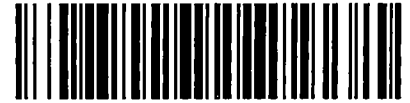




City of Chicago



O2016-2655

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-L at 2610-2612 N Laramie Ave and 2616-2618 N Laramie Ave - App No. 18744T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18744 TI
INTRO. DATE
APRIL 13, 2016

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-5, Neighborhood Mixed-Use District symbols and indications as shown on Map No. 7-L in an area bound by

The public alley next West and parallel to North Laramie Avenue, a line 57 feet, one inch south of and parallel to West Drummond Place, North Laramie Avenue, a line 157 feet, one inch south of and parallel to West Drummond Place,

to those of a RM6, Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2610-2612 N Laramie Avenue, 2616-2618 N Laramie

NARRATIVE
2610-2612 N Laramie Avenue, 2616-2618 N Laramie Avenue
B2-5 to RM6

The applicant intends to use the subject property to allow for the renovation of the 2 ground floor commercial spaces at 2610-2612 N Laramie and the 2 ground floor commercial spaces at 2616-2618 N Laramie to be converted to residential dwelling units for a total of 17 residential dwelling units in each of the buildings. The height of 2610-2612 N Laramie Avenue is 41 feet – 0 inches and will remain as existing. The height of 2618 N Laramie Avenue is 41 feet – 0 inches and will remain as existing. There is no parking.

2610-2612 N Laramie

FAR	2.64
Total Lot Area	6,249 square feet
Lot Area per Unit	367.58 square feet
Total Building Area	16,480 square feet
Total No. of Units	17 residential dwelling units
Bldg Height	41 feet – 0 inches (existing)
Front Setback	1.16 feet (existing)
Rear Setback	4.27 feet (existing)
South Setback	3.85 feet (existing)
North Setback	4.06 feet (existing)
Parking*	Zero

2616-2618 N Laramie

FAR	2.64
Total Lot Area	6,250 square feet
Lot Area per Unit	367.59 square feet
Total Building Area	16,480 square feet
Total No. of Units	17 residential dwelling units
Bldg Height	41 feet – 0 inches (existing)
Front Setback	1.18 feet (existing)
Rear Setback	4.24 feet (existing)
North Setback	3.93 feet (existing)
South Setback	3.92 feet (existing)
Parking*	Zero

*Applicant will apply for the necessary variations.

N LARAMIE AVENUE (66' RW)



ARCHITECTS

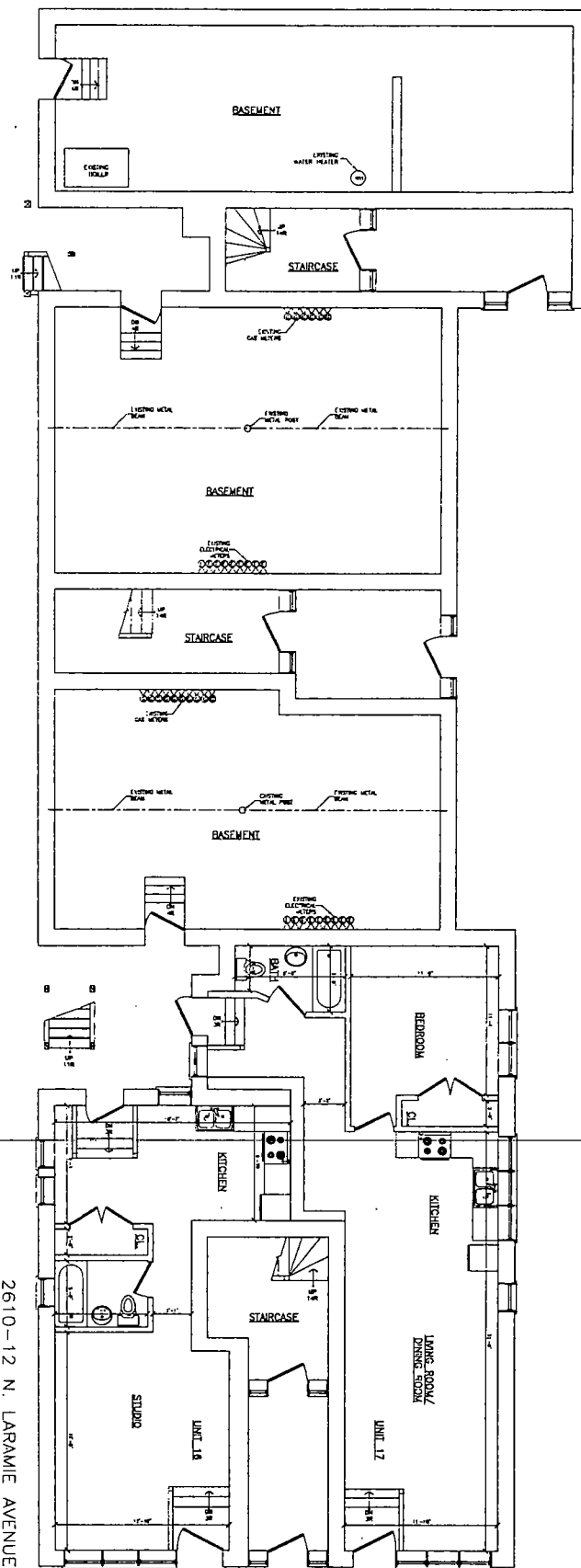
ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

REVISION:	PROJECT	SHEET
CHECKED BY	P.O.#10	
P.E.#	SCALE	
DRAWN BY	M.T.S	
IN	DATE	

SITE PLAN

2610-12 N. LARAMIE AVE
CHICAGO, IL

T



A1

7 OF 11

SHEET	PROJECT:
	PG-R136
	SCALE:
	DATE:

ARCHITECTURE
PLANNING
ARCHITECTURAL

ARCHITECTS

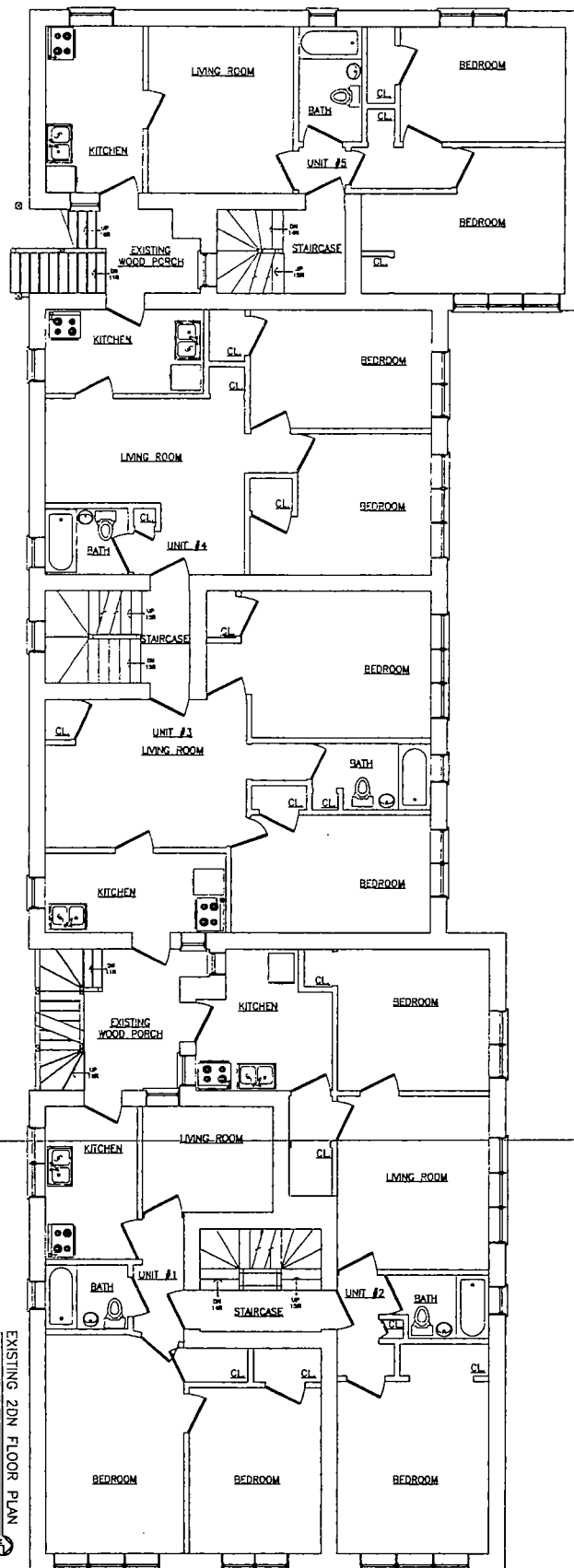
928 N. Dearborn Ave.
Chicago, IL 60672

773 772 3750 office
773 772 2854 fax

2610-12 N. LARAMIE AVE
CHICAGO, IL

**PROPOSED
BASEMENT PLAN**

CHECKED BY
 DRAWN BY



SHEET	PROJECT:
	PG-R13A
	SCALE
	DATE:

ARCHITECTURE
PLANNING
ARCHITECTURAL

ARCHITECTS
ENGINEERING

929 N. Dearborn Ave.
Chicago IL 60622

773 772 2158 office
773 772 2854 fax

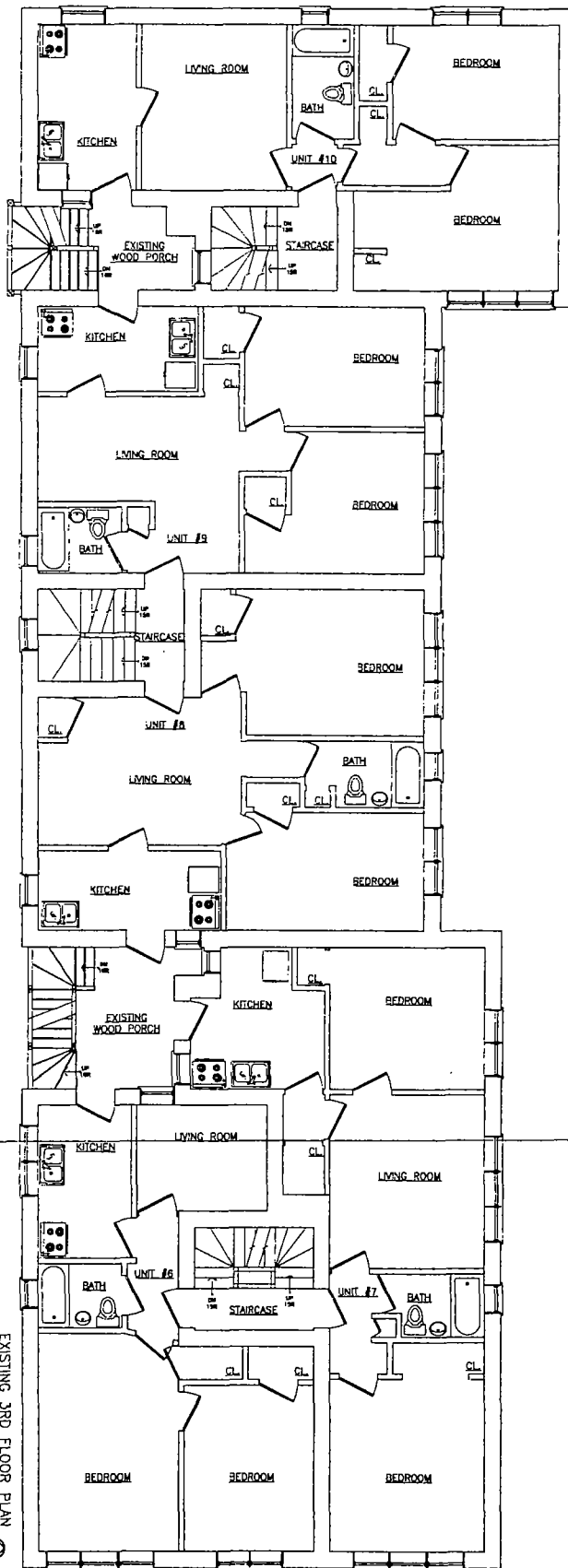
2610-12 N. LARAMIE AVE
CHICAGO, IL

**EXISTING
FLOOR PLAN**

CHECKED BY: P.J.H.
CLAIMED BY: D.

100

	WINDOW		DOOR
	CHAIR		STAIRS
	FURNACE		STOVE
	SINK		BATH
	TOILET		WATER HEATER
	GAS METER		ELECTRICAL METER
	WOOD POST		STEEL POST
	BEAM		
	GAS CONNECTOR		



2610-12 N. LARAMIE AVENUE

EXISTING 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

SYMBOL	DESCRIPTION
	DOOR
	WINDOW
	STAIR
	BATH
	KITCHEN
	LIVING ROOM
	BEDROOM
	CLOSET
	FLOOR FINISH
	CEILING FINISH
	WALL FINISH
	WOOD FLOOR
	WOOD POST
	STEEL POST
	CONCRETE



A3

PROJECT:
PG-4134
SCALE:
1/8" = 1'-0"
DATE:
11-09-2018

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

ARCHITECTS

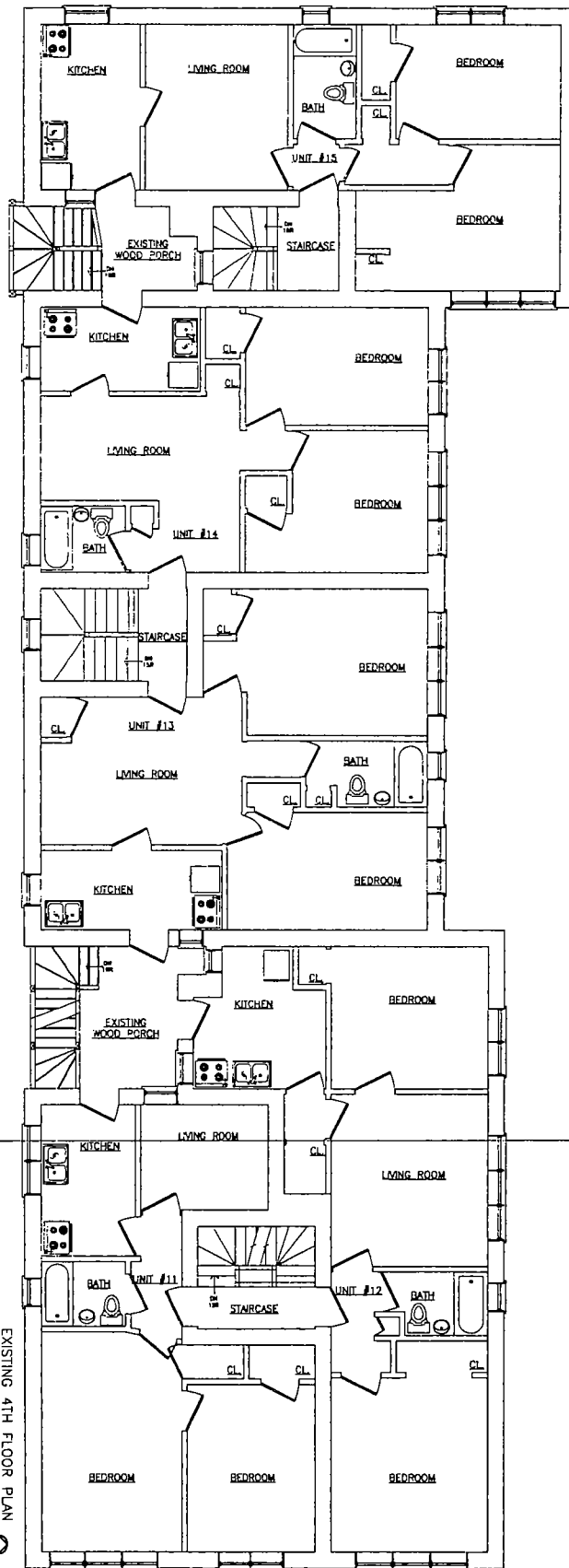
929 N. Dearborn Ave.
Chicago, IL 60622
773.773.2756
773.773.2854 fax

2610-12 N. LARAMIE AVE
CHICAGO, IL

EXISTING
FLOOR PLAN

DESIGNED BY: J.A.C.
DRAWN BY: M.

EXHIBIT

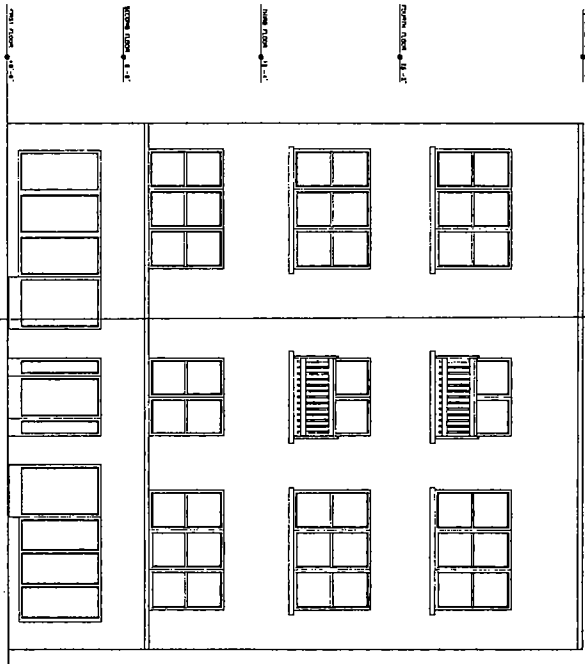


EXISTING 4TH FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 2610-12 N. LARAMIE AVENUE

SYMBOL	DESCRIPTION
	ROOM
	STAIRCASE
	KITCHEN
	LIVING ROOM
	BEDROOM
	BATH
	WOOD POST
	STEEL BEAM
	STEEL COLUMN
	STEEL JOIST
	STEEL DECKING
	STEEL TRUSS
	STEEL GIRDER
	STEEL BEAM-COLUMN JOINT
	STEEL DECKING-BEAM JOINT
	STEEL TRUSS-BEAM JOINT
	STEEL GIRDER-BEAM JOINT



PROJECT PO-1734	ARCHITECTURE PLANNING	ARCHITECTS RECTS	2610-12 N. LARAMIE AVE CHICAGO, IL	EXISTING FLOOR PLAN	DATE 11-09-2015
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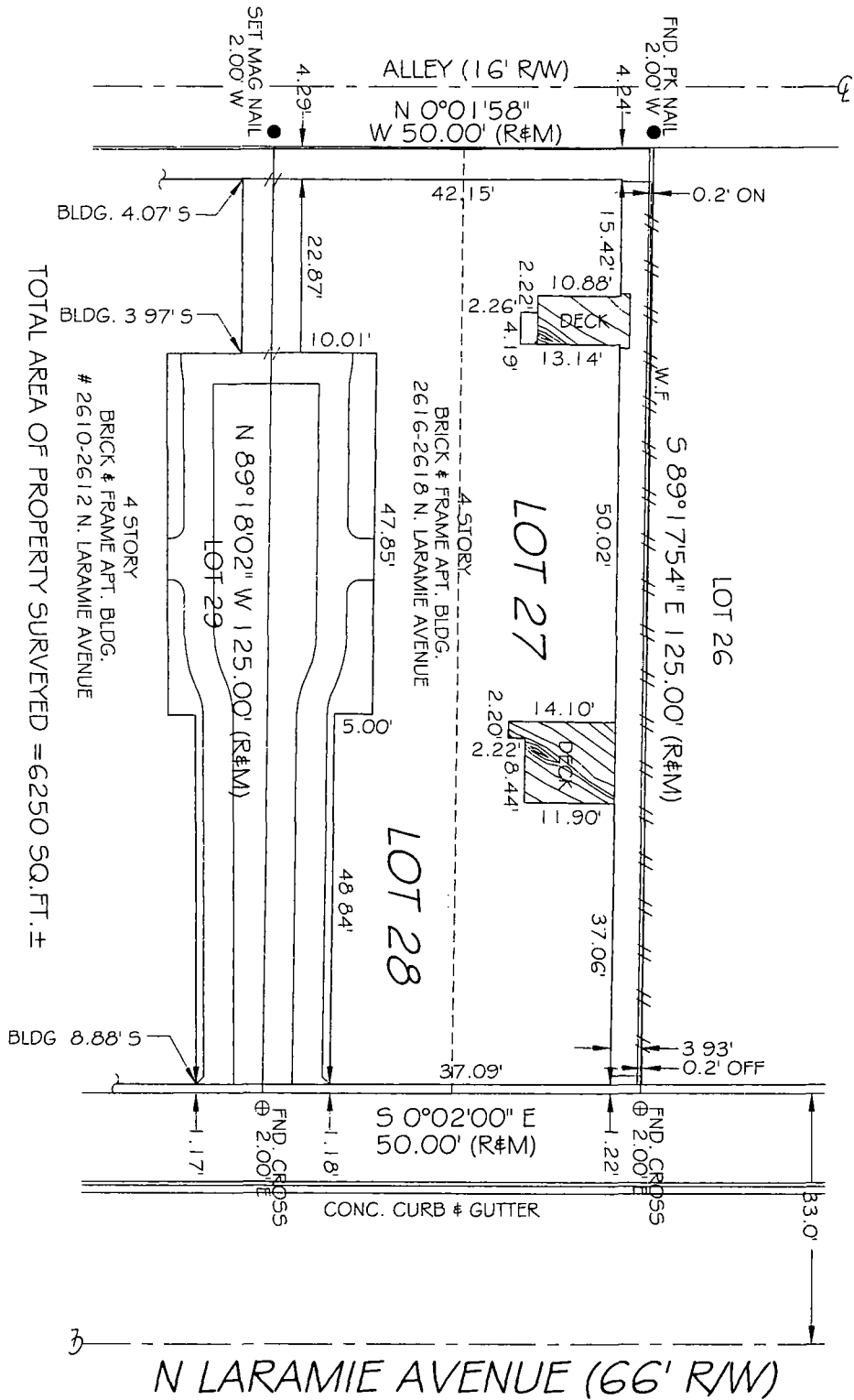


WEST ELEVATION
Scale: 1/8" = 1'-0"



A5 6 OF 6	PROJECT: *GAR134	ARCHITECTURE	529 W. Dearborn Ave Chicago, IL 60622	2610-12 N. LARAMIE AVE CHICAGO, IL	EXISTING ELEVATIONS	DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES DATE: 11-11-2011	EXHIBIT 12B
	SCALE: 3/8" = 1'-0"	PLANNING	111 772 2716 office 773 772 3354 fax				
	DATE: 11-09-2013	ARCHITECTURAL ENGINEERING					

CONVERSION OF THE 2 COMMERCIAL SPACES ON FIRST FLOOR TO 2 RESIDENTIAL DWELLING UNITS FOR A TOTAL OF 17 RESIDENTIAL UNITS

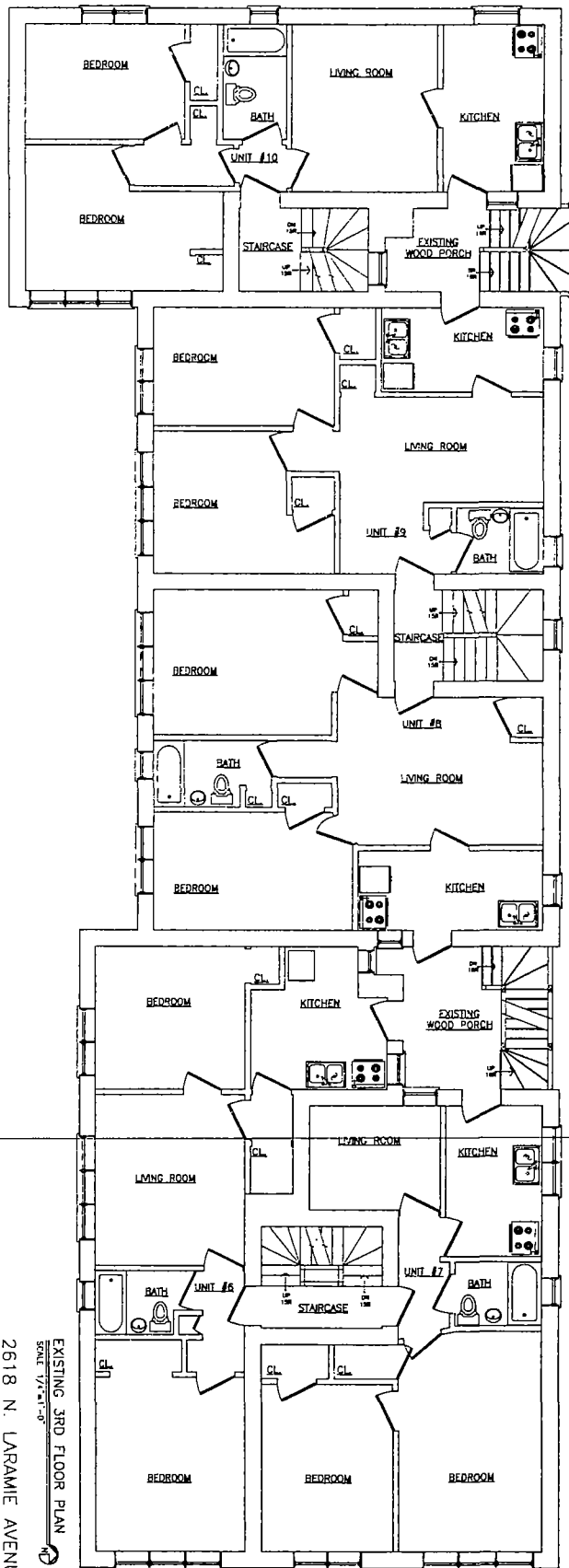


SITE PLAN
SCALE: 1/8\"/>



ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING		PROJECT POLYTH SCALE DATE		SHEET T1 1 OF 8	
ATTENTION:		DESIGNER		DRAWN BY	
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SITE PLAN
2616-18 N. LARAMIE AVE
CHICAGO, IL

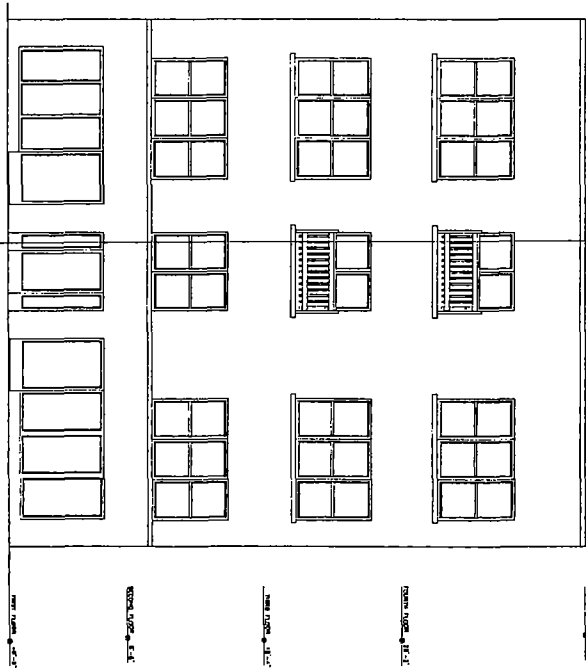


EXISTING 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL	DESCRIPTION
	ROOM
	FLOOR PLAN
	KITCHEN
	LIVING ROOM
	BEDROOM
	BATH
	CLOSET
	STAIRCASE
	EXISTING WOOD PORCH
	KITCHEN
	LIVING ROOM
	BEDROOM
	BATH
	CLOSET
	STAIRCASE
	EXISTING WOOD PORCH



<p>A3</p> <p>12-06-2015</p>	<p>PROJECT: PG-134</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 12-06-2015</p>	<p>ARCHITECTURE: ARCHITECTS</p> <p>PLANNING: ARCHITECTURAL ENGINEERING</p> <p>979 N. Dearborn Ave Chicago, IL 60622</p> <p>773.773.2750 office 773.773.2834 fax</p>	<p>2618 N. LARAMIE AVE CHICAGO, IL</p>	<p>EXISTING FLOOR PLAN</p>	<p>REVISIONS:</p> <p>CHANGED BY: J.Z.K.</p> <p>DATE: 12-06-2015</p>
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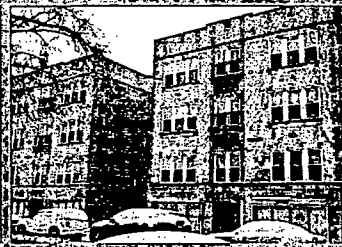
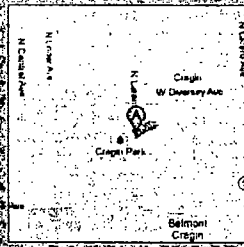
WEST ELEVATION
SCALE: 1/8" = 1'-0"



<div> <div>A5</div> <div>8 OF 8</div> </div>	<div> <div>PROJECT:</div> <div>PG-R134</div> </div> <div> <div>SCALE:</div> <div>1/8" = 1'-0"</div> </div> <div> <div>DATE:</div> <div>11-09-2015</div> </div>	<div> <div>ARCHITECTURE</div> <div>PLANNING</div> <div>ARCHITECTURAL ENGINEERING</div> </div> <div> <div>ARCHIT</div> <div>ECTS</div> </div> <div> <div>829 N. Dearborn Ave.</div> <div>Chicago IL 60612</div> <div>773.773.2738 (office)</div> <div>773.773.2856 (fax)</div> </div>	<div>2618 N. LARAMIE AVE</div> <div>CHICAGO, IL</div>	<div>EXISTING</div> <div>ELEVATIONS</div>	<div> <div>REVISIONS</div> <div> <div>DATE</div> <div>BY</div> <div>DESCRIPTION</div> </div> </div>
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EXACTA

ILLINOIS SURVEYORS, INC.



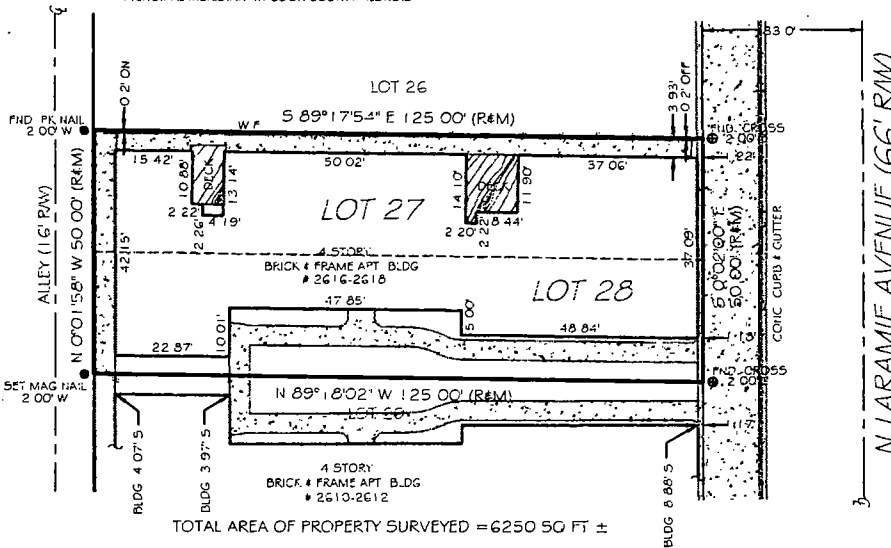
PROPERTY ADDRESS: 2616-2618 N LARAMIE AVENUE CHICAGO, ILLINOIS 60639

SURVEY NUMBER: 1304 0132-01

FIELD WORK DATE: 12/30/2015
1304.0132
ALTA/SCSM SURVEY
COOK COUNTY

REVISION DATE(S): (REV 1 1/7/2016)

LOTS 27 AND 28 IN HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 20, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS



NOTES

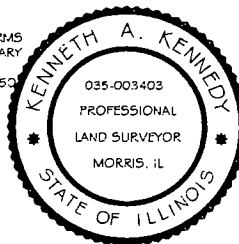
PROPERTY IS SUBJECT TO EASEMENT FOR PUBLIC UTILITIES, AND CONDITIONS AS CONTAINED IN DEED RECORDED JANUARY 31, 2000 AS DOCUMENT #00078604. PROPERTY IS SUBJECT TO EASEMENT FOR PRIVATE AND PUBLIC UTILITIES GIVEN TO RIGHTS OF THE PUBLIC, STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES AND PARTY WALL RIGHTS AND AGREEMENTS AS CONTAINED IN DEED RECORDED JULY 31, 2002 AS DOCUMENT #0020836556.

STATE OF ILLINOIS } ss
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF JANUARY, 2016 AT 316 E JACKSON STREET IN MORRIS IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No 3403
LICENSE EXPIRES 11/30/2016
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (in Feet)
1 inch = 30' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 1/7/2016

BUYER:

SELLER: FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS II, AN ILLINOIS LIMITED LIABILITY COMPANY

CERTIFIED TO: ACQUEST TITLE SERVICES, LLC

This is page 1 of 2 and is not valid without all pages.

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www.micropatchinvest.com

EXACTA
ILLINOIS SURVEYORS, INC.

LB# 184005763

www.exactachicago.com
P (773) 305-4010 • F (773) 305-4011
316 East Jackson Street, Morris, IL 60450

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

April 6, 2016

Honorable Daniel Solis
Chairman, Committee on Zoning
121 N. LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

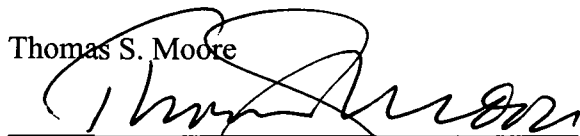
The undersigned, Thomas S. Moore, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he or she has complied with the requirements of Section 17-13-0107, of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the 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, street, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; 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 the application for a change in zoning on approximately April 13, 2016.

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

Thomas S. Moore

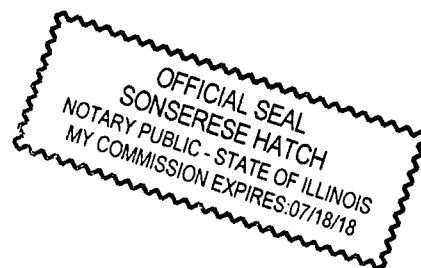


Subscribed and sworn to before me this

6 day of April, 2016



Notary Public



ANDERSON & MOORE, P.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET, SUITE 1720

CHICAGO, ILLINOIS 60602

THOMAS S. MOORE
JANE E. ANDERSON

TELEPHONE (312) 251-1500
FACSIMILE (312) 251-1509

April 6, 2016

To Property Owner:

In accordance with requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about April 13, 2016 the undersigned will file an application for a change in zoning from B2-5 to RM6 on behalf the applicant, Pangea Properties for the property located at 2610-2612 N Laramie Avenue and 2616-2618 N Laramie Avenue.

The applicant intends to use the subject property to allow for the renovation of the 2 ground floor commercial spaces at 2610-2612 N Laramie and the 2 ground floor commercial spaces at 2616-2618 N Laramie to be converted to residential dwelling units for a total of 17 residential dwelling units in each of the buildings. The height of 2610-2612 N Laramie Avenue is 41' - 0" and will remain as existing. The height of 2618 N Laramie Avenue is 41' - 0" and will remain as existing. There is no parking.

Pangea Properties is the owner and applicant and is located at 640 N LaSalle Street, Suite 638, Chicago, IL 60654. The contact person for this application is Matt Katsaros and he can be reached at 312-448-8695 if you have any questions.

I am the attorney for the applicant and can be reached at 312-251-1500 if you have any questions.

Please note 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.

Sincerely,


Thomas S. Moore

TSM:sh

PHONE 312-251-1500 FAX _____ EMAIL email@andersonmoorelaw.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.

7. On what date did the owner acquire legal title to the subject property? 03/2013

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

No

9. Present Zoning District B2-5 Proposed Zoning District RM6

10. Lot size in square feet (or dimensions) 2 - 50' x 125' lots
2610-2612 N Laramie is a 4 story, 15 residential dwelling unit with 2 commercial

11. Current Use of the property spaces on the ground floor. 2616-2618 N Laramie is a 4 story, 15 residential dwelling unit building with 2 commercial spaces on the ground floor.

12. Reason for rezoning the property In order to allow for the renovation of the 2 ground floor commercial spaces in 2610-2612 N Laramie to be converted to 2 residential dwelling units and the 2 ground floor

commercial spaces at 2616-2618 N Laramie to be converted to 2 residential dwelling units for a total of
17 residential dwelling units in each building. The height of both buildings is 41' -0" and will remain as existing. There is no parking.

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

In order to allow for the renovation of the 2 ground floor commercial spaces in 2610-2612 N Laramie
to be converted to 2 residential dwelling units and the 2 ground floor commercial spaces at 2616-2618

N Laramie to be converted to 2 residential dwelling units for a total of 17 residential dwelling units in each
building. The height of each of the buildings is 41' - 0" and will remain as existing. There is no parking.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

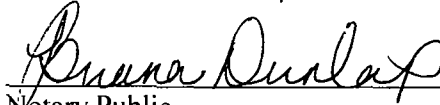
YES _____ NO X

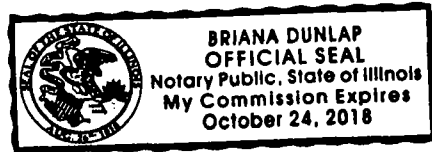
COUNTY OF COOK
STATE OF ILLINOIS

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


Signature of Applicant Peter Martay

Subscribed and Sworn to before me this
4th day of April, 20 16.


Notary Public

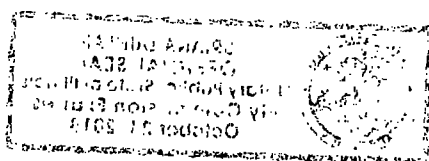


For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



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

SECTION I –GENERAL INFORMATION

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

Pangea Properties

Check ONE of the following three boxes:

Indicate whether 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 Disclosing Party holds an interest: _____

OR

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

B. Business address of Disclosing Party: 640 N LaSalle Street, Suite 638
Chicago, IL 60654

C. Telephone: 312-448-8695 Fax: _____ Email mkatsaros@pangeare.com

D. Name of contact person: Matt Katsaros

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

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

Zoning Change-2610-2612 and 2616-2618 N Laramie Avenue

G. Which City agency or department is requesting this EDS? Department of Planning & Development
Bureau of Zoning

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 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 type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input checked="" type="checkbox"/> Other (please specify) Real Estate Investment Trust |

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

Maryland

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 title 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>Steven Joung</u>	<u>President</u>
<u>Peter Martay</u>	<u>Vice President of Acquisitions</u>
<u>Patrick Borchard</u>	<u>Vice President of Finance, Treasurer, Secretary</u>
<u>Nick Joung</u>	<u>Vice President of Construction</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

SECTION III – BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

Has the Disclosing Party has 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 & 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: "hourlyrate" or "t.b.d." is not an acceptable response.
--	------------------	---	---

Anderson & Moore-Attorney 111 W Washington Ste 1720; Chicago, IL 60602		Estimated to be	
		\$5,000.00	
<hr/>			
<hr/>			

(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 term of the contract.

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 [X] 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 the 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 indicated 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 certification 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 that 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 transaction (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 any 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 Lists, the Unverified List, the Entity List and the Debarred List.

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

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

N/A

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

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

N/A

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

N/A

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 of 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

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

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

Does the Matter involve a City Property Sale?

☐ Yes ☒ No

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

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either 1. or 2. below. If the Disclosing Party checks 2., the Disclosing Party must disclose below or in an attachment to this EDS all information required by paragraph 2. Failure to

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

 X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery, or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provide 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 allowed 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 as 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 understand 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 INTELIGIBILITY** 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 on 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.

Pangea Properties
(Print or type name of Disclosing Party)

By: [Signature]
(Sign here)

Steven Joung
(Print or type name of person signing)

President
(Print or type title of person signing)

By: [Signature]
(Sign here)

Peter Martay
(Print or type name of person signing)

Vice President of Acquisitions
(Print or type title of person signing)

By: [Signature]
(Sign here)

Patrick Bouchard
(Print or type name of person signing)

Secretary/Treasurer
(Print or type title of person signing)

By: [Signature]
(Sign here)

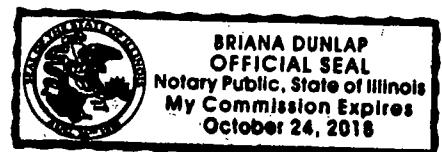
Nick Joung
(Print or type name of person signing)

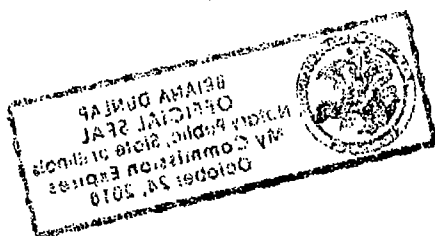
Vice President of Construction
(Print or type title of person signing)

Signed and sworn to before me on (date) April 04, 2016
at Cook County, Illinois.

Briana Dunlap Notary Public

Commission expires: October 24, 2018





**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, by blood or adoption, to the mayor, any alderman, the city clerk, the city treasurer, or any city department head as 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 Part" means (1) all corporate officers of the Disclosing Party, 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 member 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
APPENDIX B**

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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 (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

1. Pursuant to Municipal Code Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to Section 2-92-416 of the Municipal Code?

☐ Yes

☒ No

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to Section 2-92-416 of the Municipal Code?

☐ Yes

☐ No

☒ Not Applicable

3. If yes to (1) or (2) above, please identify below the name of the person or legal entity identified as a building code scofflaw or problem landlord and the address of the building or buildings to which the pertinent code violations apply.

FILLING OUT THIS APPENDIX B CONSTITUTES ACKNOWLEDGMENT AND AGREEMENT THAT THIS APPENDIX B IS INCORPORATED BY REFERENCE INTO, AND MADE A PART OF, THE ASSOCIATED EDS, AND THAT THE REPRESENTATIONS MADE IN THIS APPENDIX B ARE SUBJECT TO THE CERTIFICATION MADE UNDER PENALTY OF PERJURY ON PAGE 12 OF THE ASSOCIATED EDS.