



Office of the Chicago City
Clerk



O2012-3740

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date: 6/6/2012

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

Type: Ordinance

Title: Zoning Reclassification App. No. 17508 - 2700-2734 N
Milwaukee Ave, 2657-2667 N Spaulding Ave, 2658-2662 N
Sawyer Ave

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

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current B1-3 Neighborhood Shopping District symbols and indications as shown on Map No. 7-J in the area bounded by:

North Milwaukee Avenue; North Sawyer Avenue; a line 555.26 feet north of and parallel to West Wrightwood Avenue; the alley next east of and parallel to North Spaulding Avenue; the alley next north of and parallel to the alley next north of and parallel to West Wrightwood Avenue; North Spaulding Avenue; a line 697.39 feet north of and parallel to West Wrightwood Avenue; alley next southwest of and parallel to North Milwaukee Avenue; and North Spaulding Avenue

to those of a C1-3 Neighborhood Commercial District which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

17508

INT. DATE:

6-6-12

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

2700 – 34 N. Milwaukee Ave./2657 – 67 N. Spaulding Ave./2658 – 62 N. Sawyer Ave.

2. Ward Number that property is located in: 35

3. APPLICANT VPRE Real Holdings LLC

ADDRESS 300 Sterling Lane

CITY Northfield STATE IL ZIP CODE 60093

PHONE 312-636-6937 CONTACT PERSON Rolando R. Acosta

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 applicant to proceed.

OWNER _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ CONTACT PERSON _____

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

ATTORNEY Rolando Acosta

ADDRESS 300 S. Wacker Drive, Suite 2450 CITY Chicago

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312-636-6937 FAX 312-660-9612

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.

Victor Diaz and Barbara Diaz

7. On what date did the owner acquire legal title to the subject property? 1988

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

Yes, May 9, 2012

9. Present Zoning District B1-3 Proposed Zoning District C1-3

10. Lot Size in square feet (or dimensions) 74,875 sq. ft.

11. Current Use of the property Commercial building; mixed-use/residential building with 49 units and on-site parking

12. Reason for rezoning the property: authorize a tavern use

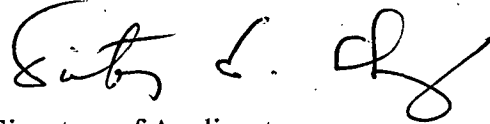
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Three and two story buildings containing 49 dwelling units, approximately 48,095 sq. ft. of commercial space, including the proposed 1,350 sq. ft. tavern and on-site parking for 90 vehicles.

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

YES _____ NO _____ X _____


COUNTY OF COOK
STATE OF ILLINOIS

I, Victor E. Diaz 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

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


Notary Public



For Office Use Only

Date of Introduction:

File Number:

Ward:

May 30, 2012

Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

Chairman:

The undersigned, Rolando R. Acosta, being first duly sworn on oath, deposes and say the following:

That the undersigned certifies that he has complied with the requirements of the Chicago Zoning Ordinance, Title 17, Section 13-0107-A of the Municipal Code of Chicago, by serving written notice by USPS first class mail, to the owners of all property within 250 feet in each direction of the lot lines of the subject property, the boundaries of which are:

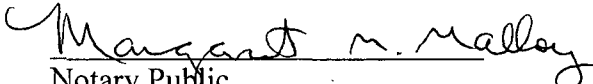
North Milwaukee Avenue; North Sawyer Avenue; a line 555.26 feet north of and parallel to West Wrightwood Avenue; the alley next east of and parallel to North Spaulding Avenue; the alley next north of and parallel to the alley next north of and parallel to West Wrightwood Avenue; North Spaulding Avenue; a line 697.39 feet north of and parallel to West Wrightwood Avenue; alley next southwest of and parallel to North Milwaukee Avenue; and North Spaulding Avenue

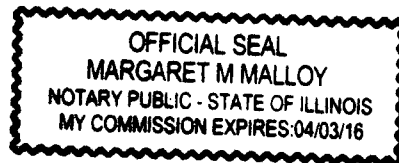
exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet, and that the notice contained the address and description of the property which is the subject of the application under the Chicago Zoning Ordinance; a statement of the intended use of said property; the name and address of the applicant; and a statement that the applicant intends to file said application on approximately May 30, 2012; that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under the cited section of the Municipal Code of the City of Chicago; that the applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet, recognizing the above limits, is a complete list containing the names and last know addresses of the owners of the property required to be served and that the applicant has furnished in addition a list of the persons so served.

By: _____


Rolando R. Acosta

Subscribed and sworn to before me this May 30, 2012.


Notary Public



May 30, 2012

Dear Sir or Madam:

Please take notice that under the Chicago Zoning Ordinance an application (the "Application") to change the B1-3 Neighborhood Shopping District classification to those of a C1-3 Neighborhood Commercial District for the area which is bounded by:

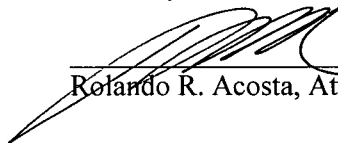
North Milwaukee Avenue; North Sawyer Avenue; a line 555.26 feet north of and parallel to West Wrightwood Avenue; the alley next east of and parallel to North Spaulding Avenue; the alley next north of and parallel to the alley next north of and parallel to West Wrightwood Avenue; North Spaulding Avenue; a line 697.39 feet north of and parallel to West Wrightwood Avenue; alley next southwest of and parallel to North Milwaukee Avenue; and North Spaulding Avenue

(hereafter the "Property") will be filed on or about May 30, 2012 with the Department of Housing and Economic Development, City of Chicago by VPRE Real Holdings LLC, 300 Sterling Lane, Northfield, IL 60093 (hereinafter the "Applicant"). The addresses of the Property are 2700 – 34 N. Milwaukee Ave., 2657 – 67 N. Spaulding Ave. and 2658 – 62 N. Sawyer Ave., Chicago, IL. The Applicant is the owner of the Property.

The Property currently is improved with a partial two story and partial three story building fronting on North Milwaukee Ave. and a separate three story building which fronts on North Spaulding Ave. The building fronting on North Milwaukee Avenue is used for a mix of residential and commercial uses. The building fronting on North Spaulding Ave. is used for residential uses. There are a total of 49 dwelling units located on the Property and a total of approximately 48,095 sq. ft. of commercial space. The Property also contains a parking lot with 90 spaces located to the rear of the existing buildings. The existing buildings will remain as will the existing uses. The Application, if approved, will allow a portion of the building fronting on North Milwaukee Avenue to be used for an approximately 1,350 sq. ft. tavern.

This notice is required by the Chicago Zoning Ordinance, Title 17, Section 17-13-0107-A of the Municipal Code of Chicago. It is being sent to you because you appear as a taxpayer of record within 250 feet of the Property. The Application will not rezone your property. Any questions regarding this notice may be direct to the undersigned at 300 S. Wacker Dr. Ste. 2450, Chicago, Illinois, (312) 636-6937.

Sincerely,



Rolando R. Acosta, Attorney for the Applicant

**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:

VPRE Real Holdings LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

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

OR

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

B. Business address of the Disclosing Party:

300 Sterling Lane

Northfield, IL 60003

C. Telephone: 312-636-6937 Fax: 312-660-9612 Email: racosta@ginsbergjacobs.com

D Name of contact person: Rolando R. Acosta

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):

Rezoning of 2700 - 34 N. Milwaukee Ave., 2657 - 67 N. Spaulding Ave. and 2658 - 62 N. Sawyer Ave.

G Which City agency or department is requesting this EDS? DHED

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes
- No
- N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal 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
Victor Diaz	Managing Member
Barbara Diaz	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
Victor Diaz	300 Sterling Lane, Northfield, IL 60093	50%
Barbara Diaz	300 Sterling Lane, Northfield, IL 60093	50%

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.
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Rolando R. Acosta	300 S. Wacker Dr., #2450, Chicago, IL 60606	Atty	\$2,500 (est)
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(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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").

None

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

None

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

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
<hr/>		
<hr/>		
<hr/>		

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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

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

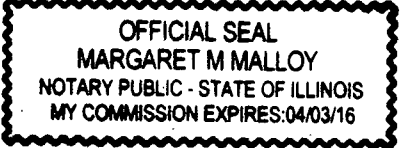
VPRE REAL HOLDINGS LLC
(Print or type name of Disclosing Party)

By: [Signature]
(Sign here)

VICTOR E. DIAZ
(Print or type name of person signing)

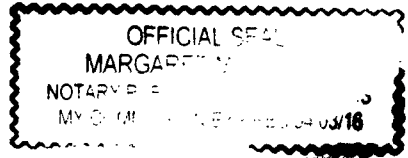
[Signature]
(Print or type title of person signing)
MANAGING MEMBER

Signed and sworn to before me on (date) May 30, 2014
at Cook County, Illinois (state).



Margaret M. Malloy Notary Public

Commission expires: _____



**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.

CHICAGO GUARANTEE

PLCS C

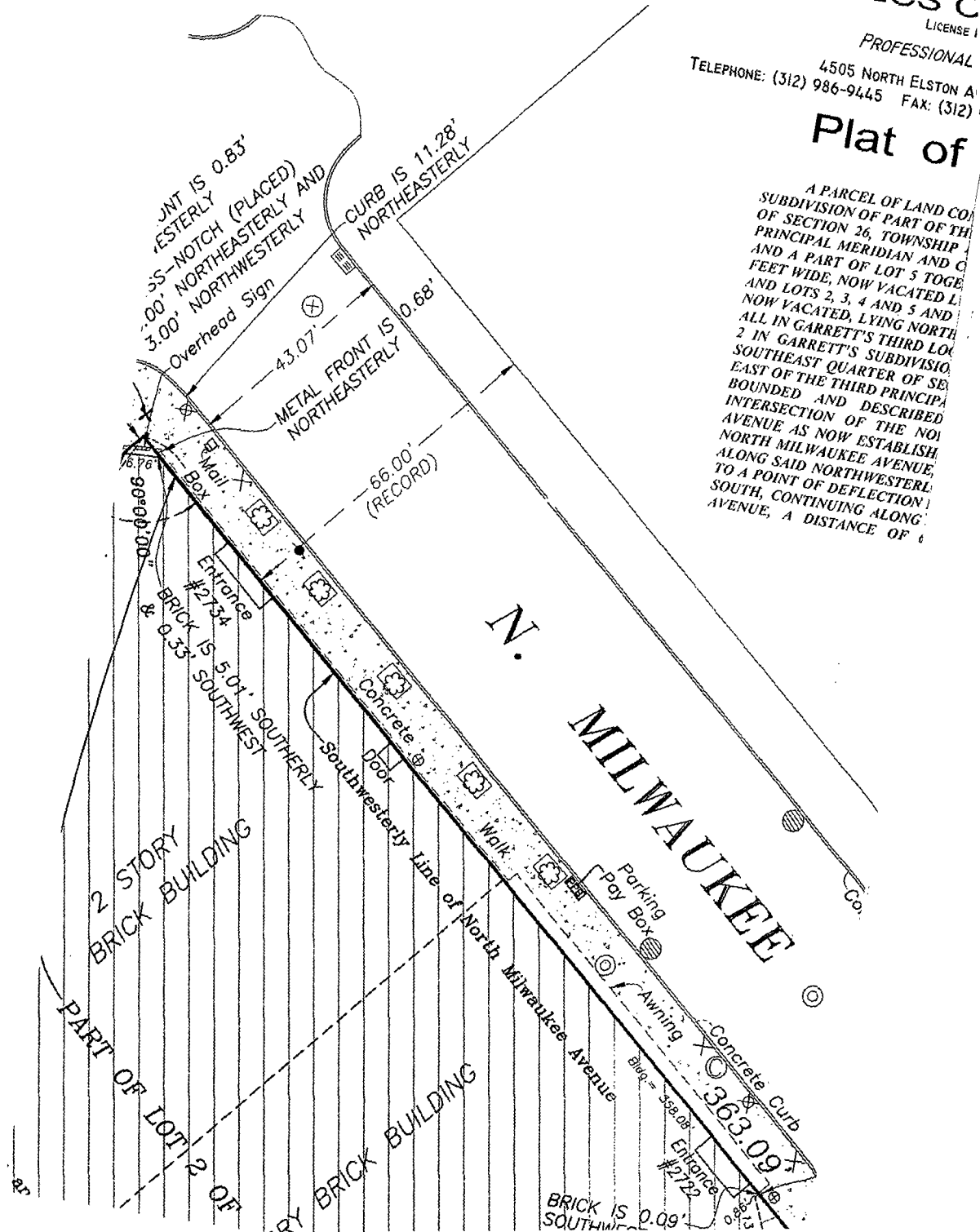
LICENSE I

PROFESSIONAL

4505 NORTH ELSTON AVE
TELEPHONE: (312) 986-9445 FAX: (312)

Plat of

A PARCEL OF LAND COMING FROM THE
SUBDIVISION OF PART OF THE
EAST QUARTER OF SECTION 26, TOWNSHIP 4 N.
AND A PART OF LOT 5 TOGETHER WITH
AND LOTS 2, 3, 4 AND 5 AND
NOW VACATED, LYING NORTH
2 IN GARRETT'S THIRD LOCATION
SOUTHEAST QUARTER OF SECTION 26
EAST OF THE THIRD PRINCIPAL MERIDIAN
BOUNDED AND DESCRIBED AS FOLLOWS:
INTERSECTION OF THE NORTHWEST CORNER
AVENUE AS NOW ESTABLISHED BY THE
NORTH MILWAUKEE AVENUE, CONTINUING
TO A POINT OF DEFLECTION TO THE
SOUTH, CONTINUING ALONG THE WEST LINE OF
AVENUE, A DISTANCE OF 66.00 FEET

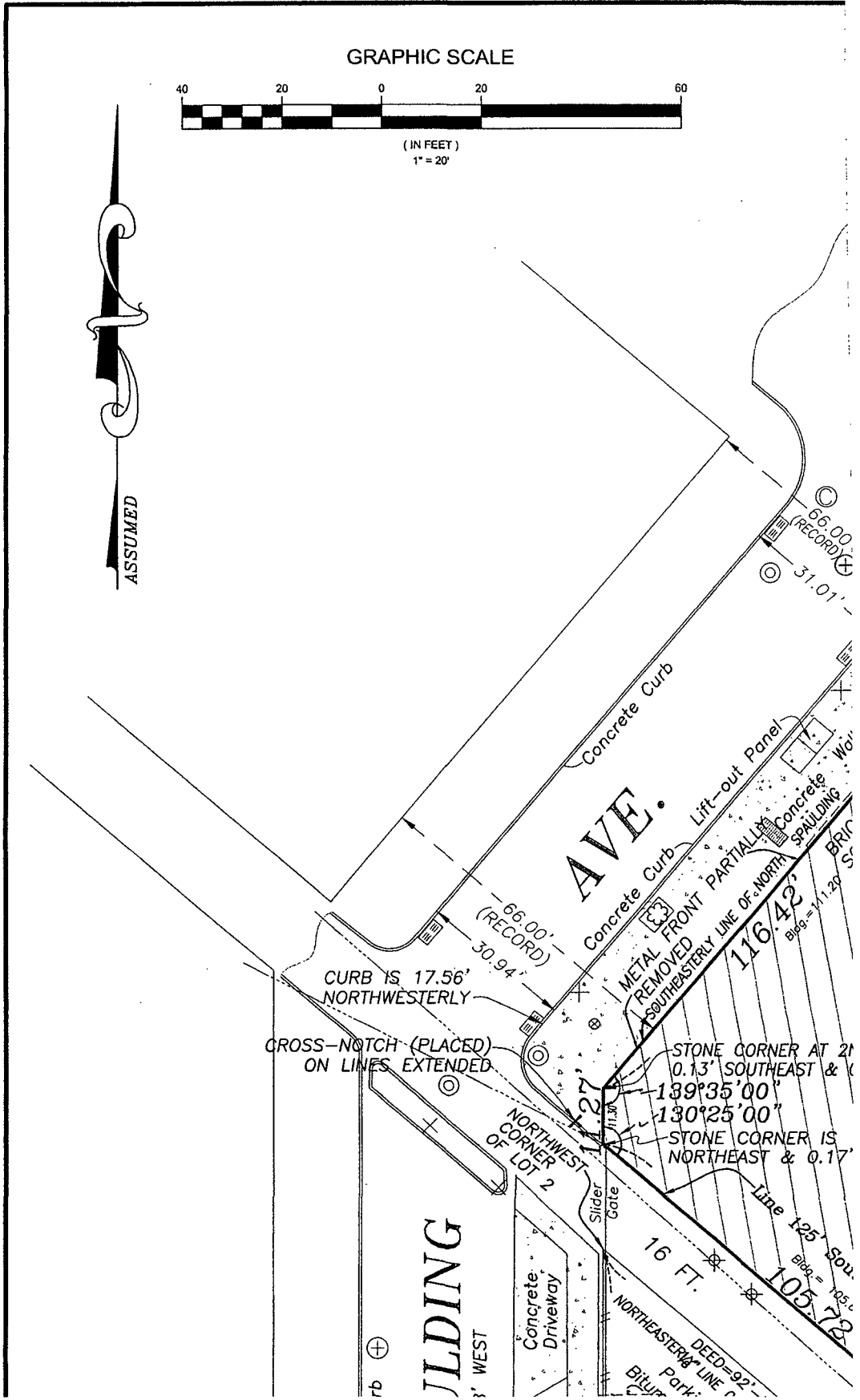


GRAPHIC SCALE

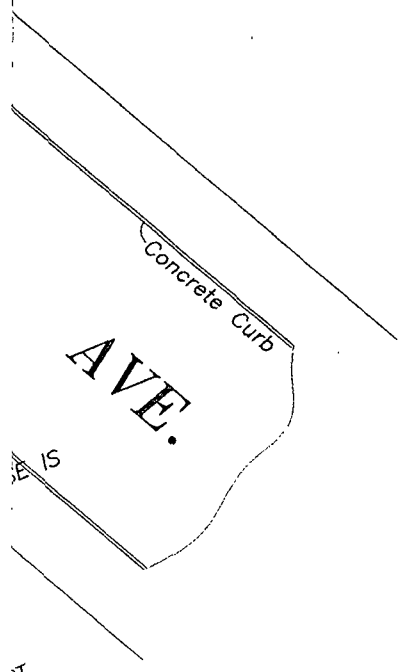


(IN FEET)
1" = 20'

ASSUMED



- T—T— Telephone Manhole
- OT—OT— Underground Telephone Line
- OT—OT— Underground Fiber Optic Telephone Line
- ⊙ MCI—Metro (Western Union) Manhole
- MCI—MCI— MCI Metro (Western Union) Cable
- C.A.T.V. Manhole
- TV—TV— C.A.T.V. Conduit
- ⊙ Guard Post
- ◆ Parking Meter
- × Metal Sign
- ⊙ Monitoring Well
- Woven Wire Fence
- ||—||— Wood Fence
- #—#—# Iron Fence
- |—|—| Guard Rail
- ⊙ Tree and Size in inches
- ⊙ Bushes and/or Shrubs
- ⊙ Handicapped Parking
- ⊙ Square Curb Drain



State of Illinois)
County of Cook)ss

We, CHICAGO GUARANTEE SURVEY COMPANY, hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on MARCH 2, 2012.

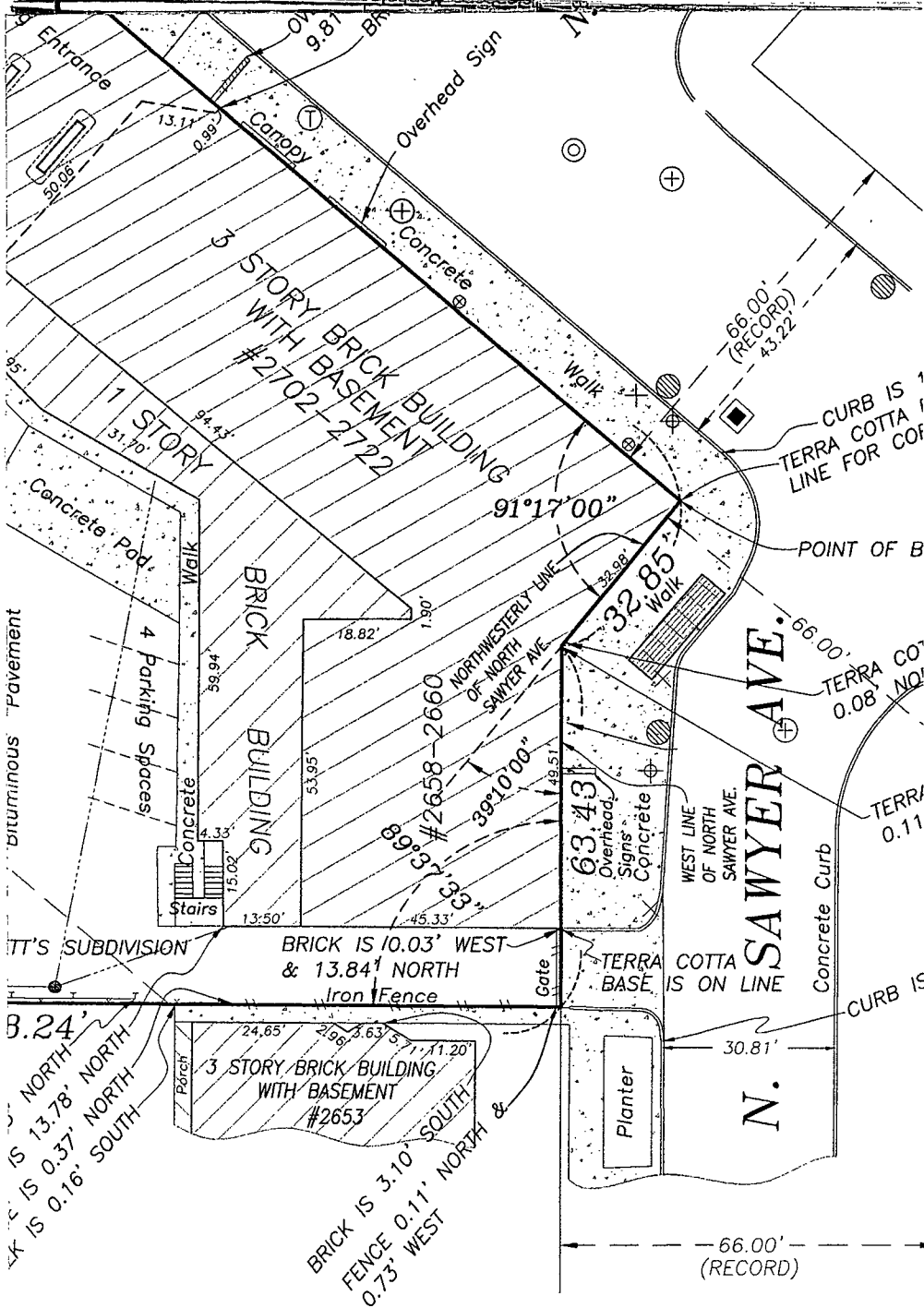
Signed on March 6, 2012.

By: [Signature]

Professional Illinois Land Surveyor No. 3584
My license expires November 30, 2012

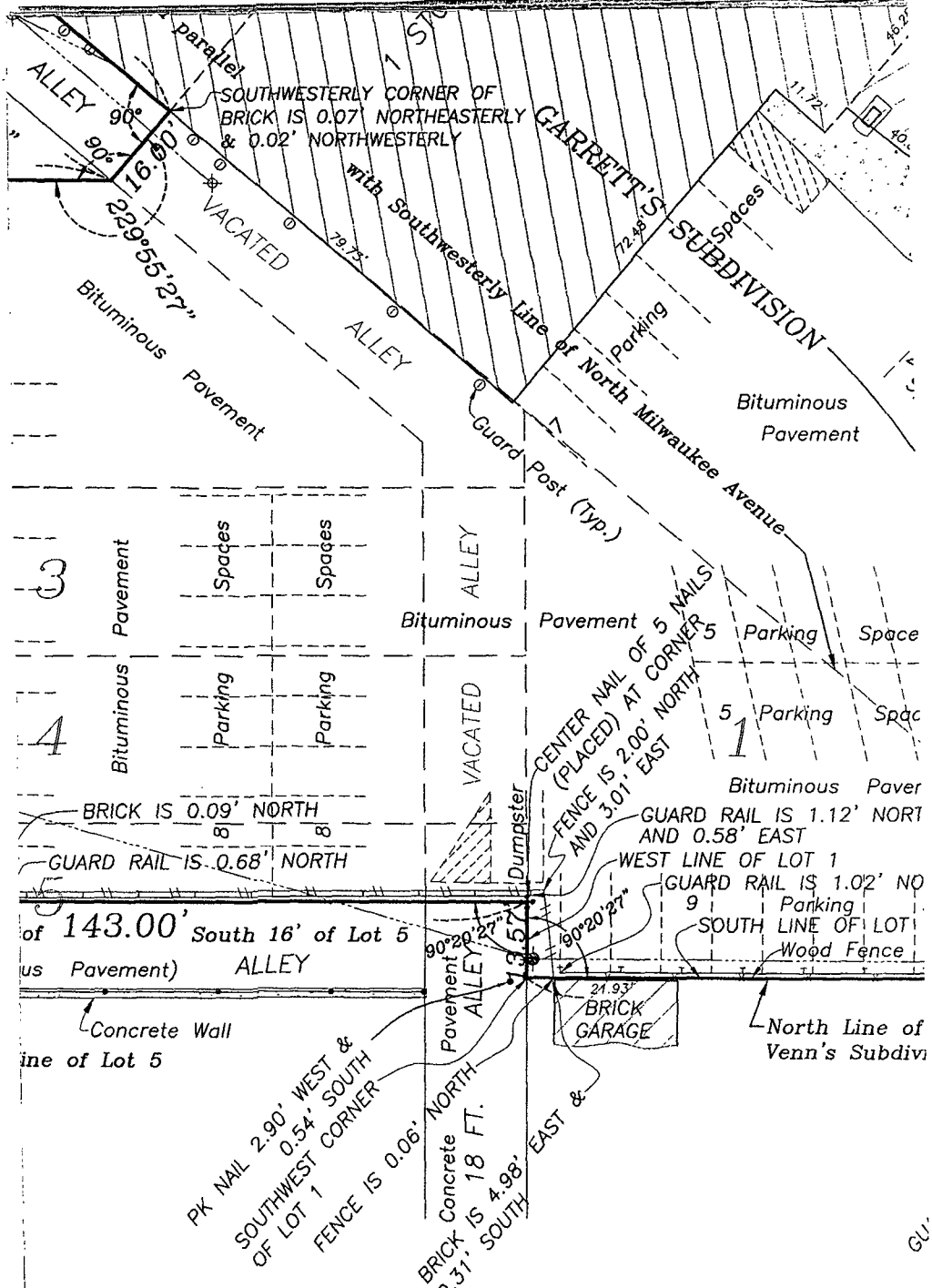


ED
E,
S,
ND
LE
AY
UD



Compare all points BEFORE building by same and
 shown on survey plat refer to your abstract, deed,
 upon this plat.
 as request.
 on Datum and Coordinate Datum if used is

DECLARATION OF EASEMENT DATED JULY 5, 1963
 SEPTEMBER 12, 1963 AS DOCUMENT 18911031 TO CERTAIN
 INGRESS AND EGRESS AND FOR ROADWAY, ENTRANCE
 SIDEWALK AND PARKING USE IN AND OVER CERTAIN PORTI
 RELATIVE TO MAINTENANCE, REPAIR, AND REPLACEME
 UTILITY LINE, WIRES, PIPES, CONDUITS, SEWER AND DRAIN,
 EXIST ON LAND AND THE COST THEREOF AND THE PR
 DECLARATION (NOT SHOWN HEREON).



SURVEY NOTES:

Distances are marked in feet and decim
at once report any differences BEFORE

For easements, building lines and other
contract, title policy and local building li

NO dimensions shall be assumed by sc

Monumentation or witness points were i

Unless otherwise noted hereon the Bea
ASSUMED.

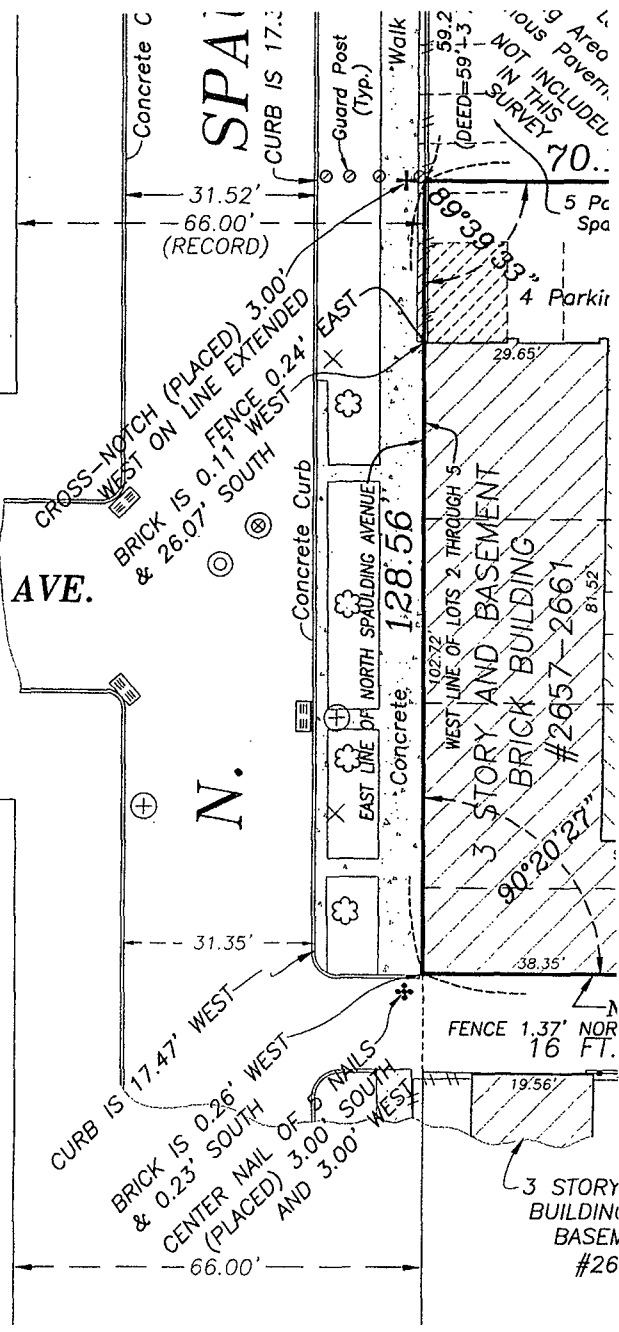
COPYRIGHT SURVAC SURVAC

Discontinuous Pavement

W. SCHUBERT AVE.

N.

SPACED



ORDERED BY: S CONSTRUCTION COMPANY	CHECKED:	DRAWN:
ADDRESS: 2700-12 N. MILWAUKEE AVE., CHICAGO, IL	BS	BS
 CHICAGO GUARANTEE SURVEY COMPANY <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 TELEPHONE: (312) 986-9445 FAX: (312) 986-9679 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2012-16146-001	DATE: MARCH 6, 2012	PAGE NO. 1 OF 1
SCALE: 1 INCH = 20 FEET		

G:\CAD\2012\2012-16146\2012-16146-001.dwg

SURVEY COMPANY

Division

ORS

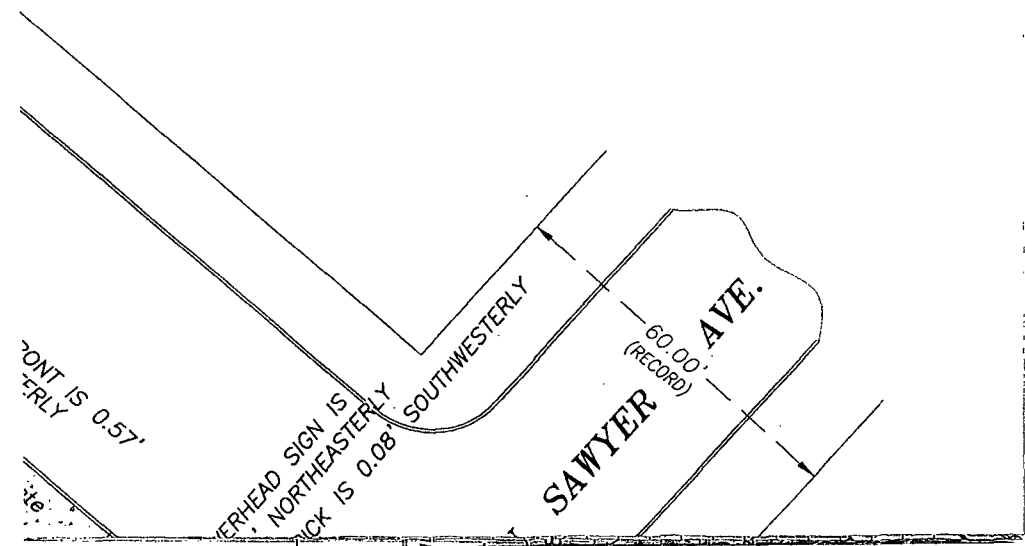
L 60630

TEL: INFO@PLCS-SURVEY.COM

Survey

PART OF LOT 2 IN GARRETT'S
OF THE SOUTHEAST QUARTER
RANGE 13 EAST OF THE THIRD
SO OF ALL OF LOTS 1, 2, 3, 4
THAT PART OF THE ALLEY, 18
AND ADJOINING SAID LOT 1
OF THE ALLEY, 16 FEET WIDE,
AND ADJOINING SAID LOT 2,
SUBDIVISION OF PART OF LOT
OF THE EAST HALF OF THE
TOWNSHIP 40 NORTH, RANGE 13
SAID PARCEL OF LAND BEING
AS FOLLOWS: BEGINNING AT THE
NORTH LINE OF NORTH SAWYER
AND SOUTHWESTERLY LINE OF
LOT 5 A DISTANCE OF 32.85 FEET
TO THE EAST LINE OF NORTH
SAWYER STREET LINE; THENCE
EAST ALONG SAID NORTH SAWYER
STREET TO ITS INTERSECTION WITH

THE NORTH LINE OF LOT 1 IN VENN'S SUBDIVISION OF LOT 1
NORTH 20 FEET OF LOT 2 IN BLOCK 4 IN THE SUBDIVISION OF
ON THE EAST SIDE OF THE EAST HALF OF THE SOUTHEAST QUARTER
SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE
PRINCIPAL MERIDIAN, TOGETHER WITH PART OF LOT 2 OF
SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST
OF SAID SECTION; THENCE WEST ALONG THE NORTH LINE OF
1 IN VENN'S SUBDIVISION AND ALONG THE SOUTH LINE OF SAID
GARRETT'S THIRD LOGAN SQUARE SUBDIVISION, A DISTANCE
FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 IN SAID
THIRD LOGAN SQUARE SUBDIVISION; THENCE NORTH ALONG
LINE OF SAID LOT 1, A DISTANCE OF 13.57 FEET TO ITS INTERSECTION
WITH AN EASTWARD EXTENSION OF THE NORTH LINE OF THE
FEET OF LOT 5 IN SAID GARRETT'S THIRD LOGAN SQUARE SUBDIVISION;
THENCE WEST ALONG SAID EASTWARD EXTENSION AND ALONG
NORTH LINE OF SAID SOUTH 16 FEET OF LOT 5 A DISTANCE
FEET TO A POINT IN THE EAST LINE OF NORTH SPAULDING AVENUE
WEST LINE OF LOT 5; THENCE NORTH ALONG THE WEST LINE OF
LOTS 5, 4, 3 AND 2, BEING ALSO THE EAST LINE OF NORTH SPAULDING
AVENUE, A DISTANCE OF 128.56 FEET TO A POINT 59 FEET 3 INCHES



AND THE
39 ACRES
QUARTER OF
THE THIRD
ARRETT'S
QUARTER
SAID LOT
LOT 1 IN
OF 188.24
ARRETT'S
THE WEST
SECTION
SOUTH 16
DIVISION;
ONG THE
OF 143.00
AVE, THE
OF SAID
AULDING
INCHES

SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 70.13 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2 WHICH IS 92 FEET 1 1/8 INCHES SOUTHEASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTHEASTWARDLY ALONG A LINE AT RIGHT ANGLES WITH SAID NORTHEASTERLY LINE OF LOT 2 A DISTANCE OF 16.00 FEET TO ITS INTERSECTION WITH A LINE WHICH IS 125.00 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID NORTH MILWAUKEE AVENUE; THENCE NORTHWESTWARDLY ALONG SAID PARALLEL LINE A DISTANCE OF 105.72 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID NORTH SPAULDING AVENUE; THENCE NORTH ALONG SAID EAST LINE OF NORTH SPAULDING AVENUE A DISTANCE OF 11.27 FEET TO A DEFLECTION POINT IN SAID EAST LINE OF NORTH SPAULDING AVENUE; THENCE NORTHEASTWARDLY CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID NORTH SPAULDING AVENUE A DISTANCE OF 116.42 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID NORTH MILWAUKEE AVENUE, AND THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWESTERLY STREET LINE A DISTANCE OF 363.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 70,746 SQUARE FEET (1.6241 ACRES) OF LAND, MORE OR LESS.

Legend

□○	Manhole
●	Sanitary Sewer Manhole
⊙	Storm Sewer Manhole
⊕	Combined Sanitary and Storm Sewer
⊗	Catch Basin
—	Curb Drain
---	Sanitary Sewer Line
---	Storm Sewer Line
---	Combined Sanitary and Storm Line
⊙	Gas Valve
⊕	Gas Manhole
---	Gas Line
---/---/---/---	Abandoned Gas Line
⊕	Fire Hydrant
⊕	Water Valve Manhole
⊙	Water Valve
---	Water Line
■	Commonwealth Edison Service Manhole
⊙	City Electric Manhole
⊗	Traffic Signal Manhole
⊗	Traffic Control Box
●	Traffic Signal
⊕	Traffic Signal on Metal Light Pole
⊕	Communications Manhole
⊕	Electric Equipment on Concrete Pad
⊕	Metal Light Pole
⊕	Concrete Light Pole
●	Wood Pole
⊕	Wood Pole with Light
⊕	Wood Pole with Transformer
⊕	Wood Riser Pole
---	Underground Electric Cable or Conduit
---	Overhead Electric Wires