



Office of the Chicago City
Clerk



O2012-1323

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	3/14/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17448
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

#17448
INT. DATE
3-14-12

1. ADDRESS of the property Applicant is seeking to rezone:
2700-34 N. Milwaukee Ave. and 2657-67 N. Spaulding Ave. and 2658-62 N. Sawyer Ave., Chicago, IL 60647

2. Ward Number that property is located in: 35

3. APPLICANT: VPRE Real Holdings LLC c/o Law Offices of Samuel VP Banks, 221 N. LaSalle, Suite 3800, Chicago, IL 60601

ADDRESS: 300 Sterling Lane

CITY: Northfield STATE: IL ZIP CODE: 60093

PHONE: (312) 782-1983 CONTACT PERSON: Sara K. Barnes, Esq.
Attorney for Applicant

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

OWNER N/A
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 Law Offices of Samuel VP Banks

ADDRESS 221 N. LaSalle St., 38th Floor

CITY Chicago STATE: IL ZIP CODE 60601

PHONE: (312) 782-1983 FAX: (312) 782-2433

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?
No

9. Present Zoning: B1-3 Neighborhood Shopping District and RS-3 Residential Single Unit (Detached House) District

Proposed Zoning: B1-3 Neighborhood Shopping District

10. Lot size in square feet (or dimensions): 74,875 sq. ft. (approx.)

11. Current Use of the Property: Commercial building; mixed-use/residential building with 49 dwelling units; on-site parking lot

12. Reason for rezoning the property: The subject properties are currently located in a *Split-District*. The Applicant would like to amend the zoning at the subject properties in order to locate and establish an accessory parking lot to serve the existing 49-unit residential property and the existing commercial property.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The existing 49-unit residential building and the commercial building and the accessory parking area shall remain. The existing residential building contains a total of 49 dwelling units and the existing commercial building contains approximately 48,095 sq. ft. of business area. The existing accessory parking lot will be reconfigured to accommodate 90 parking spaces. The Phase I commercial building is two-stories (28,166 sq. ft.). The only proposed construction involves the façade of the existing commercial building to improve the aesthetic and structural appeal of the property.

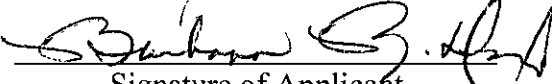
14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question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

YES _____ NO X

=====

COUNTY OF COOK
STATE OF ILLINOIS


I, BARBARA 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.



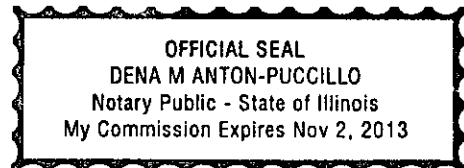
Signature of Applicant

Subscribed and Sworn to before me this

7 day of MARCH, 2012.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107

March 7, 2012

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

To Whom It May Concern:

The undersigned, **Sara K. Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was or will be sent by USPS First Class Mail no more than 30 days before filing the application.

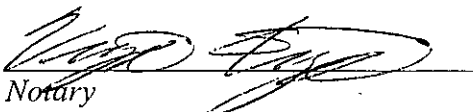
The undersigned certifies that the notice contained the address of the property sought to be rezoned as **2700-34 N. Milwaukee Ave. and 2657-67 N. Spaulding Ave. and 2658-62 N. Sawyer Ave., Chicago, IL**, a statement of intended use of said property; the name and address of the Applicant; the name and address of the owner; and a statement that the applicant intends to file an application for a change in zoning on approximately **March 7, 2012**.

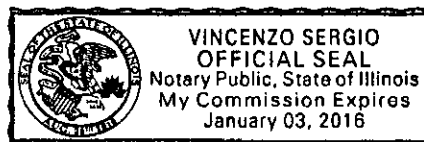
The Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago; that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks


By: **Sara K. Barnes**, Attorney

Subscribed and Sworn to before me
this 7th day of MARCH, 2012.


Notary



PUBLIC NOTICE

Via USPS First Class Mail

March 7, 2012

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **March 7, 2012**, I, the undersigned, filed an application for a change in zoning from a split district with a B1-3 Neighborhood Shopping District and a RS-3 Residential Single-Unit (Detached House) District to a single B1-3 Neighborhood Shopping District, on behalf of the Applicant/Owner, VPRE Real Holdings LLC, for the property located at **2700-34 N. Milwaukee Ave. and 2657-67 N. Spaulding Ave. and 2658-62 N. Sawyer Ave., Chicago, IL.**

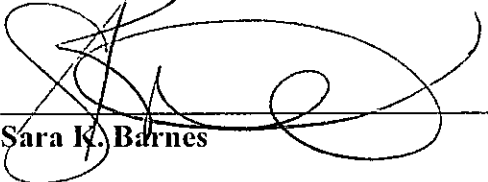
The Applicant would like to amend the zoning at the subject property in order to locate and establish an accessory parking lot to serve the existing 49-unit residential property and the existing commercial property. The existing 49-unit residential building and the commercial building and the accessory parking area shall remain. The existing residential building contains a total of 49 dwelling units and the commercial building contains approximately 48,095 sq. ft. of business area. The existing accessory parking lot will be reconfigured to accommodate 90 parking spaces. The Phase I commercial building is two-stories (28,166 sq. ft.). The only proposed construction involves the façade of the existing commercial building to improve the aesthetic and structural appeal of the property.

VPRE Real Holdings LLC, the Applicant/Owner is located at 300 Sterling Lane, Northfield, IL 60093.

The contact person for this application is Sara Barnes. My address is 221 N. LaSalle Street, Chicago, IL 60601. My telephone number is 312-782-1983.

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS



Sara K. Barnes

*****Please note that the applicant is not seeking to purchase or rezone your property.**

*****The applicant is required by law to send this notice because you own property located within 250 feet of the proposed amendment.**

**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 60093

C. Telephone: 773-419-0882 Fax: N/A Email: N/A

D. Name of contact person: VICTOR DIAZ

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):
THE APPLICANT SEEKS TO AMEND THE ZONING AT THE PROPERTY LOCATED AT 2700-34 N. MILWAUKEE
2657-67 N. SPAULDING; 2658-62 N. SAWYER,

G. Which City agency or department is requesting this EDS? DEPT. HOUSING + ECON. DEVELOPMENT

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

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
<u>VICTOR DIAZ</u>	<u>MANAGING MEMBER</u>
<u>BARBARA DIAZ</u>	<u>MANAGING MEMBER</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
VICTOR DIAZ	300 STERLING LN. NORTHFIELD, IL 60093	50%
BARBARA DIAZ	SAME	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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<u>LAN OFFICE OF SAMUEL VP BANKS</u>	<u>221 N. LASALLE ST., 38TH FLOOR, CHICAGO, IL</u>	<u>↳ ATTORNEYS FOR APPLICANT</u>	<u>EST. \$3,500</u>
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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

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

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

Yes

No

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

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

Victor E. Diaz
(Print or type name of Disclosing Party)

By: [Signature]
(Sign here)

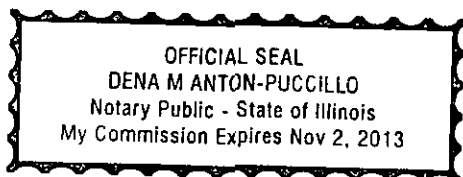
Victor E. Diaz
(Print or type name of person signing)

Member
(Print or type title of person signing)

Signed and sworn to before me on (date) MARCH 7, 2012,
at Cook County, IL (state).

[Signature] Notary Public.

Commission expires: 11/2/13



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.

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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.

Barbara R. Diaz
(Print or type name of Disclosing Party)

By: Barbara R. Diaz
(Sign here)

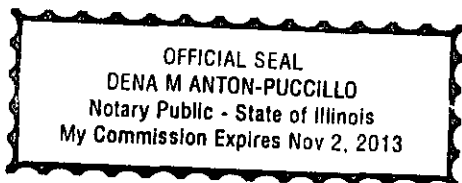
Barbara R. Diaz
(Print or type name of person signing)

Member
(Print or type title of person signing)

Signed and sworn to before me on (date) MARCH 7, 2012,
at COOK County, IL (state).

Dena M Anton-Puccillo Notary Public.

Commission expires: 11/2/13



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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

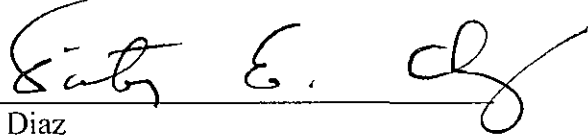
Yes

No

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

To whom it may concern:

I, VICTOR DIAZ, a managing member of VPRE Real Holdings LLC, the Owner of the property located at 2734 N. Milwaukee Ave., Chicago, IL, authorize the Law Office of Samuel V.P. Banks, to file a zoning amendment application before the City of Chicago for that property.

A handwritten signature in black ink, appearing to read "Victor E. Diaz", written over a horizontal line.

Victor Diaz

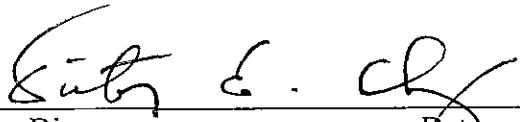
-FORM OF AFFIDAVIT

Chairman, Committee on Zoning
Room 304 - City Hall
Chicago, IL 60602

To Whom It May Concern:

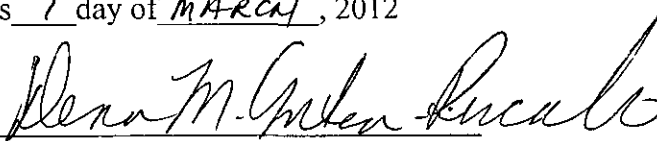
I, VICTOR DIAZ, on behalf of VPRE Real Holdings LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying VPRE Real Holdings LLC, as Owner holding interest in land subject to the proposed zoning amendment for the property identified as 2734 N. Milwaukee Ave., Chicago, IL.

I, VICTOR DIAZ, being first duly sworn under oath, depose and say that VPRE Real Holdings LLC, holds that interest for itself and no other person, association, or shareholder.

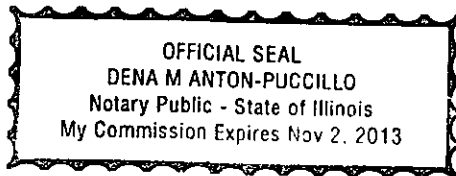


Victor Diaz Date

Subscribed and Sworn to before me
this 7 day of MARCH, 2012



Notary Public



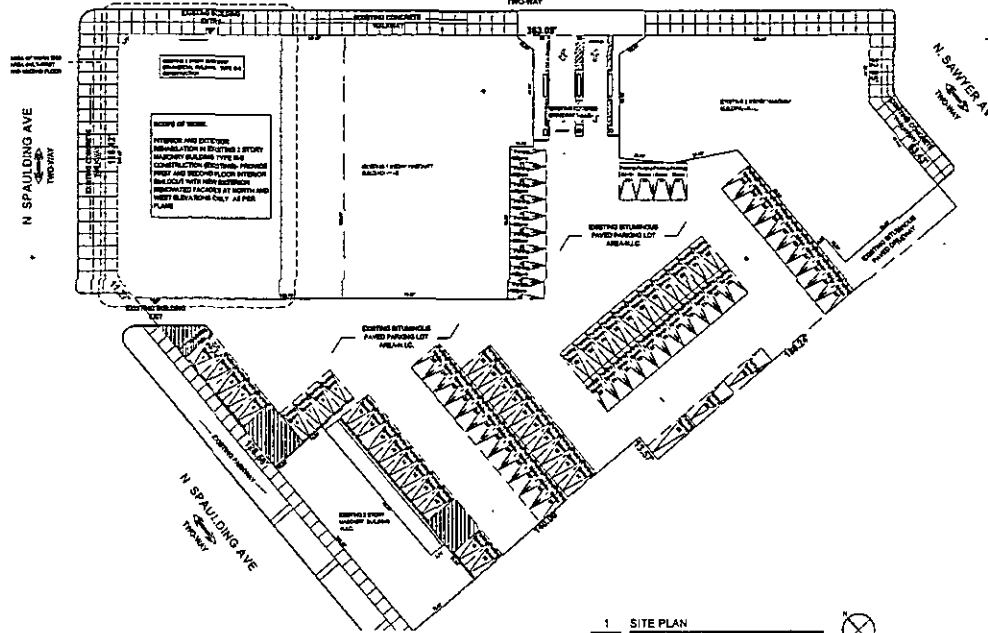
2734 N. Milwaukee

CHICAGO

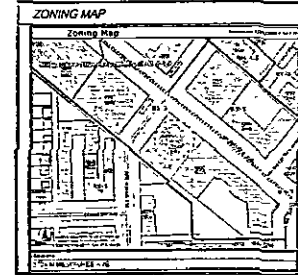
ILLINOIS



N MILWAUKEE AVE.



1 SITE PLAN
CS1.0



ZONING MAP
Zoning Map
Municipal Code of Chicago
Section 17-1-01-01

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP), I HAVE CERTIFIED THIS TO THE BEST OF MY KNOWLEDGE, SKILL AND CARE, THAT THE ATTACHED PLANS FOR THIS PROJECT FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 16.11, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO.
WORKED: _____ DATE: _____
BILL G. KOZALAK
ILLINOIS LICENSE NUMBER: 024763

SCOPE OF WORK
SCOPE OF WORK:
INTERIOR AND EXTERIOR RENOVATION IN EXISTING 3 STORY BUILDING INCLUDING TYPE III CONSTRUCTION ELEVATOR, PRINTER FEED, AND SECOND FLOOR WAREHOUSE. SUBJECT WORK INCLUDES EXISTING FACILITIES AT NORTH AND WEST ELEVATIONS ONLY - SEE PLANS. RETAIL STORE SEE

ZONING DATA
Address: 2734 N. MILWAUKEE AVENUE
Zoning District: B1-3
Construction Type: I-C (EXISTING)
Lot Dimensions: SEE SITE PLAN
Lot Area: 7,644 SQ. FT.
Existing Building Area: 9,714.9 SQ. FT.
Second Floor Building: 9,714.9 SQ. FT.

DRAWING LIST

MECHANICAL	ELECTRICAL
CS1.0 COVER SHEET / SITE PLAN	ME1.0 MECHANICAL SCHEDULES
CS1.1 GENERAL NOTES	ME1.1 MECHANICAL PLANS
CS1.2 FIRST FLOOR DEMOLITION PLAN	ME1.2 MECHANICAL PLANS
D1.1 SECOND FLOOR DEMOLITION PLAN	PL1.0 PLUMBING
ME1.1 TRAVEL DETAILS PLANS	PL1.1 PLUMBING WARE
A1.0 FIRST FLOOR PLAN	PL1.2 PLUMBING RISER
A2.0 SECOND FLOOR PLAN	PL1.3 PLUMBING WARE
A3.0 NORTH / NORTH WEST ELEVATIONS	EL1.0 ELECTRICAL SCHEDULES AND RISER DIAGRAM
A4.0 WALL SECTIONS / DETAILS	EL1.1 PANEL SCHEDULES
A5.0 STAIR SECTIONS / DETAILS	EL1.2 FIRST AND SECOND FLOOR ELECTRICAL PLANS
A6.0 PARTITION TYPES	EL1.3 ROOF ELECTRICAL PANELS
A7.0 FLOORING TYPES / DETAILS	EM1.0 EMERGENCY DRILLING
A8.0 FOUNDATION PLAN AND DETAILS	EM1.1 FIRST AND SECOND FLOOR EMERGENCY ELECTRICAL PANELS
A9.0 DETAILS	
A9.1 DETAILS / NOTES	

OWNER RELEASE
I, the undersigned, hereby release, defend, hold harmless, and agree to indemnify the Architect and its representatives from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the Architect or its representatives in connection with the performance of its professional services under this contract, whether or not such claims, damages, losses, and expenses result in whole or in part from the negligence of the Architect or its representatives.

REVISED BY: _____
DATE: _____

NO.	DATE	DESCRIPTION	PROJECT
1			2734 N. Milwaukee

2734 N. Milwaukee
Chicago, Illinois

ARCHITECT'S CERTIFICATION
ARCHITECTS AND CONSULTANTS
1100 N. Dearborn
CHICAGO, IL 60610
PH: 312.734.1311
FX: 312.734.1328

PROJECT NO. BOK 234
DATE: _____
BY: _____
TITLE SHEET



CS1.0

CHICAGO GENERAL NOTES

ALL WORKER FINISHED TO BE CLAIM 1.0-2E PLAIN SCHEDULE 40.

GLAZES AT ALL DOORS TO BE SAFETY FINISHED GLASS.

ALL GLAZES 60% TYP FROM FINISHED FLOOR SHALL BE SAFETY TEMPERED GLASS.

ALL CONTRACTORS SHALL VISIT THE SITE PRIOR TO BEGINNING WORK WITH THESE NOTES AND ALL DISCREPANCIES WITH THESE NOTES OR CHANGES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO CHANGES SHALL BE MADE WITHOUT THE ARCHITECT'S APPROVAL.

1. OWNER REQUESTED REVISIONS 2. REVISION TO CORRECTED PROBLEMS

ALL WORK SHALL BE COMPLETE AND FUNCTIONAL AND MEET THE OWNER'S, ARCHITECT'S AND CITY APPROVAL. THE WORK SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.

ALL CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL APPLICABLE CODES AND ORDINANCES.

DISBURSERS ARE TO FINISH U.S.A.

ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN PENETRATIONS THROUGH BRICK, CONCRETE, WORK PENETRATION WALLS, ETC. CORING BY THE APPROVED DAMAGE WILL BE BACK CHARGED ACCORDINGLY.

VERIFY THE HOLDING FRAMED DIMENSIONS INDICATED FOR EACH MEMBER AND ADJUST ACCORDINGLY.

PROVIDE ROOF AND SHELTER AT ALL EXTERIOR WALLS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MAKE WORK TO ACCORD WITH PERMITS.

ALL MANUFACTURERS AND SUPPLIERS SHALL VERIFY ACTUAL MANUFACTURING DIMENSIONS AND MANUFACTURER'S MANUFACTURING ACCORDINGLY.

WALL CONSTRUCTION: PROVIDE 8" MIN. RADIATION ON ALL EXTERIOR WALLS.

ROOF CONSTRUCTION: PROVIDE 8" MIN. RADIATION ON ROOF.

LEGEND:

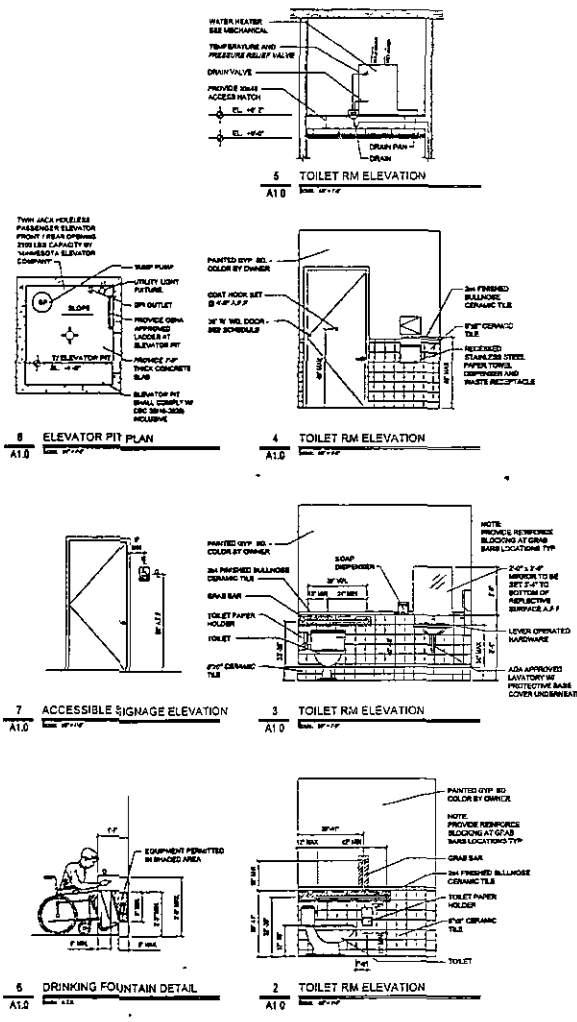
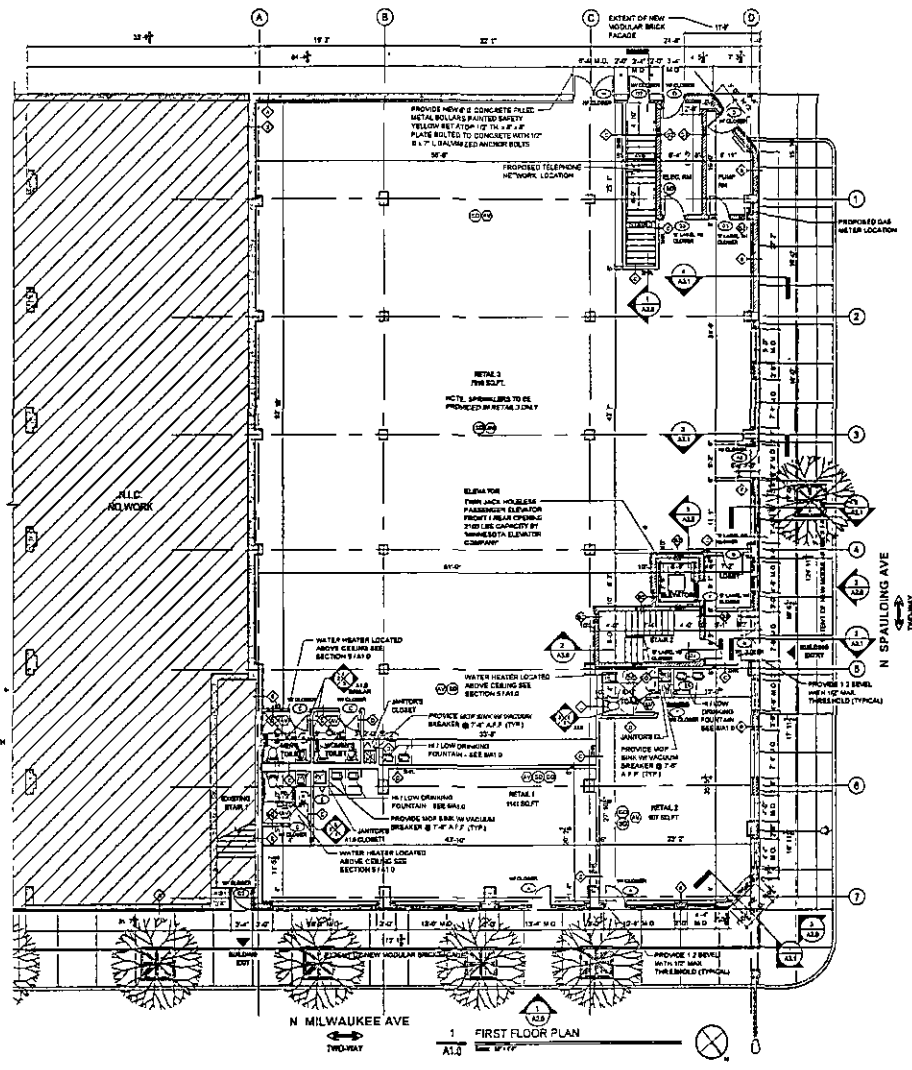
- SMOKE DETECTOR
- COMMON UNFINISHED SECTION
- DOOR TYP

SMOKE DETECTOR NOTES:

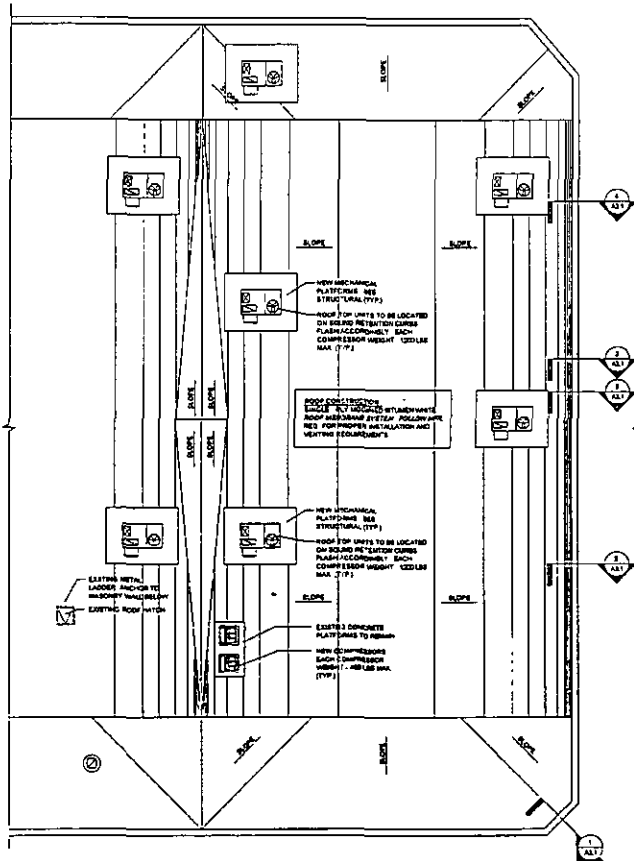
ALL SMOKE DETECTORS SHALL BE MOUNTED IN EACH UNIT AND WITHIN 18" OF EACH ROOM DOOR. SMOKE DETECTORS SHALL BE 1" FROM ANY WALL IF CEILING MOUNTED OR 4" TO 12" FROM THE CEILING IF WALL MOUNTED.

STAIR WITH 2 HR. ENCLOSURE:

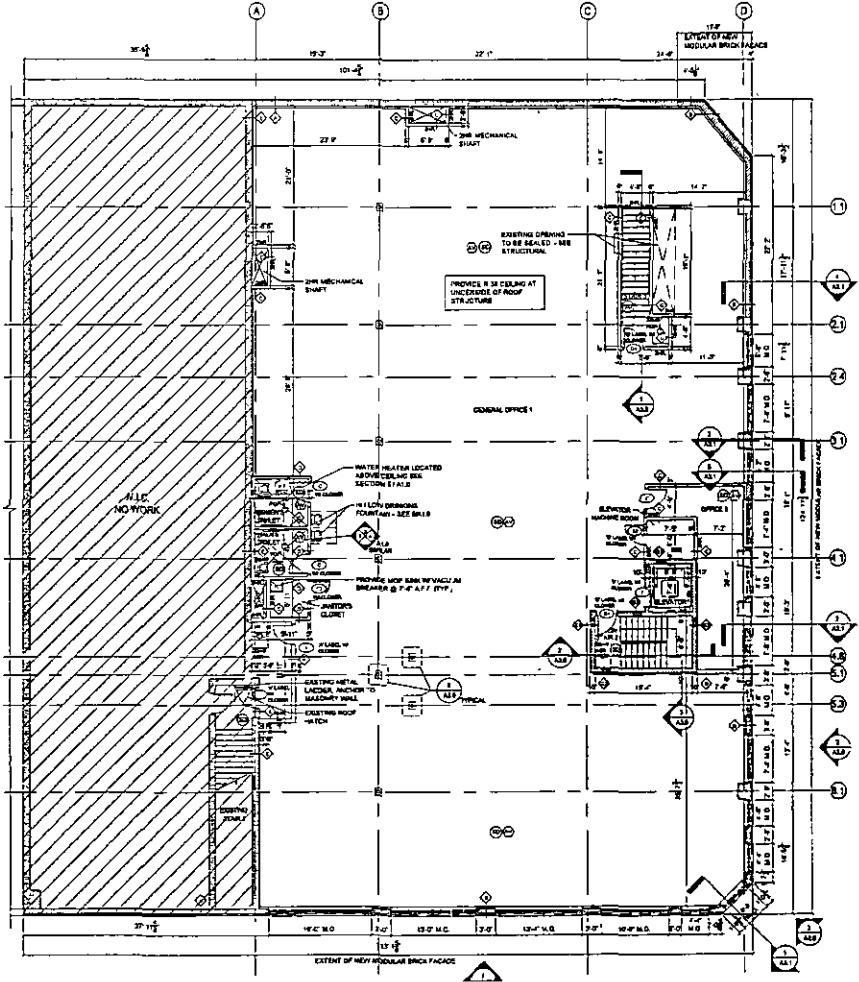
ALL COMMON SPACE STAIR CONSTRUCTION TO BE NON-COMBUSTIBLE STEEL FRAMING, REINFORCED CONCRETE, 2 HOUR ENCLOSURE FOR U.S.A. AND CONSTRUCTION TYPE (TYPICAL & ALL FLOOR UNLESS OTHERWISE NOTED).



<p>OWNER RELEASE</p> <p>I, the undersigned, hereby release, defend, hold harmless, and agree to indemnify the Architect, Engineers, and other professionals from and against all claims, damages, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by them in connection with the performance of their professional services under this contract, whether or not such claims, damages, or expenses result in whole or in part from the negligence of the Architect, Engineers, or other professionals.</p> <p>DATE: _____</p> <p>SIGNATURE: _____</p> <p>NAME: _____</p>	<p>NO</p> <p>DATE</p> <p>DESCRIPTION</p>	<p>PROJECT</p> <p>2734 N. Milwaukee</p> <p>Chicago</p> <p>OWNER</p>	<p>ARCHITECT</p> <p>A X I O S</p> <p>ARCHITECTS AND CONSULTANTS</p> <p>100 N. LaSalle</p> <p>SUITE 1000</p> <p>CHICAGO, IL 60604</p> <p>PH: 312.786.3333</p> <p>FX: 312.786.3333</p>	<p>PROJECT NO.</p> <p>PK. NO.</p> <p>DATE</p> <p>BY</p>	<p>80K 254</p> <p>FIRST FLOOR PLAN</p> <p>A1.0</p>



2 ROOF PLAN
A1.1 Scale 1/8"=1'-0"



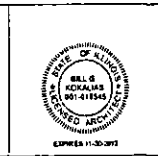
1 SECOND FLOOR PLAN
A1.1 Scale 1/8"=1'-0"

COMMENT:
 OWNER'S RELEASE
 I, the undersigned, hereby release, defend, hold harmless and agree to indemnify the Architect, its agents, employees, subcontractors, and suppliers from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the Architect, its agents, employees, subcontractors, or suppliers in connection with or arising out of the performance of the Architect's services under this contract, whether or not such claims, damages, losses, and expenses are caused in whole or in part by the negligence of the Architect, its agents, employees, subcontractors, or suppliers.

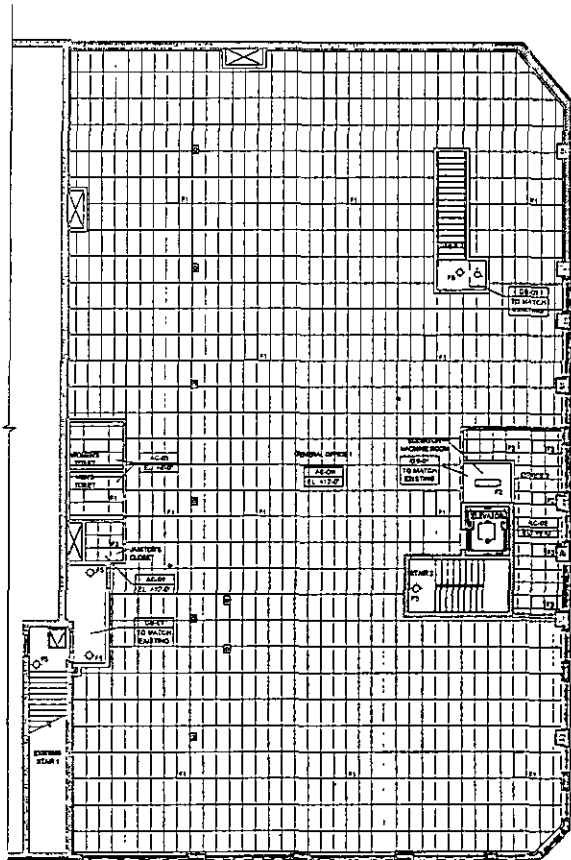
NO.	DATE	DESCRIPTION

PROJECT:
2734 N. Milwaukee
 Chicago, Illinois
 OWNER:

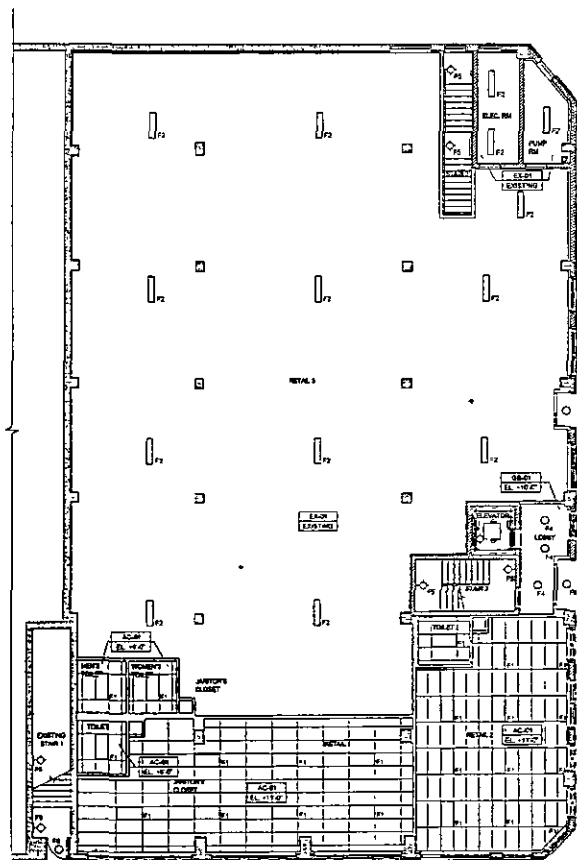
ARCHITECT:
A X I O S
 ARCHITECTS AND ENGINEERS
 License No. 13488951 Exp. 11/2013
 115 N. Dear
 SUITE 900 308
 CHICAGO, IL 60610
 PH: 312.740.1330
 FX: 312.740.1330



PROJECT NO.: 604 254
PROJECT NAME: 2734 N. Milwaukee
PROJECT TYPE: COMMERCIAL
SECOND FLOOR PLAN AND ROOF PLAN
A1.1



2 2ND FL REFLECTIVE CEILING PLAN
A1.1 10/17/12



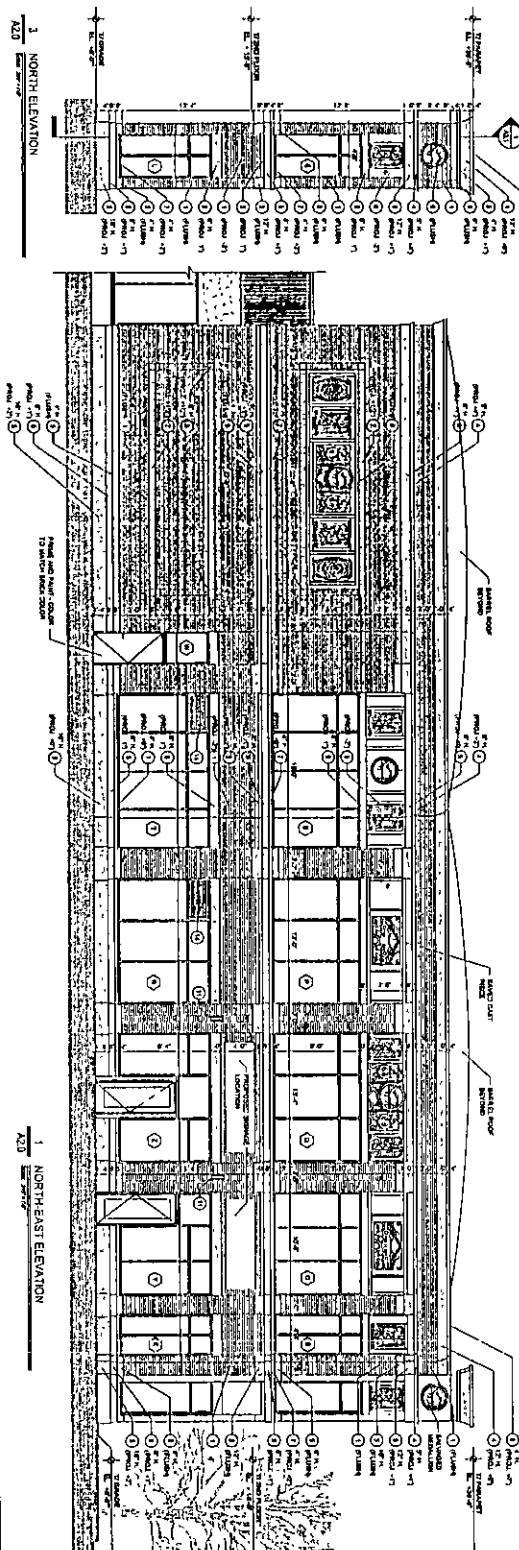
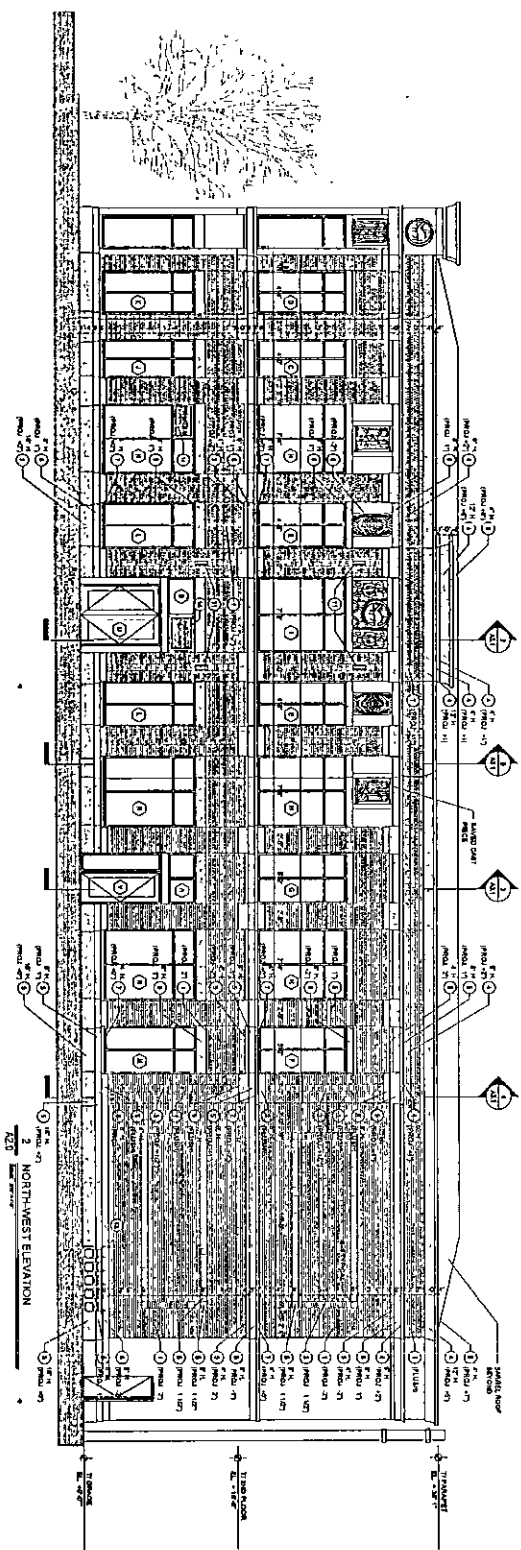
1 1ST FL REFLECTIVE CEILING PLAN
A1.1 10/17/12



CEILING FIXTURE SCHEDULE					
#	FIXTURE TYPE	DESCRIPTION	MANUFACTURER	PRODUCT NO.	DESCRIPTION / REVISION
F1		2x4 RECESSED FLUORESCENT LIGHT FIXTURE			
F2		4x4 RECESSED FLUORESCENT LIGHT FIXTURE			
F3		2x4 RECESSED FLUORESCENT LIGHT FIXTURE			
F4		COMPACT DOWNLIGHT			
F5		EXTERIOR WALL SCONCE			
F6		COMPACT DOWNLIGHT			
F7		WALL SCONCE			
F8		WALL SCONCE			
F9		EXTERIOR WALL SCONCE			

CEILING FINISH SCHEDULE					
#	MATERIAL	FIN	MANUFACTURER	PRODUCT NO.	DESCRIPTION / REVISION
AC-01	NATURAL FIBER CEILING TILE	27x36x5/8"	AMSTRONG		
AC-02	MINERAL FIBER CEILING TILE	27x36x5/8"	AMSTRONG		
DS-01	PAINTED STP. BS. CO. OR BY OTHER				
ES-01	EXPOSED CEILING				

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MATERIALS LEGEND

1. SCANTLE FINE SAND COLOR BY
2. HONOLULU LIGHT SAND COLOR BY
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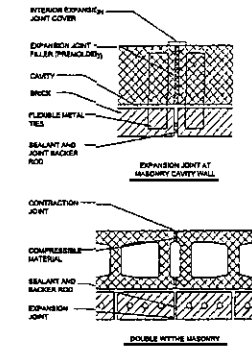
NOTES

1. REFER TO ALL OF FINISHED FLOOR
 (FFL) FOR FINISH ELEVATIONS.
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 (FFL) FOR FINISH ELEVATIONS.
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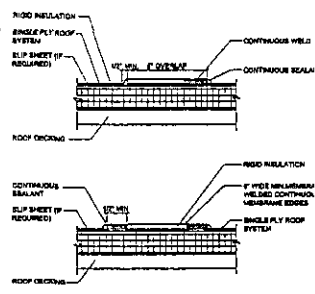
LEGEND

- HONOLULU FINE SAND

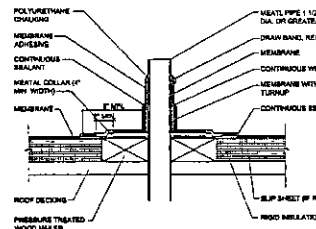
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<p>NO.</p> <p>DATE</p> <p>DESCRIPTION</p>	<p>NO.</p> <p>DATE</p> <p>DESCRIPTION</p>
<p>2734 N. Milwaukee</p> <p>CHICAGO</p>	
<p>ARCHITECT</p> <p>X I O S</p> <p>1515 N. LAUREL ST. CHICAGO, ILL. 60610</p> <p>TEL: 312.786.1100</p> <p>FAX: 312.786.1101</p>	
<p>SCALE</p> <p>1" = 1'-0"</p>	
<p>DATE</p> <p>11/20/2012</p>	
<p>ELEVATIONS</p>	
<p>A2.0</p>	



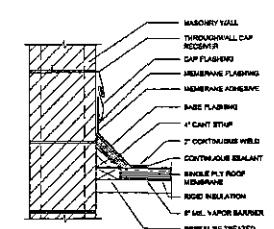
8 LAP FASTENER
A3.0 Scale: 1/2" = 1'-0"



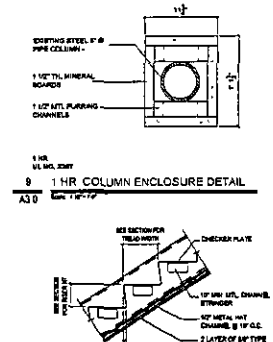
7 LAP FASTENER
A3.0 Scale: 1/2" = 1'-0"



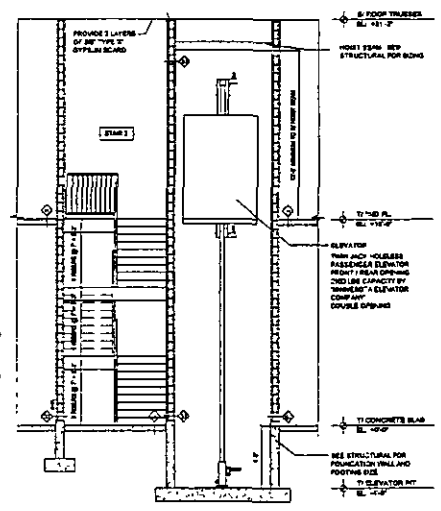
8 VENT PIPE FLASHING
A3.0 Scale: 1/2" = 1'-0"



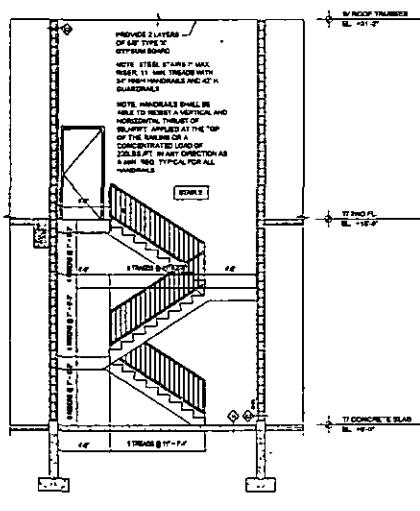
5 PERIMETER FLASHING
A3.0 Scale: 1/2" = 1'-0"



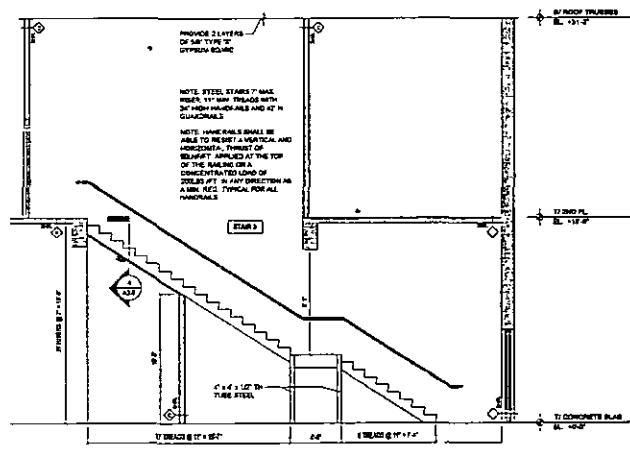
4 STAIR DETAIL
A3.0 Scale: 1/2" = 1'-0"



3 STAIR / ELEVATOR SECTION
A3.0 Scale: 1/2" = 1'-0"



2 STAIR SECTION
A3.0 Scale: 1/2" = 1'-0"



1 STAIR SECTION
A3.0 Scale: 1/2" = 1'-0"

STAIR WITH 2 HR. ENCLOSURE
ALL COMMON SPACE STAIR CONSTRUCTION TO BE NON-COMBUSTIBLE STEEL STRANGERS, RISERS, AND TREADS.
2 HOUR ENCLOSURE FOR LL & AND CONSTRUCTION TYPE
FURNISH ALL ACCESS UNLESS OTHERWISE NOTED

OWNER RELEASE	NO.	DATE	DESCRIPTION	PROJECT
OWNER RELEASE				2734 N. Milwaukee
OWNER RELEASE				Chicago
OWNER RELEASE				OWNER

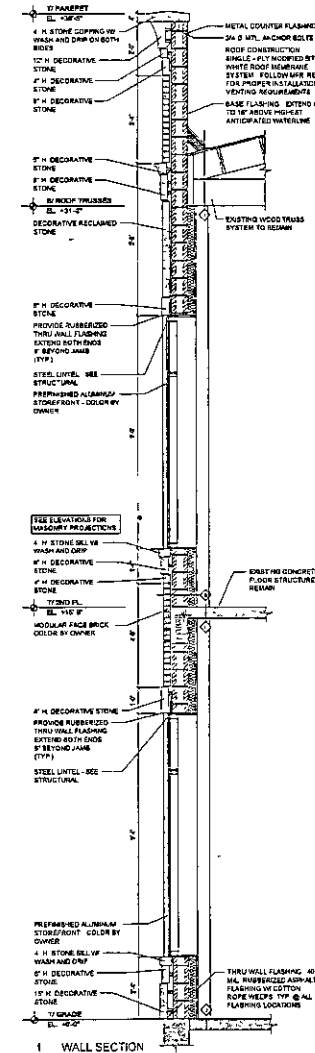
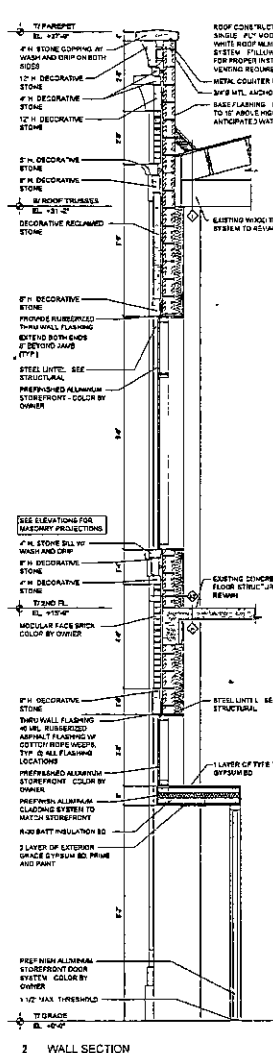
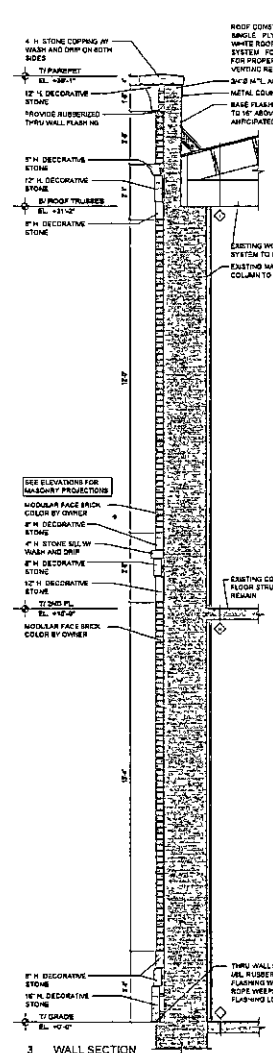
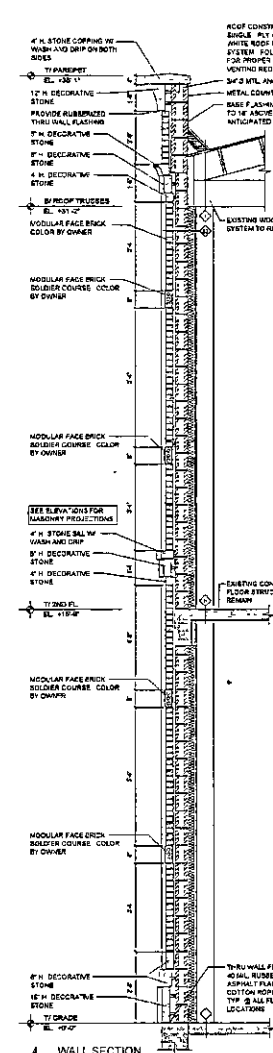
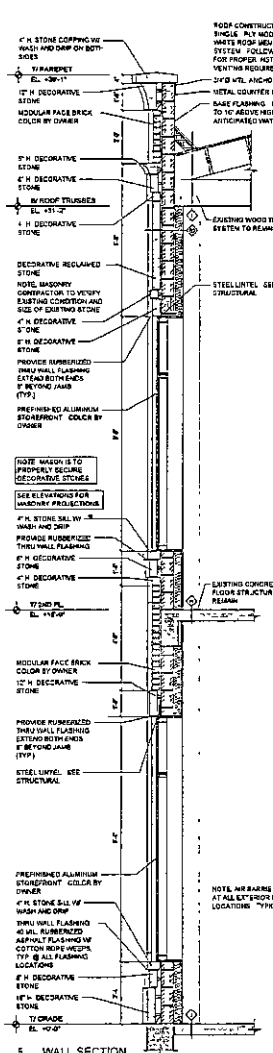
NO.	DATE	DESCRIPTION	PROJECT
			2734 N. Milwaukee
			Chicago
			OWNER

ARCHITECT
ALEXIOS
ARCHITECTS & CONSULTANTS
118 N. WABE
SUITE 800 306
CHICAGO, IL 60602
PH: 312.728.1133
FX: 312.728.1333

SECTION AND DETAILS

A3.0

EXPIRES 11.30.2012



NO.	DATE	DESCRIPTION

PROJECT
2734 N. Milwaukee
Chicago, Illinois
OWNER
CIVITAS

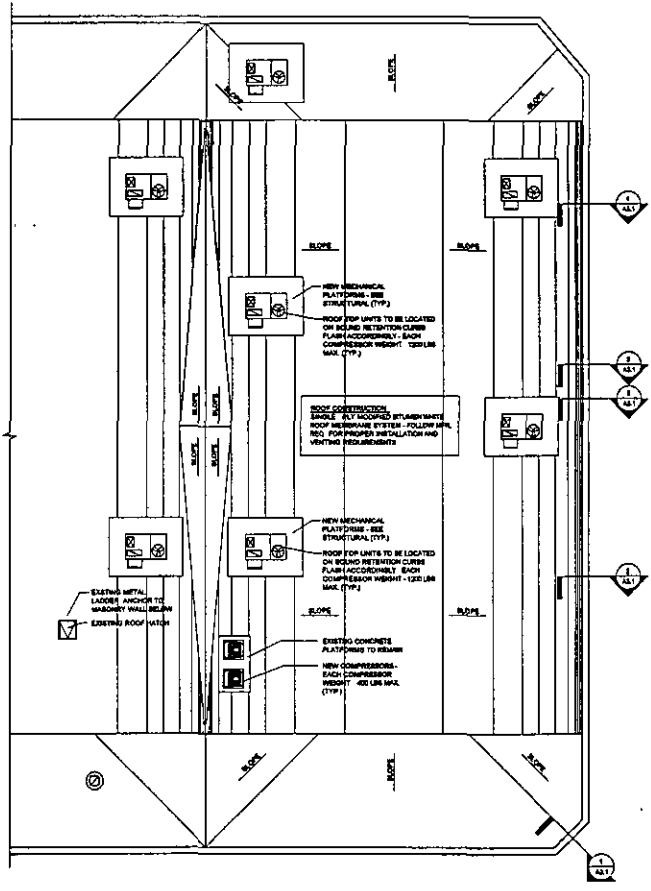
ARCHITECT
AXIOS
ARCHITECTS AND CONSULTANTS
118 N. TOLSON
SUITE 300
CHICAGO, IL 60604
PH 312.762.1333
FX 312.762.1333



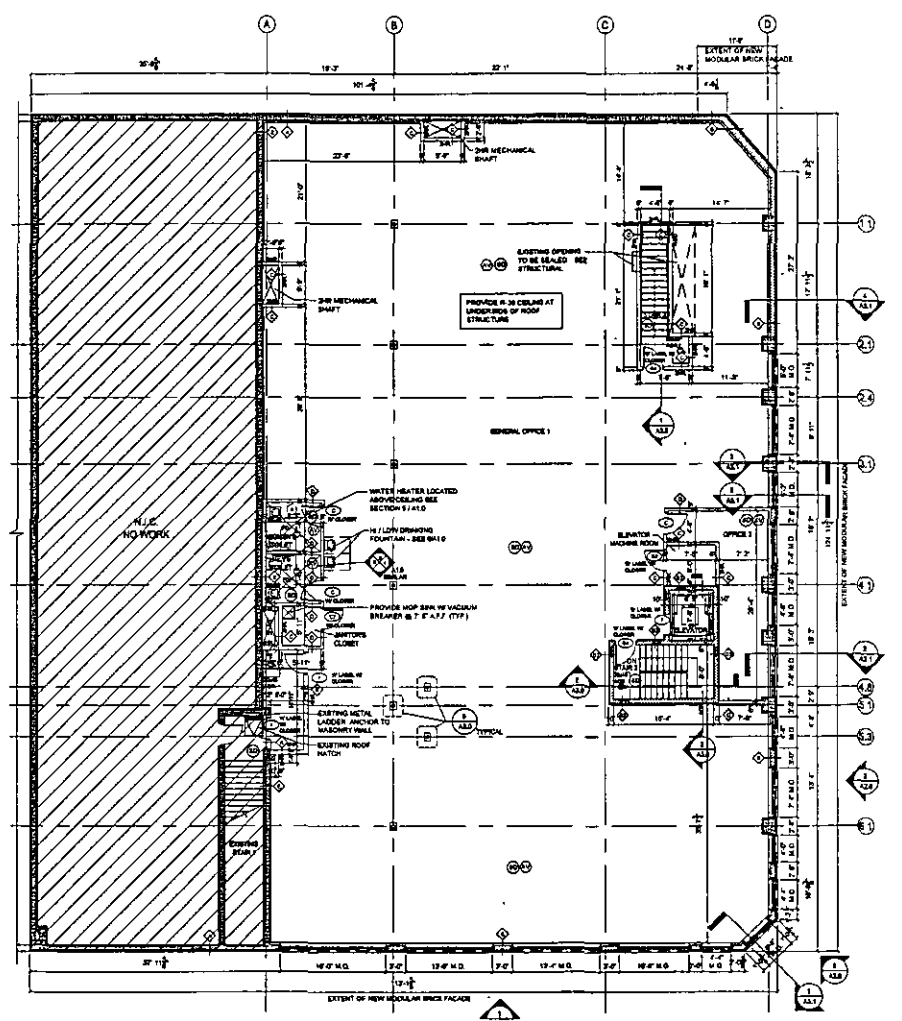
PROJECT NO.	BOK 294

WALL SECTIONS



A3.1



2 ROOF PLAN
A17



1 SECOND FLOOR PLAN
A17

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			NO.	DATE	DESCRIPTION	PROJECT									
SHEET NO.	SHEET														

A1.1

CHICAGO GENERAL NOTES

ALL STRUCTURE FINISHES TO BE CLAM (1.5) PLANE
SPREAD BATTING

GLAZES AT ALL DOORS TO BE SAFETY TEMPERED GLASS

ALL GLAZES BELOW 2' 0" FROM FINISHED FLOOR SHALL BE SAFETY TEMPERED GLASS.

ALL CONTRACTORS SHALL VISIT THE SITE PRIOR TO BEGINNING AND NOTE WHETHER THESE ARE PROPOSED, NEW AND ALL DISCREPANCIES WITH THESE SAME DRAWINGS, NO CHANGE ORDERS WILL BE HONORED EXCEPT FOR THE FOLLOWING:

1. CHANGES INDICATED BY ABOVE

2. CHANGES ON CHECKED PROBLEMS

ALL WORK SHALL BE COMPLETE AND FUNCTIONAL AND MUST BE APPROVED BY ARCHITECT AND CITY APPROVAL OF THE WORK SHALL BE OBTAINED AT THE CONTRACTOR'S EXPENSE.

ALL CONTRACTORS ARE RESPONSIBLE FOR EXECUTING WORK IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

TRANSFORMERS ARE TO REMAIN I.D.O.

ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN PROTECTIVE FINISHES BRICK, COARSE TIL, WOOD, FORMATION WALLS, ETC. DOWN TO THE APPROVED CHAIRS SHALL BE BACK CHAIRS ACCORDINGLY.

VERIFY THE BOLDY FRAMED DIMENSIONS WERE SELECTED FOR MANUFACTURE AND ADJUST ACCORDINGLY.

PROVIDE ROD AND BUSH AT ALL CLOSETS I.D.O.

COORDINATE FLOOR AND FINISH LAYOUT WITH PLUMBING AND HVAC WORK TO AVOID INTERFERENCE.

ALL MAINTENANCE OPERATIONS ARE TO BE INTERFERED AS NORMAL OPERATIONS. COORDINATION SHALL VERIFY ACTUAL MAINTENANCE OPERATIONS WITH OWNER AND OWNER MANUFACTURER APPROVALS I.D.O.

WALL CONSTRUCTION - PROVIDE R-14 INSULATION ON ALL EXTERIOR WALLS

ROOF CONSTRUCTION - PROVIDE R-30 INSULATION ON ROOF

Legend:

- REMOVE EXISTING
- EXISTING DIMENSIONS EXISTING
- WORK NEW

SMOKE DETECTOR NOTES:

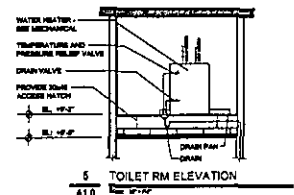
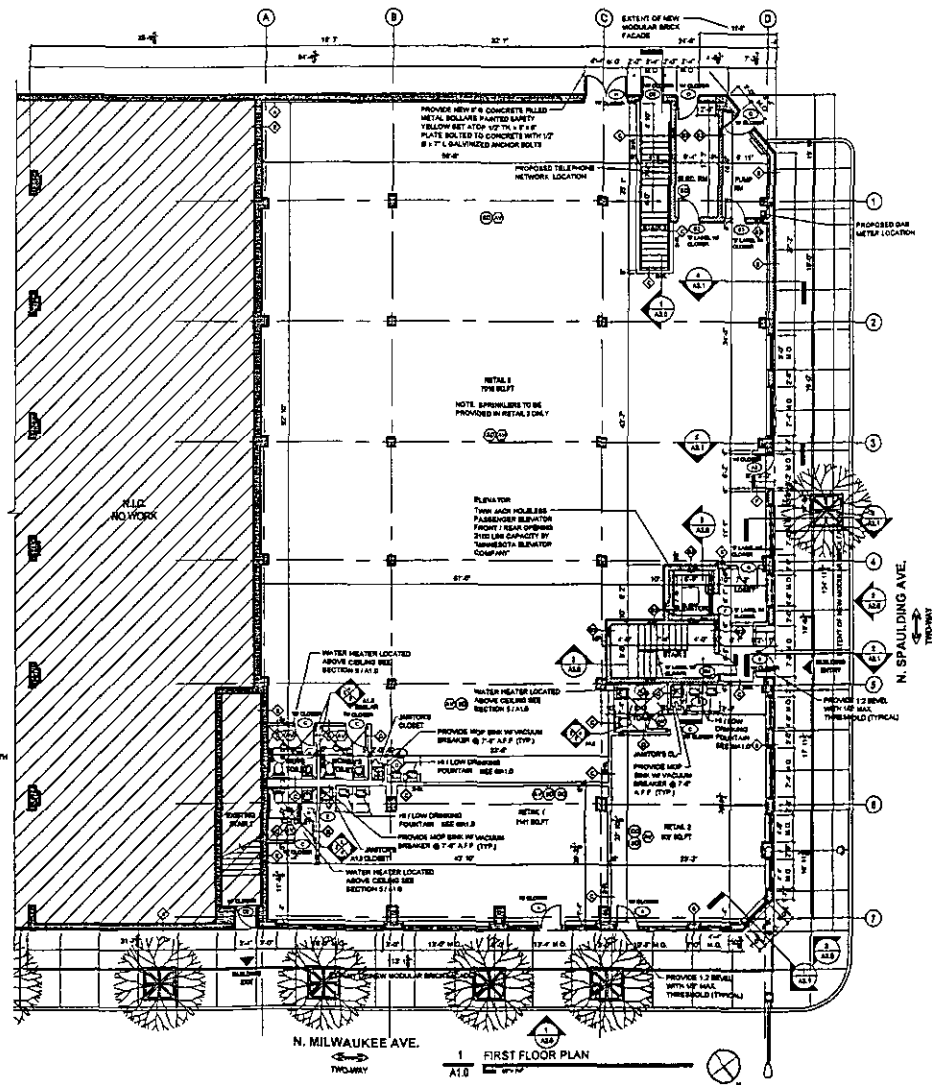
ALL SMOKE DETECTORS SHALL BE HANGING IN EACH UNIT AND WITHIN 10' OF BEDROOM DOORS. SMOKE DETECTORS SHALL BE 4" FROM ANY WALL, IF CEILING MOUNTED OR 1" TO 12" FROM THE CEILING IF WALL MOUNTED.

STAIR WITH 2-HR ENCLOSURE:

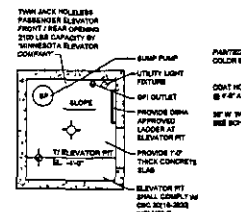
ALL COMMON SPACE STAIR CONSTRUCTION TO BE NON-COMBUSTIBLE STEEL STRUCTURE, BRICK AND CONCRETE.

2 HOUR ENCLOSURE PER U.S. AND CONSTRUCTION TYPE

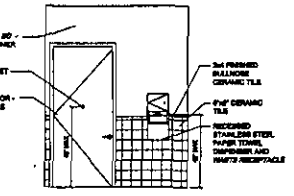
(TYPICAL @ ALL FLOORS UNLESS OTHERWISE NOTED)



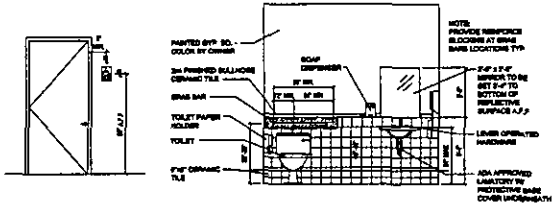
5 TOILET RM ELEVATION
A1.0



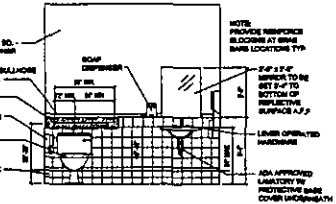
8 ELEVATOR PIT PLAN
A1.0



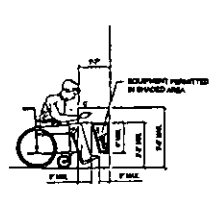
4 TOILET RM ELEVATION
A1.0



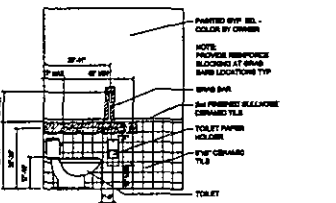
7 ACCESSIBLE SIGNAGE ELEVATION
A1.0



3 TOILET RM ELEVATION
A1.0



8 DRINKING FOUNTAIN DETAIL
A1.0



2 TOILET RM ELEVATION
A1.0

<p>CONTRACT</p> <p>OWNER: [REDACTED]</p> <p>PROJECT: [REDACTED]</p> <p>DATE: [REDACTED]</p>	<p>CHANGE RELEASE</p> <p>NO DATE DESCRIPTION</p>	<p>PROJECT</p> <p>2734 N. Milwaukee</p> <p>Chicago</p>	<p>ARCHITECT</p> <p>A X I O S</p> <p>ARCHITECTS AND CONSULTANTS</p> <p>110 N. State</p> <p>CHICAGO, IL 60602</p> <p>TEL: 312.739.1532</p> <p>FAX: 312.739.1531</p>	<p>PROJECT NO. 1</p> <p>BGK 264</p> <p>DATE: [REDACTED]</p> <p>BY: [REDACTED]</p> <p>SCALE: [REDACTED]</p>
<p>2734 N. Milwaukee</p>			<p>SEAL OF ILLINOIS ARCHITECTS</p> <p>BILL D. KOWALIC</p> <p>NO. 018344</p> <p>EXPIRES 11-30-2013</p>	<p>FIRST FLOOR PLAN</p> <p>A1.0</p>

DEMOLITION AND REMOVAL

1. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE GENERAL, ALL BUILDING AND PRODUCTS OF DEMOLITION AND REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

2. POLLUTION CONTROL ONE WATER SYSTEMS, TRAPWAYS, ENCLOSURES, AND OTHER BUILDING SERVICES TO LIFT AND CUT REMOVAL AND RELOCATION IN AN UNLINED PRACTICAL LINE, LEAD, COPPLY WITH GOVERNMENT REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

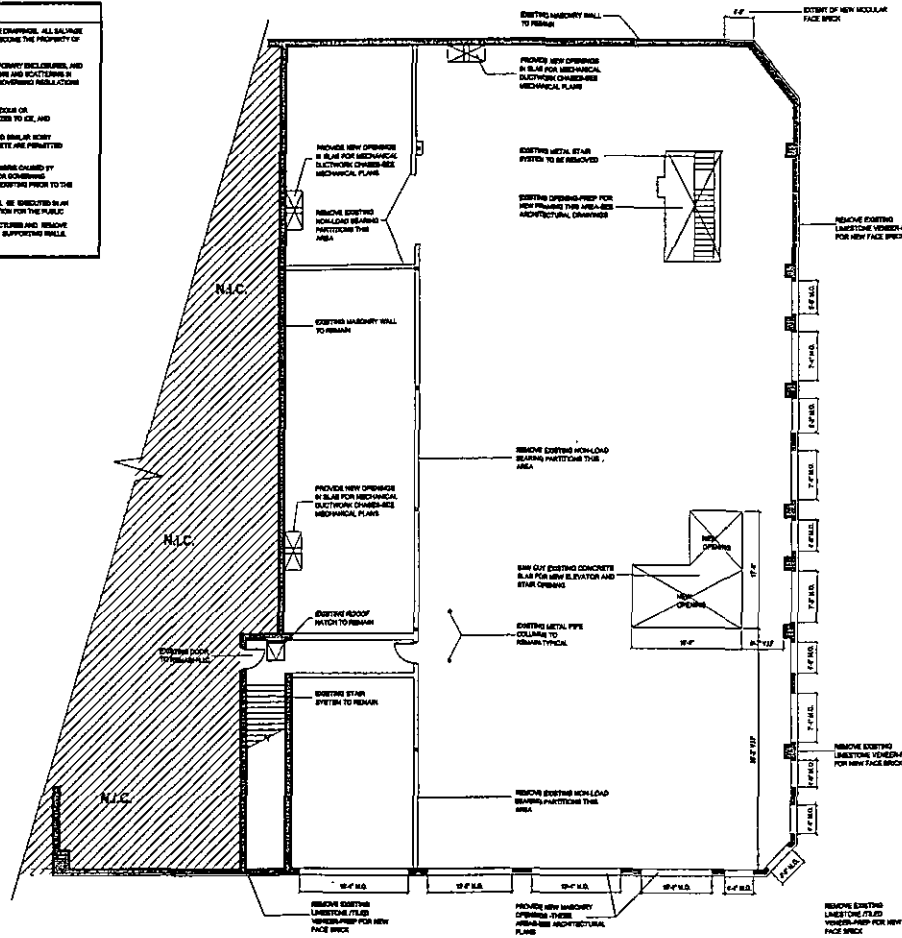
3. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR UNDESIRABLE CONDITIONS SUCH AS BUT NOT LIMITED TO ICE AND FLOODING.

4. CONCRETE, MASONRY, PLASTER, FINISHES, AND SIMILAR HEAVY METHODS OF BRICKWORK, STAIR MASONRY AND CONCRETE ARE PERMITTED ONLY AS SCHEDULED WITH THE OWNER.

5. COLUMN AND STRUCTURES OF BRICK, STAIR, AND FINISHES CAUSED BY DEMOLITION OPERATIONS AS DIRECTED BY ARCHITECT. DISCHARGING AUTOMATIC RETURN-DRYER AIRING TO CONDUCTOR CONTROL PRIOR TO THE STATE OF WORK.

6. DEMOLITION OPERATIONS SHALL BE CONDUCTED WITH CARE AND SAFETY AND CONSIDERATION FOR THE PUBLIC.

7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT STRUCTURES AND REMOVE MATERIALS SO AS TO NOT EXPOSE EXISTING LOADS TO SUPPORTING WALLS, FLOORS, AND PARTS.



DEMOLITION NOTES

SCOPE OF WORK

THE WORK CONSISTS OF ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY AND REQUIRED TO COMPLETE ALL DEMOLITION WORK AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.

1. REMOVE OF EXISTING MASONRY WALLS
2. REMOVE OF EXISTING ROOF
3. REMOVE EXISTING DOORS, FRAMES, WINDOWS, PARTITIONS, AND FINISHES AS INDICATED
4. REMOVE EXISTING FLOOR FINISHES WITHIN FLOORING IS INDICATED OR SCHEDULED BY DRAWINGS
5. REMOVE AND REMOVE OF DEMOLISHED MATERIALS

GENERAL

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING AND HOLD HAZARDOUS AND NEARBY THE ARCHITECT AND OWNER AND THEIR SUPPLIERS, AGENTS, AND CONSULTANTS FROM ANY CLAIM, DAMAGES OR EXPENSES ON ACCOUNT OF ANY SOOTY, SMOKE, ALLEGED OR REAL, TO THE BUILDING OR NEARBY, DAMAGE OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DAMAGE TO OR DESTRUCTION OF ANY STRUCTURE UNDER THE CONTROL OF THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANYONE EMPLOYED OR INDIRECTLY EMPLOYED BY OTHER EMPLOYEES OF THE CONTRACTOR'S FIRM TO COMPLETE THE CONSTRUCTION DOCUMENTS.

THE OWNER AND ARCHITECT'S RESPONSIBILITY LIES IN THE PERMANENT RESULTS AND DO NOT INCLUDE THE MEANS, METHODS OR PROCEDURES EMPLOYED BY THE CONTRACTOR IN EXECUTING AND COMPLETING THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE PROCEDURES OF CONSTRUCTION AND TO PROTECT SAFE AND ADEQUATE MEANS OF EXISTING BUILDINGS, STRUCTURES, LAYOUTS, UTILITIES, HOLES, TOWNSHIP SUPPORTS AND OTHER FACILITIES OR METHODS AS HE MAY DETERMINE ARE REQUIRED FOR THE PROTECTION AND COMPLETION OF THE WORK.

CODES AND SPECIAL REQUIREMENTS

- A. CONFORM TO ALL BUILDING CODE REGULATIONS PERTAINING TO DEMOLITION INCLUDING PERMITS OF ANY SPECIAL PERMITS.
- B. REMOVE EXISTING OPERATIONS IN SUCH A MANNER AS TO INSURE THE LEAST POSSIBILITY OF DAMAGE TO ADJACENT AREAS.
- C. BE LIABLE FOR ANY REPAIR DAMAGE TO STRUCTURAL MATERIALS OR EQUIPMENT CAUSED BY FINANCING OPERATIONS.

SUBMITTALS

- A. SCHEDULE. SUBMIT PROPOSED METHODS AND SEQUENCES OF DEMOLITION AND REMOVAL WORK TO ARCHITECT FOR REVIEW PRIOR TO START OF WORK. INCLUDE A DETAILED SCHEDULE FOR EACH DAY OF WORK. OBTAIN AND SUBMIT COPY OF ALL NECESSARY PERMITS AND APPROVALS.
- B. PREPARE AND NOTIFY AUTHORIZED DEMOLITION.
- C. CERTIFICATE OF APPROVAL OF UTILITY SERVICES.
- D. PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS.

DISPOSAL OF DEMOLISHED MATERIALS

- A. CONTRACTOR SHALL REMOVE ALL DEBRIS AND ALL RUBBISH AND DEBRIS FROM THE BUILDING AS QUICKLY AS IS PRACTICABLE SO AS TO PREVENT ANY FIRE HAZARDS OR LARVAE HAZARDS IN UNOCCUPIED BUILDING AND BUILDINGS OF NEARBY AREAS.
- B. STRUCTS AND DEBRIS SHALL BE SORT REASONABLY CLEAN AND SHALL BE SWIFT WHEN NECESSARY TO REMOVE SPILLED DEBRIS.
- C. BURNING OF REMOVED MATERIALS FROM OCCUPIED STRUCTURES SHALL NOT BE PERMITTED ON SITE.
- D. DEMOLITION CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR TRUCKS FOR ACTUAL TRUCKING AWAY OF DEBRIS.
- E. TRANSPORT MATERIALS REMOVED FROM STRUCTURES AND LEGALLY DISPOSED OF OFF SITE.

JOB CONDITIONS

- A. DEMOLITION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT ANY DAMAGE TO ADJACENT AREAS OR TO THE BUILDING OR NEARBY AREAS. DEMOLITION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT ANY DAMAGE TO ADJACENT AREAS OR TO THE BUILDING OR NEARBY AREAS.
- B. EMPLOYEE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- C. TRAFFIC CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO INSURE MINIMAL INTERFERENCE WITH ROAD, STREETS, TRAILS AND OTHER ADJACENT OCCUPANCY OR USED FACILITIES.
- D. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPANCY OR USED FACILITIES UNLESS NECESSARY FROM ARCHITECT'S WRITTEN AUTHORIZATION. PROVIDE ALTERNATE ROUTES AND/OR CLOSED OR OBSTRUCTED TRAFFIC WITH IF REQUIRED BY GOVERNING REGULATIONS.
- E. PREVENTION AGAINST SAFETY PASSAGE OF PERSONS AND/OR AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT STRUCTURES, OTHER FACILITIES AND PERSONS.
- F. PROVIDE SIGNAGE, BARRIERS, OR SUPPORT TO PREVENT MOVEMENT OR SETTLEMENT ON COLLAPSE OF EXISTING STRUCTURES AND ADJACENT FACILITIES TO REMAIN.
- G. DEMOLITION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT MOVEMENT OR SETTLEMENT ON COLLAPSE OF EXISTING STRUCTURES AND ADJACENT FACILITIES TO REMAIN.
- H. DEMOLITION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT MOVEMENT OR SETTLEMENT ON COLLAPSE OF EXISTING STRUCTURES AND ADJACENT FACILITIES TO REMAIN.

WALL TYPE LEGEND

- EXISTING EXTERIOR AND INTERIOR MASONRY WALL TO REMAIN
- EXISTING INTERIOR PARTITIONS TO REMAIN
- EXISTING INTERIOR PARTITIONS TO BE REMOVED

1 SECOND FLOOR DEMOLITION PLAN
D11

<p>Comments:</p> <p>OWNER RELEASE: I have authorized the demolition of the building shown on this plan and I understand that the contractor is responsible for the safety of the workers and the public during the demolition process.</p> <p>REVIEWED BY: _____ DATE: _____</p> <p>OWNER: _____ DATE: _____</p>	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> <th>PROJECT</th> </tr> </thead> <tbody> <tr> <td>01</td> <td></td> <td></td> <td>2734 N. Milwaukee</td> </tr> </tbody> </table>	NO	DATE	DESCRIPTION	PROJECT	01			2734 N. Milwaukee	<p>PROJECT:</p> <p>2734 N. Milwaukee</p> <p>Chicago, Illinois</p>	<p>ARCHITECT:</p> <p>A X I O S</p> <p>ARCHITECTS AND CONSULTANTS</p> <p>121 N. TULLY</p> <p>SUITE 100</p> <p>CHICAGO, IL 60649</p> <p>PH: 312.784.1210</p> <p>FX: 312.778.1265</p>	<p>PRODUCT NO.:</p> <p>BOX 264</p>	<p>DATE:</p> <p>11-03-2012</p>	<p>DESTRUCTION OF BUILDING PERMITS</p> <p>DESTRUCTION PLANS</p> <p>D1.1</p>
		NO	DATE	DESCRIPTION	PROJECT									
01			2734 N. Milwaukee											
<p>CONTRACTOR:</p> <p>_____</p>	<p>DATE:</p> <p>_____</p>													

DEMOLITION AND REMOVAL

A. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, ALL WASTE AND PRODUCTS OF DEMOLITION AND REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

B. POLLUTION CONTROL: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL, CONSISTENT WITH ENGINEERING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

C. CLEAN-UP: REMOVE ALL DEBRIS, DIRT, AND OTHER MATERIALS FROM THE PROJECT SITE. REMOVE ALL DEBRIS, DIRT, AND OTHER MATERIALS FROM THE PROJECT SITE. REMOVE ALL DEBRIS, DIRT, AND OTHER MATERIALS FROM THE PROJECT SITE.

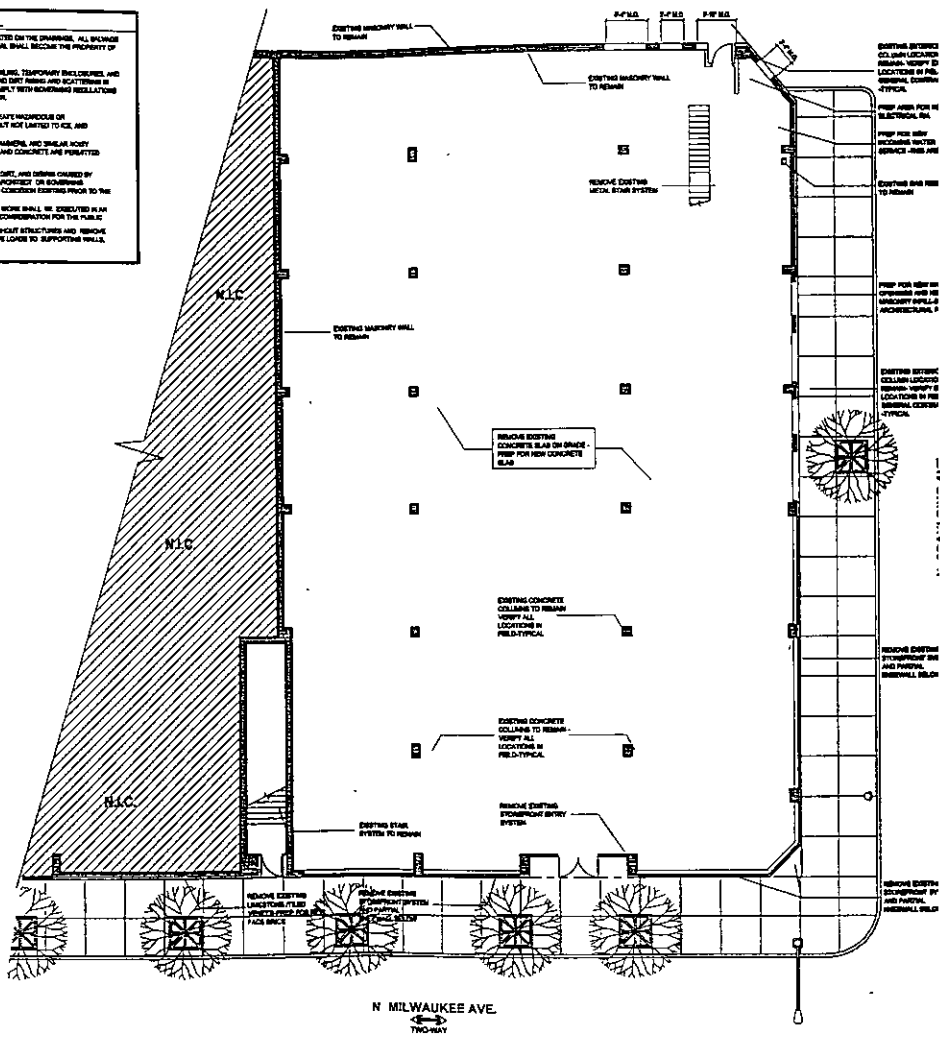
D. CONCRETE: REMOVE ALL CONCRETE FROM THE PROJECT SITE. REMOVE ALL CONCRETE FROM THE PROJECT SITE. REMOVE ALL CONCRETE FROM THE PROJECT SITE.

E. METALS: REMOVE ALL METALS FROM THE PROJECT SITE. REMOVE ALL METALS FROM THE PROJECT SITE. REMOVE ALL METALS FROM THE PROJECT SITE.

F. ASBESTOS: REMOVE ALL ASBESTOS FROM THE PROJECT SITE. REMOVE ALL ASBESTOS FROM THE PROJECT SITE. REMOVE ALL ASBESTOS FROM THE PROJECT SITE.

G. LEAD: REMOVE ALL LEAD FROM THE PROJECT SITE. REMOVE ALL LEAD FROM THE PROJECT SITE. REMOVE ALL LEAD FROM THE PROJECT SITE.

H. OTHER HAZARDOUS MATERIALS: REMOVE ALL OTHER HAZARDOUS MATERIALS FROM THE PROJECT SITE. REMOVE ALL OTHER HAZARDOUS MATERIALS FROM THE PROJECT SITE. REMOVE ALL OTHER HAZARDOUS MATERIALS FROM THE PROJECT SITE.



1 FIRST FLOOR DEMOLITION PLAN
D1.0

CONTRACTOR CHICAGO 2734 N. Milwaukee CHICAGO, IL 60641	OWNER CHICAGO 2734 N. Milwaukee CHICAGO, IL 60641	PROJECT 2734 N. Milwaukee CHICAGO, IL 60641	ARCHITECT A X I O S ARCHITECTS AND CONSULTANTS 1111 N. WAB SUITE 300 CHICAGO, IL 60610 PH: 312.742.1111 FX: 312.742.1112	NO. DATE DESCRIPTION #1
				NO. DATE DESCRIPTION #2 #3 #4 #5 #6 #7 #8 #9 #10

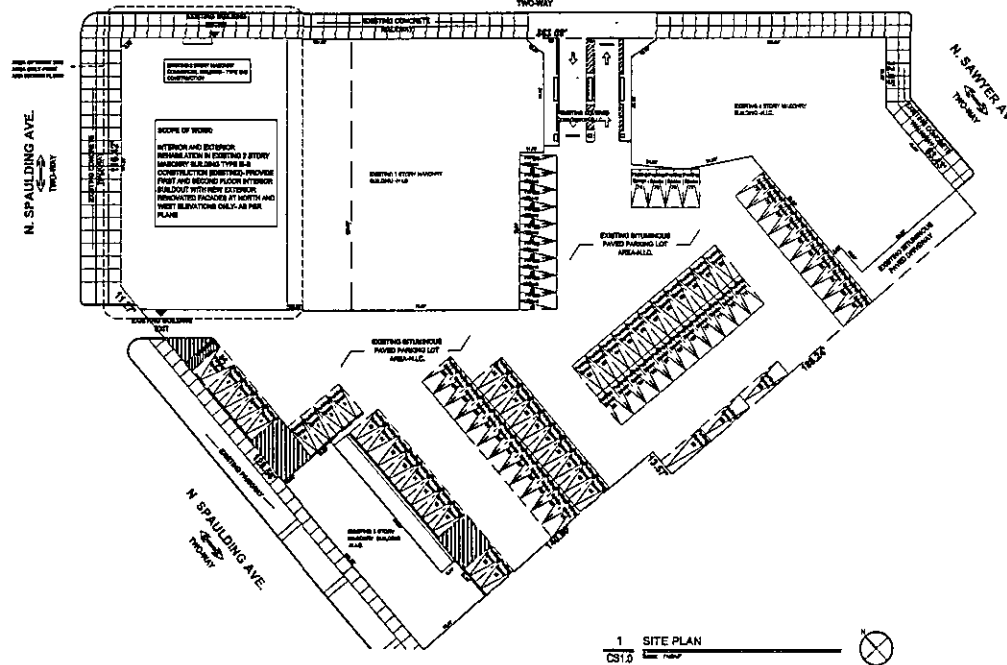
2734 N. Milwaukee

CHICAGO

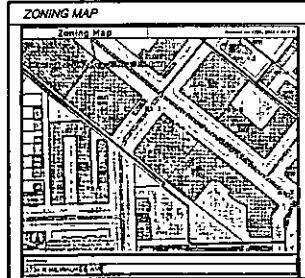
ILLINOIS



N. MILWAUKEE AVE.
TWO-WAY



1 SITE PLAN
CS1.0



ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL PEET. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR THIS BUILDING FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 15-1.3 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO.

APPROVED: BILL S. KOZALAS DATE: _____
ILLINOIS LICENSE NUMBER: 029946

SCOPE OF WORK

INTERIOR AND EXTERIOR RENOVATION IN EXISTING 3 STORY MAHOFFY BUILDING TYPE IIIA CONSTRUCTION EXISTENCE. PROVIDE FIRST AND SECOND FLOOR INTERIOR BUILDOUT WITH NEW EXTERIOR RENOVATED FACADES AT NORTH AND WEST ELEVATIONS ONLY. AS PER PLANS - RETAIL / OFFICE USE.

ZONING DATA

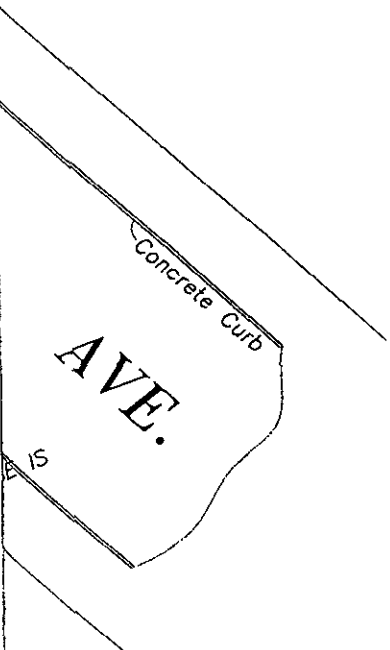
Address: 2734 N. MILWAUKEE AVENUE
Zoning District: O1-3
Construction Type: I-C (EXISTING)
Lot Dimensions: SEE WYF PLAN
Lot Area: 74,448 SQ. FT.
Existing Building Area:
First Floor (Building): 9,716.4 SQ. FT.
Second Floor (Building): 9,716.4 SQ. FT.

DRAWING LIST

ARCHITECTURAL	MECHANICAL
CS1.0 COVER SHEET / SITE PLAN	M1.0 MECHANICAL SCHEDULES
SM1.0 GENERAL NOTES	M1.1 MECHANICAL PLANS
DM1.0 MECHANICAL NOTES	M1.2 MECHANICAL PLANS
DF1.0 FIRST FLOOR CONSULTATION PLAN	PL1.0 PLUMBING
D1.1 SECOND FLOOR CONSULTATION PLAN	PL1.1 PLUMBING VAUITS
AD1.0 TRAVEL DISTANCE PLANS	PE1.0 PLUMBING PIPER
A1.0 FIRST FLOOR PLAN	PE1.1 PLUMBING VAUITS
AL1.0 SECOND FLOOR / ROOF PLAN	ELECTRICAL
AD2.0 NORTH-NORTHWEST ELEVATION	E1.0 ELECTRICAL SCHEDULES AND
AD3.0 WALL SECTIONS / DETAILS	E1.1 PANEL SCHEDULES
AD4.0 ELEVATION DETAILS	E1.2 FIRST AND SECOND
AD5.0 PARTITION TYPES	FLOOR ELECTRICAL
AD6.0 WINDOW TYPES / DOOR TYPES	PLANS
AD7.0 FOUNDATION PLAN AND DETAILS	E1.3 ROOF ELECTRICAL PANELS
AD8.0 FINISHING PLAN AND DETAILS	EM1.1 EMERGENCY SMOKEING
AD9.0 DETAILS / NOTES	EM1.2 FIRST AND SECOND FLOOR
	EMERGENCY ELECTRICAL
	PANELS

<p>DISCLAIMER</p> <p>THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT AND CONSULTANTS AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND CONSULTANTS. THE ARCHITECT AND CONSULTANTS ACCEPT NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.</p>	<p>OWNER</p> <p>2734 N. Milwaukee Chicago, IL 60641</p>	<p>NO. _____</p> <p>DATE _____</p> <p>DESCRIPTION _____</p>	<p>PROJECT</p> <p>2734 N. Milwaukee Chicago, IL 60641</p>	<p>ARCHITECT'S CERTIFICATION</p> <p>ARCHITECTS AND CONSULTANTS ILLINOIS No. 184089111 Exp. 11/2023</p> <p>1218 N. WALKER SUITE 300 CHICAGO, IL 60606 PH: 312.778.1133 FX: 312.778.1133</p>	<p>PROJ. ACT. NO. _____</p> <p>PK. NO. _____</p> <p>DATE BY _____</p>	<p>CHK. 254</p> <p>TITLE SHEET</p> <p>CS1.0</p>
		<p>REVISIONS:</p> <p>BY _____</p> <p>DATE _____</p> <p>DESCRIPTION _____</p>				

- 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

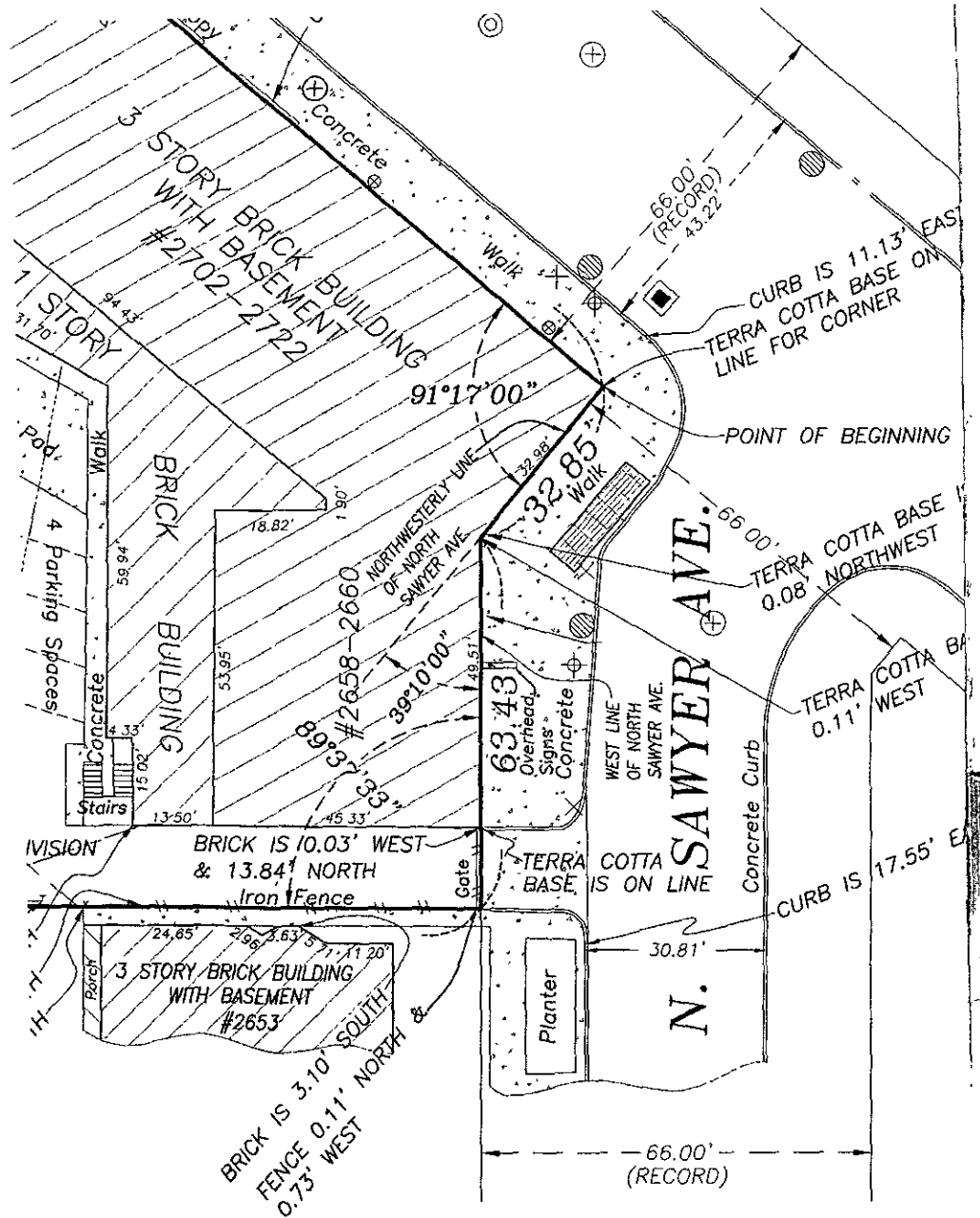
Field measurements completed on MARCH 2, 2012

Signed on March 6, 2012

By. Brian S. Stout

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





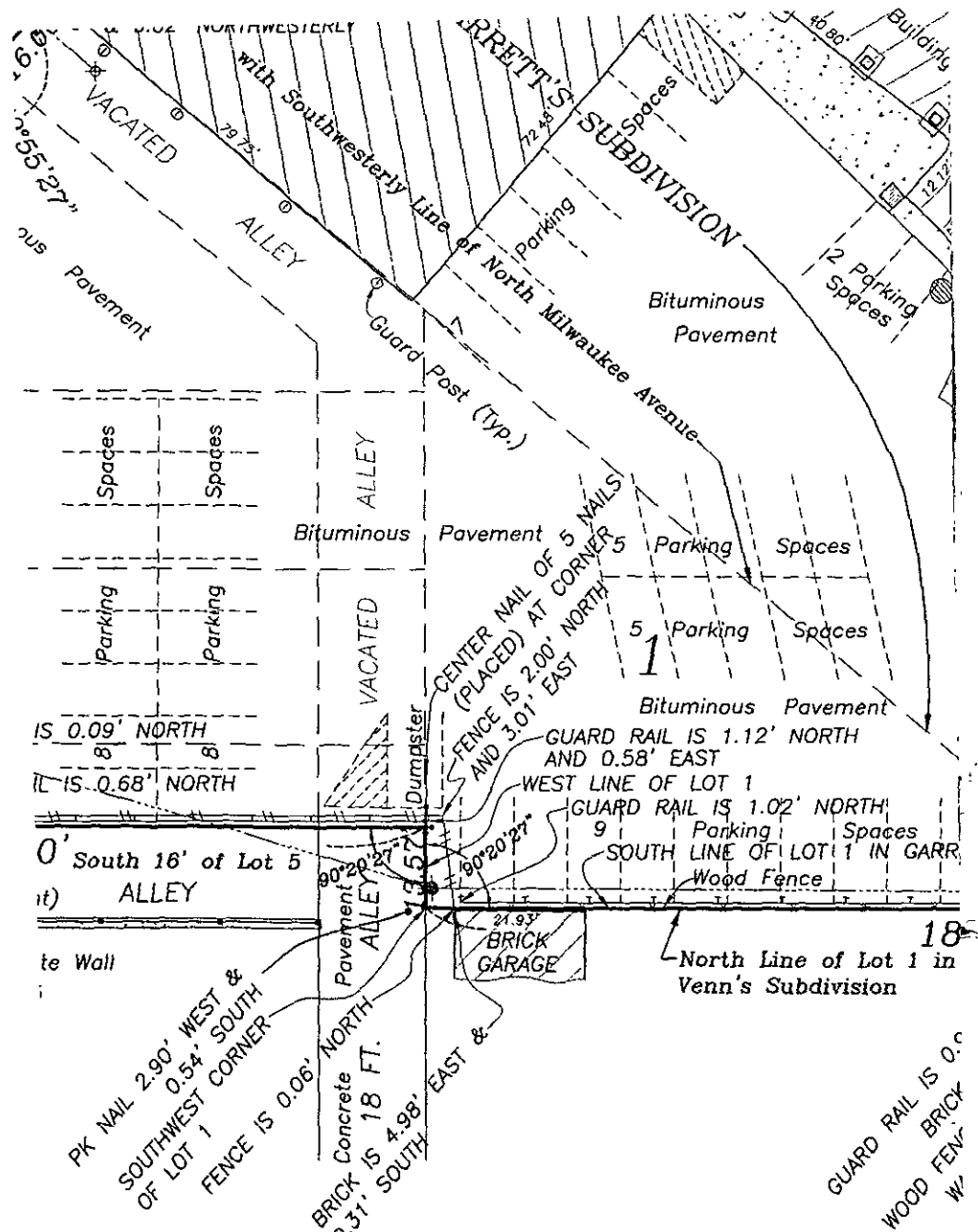
BEFORE building by same and

refer to your abstract, deed,

ordinate Datum if used is

s Reserved"

DECLARATION OF EASEMENT DATED JULY 5, 1963 AND RECORDED SEPTEMBER 12, 1963 AS DOCUMENT 18911031 TO CERTAIN RIGHTS OF WAY INGRESS AND EGRESS AND FOR ROADWAY, ENTRANCE AND EXIT WAY SIDEWALK AND PARKING USE IN AND OVER CERTAIN PORTIONS OF LAND ADJACENT RELATIVE TO MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL PUBLIC UTILITY LINE, WIRES, PIPES, CONDUITS, SEWER AND DRAINAGE LINES AS MAY EXIST ON LAND AND THE COST THEREOF AND THE PROVISIONS OF SAID DECLARATION (NOT SHOWN HEREON).



SURVEY NOTES:

Distances are marked in feet and decimal parts thereof. at once report any differences BEFORE damage is done

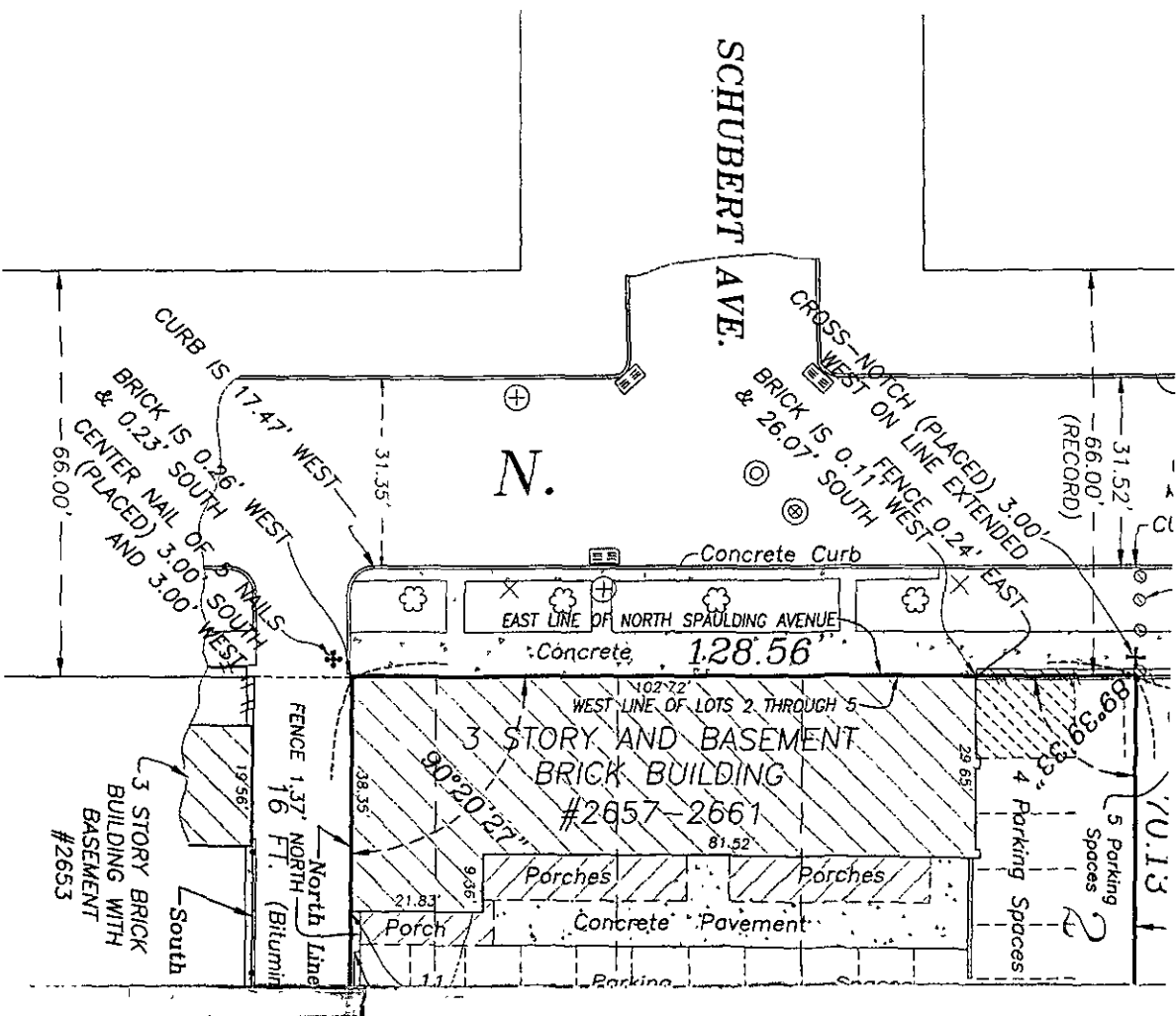
For easements, building lines and other restrictions not in contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement

Monumentation or witness points were not set at the time

Unless otherwise noted hereon the Bearing Basis, Elevation ASSUMED

COPYRIGHT CHICAGO GUARANTEE SURVEY COMPANY



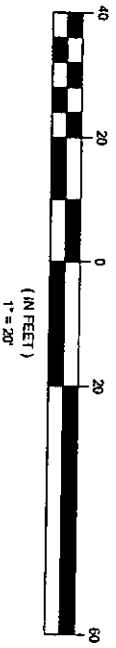
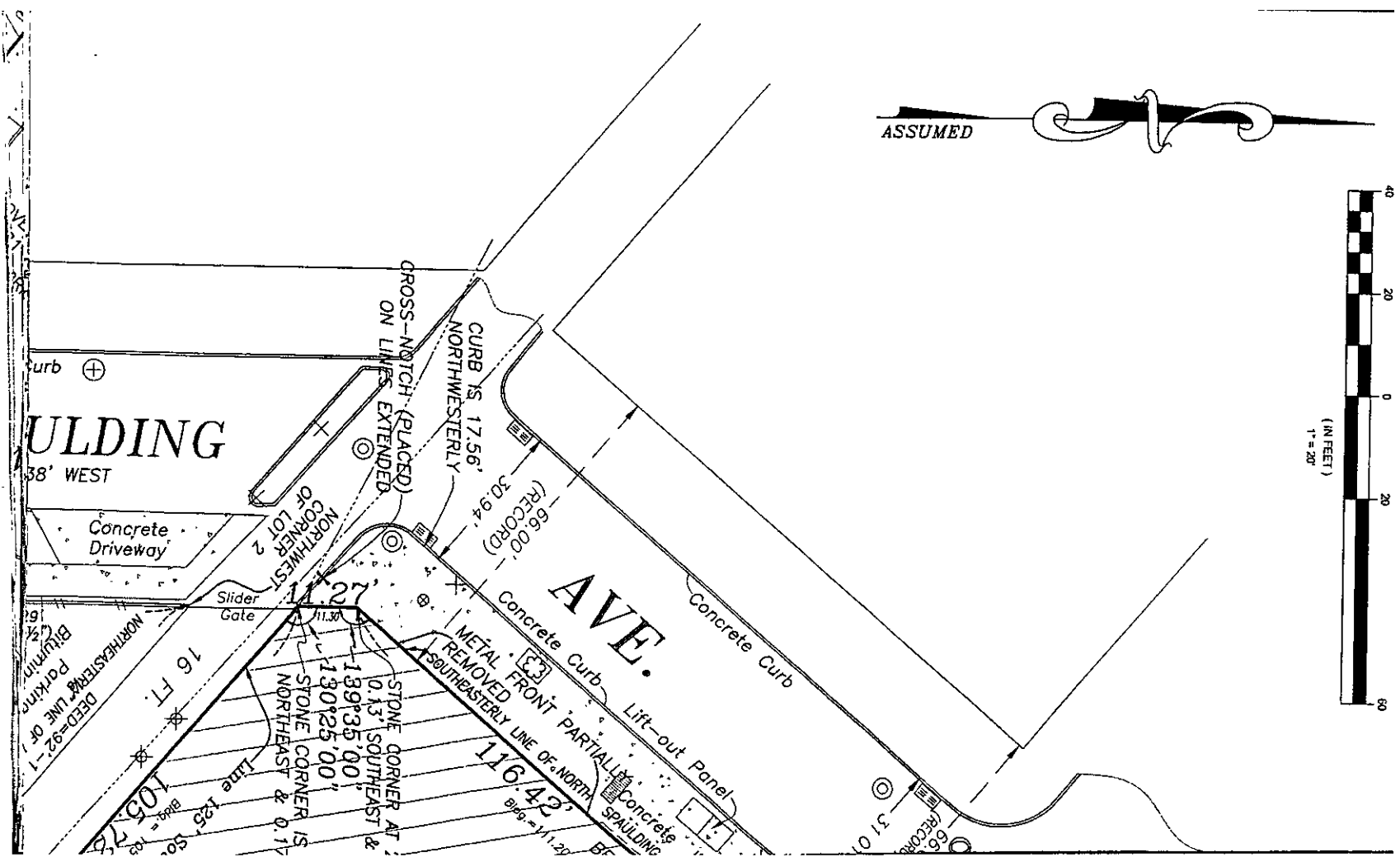
DIBED BY: S. CONSTRUCTION COMPANY
 ADDRESS: 2700-42 N MILWAUKEE AVE, CHICAGO, IL
 (CHECKED) DRAWN:
 SS

CHICAGO GUARANTEE SURVEY COMPANY

PLCS, CORPORATION
 LICENSE NO. 04-005122
 PROFESSIONAL LAND SURVEYOR
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (312) 966-9145 FAX: (312) 966-9879 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2012-16146-001
 DATE: MARCH 6, 2012
 SCALE: 1 INCH = 20 FEET
 PAGE NO. 1 OF 1

VCAD\2012\2012-16146\2012-16146-001.dwg



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
⊕	Telephone Manhole

THE SURVEY COMPANY

INCORPORATION OF
ILLINOIS

184-005322

AND SURVEYORS

CHICAGO, ILLINOIS 60630

PHONE: 312-967-9679 EMAIL: INFO@PLCS-SURVEY.COM

Survey

CONSISTING OF A PART OF LOT 2 IN GARRETT'S
THE EAST HALF OF THE SOUTHEAST QUARTER
40 NORTH, RANGE 13 EAST OF THE THIRD
CONSISTING ALSO OF ALL OF LOTS 1, 2, 3, 4
TOGETHER WITH THAT PART OF THE ALLEY, 18
LYING BETWEEN AND ADJOINING SAID LOT 1
THAT PART OF THE ALLEY, 16 FEET WIDE,
EASTERLY OF AND ADJOINING SAID LOT 2,
THIRD LOGAN SQUARE SUBDIVISION OF PART OF LOT
PART OF PART OF THE EAST HALF OF THE
SECTION 26, TOWNSHIP 40 NORTH, RANGE 13
WEST OF THE PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING
DESCRIBED AS FOLLOWS: BEGINNING AT THE
NORTHWESTERLY LINE OF NORTH SAWYER
STREET, WITH THE SOUTHWESTERLY LINE OF
SAID STREET, AND RUNNING THENCE SOUTHWESTERLY
ALONG SAID STREET LINE A DISTANCE OF 32.85 FEET
IN SAID WESTERLY STREET LINE; THENCE
ALONG THE WEST LINE OF SAID NORTH SAWYER
STREET 63.43 FEET TO ITS INTERSECTION WITH

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

