



Office of the City Clerk



O2012-8205

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	12/12/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17641 at 108 N State 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: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Residential-Business Planned Development No. 489 symbols and indications as shown on Map No. 1-F in the area bounded by:

West Randolph Street; North State Street; West Washington Street; North Dearborn Street; a line 131.13 feet north of the north line of West Washington Street; a line 54 feet east of the east line of North Dearborn Street; a line 126.46 feet north of the north line of West Washington Street; a line 80 feet east of the east line of North Dearborn Street; a line 192.79 feet south of the south line of West Randolph Street; and North Dearborn Street

to those of a Residential-Business Planned Development No. 489, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the attached Plan of Development.

SECTION 2: This ordinance shall be in full force and effect from and after its passage and approval.

#17641
INTRO DATE:
12-12-12

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
108 North State Street

2. Ward Number that property is located in: 42

3. APPLICANT CIM Group LP

ADDRESS 108 North State Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-261-4706

EMAIL rcooke@cimgroup.com CONTRACT PERSON Richard Cooke

4. Is the applicant the owner of the property? YES 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 application to proceed.

OWNER _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ 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 Mara S. Georges

ADDRESS 20 S. Clark St., Suite 400

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-726-8797 FAX 312-726-8819 EMAIL mgeorges@daleygeorges.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

108 North State Street (Chicago) Owner, LLC

7. On what date did the owner acquire legal title to the subject property? April 5, 2012

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

No.

9. Present Zoning District PD489 Proposed Zoning District PD489, as amended

10. Lot size in square feet (or dimensions) 119,558 square feet

11. Current Use of the property Retail Shopping Center

12. Reason for rezoning the property Technical amendment (signage); see below

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spots; approximate square footage of any commercial space; and eight of the proposed building. (BE SPECIFIC)

Applicant seeks an amendment to PD 489 to include the following language: "In the event of any inconsistency between this Planned Development or of the modifications or changes thereto and a Special Sign District, the terms of this Planned Development and the modifications or changes thereto shall govern." This language inclusion is necessary to allow applicant to post signage at Block 37.

14. On May 14, 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 Requirement Ordinance? (See Fact Sheet for more information)

YES N/A

NO N/A

COUNTY OF COOK
STATE OF ILLINOIS

Richard Coche, being first duly sworn on oath, states that all of the above statements and the statements contained in the document submitted herewith are true and correct.

Richard Coche
Signature of Applicant

Subscribed and Sworn to before me this
30th day of OCTOBER, 2012.

Eric A. Finnegan
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LAW OFFICES

DALEY AND GEORGES, LTD.

MICHAEL DALEY
MARA S. GEORGES
RICHARD A. TOTH
ADAM J. PENKHUS

20 SOUTH CLARK STREET
SUITE 400
CHICAGO, ILLINOIS 60603-1835

TELEPHONE
(312) 726-8797

FACSIMILE
(312) 726-8819

December 5, 2012

Chairman, Committee on Zoning
City Hall – Room 304
121 N. LaSalle St.
Chicago, Illinois 60602

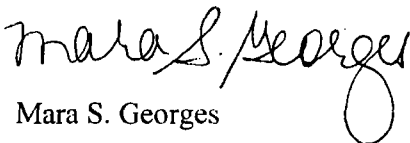
Re: 108 North State Street; 1 West Randolph Street, Chicago, Illinois
Application for Zoning Map Amendment (PD 489)

The undersigned, Mara S. Georges, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that she has complied with the requirements of § 17-13-0107 of the Chicago Zoning Ordinance by sending the attached letter to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways. The attached letter was sent by USPS first class mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained: the addresses and boundaries of the property that is the subject of the application; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file an application for a change in zoning on approximately December 5, 2012.

The undersigned certifies that she has made a *bona fide* effort to determine the names and last known addresses of the persons to be notified under § 17-13-0107 of the Chicago Zoning Ordinance by obtaining ownership information from the most recent authentic tax records of Cook County, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.


Mara S. Georges

Subscribed and sworn to
before me this December 5, 2012.




Notary Public

Katten

KattenMuchinRosenman LLP

525 W. Monroe Street
Chicago, IL 60661-3693
312.902.5200 tel
312.902.1061 fax

MARA S. GEORGES
mara.georges@kattenlaw.com
(312) 902-5376 direct
(312) 902-1061 fax

November 30, 2012

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about December 5, 2012, the undersigned will file an application for a change to Planned Development 489 on behalf of CIM Group for the property located at 108 North State Street.

The applicant intends to use the property for retail, and the amendment to PD 489 provides that in the event of an inconsistency between the PD and a Special Sign District, the terms of the PD will govern.

CIM Group is located at 108 North State Street. The contact person for this application is Mara S. Georges.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Yours Sincerely,



Mara S. Georges

MSG:jkh



BRENDAN REILLY
ALDERMAN — 42ND WARD
CITY COUNCIL
CITY OF CHICAGO

COMMITTEE MEMBERSHIPS

BUILDINGS

COMMITTEES, RULES, AND ETHICS

HEALTH

TRAFFIC CONTROL AND SAFETY

TRANSPORTATION AND PUBLIC WAY

42ND WARD OFFICE
325 WEST HERRIN STREET
SUITE 510
CHICAGO, ILLINOIS 60654
TELEPHONE (312) 642-4242

CITY HALL OFFICE
CITY HALL — ROOM 200
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE (312) 744-3062

WWW.WARD42CHICAGO.COM

November 30, 2012

Re: Community Presentation for Block 37 signage proposal

Dear Neighbor:

I am writing to invite you to a community presentation for the amendment to the Planned Development that governs Block 37. The City has required the ownership of Block 37 to amend the Planned Development because their proposed signage package is in conflict with Chicago Zoning Ordinance. Prior to any hearing before the Chicago Plan Commission, I require a public meeting to inform area residents of the proposal and gather feedback.

This public meeting will address the specifics of the sign package which is designed to secure retail tenants suitable for this prominent location within our downtown core. The ownership of Block 37 will be present to answer any questions you may have. The Chicago Loop Alliance supports this amendment to this development and the proposed sign package.

WHAT: 108 North State Street – Block 37

WHO: Chicago Loop Alliance and the Friends of Downtown

WHEN: Monday, December 10th, 2012 - 6PM

**WHERE: Block 37
108 N. State Street**

If can be of assistance to you regarding this or any other matter, please do not hesitate to contact my office at [312-642-4242](tel:312-642-4242) or visit my virtual office website at www.ward42chicago.com.

Sincerely,

Brendan Reilly
Alderman, 42nd Ward

**Exhibit "A".
(To Ordinance)**

Residential-Business Planned Development Number 489, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 489, as amended, consists of approximately one hundred nineteen thousand five hundred fifty-eight (119,558) square feet (two and seventy-four hundredths (2.74) acres) of real property (the "Primary P.D. Parcel") and includes for development purposes certain above grade and below grade portions of surrounding rights-of-way as described in Statement Number 2 (the "R.O.W. Encroachment Areas") as depicted on the attached Right-of-way Adjustment Map (the Primary P.D. Parcel and the R.O.W. Encroachment Areas are collectively referred to as the "Property"). These plan of development statements, together with the attached exhibits and plans, are referred to as the "Planned Development".

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

Block 37, L.L.C. is deemed the "Applicant" for this Planned Development. In addition, it is acknowledged that there are certain below grade improvements which are not located within the Property, which are intended to be used primarily for a pedway, "back of house" functions and a foundation wall and which are intended to be located in the subsurface areas of certain property owned by Commonwealth Edison Company ("ComEd") having approximate dimensions of nine (9) feet by eighty (80) feet and zoned DX-16 Downtown Mixed-Use District and located immediately north of ComEd's existing substation building, as depicted on the attached Below Grade Easement Area Plan (such property owned by ComEd is referred to herein as the "Below Grade Easement Area" and the improvements intended to be located therein are referred to as the "Below Grade Easement Area Improvements"). The Applicant has executed an easement agreement with ComEd to use the Below Grade Easement Area and therefore is entitled to use such area in connection with the improvements contemplated by this Planned Development. In addition, subject to the provisions of Statement 8 below regarding the Applicant's control thereof, Applicant will grant an easement to the City over a portion of the Below Grade Easement Area for the purposes of a public pedway. Notwithstanding that the Below Grade Easement Area is a part of a different zoning lot than the Property, the Below Grade Easement Area and the Below Grade Easement Area Improvements shall be permitted and regulated as a part of this Planned Development only and shall not be regulated under the provisions applicable in the DX-16 Downtown Mixed-Use District (or such other district or designation as such areas may lawfully be classified). Nothing herein shall be construed to apply to the above-grade areas of such property owned by ComEd; provided, however, that, subject to the approval thereof by ComEd and ComEd's commitment to maintain the same on an ongoing basis, Applicant shall construct a decorative fencing treatment on property owned by ComEd abutting the Dearborn right-of-way along the ComEd Access Area (as defined in Statement Number 10b), as shown on the Street Level Plan.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council. The Planned Development includes certain projections above, into and below the R.O.W. Encroachment Areas, as depicted on the Right-of-Way Adjustment Plans attached hereto, which are necessary, integral and appropriate components of the improvements contemplated by this Planned Development. The Planned Development also includes certain projections below street level/grade of the right-of-way adjacent to the Property which are necessitated primarily by the need to accommodate

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

those underground public transportation facilities generally depicted on the Floor Plans for levels LL1 -- LL3 attached hereto and other uses that serve the general public within the boundaries of the Property. It is acknowledged that the Applicant has, in accordance with established procedures, applicable laws, and the specific limitations stated on the Right-of-Way Adjustments Plans, obtained fee title to that property constituting the R.O.W. Encroachment Areas through vacation and conveyance by the City.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground/air-rights lessors except as provided herein. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholders and any ground/air-rights lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground/air-rights lessors of the Property, subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea designated pursuant to Statement Number 10 below need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant; (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein; and (c) ComEd's consent for any such changes or modifications (administrative, legislative or otherwise) with respect to the Below Grade Easement Area shall not be required and control thereof shall be deemed to be vested in the Applicant. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein including any ground or air-rights leases. Upon any alienation, sale or any other transfer of all or any

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: ---

portion of the Property or the rights therein including any ground or air-rights leases (but not including an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term the Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however, that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth in clause (a) of this Statement Number 3 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder. It is acknowledged that the Property is further subject to the terms of a redevelopment agreement between the City of Chicago and the Applicant (the "Redevelopment Agreement"), which Redevelopment Agreement governed the conveyance of the Property to the Applicant (or any affiliates thereof) and other matters relating to the use and development of the Property, and in the event of any conflict, contradiction or ambiguity between the terms of such Redevelopment Agreement and the terms of this Planned Development, the more restrictive terms shall govern.

4. The following uses shall be permitted in this Planned Development: all uses permitted in the DX-16 Downtown Mixed-Use District including, but not limited to: retail and commercial uses including but not limited to free-standing carts and kiosks; offices, business, not-for-profit and professional; hotels; dwelling units and other residential uses; radio and television broadcast studios; transportation ticket offices; air freight transfer facilities (subject to the approval of the Department and C.D.O.T. in their sole discretion); night clubs, taverns, and other entertainment uses; food markets; physical culture and health services; public and/or quasi-public utility and service uses (including but not limited to electric substations, railroad passenger stations, street railway terminals and railroad rights-of-way); convention centers and meeting halls; public uses (including, but not limited to, activities such as entertainment, exhibits, dining, gatherings, retail sales and passive uses); publicly available pedway uses (including, but not limited to, public pedestrian travel and retail sales); electronic data storage centers; radio and television towers; broadcast and telecommunications structures (including related equipment and transmitting and receiving antennae); microwave relay towers; telephone transmission equipment buildings; wireless communication facilities (including towers, earth station antennas and parabolic dishes which shall not be subject to diameter or size limitations);

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

day care centers; accessory parking; access for the benefit of ComEd for its existing substation building located on property adjacent to the Property as more specifically set forth in Statement 10(b); and other accessory uses.

5. This Planned Development consists of seventeen (17) statements; a Bulk Regulations and Data Table; the WLS TV Block 37 Plan View of WLS and Block 37; the following exhibits, maps and plans, prepared by Perkins & Will and dated November 18, 2004 and most recently revised December 14, 2006: an Existing Zoning Map; an Existing Land-Use Plan; a Planned Development Property and Boundary Map; Level 1 Right-of-Way Adjustment Plan; Levels 2 and 3 Right-of-Way Adjustment Plan; Level 4 Right-of-Way Adjustment Plan; a Level 5 Right-of-Way Adjustment Plan; a Level 6 and above Right-of-Way Adjustment Plan; a Lower Levels 1 -- 3 Right-of-Way Adjustment Plan; a Site Plan; a Street Level Plan; East, West, North and South Elevations; Lower Level Floor Plans (including a Lower Level 1 and Pedway Plan; East, West, North and South Signage Elevations and a Signage Elevations General Notes Plan; a Below Grade Easement Area Plan; and a Tower Envelope Plan. Full size sets are on file with the Department. These and no other zoning or signage controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.
6. The location and square footage for business identification signs shown on the Signage Plan attached hereto are hereby approved, subject to the specific limitations stated therein. All other business identification signage located on or designed to be viewed from the exterior of any buildings shall be subject to the review and approval of the Department. Temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department. No approvals shall be required for any signage located in and designed to be viewed solely from the interior of any improvements on the Property. In addition to the foregoing, individual store front displays shall be permitted as long as they comply with the State Street Development Plan and Design Guidelines as adopted by the Chicago Plan Commission on May 13, 1993, in effect as of the date hereof, except to the extent said plan and guidelines may be hereafter amended to provide for requirements which are less restrictive than those currently in place. Electronic business identification signage for on-site entertainment uses only shall be permitted along Randolph Street as long as such signage is located no closer than twenty (20) feet from the intersection of State Street and Randolph Street. Electronic media signage shall be permitted to be located on the exterior of the office building at the

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: ---

corner of Washington Street and Dearborn Street for the benefit of the media tenant intended to be located therein and limited to the following types of content: a) media tenant station graphic or logo elements; b) live and taped civic events; c) public service announcements; d) live and taped network or syndicated news broadcasts, including, during such broadcasts only, taped promotional announcements and commercials; and e) educational, cultural and athletic events, such as live sporting events already broadcast on CBS. Gaps of broadcasting time may be filled by broadcasts of any non-commercial still or video imagery that promotes the City of Chicago, media tenant station graphics, and weather and traffic imagery. The media tenant may broadcast civic events and ceremonies that occur at Daley Plaza, i.e., events including the Mayor or events of major civic interest that would supersede regular programming. To facilitate the broadcast of these events, the City will allow CBS to install a fixed camera (pedestal) in an agreed-upon spot in the Plaza. Prior to January 1 of each year, the media tenant shall work with the Mayor's Office of Special Events to create a broadcast schedule (the "Broadcast Schedule") for the following year. The purpose of the Broadcast Schedule is to prioritize the civic events and ceremonies at Daley Plaza to avoid scheduling conflicts with the media tenant's other broadcasts. The Commissioner of the Department of Planning and Development shall have the authority to administratively adjust these requirements and limitations upon the written request of the Applicant.

In the event of any inconsistency between this Planned Development or of the modifications or changes thereto and a Special Sign District, the terms of this Planned Development and the modifications or changes thereto shall govern.

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: —

7. **The improvements authorized by this Planned Development shall be designed, constructed and maintained in substantial conformance with the plans and exhibits set forth in Statement Number 5 and the following:**
 - a. **The improvements shown in the plans and exhibits identified in Statement Number 5 include, among other components, areas for three (3) towers, including the office tower shown at the corner of Washington and Dearborn Streets. In addition to the office tower to be located at the corner of Washington Street and Dearborn Street, the Applicant shall have the right to construct not more than two (2) towers within the area designated on the Tower Envelope Plan as the "North Tower Envelope", which towers may be constructed to the maximum height provided for in this Planned Development; provided, however, that the construction of said additional towers shall not cause the maximum overall floor area permitted by this Planned Development to be exceeded. In the event the Applicant wishes to construct more than two (2) additional towers within the North Tower Envelope or wishes to locate said additional towers outside of the area of the North Tower Envelope, the Applicant shall seek a minor change in accordance with the provisions of Statement Number 14 below.**

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: —

- b. Applicant has set aside and designated certain areas on the exterior of the improvements for a possible "artistic frieze" display as designated on the elevations referenced in Statement Number 5 (the "Artistic Frieze Display Areas"). Applicant shall consult with the commissioner of the Department of Cultural Affairs regarding the Artistic Frieze Display Areas. The content and design of the Artistic Frieze Display Areas shall be consistent with the design of the portion of the improvements in the Planned Development on which they intended to be installed and shall be subject to the review and approval of the commissioner of the Department.
 - c. It is acknowledged that each retailer with at grade frontage along a public right-of-way shall be permitted to have at least one dedicated retail entrance.
 - d. In the event construction of the tower improvements to be located within the North Tower Envelope has not commenced within eighteen (18) months of completion of the retail base and related infrastructure, the Applicant shall install a green grid system in such unimproved portions above the base until such time as construction begins on the applicable tower(s).
8. The improvements intended to be constructed pursuant to the Planned Development are intended to contain publicly available areas comprising an east/west pedestrian pedway as depicted on the Lower Level 1 and Pedway Plan (the "Pedway") and the street level atrium as depicted on the Site Plan (the "Atrium"). The Pedway and the Atrium are collectively referred to herein as the "Publicly Available Areas". The following standards shall apply to the Publicly Available Areas:
- a. Uses. The uses of the Publicly Available Areas shall be subject to the conditions stated herein. The Publicly Available Areas shall be open to the public, in addition to being open to the occupants of the improvements, for the following purposes:
 - (1) Pedway. For public pedestrian travel underground between points lying to the east and west of the Property, for access to permitted uses which may be located in or adjacent to the Pedway and for such other uses permitted pursuant to this Planned Development as may be approved by the Commissioner of the Department and the Commissioner of the Department of Transportation.
 - (2) The Atrium. For programmed civic events, for informal gathering (subject in all cases to Statement Number 8e

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

below) and for public pedestrian access to and from the Pedway and to and from such other private uses within the improvements as may be made available by the Applicant. In addition, uses permitted by the Planned Development (including the use of retail kiosks and carts) may occupy portions of the Atrium. The design of any such kiosks and carts shall be subject to the reasonable approval of the Department.

b. Design. The Publicly Available Areas shall be designed and constructed in general accordance with the Site Plan and the Lower Level 1 and Pedway Plan, subject to the following:

- (1) Pedway. The configuration and location of the Pedway as depicted on the Lower Level 1 and Pedway Plan may be modified by the Applicant from time to time to accommodate the needs of Applicant's Pedway tenants without the necessity of a minor change as described by Statement Number 14, provided that the Pedway design (a) has a minimum floor to ceiling height of fourteen (14) feet and a minimum width of fifteen (15) feet; (b) is constructed of quality materials comparable to other portions of the City pedway network constructed or renovated within five (5) years of the date hereof; (c) is of similar character and quality materials otherwise as the other improvements on the Property; and (d) connects to the pedway network located to the east and west of the Property. Other proposed modifications to the configuration of the Pedway may be permitted, but only as a minor change as described by Statement Number 14.
- (2) Atrium. The configuration, location and design of the Atrium may be modified by the Applicant from time to time to accommodate the needs of tenants or Applicant's design plan without the necessity of a minor change as described in Statement Number 14, provided that (a) the Atrium design contains at least sixteen thousand (16,000) square feet of floor area located entirely on the ground floor in a contiguous horizontal plane; (b) view corridors to Atrium areas are visible to pedestrians from adjacent sidewalks; (c) the Atrium shall accommodate, subject to Statement Number 8e below, programmatic public gatherings and events; (d) the Atrium design is of comparable character and quality to the other improvements on the Property; and (e) amenities for use by the general public as informal

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

gathering space are provided such as benches, landscaping and similar items to define through design elements the civic use of central portions of the Atrium. For the purposes of calculating said sixteen thousand (16,000) square feet of floor area of the Atrium, the area of all entry walkways, cart/kiosk areas and floor openings to the Pedway level and vertical and horizontal circulation areas shall be included. Nothing herein shall prohibit Applicant from utilizing the Atrium areas for retail, commercial, entertainment and other permitted uses hereunder during times when, or in locations where, public gatherings and events are not taking place.

c. **Maintenance.** The Applicant shall be responsible to assure that the Publicly Available Areas are maintained and managed for the purposes herein intended, including without limitation, assuring that all Publicly Available Areas and facilities are clean, litter free and in good working order and that any landscaping or plant material is in a healthy condition.

d. **Hours.**

(1) **Pedway.**

(a) The Pedway shall be accessible twenty-four (24) hours per day, seven (7) days per week, subject to such reasonable terms and conditions regarding control, security and other operational matters as are agreed to by the Applicant and the City.

(b) The City acknowledges that the existing pedway will be closed while the below-grade and retail base improvements are under construction. The Applicant shall use reasonable efforts to minimize the length of time of such closure and will open the Pedway access to publicly available use as soon as life safety and building requirements and other relevant considerations will allow.

(2) The Atrium shall open during hours which are consistent with the hours of operations of the retail/entertainment components of the Planned Development.

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

- e. **Control.** The Applicant shall retain ownership of the Publicly Available Areas. In addition, the Applicant shall control and have sole discretion over Pedway signage (including business identification, temporary and advertising). The requirements of this Planned Development applicable to the Publicly Available Areas shall not be construed to permit interference with the reasonable private operation of the improvements by the Applicant and tenants consistent with the private operation and maintenance of an economically viable quality retail/hotel/residential office mixed-use project. The Applicant shall retain control over all activities and shall retain the right to approve and limit all uses of the Publicly Available Areas including but not limited to, programmatic public gathering and events; provided that such control, approval and limitation shall not conflict with the other provisions of this Planned Development. Access to all uses developed on the Property may be by means of the Publicly Available Areas.
- f. **Duration.** The requirements of this Statement Number 8 regarding the Publicly Available Areas shall remain operative at all times during which this Planned Development is in effect and the improvements constructed pursuant hereto are used for the purposes set forth in this Planned Development.
9. Prior to issuance by the Department of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for any development of a hotel, residential or other tower above the retail base on the Property (but specifically excluding the south and west elevations of the office tower at the corner of Dearborn and Washington Streets), elevations for the proposed development shall be submitted to the Department for approval. This approval is intended to assure that the hotel and residential towers conform to the bulk regulations of this Planned Development and that the elevations of the hotel, residential and/or other tower as well as the north and east elevations of the office tower at the corner of Dearborn and Washington Streets are architecturally consistent with the design characteristics and quality of materials of the other improvements on the Property. Such elevations shall only be required to include the area or subarea of the Property (if so designated pursuant to Statement Number 10) for which approval is being sought by the Applicant. No Part II approval for development of the hotel, residential or other component within the Property, as applicable, shall be granted until the applicable elevations have been approved. In the event of any inconsistency between approved elevations and the terms of the Planned Development in effect at the time of approval of such site plan or of the modifications thereto, the terms of the Planned Development shall govern. The elevations submitted for approval shall, at a minimum, provide the following information with respect to the proposed improvements:

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

- the location of such component within the Property boundaries;
- roof plan (if applicable);
- cross-sections of the improvements and material details;
- statistical information for the applicable improvements, including floor area and floor area ratio, uses to be established and building heights and setbacks; and
- such other information as may be necessary to demonstrate conformity with the applicable provisions of the Planned Development.

10. (a) Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate subareas (which may include below grade subareas for C.T.A. and other below-grade uses) within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not in and of itself require an amendment or minor change to this Planned Development; provided, however, Applicant shall provide notice of all material terms of any such designation to the Department, including the designated area and the bulk regulations that will apply therein, for the Department's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign the development rights under this Planned Development to and among the designated subareas, including, but not limited to, floor area and floor area ratio, signage, building height, and parking; provided, however, that the regulations and limitations set forth in the Bulk Regulations and Data Table and the plans and exhibits identified in Statement Number 5 applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such designation(s).

(b) A subarea is hereby designated for ComEd's benefit for surface access over the area bounded by a line seven feet north of the north line of vacated West Court Place; a line eighty and three-hundredths (80.03) feet east of the east line of North Dearborn Street; the centerline of vacated West Court Place; and North Dearborn Street, as depicted on the Site Plan (the "ComEd Access Area"). No additional development or improvements shall be permitted in the above-grade portion of the ComEd Access Area unless and until (i) the Applicant and ComEd agree on the terms and conditions of such development or improvements and (ii) the Department approves any such development or improvements, which approval may be implemented administratively in accordance with the provisions of Statement 14.

APPLICANT: CIM Group
 ADDRESS: 108 N. State St.
 INTRODUCTION DATE: December 12, 2012
 REVISED / CPC DATE: —

(c) It is acknowledged that, pursuant to Statement 10, the Applicant has designated three (3) additional subareas -- the Residential Subarea, the Office Subarea and the C.T.A. Subarea. The Residential Subarea is generally located in the North Tower Envelope, as depicted on the Tower Envelope Plan, above the retail podium. The Office Subarea is generally located in the area designated as "Media Tenant" on the Site Plan. The C.T.A. Subarea is generally located on those areas designated for C.T.A. use on the Lower Level 1 and Pedway Plan, the Lower Level 2 Plan and the Lower Level 3 Plan. The agreement effectuating the designation of these subareas is on file with the Department.

11. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with C.D.O.T.'s regulations in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department and C.D.O.T.. Applicant shall be permitted to utilize mechanical stackers, vehicular elevators or other mechanical parking devices subject to any required review and approval of the City department having applicable jurisdiction. For the purposes of satisfying minimum parking requirements set forth in the Bulk Regulations and Data Table, each space where a vehicle may be parked on such mechanical parking device, within the applicable manufacturer's specifications, shall count toward the minimum parking space requirements of this Planned Development. Applicant shall further be permitted to operate all or any part of its off-street parking facilities with valet service in order to satisfy the required number of off-street parking spaces.
12. In addition to the maximum heights of the buildings and any appurtenances attached thereto described in this Planned Development, the height of any improvements shall also be subject to (a) height limitations as certified and approved by the Federal Aviation Administration and (b) for so long as such limitations are required for the continued use of transmission satellites, the WLS TV Block 37 Plan View of WLS and Block 37.
13. For purposes of floor area, floor area ratio and building height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining floor area ratio permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment which exceeds five thousand (5,000) square feet in any single location within the improvements and all rooftop mechanical

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: ---

equipment shall be excluded. The calculation of floor area ratio shall be made based on the net site area of the Primary P.D. Parcel. In addition, and except with respect to the height limitation for the WLS TV Block 37 Plan View of WLS and Block 37, the calculation of any building height shall not include elevator shafts, ingress/egress towers mechanical penthouses and enclosures, telecommunications facilities or architectural design elements such as spires.

14. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department (the "Commissioner") upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes shall include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase of the maximum percent of land covered and changes to the location, size or display of signage. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System; provided, however, nothing set forth in this Planned Development shall be construed to require Applicant to obtain L.E.E.D. certification for any of the improvements on the Property. In furtherance of the foregoing, Applicant agrees that the retail portion of the building will have either a seventy-five percent (75%) net green roof or a fifty percent (50%) net green roof and the building will be L.E.E.D. certified; the residential and hotel buildings will have a fifty (50%) net green roof or the building will be L.E.E.D. certified; and the office building will have a one hundred percent (100%) net green roof -- all as set forth in the Redevelopment Agreement. It is acknowledged that Applicant shall only be entitled to bonuses for green roof areas which are in excess of the requirements set forth in this Statement 15.
16. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner, which promotes, enables

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("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 approvals shall be granted pursuant to 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each new building or improvement.

17. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the underlying DX- 16 Downtown Mixed-Use District. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that good cause for an extension is shown. In no event shall the terms of this paragraph apply to tower improvements within the North Tower Envelope after construction of the retail base has commenced.

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development.

*Plan Of Development
Bulk Regulations And Data Table.*

Gross Site Area (190,659 square feet (4.37 acres)) = Net Site Area (119,558 square feet (2.74 acres)) + Area Remaining in Public Right-of-Way (71,101 square feet (1.63 acres)).

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

Maximum Permitted Floor Area Ratio:	20.0
Base:	16.0
Bonuses:	4.0 Maximum
Bonus Calculations:	
Green Roof:	To be determined based on design and in accordance with Statement 15
Through Block Connection:	1.53 (based on 17,300 square foot through block connection)
Upper Level Setbacks:	To be determined based on design
Below Grade Parking (LL-2):	0.87 (based on 124 parking spaces)
Below Grade Parking (LL-3 and LL-4):	2.68 (based on 286 parking spaces)
Below Grade Loading:	0.16 (based on 6 loading berths)
Maximum Building Height:	675 feet, subject to terms of Statement Numbers 12 and 13
Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum Number of Dwelling Units:	400⁽¹⁾
Maximum Number of Keys:	500⁽¹⁾
Minimum Number of Off-Street Parking Spaces:	300
Minimum Number of Off-Street Loading Berths:	6

(1) The maximum number of hotel rooms/keys may be increased as long as there is a corresponding decrease in the maximum number of dwelling units, and the maximum number of dwelling units may be increased as long as there is a corresponding decrease in the maximum number of hotel rooms/keys.

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

**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:

CIM Group, LP

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: 108 North State Street (Chicago) Owner, LLC (Note: Entity still to be formed)
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: 6922 Hollywood Blvd., 9th Floor
Los Angeles, CA 90028

C. Telephone: 323-860-7427 Fax: 323-446-7109 Email: swenger@cimgroup.com

D. Name of contact person: Sondra Wenger

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 zoning map amendment - 108 N. State St., Chicago, IL (Block 37) technical amendment re: signage

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

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

Specification # N/A and Contract # N/A

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 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 checked="" 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:

California

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>CIM Management, Inc.</u>	<u>General Partner</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,

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
Richard Ressler*	6922 Hollywood Blvd., 9 th Floor Los Angeles, CA 90028	> 7.5%
Avraham Shemesh*	6922 Hollywood Blvd., 9 th Floor Los Angeles, CA 90028	> 7.5%
Shaul Kuba*	6922 Hollywood Blvd., 9 th Floor Los Angeles, CA 90028	> 7.5%

* Through intermediate entities

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Mara S. Georges	Daley and Georges, Ltd. 20 S. Clark St., Suite 400 Chicago, IL 60603	Attorney	Estimated \$10,000

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

7. To the best of the Disclosing Party's knowledge after reasonable inquiry, no current employee of the Disclosing Party was, 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.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the Disclosing Party has not given or caused to be given a gift, 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 \$10 per recipient.

9. 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:

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.

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):

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 * to Disclosing Party's best knowledge

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.

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:

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):

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

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

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

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

Activities".

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any

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

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available online at 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.

CIM Group, LP

(Print or type name of Disclosing Party)

By: 

(Sign here)

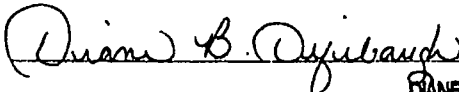
Charles E. Garner, II

(Print or type name of person signing)

Vice President

(Print or type title of person signing)

Signed and sworn to before me on (date) 3/21/2012,
at MONTGOMERY County, MARYLAND (state).

 Notary Public.

Commission expires: _____
DIANE B. DEFIBAUGH
Notary Public State of Maryland
My Commission Expires October 16, 2015

**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.

**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:

CIM Management, Inc.

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: 108 North State Street (Chicago) Owner, LLC (Note: Entity still to be formed)
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: 6922 Hollywood Blvd., 9th Floor
Los Angeles, CA 90028

C. Telephone: 323-860-7427 Fax: 323-446-7109 Email: swenger@cimgroup.com

D. Name of contact person: Sondra Wenger

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):

zoning map amendment PD489
Acquisition of 108 North State Street, Chicago, IL (Block 37 Phase I Project)

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

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 type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input checked="" 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:

California

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 Schedule I</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,

Schedule I

Directors

Avraham Shemesh	President and Treasurer
Richard S. Ressler	Vice President
Shaul Kuba	Vice President

Officers

Avraham Shemesh	President and Treasurer
Richard S. Ressler	Vice President
Charles E. Garner II	Vice President
Shaul Kuba	Vice President
Kelly Eppich	Vice President
David Thompson	Vice President
Nicholas V. Morosoff	Vice President
Eric Rubenfeld	Vice President
Terry Wachsner	Vice President

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
Richard Ressler*	6922 Hollywood Blvd., 9 th Floor Los Angeles, CA 90028	> 7.5%
Avraham Shemesh*	6922 Hollywood Blvd., 9 th Floor Los Angeles, CA 90028	> 7.5%
Shaul Kuba*	6922 Hollywood Blvd., 9 th Floor Los Angeles, CA 90028	> 7.5%

* Through intermediate entities

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

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

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

7. To the best of the Disclosing Party's knowledge after reasonable inquiry, no current employee of the Disclosing Party was, 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.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the Disclosing Party has not given or caused to be given a gift, 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 \$10 per recipient.

9. 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:

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.

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):

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 * to Disclosing Party's best knowledge

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.

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:

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):

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

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

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

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

Activities".

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any

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

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available online at 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.

CIM Management, Inc.

(Print or type name of Disclosing Party)

By: 
(Sign here)

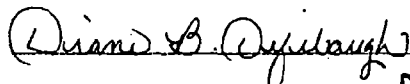
Charles E. Garner, II

(Print or type name of person signing)

Vice President

(Print or type title of person signing)

Signed and sworn to before me on (date) 3/21/2012,
at MONTGOMERY County, MARYLAND (state).

 Notary Public.

Commission expires: DIANE B. DEFIBAUGH
Notary Public State of Maryland
My Commission Expires October 16, 2015

**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.

**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:

108 North State Street (Chicago) Owner, 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: 6922 Hollywood Blvd., 9th Floor
Los Angeles, CA 90028

C. Telephone: 323-860-7427 Fax: 323-446-7109 Email: swenger@cimgroup.com

D. Name of contact person: Sondra Wenger

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):

zoning map amendment AD 489
Acquisition of 108 North State Street, Chicago, IL (Block 37 Phase I Project)

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

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

Specification # _____ and Contract # _____

SECTION II-- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

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
CIM Fund III, LP	Managing Member

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
CIM Fund III, LP	6922 Hollywood Blvd Los Angeles, CA 90028	100%

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

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.
--	------------------	--	--

See Schedule I

(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.

Schedule I

Fragner Seifert Pace & Winograd, LLP	601 S. Figueroa St. Suite 2320 Los Angeles, CA 90017	Attorney	\$75,000 (Est.)
DLA Piper, LLP	203 North LaSalle Street Suite 1900 Chicago, Illinois 60601	Attorney	\$5,000 (Est.)
Eckland Consultants, Inc.	75 Tri-state International Suite 100 Lincolnshire, IL 60069	Physical Consultant	\$26,700 (Est.)
EBI Consulting	21 B Street Burlington, MA 01803	Environmental Consultant	\$3,500 (Est.)
Gremley & Biedermann	4505 N. Elston St. Chicago, IL 60630	Survey	\$11,500 (Est.)
CB Richard Ellis, Inc.	311 S. Wacker Dr. Suite 400 Chicago, IL 60606	Property Management	2.5% of gross revenues (Est.)

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. To the best of the Disclosing Party's knowledge after reasonable inquiry, no current employee of the Disclosing Party was, 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.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the Disclosing Party has not given or caused to be given a gift, 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 \$10 per recipient.

9. 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:

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.

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):

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 * to Disclosing Party's best knowledge

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.

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:

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):

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

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

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

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

Activities".

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any

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

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at www.cityofchicago.org/Ethics, 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.

108 North State Street (Chicago) Owner, LLC

(Print or type name of Disclosing Party)

By: 

(Sign here)

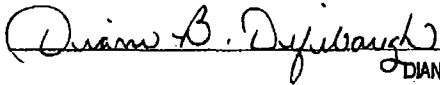
Charles E. Garner, II

(Print or type name of person signing)

Vice President

(Print or type title of person signing)

Signed and sworn to before me on (date) 3/21/2012,
at MONTGOMERY County, MARYLAND (state).

 Notary Public.

DIANE B. DEFIBAUGH
Notary Public State of Maryland

Commission expires: _____ My Commission Expires October 16, 2015

**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.

**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:

CIM Fund III, LP

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: 108 North State Street (Chicago) Owner, LLC (Note: Entity still to be formed)

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: 6922 Hollywood Blvd., 9th Floor
Los Angeles, CA 90028

C. Telephone: 323-860-7427 Fax: 323-446-7109 Email: swenger@cimgroup.com

D. Name of contact person: Sondra Wenger

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):

Zoning map amendment PD 489
Acquisition of 108 North State Street, Chicago, IL (Block 37 Phase I Project)

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

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 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 checked="" 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>CIM Fund III GP, LLC</u>	<u>General Partner (0.0573% owner of CIM Fund III, LP)</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,

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
California Public Employees' Retirement System	400 Q Street, P.O. Box 942701 Sacramento, CA 94229-2701	>7.5%
New York State Common Retirement Fund	110 State Street Albany, NY 12236	>7.5%
Teacher Retirement System of Texas	1000 Red River St. Austin, TX 78701	>7.5%
Ivanhoe US Equities, LP	1001 Victoria Square, Suite 500 Montreal, Quebec Canada H2T 2B5	>7.5%

Note: All entities above are exempt from filing separate EDS Forms under exemption 2(b) of the EDS Rules.

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

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

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

7. To the best of the Disclosing Party's knowledge after reasonable inquiry, no current employee of the Disclosing Party was, 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.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the Disclosing Party has not given or caused to be given a gift, 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 \$10 per recipient.

9. 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:

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.

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):

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 * to Disclosing Party's best knowledge

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.

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:

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):

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

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

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

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

Activities".

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

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

Yes

No

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

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

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any

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

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at www.cityofchicago.org/Ethics, 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.

CIM Fund III, LP

(Print or type name of Disclosing Party)

By: 
(Sign here)

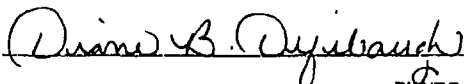
Charles E. Garner, II

(Print or type name of person signing)

Vice President

(Print or type title of person signing)

Signed and sworn to before me on (date) 3/21/2012,
at MONTGOMERY County, MARYLAND (state).

 Notary Public.

Commission expires: DIANE B. DEFIBAUGH
Notary Public State of Maryland
My Commission Expires October 18, 2015

**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.

**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:

108 North State Street (Chicago) Owner, 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: 6922 Hollywood Blvd., 9th Floor
Los Angeles, CA 90028

C. Telephone: 323-860-7427 Fax: 323-446-7109 Email: swenger@cimgroup.com

D. Name of contact person: Sondra Wenger

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):

2011 M&D award no. PD 489
Acquisition of 108 North State Street, Chicago, IL (Block 37 Phase I Project)

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- Person
- Publicly registered business corporation
- Privately held business corporation
- Sole proprietorship
- General partnership
- Limited partnership
- Trust
- Limited liability company
- Limited liability partnership
- Joint venture
- Not-for-profit corporation
(Is the not-for-profit corporation also a 501(c)(3))?
 Yes No
- 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
CIM Fund III, LP	Managing Member

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
CIM Fund III, LP	6922 Hollywood Blvd Los Angeles, CA 90028	100%

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

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.
--	------------------	--	---

See Schedule I

(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.

Schedule I

Fragner Seifert Pace & Winograd, LLP	601 S. Figueroa St. Suite 2320 Los Angeles, CA 90017	Attorney	\$75,000 (Est.)
DLA Piper, LLP	203 North LaSalle Street Suite 1900 Chicago, Illinois 60601	Attorney	\$5,000 (Est.)
Eckland Consultants, Inc.	75 Tri-state International Suite 100 Lincolnshire, IL 60069	Physical Consultant	\$26,700 (Est.)
EBI Consulting	21 B Street Burlington, MA 01803	Environmental Consultant	\$3,500 (Est.)
Gremley & Biedermann	4505 N. Elston St. Chicago, IL 60630	Survey	\$11,500 (Est.)
CB Richard Ellis, Inc.	311 S. Wacker Dr. Suite 400 Chicago, IL 60606	Property Management	2.5% of gross revenues (Est.)

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. To the best of the Disclosing Party's knowledge after reasonable inquiry, no current employee of the Disclosing Party was, 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.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the Disclosing Party has not given or caused to be given a gift, 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 \$10 per recipient.

9. 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:

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.

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):

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 * to Disclosing Party's best knowledge

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.

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:

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):

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

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

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

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

Activities".

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any

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

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available online at 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.

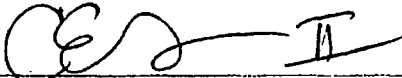
F.3 If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, 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.

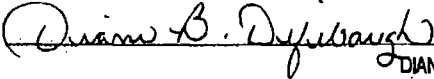
108 North State Street (Chicago) Owner, LLC
(Print or type name of Disclosing Party)

By: 
(Sign here)

Charles E. Garner, II
(Print or type name of person signing)

Vice President
(Print or type title of person signing)

Signed and sworn to before me on (date) 3/21/2012,
at MONTGOMERY County, MARYLAND (state).

 Notary Public.

Commission expires: My Commission Expires October 16, 2015

**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.

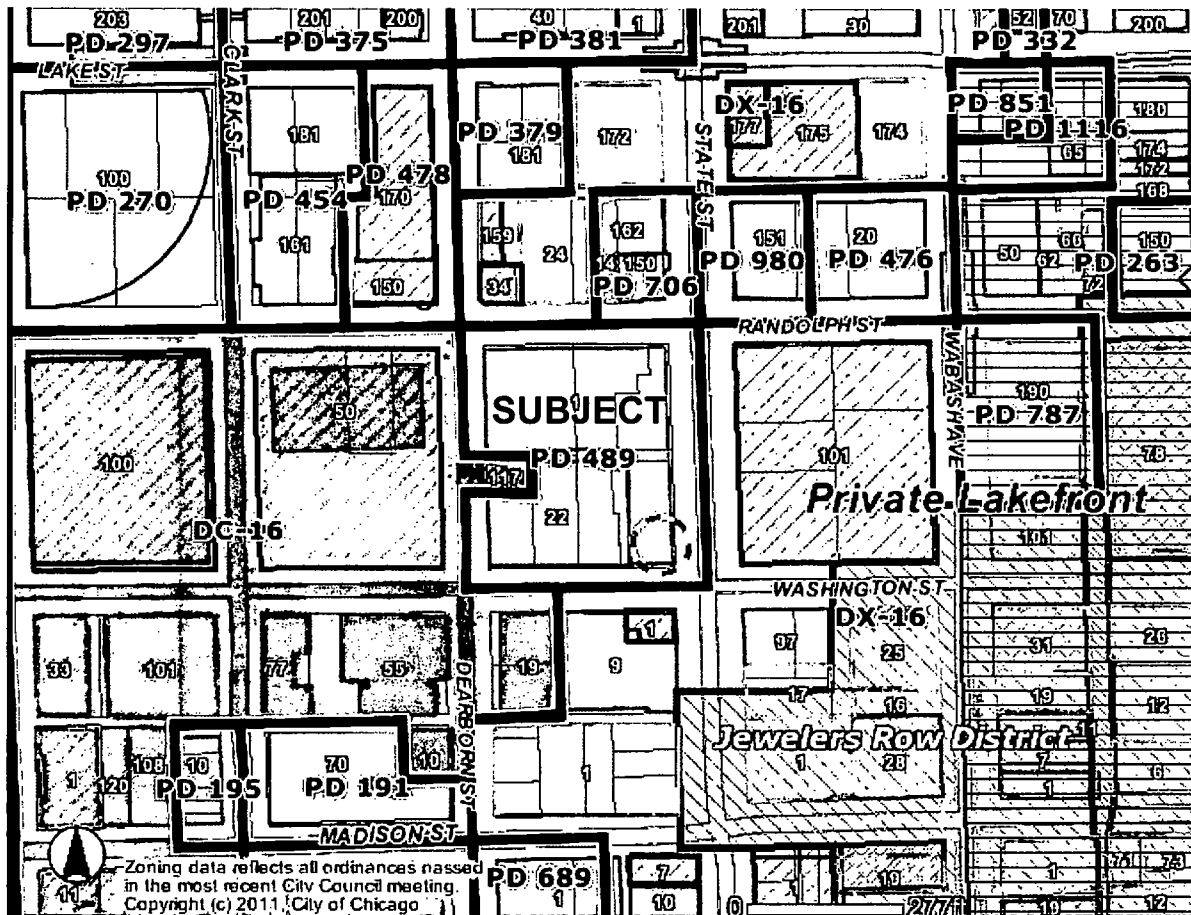
Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

Yes

No

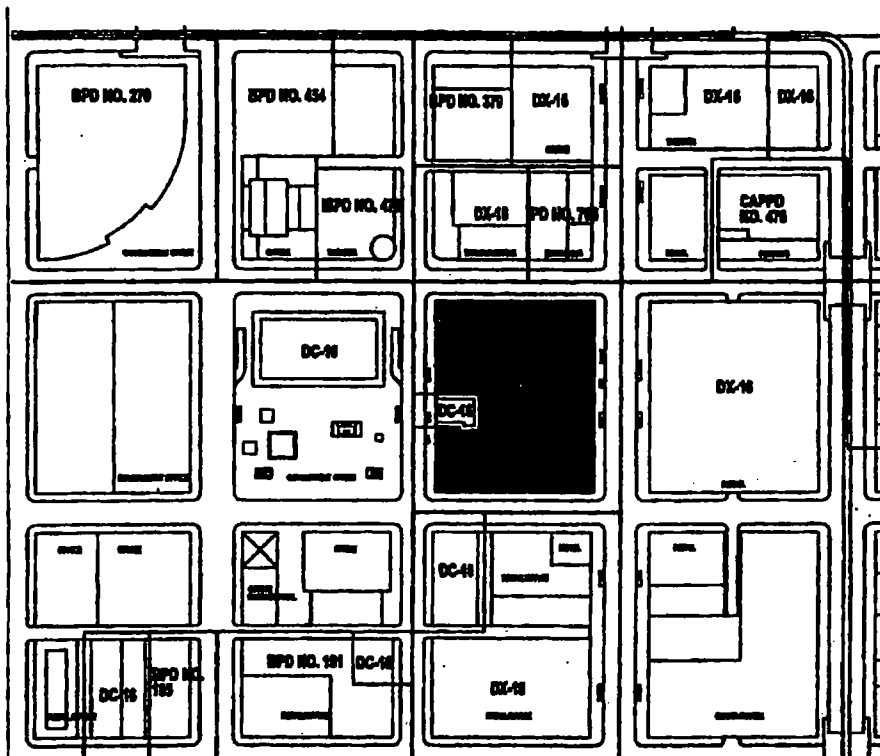
If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial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

Existing Zoning Map



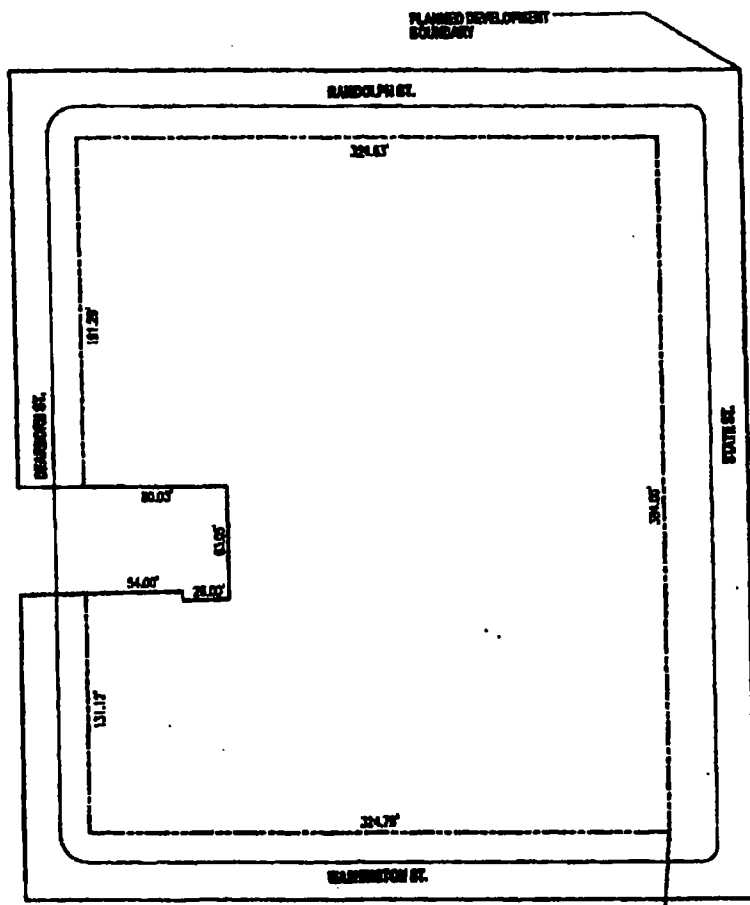
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: ---

Existing Land-Use Plan.



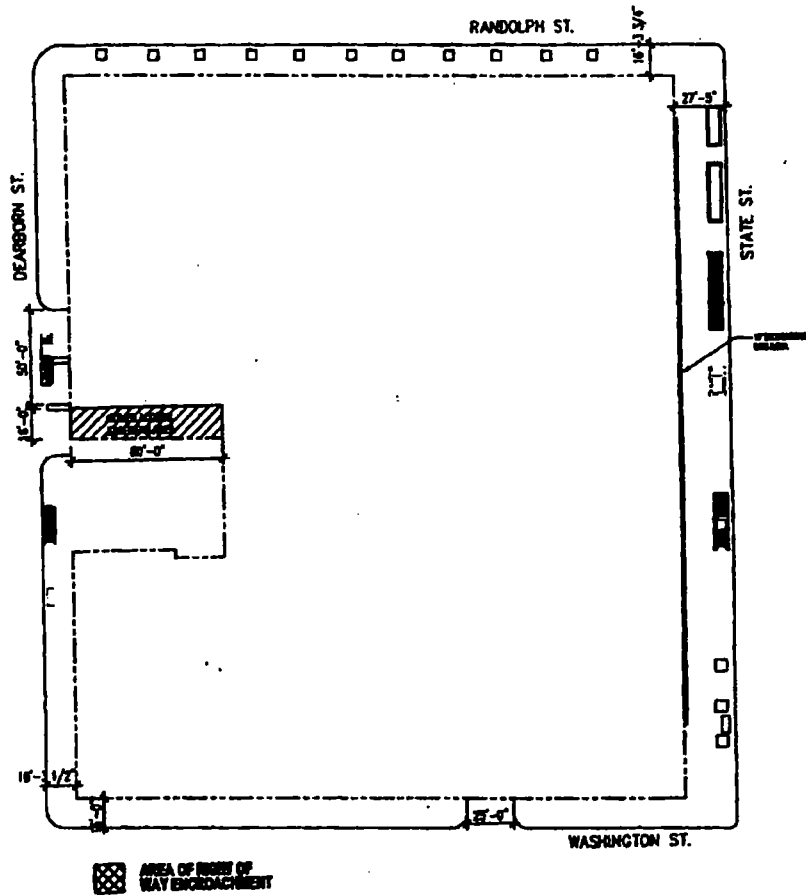
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

Planned Development Property And Boundary Map.



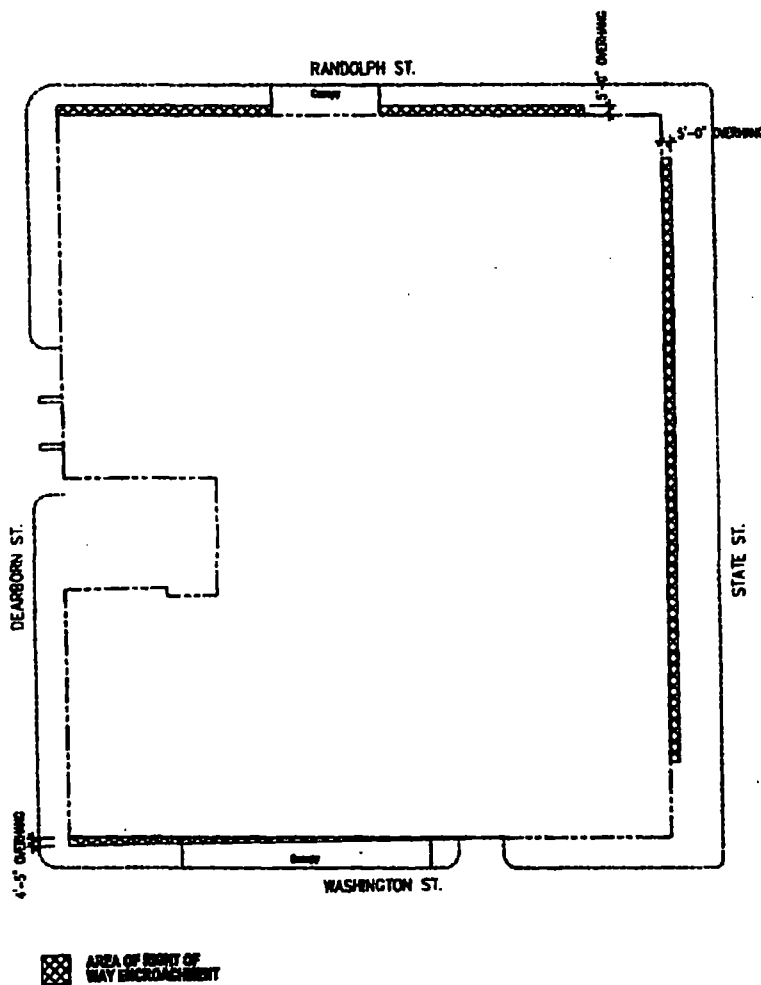
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

Level 1 Right-Of-Way Adjustment.



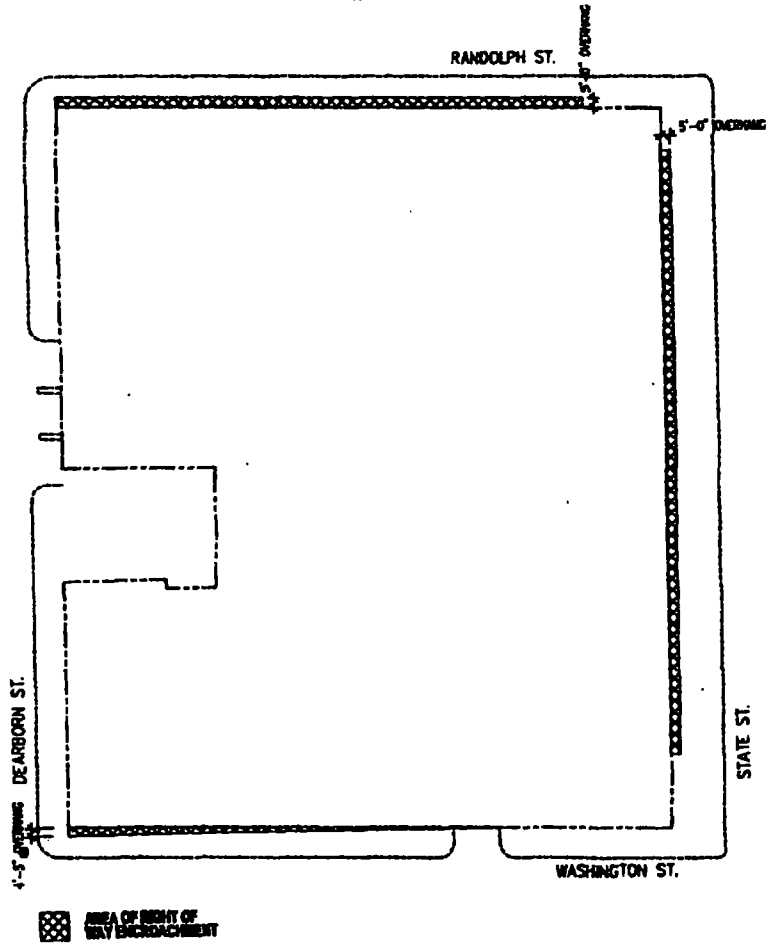
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

Levels 2 And 3 Right-Of-Way Adjustment.



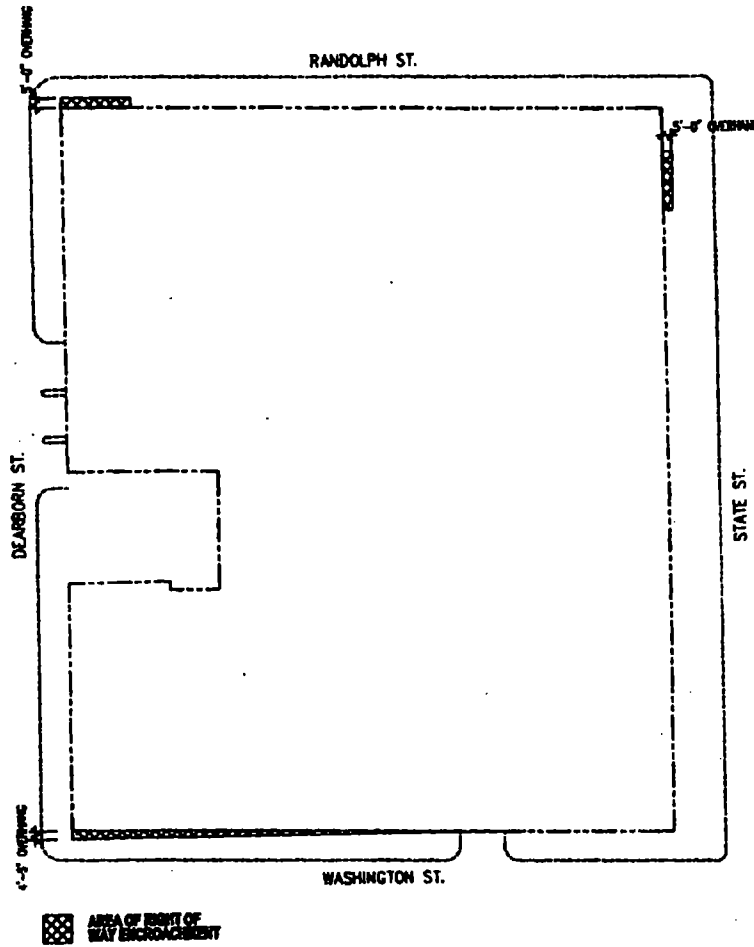
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: —

Level 4 Right-Of-Way Adjustment.



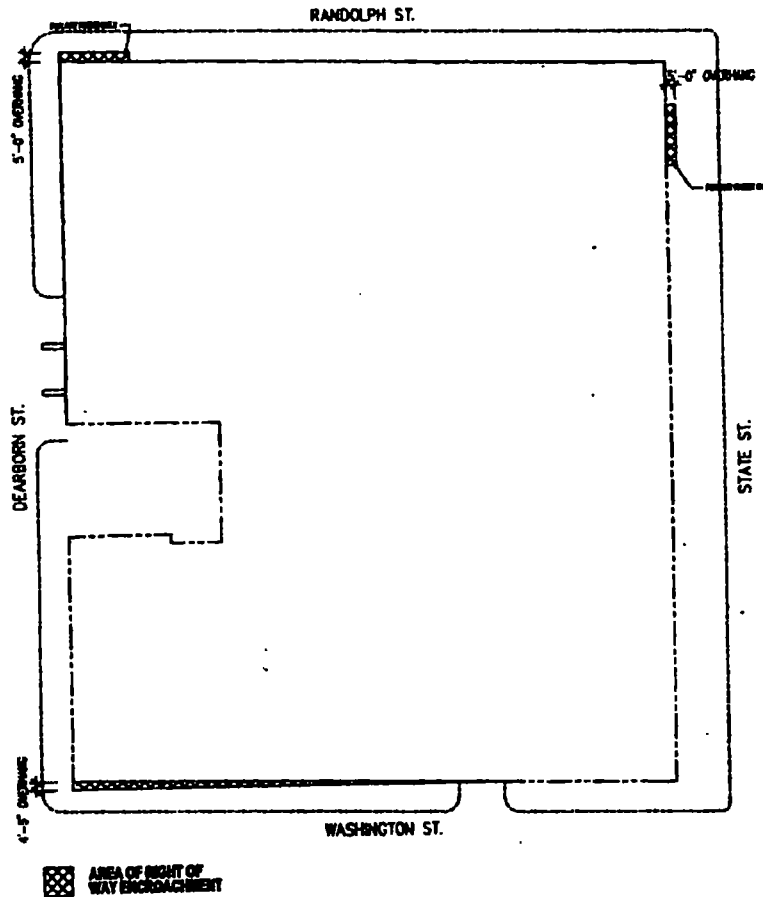
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

Level 5 Right-Of-Way Adjustment.



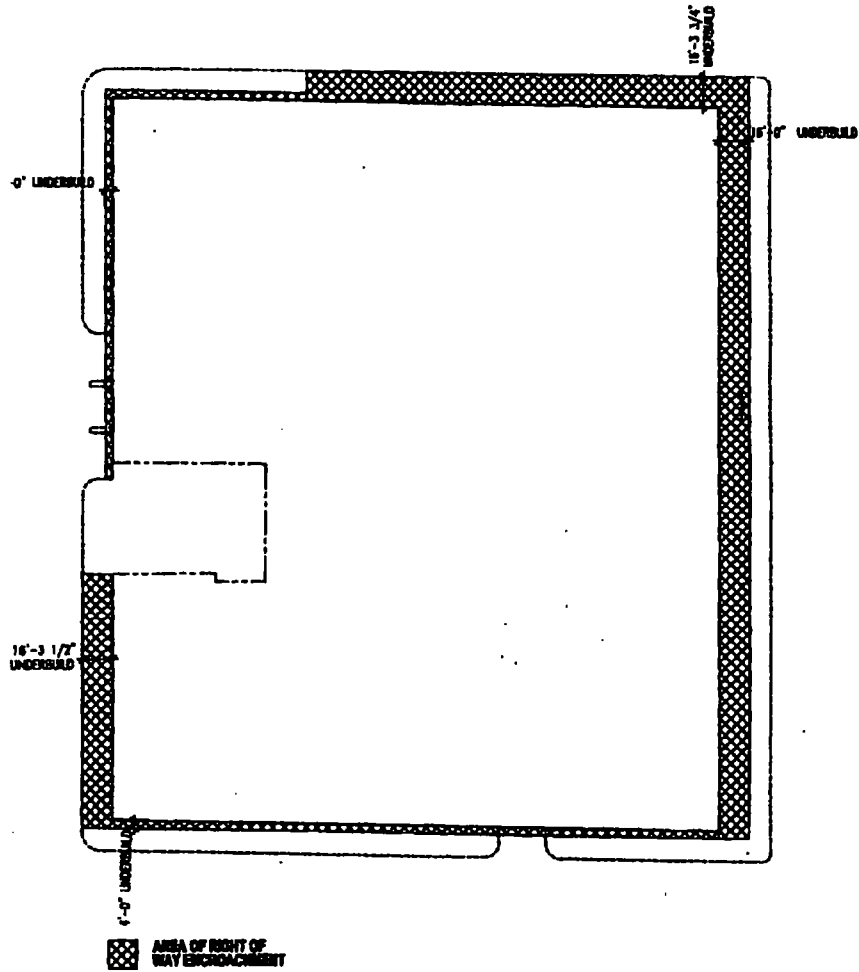
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: —

Level 6 And Above Right-Of-Way Adjustment.



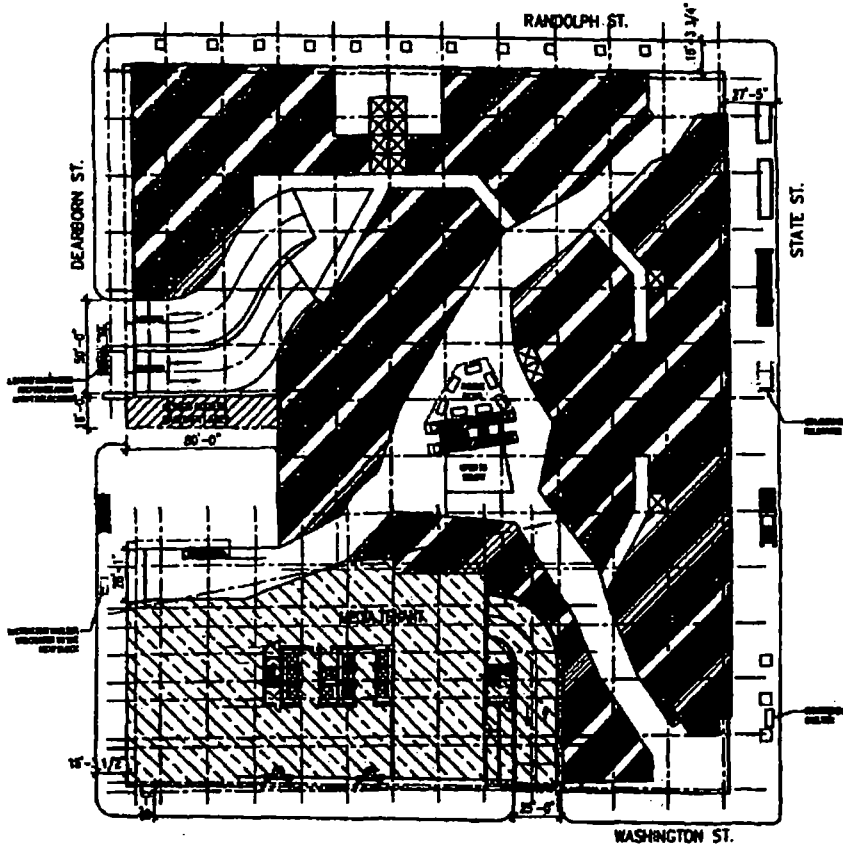
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

Lower Levels 1 -- 3 Right-Of-Way Adjustment.



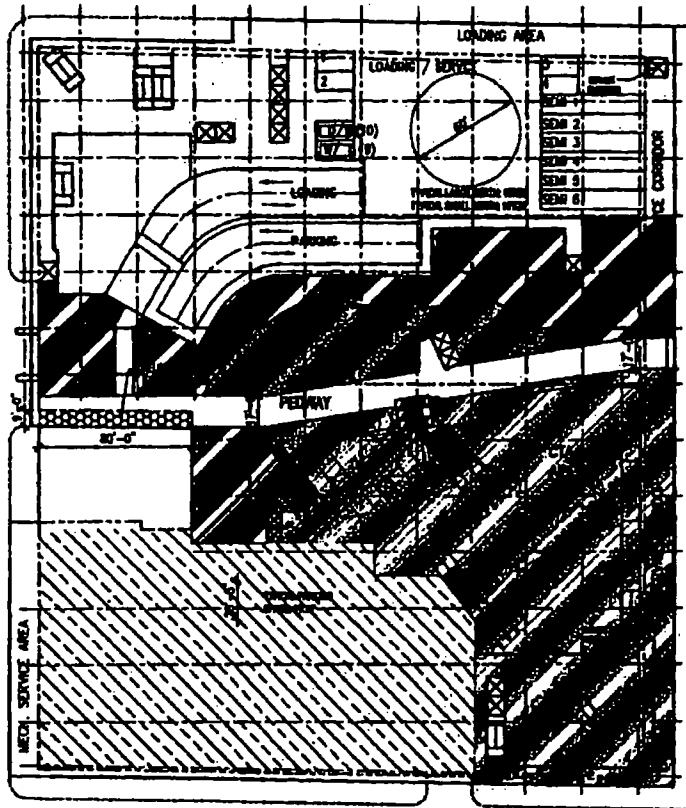
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

Site Plan.



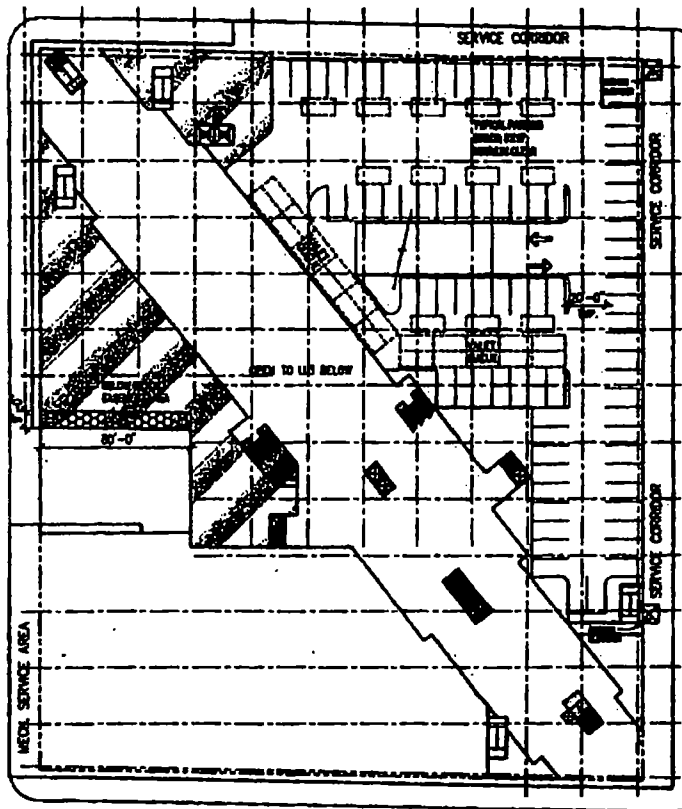
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: —

Lower Level 1 And Pedway Plan.



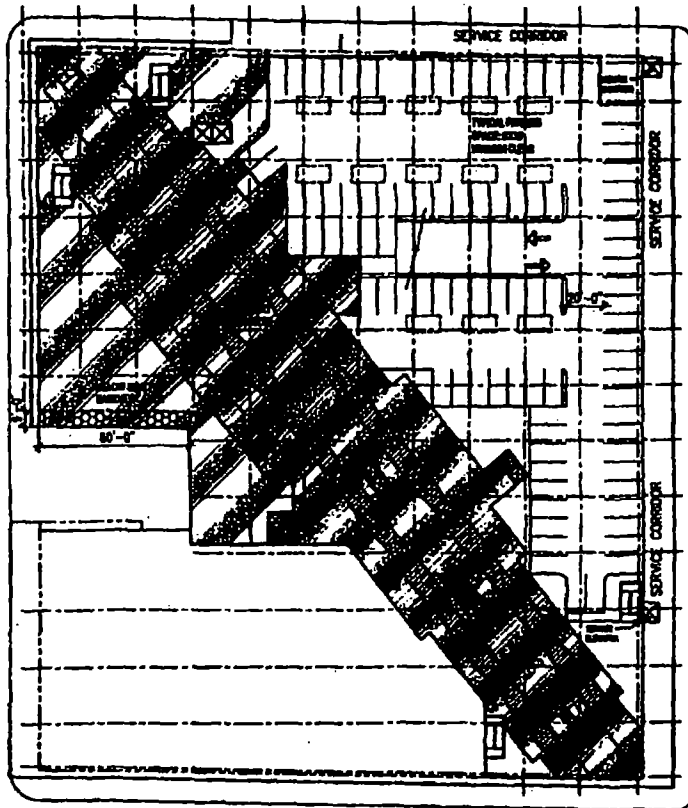
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: ---

Lower Level 2.



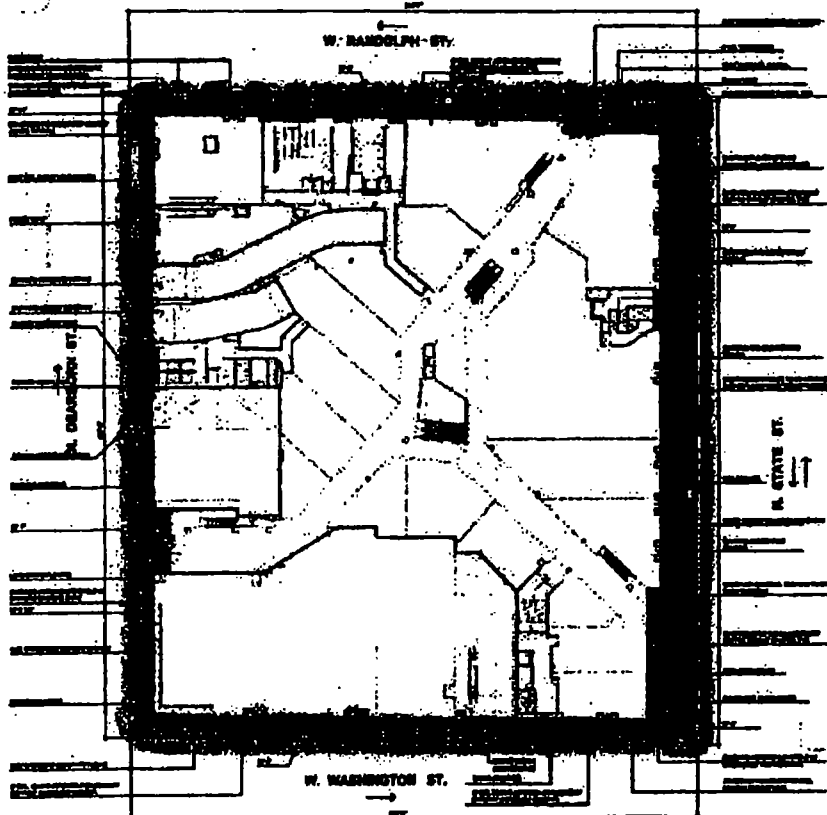
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: ---

Lower Level 3.



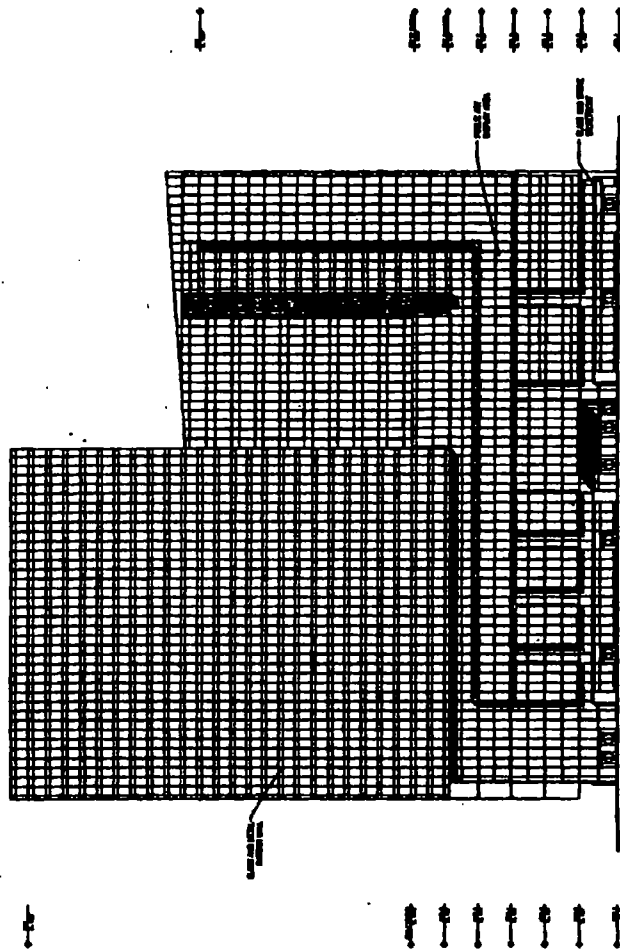
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: ---

Street Level Plan.



APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: ---

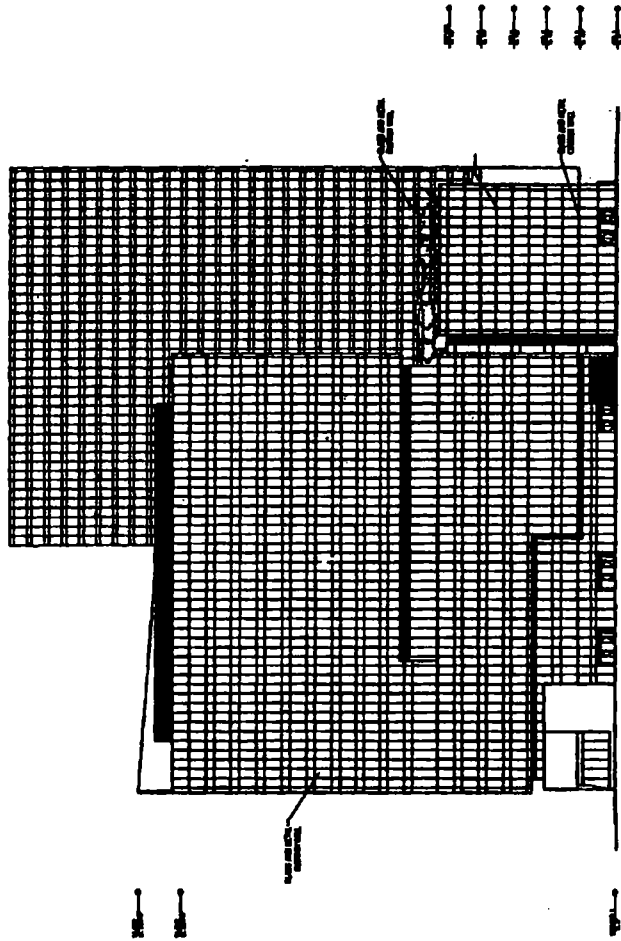
North Elevation.



108 NORTH STATE STREET, CHICAGO, IL

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

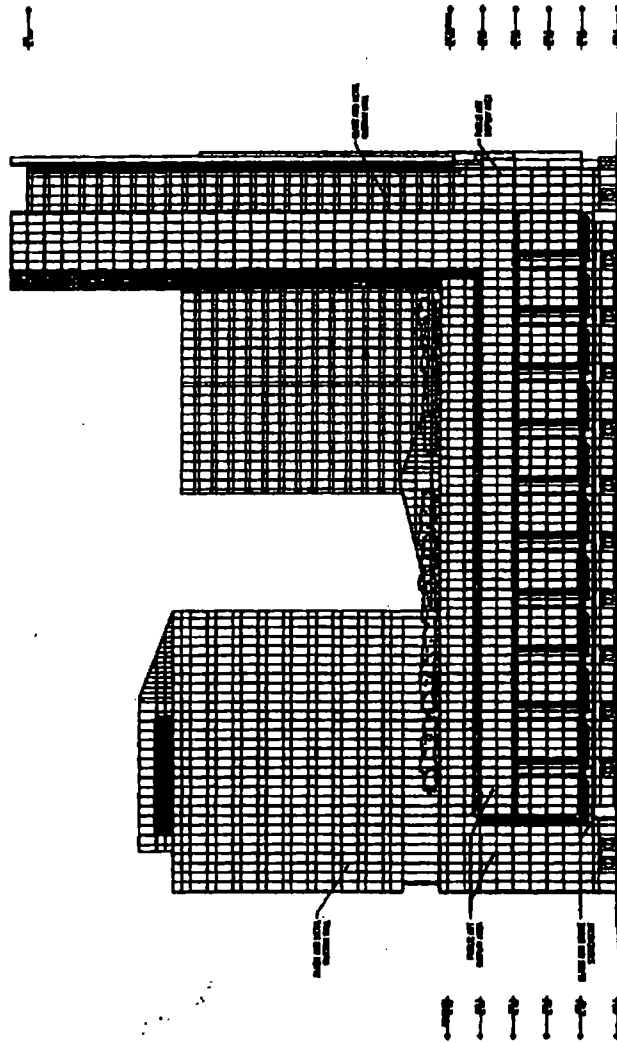
South Elevation.



108 NORTH STATE STREET, CHICAGO, IL

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: —

East Elevation.

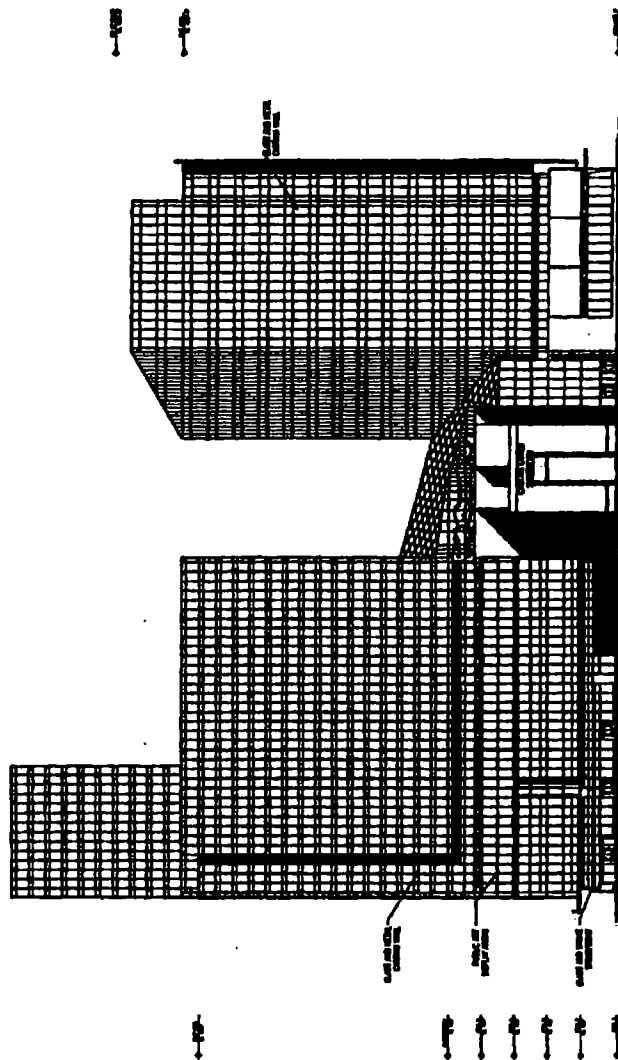


108 NORTH STATE STREET, CHICAGO, IL

EAST ELEVATION

APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: —

West Elevation.



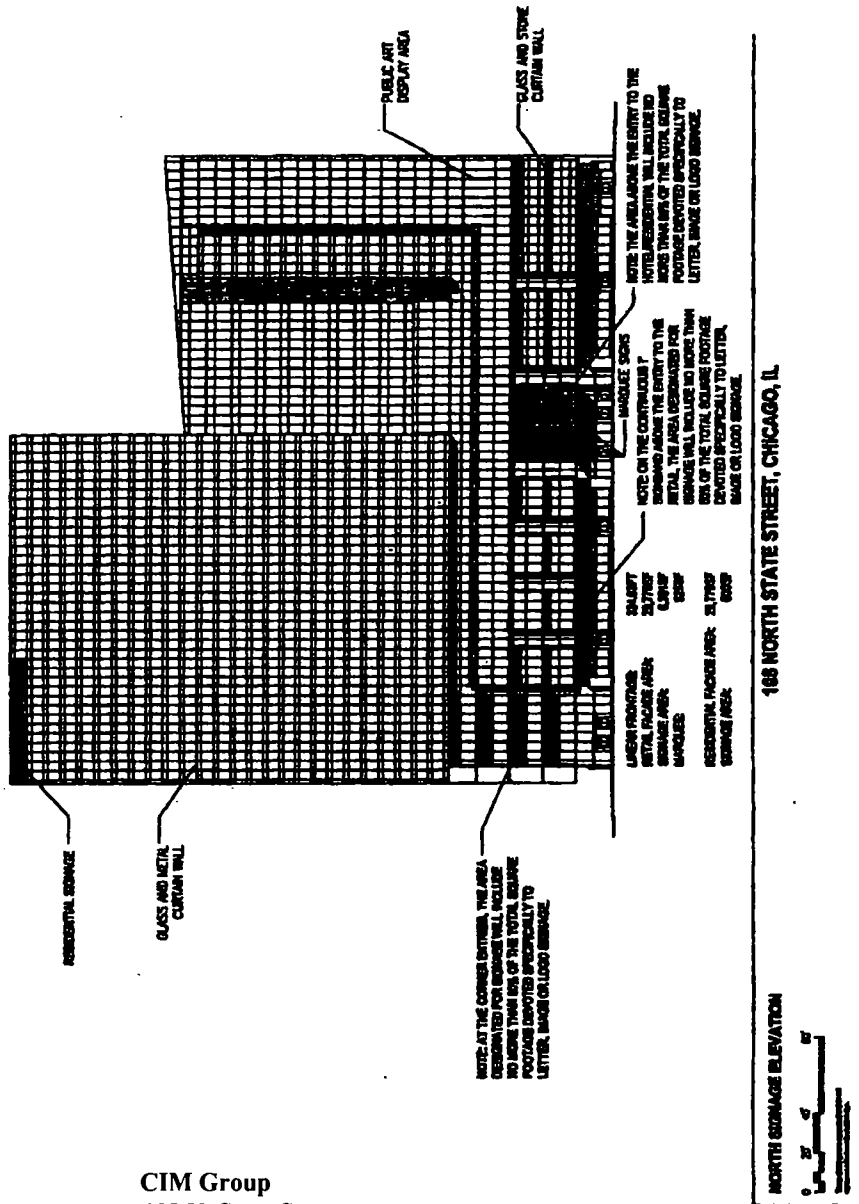
108 NORTH STATE STREET, CHICAGO, IL

WEST ELEVATION



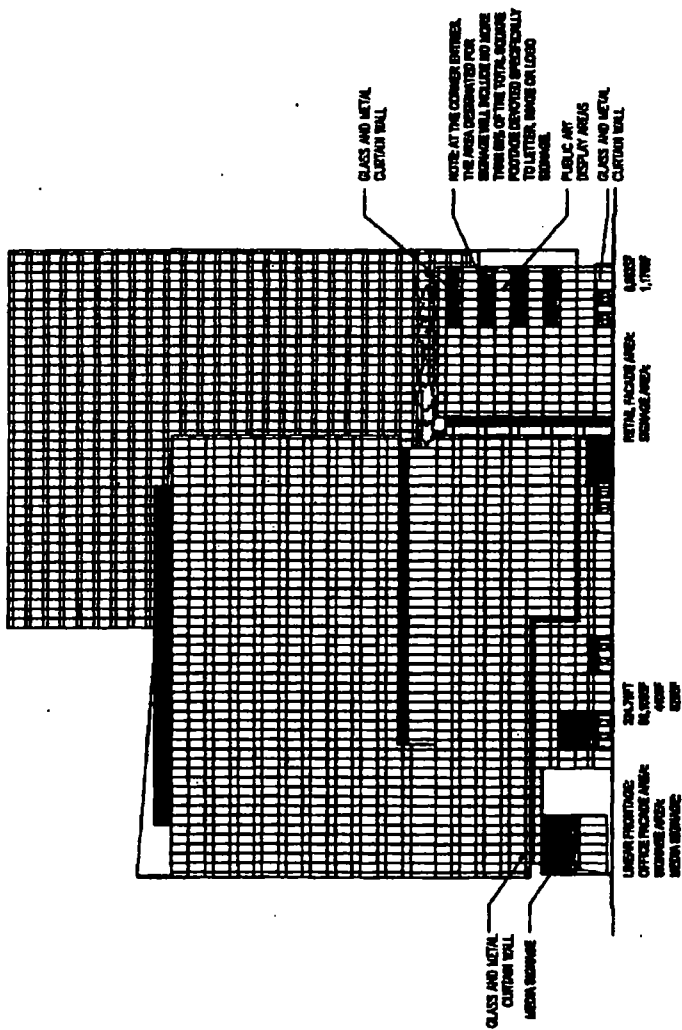
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

North Signage Elevation.



APPLICANT: CIM Group
 ADDRESS: 108 N. State St.
 INTRODUCTION DATE: December 12, 2012
 REVISED / CPC DATE: ---

South Signage Elevation.

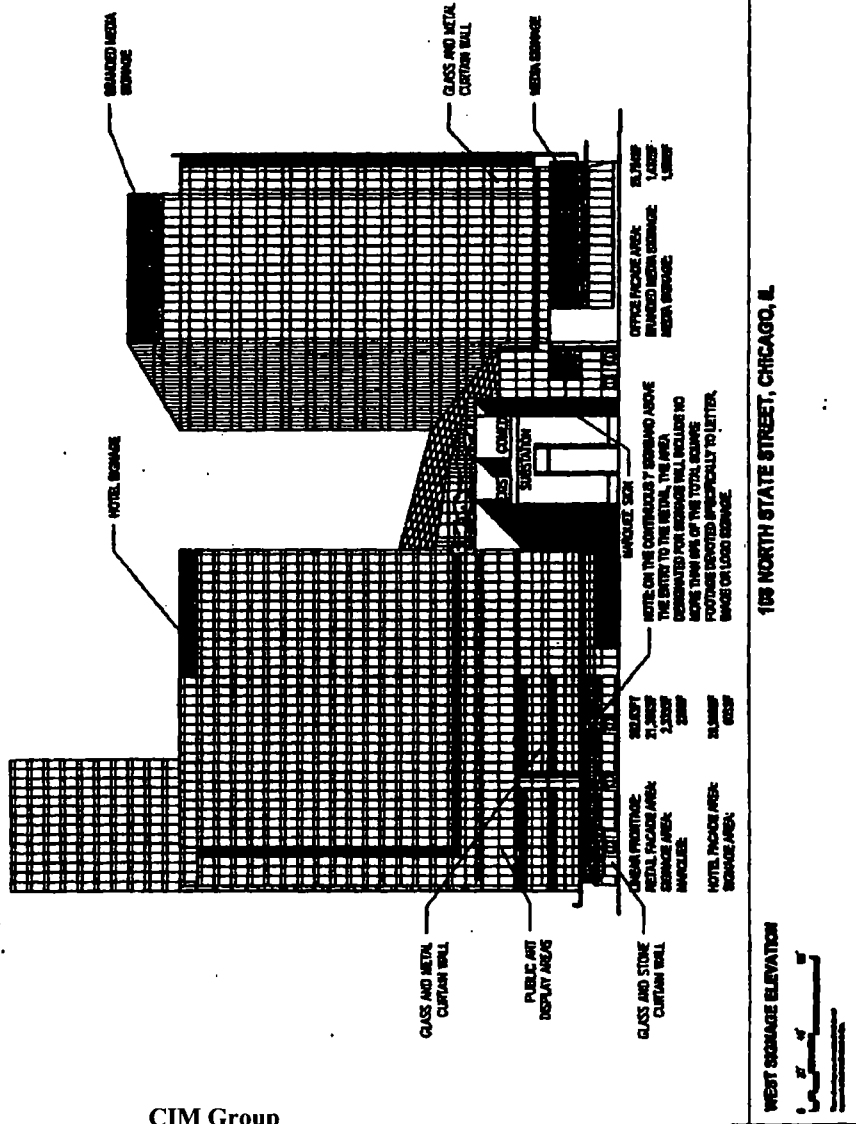


108 NORTH STATE STREET, CHICAGO, IL

SOUTH SIGNAGE ELEVATION

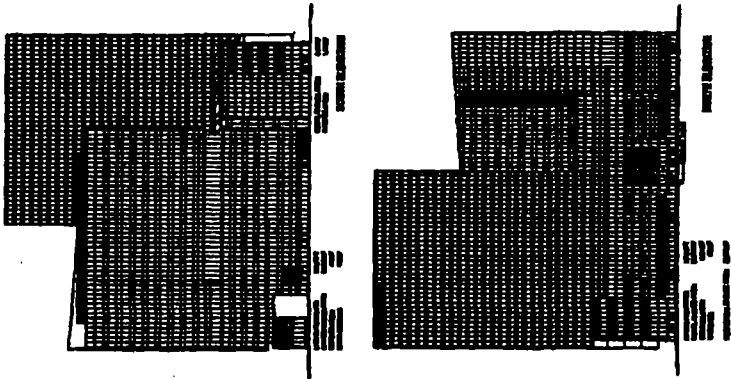
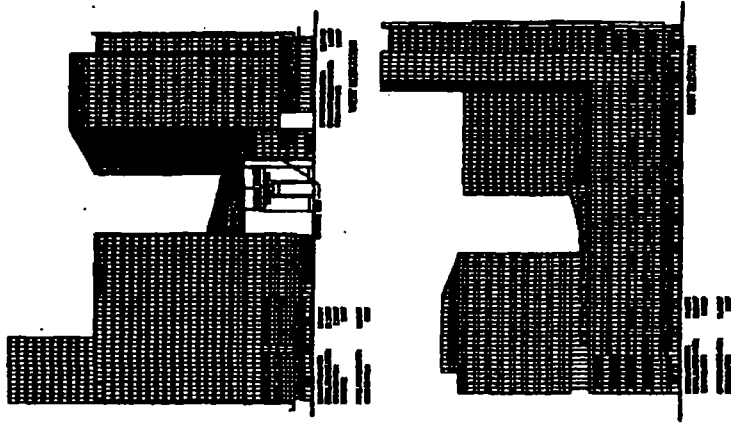
APPLICANT: CIM Group
 ADDRESS: 108 N. State St.
 INTRODUCTION DATE: December 12, 2012
 REVISED / CPC DATE: --

West Signage Elevation.



APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: —

Signage Elevations -- General Notes.



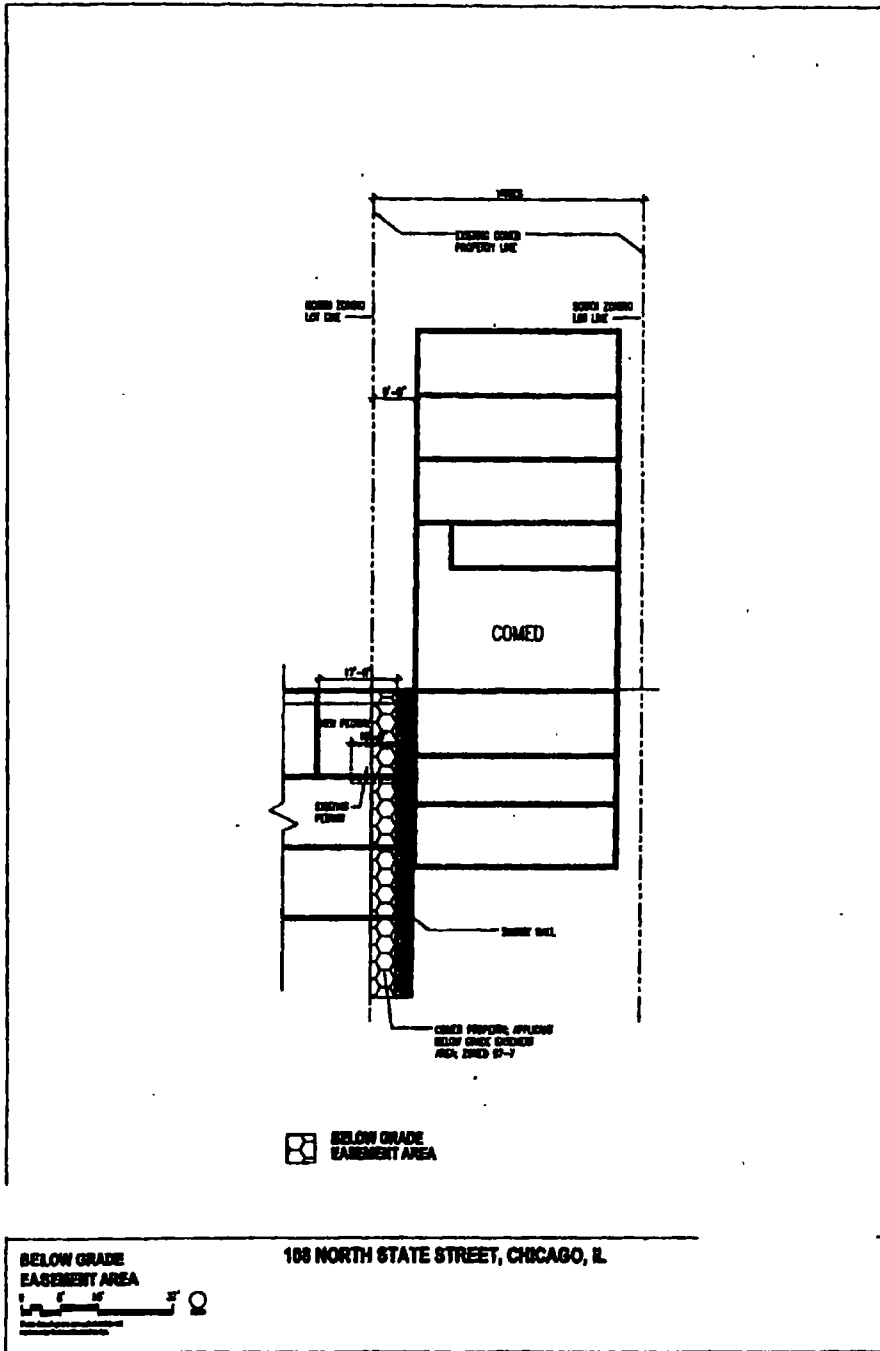
100 NORTH STATE STREET, CHICAGO, IL

SIGNAGE ELEVATIONS - GENERAL NOTES

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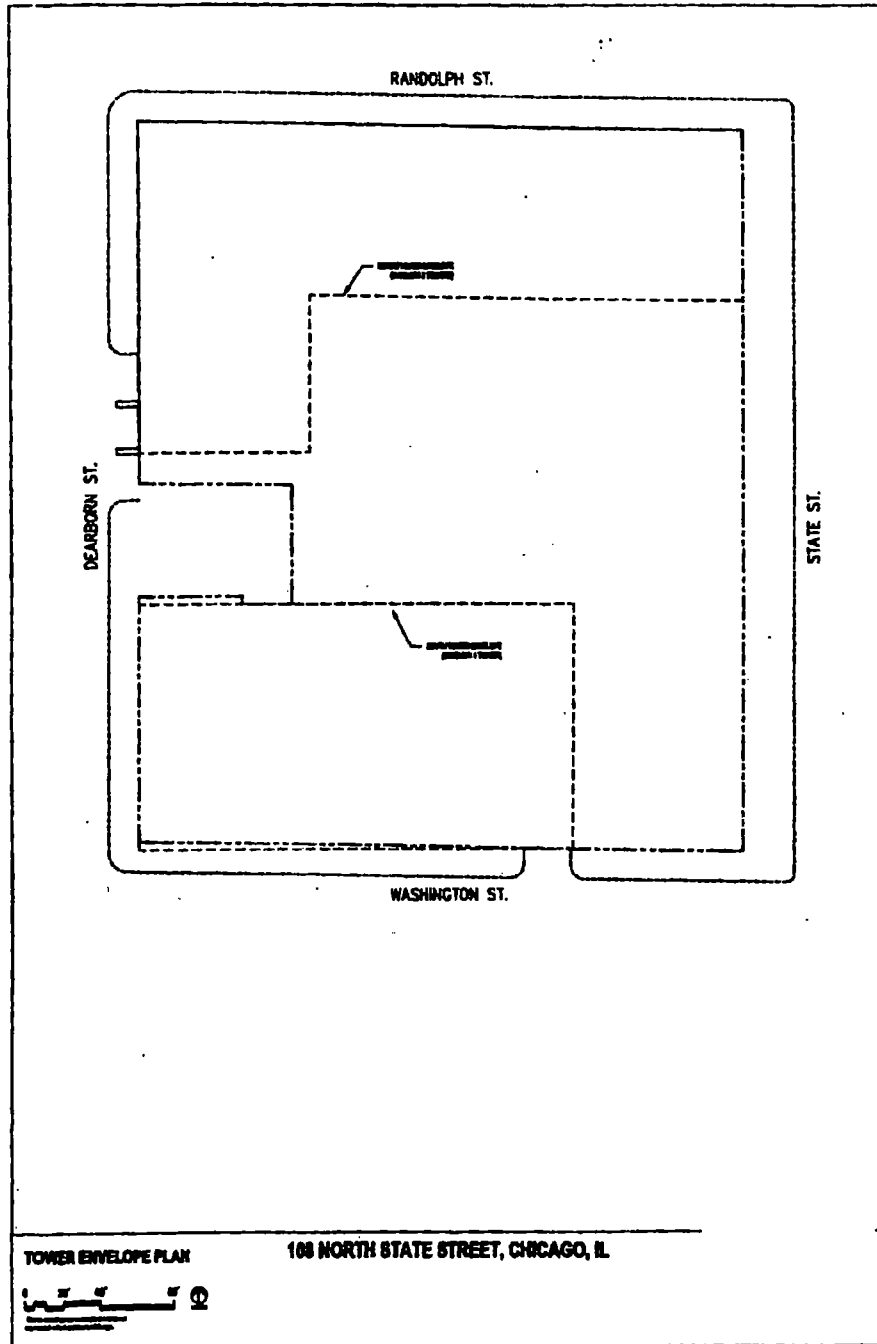
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: --

Below Grade Easement Area.



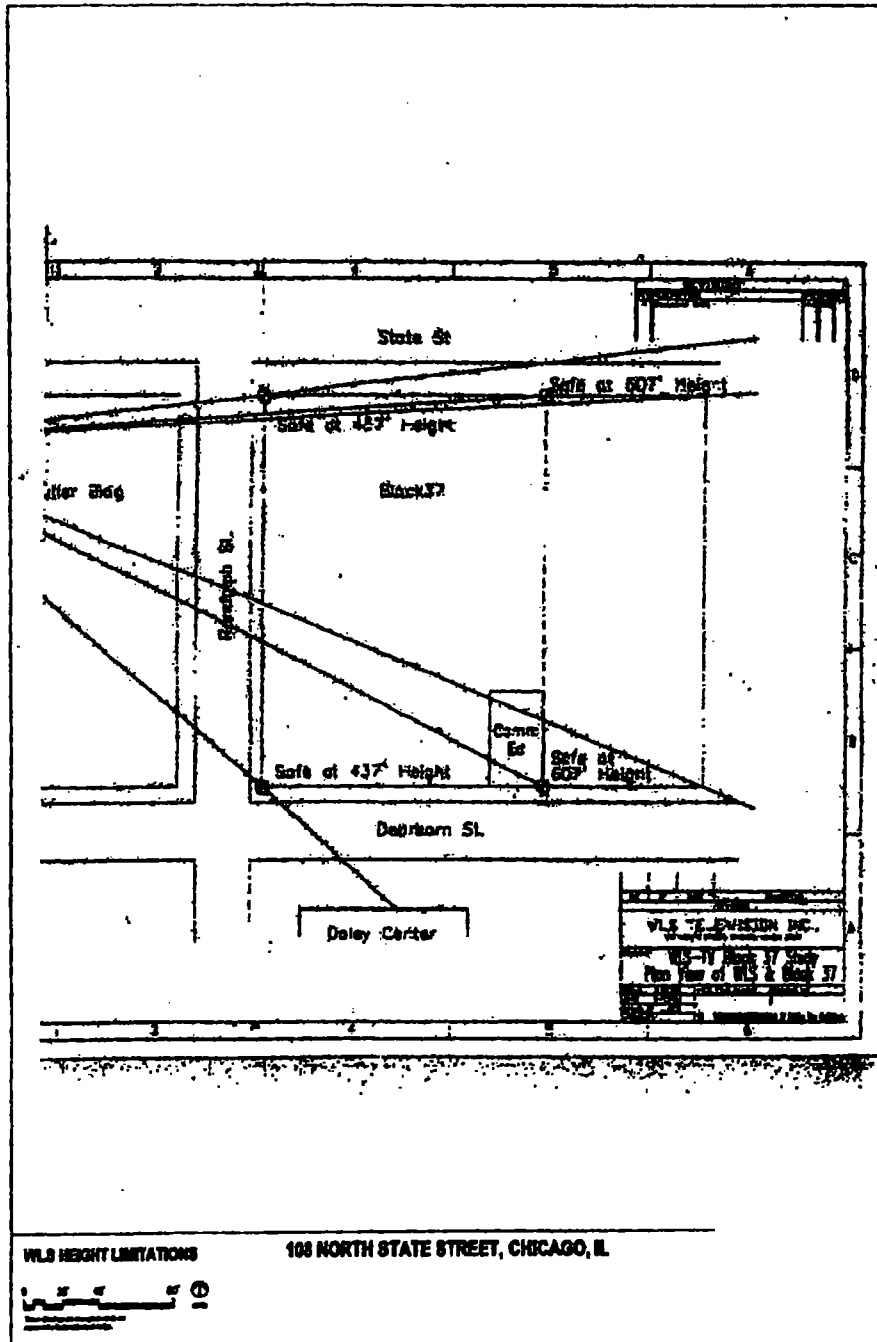
APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: —

Tower Envelope Plan.



APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: —

WLS Height Limitations.



APPLICANT: CIM Group
ADDRESS: 108 N. State St.
INTRODUCTION DATE: December 12, 2012
REVISED / CPC DATE: ---

COOK COUNTY, ILLINOIS; TOGETHER WITH

(MAIN TRACT CONTINUED)

P3 (BELOW GRADE ON WEST WASHINGTON STREET):

THAT PART OF WEST WASHINGTON STREET AND THAT PART OF NORTH STATE STREET AND THAT PART OF NORTH DEARBORN STREET, ALL TAKEN AS A TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -85.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88°54'02" EAST, ALONG THE SOUTH LINE OF BLOCK 37, AFORESAID, AND THE EASTERLY EXTENSION THEREOF, 324.79 FEET TO THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845; THENCE SOUTH 88°54'02" EAST, 16.00 FEET TO A POINT ON A LINE DRAWN 16.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF STATE STREET, AFORESAID; THENCE SOUTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, 16.00 FEET TO A POINT ON A LINE DRAWN 16.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 37; THENCE NORTH 88°54'02" WEST, ALONG THE LAST MENTIONED PARALLEL LINE, 357.09 FEET TO A POINT ON A LINE DRAWN 16.29 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37; THENCE NORTH 00°01'10" EAST, ALONG THE LAST MENTIONED PARALLEL LINE, 16.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 37; THENCE SOUTH 88°54'02" EAST, ALONG SAID WESTERLY EXTENSION, 18.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(MAIN TRACT CONTINUED)

P4 (BELOW GRADE ON NORTH DEARBORN STREET SOUTH OF COMMONWEALTH EDISON SUBSTATION PROPERTY):

THAT PART OF NORTH DEARBORN STREET IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -85.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°01'10" EAST, ALONG THE WEST LINE OF BLOCK 37, AFORESAID, 131.13 FEET TO A POINT WHICH IS 51.16 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 5 IN BLOCK 37, AFORESAID, AS MEASURED ALONG THE WEST LINE OF SAID LOT 5; THENCE NORTH 89°58'46" WEST, 16.29 FEET TO A LINE DRAWN 16.29 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37; THENCE SOUTH 00°01'10" WEST, ALONG SAID PARALLEL LINE, 130.82 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 37; THENCE SOUTH 88°54'02" EAST ALONG SAID WESTERLY EXTENSION, 18.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

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ORDERED BY: 108 N STATE RETAIL LLC C/O JOSEPH FREED	CHECKED:	DRAWN:
ADDRESS: BLOCK 37 RETAIL PARCEL		RJT
ORDER NO. 2008-12149-001	DATE: DECEMBER 10, 2008	PAGE NO. 18 OF 19
SCALE: 1 INCH = FEET		

G:\CAD\2008\2008-12149\dwg\2008-12149-001R.dwg

IN ITS HORIZONTAL BOUNDARIES PROJECT VERTICALLY AND DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF BLOCK 37 OF ORIGINAL TOWN OF THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 89°08'58" EAST, ALONG THE NORTH LINE OF BLOCK 37, AFORESAID, AND THE EXTENSION THEREOF, 324.63 FEET TO THE WEST LINE OF STATE STREET AS ED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED 1845; THENCE SOUTH 89°08'58" EAST, ALONG SAID EASTERLY EXTENSION, 5.00 FEET ON A LINE DRAWN 6.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37, AFORESAID; THENCE NORTH 00°00'00" EAST, ALONG SAID PARALLEL LINE, 5.00 FEET TO A POINT ON A LINE DRAWN 5.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF BLOCK 37; THENCE NORTH 89°08'58" WEST, ALONG THE LAST MENTIONED PARALLEL LINE, 329.63 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 37; THENCE SOUTH 00°01'10" WEST, ALONG SAID NORTHERLY EXTENSION, 5.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(CONTINUED)

LEVEL (ABOVE APPROXIMATELY 15 FEET) ON NORTH STATE STREET; THE WEST LINE OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN ELEVATION -85.50 CHICAGO CITY DATUM AND ELEVATION -14.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.50 CHICAGO CITY DATUM WITHIN ITS HORIZONTAL BOUNDARIES PROJECT VERTICALLY AND DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY EXTENSION OF THE WEST LINE OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9 WITH THE WEST LINE OF STATE STREET AS ED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED 1845; THENCE SOUTH 89°08'58" EAST, ALONG SAID EASTERLY EXTENSION, 5.00 FEET ON A LINE DRAWN 6.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37, AFORESAID; THENCE SOUTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, 5.00 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 37; THENCE SOUTH 89°08'58" WEST, ALONG THE LAST MENTIONED EASTERLY EXTENSION, 5.00 FEET TO THE WEST LINE OF STATE STREET, AFORESAID; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF STATE STREET, AFORESAID, 384.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(CONTINUED)

LEVEL ABOVE GRADE (ABOVE APPROXIMATELY 15 FEET) ON WEST STATE STREET; A TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.50 CHICAGO CITY DATUM AND WITHIN ITS HORIZONTAL BOUNDARIES PROJECT VERTICALLY AND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 89°08'58" EAST, ALONG THE SOUTH LINE OF BLOCK 37, AFORESAID, AND THE EXTENSION THEREOF, 324.79 FEET TO THE WEST LINE OF STATE STREET AS ED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED 1845; THENCE SOUTH 89°08'58" EAST, 5.00 FEET TO A POINT ON A LINE DRAWN 5.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF STATE STREET, AFORESAID; THENCE SOUTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, 4.00 FEET TO A POINT ON A LINE DRAWN 5.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 37; THENCE SOUTH 89°08'58" WEST, ALONG THE LAST MENTIONED PARALLEL LINE, 329.79 FEET TO THE WESTERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 37; THENCE NORTH 00°01'10" EAST, ALONG SAID WESTERLY EXTENSION, 4.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

PARCEL MT-2

(UPPER LIMIT -0.50 C.C.D. LOWER LIMIT -85.50) THAT PART OF A TRACT OF LAND CONSISTING OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN ELEVATION -85.50 CHICAGO CITY DATUM AND ELEVATION -14.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.50 CHICAGO CITY DATUM WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF BLOCK 37, AFORESAID; THENCE NORTH 89°08'58" EAST, ALONG THE NORTH LINE OF BLOCK 37, AFORESAID, AND THE EXTENSION THEREOF, 324.63 FEET TO THE WEST LINE OF STATE STREET AS ED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED 1845; THENCE SOUTH 89°08'58" EAST, ALONG SAID EASTERLY EXTENSION, 5.00 FEET ON A LINE DRAWN 6.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37, AFORESAID; THENCE NORTH 00°00'00" EAST, ALONG SAID PARALLEL LINE, 5.00 FEET TO A POINT ON A LINE DRAWN 5.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF BLOCK 37; THENCE NORTH 89°08'58" WEST, ALONG THE LAST MENTIONED PARALLEL LINE, 329.63 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 37; THENCE SOUTH 00°01'10" WEST, ALONG SAID NORTHERLY EXTENSION, 5.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

PARCEL MT-3

(UPPER LIMIT +14.50 C.C.D. LOWER LIMIT -0.50) THAT PART OF A TRACT OF LAND CONSISTING OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN ELEVATION -85.50 CHICAGO CITY DATUM AND ELEVATION -14.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.50 CHICAGO CITY DATUM WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 37, AFORESAID; THENCE NORTH 89°08'58" EAST, ALONG THE SOUTH LINE OF BLOCK 37, AFORESAID, AND THE EXTENSION THEREOF, 324.79 FEET TO THE WEST LINE OF STATE STREET AS ED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED 1845; THENCE SOUTH 89°08'58" EAST, 5.00 FEET TO A POINT ON A LINE DRAWN 5.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF STATE STREET, AFORESAID; THENCE SOUTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, 4.00 FEET TO A POINT ON A LINE DRAWN 5.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 37; THENCE SOUTH 89°08'58" WEST, ALONG THE LAST MENTIONED PARALLEL LINE, 329.79 FEET TO THE WESTERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 37; THENCE NORTH 00°01'10" EAST, ALONG SAID WESTERLY EXTENSION, 4.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

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OUTH 00°00'00" WEST, 18.20
45°00'00" EAST, 34.69 FEET;
OUTH LINE OF THAT PART
RESAID; THENCE NORTH
47 FEET TO THE POINT OF

NORTH 58°10'30" EAST, 55.15 FEET; THENCE SOUTH 90°00'00" EAST, 28.31 FEET; THENCE SOUTH 00°00'00" WEST, 6.46 FEET; THENCE SOUTH 90°00'00" EAST, 50.50 FEET; THENCE SOUTH 00°00'00" WEST, 2.88 FEET; THENCE SOUTH 90°00'00" EAST, 39.92 FEET; THENCE SOUTH 00°00'01" WEST, 110.25 FEET; THENCE SOUTH 90°00'00" EAST, 0.42 FEET; THENCE SOUTH 00°00'00" WEST, 7.92 FEET TO A POINT ON THE SOUTH LINE OF THAT PART OF WEST WASHINGTON STREET HERETOFORE VACATED, AFORESAID; THENCE NORTH 81°00'00" EAST, 208.56 FEET; THENCE NORTH 81°00'00" EAST, 26.02 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; TOGETHER WITH

PARCEL MT-7

(UPPER LIMIT +103.83 C.C.D. LOWER LIMIT +62.50 C.C.D.)
THAT PART OF A TRACT OF LAND CONSISTING OF ALL LOTS, STREETS, AND A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, TOGETHER WITH THE VACATED PORTION OF WEST WASHINGTON STREET ALL TAKEN AS A TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +103.83 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED AS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 37, AFORESAID; THENCE SOUTH 00°01'10" WEST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 37, AFORESAID, 4.50 FEET TO A POINT ON THE SOUTHWEST LINE OF WEST WASHINGTON STREET HERETOFORE VACATED BETWEEN ELEVATION +889.50 CHICAGO CITY DATUM AND ELEVATION +889.50 CHICAGO CITY DATUM, SAID POINT OF BEGINNING; THENCE NORTH 00°01'10" EAST, ALONG THE WEST LINE OF BLOCK 37, AND ITS SOUTHERLY EXTENSION, 123.50 FEET; THENCE SOUTH 90°00'00" EAST, 119.58 FEET; THENCE SOUTH 00°00'00" WEST, 7.82 FEET TO A POINT ON THE SOUTH LINE OF WEST WASHINGTON STREET HERETOFORE VACATED, AFORESAID; THENCE NORTH 81°00'00" WEST, ALONG THE AFOREMENTIONED SOUTH LINE, 208.56 FEET; THENCE NORTH 81°00'00" WEST, ALONG THE AFOREMENTIONED SOUTH LINE, 26.02 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; TOGETHER WITH

PARCEL MT-8

(UPPER LIMIT +117.83 C.C.D. LOWER LIMIT +103.83 C.C.D.)
THAT PART OF A TRACT OF LAND CONSISTING OF ALL LOTS, STREETS, AND A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, TOGETHER WITH THE VACATED PORTION OF WEST WASHINGTON STREET ALL TAKEN AS A TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +117.83 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED AS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 37, AFORESAID; THENCE SOUTH 00°01'10" WEST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 37, AFORESAID, 4.50 FEET TO A POINT ON THE SOUTHWEST LINE OF WEST WASHINGTON STREET HERETOFORE VACATED BETWEEN ELEVATION +889.50 CHICAGO CITY DATUM AND ELEVATION +889.50 CHICAGO CITY DATUM, SAID POINT OF BEGINNING; THENCE NORTH 00°01'10" EAST, ALONG THE WEST LINE OF BLOCK 37, AND ITS SOUTHERLY EXTENSION, 123.50 FEET; THENCE SOUTH 90°00'00" EAST, 119.58 FEET; THENCE SOUTH 00°00'00" WEST, 32.54 FEET; THENCE NORTH 80°00'00" WEST, 89.20 FEET; THENCE SOUTH 90°00'00" EAST, 4.63 FEET TO A POINT ON THE SOUTH LINE OF WEST WASHINGTON STREET HERETOFORE VACATED, AFORESAID; THENCE NORTH 81°00'00" WEST, ALONG THE AFOREMENTIONED SOUTH LINE, 208.73 FEET; THENCE NORTH 81°00'00" WEST, ALONG THE AFOREMENTIONED SOUTH LINE, 26.02 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; TOGETHER WITH

THENCE NORTH 44°58'35" EAST, 20.51 FEET; THENCE SOUTH 84°52'58" EAST, 104.19 FEET; THENCE NORTH 05°07'02" EAST, 2.14 FEET; THENCE SOUTH 90°00'00" EAST, 34.20 FEET; THENCE SOUTH 00°02'31" WEST, 7.04 FEET; THENCE SOUTH 90°00'00" EAST, 45.09 FEET; THENCE NORTH 00°00'00" EAST, 15.88 FEET; THENCE SOUTH 90°00'00" EAST, 4.93 FEET; THENCE NORTH 00°00'00" EAST, 0.50 FEET; THENCE SOUTH 90°00'00" EAST, 2.98 FEET; THENCE SOUTH 00°00'00" WEST, 5.45 FEET; THENCE NORTH 89°59'57" EAST, 7.33 FEET; THENCE NORTH 00°00'00" EAST, 6.28 FEET; THENCE SOUTH 90°00'00" EAST, 5.02 FEET; THENCE NORTH 00°00'00" EAST, 15.94 FEET; THENCE SOUTH 90°00'00" EAST, 1.83 FEET; THENCE SOUTH 00°00'00" WEST, 21.88 FEET; THENCE NORTH 90°00'00" WEST, 5.00 FEET; THENCE SOUTH 00°00'00" WEST, 52.84 FEET; THENCE SOUTH 90°00'00" EAST, 5.00 FEET TO A POINT ON AN EAST LINE OF THAT PART OF VACATED NORTH STATE STREET, AFORESAID; THENCE SOUTH 00°00'00" WEST, ALONG THE LAST MENTIONED EAST LINE, 38.00 FEET; THENCE NORTH 90°00'00" WEST, 5.00 FEET; THENCE SOUTH 00°00'00" WEST, 2.64 FEET; THENCE SOUTH 28°49'46" EAST, 9.40 FEET; THENCE SOUTH 00°00'00" WEST, 77.59 FEET; THENCE NORTH 88°53'55" WEST, 15.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

CTA PARCEL B1-2A

THAT PART OF VACATED NORTH DEARBORN STREET LYING WEST AND ADJOINING BLOCK 37 OF ORIGINAL TOWN OF CHICAGO, IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.75 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 37, AFORESAID; THENCE SOUTH 00°01'10" WEST, ALONG THE WEST LINE THEREOF, 161.29 FEET; THENCE NORTH 89°01'30" WEST, 9.25 FEET; THENCE SOUTH 00°00'00" WEST, 1.31 TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST, 8.42 FEET; THENCE NORTH 90°00'00" WEST, 5.54 FEET; THENCE NORTH 00°00'00" EAST, 9.42 FEET; THENCE SOUTH 90°00'00" EAST, 5.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

CTA PARCEL B1-2B

THAT PART OF VACATED NORTH DEARBORN STREET LYING WEST AND ADJOINING BLOCK 37 OF ORIGINAL TOWN OF CHICAGO, IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.75 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -4.86 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 37, AFORESAID; THENCE SOUTH 00°01'10" WEST, ALONG THE WEST LINE THEREOF, 161.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'10" WEST, ALONG THE WEST LINE OF BLOCK 37, AFORESAID, 30.00 FEET TO A POINT ON THE NORTH LINE OF THE COMMONWEALTH EDISON PROPERTY; THENCE NORTH 89°01'30" WEST, ALONG THE LAST MENTIONED NORTH LINE, 16.29 FEET TO A POINT ON THE WEST LINE OF THAT PART OF VACATED NORTH DEARBORN STREET, AFORESAID; THENCE NORTH 00°01'10" EAST, ALONG THE LAST MENTIONED WEST LINE, 30.00 FEET; THENCE SOUTH 89°01'30" EAST, 16.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

CTA PARCEL B1-3A

THAT PART OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO TOGETHER WITH THAT PART OF VACATED NORTH DEARBORN STREET, ALL TAKEN AS A TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +11.87 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -4.86 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 37, AFORESAID; THENCE SOUTH 00°01'10" WEST, ALONG THE WEST LINE THEREOF, 14.70 FEET; THENCE SOUTH 90°00'00" EAST, 1.88 FEET; THENCE SOUTH 00°03'05" WEST, 1.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°03'05" WEST, 33.19 FEET; THENCE SOUTH 89°58'50" EAST, 9.80 FEET; THENCE NORTH 00°00'00" EAST, 33.19 FEET; THENCE NORTH 89°58'50" WEST, 9.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(CONTINUED)

GRADE ON NORTH DEARBORN STREET NORTH OF COMMONWEALTH EDISON PROPERTY:

OF NORTH DEARBORN STREET IN THE EAST PART OF THE SOUTHEAST QUARTER OF TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BY A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.50 CHICAGO CITY DATUM ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -85.50 CHICAGO CITY LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 37 OF TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID TRACT THENCE SOUTH 00°01'10" WEST, ALONG THE WEST LINE OF BLOCK 37, AFORESAID, TO THE NORTHWEST CORNER OF LOT 5 IN BLOCK 37, AFORESAID; THENCE SOUTH 130° WEST, 18.29 FEET TO A LINE DRAWN 18.29 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID BLOCK 37; THENCE NORTH 00°01'10" EAST, ALONG SAID PARALLEL LINE, 200.28 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT THENCE SOUTH 89°08'58" EAST ALONG SAID WESTERLY EXTENSION, 18.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(CONTINUED)

LEVEL ABOVE GRADE (APPROXIMATELY 0 TO 15 FEET) ON WEST RANDOLPH

OF WEST RANDOLPH STREET AND THAT PART OF NORTH STATE STREET, ALL TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 89°08'58" EAST, ALONG THE NORTH LINE OF BLOCK 37, AFORESAID, AND THE WESTERLY EXTENSION THEREOF, 324.63 FEET TO THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845; THENCE SOUTH 89°08'58" EAST, ALONG SAID WESTERLY EXTENSION, 1.50 FEET TO A LINE DRAWN 1.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37; THENCE NORTH 00°00'00" EAST, ALONG SAID PARALLEL LINE, 1.50 FEET TO A POINT ON A LINE DRAWN 1.50 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 37; THENCE NORTH 89°08'58" WEST, ALONG THE LAST MENTIONED PARALLEL LINE, 328.13 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT THENCE SOUTH 00°01'10" WEST, ALONG SAID NORTHERLY EXTENSION, 1.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(CONTINUED)

LEVEL ABOVE GRADE (APPROXIMATELY 0 TO 15 FEET) ON NORTH STATE

OF NORTH STATE STREET IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE WEST LINE OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9 WITH THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845; THENCE SOUTH 89°08'58" EAST, ALONG SAID WESTERLY EXTENSION, 1.50 FEET TO A LINE DRAWN 1.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37; THENCE SOUTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 37; THENCE SOUTH 40°2' WEST, ALONG THE LAST MENTIONED WESTERLY EXTENSION, 1.50 FEET TO THE WEST LINE OF STATE STREET, AFORESAID; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF STATE STREET, AFORESAID, 384.00 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(CONTINUED)

LEVEL ABOVE GRADE (ABOVE APPROXIMATELY 15 FEET) ON WEST RANDOLPH

OF WEST RANDOLPH STREET AND THAT PART OF NORTH STATE STREET, ALL TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE WEST LINE OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9 WITH THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845; THENCE SOUTH 89°08'58" EAST, ALONG SAID WESTERLY EXTENSION, 1.50 FEET TO A LINE DRAWN 1.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37; THENCE SOUTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 37; THENCE SOUTH 40°2' WEST, ALONG THE LAST MENTIONED WESTERLY EXTENSION, 1.50 FEET TO THE WEST LINE OF STATE STREET, AFORESAID; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF STATE STREET, AFORESAID, 384.00 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(MAIN TRACT CONTINUED)

P11 (BELOW GRADE ON THAT PART OF NORTH STATE STREET, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845; THENCE SOUTH 89°08'58" EAST, ALONG SAID NORTH LINE, 1.50 FEET TO A POINT ON A LINE DRAWN 1.50 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, 1.50 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF BLOCK 37, AFORESAID; THENCE SOUTH 89°08'58" EAST, ALONG SAID WESTERLY EXTENSION, 1.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(MAIN TRACT CONTINUED)

P12 (UPPER LEVEL ABOVE WASHINGTON STREET): THAT PART OF WEST WASHINGTON STREET, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE WEST LINE OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9 WITH THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845; THENCE SOUTH 89°08'58" EAST, ALONG SAID WESTERLY EXTENSION, 1.50 FEET TO A LINE DRAWN 1.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37; THENCE SOUTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, 1.50 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF BLOCK 37, AFORESAID; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF BLOCK 37, AFORESAID, 384.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

EXCEPT THE MEDIA TOWER

MEDIA TOWER PARCEL

PARCEL MT-1

(UPPER LIMIT -85.50 C.C.D.) THAT PART OF A TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF THE COMMONWEALTH EDISON PROPERTY THEREOF; THENCE SOUTH 89°08'58" EAST, ALONG SAID SOUTH CORNER, 1.50 FEET TO A LINE DRAWN 1.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37; THENCE SOUTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, 1.50 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF BLOCK 37, AFORESAID; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF BLOCK 37, AFORESAID, 384.00 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

RETAIL PARCEL

MAIN TRACT:

AT-GRADE LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL LOTS, STREETS AND ALLEYS WITHIN BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845,

EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTH HALF OF THE VACATED WEST COURT PLACE LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 5 IN BLOCK 37 IN THE ORIGINAL TOWN OF CHICAGO, AND, THAT PART OF LOT 5 IN BLOCK 37 IN ORIGINAL TOWN OF CHICAGO, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 5 WHICH IS 55 FEET 10 INCHES SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE EAST ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID LOT 5 WHICH IS 54 FEET 6 INCHES SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 5;

EXCEPTING FROM SAID PART OF LOT 5 THAT PART THEREOF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 5, WHICH IS 55 FEET 10 INCHES SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE EAST FOR A DISTANCE OF 54 FEET ALONG A STRAIGHT LINE, WHICH IF EXTENDED, WOULD INTERSECT THE EAST LINE OF SAID LOT 5 AT A POINT 54 FEET 6 INCHES SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH, 4 FEET 8 INCHES; THENCE WEST, 54 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH, 4 FEET 8 INCHES TO THE POINT OF BEGINNING.

IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(MAIN TRACT CONTINUED)

P1 (BELOW GRADE ON WEST RANDOLPH STREET):

THAT PART OF WEST RANDOLPH STREET AND THAT PART OF NORTH STATE STREET AND THAT PART OF NORTH DEARBORN STREET, ALL TAKEN AS A TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -85.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 89°08'58" EAST, ALONG THE NORTH LINE OF BLOCK 37, AFORESAID, AND THE EASTERLY EXTENSION THEREOF, 324.83 FEET TO THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845; THENCE SOUTH 89°08'58" EAST, ALONG SAID EASTERLY EXTENSION, 16.00 FEET TO A POINT ON A LINE DRAWN 16.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF STATE STREET, AFORESAID; THENCE NORTH 00°00'00" EAST, ALONG SAID PARALLEL LINE, 16.31 FEET TO A POINT ON A LINE DRAWN 16.31 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 37; THENCE NORTH 89°08'58" WEST, ALONG THE LAST MENTIONED PARALLEL LINE, 356.92 FEET TO A POINT ON A LINE DRAWN 16.29 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 37; THENCE SOUTH 00°01'10" WEST, ALONG THE LAST MENTIONED PARALLEL LINE, 16.31 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 37; THENCE SOUTH 89°08'58" EAST, ALONG SAID WESTERLY EXTENSION, 16.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

(MAIN TRACT CONTINUED)

P2 (BELOW GRADE ON NORTH STATE STREET):

THAT PART OF NORTH STATE STREET IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -85.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9 WITH THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845; THENCE SOUTH 89°08'58" EAST, ALONG SAID EASTERLY EXTENSION, 16.00 FEET TO A POINT ON A LINE DRAWN 16.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF STATE STREET, AFORESAID; THENCE SOUTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, 384.07 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 37; THENCE NORTH 88°54'02" WEST, ALONG THE LAST MENTIONED EASTERLY EXTENSION, 16.00 FEET TO THE WEST LINE OF STATE STREET, AFORESAID; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF STATE STREET, AFORESAID, 384.00 FEET TO THE POINT OF BEGINNING, IN

(MAIN TRACT P5 (BELOW SUBSTATION) THAT PART OF SECTION 9 LYING BEL AND LYING DATUM AND DESCRIBED ORIGINAL SECTION 9 200.29 FEET NORTH 89° WITH THE PARALLEL BLOCK 37; THE POINT

(MAIN TRACT P6 (LOWER STREET) THAT PART TAKEN AS TOWNSHIP HORIZONTAL ABOVE A H LYING WITH FOLLOWS: CHICAGO SOUTH 89° EASTERLY ESTABLISH MARCH 3, TO A POINT STATE STR FEET TO A LINE OF SA PARALLEL) BLOCK 37; TO THE PO

(MAIN TRACT P7 (LOWER STREET) THAT PART SECTION 9 BELOW A H LYING ABOVE AND LYING FOLLOWS: THE NORTH SOUTHEAST ESTABLISH MARCH 3, TO A POINT STATE STR 384.00 FEET NORTH 89° THE WEST WEST LINE COOK COU

(MAIN TRACT P8 (UPPER STREET) THAT PART TAKEN AS TOWNSHIP HORIZONTAL ABOVE A H

17)
EAST PART OF THE SOUTHEAST QUARTER OF
EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING
ELEVATION OF +14.50 CHICAGO CITY DATUM AND
ELEVATION OF -85.50 CHICAGO CITY DATUM
LINES PROJECTED VERTICALLY AND DESCRIBED
AT INTERSECTION OF THE EASTERLY EXTENSION
L TOWN OF CHICAGO IN THE EAST PART OF THE
TH THE WEST LINE OF STATE STREET AS
E OF THE STATE OF ILLINOIS, APPROVED
18.00 FEET EASTERLY EXTENSION, 18.00
T EAST OF AND PARALLEL WITH THE WEST LINE
TH 00°00'00" WEST, ALONG SAID PARALLEL LINE,
ENCE SOUTH 90°00'00" EAST, 4.00 FEET; THENCE
IT ON A LINE DRAWN 16.00 FEET SOUTH OF AND
ICK 37; THENCE NORTH 88°54'02" WEST, ALONG
ET TO A POINT ON THE LINE DRAWN 16.00 FEET
OF STATE STREET, AFORESAID; THENCE NORTH
FEET EAST OF AND PARALLEL WITH THE WEST
ET TO THE POINT OF BEGINNING, IN COOK

PROXIMATELY 15 FEET) ON WEST

18) THE EAST PART OF THE SOUTHEAST QUARTER
14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
AN ELEVATION OF +689.50 CHICAGO CITY DATUM
ING AN ELEVATION OF +29.50 CHICAGO CITY
OUNDARIES PROJECTED VERTICALLY AND
HE SOUTHWEST CORNER OF BLOCK 37 OF
RT OF THE SOUTHEAST QUARTER OF SAID
LONG THE SOUTHERLY EXTENSION OF THE
ET TO A POINT ON A LINE DRAWN 4.00 FEET
NE OF SAID BLOCK 37, SAID POINT BEING THE
2" EAST, ALONG THE LAST MENTIONED
9°59'59" WEST, 28.02 FEET TO THE POINT OF
ION OF THE WEST LINE OF SAID BLOCK 37,
LONG THE SOUTHERLY EXTENSION OF THE
ET TO THE POINT OF BEGINNING, IN COOK

19) THE MAIN TRACT:

20)
ING OF ALL LOTS, STREETS AND ALLEYS WITHIN
1 THE EAST PART OF THE SOUTHEAST QUARTER
E 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
T OF AND ADJOINING SAID BLOCK 37 AND WEST
TABISHED BY AN ACT OF THE LEGISLATURE OF
1845, ALL TAKEN AS A TRACT LYING BELOW A
F -85.50 FEET CHICAGO CITY DATUM AND LYING
ED VERTICALLY AND DESCRIBED AS FOLLOWS:
BLOCK 37, AFORESAID; THENCE NORTH 00°01'10"
31.13 FEET TO THE PROPERTY LINE OF THE
E NEXT 3 COURSES BEING ALONG SAID
ERTY LINE AND THE EASTERLY EXTENSION
4.00 FEET; THENCE SOUTH 00°01'22" EAST, 4.67
EET; THENCE SOUTH 50°07'57" EAST, 28.58 FEET;
THENCE SOUTH 41°59'02" EAST, 34.44 FEET;
THENCE SOUTH 43°07'59" EAST, 37.49 FEET;
TO A POINT ON THE SOUTH LINE OF BLOCK 37,
ST, ALONG THE SOUTH LINE OF BLOCK 37,
TO THE POINT OF BEGINNING, IN COOK COUNTY,

PARCEL MT-4

(UPPER LIMIT +29.50 C.C.D. LOWER LIMIT +14.50 C.C.D.)
THAT PART OF A TRACT OF LAND CONSISTING OF ALL LOT
BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PA
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF
TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJ
OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY
THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, ALL TA
HORIZONTAL PLANE HAVING AN ELEVATION OF +29.50 FEET
ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +
AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTE
FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF
NORTH 00°01'10" EAST, ALONG THE WEST LINE THEREK
90°00'00" EAST, 70.52 FEET; THENCE NORTH 58°10'30" EA
90°00'00" EAST, 28.31 FEET; THENCE SOUTH 00°00'00" WI
90°00'00" EAST, 50.50 FEET; THENCE SOUTH 00°00'00" WE
90°00'00" EAST, 15.05 FEET; THENCE SOUTH 45°00'00" EA
00°00'00" WEST, 77.94 FEET; THENCE SOUTH 90°00'00" E
00°00'00" WEST, 3.92 FEET TO A POINT ON THE SOUTH LINE C
NORTH 88°54'02" WEST, ALONG THE SOUTH LINE OF BLOCK
234.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY

PARCEL MT-5

(UPPER LIMIT +34.50 C.C.D. LOWER LIMIT +29.50 C.C.D.)
THAT PART OF A TRACT OF LAND CONSISTING OF ALL LOT
BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PA
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF
TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJ
OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY
THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, ALL TA
HORIZONTAL PLANE HAVING AN ELEVATION OF +34.50 FEET
ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +
AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTE
FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF
SOUTH 00°01'10" WEST, ALONG THE SOUTHERLY EXTENSION
AFORESAID, 4.50 FEET TO A POINT ON THE SOUTH LINE OF T
STREET HERETOFORE VACATED BETWEEN ELEVATION +2
ELEVATION +689.50 CHICAGO CITY DATUM, SAID POINT B
THENCE NORTH 00°01'10" EAST, ALONG THE WEST LINE
SOUTHERLY EXTENSION, 94.42 FEET; THENCE SOUTH 90°
NORTH 58°10'30" EAST, 55.15 FEET; THENCE SOUTH 90°0
SOUTH 00°00'00" WEST, 8.48 FEET; THENCE SOUTH 90°00'00"
00°00'00" WEST, 10.32 FEET; THENCE SOUTH 90°00'00" EA
45°00'00" EAST, 35.16 FEET; THENCE SOUTH 00°00'00" WE
90°00'00" EAST, 0.42 FEET; THENCE SOUTH 00°00'00" WEST
SOUTH LINE OF THAT PART OF WEST WASHINGTON E
AFORESAID; THENCE NORTH 88°54'02" WEST, ALONG THE
208.58 FEET; THENCE NORTH 89°59'59" WEST, ALONG THE
28.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY,

PARCEL MT-6

(UPPER LIMIT +52.50 C.C.D. LOWER LIMIT +34.50 C.C.D.)
THAT PART OF A TRACT OF LAND CONSISTING OF ALL LOT
BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PA
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF
TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJ
OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY
THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, T
VACATED PORTION OF WEST WASHINGTON STREET ALL TA
HORIZONTAL PLANE HAVING AN ELEVATION OF +52.50 FEET
ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +
AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTE
FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF
SOUTH 00°01'10" WEST, ALONG THE SOUTHERLY EXTENSION
AFORESAID, 4.50 FEET TO A POINT ON THE SOUTH LINE OF T
STREET HERETOFORE VACATED BETWEEN ELEVATION +2
ELEVATION +689.50 CHICAGO CITY DATUM, SAID POINT B
THENCE NORTH 00°01'10" EAST, ALONG THE WEST LINE
SOUTHERLY EXTENSION, 94.42 FEET; THENCE SOUTH 90°

ALLEYS WITHIN
EAST QUARTER
PRINCIPAL MERIDIAN,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST
OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF
THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, TOGETHER WITH THE ADJOINING
VACATED PORTION OF WEST WASHINGTON STREET ALL TAKEN AS A TRACT LYING BELOW A
HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 FEET CHICAGO CITY DATUM AND
LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +117.83 FEET CHICAGO CITY
DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 37,
AFORESaid; THENCE SOUTH 00°01'10" WEST, ALONG THE SOUTHERLY EXTENSION OF THE
WEST LINE OF BLOCK 37, AFORESaid, 4.50 FEET TO A POINT ON THE SOUTH LINE OF THAT
PART OF WEST WASHINGTON STREET HERETOFORE VACATED BETWEEN ELEVATION +29.50
CHICAGO CITY DATUM AND ELEVATION +689.50 CHICAGO CITY DATUM, SAID POINT BEING THE
POINT OF BEGINNING; THENCE NORTH 00°01'10" EAST, ALONG THE WEST LINE OF SAID BLOCK
37, AND ITS SOUTHERLY EXTENSION, 123.50 FEET; THENCE SOUTH 90°00'00" EAST, 234.50
FEET; THENCE SOUTH 00°00'00" WEST, 127.50 FEET TO A POINT ON THE SOUTH LINE OF THAT
PART OF WEST WASHINGTON STREET HERETOFORE VACATED, AFORESaid; THENCE NORTH
88°54'02" WEST, ALONG THE AFORESaid SOUTH LINE, 208.58 FEET; THENCE NORTH
89°59'59" WEST, ALONG THE AFORESaid SOUTH LINE, 26.02 FEET TO THE POINT OF
BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

ALLEYS WITHIN
EAST QUARTER
PRINCIPAL MERIDIAN,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST
OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF
THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, ALL TAKEN AS A TRACT LYING ABOVE A
HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 FEET CHICAGO CITY DATUM AND
LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS
FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 37, AFORESaid; THENCE
NORTH 00°01'10" EAST, ALONG THE WEST LINE OF SAID BLOCK 37, 119.00 FEET; THENCE
SOUTH 90°00'00" EAST, 234.50 FEET; THENCE SOUTH 00°00'00" WEST, 123.50 FEET TO A POINT
ON THE SOUTH LINE OF BLOCK 37, AFORESaid; THENCE NORTH 88°54'02" WEST, ALONG THE
AFORESaid SOUTH LINE, 234.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY,
ILLINOIS;

ALLEYS WITHIN
EAST QUARTER
PRINCIPAL MERIDIAN,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST
OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF
THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, TOGETHER WITH THAT PART OF VACATED NORTH STATE STREET, TOGETHER
WITH THAT PART OF VACATED WEST WASHINGTON STREET, ALL TAKEN AS A TRACT IN THE
EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN
ELEVATION OF +13.97 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING
AN ELEVATION OF -4.86 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL
BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE
POINT OF INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 37,
AFORESaid, WITH THE WEST LINE OF NORTH STATE STREET AS ESTABLISHED BY ACT OF
LEGISLATURE ON MARCH 3, 1845, AFORESaid; THENCE SOUTH 00°00'00" WEST, ALONG SAID
WEST LINE, 1.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°53'55" WEST, 90.62
FEET; THENCE NORTH 00°00'00" EAST, 25.87 FEET; THENCE SOUTH 90°00'00" EAST, 12.21 FEET;
THENCE NORTH 00°00'00" EAST, 9.31 FEET; THENCE NORTH 90°00'00" WEST, 2.21 FEET;
THENCE NORTH 00°00'00" EAST, 8.53 FEET; THENCE NORTH 89°59'59" WEST, 10.00 FEET;
THENCE NORTH 00°00'00" EAST, 39.14 FEET; THENCE NORTH 45°00'00" WEST, 34.69 FEET;
THENCE NORTH 90°00'00" WEST, 28.35 FEET; THENCE NORTH 00°00'00" EAST, 18.20 FEET;
THENCE NORTH 90°00'00" WEST, 54.43 FEET; THENCE NORTH 00°00'00" EAST, 8.00 FEET;
THENCE SOUTH 90°00'00" EAST, 10.25 FEET; THENCE NORTH 00°00'00" EAST, 4.42 FEET;
THENCE NORTH 44°58'05" WEST, 22.89 FEET; THENCE NORTH 00°00'00" EAST, 11.20 FEET;

PARCEL MT-9

(UPPER LIMIT +689.50 C.C.D. LOWER LIMIT +117.83 C.C.D.)

THAT PART OF A TRACT OF LAND CONSISTING OF ALL LOTS, STREETS AND ALLEYS WITHIN
BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST
OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF
THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, TOGETHER WITH THE ADJOINING
VACATED PORTION OF WEST WASHINGTON STREET ALL TAKEN AS A TRACT LYING BELOW A
HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 FEET CHICAGO CITY DATUM AND
LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +117.83 FEET CHICAGO CITY
DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 37,
AFORESaid; THENCE SOUTH 00°01'10" WEST, ALONG THE SOUTHERLY EXTENSION OF THE
WEST LINE OF BLOCK 37, AFORESaid, 4.50 FEET TO A POINT ON THE SOUTH LINE OF THAT
PART OF WEST WASHINGTON STREET HERETOFORE VACATED BETWEEN ELEVATION +29.50
CHICAGO CITY DATUM AND ELEVATION +689.50 CHICAGO CITY DATUM, SAID POINT BEING THE
POINT OF BEGINNING; THENCE NORTH 00°01'10" EAST, ALONG THE WEST LINE OF SAID BLOCK
37, AND ITS SOUTHERLY EXTENSION, 123.50 FEET; THENCE SOUTH 90°00'00" EAST, 234.50
FEET; THENCE SOUTH 00°00'00" WEST, 127.50 FEET TO A POINT ON THE SOUTH LINE OF THAT
PART OF WEST WASHINGTON STREET HERETOFORE VACATED, AFORESaid; THENCE NORTH
88°54'02" WEST, ALONG THE AFORESaid SOUTH LINE, 208.58 FEET; THENCE NORTH
89°59'59" WEST, ALONG THE AFORESaid SOUTH LINE, 26.02 FEET TO THE POINT OF
BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

PARCEL MT-10

(NO UPPER LIMIT LOWER LIMIT +689.50 C.C.D.)

THAT PART OF A TRACT OF LAND CONSISTING OF ALL LOTS, STREETS AND ALLEYS WITHIN
BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST
OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF
THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, ALL TAKEN AS A TRACT LYING ABOVE A
HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 FEET CHICAGO CITY DATUM AND
LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS
FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 37, AFORESaid; THENCE
NORTH 00°01'10" EAST, ALONG THE WEST LINE OF SAID BLOCK 37, 119.00 FEET; THENCE
SOUTH 90°00'00" EAST, 234.50 FEET; THENCE SOUTH 00°00'00" WEST, 123.50 FEET TO A POINT
ON THE SOUTH LINE OF BLOCK 37, AFORESaid; THENCE NORTH 88°54'02" WEST, ALONG THE
AFORESaid SOUTH LINE, 234.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY,
ILLINOIS;

ALSO, EXCEPT THE CTA PARCELS FROM THE MAIN TRACT:

CTA PARCELS

CTA PARCEL B1-1

THAT PART OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO, TOGETHER WITH A STRIP OF LAND
LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST LINE OF STATE STREET AS
ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED
MARCH 3, 1845, TOGETHER WITH THAT PART OF VACATED NORTH STATE STREET, TOGETHER
WITH THAT PART OF VACATED WEST WASHINGTON STREET, ALL TAKEN AS A TRACT IN THE
EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN
ELEVATION OF +13.97 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING
AN ELEVATION OF -4.86 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL
BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE
POINT OF INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 37,
AFORESaid, WITH THE WEST LINE OF NORTH STATE STREET AS ESTABLISHED BY ACT OF
LEGISLATURE ON MARCH 3, 1845, AFORESaid; THENCE SOUTH 00°00'00" WEST, ALONG SAID
WEST LINE, 1.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°53'55" WEST, 90.62
FEET; THENCE NORTH 00°00'00" EAST, 25.87 FEET; THENCE SOUTH 90°00'00" EAST, 12.21 FEET;
THENCE NORTH 00°00'00" EAST, 9.31 FEET; THENCE NORTH 90°00'00" WEST, 2.21 FEET;
THENCE NORTH 00°00'00" EAST, 8.53 FEET; THENCE NORTH 89°59'59" WEST, 10.00 FEET;
THENCE NORTH 00°00'00" EAST, 39.14 FEET; THENCE NORTH 45°00'00" WEST, 34.69 FEET;
THENCE NORTH 90°00'00" WEST, 28.35 FEET; THENCE NORTH 00°00'00" EAST, 18.20 FEET;
THENCE NORTH 90°00'00" WEST, 54.43 FEET; THENCE NORTH 00°00'00" EAST, 8.00 FEET;
THENCE SOUTH 90°00'00" EAST, 10.25 FEET; THENCE NORTH 00°00'00" EAST, 4.42 FEET;
THENCE NORTH 44°58'05" WEST, 22.89 FEET; THENCE NORTH 00°00'00" EAST, 11.20 FEET;

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

LICENSE No. 184-005322

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

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

ALTA / ACSM Land Title Survey

108 North State Street-Retail
(less CTA and Media Parcels)

SEE PAGE 18 AND 19 FOR LEGAL
DESCRIPTIONS OF THE PROPERTY.

AREA OF PROPERTY AT GROUND LEVEL =
96,274 SQUARE FEET OR 2.2101 ACRES, MORE OR LESS.

SCHEDULE B NOTES:

W 24. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS EASEMENT PARCELS 1 & 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

X 25. TERMS OF THE 108 NORTH STATE STREET REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION (THE "CITY"), AND BLOCK 37, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DATED AS OF OCTOBER 15, 2005 TOGETHER WITH (I) THE LIMITED JOINDER THERETO DATED OCTOBER 27, 2006 BY THE CITY AND GD 22 W. WASHINGTON LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHICH WAS RECORDED IN THE COOK COUNTY RECORDER OF DEEDS ON NOVEMBER 6, 2006 AS DOCUMENT NUMBER 0631041143, (II) THE PARTIAL RELEASE AS TO 108 NORTH STATE STREET REDEVELOPMENT AGREEMENT BY THE CITY, BLOCK 37, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BLOCK 37 OFFICE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND 108 NORTH STATE STREET II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 6, 2006 AS DOCUMENT NUMBER 0631041144, (III) THAT CERTAIN LETTER DATED OCTOBER 19, 2005 FROM THE CITY TO BLOCK 37, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND (IV) THAT CERTAIN SIDE LETTER DATED NOVEMBER 8, 2005 BY AND BETWEEN THE CITY AND BLOCK 37, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

Y 26. RESERVATION IN FAVOR OF THE CITY OF CHICAGO FOR THE BENEFIT OF ALL PUBLIC AND PRIVATE ENTITIES WITH FACILITIES THAT SERVICES, SUCH AS BUT NOT LIMITED TO, CABLE, FIBER OPTIC, TELEPHONE AND TELEGRAPH, DATA TRANSMISSION, SEWER, WATER, ELECTRIC, GAS TO THE GENERAL PUBLIC, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT TO OPERATE, MAINTAIN, CONSTRUCT, REPLACE, RENEW ANY AND ALL FACILITIES AS MAY EXIST IN THE AREAS HEREIN VACATED, UNTIL SUCH TIME AS SUCH FACILITIES ARE RELOCATED, CONTAINED IN THE VACATION ORDINANCE RECORDED NOVEMBER 14, 2005 AS DOCUMENT NUMBER 0531834078 AND AS CONTAINED IN THE AMENDING VACATION ORDINANCE RECORDED AS DOCUMENT NUMBER 0531834080 (AFFECTS THE PORTION OF THE LAND INSURED HEREIN FALLING WITHIN THE VACATED STREETS AS DESCRIBED THEREIN)

Z 27. TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, DATED NOVEMBER 10, 2005 AND RECORDED NOVEMBER 14, 2005 AS DOCUMENT NUMBER 0531834084, MADE BY CHICAGO TRANSIT AUTHORITY, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS, 108 NORTH STATE STREET II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BLOCK 37, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND BLOCK 37 OFFICE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

SURVEYOR'S CERTIFICATION

STREET

WIDTH VARIES)

STREET

DRAWN MOVEABLE CONSTRUCTION FENCE
ICM -65.50 C.C.D TO +14.50 C.C.D

SOUTH LINE N. RANDOLPH ST. FROM +28.50 C.C.D TO +688.50 C.C.D

NORTH LINE BLOCK 37

RETAIL
R. PARCEL)

+28.50 C.C.D.
+14.50 C.C.D.

PRIVATE ALLEY BY AGREEMENT RECORDED OCTOBER 16, 1942 AS DOCUMENT NO. 10300

ASSESSORS DIVISION
CITY OF BOSTON
COMMERCIAL TAX MAP

WEST LINE OF N. STATE STREET, AS ESTABLISHED BY ACT OF LEGISLATURE ON MARCH 3, 1874

WEST LINE N. STATE ST. FROM +28.50 C.C.D TO +688.50 C.C.D

PLACE
20, 1989 AND
D. 89621866

4-STORY
GLASS AND METAL
BUILDING
FACADE PARTIALLY BUILT
AT FIRST FLOOR
APPROXIMATE LIMITS OF PLANNED PEDWAY

1-1/2' ABOVE CURB C.C.D
LIMITS OF PLANNED PEDWAY
APPROXIMATE
LIMITS OF PLANNED PEDWAY
APPROXIMATE
LIMITS OF PLANNED PEDWAY

2-1/2' ABOVE CURB C.C.D
LIMITS OF PLANNED PEDWAY
APPROXIMATE
LIMITS OF PLANNED PEDWAY
APPROXIMATE
LIMITS OF PLANNED PEDWAY

WEST RANDOLPH

PUBLIC STREET (ROW)

TEMP

SOUTH LINE W. RANDOLPH ST. F

SOUTH LINE W. RANDOLPH ST. BELOW -85.50 C.C.D ALSO ABOVE 689.50

SOUTH LINE W. RANDOLPH ST. FROM +14.50 C.C.D TO +29.50 C.C.

VACATED WEST RANDOLPH STREET
UPPER LIMIT +14.50 C.C.D.
LOWER LIMIT -85.50 C.C.D.

VACATED WEST RANDOLPH STREET
UPPER LIMIT +29.50 C.C.D.
LOWER LIMIT +14.50 C.C.D.

VACATED WEST RANDOLPH STREET
UPPER LIMIT +85.50 C.C.D.
LOWER LIMIT -85.50 C.C.D.

LINE OF BUILDING AT SECOND FLOOR

EAST LINE N. DEARBORN ST. FROM -85.50 C.C.D TO +14.50 C.C.D

EAST LINE N. DEARBORN ST. BELOW -85.50 C.C.D. ALSO ABOVE +14.50 C.C.D

VACATED NORTH DEARBORN STREET
UPPER LIMIT +14.50 C.C.D.
LOWER LIMIT -85.50 C.C.D.

LINE OF BUILDING AT SECOND FLOOR

GRASSY DIVISION OF LOTS 2, 4 & 5 OF BLOCK 1214 IN THE ORIGINAL TOWN OF CHICAGO

PART OF (REMAINDER)

UPPER LIMIT
LOWER LIMIT

ACCESS EASEMENT RECORDED 11-14-2005
PER DOCUMENT 0531834088 NO UPPER
LIMIT LOWER LIMIT -85.50 C.C.D.

NORTH LINE OF THE SOUTH HALF
OF VACATED COURT PLACE ALSO
NORTH LINE CORNER PROPERTY

CINDER BLOCK WALL UNDER CONSTRUCTION

EASEMENT FOR COMMONWEALTH
EDISON RECORDED DEC. 29, 1989 AS
DOC. 63621671 - 589013072

EDISON ACCESS CORRIDOR AS
CONTAINED IN DOC. NO. 63621671
RECORDED DEC. 29, 1989

ROAD

FIRE ESCAPE

0.03' W

79.77

NORTH LINE OF LOT 5

EASEMENT PARCEL 1

SUB-SURFACE EASEMENT RECORDED

NOV. 14, 2005 AS DOCUMENT 0531834088

UL -114.50 C.C.D. LL -110.00 C.C.D.

BRICK BUILDING

VACATED WEST COURT

VACATED BY ORDINANCE DATED DEC.

RECORDED DEC. 29, 1989 AS DOC. NO.

NORTHEAST CORNER OF LOT

5 ORIGINAL TOWN OF CHICAGO

IRREGULAR CONCRETE

OVER BRICK CORNER

0.03' F.I.T. GROUND

WEAS. 01-27-2008

IRREGULAR CONCRETE

OVER BRICK CORNER

STREET

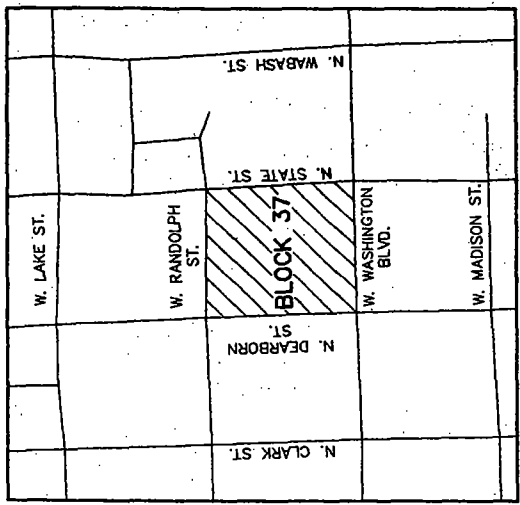
TEMPORARY MOVEABLE CONSTRUCTION FENCE

PUBLIC STREET (ROW WIDTH VARIES)

OLD BLUE LINE VENT
BLOCK COURSE AT
BY LEVEL

WEST CORNER OF LOT 5
ORIGINAL TOWN OF CHICAGO

WEST WALL
UNDER CONSTRUCTION

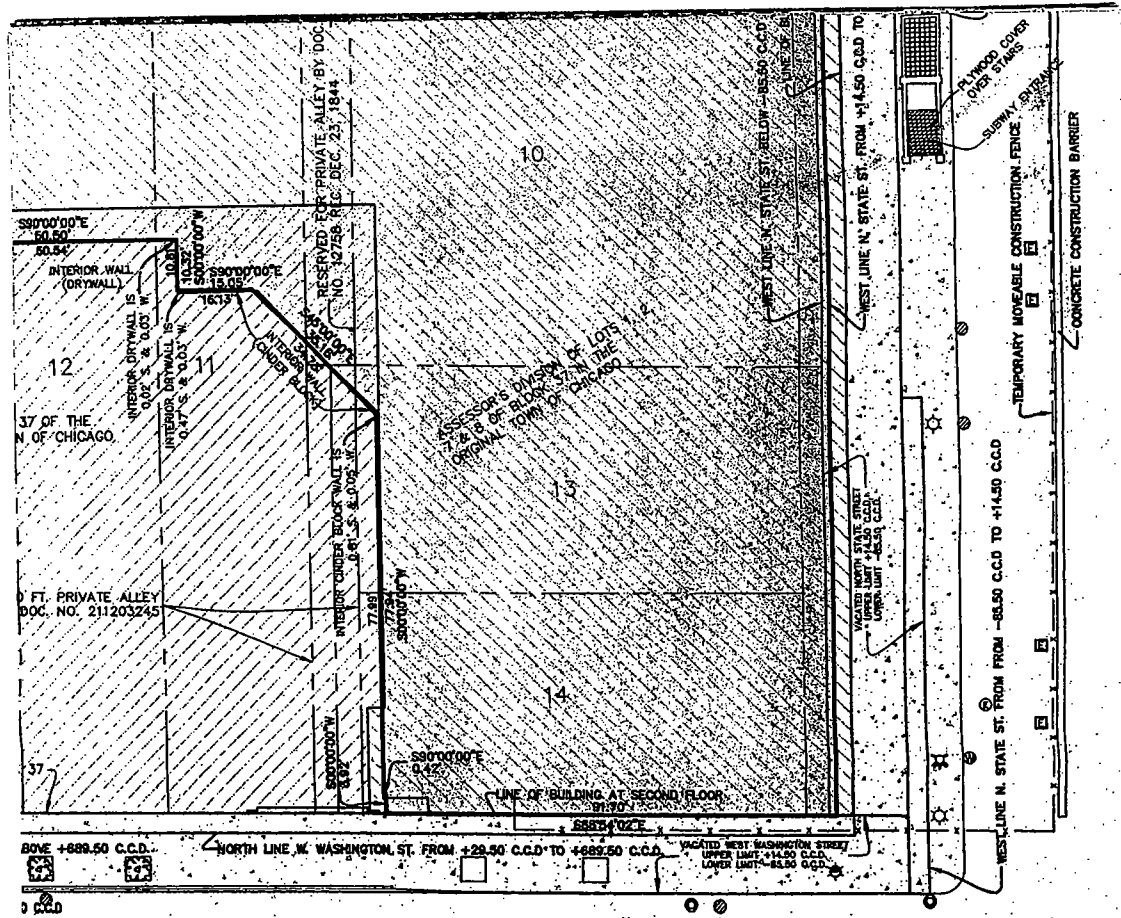


VICINITY MAP
NO SCALE

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 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



PUBLIC STREET
 (WIDTH VARIES)

STREET

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER WARRANTS THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS FAR AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT LOCATED THE UNDERGROUND UTILITIES.

CALL DIGGER - (312) 744-7000 WITHIN THE CITY OF CHICAGO.

OUTSIDE OF THE CITY OF CHICAGO CALL J.U.L.I.E. (800) 892-0123 PRIOR TO CONSTRUCTION OR EXCAVATION.

NORTH STATE

I, _____, DULY REGISTERED AND LICENSED IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY TO:

108 N. STATE RETAIL LLC;
CITY OF CHICAGO;
CHICAGO TITLE INSURANCE COMPANY;
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION,
AS AGENT;
AND TOGETHER WITH EACH OF THE FOREGOING PARTIES RESPECTIVE SUCCESSORS AND/OR ASSIGNS,

THAT THIS PLAT OF SURVEY REPRESENTS A TRUE AND ACCURATE ALTA/ACSM SURVEY MADE BY ME ON DECEMBER 10, 2008, OF THE FOLLOWING DESCRIBED PROPERTY:

SEE LEGAL DESCRIPTIONS AFFIXED TO PAGE 18 AND 19 OF THIS SURVEY FOR: RETAIL (REMAINDER PARCEL);

SEE LEGAL DESCRIPTIONS AFFIXED TO PAGE 17 OF THIS SURVEY FOR: EASEMENT PARCEL 1, EASEMENT PARCEL 2 (NOT PLATTED);

A) THIS LAND SURVEY PLAT HAS BEEN PREPARED BASED UPON FIELD WORK CONDUCTED ON THE PROPERTY SHOWN HEREON, PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON DECEMBER 10, 2008;

B) THE DESCRIPTION OF PROPERTY SHOWN HEREON CONFORMS TO THE DESCRIPTION SHOWN IN THE COMMITMENT FOR TITLE INSURANCE, APPLICATION NO. 1401 008452338 D2, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED NOVEMBER 24, 2008, AND SUCH DESCRIPTION CLOSES BY ENGINEERING CALCULATION;

C) THIS SURVEY PLAT ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF ALL BOUNDARIES OF THE PROPERTY, AND ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, BUILDING SETBACK LINES, PARTY WALLS, DITCHES, FLOOD PLAINS, WATERWAYS, BODIES OF WATER, FENCES, EASEMENTS AS LISTED IN SAID TITLE COMMITMENT, RIGHTS-OF-WAY, UTILITIES SERVING SAID PROPERTY, STREETS, ALLEYS, CURBS, DRIVEWAYS, CURB CUTS, AND OTHER SIGNIFICANT VISIBLE ITEMS LOCATED ON, ADJACENT TO, APPURTENANT TO OR WHICH AFFECTS THE SUBJECT PROPERTY, AND ARE DISCOVERABLE UPON VISUAL INSPECTION, OR OTHERWISE KNOWN TO ME; AS OF THE DATE OF THIS SURVEY THE PROPERTY IS UNDER CONSTRUCTION;

D) ALL INFORMATION SHOWN HEREON IS TRUE, ACCURATE, AND COMPLETE TO THE BEST OF MY KNOWLEDGE;

E) THIS SURVEY PLAT ACCURATELY SHOWS (I) THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR PROPERTY LINES OF THE PROPERTY AND ANY EASEMENTS LOCATED ON OR AFFECTING THE PROPERTY, AND (II) THE DIMENSIONS OF ALL IMPROVEMENTS ON THE PROPERTY AT GROUND SURFACE LEVEL AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE PROPERTY;

F) THE SUBJECT PROPERTY CONTAINS THE AREA IN SQUARE FEET AT GROUND LEVEL AS SHOWN PAGE 1.

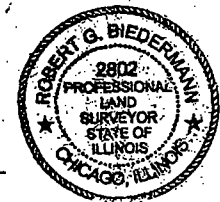
G) EXCEPT AS SHOWN ON THE SURVEY PLAT, THERE ARE NO OTHER BUILDING SET-BACK LINES OF RECORD; AND THIS SURVEY PLAT WAS MADE (I) THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 2, 3, 4, 8, 10, 11A, 13, 14 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IF EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FIELD MEASUREMENTS COMPLETED ON DECEMBER 10, 2008.

SIGNED ON Dec 18, 2008

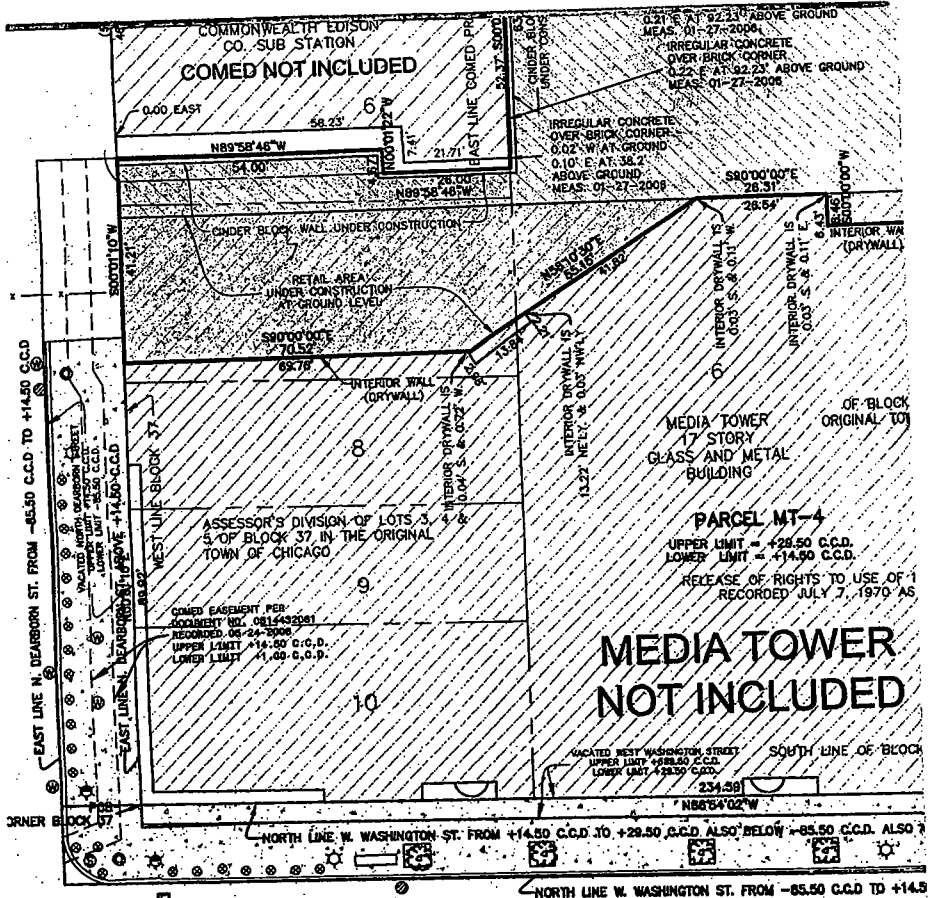
BY: Robert G. Biederlman

PROFESSIONAL ILLINOIS LAND SURVEYOR # 2802
MY LICENSE EXPIRES NOVEMBER 30, 2010.

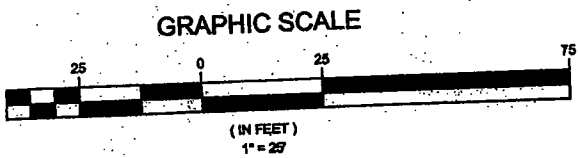


D SURVEY
WARRANTY
LIES IN THE
DEEDS NOT
LOCATION
ACCURATELY
PHYSICALLY

10



WEST WASHINGTON



Electric Pad		Auto Sprinkler
Electric Pedestal		Hose Connection
Electric Light Pole		Fire Alarm
Electric Traffic Signal		Flag Pole

PROPERTY IS UNDER CONSTRUCTION AS OF DECEMBER 10, 2008.

IN THE EAST PART OF THE SOUTHEAST QUARTER OF
 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN
 BY CANAL COMMISSIONERS AUGUST 4, 1830, RECORDED MAY 29, 1837.

PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA BUT APPEARS IN ZONE X,
 OUTSIDE 500 YEAR FLOOD, AS PER INSURANCE RATE MAP, COOK COUNTY,
 COMMUNITY PANEL NO. 17031C0419 F EFFECTIVE DATE NOVEMBER 6, 2000.

AS INDICATED OTHERWISE RECORD DISTANCES AND MEASURED DISTANCES
 ARE THE SAME.

ALL DIMENSIONS ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. COMPARE ALL
 DIMENSIONS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES
 IF DAMAGE IS DONE.

ALL DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

NO MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST.

UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND
 MERIDIAN DATUM IF USED IS ASSUMED.

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TOPPER LIMIT = +29.50 C.C.D.
LOWER LIMIT = +14.50 C.C.D.

REVISED: 12-17-2008 CERTIFICATION DATE [RJT]

PREPARED BY: 108 N STATE RETAIL LLC C/O JOSEPH FREED	CHECKED: []	DRAWN: RJT
ADDRESS: BLOCK 37 RETAIL PARCEL		
GREMLEY & BIEDERMANN <small>A DIVISION OF</small> PLCS, CORPORATION <small>LICENSE NO. 184-005322</small> <small>PROFESSIONAL LAND SURVEYORS</small> 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 <small>TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM</small>		
PROJECT NO. 008-12149-001	DATE: DECEMBER 10, 2008 SCALE: 1 INCH = 25 FEET	PAGE NO. 1 OF 19

\\CAD\2008\2008-12149\dwg\2008-12149-001A.dwg

THAT PART OF VACATED WEST
EAST PART OF THE SOUTHEAST QUARTER
OF THE THIRD PRINCIPAL MERIDIAN, ALL
LINE HAVING AN ELEVATION OF -14.17
TAL PLANE HAVING AN ELEVATION OF
ORIZONTAL BOUNDARIES PROJECTED
ING AT THE INTERSECTION OF THE
OLPH STREET, AFORESAID, WITH THE
NORN STREET, AFORESAID, THENCE
NORTH LINE, 18.29 FEET; THENCE
BEGINNING; THENCE SOUTH 00°03'05"
0 FEET; THENCE NORTH 00°03'05" EAST,
TO THE POINT OF BEGINNING, IN COOK

AGO, TOGETHER WITH A STRIP OF LAND
EST LINE OF STATE STREET AS
STATE OF ILLINOIS, APPROVED
ED NORTH STATE STREET, TOGETHER
FEET, TOGETHER WITH THAT PART OF
H THAT PART OF VACATED WEST
ST PART OF THE SOUTHEAST QUARTER
OF THE THIRD PRINCIPAL MERIDIAN, ALL
NE HAVING AN ELEVATION OF -14.17
AL PLANE HAVING AN ELEVATION OF
ORIZONTAL BOUNDARIES PROJECTED
ING AT THE INTERSECTION OF THE
LPH STREET, AFORESAID, WITH THE
ORN STREET, AFORESAID, THENCE
ORTH LINE, 18.29 FEET; THENCE
EGINNING; THENCE SOUTH 00°03'05"
FEET); THENCE NORTH 00°03'05" EAST,
TO THE POINT OF BEGINNING, IN COOK

YING WEST AND ADJOINING BLOCK 37
IF THE SOUTHEAST QUARTER OF
THE THIRD PRINCIPAL MERIDIAN, LYING
OF 4.88 CHICAGO CITY DATUM AND
TION OF 46.00 CHICAGO CITY DATUM
JECTED VERTICALLY AND DESCRIBED
NER OF BLOCK 37, AFORESAID;
E THEREOF, 161.29 FEET; THENCE
GINNING, THENCE SOUTH 00°28'45"
THE COMMONWEALTH EDISON
WEST, ALONG THE LAST MENTIONED
ON THE WEST LINE OF THAT PART OF
ENCE NORTH 00°01'10" EAST, ALONG
SOUTH 89°07'30" EAST, 16.85 FEET TO
TOGETHER WITH

GO IN THE EAST PART OF THE
RTH, RANGE 14 EAST OF THE THIRD
WE HAVING AN ELEVATION OF -26.86
L PLANE HAVING AN ELEVATION OF
RIZONTAL BOUNDARIES PROJECTED
ING AT THE POINT OF INTERSECTION
BLOCK 37, AFORESAID, WITH THE
BY ACT OF LEGISLATURE ON MARCH 3,
H LINE OF BLOCK 37 AND ITS
DE NORTH 01°05'58" EAST, 122.36 FEET
WEST, 10.25 FEET; THENCE NORTH
IT, 10.25 FEET; THENCE SOUTH
IN COOK COUNTY, ILLINOIS;

OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS
INTERSECTION OF THE EASTERLY EXTENSION OF
, WITH THE WEST LINE OF NORTH STATE STREET
ON MARCH 3, 1845, AFORESAID; THENCE NORTH
OF BLOCK 37 AND ITS EASTERLY EXTENSION,
1°05'58" EAST, 25.10 FEET TO THE POINT OF
IT, 12.54 FEET; THENCE NORTH 00°00'00" EAST, 17.83
3 FEET; THENCE SOUTH 00°00'00" WEST, 8.63 FEET;
THENCE SOUTH 00°00'00" WEST, 9.31 FEET TO THE
ILLINOIS; TOGETHER WITH

VN OF CHICAGO, TOGETHER WITH A STRIP OF LAND
K 37 AND WEST LINE OF STATE STREET AS
URE OF THE STATE OF ILLINOIS, APPROVED
T OF VACATED NORTH STATE STREET, TOGETHER
INGTON STREET, TOGETHER WITH THAT PART OF
ETHER WITH THAT PART OF VACATED WEST
T IN THE EAST PART OF THE SOUTHEAST QUARTER
E 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
G AN ELEVATION OF -25.68 CHICAGO CITY DATUM
AVING AN ELEVATION OF -45.00 CHICAGO CITY
BOUNDARIES PROJECTED VERTICALLY AND
THE POINT OF INTERSECTION OF THE EASTERLY
37, AFORESAID, WITH THE WEST LINE OF NORTH
LEGISLATURE ON MARCH 3, 1845, AFORESAID;
WEST LINE OF NORTH STATE STREET,
BEGINNING; THENCE NORTH 88°25'23" WEST, 32.24
3 FEET; THENCE SOUTH 45°01'55" WEST, 6.58 FEET;
THENCE NORTH 49°01'55" EAST, 6.58 FEET;
THENCE SOUTH 45°01'55" WEST, 4.41 FEET;
THENCE NORTH 00°00'00" EAST, 18.83 FEET;
THENCE NORTH 00°03'05" EAST, 94.60 FEET;
THENCE NORTH 45°01'55" EAST, 3.58 FEET;
THENCE SOUTH 80°00'00" EAST, 17.08 FEET;
THENCE SOUTH 90°00'00" EAST, 23.00 FEET;
THENCE SOUTH 45°06'56" WEST, 14.44 FEET;
THENCE SOUTH 90°00'00" EAST, 26.82 FEET;
THENCE NORTH 88°25'23" WEST, 15.22 FEET TO
ILLINOIS; TOGETHER WITH

OF CHICAGO, TOGETHER WITH A STRIP OF LAND
37 AND WEST LINE OF STATE STREET AS
RE OF THE STATE OF ILLINOIS, APPROVED
OF VACATED NORTH STATE STREET, TOGETHER
GTON STREET, TOGETHER WITH THAT PART OF
THER WITH THAT PART OF VACATED WEST
IN THE EAST PART OF THE SOUTHEAST QUARTER
14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
AN ELEVATION OF -4.87 CHICAGO CITY DATUM
VING AN ELEVATION OF -45.00 CHICAGO CITY
BOUNDARIES PROJECTED VERTICALLY AND
POINT OF INTERSECTION OF THE SOUTH LINE
ON STREET; AFORESAID, WITH THE EAST LINE
REET, AFORESAID; THENCE NORTH 88°54'02"
LINE, 82.36 FEET; THENCE NORTH 00°00'00" EAST,
3.54 FEET; THENCE NORTH 00°45'20" EAST, 63.12
ET; THENCE SOUTH 00°00'00" WEST, 64.87 FEET
TY, ILLINOIS; TOGETHER WITH

VACATED NORTH DEARBORN STREET, TOGETHER WITH
RANDOLPH STREET, ALL TAKEN AS A TRACT IN THE E
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST
TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PL
CHICAGO CITY DATUM AND LYING ABOVE A HORIZON
-32.22 CHICAGO CITY DATUM AND LYING WITHIN ITS H
VERTICALLY AND DESCRIBED AS FOLLOWS: COMMEN
NORTH LINE OF THAT PART OF VACATED WEST RAND
WEST LINE OF THAT PART OF VACATED NORTH DEAR
SOUTH 89°08'58" EAST, ALONG THE LAST MENTIONED
SOUTH 00°03'05" WEST, 24.34 FEET TO THE POINT OF
WEST, 28.75 FEET; THENCE SOUTH 89°56'55" EAST, 3.0
28.75 FEET; THENCE NORTH 89°56'55" WEST, 3.00 FEET
COUNTY, ILLINOIS; TOGETHER WITH

CTA PARCEL 84-1G

THAT PART OF BLOCK 37 OF ORIGINAL TOWN OF CHIC
LYING EAST OF AND ADJOINING SAID BLOCK 37 AND W
ESTABLISHED BY AN ACT OF THE LEGISLATURE OF TH
MARCH 3, 1845, TOGETHER WITH THAT PART OF VACA
WITH THAT PART OF VACATED WEST WASHINGTON ST
VACATED NORTH DEARBORN STREET, TOGETHER WITH
RANDOLPH STREET, ALL TAKEN AS A TRACT IN THE EA
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST
TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PL
CHICAGO CITY DATUM AND LYING ABOVE A HORIZON
-32.22 CHICAGO CITY DATUM AND LYING WITHIN ITS H
VERTICALLY AND DESCRIBED AS FOLLOWS: COMMEN
NORTH LINE OF THAT PART OF VACATED WEST RANDO
WEST LINE OF THAT PART OF VACATED NORTH DEARB
SOUTH 89°08'58" EAST, ALONG THE LAST MENTIONED
SOUTH 00°03'05" WEST, 77.71 FEET TO THE POINT OF B
WEST, 24.53 FEET; THENCE SOUTH 89°56'55" EAST, 3.00
24.53 FEET; THENCE NORTH 89°56'55" WEST, 3.00 FEET
COUNTY, ILLINOIS; TOGETHER WITH

CTA PARCEL 84-2

THAT PART OF VACATED NORTH DEARBORN STREET I
OF ORIGINAL TOWN OF CHICAGO, IN THE EAST PART O
SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF
BELOW A HORIZONTAL PLANE HAVING AN ELEVATION O
LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEV
AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PRO
AS FOLLOWS: COMMENCING AT THE NORTHWEST COR
THENCE SOUTH 00°01'10" WEST, ALONG THE WEST LINE
NORTH 89°01'30" WEST, 0.44 FEET TO THE POINT OF BE
WEST, 30.00 FEET TO A POINT ON THE NORTH LINE OF
PROPERTY EXTENDED WEST; THENCE NORTH 89°01'30"
NORTH LINE EXTENDED WEST, 15.61 FEET TO A POINT
VACATED NORTH DEARBORN STREET, AFORESAID; TH
THE LAST MENTIONED WEST LINE, 30.00 FEET; THENCE
THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

CTA PARCEL 84-3

THAT PART OF BLOCK 37 OF ORIGINAL TOWN OF CHIC
SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 N
PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PL
CHICAGO CITY DATUM AND LYING ABOVE A HORIZON
-45.00 CHICAGO CITY DATUM AND LYING WITHIN ITS H
VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENC
OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF
WEST LINE OF NORTH STATE STREET AS ESTABLISHED
1845; THENCE NORTH 88°54'02" WEST, ALONG THE SOUT
EASTERLY EXTENSION, AFORESAID, 180.04 FEET; THEN
TO THE POINT OF BEGINNING; THENCE NORTH 80°00'00"
00°00'00" EAST, 8.33 FEET; THENCE SOUTH 90°00'00" EA
00°00'00" WEST, 8.33 FEET TO THE POINT OF BEGINNING

VACATED NORTH DEARBORN STREET, TOGETHER WITH
RANDOLPH STREET, ALL TAKEN AS A TRACT IN THE E
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST
TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PL
CHICAGO CITY DATUM AND LYING ABOVE A HORIZO
-32.22 CHICAGO CITY DATUM AND LYING WITHIN ITS H
VERTICALLY AND DESCRIBED AS FOLLOWS: COMMEN
NORTH LINE OF THAT PART OF VACATED WEST DEAR
WEST LINE OF THAT PART OF VACATED NORTH DEAR
SOUTH 89°08'58" EAST, ALONG THE LAST MENTIONED
SOUTH 00°03'05" WEST, 24.34 FEET TO THE POINT OF I
WEST, 28.75 FEET; THENCE SOUTH 89°56'55" EAST, 3.0
28.75 FEET; THENCE NORTH 89°56'55" WEST, 3.00 FEET
COUNTY, ILLINOIS; TOGETHER WITH

CTA PARCEL B4-16
THAT PART OF BLOCK 37 OF ORIGINAL TOWN OF CHIC
LYING EAST OF AND ADJOINING SAID BLOCK 37 AND W
ESTABLISHED BY AN ACT OF THE LEGISLATURE OF TH
MARCH 3, 1845, TOGETHER WITH THAT PART OF VACA
WITH THAT PART OF VACATED WEST WASHINGTON ST
VACATED NORTH DEARBORN STREET, TOGETHER WITH
RANDOLPH STREET, ALL TAKEN AS A TRACT IN THE E
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST
TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PL
CHICAGO CITY DATUM AND LYING ABOVE A HORIZO
-32.22 CHICAGO CITY DATUM AND LYING WITHIN ITS H
VERTICALLY AND DESCRIBED AS FOLLOWS: COMMEN
NORTH LINE OF THAT PART OF VACATED WEST DEAR
WEST LINE OF THAT PART OF VACATED NORTH DEAR
SOUTH 89°08'58" EAST, ALONG THE LAST MENTIONED
SOUTH 00°03'05" WEST, 24.34 FEET TO THE POINT OF I
WEST, 28.75 FEET; THENCE SOUTH 89°56'55" EAST, 3.0
28.75 FEET; THENCE NORTH 89°56'55" WEST, 3.00 FEET
COUNTY, ILLINOIS; TOGETHER WITH

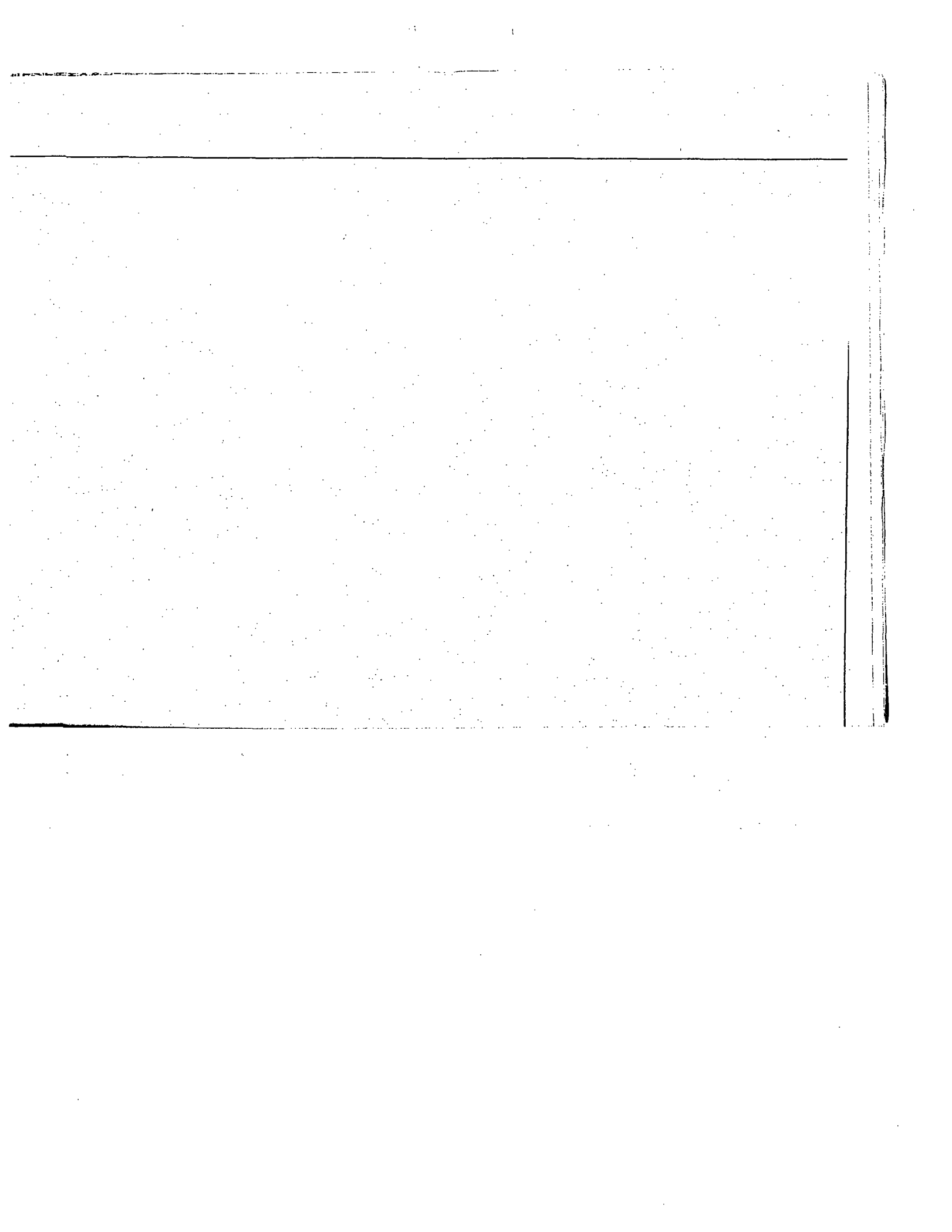
CTA PARCEL B4-2
THAT PART OF VACATED NORTH DEARBORN STREET I
OF ORIGINAL TOWN OF CHICAGO, IN THE EAST PART C
SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF
BELOW A HORIZONTAL PLANE HAVING AN ELEVATION O
LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEV
AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PRO
AS FOLLOWS: COMMENCING AT THE NORTHWEST COR
THENCE SOUTH 00°01'10" WEST, ALONG THE WEST LINE
NORTH 89°01'30" WEST, 0.44 FEET TO THE POINT OF BE
WEST, 30.00 FEET TO A POINT ON THE NORTH LINE OF
PROPERTY EXTENDED WEST; THENCE NORTH 89°01'30"
NORTH LINE EXTENDED WEST, 15.61 FEET TO A POINT I
VACATED NORTH DEARBORN STREET, AFORESAID; TH
THE LAST MENTIONED WEST LINE, 30.00 FEET; THENCE
THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

CTA PARCEL B4-3
THAT PART OF BLOCK 37 OF ORIGINAL TOWN OF CHICA
SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 N
PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PL
CHICAGO CITY DATUM AND LYING ABOVE A HORIZO
-45.00 CHICAGO CITY DATUM AND LYING WITHIN ITS HO
VERTICALLY AND DESCRIBED AS FOLLOWS: COMMEN
OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF
WEST LINE OF NORTH STATE STREET AS ESTABLISHED
1845; THENCE NORTH 88°54'02" WEST, ALONG THE SOU
EASTERLY EXTENSION, AFORESAID, 190.04 FEET; THEN
TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00"
00°00'00" EAST, 8.33 FEET; THENCE SOUTH 90°00'00"
00°00'00" WEST, 8.33 FEET TO THE POINT OF BEGINNING

RTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS
ING AT THE POINT OF INTERSECTION OF THE EASTERLY EXTENSION OF
BLOCK 37, AFORESAID, WITH THE WEST LINE OF NORTH STATE STREET
/ACT OF LEGISLATURE ON MARCH 3, 1845, AFORESAID; THENCE NORTH
NG THE SOUTH LINE OF BLOCK 37 AND ITS EASTERLY EXTENSION,
FEET; THENCE NORTH 01°06'58" EAST, 26.10 FEET TO THE POINT OF
E NORTH 90°00'00" WEST, 12.54 FEET; THENCE NORTH 00°00'00" EAST, 17.83
TH 90°00'00" EAST, 10.33 FEET; THENCE SOUTH 00°00'00" WEST, 6.53 FEET;
00°00" EAST, 2.21 FEET; THENCE SOUTH 00°00'00" WEST, 9.31 FEET TO THE
S), IN COOK COUNTY, ILLINOIS; TOGETHER WITH

CK 37 OF ORIGINAL TOWN OF CHICAGO, TOGETHER WITH A STRIP OF LAND
ADJOINING SAID BLOCK 37 AND WEST LINE OF STATE STREET AS
FACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED
ETHER WITH THAT PART OF VACATED NORTH STATE STREET, TOGETHER
; VACATED WEST WASHINGTON STREET, TOGETHER WITH THAT PART OF
EARBORN STREET, TOGETHER WITH THAT PART OF VACATED WEST
ALL TAKEN AS A TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER
NSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
HORIZONTAL PLANE HAVING AN ELEVATION OF -25.66 CHICAGO CITY DATUM
HORIZONTAL PLANE HAVING AN ELEVATION OF -45.00 CHICAGO CITY
WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND
OWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY
SOUTH LINE OF BLOCK 37, AFORESAID, WITH THE WEST LINE OF NORTH
STABLISHED BY ACT OF LEGISLATURE ON MARCH 3, 1845, AFORESAID;
00'00" WEST, ALONG THE WEST LINE OF NORTH STATE STREET,
ET TO THE POINT OF BEGINNING; THENCE NORTH 88°25'23" WEST, 32.24
TH 44°58'05" WEST, 246.03 FEET; THENCE SOUTH 45°01'55" WEST, 6.58 FEET;
30'05" WEST, 18.14 FEET; THENCE NORTH 45°01'55" EAST, 6.58 FEET;
30'05" WEST, 14.33 FEET; THENCE SOUTH 45°01'55" WEST, 4.41 FEET;
30'05" WEST, 12.58 FEET; THENCE NORTH 00°00'00" EAST, 18.83 FEET;
30'05" WEST, 107.08 FEET; THENCE NORTH 00°03'05" EAST, 94.80 FEET;
30'05" EAST, 58.35 FEET; THENCE NORTH 45°01'55" EAST, 3.58 FEET;
18'05" EAST, 186.72 FEET; THENCE SOUTH 90°00'00" EAST, 17.08 FEET;
30'05" EAST, 61.87 FEET; THENCE SOUTH 90°00'00" EAST, 23.00 FEET;
30'00" WEST, 19.33 FEET; THENCE SOUTH 45°08'58" WEST, 14.44 FEET;
18'36" EAST, 74.81 FEET; THENCE SOUTH 90°00'00" EAST, 28.82 FEET;
18'20" WEST, 79.38 FEET; THENCE NORTH 88°25'23" WEST, 15.22 FEET TO
NNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

CK 37 OF ORIGINAL TOWN OF CHICAGO, TOGETHER WITH A STRIP OF LAND
ADJOINING SAID BLOCK 37 AND WEST LINE OF STATE STREET AS
FACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED
ETHER WITH THAT PART OF VACATED NORTH STATE STREET, TOGETHER
VACATED WEST WASHINGTON STREET, TOGETHER WITH THAT PART OF
ARBORN STREET, TOGETHER WITH THAT PART OF VACATED WEST
ALL TAKEN AS A TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER
NSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
HORIZONTAL PLANE HAVING AN ELEVATION OF -4.97 CHICAGO CITY DATUM
HORIZONTAL PLANE HAVING AN ELEVATION OF -45.00 CHICAGO CITY
WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND
OWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE
VACATED WEST WASHINGTON STREET, AFORESAID, WITH THE EAST LINE
VACATED NORTH STATE STREET, AFORESAID; THENCE NORTH 88°54'02"
AST MENTIONED SOUTH LINE, 62.38 FEET; THENCE NORTH 00°00'00" EAST,
SOUTH 88°25'23" EAST, 50.54 FEET; THENCE NORTH 00°46'20" EAST, 53.12
H 90°00'00" EAST, 1.13 FEET; THENCE SOUTH 00°00'00" WEST, 64.87 FEET
GINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH



CTA PARCEL B1-3B

THAT PART OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO TOGETHER WITH THAT PART OF VACATED NORTH DEARBORN STREET, ALL TAKEN AS A TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -3.79 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 37, AFORESAID; THENCE SOUTH 00°01'10" WEST, ALONG THE WEST LINE THEREOF, 14.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°00'00" EAST, 1.98 FEET; THENCE SOUTH 00°03'05" WEST, 38.50 FEET; THENCE SOUTH 89°59'53" WEST, 18.25 FEET; THENCE NORTH 00°01'10" EAST, 38.50 FEET; THENCE SOUTH 90°00'00" EAST, 16.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

CTA PARCEL B1-4

THAT PART OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.50 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -4.86 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 37, AFORESAID; THENCE SOUTH 00°01'10" WEST, ALONG THE WEST LINE THEREOF, 157.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'10" WEST, ALONG THE LAST MENTIONED WEST LINE, 15.28 FEET; THENCE SOUTH 89°57'47" EAST, 34.07 FEET; THENCE NORTH 00°02'13" EAST, 15.28 FEET; THENCE NORTH 89°57'47" WEST, 34.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

CTA PARCEL B1-5

THAT PART OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.75 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -4.86 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 37, AFORESAID; THENCE SOUTH 00°01'10" WEST, ALONG THE WEST LINE THEREOF, 172.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'10" WEST, ALONG THE LAST MENTIONED WEST LINE, 19.00 FEET TO A POINT ON THE NORTH LINE OF THE COMMONWEALTH EDISON PROPERTY; THENCE SOUTH 89°01'30" EAST, ALONG THE LAST MENTIONED NORTH LINE, 4.06 FEET; THENCE NORTH 00°00'05" WEST, 19.06 FEET; THENCE NORTH 89°57'47" WEST, 4.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

CTA PARCEL B2-1

THAT PART OF BLOCK 37 OF ORIGINAL TOWN OF CHICAGO, TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, TOGETHER WITH THAT PART OF VACATED WEST WASHINGTON STREET, TOGETHER WITH THAT PART OF VACATED NORTH DEARBORN STREET, TOGETHER WITH THAT PART OF VACATED WEST RANDOLPH STREET, ALL TAKEN AS A TRACT IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF -4.86 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -14.66 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 37, AFORESAID, WITH THE WEST LINE OF NORTH STATE STREET AS ESTABLISHED BY ACT OF LEGISLATURE ON MARCH 3, 1845, AFORESAID; THENCE NORTH 88°54'02" WEST, ALONG THE SOUTH LINE OF BLOCK 37 AND ITS EASTERLY EXTENSION, AFORESAID, 10.68 FEET; THENCE NORTH 01°05'58" EAST, 19.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, 18.95 FEET; THENCE NORTH 44°58'05" WEST, 80.54 FEET; THENCE SOUTH 00°00'04" EAST, 28.53 FEET; THENCE NORTH 90°00'00" WEST, 5.20 FEET; THENCE NORTH 00°00'04" WEST, 23.33 FEET; THENCE SOUTH 45°01'55" WEST, 8.90 FEET; THENCE NORTH 44°58'05" WEST, 8.83 FEET; THENCE SOUTH 45°01'55" WEST, 10.84 FEET; THENCE NORTH 43°07'59" WEST, 23.97 FEET; THENCE NORTH 34°03'23" WEST, 10.33 FEET; THENCE NORTH 41°59'02" WEST, 34.44 FEET; THENCE NORTH 90°00'00" WEST, 71.86 FEET; THENCE NORTH 50°07'57" WEST, 18.15 FEET; THENCE SOUTH 90°00'00" EAST, 25.60 FEET; THENCE SOUTH 44°58'05" EAST, 1.12 FEET; THENCE SOUTH 89°58'05" EAST, 4.24 FEET; THENCE NORTH 45°01'55" EAST, 1.13 FEET; THENCE SOUTH 90°00'00" EAST, 8.72 FEET; THENCE NORTH 00°00'00" EAST, 25.82 FEET; THENCE NORTH 44°58'05" WEST, 46.99 FEET; THENCE NORTH 90°00'00" WEST, 10.73 FEET TO A POINT ON THE EAST LINE OF THE COMMONWEALTH EDISON PROPERTY; THENCE NORTH 00°01'45" EAST, ALONG THE LAST MENTIONED EAST LINE, 11.11 FEET TO THE NORTHEAST CORNER OF THE COMMONWEALTH EDISON PROPERTY; THENCE NORTH 00°00'00" WEST, 11.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOGETHER WITH

CHICAGO, TOGETHER WITH A STRIP OF LAND
WEST LINE OF STATE STREET AS
THE STATE OF ILLINOIS, APPROVED
DATED NORTH STATE STREET, TOGETHER
STREET, TOGETHER WITH THAT PART OF
WITH THAT PART OF VACATED WEST
EAST PART OF THE SOUTHEAST QUARTER
OF THE THIRD PRINCIPAL MERIDIAN,
ELEVATION OF -14.17 CHICAGO CITY DATUM
N ELEVATION OF -32.22 CHICAGO CITY
ARIES PROJECTED VERTICALLY AND
INT OF INTERSECTION OF THE EASTERLY
RESAID, WITH THE WEST LINE OF NORTH
ATURE ON MARCH 3, 1845, AFORESAID;
LINE OF NORTH STATE STREET,
ST, 7.35 FEET TO THE POINT OF
ET; THENCE NORTH 88°25'23" WEST, 25.72
ENCE SOUTH 88°25'23" EAST, 25.72 FEET
INOIS; TOGETHER WITH

CHICAGO, TOGETHER WITH A STRIP OF LAND
WEST LINE OF STATE STREET AS
THE STATE OF ILLINOIS, APPROVED
DATED NORTH STATE STREET, TOGETHER
STREET, TOGETHER WITH THAT PART OF
WITH THAT PART OF VACATED WEST
EAST PART OF THE SOUTHEAST QUARTER
OF THE THIRD PRINCIPAL MERIDIAN,
ELEVATION OF -14.17 CHICAGO CITY DATUM
N ELEVATION OF -32.22 CHICAGO CITY
ARIES PROJECTED VERTICALLY AND
INT OF INTERSECTION OF THE EASTERLY
RESAID, WITH THE WEST LINE OF NORTH
ATURE ON MARCH 3, 1845, AFORESAID;
LINE OF NORTH STATE STREET,
ST, 15.22 FEET; THENCE NORTH 00°45'20"
NCE NORTH 00°45'20" EAST, 24.54 FEET;
OUTH 00°45'20" WEST, 24.54 FEET;
POINT OF BEGINNING, IN COOK COUNTY,

CHICAGO, TOGETHER WITH A STRIP OF LAND
WEST LINE OF STATE STREET AS
THE STATE OF ILLINOIS, APPROVED
DATED NORTH STATE STREET, TOGETHER
STREET, TOGETHER WITH THAT PART OF
WITH THAT PART OF VACATED WEST
EAST PART OF THE SOUTHEAST QUARTER
OF THE THIRD PRINCIPAL MERIDIAN, ALL
ANE HAVING AN ELEVATION OF -3.79
ITAL PLANE HAVING AN ELEVATION OF
ORIZONTAL BOUNDARIES PROJECTED
NG AT THE INTERSECTION OF THE NORTH
STREET, AFORESAID, WITH THE WEST
STREET, AFORESAID; THENCE SOUTH
LINE, 18.29 FEET; THENCE SOUTH
WEST, 18.23 FEET TO A POINT ON THE
EAST, 111.01 FEET TO THE POINT OF
WITH

CHICAGO, TOGETHER WITH A STRIP OF LAND
WEST LINE OF STATE STREET AS
THE STATE OF ILLINOIS, APPROVED
DATED NORTH STATE STREET, TOGETHER
STREET, TOGETHER WITH THAT PART OF

ALSO EXCEPT THE RESIDENTIAL AIR RIGHTS PARCELS I

RESIDENTIAL AIR RIGHTS PARCELS

PARCEL 1 (PART BETWEEN +82.50 C.C.D TO +689.50 C.C.D.)
THAT PART OF VACATED WEST RANDOLPH STREET TOGETHER
NORTH STATE STREET TOGETHER WITH THAT PART OF A TRACT
LOTS, STREETS AND ALLEYS WITHIN BLOCK 37 OF ORIGINAL T
PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP
THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A STRIP OF
ADJOINING SAID BLOCK 37 AND WEST OF THE WEST LINE OF
BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS,
TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVI
FEET CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE
+82.50 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HOI
PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEG
CORNER OF BLOCK 37, AFORESAID; THENCE NORTH 00°01'10"
LINE OF THAT PART OF VACATED WEST RANDOLPH STREET, A
NORTHWEST CORNER THEREOF; THENCE SOUTH 89°08'58" EA
LINE OF THAT PART OF VACATED WEST RANDOLPH STREET, A
EASTERLY LINE OF THAT PART OF VACATED NORTH STATE ST
SOUTH 00°00'00" WEST, ALONG THE EASTERLY LINE OF THAT P
STATE STREET, AFORESAID, 89.12 FEET; THENCE NORTH 90°00'
THENCE SOUTH 12°38'25" WEST, 48.74 FEET; THENCE SOUTH 11
THENCE NORTH 90°00'00" WEST, 78.44 FEET TO THE WEST LINE
THENCE NORTH 00°01'10" EAST, ALONG THE WEST LINE OF BLO
TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; TOG

PARCEL 2 (PART ABOVE +689.50 C.C.D.)
THAT PART OF A TRACT OF LAND CONSISTING OF ALL LOTS, S1
BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE
TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOIN
OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN
THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845; ALL TAKEN
HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 FEET C
LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTH
FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOC
SOUTH 89°08'58" EAST, ALONG THE NORTH OF SAID BLOCK 37 A
THEREOF, 324.63 FEET TO THE WEST LINE OF STATE STREET A
THE LEGISLATURE OF THE STATE OF ILLINOIS, AFORESAID; THE
ALONG SAID WEST LINE, 84.19 FEET; THENCE NORTH 90°00'00" I
SOUTH 12°38'25" WEST, 48.74 FEET; THENCE SOUTH 15°39'45" W
NORTH 90°00'00" WEST, 78.44 FEET TO THE WEST LINE OF BLOC
NORTH 00°01'10" EAST, ALONG THE WEST LINE OF BLOCK 37, AF
POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EASEMENT PARCEL 1:

EXCLUSIVE, PERPETUAL EASEMENT IN FAVOR OF PARCEL 1 AS CREATED BY SUBSURFACE EASEMENT AGREEMENT, DATED NOVEMBER 10, 2005, AND RECORDED NOVEMBER 14, 2005 AS DOCUMENT NUMBER 0531834088, MADE BY AND BETWEEN COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, AS GRANTOR, IN FAVOR OF BLOCK 37, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, FOR THE FOLLOWING PURPOSE: TO INSTALL, CONSTRUCT, RECONSTRUCT, ERECT, OPERATE, USE, PATROL, MAINTAIN, REPAIR, RELOCATE, REPLACE, REBUILD, ENLARGE, RENEW AND REMOVE SUCH SUBSURFACE IMPROVEMENTS AND FACILITIES, THAT ARE NECESSARY, DESIRABLE, OR USEFUL IN CONNECTION WITH THE CONSTRUCTION, MAINTENANCE, OPERATION AND USE OF GRANTEE'S PROPERTY AND ANY IMPROVEMENTS INSTALLED THEREON AND THE APPURTENANCES ATTACHED THERETO INCLUDING, WITHOUT LIMITATION, THE BELOW-GRADE PUBLIC PEDESTRIAN WALKWAY OR ACCESS SYSTEM AND BACK OF HOUSE EQUIPMENT AND MECHANICAL AREAS, DESCRIBED THEREIN AS "FACILITIES", IN AND TO THE EASEMENT AREA, WHICH IS DEPICTED ON EXHIBIT "C" THERETO AND DESCRIBED ON EXHIBIT "D" THERETO.

EASEMENT PARCEL 2: (NOT PLATTED)

NON-EXCLUSIVE EASEMENT IN FAVOR OF FEE PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, DATED NOVEMBER 10, 2005 AND RECORDED NOVEMBER 14, 2005 AS DOCUMENT NUMBER 0531834084, MADE BY CHICAGO TRANSIT AUTHORITY, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS, 108 NORTH STATE STREET II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BLOCK 37, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY AND BLOCK 37 OFFICE, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY; FOR THE FOLLOWING PURPOSES:

(A) INGRESS, EGRESS AND ACCESS TO AND FROM THE BLOCK 37 PARCEL OVER, UNDER, ACROSS AND THROUGH THE PORTION OF THE DEVELOPMENT SITE FOR THE PURPOSE OF DEVELOPMENT AND CONSTRUCTION OF THE DEVELOPMENT PROJECT AND THE CTA PROJECT, INCLUDING, WITHOUT LIMITATION, CONSTRUCTION AND COMPLETION BY 108 NORTH STATE STREET II, L.L.C. OF THE MILLS PORTION OF THE CTA PROJECT PURSUANT TO THE DEVELOPMENT AGREEMENT (SUCH EASEMENT TO INCLUDE, WITHOUT LIMITATION, NECESSARY EXCAVATION, TUNNELING, CONSTRUCTION, MATERIAL STORAGE AND ALL OTHER RELATED CONSTRUCTION ACTIVITY BY CONTRACTORS, SUBCONTRACTORS, REPRESENTATIVES, SURVEYORS, CONSULTANTS, EMPLOYEES AND AGENTS FROM TIME TO TIME OF BLOCK 37, L.L.C., 108 NORTH STATE STREET II, L.L.C., BLOCK 37 OFFICE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TRANSIT AUTHORITY, AS THE CASE MAY BE) (DEFINED THEREIN AS THE "CONSTRUCTION ACCESS EASEMENTS"); (B) SUPPORT IN AND TO ALL STRUCTURAL MEMBERS, SLABS, CAISSONS, BEAMS, FOUNDATIONS, COLUMNS AND OTHER FACILITIES LOCATED WITHIN THE DEVELOPMENT PROJECT (DEFINED THEREIN AS THE "SUPPORT EASEMENTS"); (C) INSTALLATION, USE AND MAINTENANCE OF UTILITY LINES AND FACILITIES, INCLUDING THE RIGHT TO INSTALL, LAY, MAINTAIN, REPAIR, REPLACE LINES, WIRES, CONDUITS AND EQUIPMENT FOR UTILITY SERVICE REQUIRED FOR THE DEVELOPMENT PROJECT (DEFINED THEREIN AS THE "UTILITY EASEMENTS"); (D) CONSTRUCTION, USE AND MAINTENANCE OF COMMON WALLS, FLOORS, CEILINGS AND ENCLOSURES ALONG ANY COMMON PROPERTY LINES AND BOUNDARIES, INCLUDING THE RIGHT TO MAINTAIN UNINTENTIONAL ENCROACHMENTS RESULTING FROM CONSTRUCTION OF THE DEVELOPMENT PROJECT (DEFINED THEREIN AS THE "COMMON EASEMENTS"); (E) SUCH EASEMENTS AS SHALL BE REASONABLY NECESSARY FOR THE CONSTRUCTION, REPAIR, REPLACEMENT, MAINTENANCE AND OPERATION OF THE DEVELOPMENT PROJECT (DEFINED THEREIN AS "MISCELLANEOUS EASEMENT"); AND (F) INGRESS, EGRESS AND ACCESS OVER, ACROSS AND THROUGH THE CTA PARCEL AND THE EXISTING CTA FACILITIES AS SHALL BE REQUIRED TO ENABLE 108 NORTH STATE STREET II, L.L.C. TO EXERCISE THE "MILLS SELF-HELP RIGHT" AS PROVIDED IN THE DEVELOPMENT AGREEMENT (DEFINED THEREIN AS THE "MILLS SELF-HELP RIGHT EASEMENT")