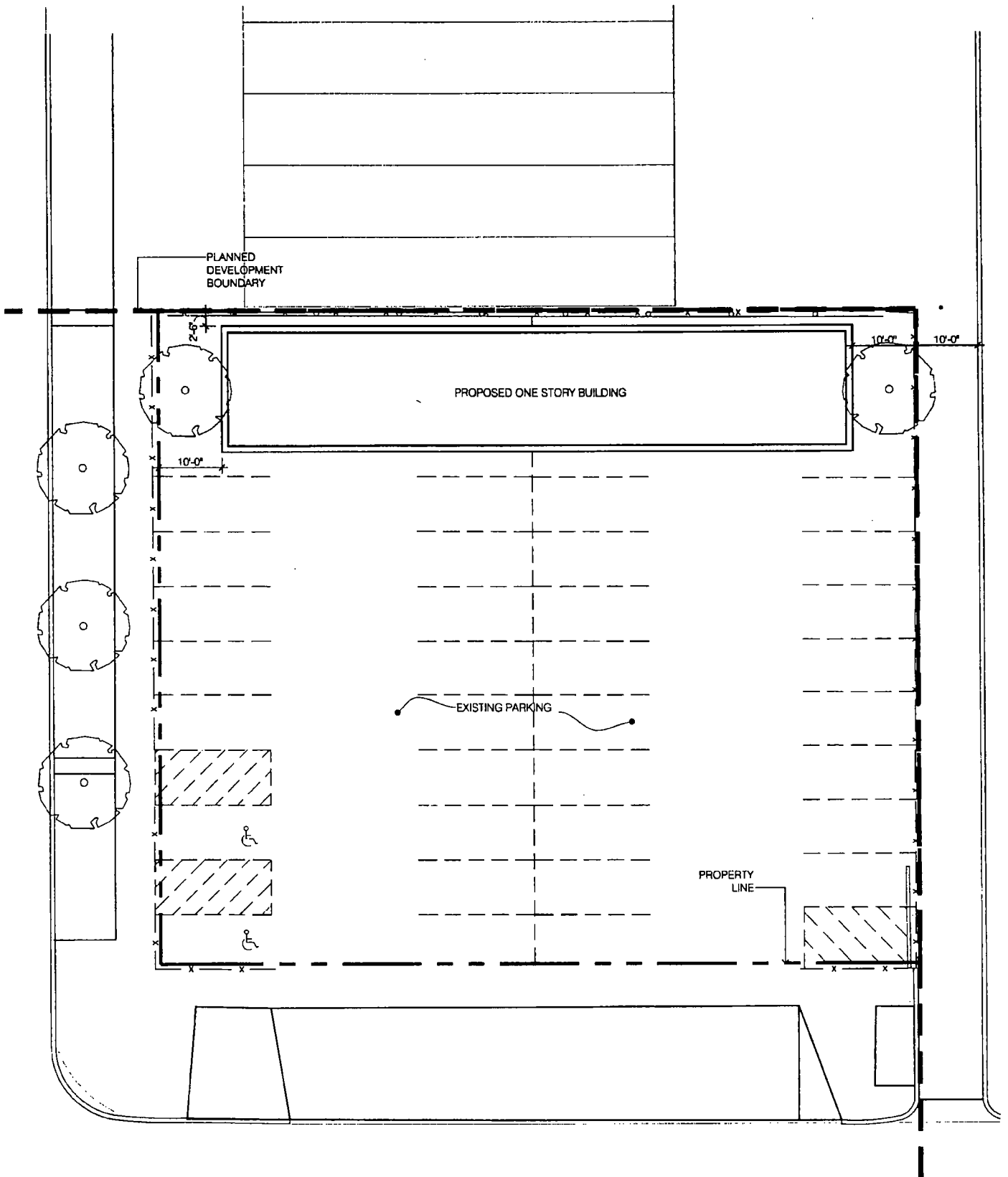
LANDSCAPE PLAN (SUB-AREA B)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:

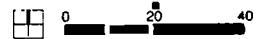


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WAVELAND AVENUE

LANDSCAPE PLAN (SUB-AREA C)



APPLICANT WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:



©2013 VOA ASSOCIATES INC.

	CODE	BOTANICAL NAME	COMMON NAME	QTY	HT	SPRD	ROOT	REMARKS
SHRUBS	DS	DIERVILLA SESSILIFOLIA	SOUTHERN BUSH HONEYSUCKLE	-	24"	-	#5	4'-0" ON CENTER
	JCSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	-	-	24"	#5	4'-0" ON CENTER
	JHP	JUNIPERUS HORIZONTALIS	ANDORRA COMPACT JUNIPER	-	-	18"	#5	3'-0" ON CENTER
	POS	PHYSOCARPUS OPUJIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	-	36"	-	#5	4'-0" ON CENTER
	RAE	RIBES ALPINUM	ALPINE CURRANT	-	24"	-	#5	4'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	24"	#5	3'-0" ON CENTER
	RPKO	ROSA X 'PINK KNOCK OUT'	PINK KNOCKOUT ROSE	-	-	24"	#3	3'-0" ON CENTER
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	-	-	24"	#3	3'-0" ON CENTER
	SBG	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	-	-	24"	#3	3'-0" ON CENTER
	TMW	TAXUS X MEDIA 'WARDII'	WARDS YEW	-	-	30"	B&B	3'-0" ON CENTER
GRASSES	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	-	-	-	#3	2'-0" ON CENTER
	MCM	MOLINIA CAERULEA 'MOORFLAMME'	MOORFLAMME PURPLE MOOR GRASS	-	-	-	#1	1'-6" ON CENTER
	MSP	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	-	-	-	#3	3'-0" ON CENTER
	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	-	-	-	#1	2'-0" ON CENTER
	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	-	-	-	#1	2'-0" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIED	-	-	-	#1	1'-6" ON CENTER
PERENNIALS / GROUND COVER	EFC	EUONYMUS FORTUNBI 'COLORATUS'	PURPLELEAF WINTERCREEPER	-	-	-	QT	1'-0" ON CENTER
	EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	-	-	-	#1	1'-6" ON CENTER
	HSM	HEMEROCALLIS SPECIES MIX	DAYLILY	-	-	-	#1	1'-6" ON CENTER
	NF	NEPETA X FAASSENII	CATMINT	-	-	-	#1	1'-6" ON CENTER
	PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	-	-	-	#1	3'-0" ON CENTER
VINES	CR	CAMPISIS RADICANS	TRUMPET VINE	-	-	-	QT	SEE PLANS FOR SPACING
	HH	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	-	-	-	#3	SEE PLANS FOR SPACING
	HAP	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLUMBIG HYDRANGEA	-	-	-	#3	SEE PLANS FOR SPACING
	LBDS	LONICERA X BROWNII 'DROPMORE SCARLET'	DROPMORE SCARLET BROWN'S TRUMPET HONEYSUCKLE	-	-	-	QT	SEE PLANS FOR SPACING
	PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	-	-	-	QT	SEE PLANS FOR SPACING

**PLANT PALETTE**

NO LANDSCAPE PROPOSED DUE TO AREA CONSTRAINTS, PEDESTRIAN CIRCULATION AND QUEUING REQUIREMENTS.

**SUB-AREA A**

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	ROOT	REMARKS
TREES	COC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	3	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	4	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UCMG	ULMUS CARPINIFOLIA 'MORTON GLOSSY'	TRIUMPH ELM	7	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY

**SUB-AREA B TREES**

	BOTANICAL NAME	COMMON NAME	REMARKS
SEDUMS	ALLIUM SENESCENS 'SUMMER BEAUTY'	SUMMER BEAUTY ORNAMENTAL ONION	ALL TRAYS TO BE PRE-GROWN TO 95% COVERAGE AT TIME OF INSTALLATION
	SEDUM ALBUM	WHITE FLOWERED SEDUM	
	SEDUM KAMTSCHATICUM 'TAKAHIRA DAKE'	'TAKAHIRA DAKE' KAMTSCHATKA SEDUM	
	SEDUM MIDDENDORFFIANUM VAR. DIFFUSUM	DIFFUSE MIDDENDORF'S SEDUM	
	SEDUM SPURIUM 'ALBUM SUPERBUM'	WHITE FLOWERED SEDUM	
	SEDUM SPURIUM 'ROSEUM'	PINK FLOWERED SEDUM	
	SEDUM TAKESIMENSE 'GOLD CARPET'	'GOLD CARPET' SEDUM	
	SEDUM SPECTABILE 'NEON'	SHOWY STONECROP	

**SUB-AREA B AND D GREEN ROOF AREAS**

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	ROOT	REMARKS
TREES	GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	3	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	PCC	PYRUS CALLERYANA 'CLEVELAND'S SELECT'	CHANTICLEER PEAR	2	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY

**SUB-AREA C TREES**

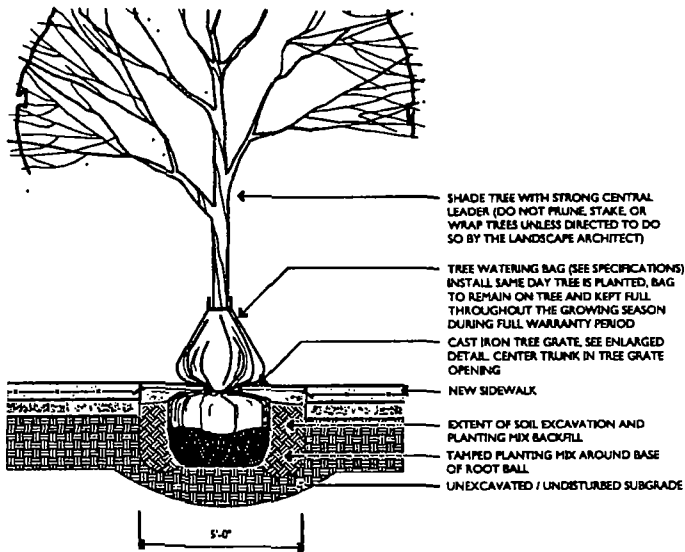
NO LANDSCAPE PROPOSED DUE TO AREA CONSTRAINTS.

**SUB-AREA D**

**LANDSCAPE PLANT LIST**

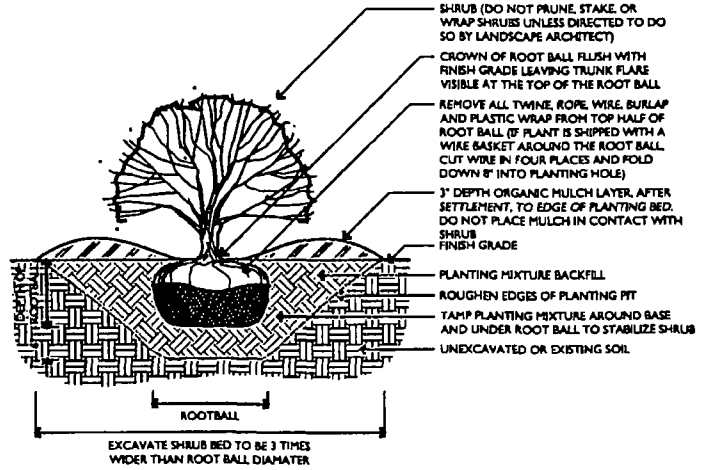
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:





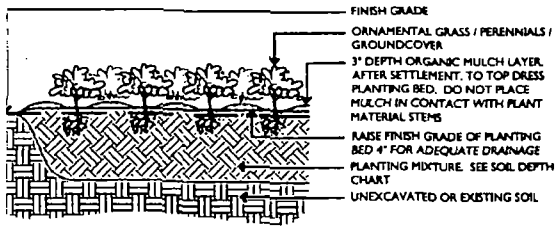
### 1 DECIDUOUS TREES IN TREE GRATE

SCALE: 3/16" = 1'-0"



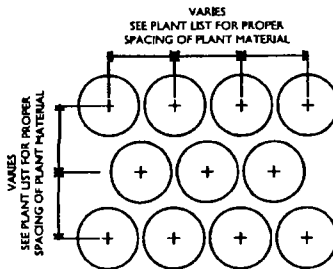
### 2 SHRUB INSTALLATION

SCALE: 3/8" = 1'-0"



### 3 GROUNDCOVER AND PERENNIAL INSTALLATION

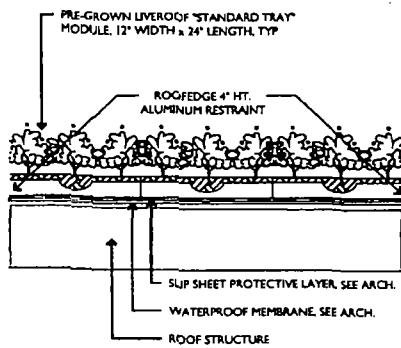
SCALE: 3/8" = 1'-0"



NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

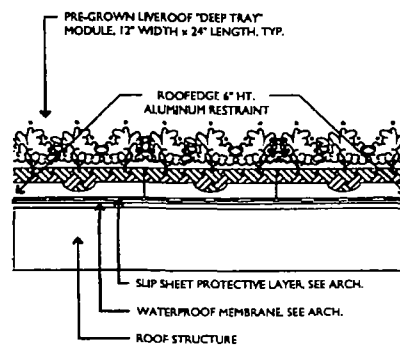
LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS (SOD)	12
LAWN AREAS (SEED)	NA
PLANTING BEDS - PERENNIALS	18 PLANTING MIX
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	18 PLANTING MIX
RAISED PLANTERS	48 PLANTING MIX
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

### 4 SOIL DEPTH CHART



### 5 4" DEPTH LIVEROOF GREEN ROOF TRAY

SCALE: 3/8" = 1'-0"



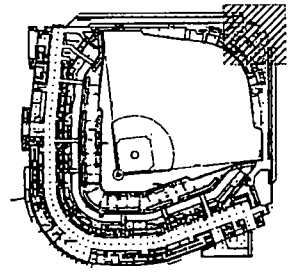
### 6 6" DEPTH LIVEROOF GREEN ROOF TRAY

SCALE: 3/8" = 1'-0"

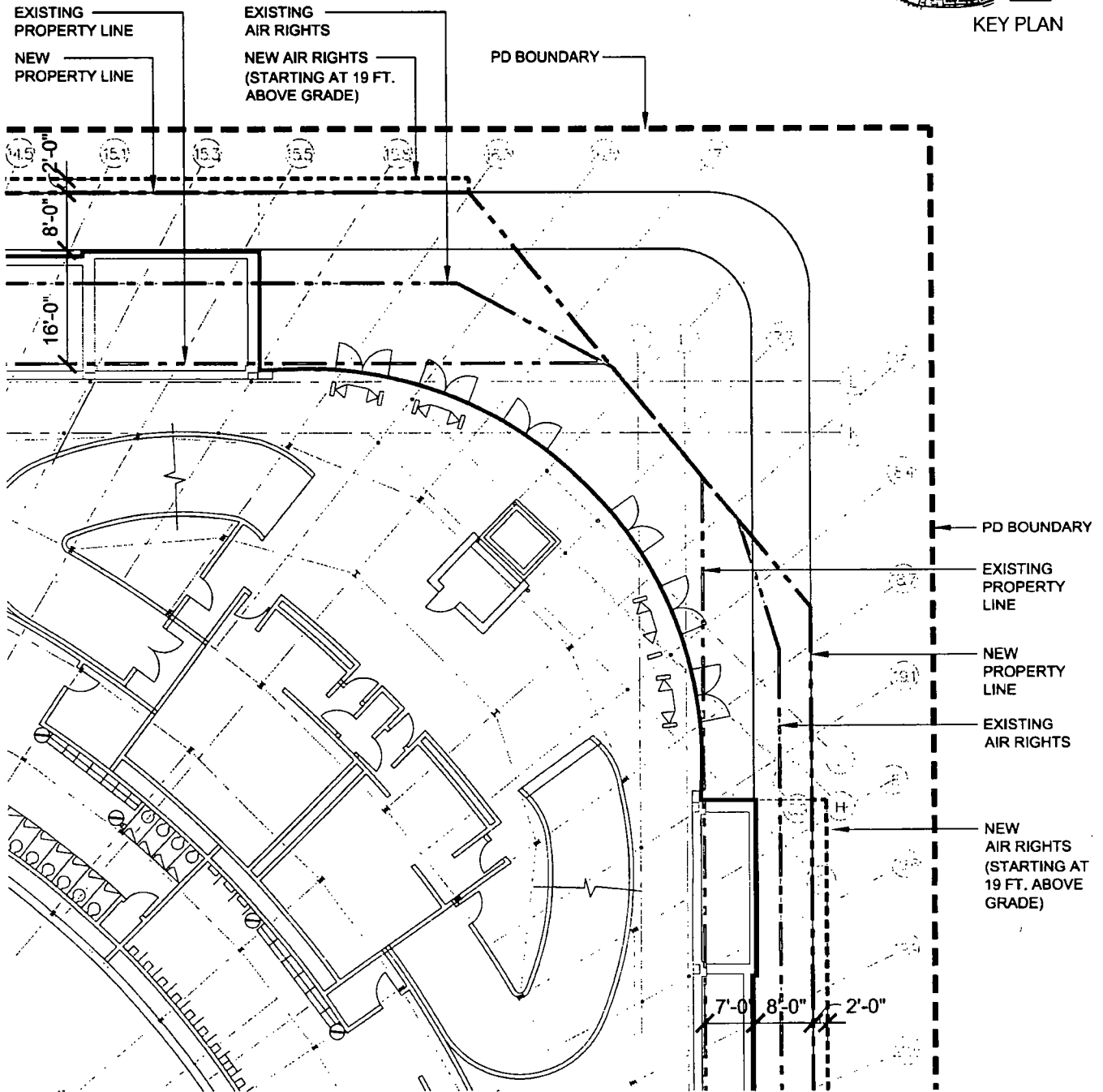
## LANDSCAPE ENLARGED PLANT DETAILS

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:





KEY PLAN



SHEFFIELD & WAVELAND WALL EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)

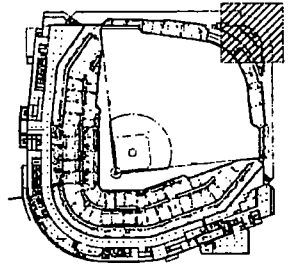


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE

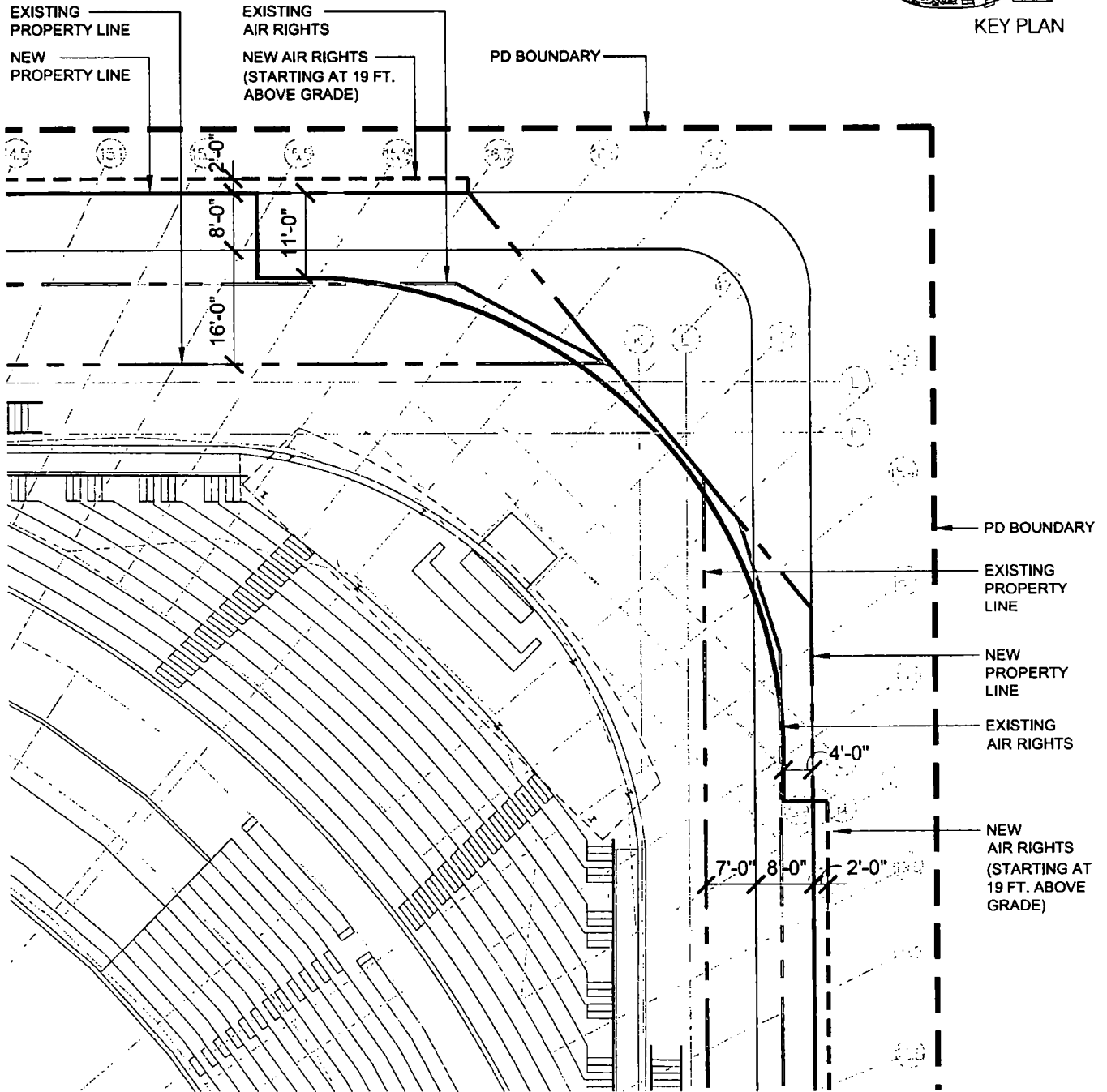


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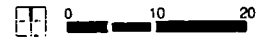




KEY PLAN



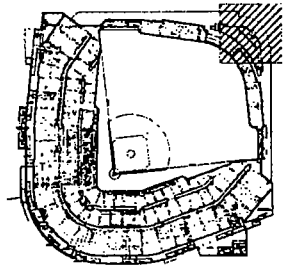
SHEFFIELD & WAVELAND WALL EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)



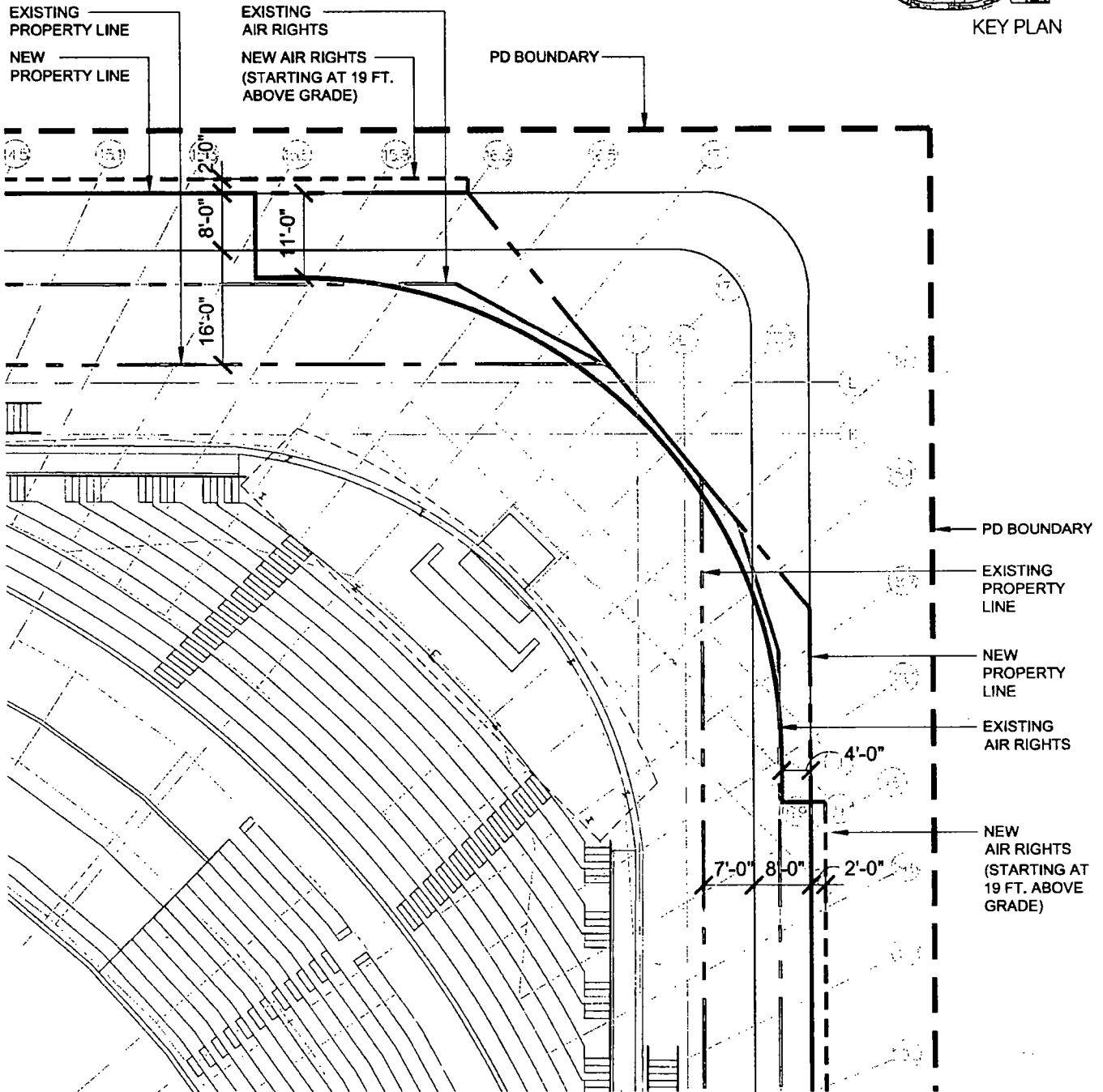
APPLICANT WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)  
 ADDRESS 1060 W ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:



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KEY PLAN



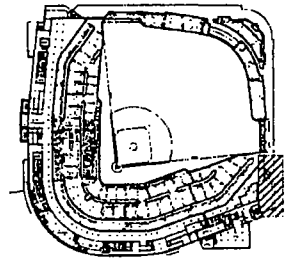
SHEFFIELD & WAVELAND WALL EXPANSION PLAN - BOWL LEVEL (SUB-AREA A)



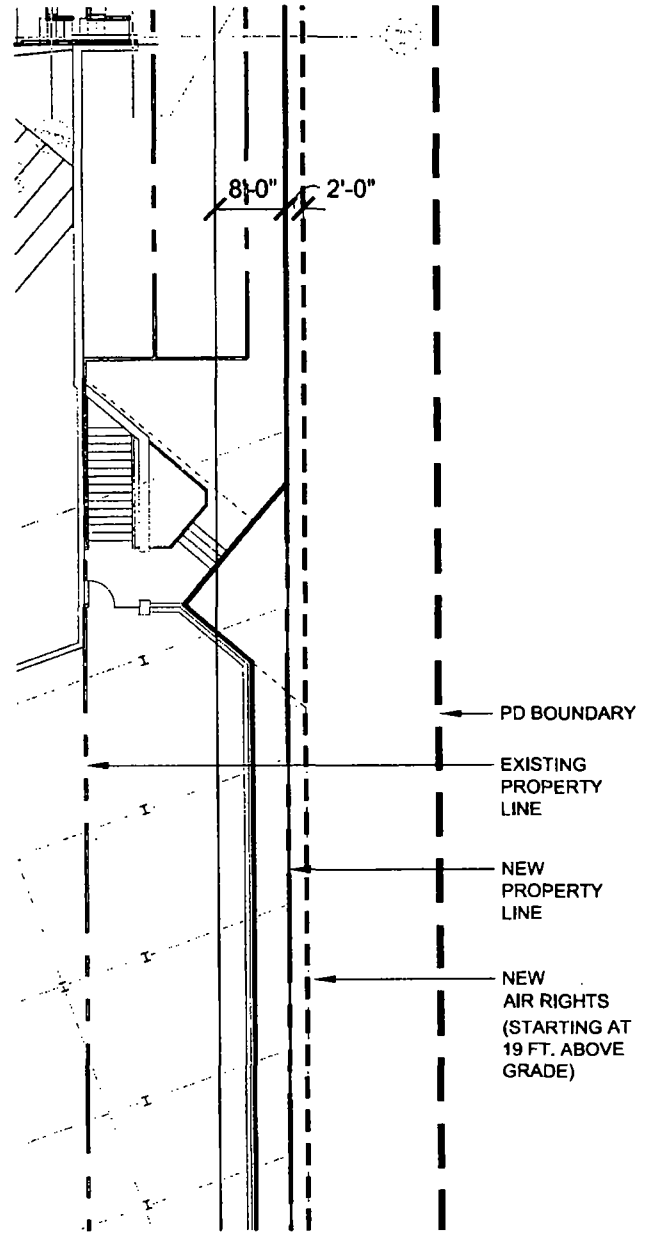
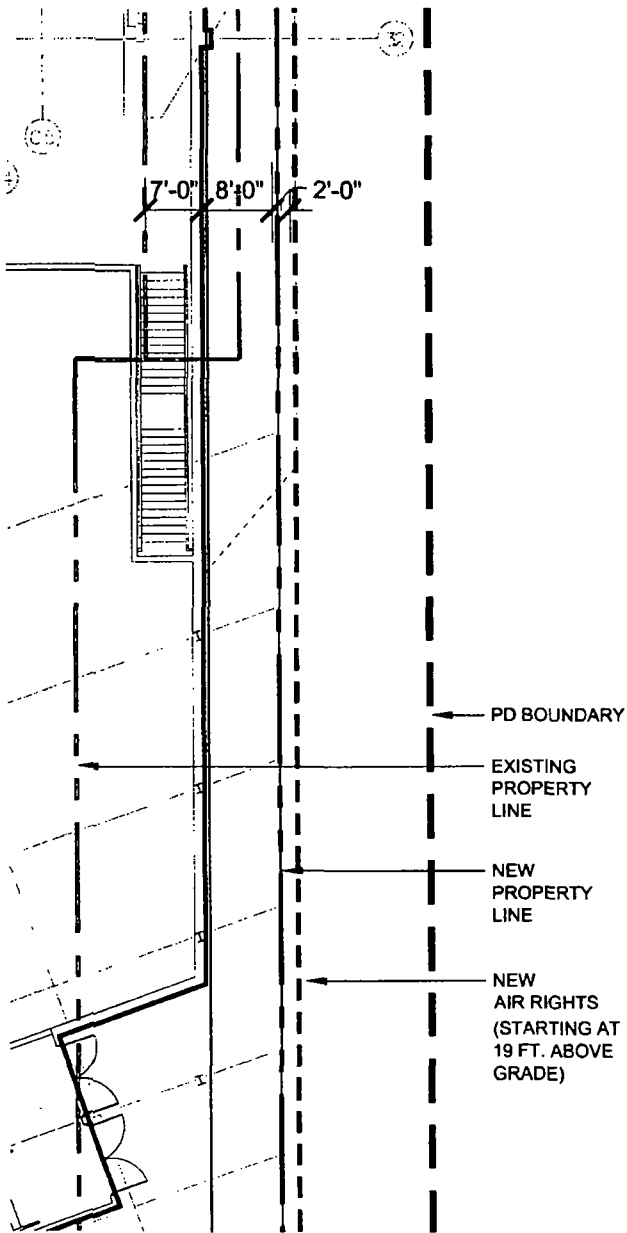
APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)  
 ADDRESS: 1060 W ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:



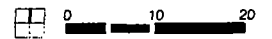
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KEY PLAN



EXPANSION PLAN - CONCOURSE, MEZZANINE LEVEL - RIGHT FIELD (SUB-AREA A)

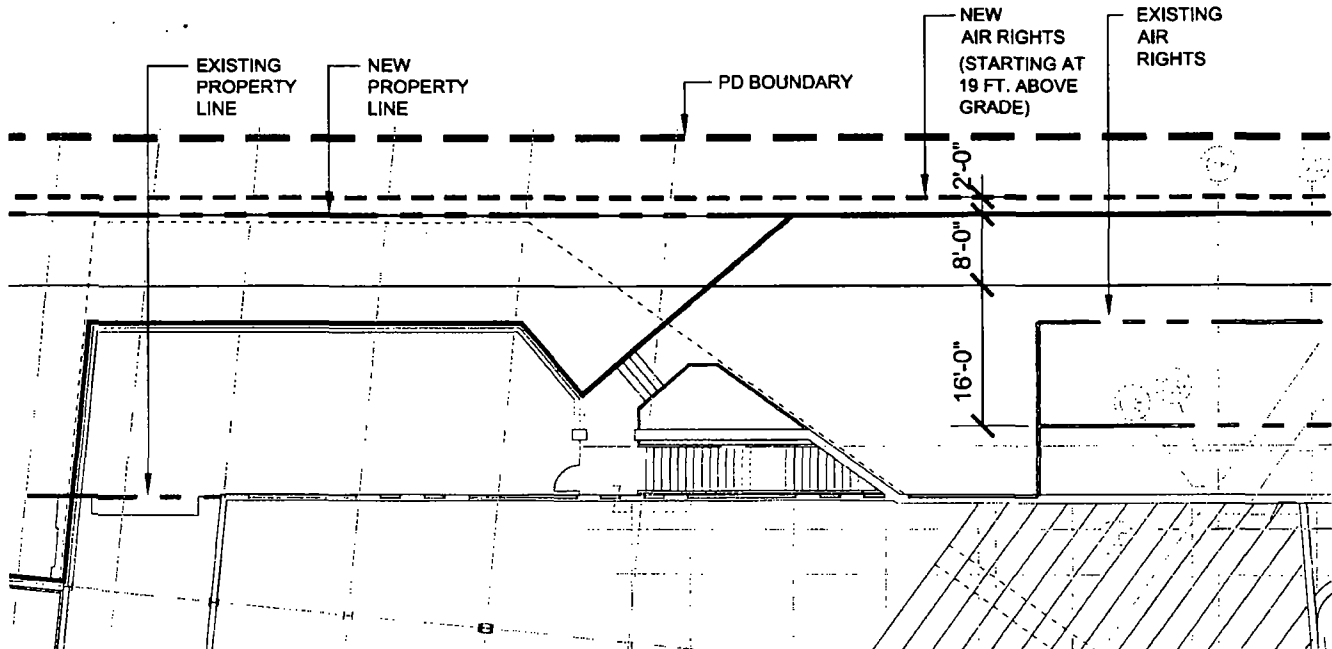
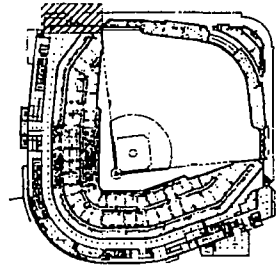


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:

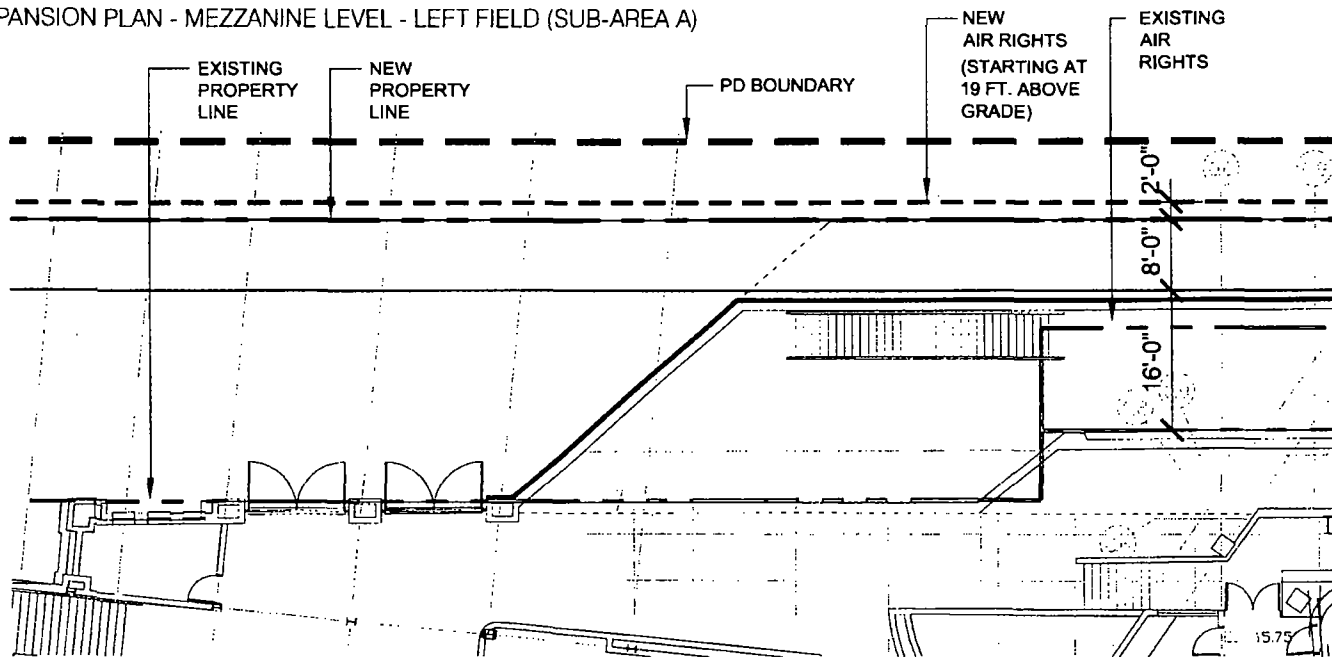


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KEY PLAN



EXPANSION PLAN - MEZZANINE LEVEL - LEFT FIELD (SUB-AREA A)

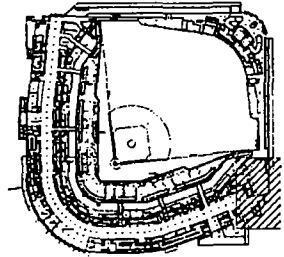
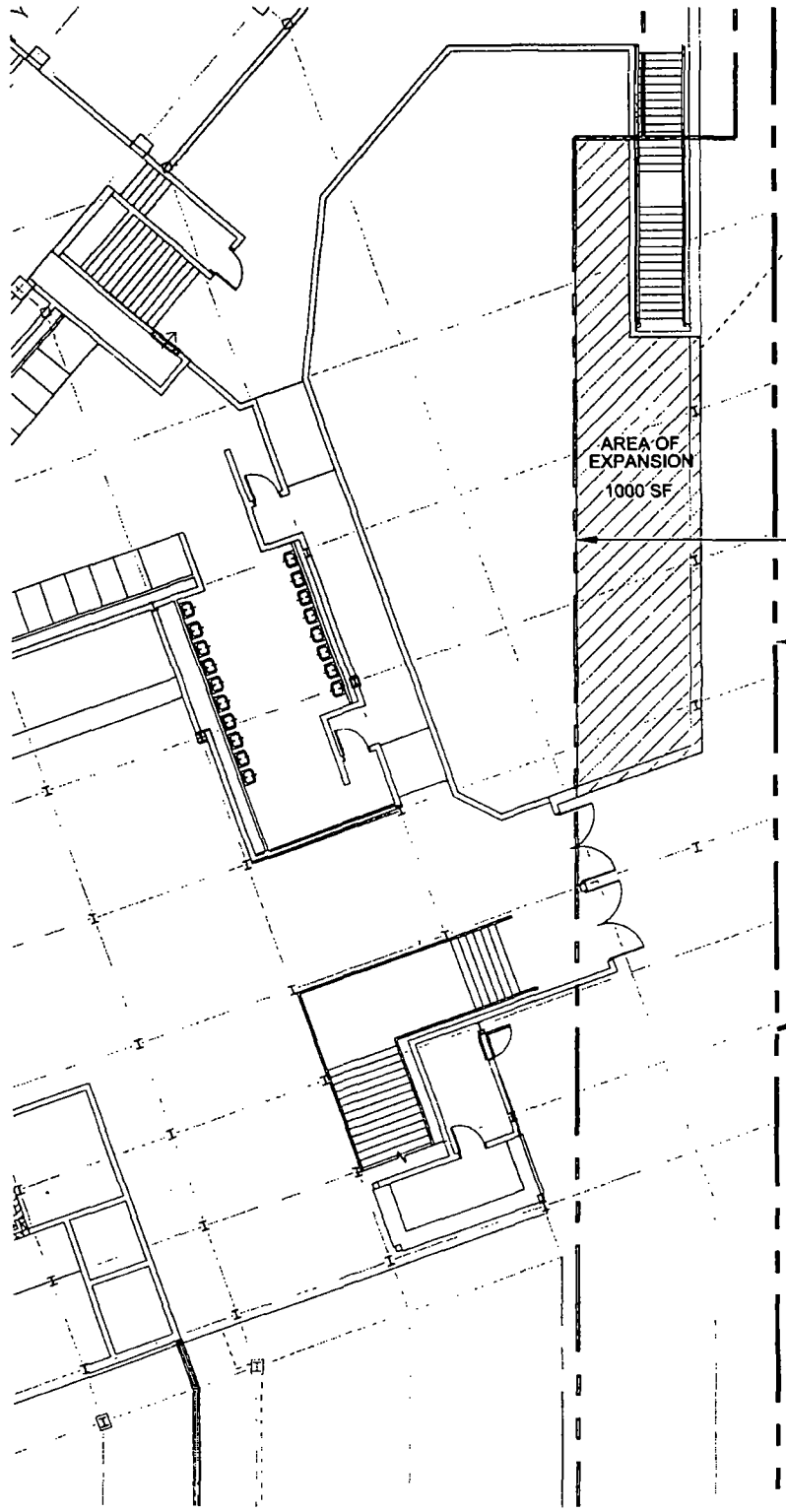


EXPANSION PLAN - CONCOURSE LEVEL - LEFT FIELD (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:



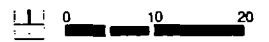


KEY PLAN

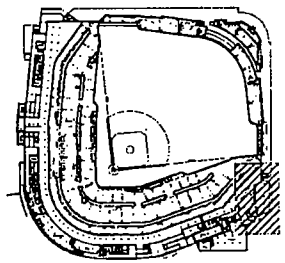
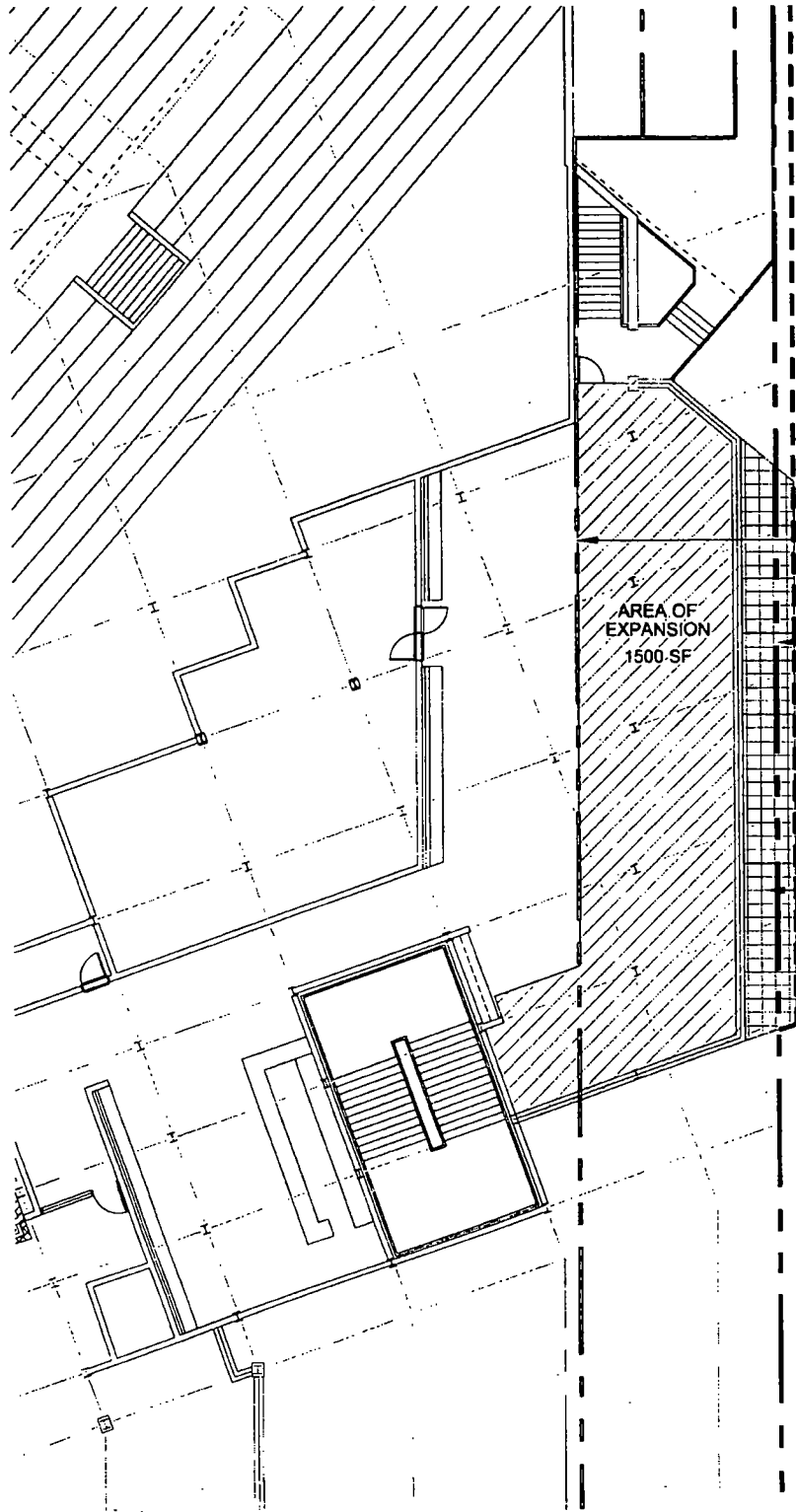
- ← PD BOUNDARY
- ← EXISTING PROPERTY LINE
- ← NEW PROPERTY LINE
- ← NEW AIR RIGHTS (STARTING AT 19 FT. ABOVE GRADE)

FUTURE EXPANSION: SEE ATTACHED PRELIMINARY DESIGN BRIEF FOR ADDITIONAL INFORMATION

EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:



KEY PLAN

- ← PD BOUNDARY
- ← EXISTING PROPERTY LINE
- ← NEW PROPERTY LINE
- ← NEW AIR RIGHTS (STARTING AT 19 FT. ABOVE GRADE)
- ← POTENTIAL BALCONY AREA

FUTURE EXPANSION: SEE ATTACHED PRELIMINARY DESIGN BRIEF FOR ADDITIONAL INFORMATION

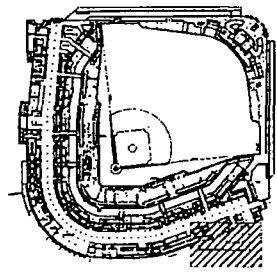
EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:

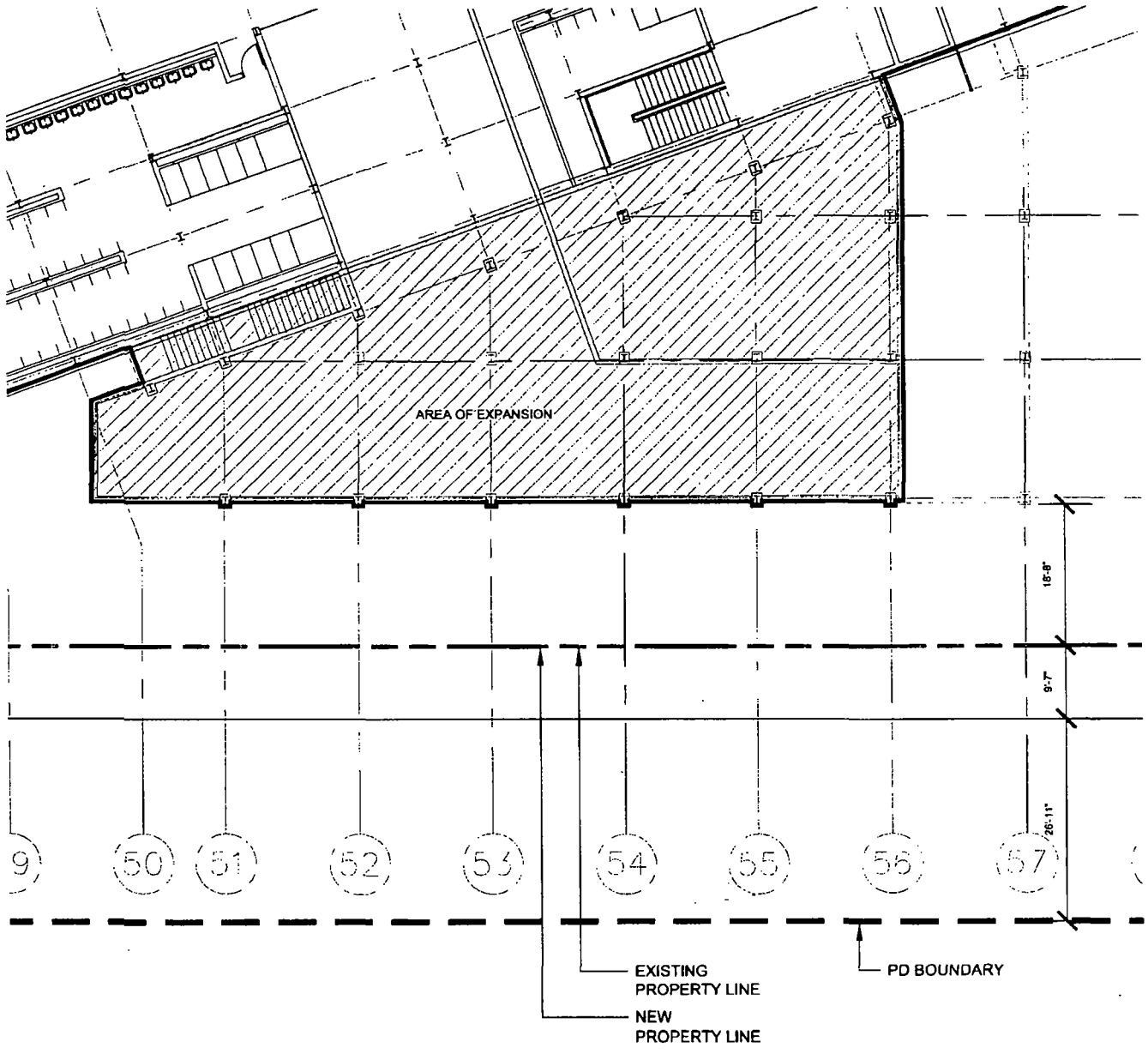


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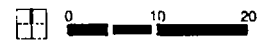


KEY PLAN

FUTURE EXPANSION: SEE ATTACHED PRELIMINARY DESIGN BRIEF FOR ADDITIONAL INFORMATION



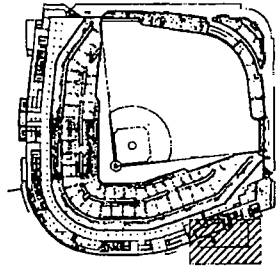
EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)



APPLICANT WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:

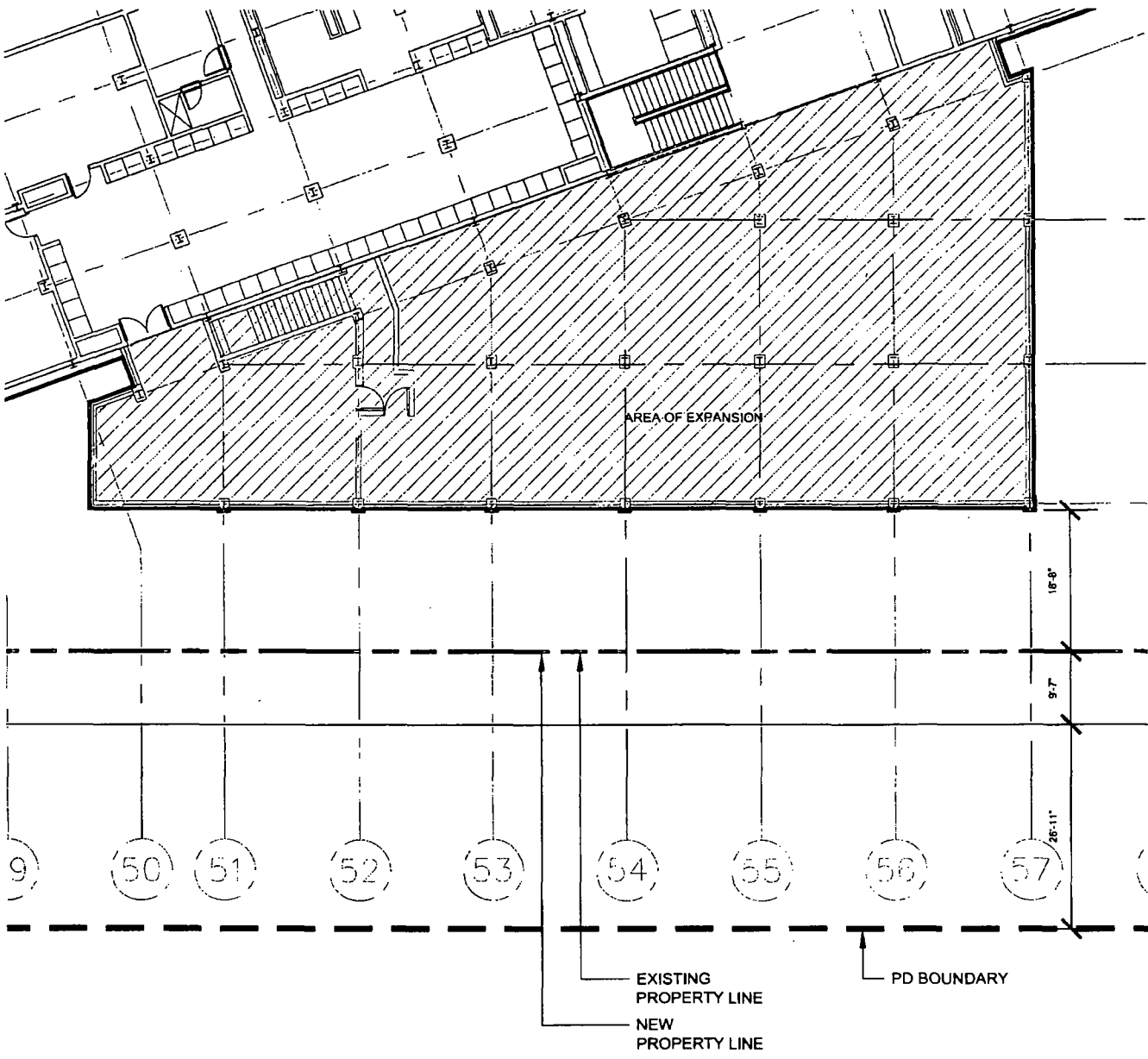


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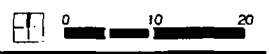


KEY PLAN

FUTURE EXPANSION: SEE ATTACHED PRELIMINARY DESIGN BRIEF FOR ADDITIONAL INFORMATION



EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)

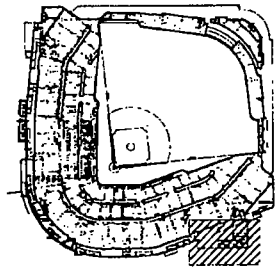


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
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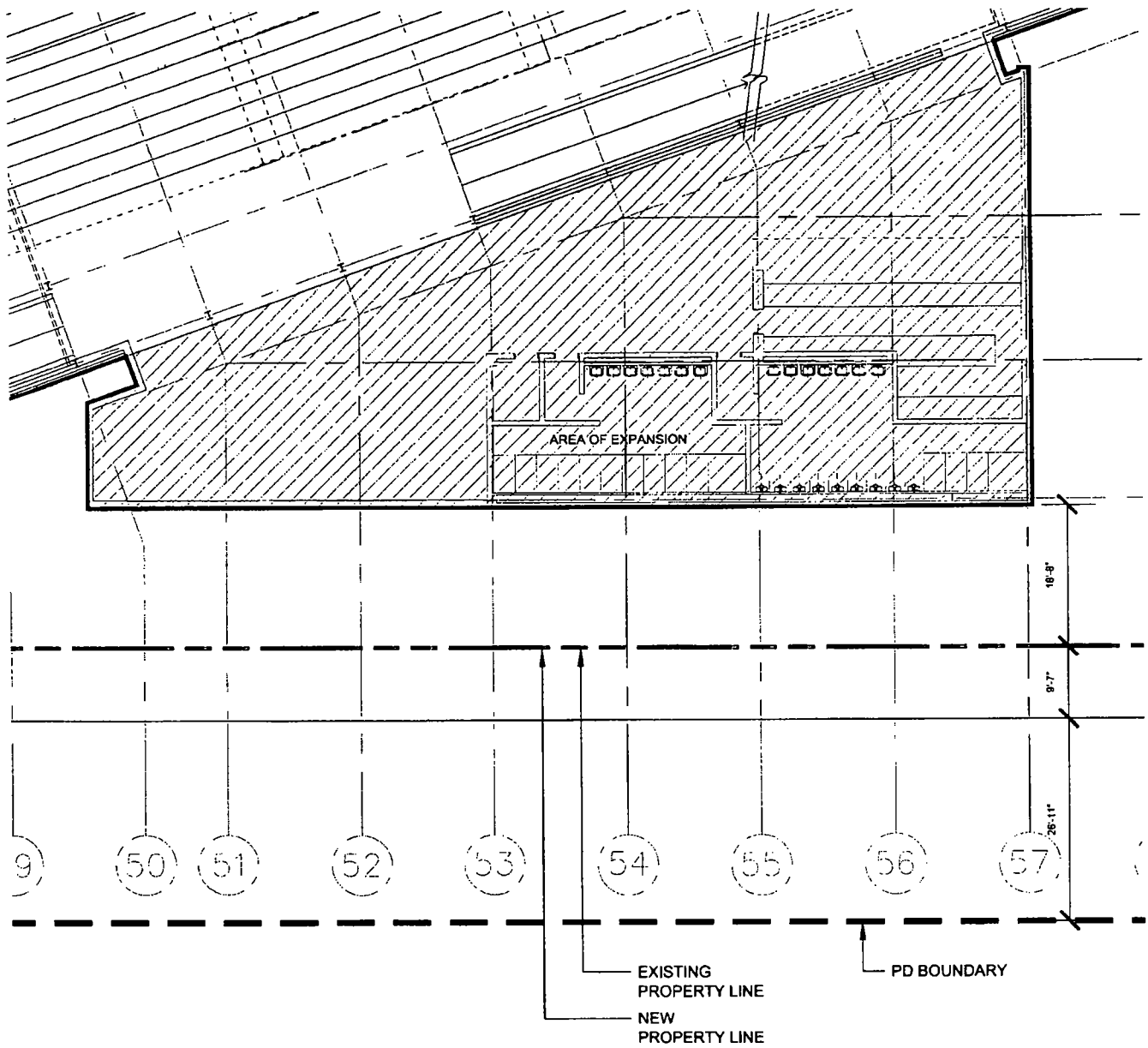
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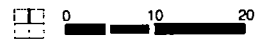


KEY PLAN

FUTURE EXPANSION: SEE ATTACHED PRELIMINARY DESIGN BRIEF FOR ADDITIONAL INFORMATION



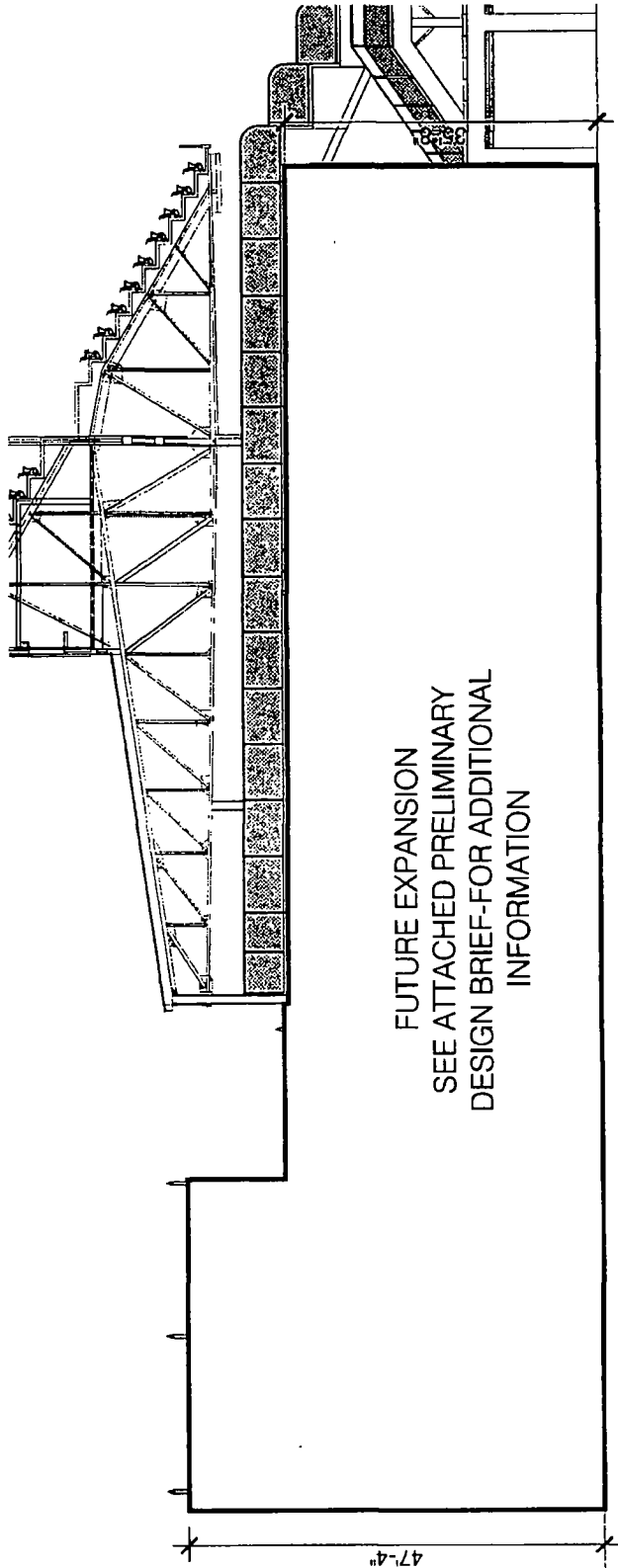
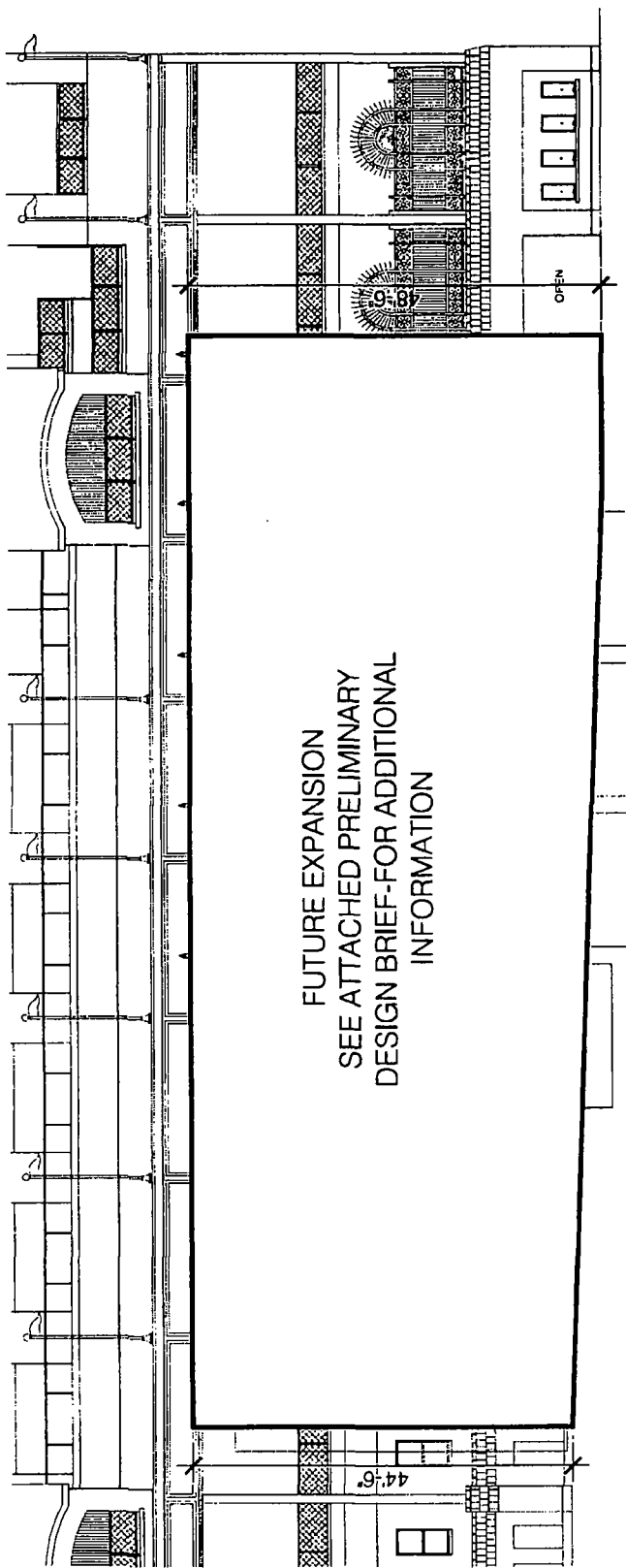
EXPANSION PLAN - BOWL LEVEL (SUB-AREA A)



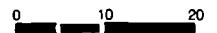
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
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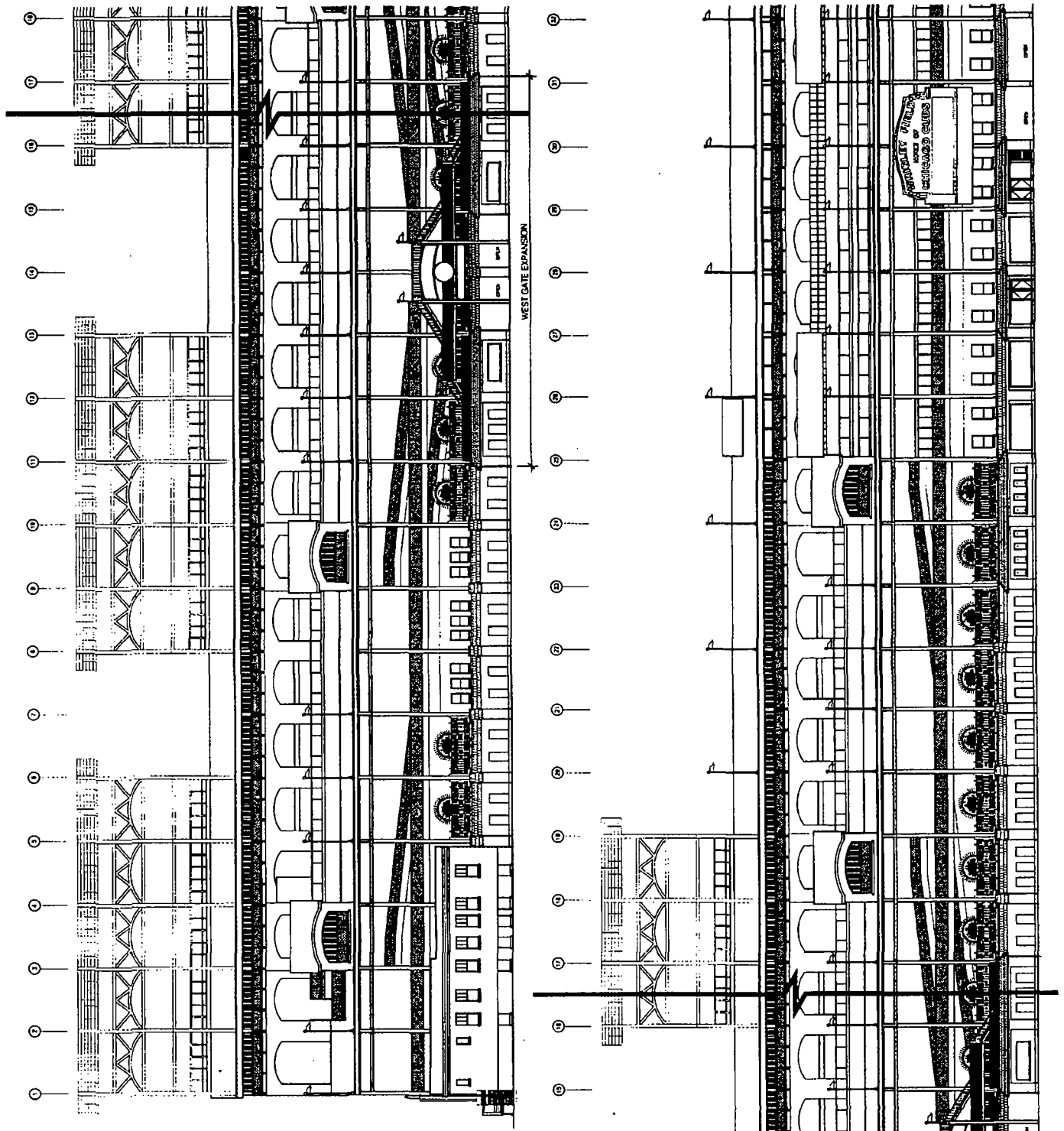


NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.



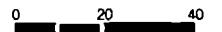
MINI-TRIANGLE EXPANSION ELEVATIONS (SUB-AREA A)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:



NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

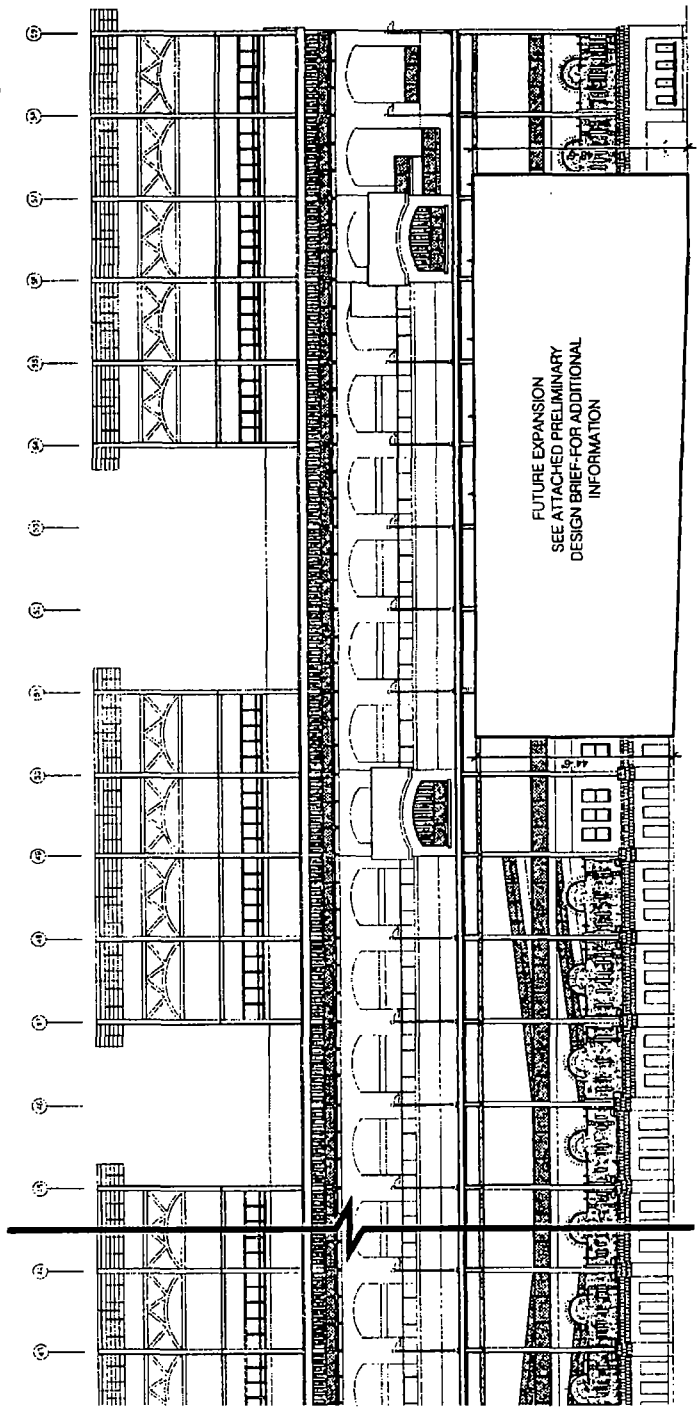
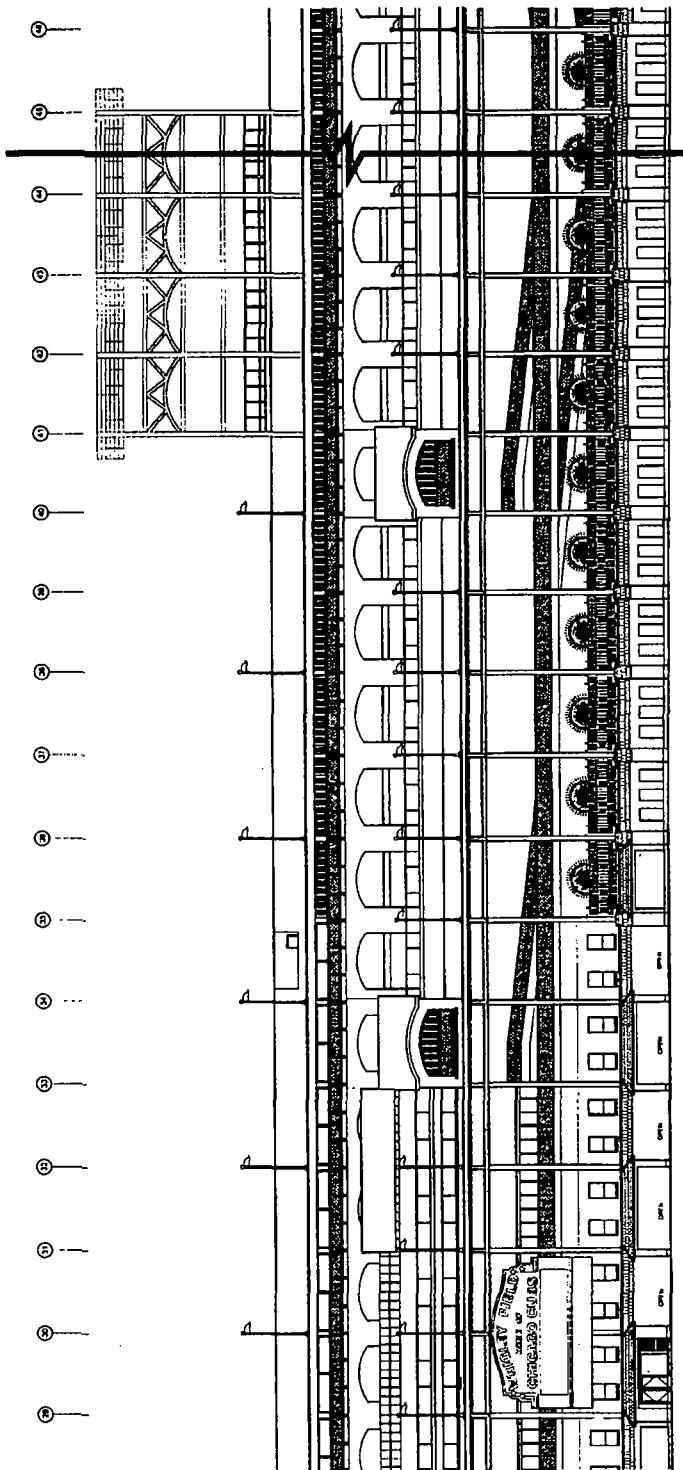
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (1 OF 4)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED : 01 MAY 2013  
 REVISED DATE:

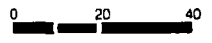


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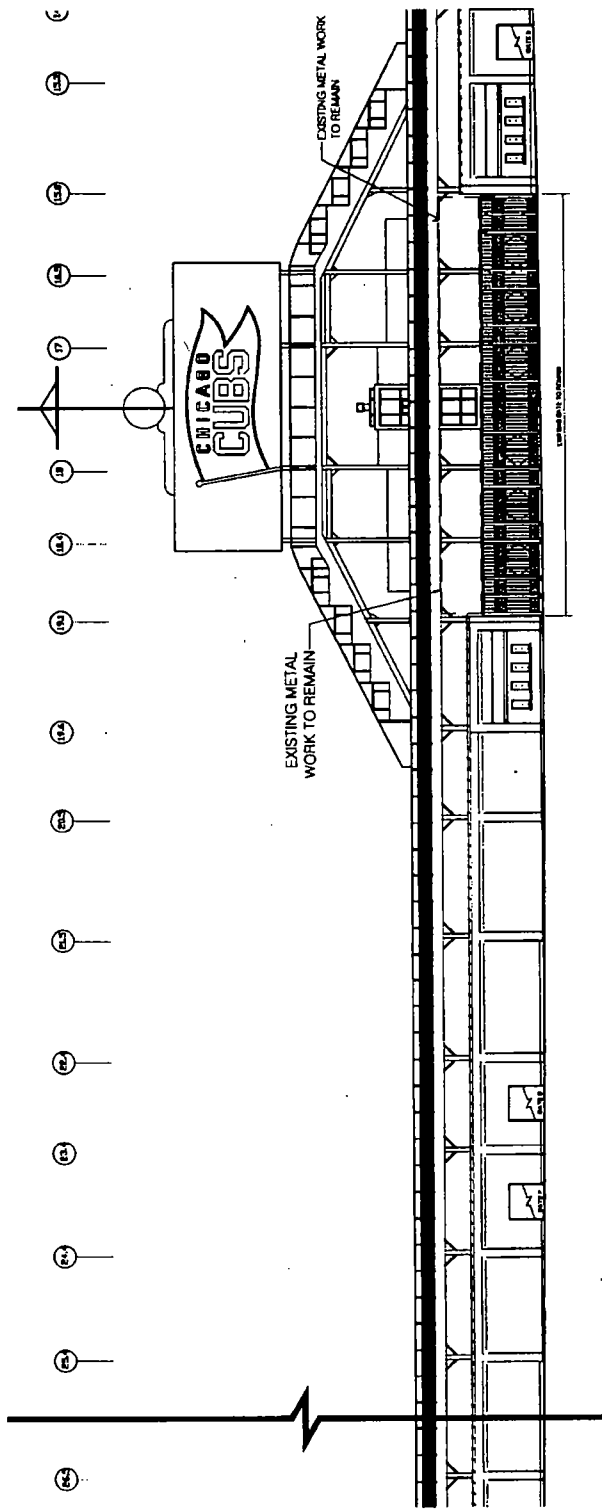
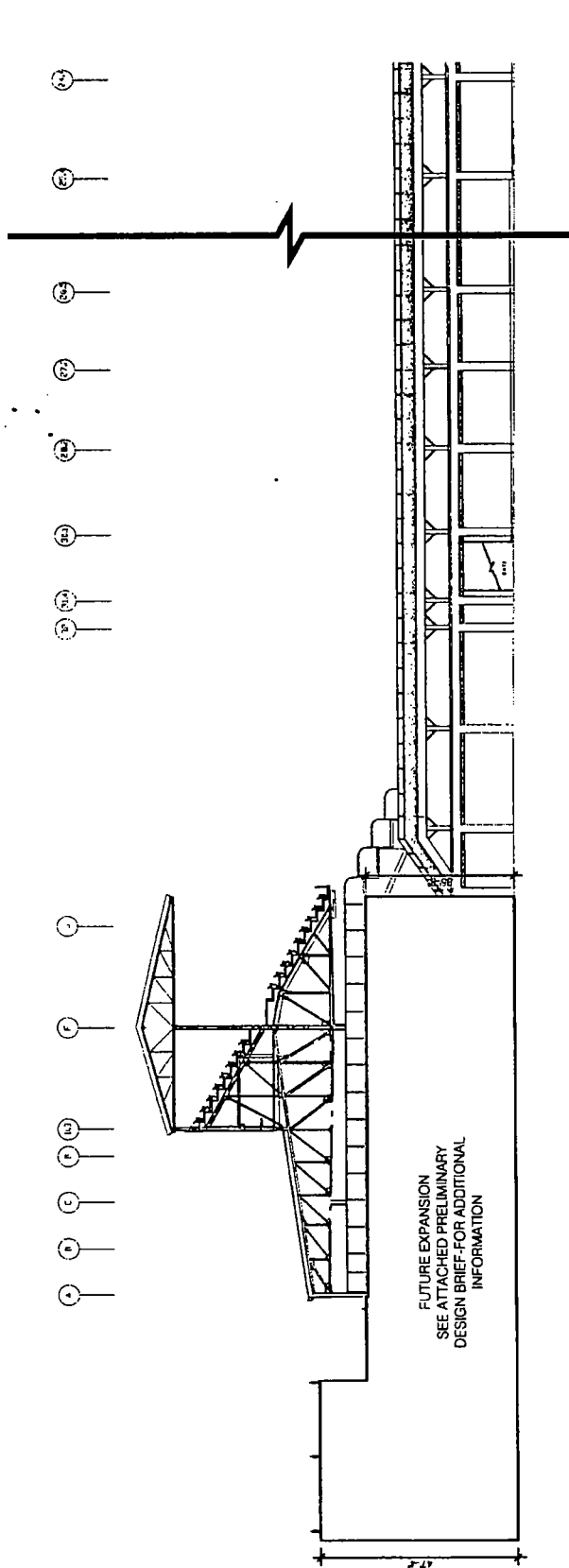
NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (2 OF 4)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:

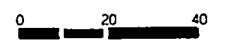




ADDITIONAL NOTE: 1,000 SF SCRIPT SIGN TO BE INCLUDED, EXACT LOCATION TO BE DETERMINED.

NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

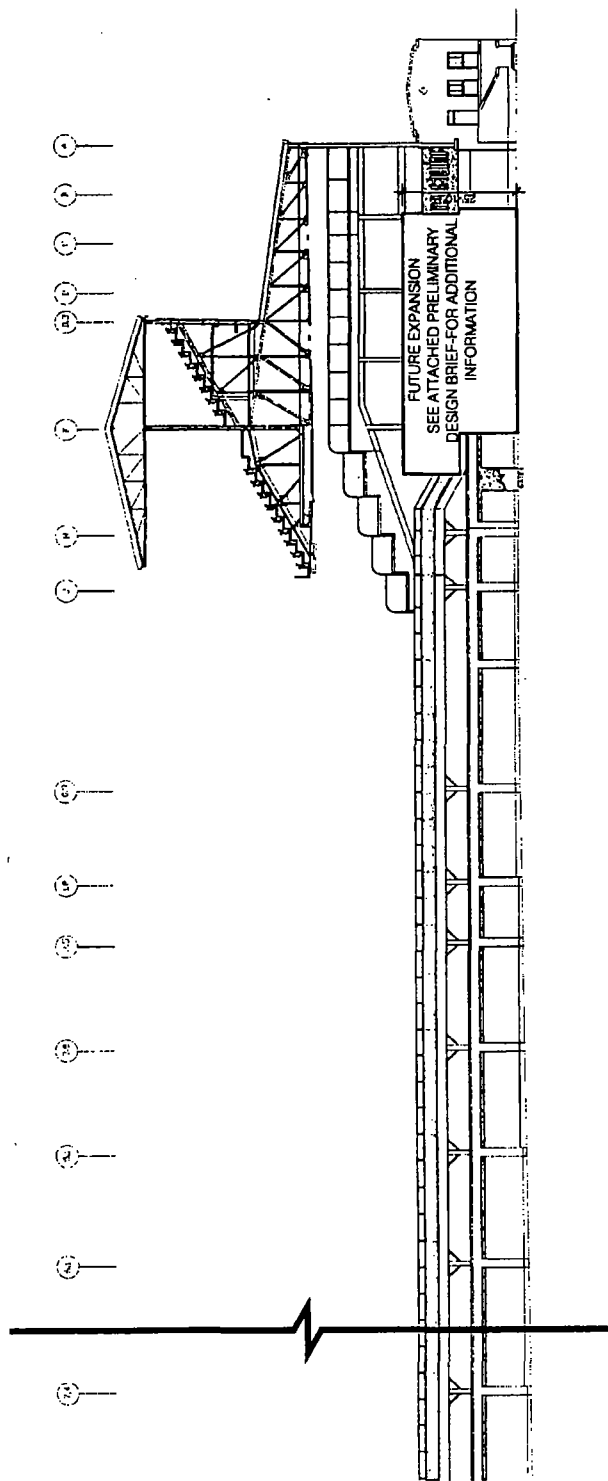
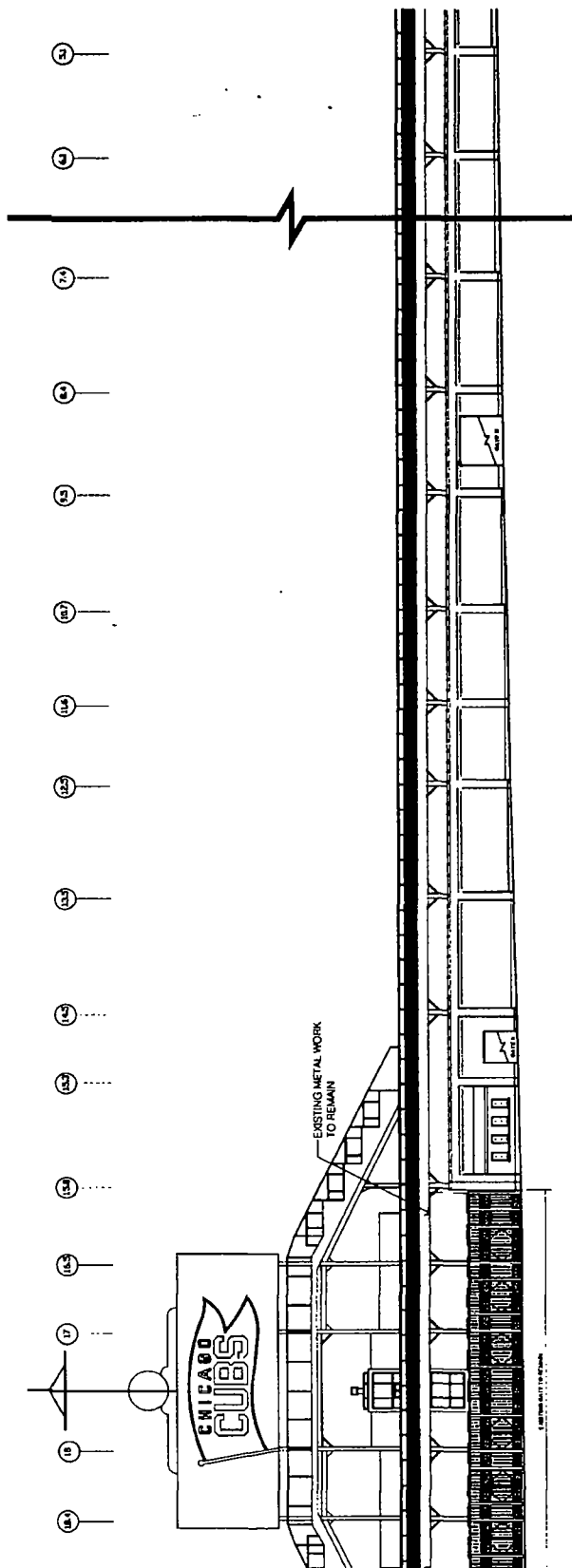
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (3 OF 4)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)  
 ADDRESS: 1060 W ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:



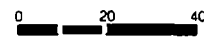
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ADDITIONAL NOTE: 6,000 SF VIDEO BOARD TO BE INCLUDED, EXACT LOCATION TO BE DETERMINED.

NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (4 OF 4)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
 ADDRESS: 1060 W. ADDISON STREET  
 DATE SUBMITTED: 01 MAY 2013  
 REVISED DATE:



## **PRELIMINARY DESIGN BRIEF**

The design brief is intended to provide a programmatic overview and design framework, which reflects the understanding of the City of Chicago and the Applicant regarding the expansion and development of portions of Wrigley Field.

### **Preliminary Design Brief: Wrigley Field Southeast Expansion (Mini-Triangle)**

The Southeast expansion to Wrigley Field located at the corner of Addison Street and Sheffield Avenue is approved to include three story building approximately 44'-6" (Forty-Four feet six inches) above finished grade. The building is approved to have a total gross square foot area of approximately 15,600 (Fifteen Thousand six hundred) square feet. Each story will approximately align with the adjacent Concourse, Mezzanine and Bowl Levels of the existing ballpark. The uses of the building may include but are not limited to expansion of visitors' clubhouse, concessions, branded spaces and restroom expansion for the back of the upper terrace, retail, food & beverage (Including alcohol), vertical circulation and ancillary support for ballpark operations. The upper story roof may have an outdoor deck partially covered connecting to the ballpark. Furthermore the expansion area may provide public access to the existing gates into the ballpark.

### **Preliminary Design Brief: Sheffield Grill & United Club Expansion**

The existing Sheffield Grill located at the southeast corner of the ballpark on Sheffield Avenue is approved to be expanded to approximately 1,000 (One Thousand) square feet at grade. The intended uses of the expansion may include but are not limited to concessions, retail, food & beverage (Including alcohol), vertical circulation, branded spaces, ancillary support for ballpark operations and to service the fans along Sheffield Ave. The second story may include an expansion to the existing space of approximately 1,500 (One thousand five hundred) square feet with the possibility of a second story outdoor deck of approximately 1,200 (One Thousand two hundred) square feet.

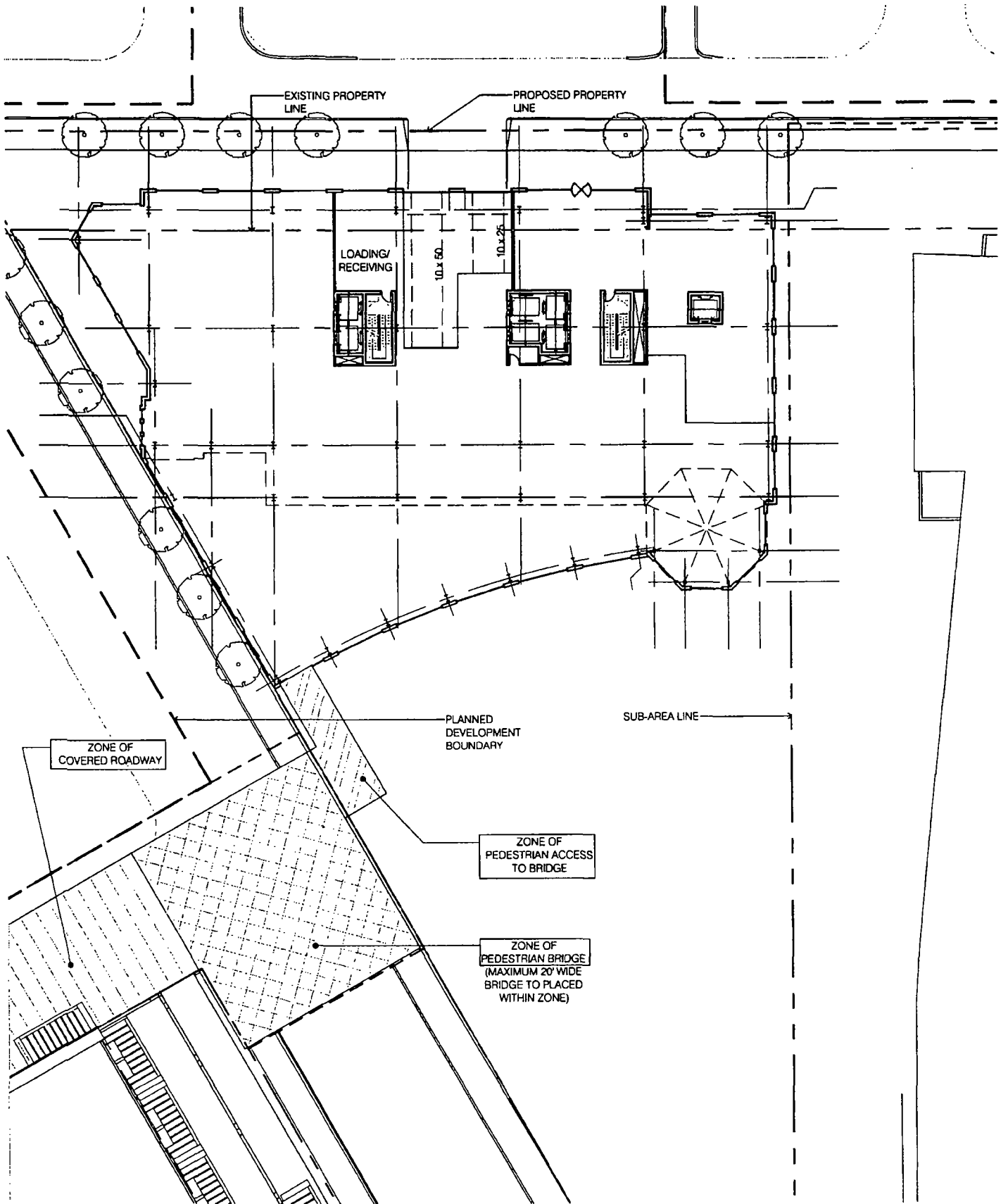
The architectural expression of this expansion will relate to the vocabulary of the existing southeast corner of Wrigley Field, by including a structural frame of primarily steel. Wall areas may include masonry and/or stucco with architectural accents with transparent and/or spandrel glazing.

## PRELIMINARY DESIGN BRIEF

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
ADDRESS: 1060 W. ADDISON STREET  
DATE SUBMITTED: 01 MAY 2013  
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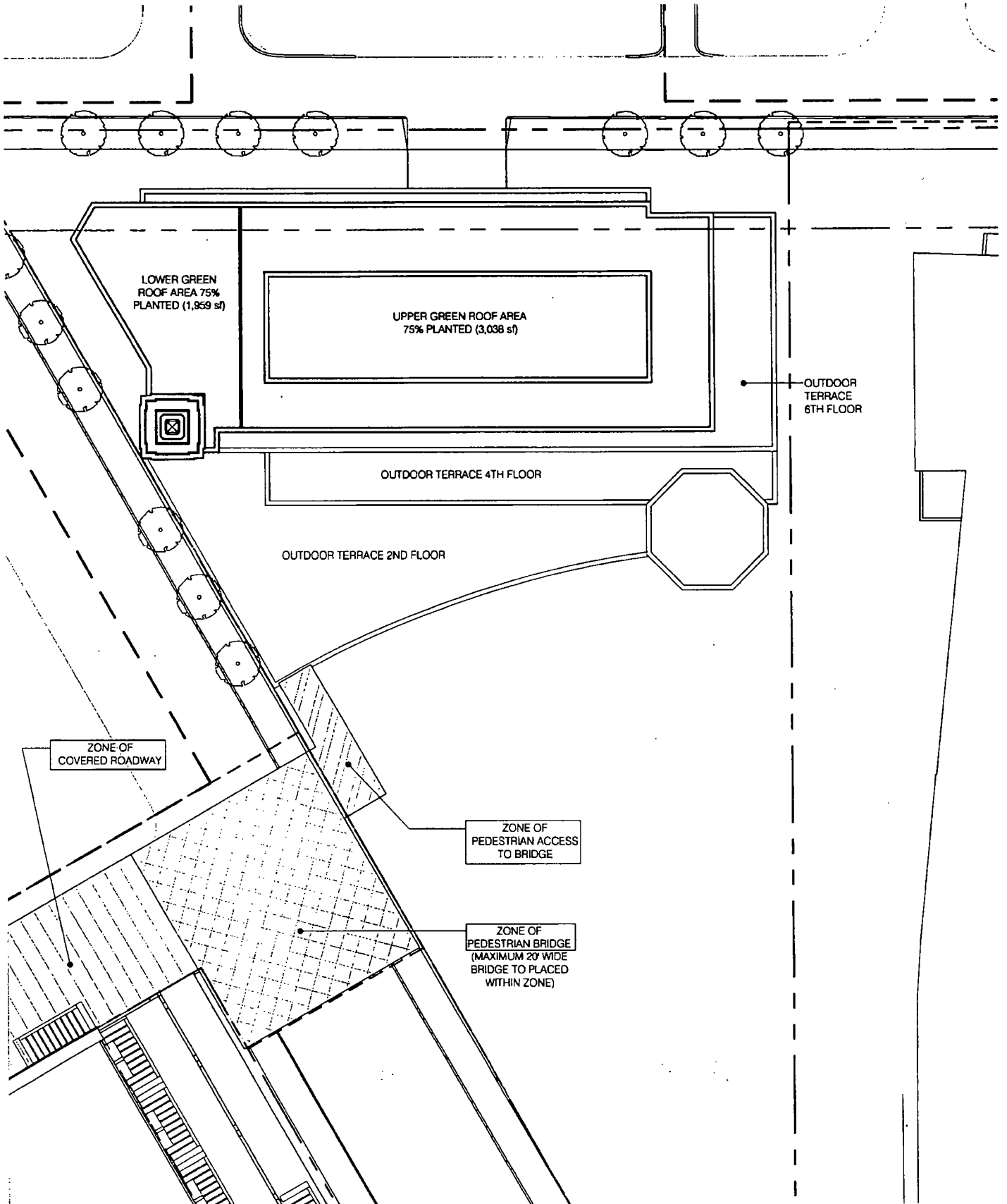
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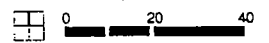
OFFICE BUILDING LOADING ACCESS PLAN (SUB-AREA B)

APPLICANT WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
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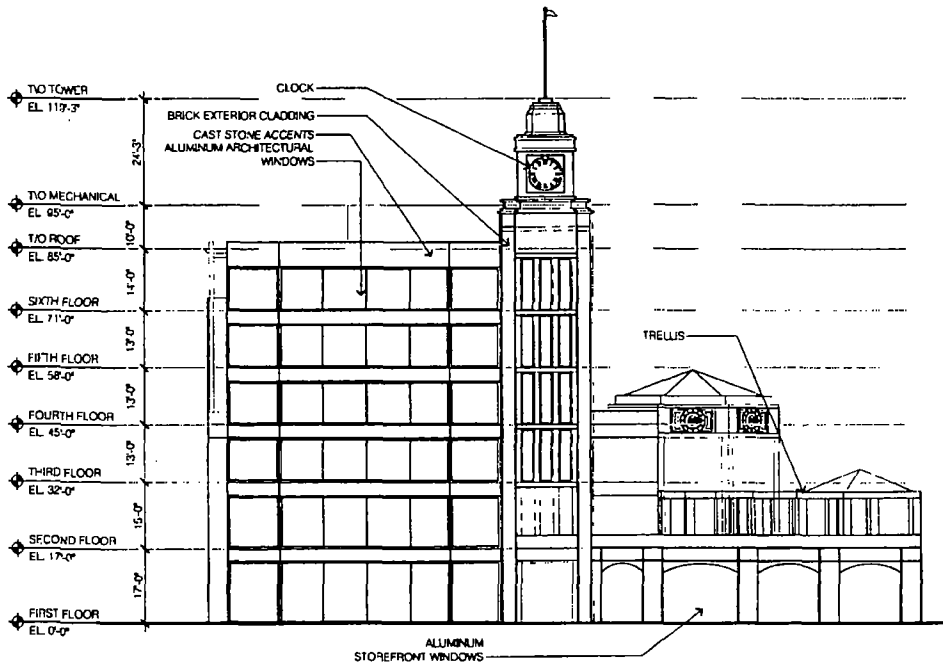
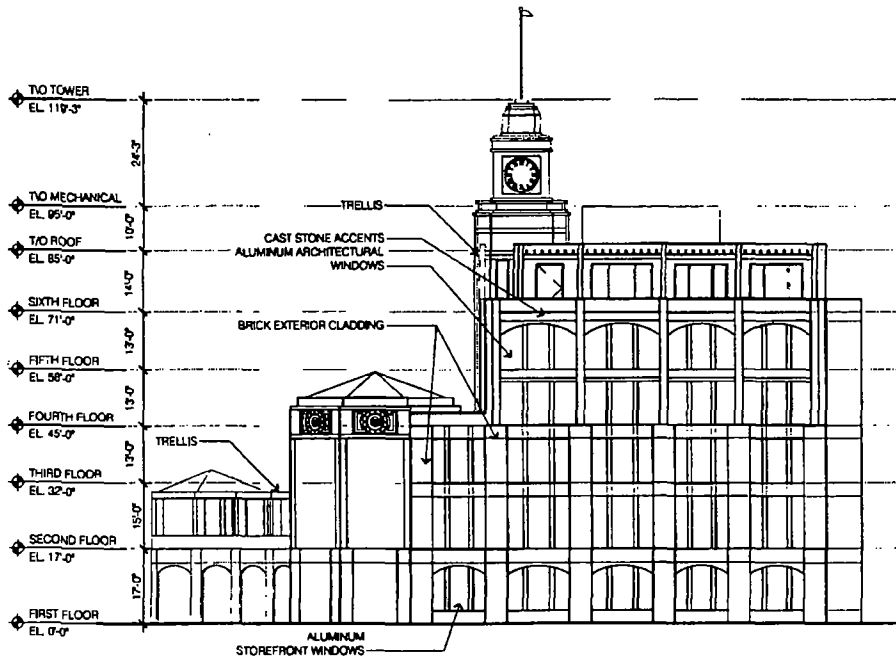




OFFICE BUILDING GREEN ROOF PLAN (SUB-AREA B)

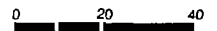


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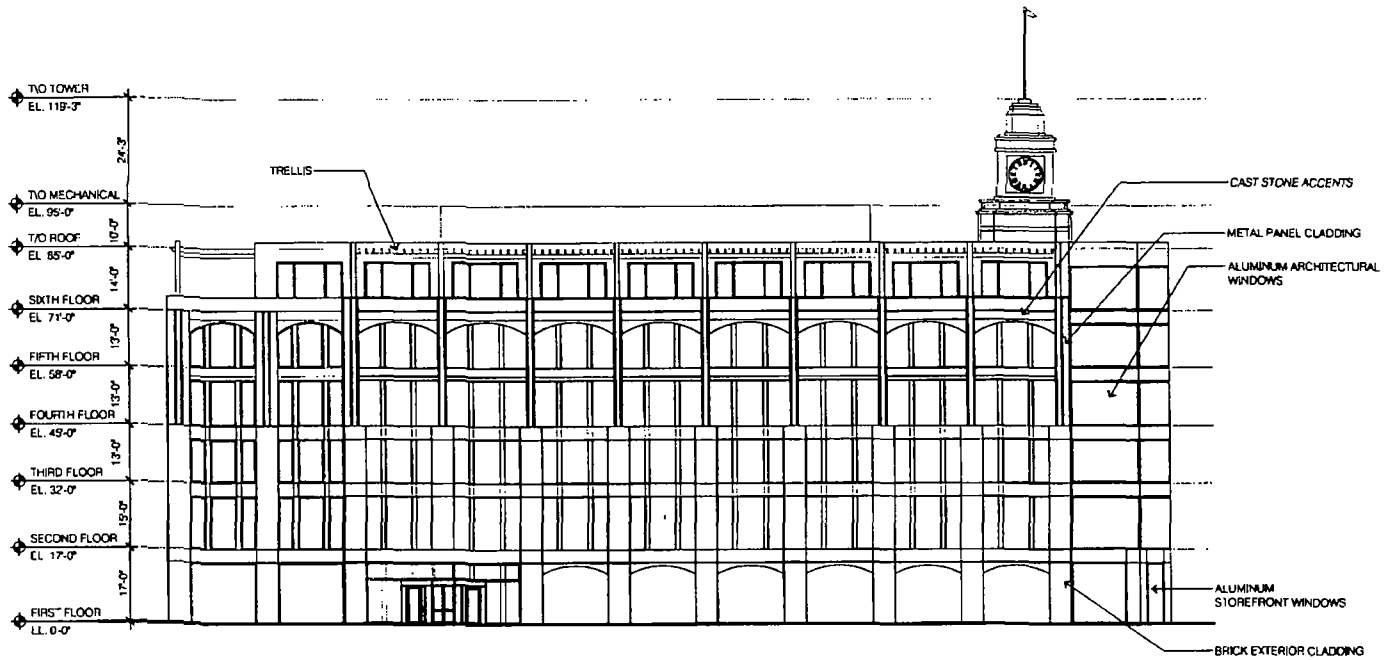
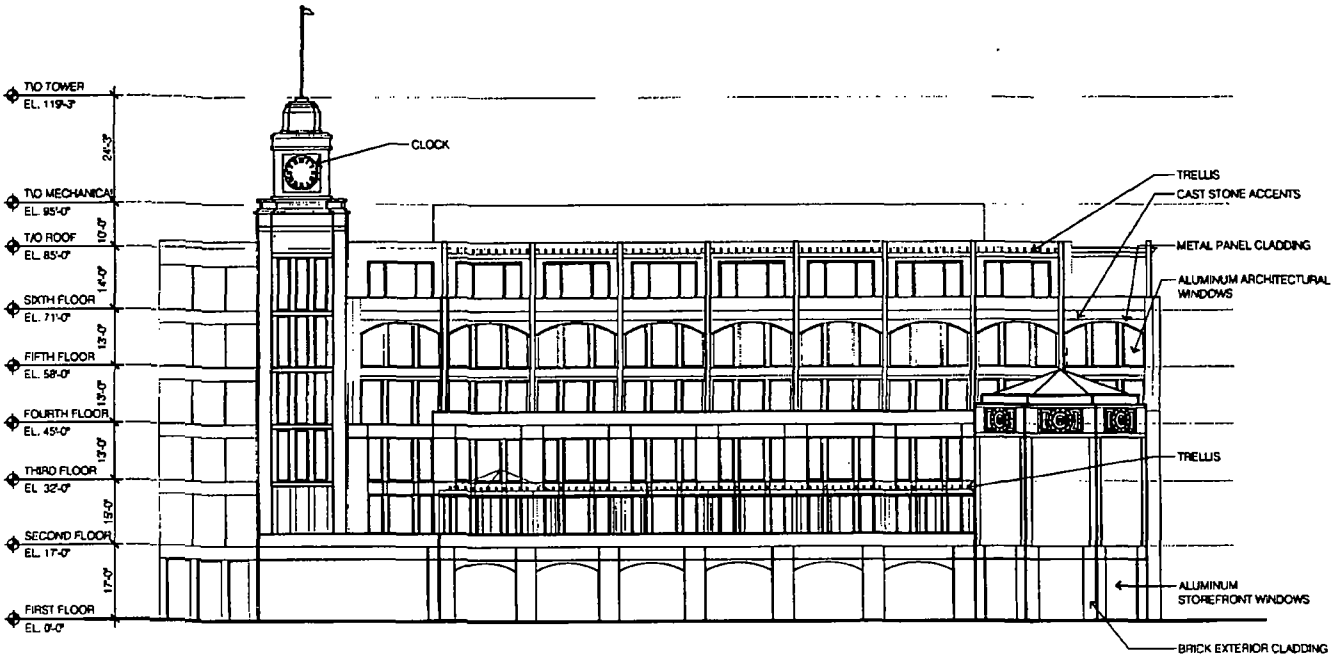
OFFICE BUILDING ELEVATIONS (SUB-AREA B)



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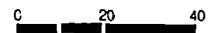


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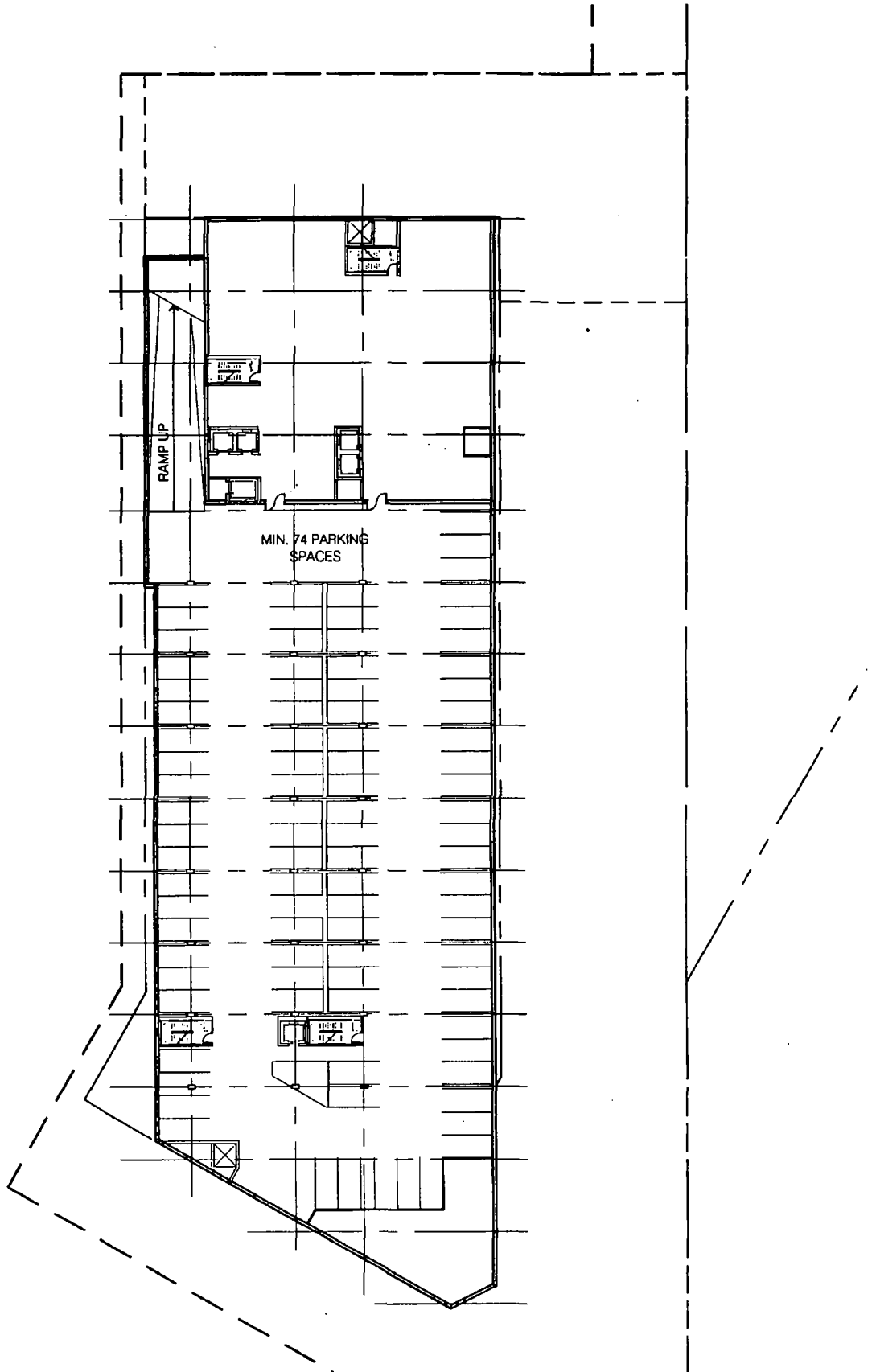
OFFICE BUILDING ELEVATIONS (SUB-AREA B)



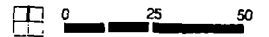
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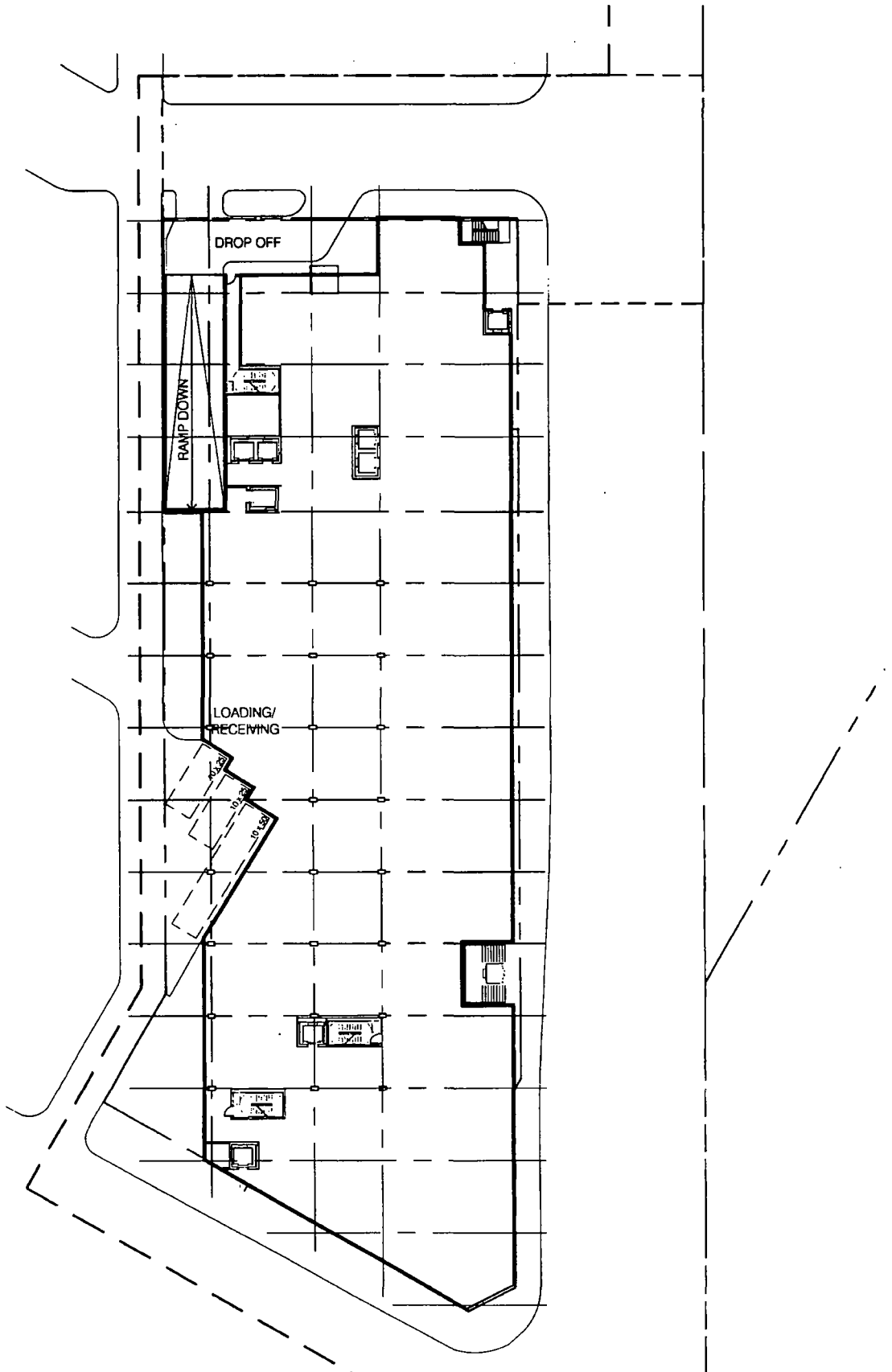


HOTEL BUILDING PARKING PLAN

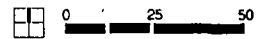


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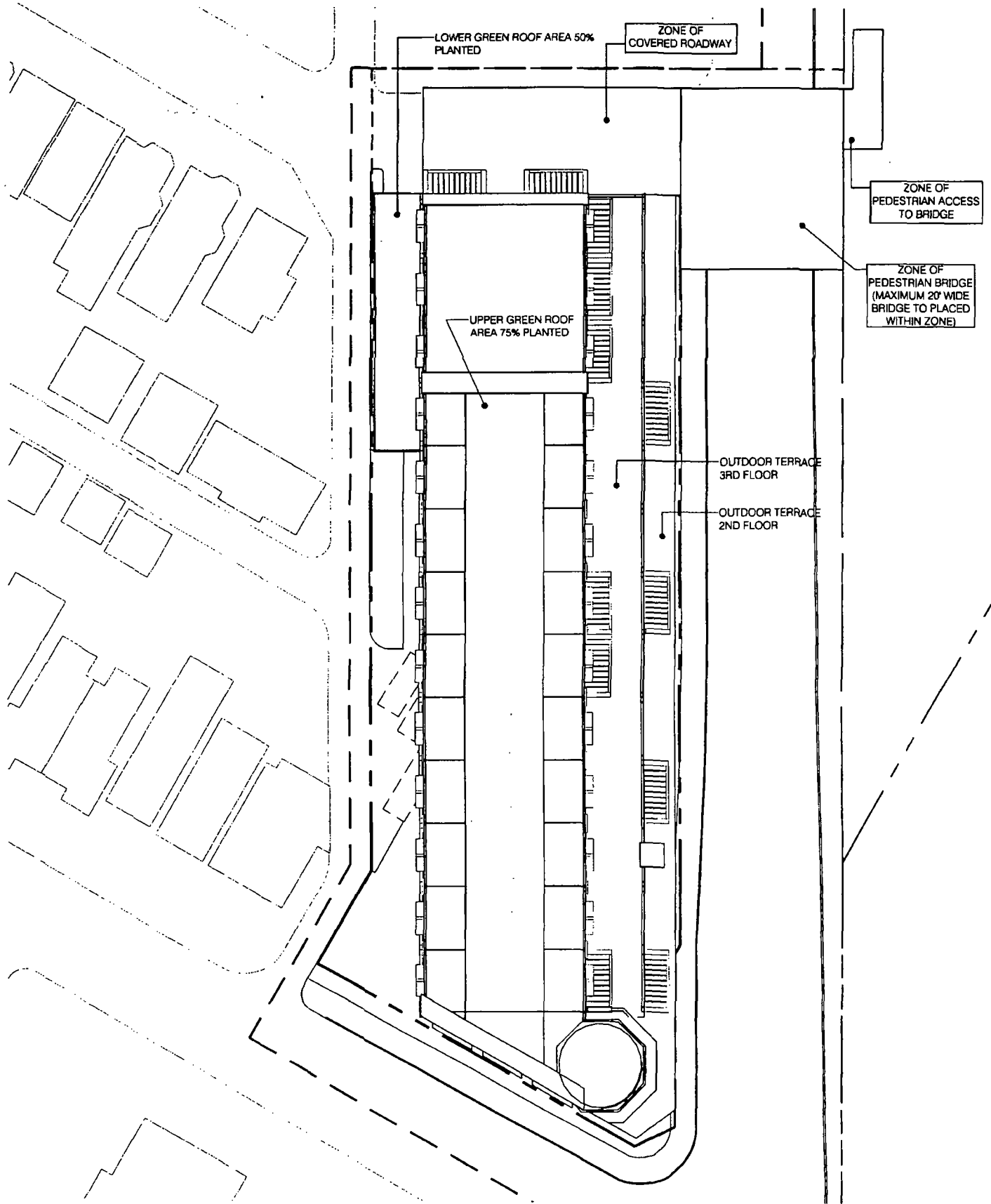
HOTEL BUILDING PARKING ACCESS & LOADING PLAN



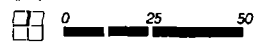
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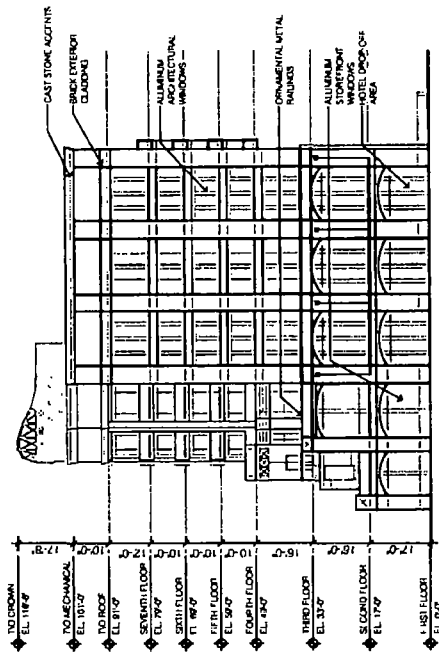
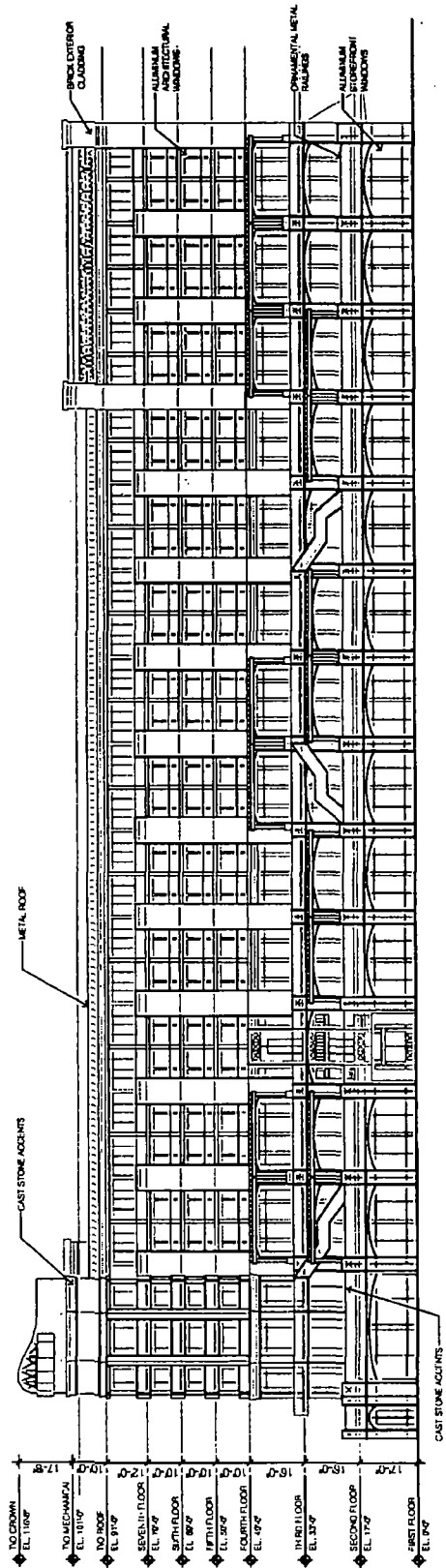
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HOTEL BUILDING GREEN ROOF PLAN

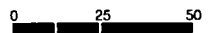


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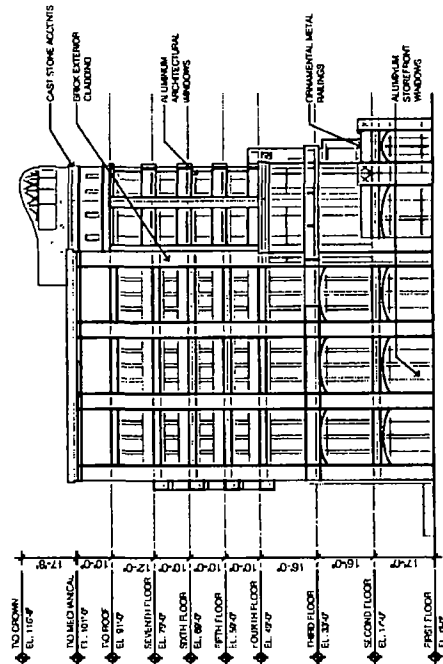
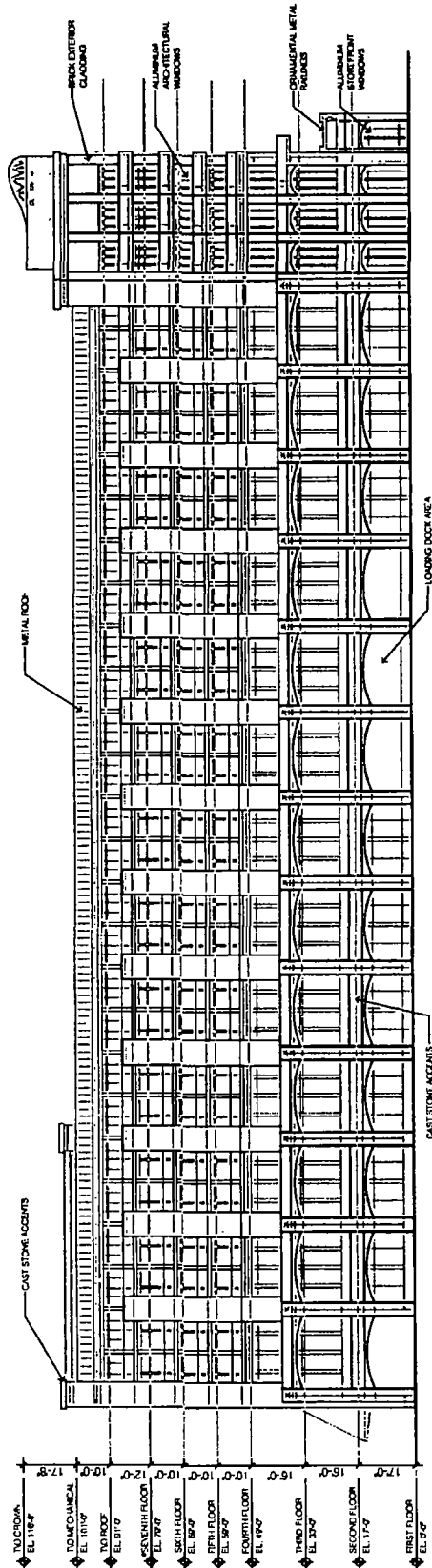
## HOTEL BUILDING ELEVATIONS



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### HOTEL BUILDING ELEVATIONS

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**Planned Development Signage Matrix**  
May 1, 2013

**Section A - Exterior Signage subject to regulation with respect to Maximum Square Footage**

Applicant shall have the right and is permitted to erect, place, establish, paint, create, modify and maintain in the Planned Development all of the signs identified in the Zoning Ordinance as well as all the types of signs and the specific signs listed in the Matrix, including without limitation stylons, blade signs, banners, LED screens and ribbon boards, exposed neon lighted flush mounted and similar signage. The maximum square footage of exterior signage in the Planned Development pursuant to this Section A shall be 19,087 square feet, excluding therefrom all existing signage. Applicant shall be permitted to allocate such signage as between the Subareas in the Planned Development in such a way as Applicant may designate, which designation may, at Applicant's option, be done through a zoning and signage rights agreement, subject in all cases to the total overall maximum of 19,087 sf. The categories and allocations of signage types, sizes and location which follow in the chart below are representative of how and where such signage may be implemented by Applicant within the Planned Development and the various Subareas; as set forth herein, Applicant shall have the right to allocate and reallocate such signage in the manner set forth below or in a different manner subject only to the maximum of 19,087 square feet. No sign identified in Section B below shall be governed by this Section A. The content of any signage in this Section A shall be as determined by Applicant and may change as desired.

Description	Square Footage	Illumination	Type	Comments
<b>Hotel Parcel - Subarea D</b>				
Starwood Signage				
Bldg. Sign	600	Internal or neon		Hotel main identification building sign
Blade Sign - 2	400	Internal or neon		Per tenant requirements each at 200 sf each (100 sf approximately each side)
Canopy sign	125	Internal or neon		Per tenant requirements at drop off area
Branded signs	750	Internal or neon		Located at corner of Clark & Addison at top of bldg. 6 @ 125sf each
Blade branded vertical signs	1,200	Internal or neon		Two double sided Blade signs at 300 sf each side located on Clark Street elevation at the corner of Clark & Addison & at NE corner of Hotel Bldg.
Branded Signs	900	Internal or neon		Flat wall branded signs on Clark Street bldg. facade - 3 @ 300 sf each
LED ribbon board	450	LED	LED ribbon board or ticker	Located at corner of Clark & Addison at second floor - Approximately 3'-0" x 150'-0"
Tenant Signs				
Corner marquee tenant	360	Internal or neon		3 signs in each bay at corner of Clark & Addison - 120 sf each
Health Club Tenant	140	Internal or neon		On Clark Street elevation
Tenant Signs	640	Internal or neon		Assume 8 tenants at 80 sf per tenant along Clark & Addison
McDonald's				
Storefront sign	80	Internal or neon		Located over storefront on Clark Street elevation
McDonald's Directional Sign	15	Internal or neon	Monument sign	Location on Addison Street
Showcase Branded Activation	900	Internal or neon		On the Clark Street elevation 3 showcase two or one story branded retail activations - 300 sf each
<b>SUB-TOTAL</b>	<b>6,560 SF</b>			
<b>Office Building - Subarea B</b>				
Naming partner				
Main sign	600	Internal or neon		Located south side center of building below roof level
Secondary naming sign	275	Internal or neon		South elevation east or west end of office bldg. just below roof level - 1 sign at 250 SF each
Clock Tower				
Four screen video board	1,600	LED	LED video board	Clock face all four sides
LED Ribbon board	450	LED	LED ribbon board or ticker	Four LED video boards surrounding rotunda - 4 LED video boards at approximately 400 sf each
Blade vertical signs	440	Internal or neon		Ribbon board south elevation at top of first floor. 3'-0"x150'-0" Approximately
Office Tenant signs				
Tenant Signs	240	Internal or neon		Vertical blade sign 2 sided attached to western edge of office bldg. Facing north & south. 220 SF each side
Tenant Signs	320	Internal or neon		Assume 3 at 80 sf each. Located at Waveland & eastern elevation of office bldg.
Tenant Signs	200	Internal or neon		Assume 4 additional tenants - Assume 80 sf per sign
Showcase Activation				
Second Level plaza	275	Internal or neon		Assume 2 tenants at 100 sf each
	250	Internal or neon		Branded activation zones
<b>SUB-TOTAL</b>	<b>4,650 SF</b>			Located on second level outdoor deck. One branded sign at 250 sf or 2 signs at 125 sf each

PLANNED DEVELOPMENT SIGNAGE MATRIX

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Bridge Spanning Clark Street	Square footage	Illumination	Type	Comments
Bridge branded	160	Internal or neon		Located at center of bridge - north and south sides 2 branded signs at 80 sf each
<b>SUB-TOTAL</b>	<b>160 SF</b>			
<b>Plaza - Subarea B</b>				
Stylons - 7		Internally illuminated	Structural steel	Comments
Branded	1,120	Internal or neon		7 stylons to be located anywhere within the plaza open space.
LED TV screens	1,750	LED		Stylons are four sided approximately 50'-0" tall and 7'-6" wide on each of the four sides.
Plaza entry gates	825	Internal or neon		4 signs at top of each stylon. Naming partner of plaza - 40 sf each side
Main plaza entry Gate	500	Internal or neon		LED TV's placed on two sides of each stylon - 125 sf each side
Sponsor activation	930	Internal or neon		Two gates. Waveform entry and south near Marquee 200 sf each - 2 signs per gate
Branded walkway	200	Internal or neon		Naming rights partner - plaza approximately 10'x25' both sides of portal
Stair Towers	500	Internal or neon		Five signs located within open plaza
				Connector walkway from upper level plaza to bridge. Faces east into open plaza
				Located at each east and west ends of bridge - 2 towers, branded all 4 sides - 50 sf each side
<b>SUB-TOTAL</b>	<b>5,825 SF</b>			
<b>Wrigley Field Exterior - Subarea A</b>				
Western Gate				
Branded entrance arch	110	Internal or neon		
LED Ribbon Board	60	LED	LED board & ticker	Branded entry - exposed neon
Bleacher Gate	Existing	Existing	Existing	2 LED ribbon boards 2'-0" x 15'-0" each
Back of Scoreboard	Existing	Existing	Existing	
Marquee/Existing to remain	Existing	Existing	Existing	Existing neon marquee to remain with LED board. LED neon and technology board may be upgraded
Entry gate brand	120	Internal or neon		
Branded Activation zone	40	Internal or neon		Sign to be located in existing rectangle box below marquee. Existing to remain
Branded Activation zone	14	Internal or neon		Branded activation zone signage. Neon behind glass storefront
Branded merchandise	30	Internal or neon		2 flat signs - (7 sf each) Branded vertical sign flanking branded activation zone entrance
Branded Premium Entrance	30	Internal or neon		Branded sign merchandise behind glass
Ticket LED ribbon	68	LED ribbon or ticker	LED ribbon board & ticker	Branded premium neon sign behind glass
Marquee Restaurant	60	Internal or neon		2 LED ribbon boards above ticket windows. 2'-0" x 17'-0" each
Ticket office move above	100	Internal or neon	LED ribbon & ticker	Neon branded restaurant behind glass
Mini-Triangle	200	Internal or neon		2 new ticket offices that flank Centerfield bleacher gate. 100 sf for each new ticket booth LED board.
Restaurant signage	200	Internal or neon		Located on Mini-Triangle building
Unified Club/Equivalent	200	Internal or neon		Located on Mini-Triangle building
Sheffield Grill/ or equal	200	Internal or neon		Located on east elevation of restaurant
Ticket window LED	35	LED ribbon or ticker	LED ribbon board & ticker	Located above ticket window
LED sign east elevation	176	LED video board	LED Video screen	37" inches high x 57 feet long
LED south elevation	276	LED video board	LED Video screen	37" inches high x 90 feet long
Store branded name	150	Internal or neon		Located on exterior storefront
Branded merchandise	21	Internal or neon		3 branded neon signs behind glass storefront. Each sign 7 sf
				50 banners at 40 sf each. Includes players numbers & images, important dates and accomplishments throughout Cubs history and brands.
<b>SUB-TOTAL</b>	<b>1,892 SF</b>			
<b>TOTAL</b>	<b>19,087 SF</b>			
				1) Note: Existing Marquee, LED ribbon board and all other existing signage to remain. Their square footage is not included in above calculations
				2) Note: All existing ballpark signage to remain. Their square footage is not included in the above calculations.
				3) Note: All signage for hotel & office to be below roof line.
				4) Note: Does not include LED board in left field nor the script sign in right field. Interior signage not included, regulated or subject to these calculations.
				5) Note: The total PD regulated & measured signage above is not limited to a specific subarea
				6) Note: Applicant has the right to allocate such regulated & measured signage as Applicant determines, subject to the overall maximum
				7) Note: The seven stylons may be placed anywhere in the open plaza.

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**Section B - Other Approved Exterior Signage**

In addition to the signage set forth in Section A, Applicant shall have the right and is permitted to erect, place, establish, paint, create, modify and maintain in the Planned Development incidental, temporary, seasonal, special event, branded directional or specific location, mobile food & beverage and retail units, branded seasonal banners, and any sign allowed in the PD, including without limitation any sign listed in this matrix and any signs not subject to Section A provided the maximum square footage of all signage shall be 16,713 square feet. Applicant shall be permitted to allocate such signage as between the Subareas in the Planned Development as Applicant may designate, which designation may, at Applicant's option, be done through a zoning and signage rights agreement, subject in all cases to the total overall maximum 16,713 sf. The categories and allocations of signage types, sizes and location which follow in the chart below are representative of how such signage may be implemented by Applicant within the Planned Development and the various Subareas; as set forth herein, Applicant shall have the right to determine the design, look feel and placement of such sign and to allocate and reallocate such signage between subareas in the manner set forth below or in a different manner generally consistent with the concept categories and allocations below, subject only to the maximum 16,713 square feet. No sign identified in Section A above shall all be governed by this Section B. The content of signage in this Section B shall be as determined by Applicant and may be changed after as desired.

Description	Square Footage	Illumination	Type	Comments
<b>Hotel Parcel - Subarea B</b>				
Directional Sign	15	Internal or neon	Monument sign	Per tenant agreement. Located along Clark Street.
Parking Garage	109	Internal or neon		Branded Garage entrance
<b>Office Building - Subarea B</b>				
Flat Roof sign	1,900	Internal or neon	Letters, logo/neon	Branded flat roof sign not to extend above parapet.
Cubs retail Store Signage	216	Internal or neon	Letters, logo/neon	Store name and logo - 4 signs at 54 sf each
Cubs/Grand logo	25	Internal or neon	Letters, logo/neon	Alternate Brand & Cubs logo 5 at 10 sf each
Cubs or affiliate tenant	120	Internal or neon	Letters, logo/neon	Cubs front office - Waveland Ave.
<b>Bridge</b>				
Welcome sign	300	Contained back light	Metal cut out letters	Welcome to district. Follows top arch of bridge. Both sides 150 sf each
<b>Plaza - Subarea B</b>				
Branded Banners	5,376	Painted/Internal	Event or seasonal	Assume temporary/permanent event or seasonal banners on each of the four sides - 8x24' each side
Branded Plaza Baseball art	1,000	Lighted Neon	Art	Location plaza - TBD
Branded Lighted neon baseball art	900	Lighted Neon	Art	Oversized neon baseball art. Location plaza - TBD
Branded Temporary event signs	1,015	static	Letters, logo/neon	Temp signs in plaza only for event.
Branded Trolley/Train Cars- reproductions	1,440	Painted or neon	Painted or exposed neon	9 mobile trolley/train reproduction cars located throughout plaza @160 sf per train car
Branded Decorative metal gates	320	Metal	Metal cut out logo	Decorative metal gates - mobile. 4 sf metal logo in each 12'-0" panel. Total 60 panels
<b>Wrigley Field Exterior - Subarea A</b>				
Gate Name sign	65	Internal or neon		Branded gate - exposed neon
Concession/ticket	42	Internal or neon		3 flat signs each side of entry concession/tickets. 7 sf each - total 21 sf per side - 42 sf total
Cubs logo	50	Internal or neon		Cubs logo centered over entry - exposed neon
Informational signage exterior ballpark	350	Surface lighted		Number of signs will vary - directional located around ballpark
Gate K	225	Internal or neon		1 sign branded entrance
Gate K Ticket window	80	Internal or neon		Located above ticket window.
Gate ID signs along Sheffield & Waveland	175	Flat-face lighted		Branded gate ID names located along Sheffield & Waveland
Cubs Merchandise	14	Internal or neon		Two signs flanking Cubs merchandise store
Premium Entrance	25	Internal or neon		Three signs flanking premium entrance
Ticket office	21	Internal or neon		Three signs flanking ticket windows. 7 sf each
Ticket will call premium branded	20	Internal or neon		Will call branded neon letters behind glass
Ticket Window	35	Internal or neon		Located above ticket window
Cubs Merchandise	200	Internal or neon		2 signs - logo and store name 100 sf each. Located along Addison Street and over store entrance
Cubs logo	65	Internal or neon		1 neon logo sign located on south elevation.
Branded Gate D signage	70	Internal or neon		Branded gate entry over Gate D entrance
Branded vertical sign Gate D	20	Internal or neon		Branded vertical flat sign flanking Gate D entry
Branded Gate D vertical sign	160	Internal or neon		Vertical double sided neon gate branded sign attached to south east corner of mini-T bldg. 80 sf per side
Concessions on Sheffield	160	Internal or neon		2 branded concessions built into bleacher wall. 2 at 80 sf each
Historic banners	2,200	Fabric/nylon/panache	Static	Placed around exterior of ballpark including Addison, Sheffield & Waveland hung off of back of bleachers etc.
<b>Total Other Authorized Signage</b>	<b>16,713</b>	<b>SF</b>		
	1			Note: Permitted and allowed (including directional branded signage, seasonal branded banners, player images etc.) are allowed and exempt from regulation under the PD and the sf are excluded from the type and calculations of maximum signage on the Property.
	2			Signage interior to the ballpark is exempt from regulation and not calculated here.

**PLANNED DEVELOPMENT SIGNAGE MATRIX**

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