



City of Chicago



O2013-7546

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/16/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17848 at 2-8 E Huron St and 701-709 N State St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Business Planned Development No. 1003 District symbols and indications as shown on Map No. 1-E in the area bounded by:

the alley next north of East Huron Street; a line 85.39 feet east of North State Street; East Huron Street; and North State Street

to those of a DX-12 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map No. 1-E in the area bounded by:

the alley next north of East Huron Street; a line 85.39 feet east of North State Street; East Huron Street; and North State Street

to those of a Residential Business Planned Development which is hereby established in the area described above.

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

#17848

INTRO DATE:

OCT 16, 2013

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

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

2 - 8 East Huron St./701 - 09 North State St.

2. Ward Number that property is located in: 42

3. APPLICANT CA Residential State/Huron, LLC

ADDRESS 161 N. Clark St., Suite 4900

CITY Chicago STATE IL ZIP CODE 60601

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

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 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 2949 W. Gregory St. CITY Chicago

CITY Chicago STATE IL ZIP CODE 60625

PHONE 312-636-6937 FAX 312-253-4440

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.

Thomas M Scott

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

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

NO

9. Present Zoning District PD No. 1003 Proposed Zoning District DX-12 then to a PD

10. Lot Size in square feet (or dimensions) _____ 8,526.50 sf

11. Current Use of the property _____ two, three-story residential/commercial bldgs.

12. Reason for rezoning the property: _____ Demolition of existing building and development of a new mixed-use building.

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)

Thirty-three story building containing 119 residential units, approximately 3,200 sq. ft. of retail space, 33 parking spaces and one loading berth.

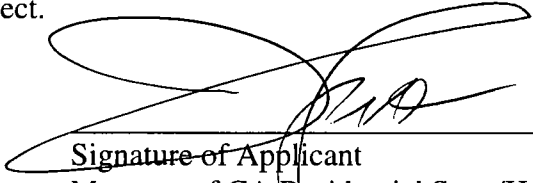
14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question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

YES _____ X _____ NO _____

=====

COUNTY OF COOK
STATE OF ILLINOIS

I, Thomas M. Scott, 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.

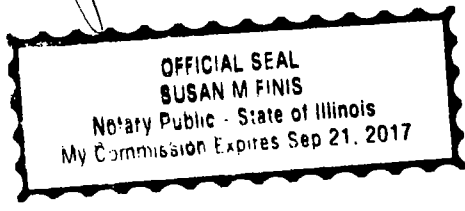


Signature of Applicant
Manager of CA Residential State/Huron, LLC

Subscribed and Sworn to me before this
9th day of October 2013.

Susan M. Finis

Notary Public



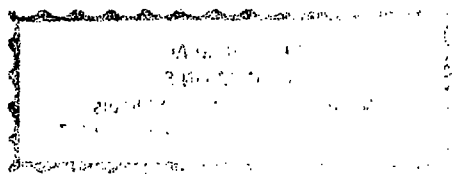
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For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



RESIDENTIAL – BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, (“Planned Development”) consists of approximately 8,526.50 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, CA Residential State/Huron, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations submitted herein. Full-

APPLICANT: CA Residential State/Huron, LLC
ADDRESS: 2- 8 E. Huron St./701 - 09 N. State St.
INTRODUCTION DATE: October 16, 2013
PLAN COMMISISON DATE:

sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed/permitted (choose one) in the area delineated herein as an Institutional Business Planned Development:

Residential Units; Retail Sales; and accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 8,509 square feet and a base FAR of 12. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

Description (list of all bonuses applied for and calculations)	FAR
Base FAR:	12.00
Upper Level Setbacks	2.99
Affordable Housing	1.00
Streetscape:	0.51
Total FAR:	16.50

9. The Applicant acknowledges and agrees that the rezoning of the Property from a DX-12 to Residential Business Planned Development for construction of the Residential Project triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable

APPLICANT: CA Residential State/Huron, LLC
ADDRESS: 2 – 8 E. Huron St./701 – 09 N. State St.
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Housing Ordinance”). The Applicant further acknowledges and agrees that the Residential Project is subject to Section 17-4-1004-D of the Zoning Code (involving rezonings in DC, DX and DR districts that allow a higher *base floor area ratio*). Since the Residential Project is subject to the requirements of both Section 2-45-110 and Section 17-4-1004-D, Applicant may comply with the provisions of either, and here has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004, Applicant must either provide on-site affordable housing units or make a cash payment to the City’s Affordable Housing Opportunity Fund in accordance with formulas set forth in Section 17-4-1004-D. In accordance with these formulas, Applicant has elected, acknowledges and agrees to make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$293,311.60 (“Cash Payment”), or \$2,464.80 per unit (“Pro Rata Amount”). At the time of each Part II review for the Residential Project, Applicant shall update and resubmit the Affordable Housing Profile Form to HED for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, HED may adjust the requirements of this Statement 9 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of any building permits for the Residential Project, the Applicant must either make the required Cash Payment or provide a performance bond or other security in the amount of the Cash Payment ensuring construction of the Affordable Units. The Applicant must comply with the affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Sec. 17-4-1003-E, the Commissioner of Housing and Economic Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the planned development ordinance.

10. Upon review and determination, “Part II Review”, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation,

APPLICANT: CA Residential State/Huron, LLC
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Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to a DX-12 Downtown Mixed-Use District.

APPLICANT: CA Residential State/Huron, LLC
ADDRESS: 2 – 8 E. Huron St./701 – 09 N. State St.
INTRODUCTION DATE: October 16, 2013
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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA = Net Site Area + Area remaining in the public right-of-way

15,496.77 sq. ft. (0.36 acres) = 8,526.50 sq. ft. (.20 acres) + 6,970.27 sq. ft. (0.16 acres)

FAR: 16.50

SETBACKS FROM PROPERTY LINE

North Property Line: None

East Property Line: None

Huron Street: None

State Street: None

MAXIMUM PERCENTAGE OF SITE COVERAGE

In conformance with the Site Plan

MAXIMUM NUMBER OF UNITS

119

MINIMUM NUMBER OF OFF-STREET PARKING

33

MINIMUM NUMBER OF OFF-STREET LOADING

1 (10' x 25')

MAXIMUM BUILDING HEIGHT

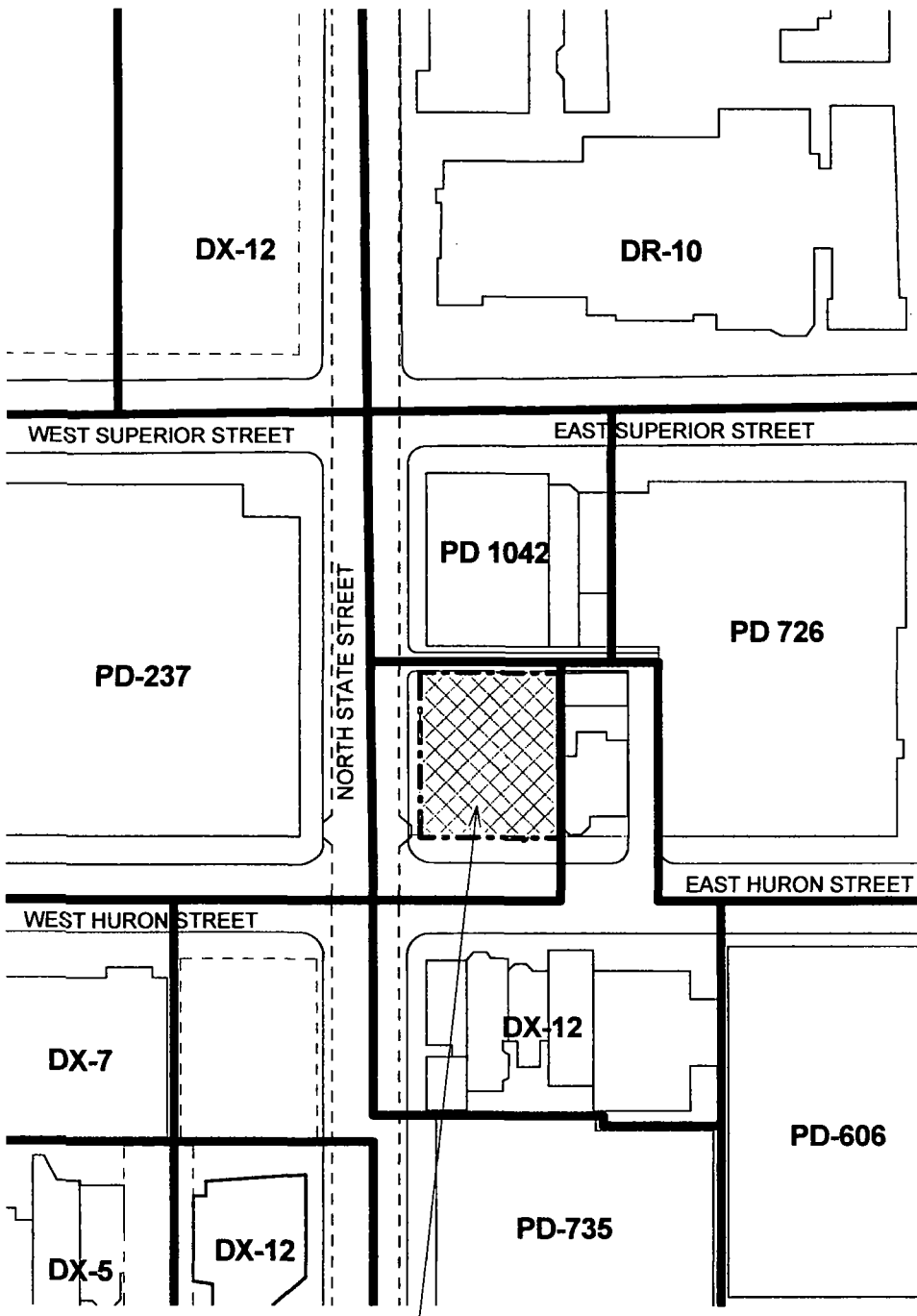
346 ft. 9 in.

APPLICANT: CA Residential State/Huron, LLC

ADDRESS: 2 – 8 E. Huron St./701 – 09 N. State St.

INTRODUCTION DATE: October 16, 2013

PLAN COMMISISON DATE:



SITE ZONED PD 1003

EXISTING ZONING MAP
 SCALE: 1" = 100'-0"

PROJECT NAME
**STATE+HURON
 RESIDENTIAL
 DEVELOPMENT**
 PROJECT ADDRESS
**2-8 EAST HURON
 CHICAGO, ILLINOIS
 60611**
**701-9 N. STATE
 CHICAGO, ILLINOIS
 60611**

APPLICANT NAME
**CA RESIDENTIAL
 STATE/HURON, LLC**

INTRODUCTION DATE
 OCTOBER 16, 2013
 PLAN COMMISSION DATE

SHEET TITLE
**EXISTING
 ZONING MAP**

PROJECT NAME

**STATE+HURON
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS

**2-8 EAST HURON
CHICAGO, ILLINOIS
60611**

**701-9 N. STATE
CHICAGO, ILLINOIS
60611**

APPLICANT NAME

**CA RESIDENTIAL
STATE/HURON, LLC**

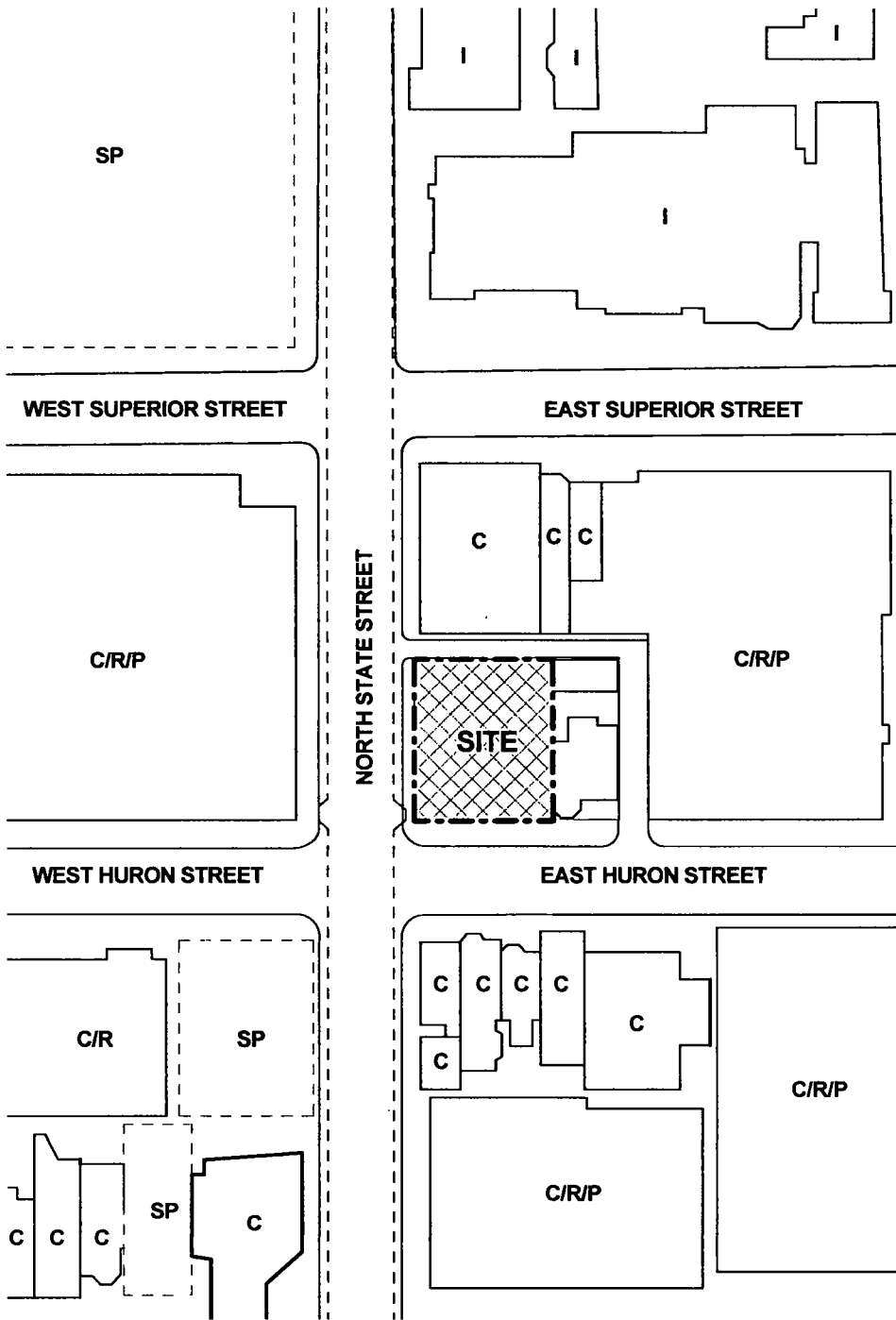
INTRODUCTION DATE

OCTOBER 16, 2013

PLAN COMMISSION DATE

SHEET TITLE

**EXISTING LAND
USE MAP**



EXISTING LAND USE MAP

SCALE: 1" = 100'-0"

USE KEY	
R	RESIDENTIAL
C	COMMERCIAL/OFFICE
P	PARKING GARAGE
SP	SURFACE PARKING

PROJECT NAME

**STATE+HURON
RESIDENTIAL
DEVELOPMENT**

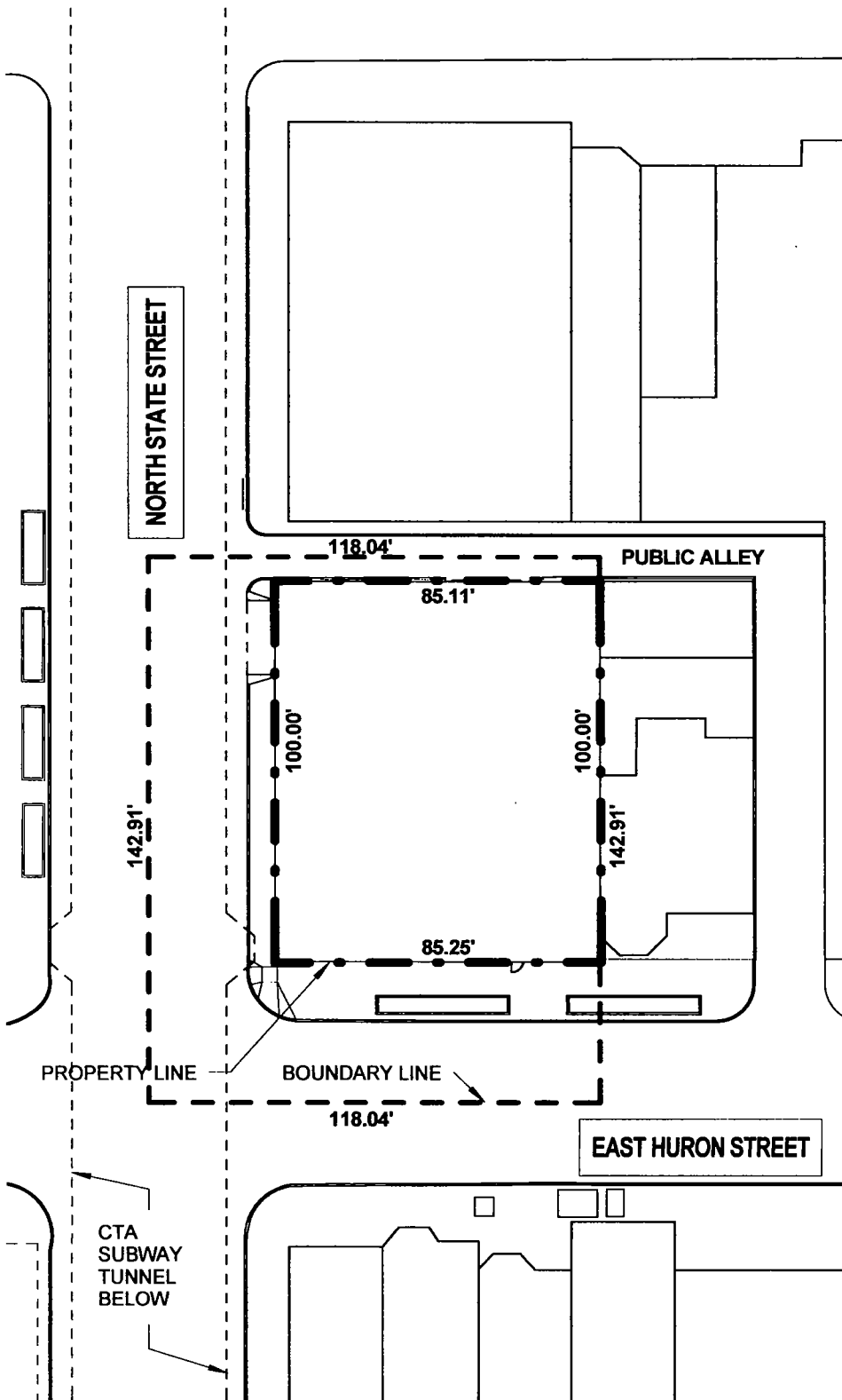
PROJECT ADDRESS

**2-8 EAST HURON
CHICAGO, ILLINOIS
60611**

**701-9 N. STATE
CHICAGO, ILLINOIS
60611**

APPLICANT NAME

**CA RESIDENTIAL
STATE/HURON, LLC**



PROPERTY LINE AND PD BOUNDARY MAP

SCALE: 1" = 40'-0"

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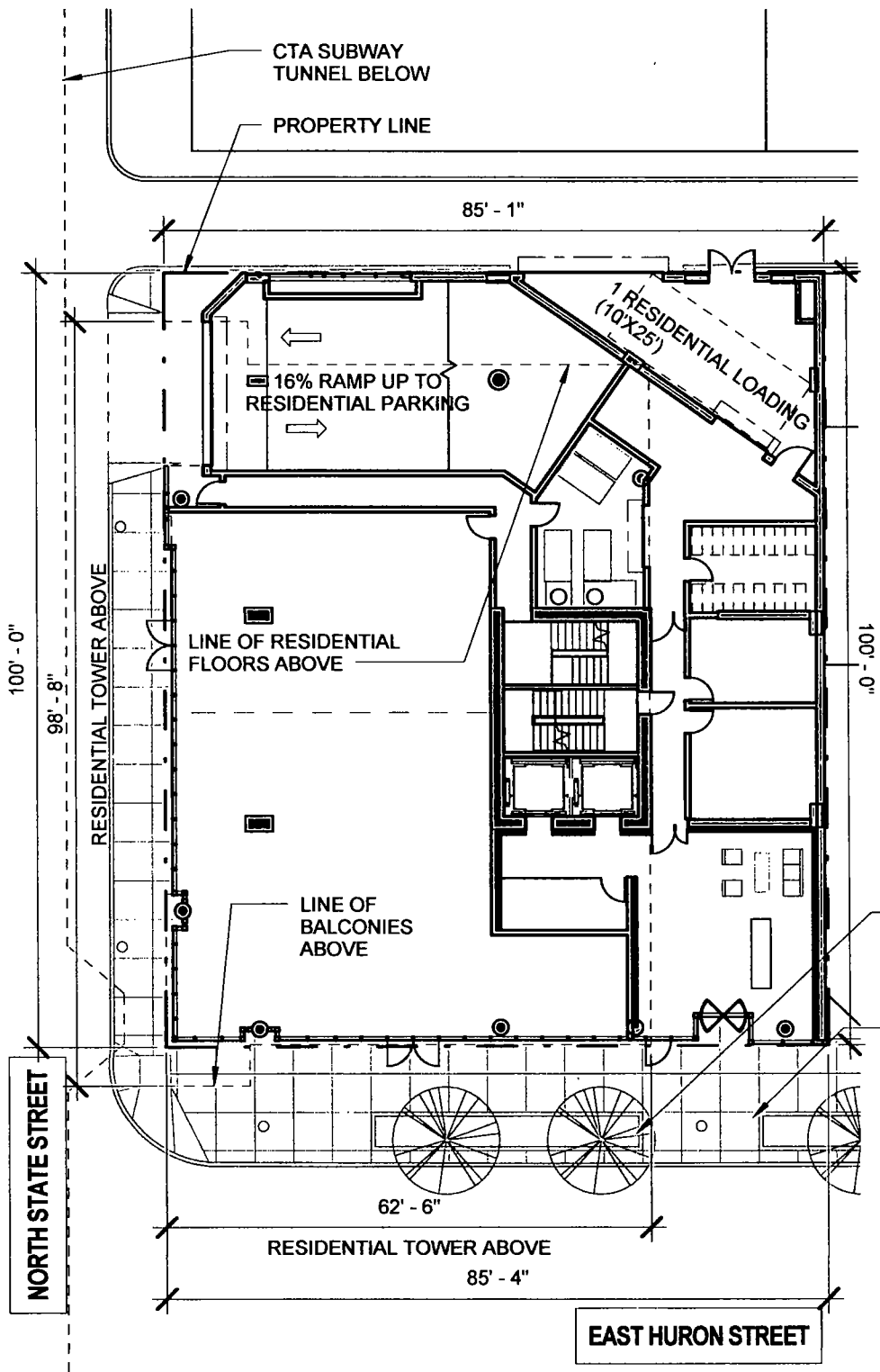
INTRODUCTION DATE

OCTOBER 16, 2013

PLAN COMMISSION DATE

SHEET TITLE

**PROPERTY LINE
AND PD
BOUNDARY MAP**



PROJECT NAME
**STATE+HURON
 RESIDENTIAL
 DEVELOPMENT**
 PROJECT ADDRESS
**2-8 EAST HURON
 CHICAGO, ILLINOIS
 60611**
**701-9 N. STATE
 CHICAGO, ILLINOIS
 60611**

APPLICANT NAME
**CA RESIDENTIAL
 STATE/HURON, LLC**

NEW PARKWAY
 TREES AND
 PLANTERS, REFER
 TO LANDSCAPE PLAN
 NEW CURB AND
 SIDEWALK

INTRODUCTION DATE
 OCTOBER 16, 2013
 PLAN COMMISSION DATE

SHEET TITLE
SITE PLAN

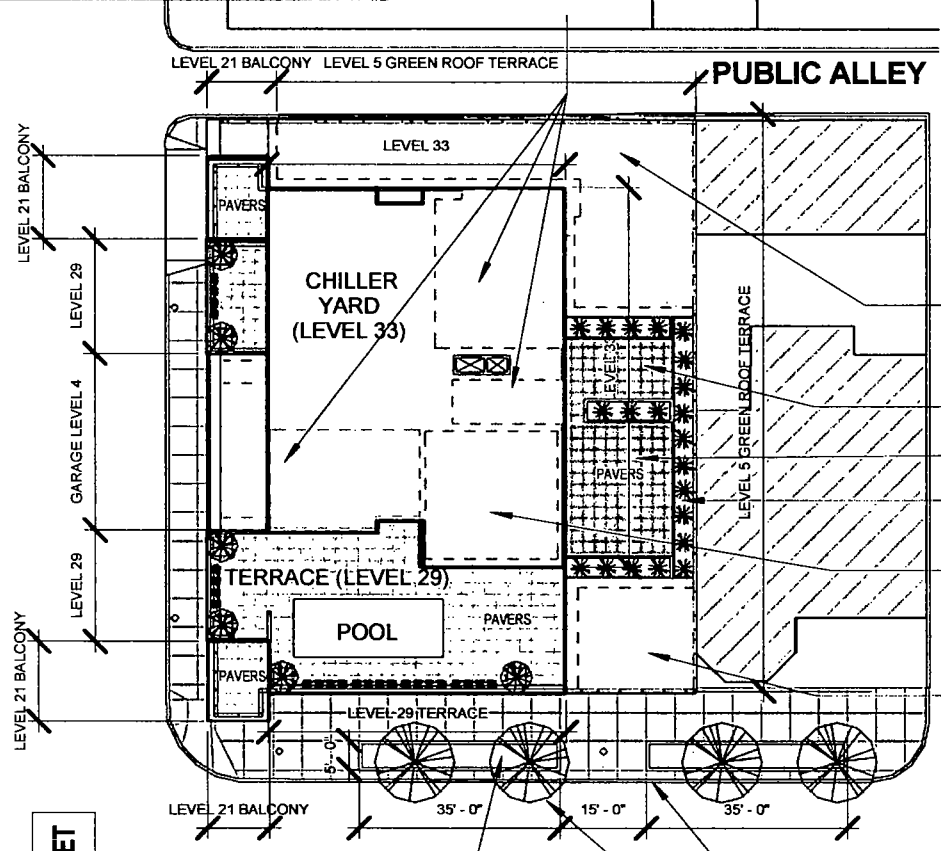
GROUND LEVEL PLAN
 SCALE: 1" = 20'-0"

LANDSCAPE LEGEND	
	VEGETATION
	TREE
	GREEN ROOF OR PLANTING AREA
AREA CALCULATIONS	
ROOF AREA (LESS MECH.)	7221 SF
GREEN ROOF AREA	3743 SF
GREEN ROOF %	51%

GREEN ROOF SYSTEM, LEVEL 33 (1203 SF TOTAL)

PROJECT NAME
STATE+HURON
RESIDENTIAL
DEVELOPMENT
PROJECT ADDRESS
2-8 EAST HURON
CHICAGO, ILLINOIS
60611
701-9 N. STATE
CHICAGO, ILLINOIS
60611

APPLICANT NAME
CA RESIDENTIAL
STATE/HURON, LLC



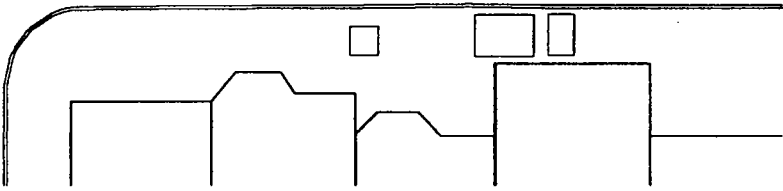
- GREEN ROOF SYSTEM, LEVEL 5 TERRACE (1167 SF)
- DOG RUN
- TERRACE
- PLANTERS, LEVEL 5 TERRACE
- GREEN ROOF SYSTEM, ROOFTOP MECHANICAL FLOOR (513 SF TOTAL)
- GREEN ROOF SYSTEM LEVEL 5 TERRACE (354 SF)

NORTH STATE STREET

SHRUBS, PERENNIALS AND GROUNDCOVER, TYP

EAST HURON STREET

NEW SIDEWALK AND CURB
SHADE TREE IN RAISED CURB PLANTER, 2 TYP.

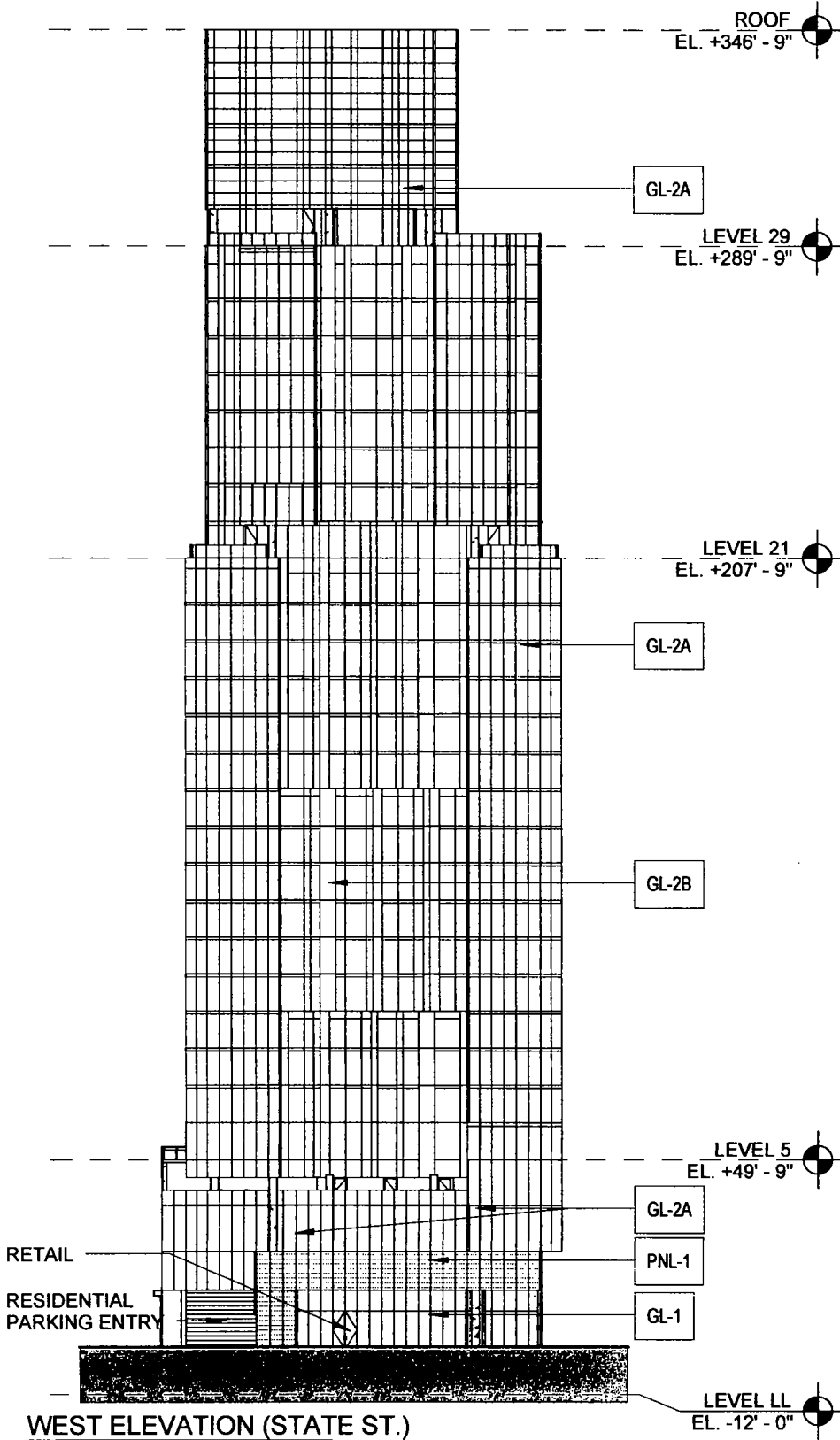


INTRODUCTION DATE
OCTOBER 16, 2013
PLAN COMMISSION DATE

SHEET TITLE
LANDSCAPE
PLAN

LANDSCAPE PLAN

SCALE: 1" = 30'-0"



WEST ELEVATION (STATE ST.)

SCALE: 1" = 40'-0"

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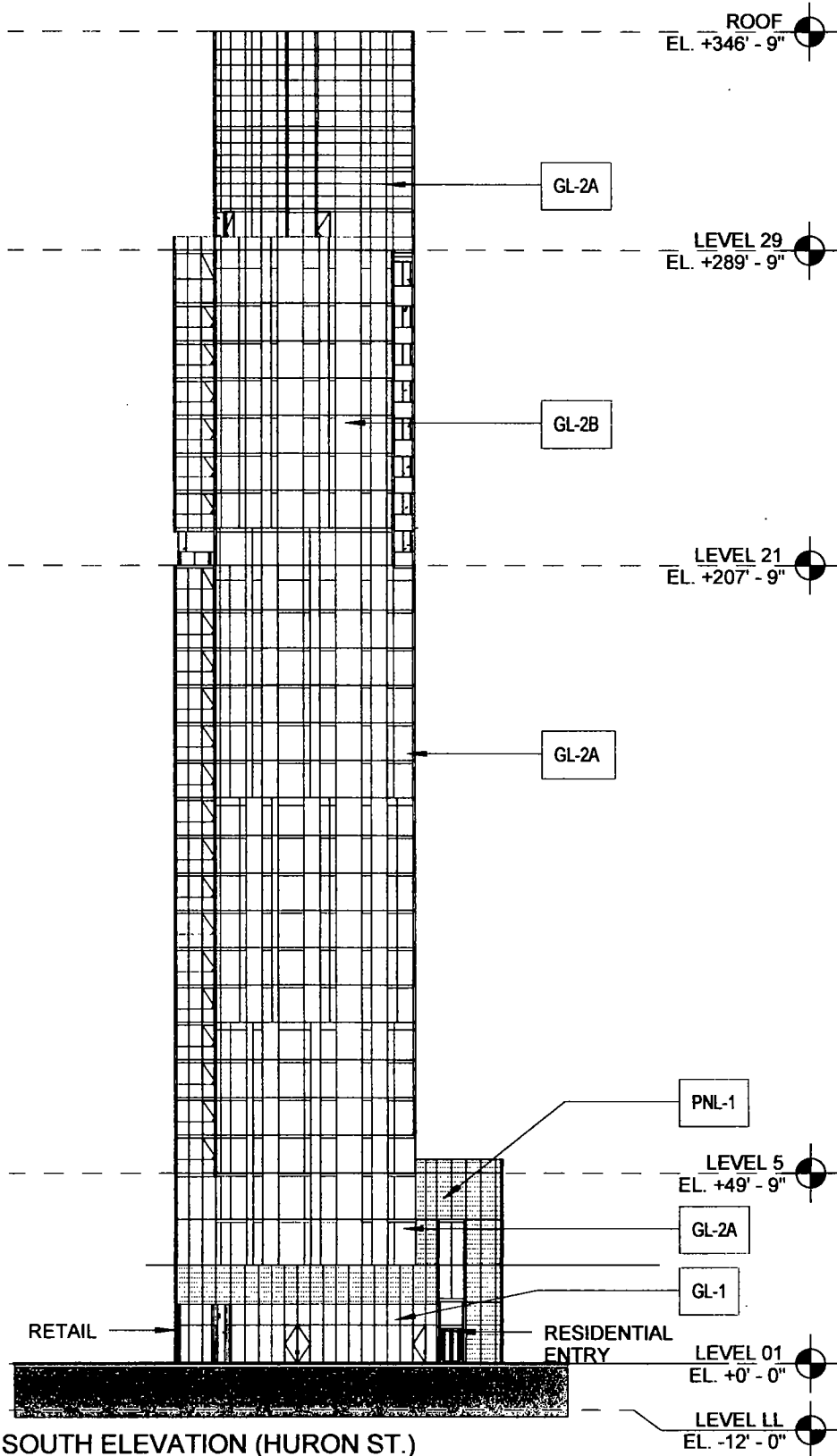
PROJECT NAME
STATE+HURON
RESIDENTIAL
DEVELOPMENT
PROJECT ADDRESS
2-8 EAST HURON
CHICAGO, ILLINOIS
60611
701-9 N. STATE
CHICAGO, ILLINOIS
60611

APPLICANT NAME
CA RESIDENTIAL
STATE/HURON, LLC

EXTERIOR MATERIAL LEGEND	
PNL-1	PANEL SYSTEM 1 1/8" PERFORATED ALUMINUM PANELS
GL-1	GLAZING SYSTEM 1 ZERO-SIGHTLINE, STRUCTURALLY GLAZED ALUMINUM WALL SYSTEM
GL-2	GLAZING SYSTEM 2 ZERO-SIGHTLINE UNITIZED WINDOW WALL SYSTEM
GL-2A	VISION GLASS
GL-2B	SPANDREL GLASS
CONC	CAST-IN-PLACE CONCRETE

INTRODUCTION DATE
 OCTOBER 16, 2013
PLAN COMMISSION DATE

SHEET TITLE
WEST ELEVATION



SOUTH ELEVATION (HURON ST.)

SCALE: 1" = 40'-0"

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PROJECT NAME

**STATE+HURON
 RESIDENTIAL
 DEVELOPMENT**

PROJECT ADDRESS

**2-8 EAST HURON
 CHICAGO, ILLINOIS
 60611**

**701-9 N. STATE
 CHICAGO, ILLINOIS
 60611**

APPLICANT NAME

**CA RESIDENTIAL
 STATE/HURON, LLC**

EXTERIOR MATERIAL LEGEND	
PNL-1	PANEL SYSTEM 1 1/8" PERFORATED ALUMINUM PANELS
GL-1	GLAZING SYSTEM 1 ZERO-SIGHTLINE, STRUCTURALLY GLAZED ALUMINUM WALL SYSTEM
GL-2	GLAZING SYSTEM 2 ZERO-SIGHTLINE UNITIZED WINDOW WALL SYSTEM
GL-2A	VISION GLASS
GL-2B	SPANDREL GLASS
CONC	CAST-IN-PLACE CONCRETE

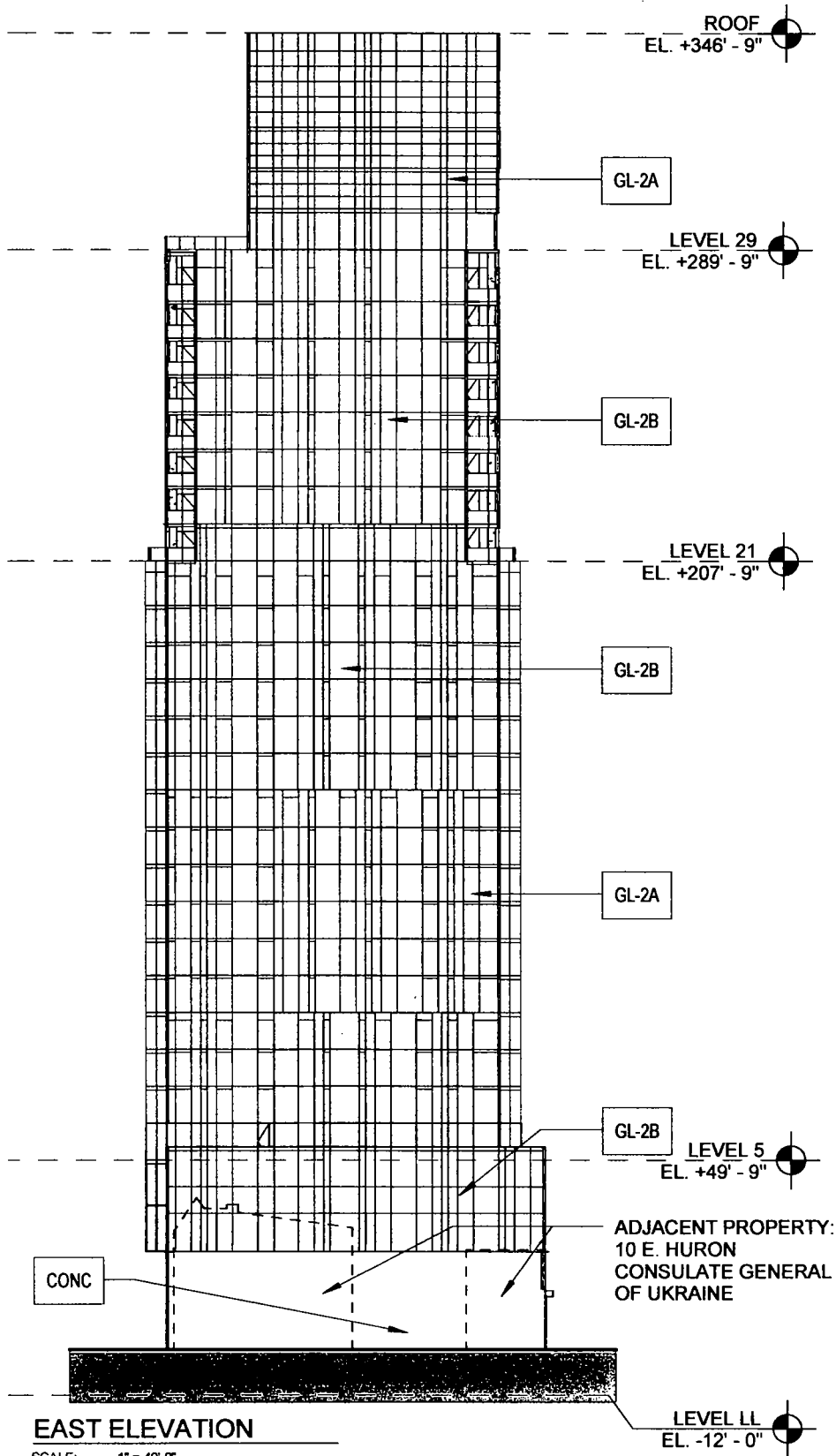
INTRODUCTION DATE

OCTOBER 16, 2013

PLAN COMMISSION DATE

SHEET TITLE

**SOUTH
 ELEVATION**



PROJECT NAME
**STATE+HURON
 RESIDENTIAL
 DEVELOPMENT**
 PROJECT ADDRESS
**2-8 EAST HURON
 CHICAGO, ILLINOIS
 60611**
**701-9 N. STATE
 CHICAGO, ILLINOIS
 60611**

APPLICANT NAME
**CA RESIDENTIAL
 STATE/HURON, LLC**

EXTERIOR MATERIAL LEGEND	
PNL-1	PANEL SYSTEM 1 1/8" PERFORATED ALUMINUM PANELS
GL-1	GLAZING SYSTEM 1 ZERO-SIGHTLINE, STRUCTURALLY GLAZED ALUMINUM WALL SYSTEM
GL-2	GLAZING SYSTEM 2 ZERO-SIGHTLINE UNITIZED WINDOW WALL SYSTEM
GL-2A	VISION GLASS
GL-2B	SPANDREL GLASS
CONC	CAST-IN-PLACE CONCRETE

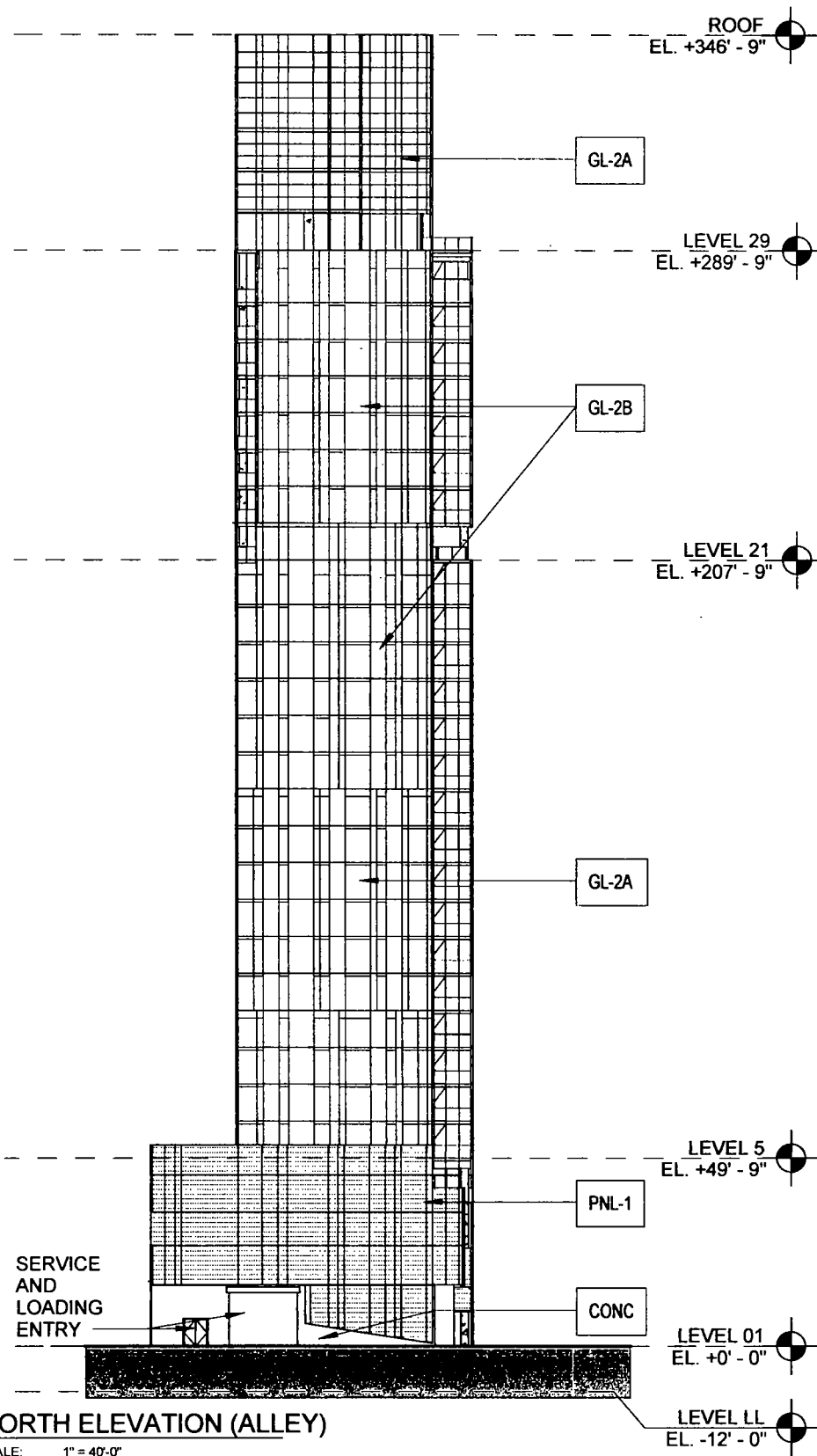
INTRODUCTION DATE
 OCTOBER 16, 2013
 PLAN COMMISSION DATE

SHEET TITLE
EAST ELEVATION

EAST ELEVATION

SCALE: 1" = 40'-0"

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NORTH ELEVATION (ALLEY)

SCALE: 1" = 40'-0"

PROJECT NAME
**STATE+HURON
 RESIDENTIAL
 DEVELOPMENT**
 PROJECT ADDRESS
**2-8 EAST HURON
 CHICAGO, ILLINOIS
 60611**
**701-9 N. STATE
 CHICAGO, ILLINOIS
 60611**

APPLICANT NAME
**CA RESIDENTIAL
 STATE/HURON, LLC**

EXTERIOR MATERIAL LEGEND	
PNL-1	PANEL SYSTEM 1
	1/8" PERFORATED ALUMINUM PANELS
GL-1	GLAZING SYSTEM 1
	ZERO-SIGHTLINE, STRUCTURALLY GLAZED ALUMINUM WALL SYSTEM
GL-2	GLAZING SYSTEM 2
	ZERO-SIGHTLINE UNITIZED WINDOW WALL SYSTEM
GL-2A	VISION GLASS
GL-2B	SPANDREL GLASS
CONC	CAST-IN-PLACE CONCRETE

INTRODUCTION DATE
 OCTOBER 16, 2013
 PLAN COMMISSION DATE

SHEET TITLE
**NORTH
 ELEVATION**

October 9, 2013

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:

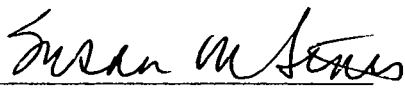
the alley next north of East Huron Street; a line 85.39 feet east of North State Street; East Huron Street; and North State Street

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 October 9, 2013; 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 October 9, 2013.



Notary Public

OFFICIAL SEAL
SUSAN M FINIS
Notary Public - State of Illinois
My Commission Expires Sep 21, 2017

2010-11-11
2010-11-11
2010-11-11
2010-11-11

October 9, 2013

Dear Sir or Madam:

Please take notice that under the Chicago Zoning Ordinance an application (the "Application") to change the Residential Business Planned Development No. 1003 classification to those of a DX-12 Downtown Mixed-Use District and then to a Residential Business Planned Development for the area which is bounded by:

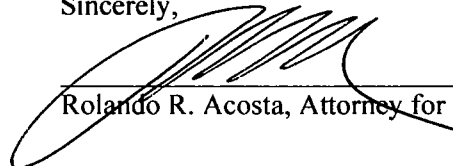
the alley next north of East Huron Street; a line 85.39 feet east of North State Street; East Huron Street; and North State Street

(hereafter the "Property") will be filed on or about October 9, 2013 with the Department of Housing and Economic Development, City of Chicago by CA Residential State/Huron, LLC, 161 N. Clark Street, Suite 4900, Chicago, IL 60601 (hereinafter the "Applicant"). The addresses of the Property are 2 – 8 East Huron Street/701 – 09 N. State Street. The Applicant is the owner of the Property.

The Property currently is improved with two, three-story buildings. The Application, if approved, will allow the Applicant to redevelop the Property by demolishing the existing buildings and constructing on the Property a thirty-three story building, containing 119 residential units, approximately 3,200 sq. ft. of ground floor retail space, thirty-three parking spaces and one loading berth.

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 2949 West Gregory St., Chicago, IL 60625, (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:

CA Residential State/Huron, 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:

161 N. Clark St., Ste 4900

Chicago, IL 60601

C. Telephone: 312-636-6937 Fax: 312-253-4440 Email: rolando@acostalawpc.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 to a Planned Development of the property at 2 - 8 E. Huron/

701 - 9 N. State St.

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

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

Delaware

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

- Yes No N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

NOTE: Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
Thomas M. Scott	Manager

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
Thomas M. Scott	161 N. Clark St., Ste 4900, Chicago, IL 60601	100%

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

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

Rolando R. Acosta 2949 W. Gregory St., Chicago, IL 60625 Attorney \$25,000

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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.

CA Residential State/Huron, LLC

(Print or type name of Disclosing Party)

By: _____

(Sign here)

Thomas M. Scott

(Print or type name of person signing)

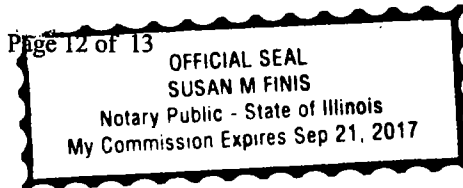
Manager

(Print or type title of person signing)

Signed and sworn to before me on (date) Oct 9, 2013,
at Cook County, Illinois (state).

Susan M. Finis Notary Public.

Commission expires: 9-21-17.



**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.

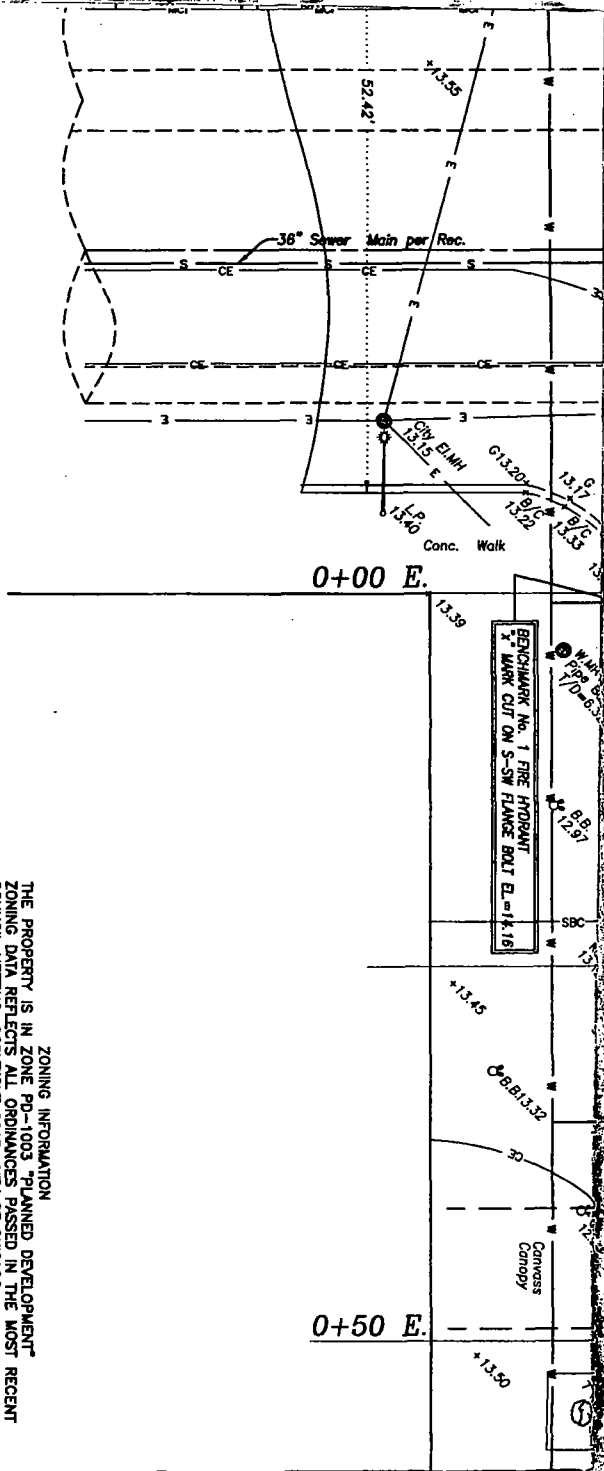
“Applicable Party” means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, 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

[X] No

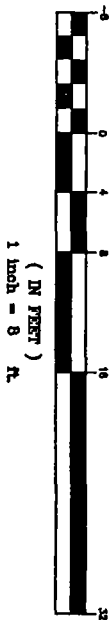
If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial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

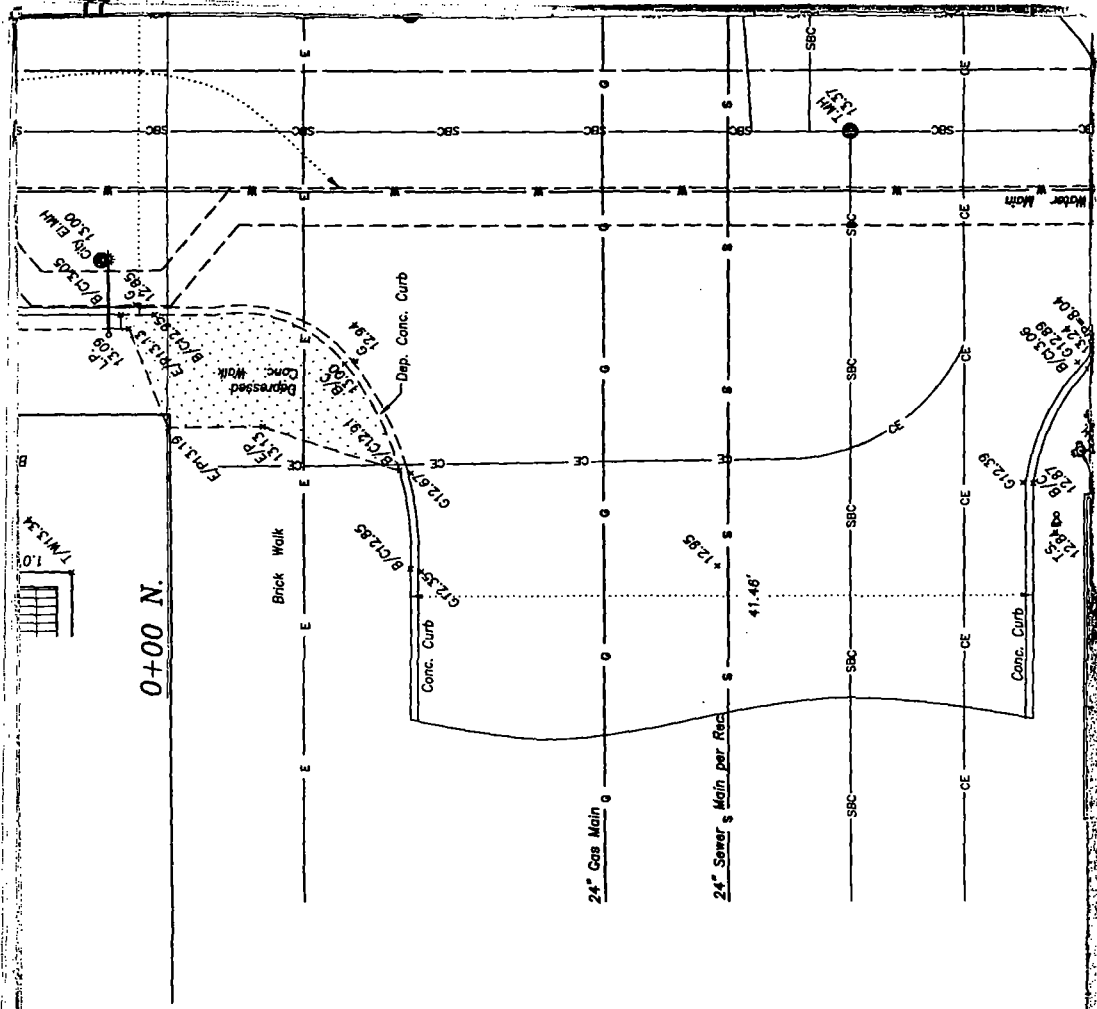


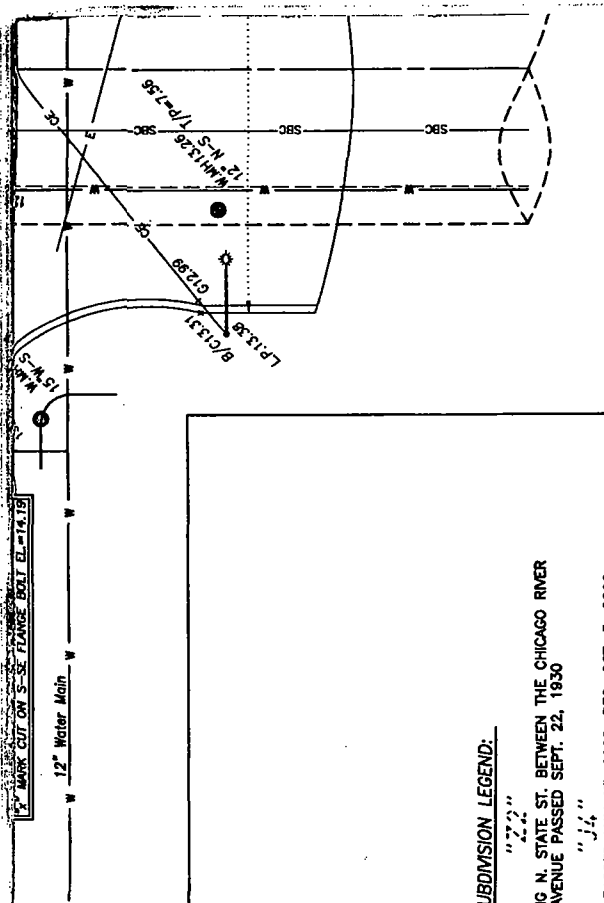
ZONING INFORMATION
 THE PROPERTY IS IN ZONE PD-1003 "PLANNED DEVELOPMENT"
 ZONING DATA REFLECTS ALL ORDINANCES PASSED IN THE MOST RECENT
 COUNCIL MEETING. COPYRIGHT 2013, CITY OF CHICAGO.

FLOOD HAZARD INFORMATION:
 THE SUBJECT PROPERTY IS DESIGNATED AS ZONE "X" DEFINED AS AREAS
 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS
 SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF
 CHICAGO, ILLINOIS, COMMUNITY NO. 170074, PANEL NO. 0419, MAP NUMBER
 1703100419A; MAP REVISED AUGUST 18, 2008, AS PUBLISHED BY THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY.

GRAPHIC SCALE







ABBREVIATION LEGEND:

- BLDG. = BUILDING
- CONC. = CONCRETE
- COR. = CORNER
- D = DEED
- DOC. NO. = DOCUMENT NUMBER
- M (MEAS) = MEASURED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R = Rec. = RECORD
- SECT. = SECTION
- E = EAST
- N = NORTH
- S = SOUTH
- W = WEST
- NE = NORTHEAST
- NW = NORTHWEST
- SE = SOUTHEAST
- SW = SOUTHWEST

SUBDIVISION LEGEND:

- "22"
- "24"
- "34"
- "j4"

ORDINANCE FOR WIDENING N. STATE ST. BETWEEN THE CHICAGO RIVER AND E. & W. CHICAGO AVENUE PASSED SEPT. 22, 1930

VACATED BY ORDINANCE PASSED MAY 17, 2000, REC. OCT. 5, 2000 AS DOC. NO. 00782176

IMPORTANT

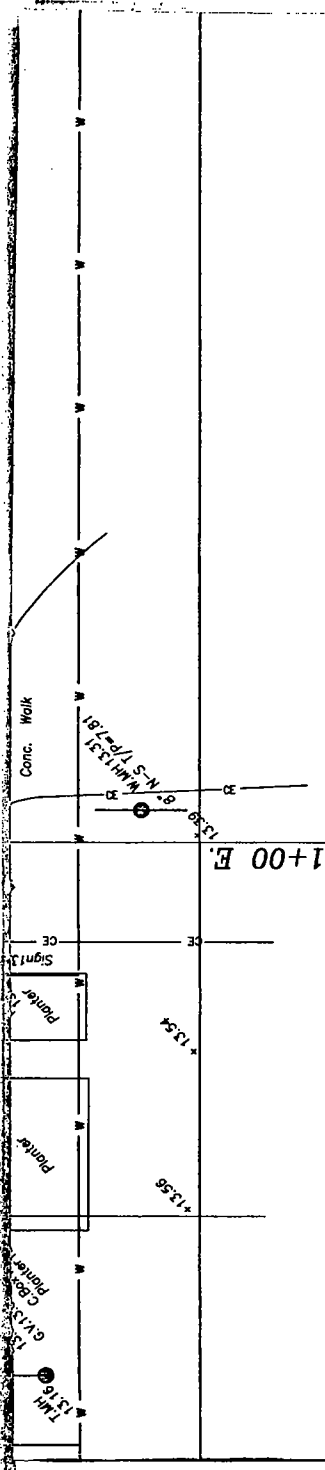
NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. THUS: 4.57' MEANS 4 FEET AND $\frac{100}{100}$ FEET, OR IN FEET AND INCHES, THUS: 4'-6 $\frac{1}{8}$ "

CONTRACTORS AND BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS, ETC. AS NOTED ON THIS PLAT WITH THE STAKES, POINTS, ETC. GIVEN ON THE PROPERTY BEFORE BEGINNING ANY CONSTRUCTION. THERE SHOULD BE NO APPARENT DIFFERENCE BETWEEN THE SAME TO THE SURVEYORS SO THAT THE MISUNDERSTANDING OR DISPLACEMENT OF POINTS MAY BE CORRECTED BEFORE DAMAGE IS DONE.

UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS SHOWN AS PER RECORDS OBTAINED FROM PRIVATE AND PUBLIC SOURCES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROXIMATE.

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TO: FIRST AMERICAN ASSOCIATION OF PROFESSIONAL SURVEYORS
 GENOVA LEASING OF PARTICIPANTS AGREEMENT DATED 7/1/83

THIS IS TO CERTIFY BASED UPON FIELD MEASUREMENTS AND THE BEST AVAILABLE RECORDS, FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND ITEMS. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED, EXCEPT INsofar AS THEY CAN BE VERIFIED BY FIELD MEASUREMENT. PRIOR TO ANY EXCAVATION CONTACT "DIGER" AT 312-744-7000, CHICAGO UTILITY ALERT NETWORK.

DATE OF PLAT OR SURVEY: 12/16/83

DATE OF PLAT OR SURVEY: 12/16/83

JOSEPH S. LIMA
 ILLINOIS PROFESSIONAL SURVEYOR

THE PROPERTY DESCRIBED IN THIS FIRST AMERICAN TITLE SURVEY IS SUBJECT TO RESTRICTIONS REFERRED TO IN THE UNDERSIGNED SURVEY LISTED BELOW AND THE PROPERTY.

TABLE A ITEMS NOT LISTED IN THIS SURVEY:

(16) WE FIND NO RECORD OF CONSTRUCTION OR REPAIRS TO THE LINES, WE HAVE SHOWN AND/OR REPAIRS.

(17) WE FIND NO RECORD OF CONSTRUCTION OR REPAIRS TO THE LINES, WE HAVE SHOWN AND/OR REPAIRS.

(21) PROFESSIONAL SURVEYOR IN THE FIELD THROUGHOUT THE SURVEY UPON REQUEST.

- NOTES TITLE EXCEPTIONS AND SURVEY:
- (3) THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICE AREA NUMBER 12 AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
 - (4) ORDER OF PERMANENT INJUNCTION ENTERED IN THE CIRCUIT COURT OF COOK COUNTY, CASE NO. 08 MA 401892, AND RECORDED JUNE 15, 2010 AS DOCUMENT 1016918009, PERMANENTLY ENJOINING AND RESTRAINING THE OWNERS OF THE LAND FROM ERECTING, OR MAINTAINING ANY SIGN AT THE SUBJECT PROPERTY IN VIOLATION OF THE MUNICIPAL CODE OF CHICAGO. (AFFECTS PARCEL 2)
 - (5) PARTY WALL AGREEMENT DATED JUNE 26, 1877 AND RECORDED JULY 3, 1878 AS DOCUMENT 188404 FOR A PARTY WALL ON THE EAST LINE OF THE WEST 10 FEET OF LOT 9 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS LOT 10 AND THE WEST 10 FEET OF LOT 9).
 - (6) PARTY WALL AGREEMENT RECORDED SEPTEMBER 6, 1883 AS DOCUMENT 492781 FOR THE USE OF A WALL ON THE WEST LINE OF THE EAST 15 FEET OF LOT 9 AS A PARTY WALL AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS LOT 10 AND THE WEST 10 FEET OF LOT 9).
 - (7) PARTY WALL AGREEMENT RECORDED SEPTEMBER 6, 1883 AS DOCUMENT 492782 FOR A PARTY WALL ON THE EAST LINE OF THE WEST 10 FEET OF LOT 9 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS LOT 10 AND THE WEST 10 FEET OF LOT 9).

WARNING



UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND ITEMS. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED, EXCEPT INsofar AS THEY CAN BE VERIFIED BY FIELD MEASUREMENT. PRIOR TO ANY EXCAVATION CONTACT "DIGER" AT 312-744-7000, CHICAGO UTILITY ALERT NETWORK.


FOR ADDITIONAL DETAILS OF UTILITIES, CONTACT:
 CHICAGO DEPARTMENT OF TRANSPORTATION
 BUREAU OF INSPECTIONS
 OFFICE OF UNDERGROUND COORDINATION
 30 N. LASALLE ST., SUITE 310
 CHICAGO, IL 60602-2570
 ATTN: MR. JIM KALAVIL

LEGEND:

- | | |
|---------------------------------|------------------------------------|
| B = BOTTOM OF MANHOLE | I = INVERT OF PIPE |
| B.S. = BASEMENT | INL = INLET |
| B.B. = BUFFALO BOX | L.P. = LIGHT POLE |
| B/C = BACK OF CURB | MH = MANHOLE |
| B.P. = BUMPER POST | M.W. = MONITORING WELL |
| C = CURB | P = PAVEMENT |
| C.BOX = CONTROL BOX | RES = RESTRICTOR |
| CELELMH = CITY ELECTRIC MANHOLE | S.BOX = SWITCH BOX |
| CH/W = CONCRETE HEADWALL | S.MH = SANITARY MANHOLE |
| CL = CENTER LINE | S.P. = STANDPIPE |
| ComEdMH = COMM. EDISON MANHOLE | T.MH = TELEPHONE MANHOLE |
| C.P. = CONCRETE PAD | T/D = TOP OF DEBRIS |
| DF = DEBRIS FILLED | T/FOUND = TOP OF FOUNDATION |
| E/P = EDGE OF PAVEMENT | T/P = TOP OF PIPE |
| EL = ELEVATION | T/W = TOP OF WALL |
| F/B = FACE OF BUILDING | TR/P = TRAP PIPE |
| F/C = FACE OF CURB | T.S. = TRAFFIC SIGNAL |
| F/F = FACE OF FENCE | T.Sig. MH = TRAFFIC SIGNAL MANHOLE |
| F/W = FACE OF WALL | U.P. = UTILITY POLE |
| F.F. = FINISHED FLOOR | U.T.O. = UNABLE TO OPEN |
| F.H. = FIRE HYDRANT | VLT = VAULT |
| G = GUTTER | W = WALK |
| G.M. = GAS METER | WMET = WATER METER |
| G.M.H. = GAS MANHOLE | WMH = WATER MANHOLE |
| G.V. = GAS VALVE | WF = WATER FILLED |
| G.R. = GUARD RAIL | |

CITY OF CHICAGO UNDERGROUND CITY ELECTRIC CONDUIT =



COMCAST CABLE TV CABLES =  CITY  CITY

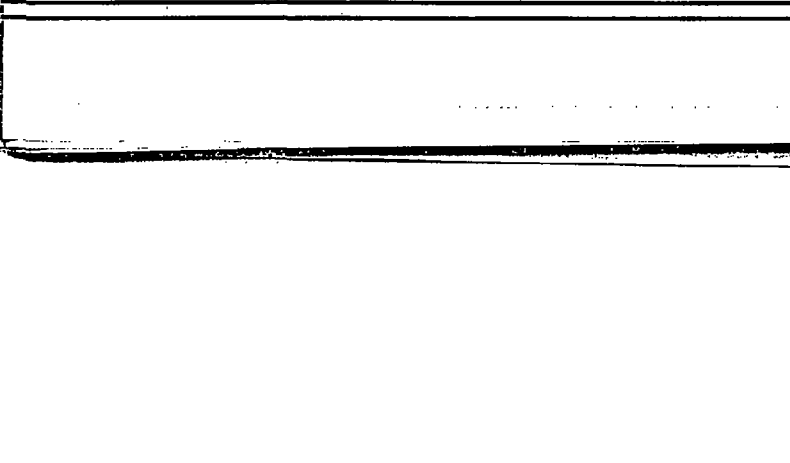
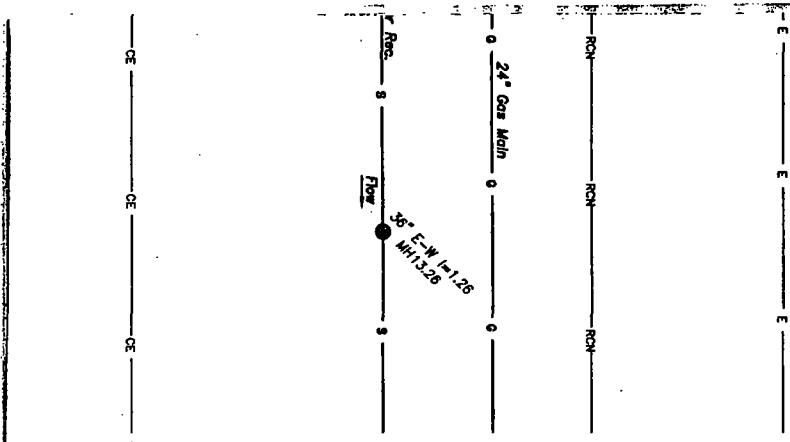
UNDERGROUND TUNNEL =  

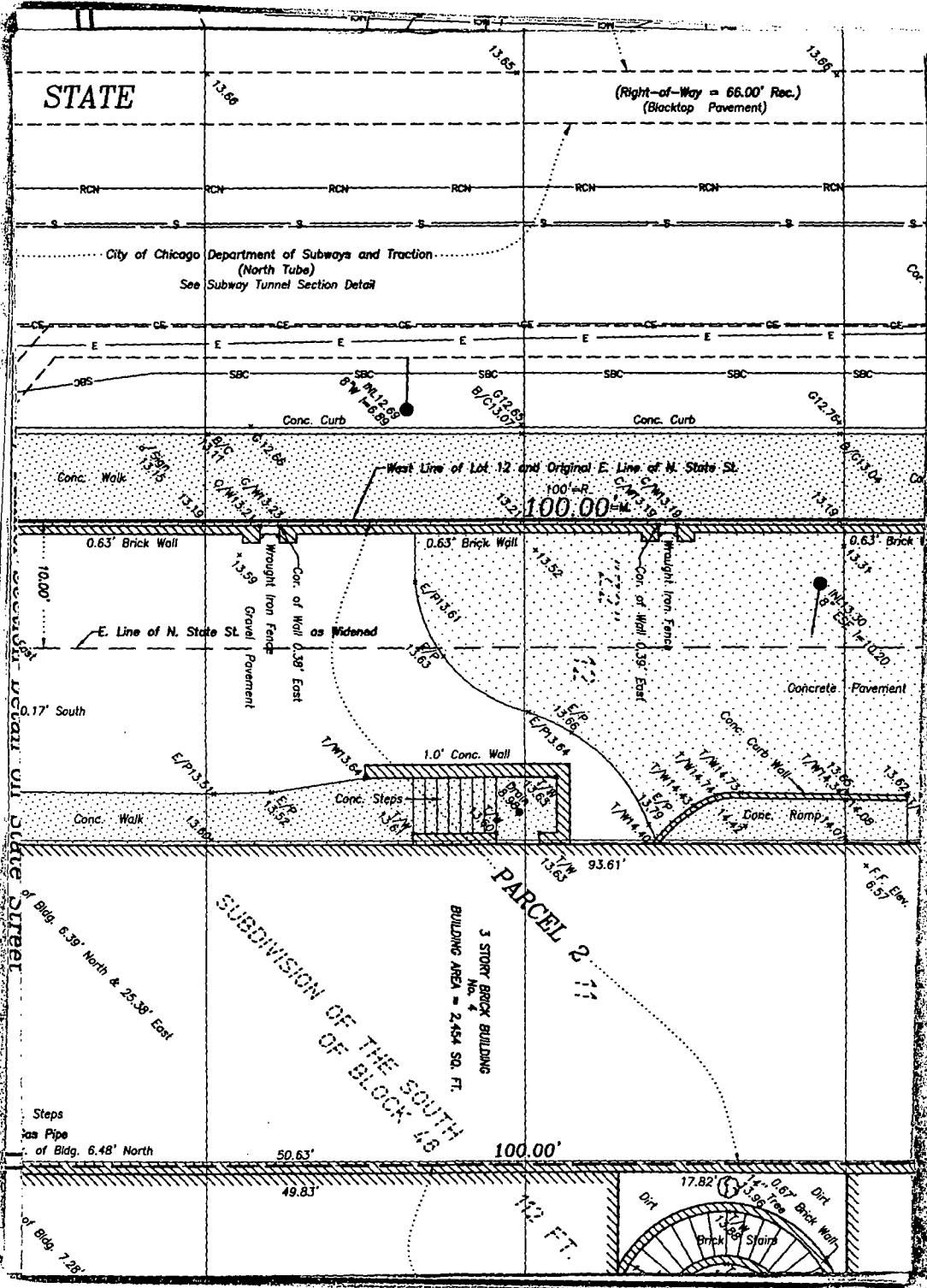
CHICAGO TRANSIT AUTHORITY =  CTA  CTA

COMMONWEALTH EDISON CO. UNDERGROUND ELECTRIC CONDUIT =

GAS MAIN =  

AT&T UNDERGROUND TELEPHONE CONDUIT =  





STATE

(Right-of-Way = 66.00' Rec.)
(Blacktop Pavement)

City of Chicago Department of Subways and Traction
(North Tube)
See Subway Tunnel Section Detail

100'-R
100'-M

PARCEL 2
177

SUBDIVISION OF THE SOUTH
SIDE OF BLOCK 48

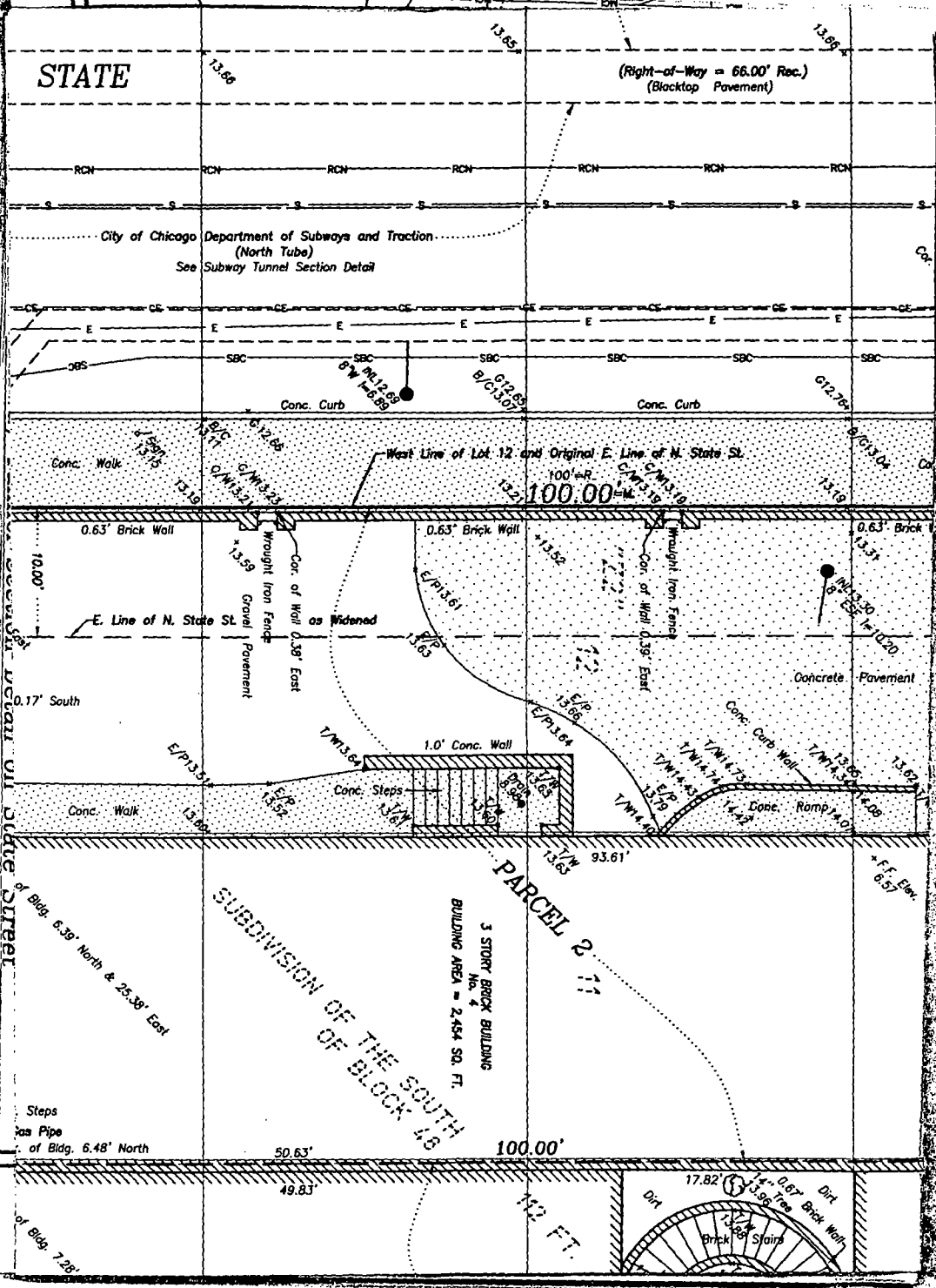
3 STORY BRICK BUILDING
BUILDING AREA = 2,494 SQ. FT.

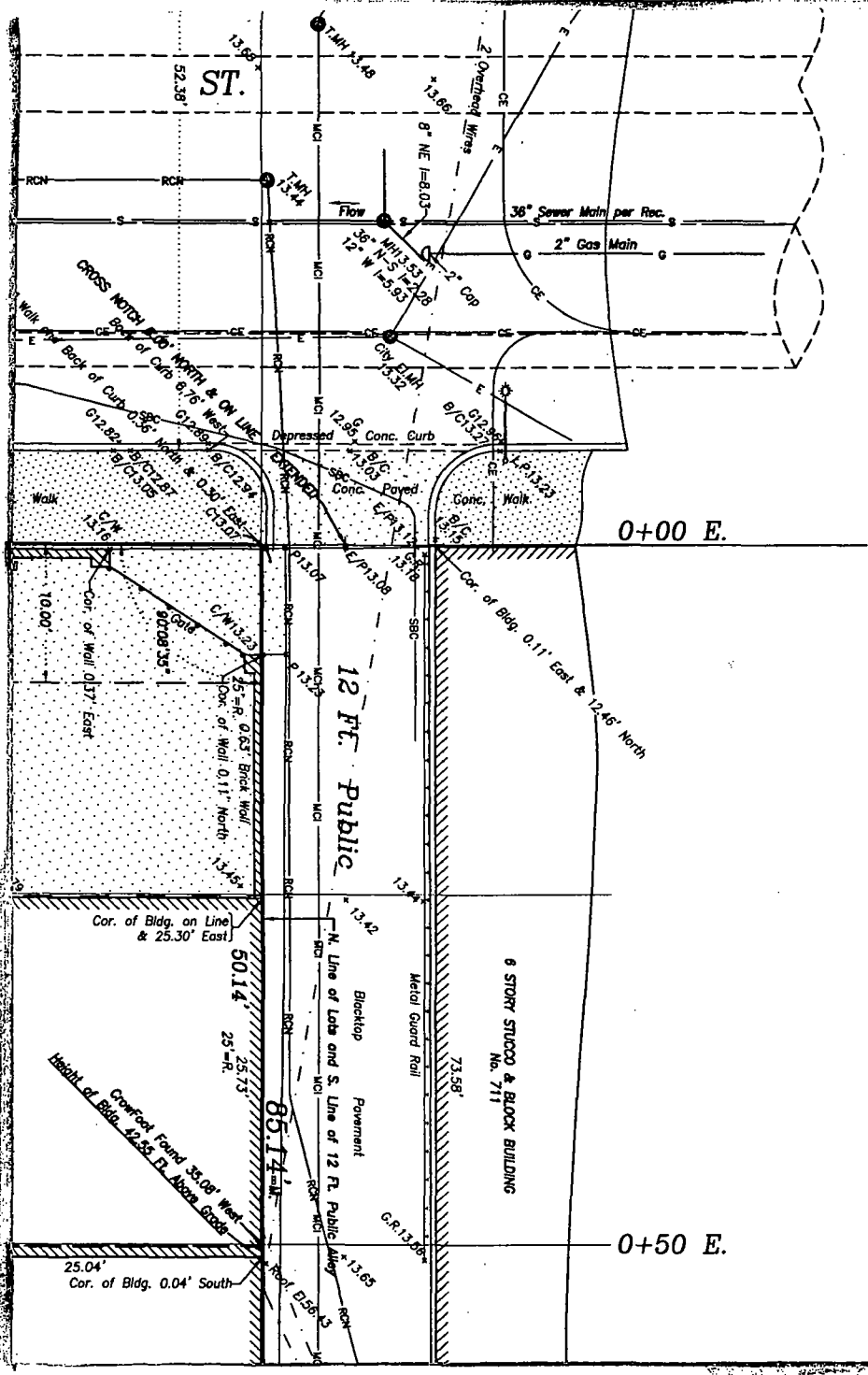
State Street

Steps
Gas Pipe
of Bldg. 6.48' North

of Bldg. 7.26'

17.82' 0.67' Brick Wall
1.94' Tree
Brick for Stairs





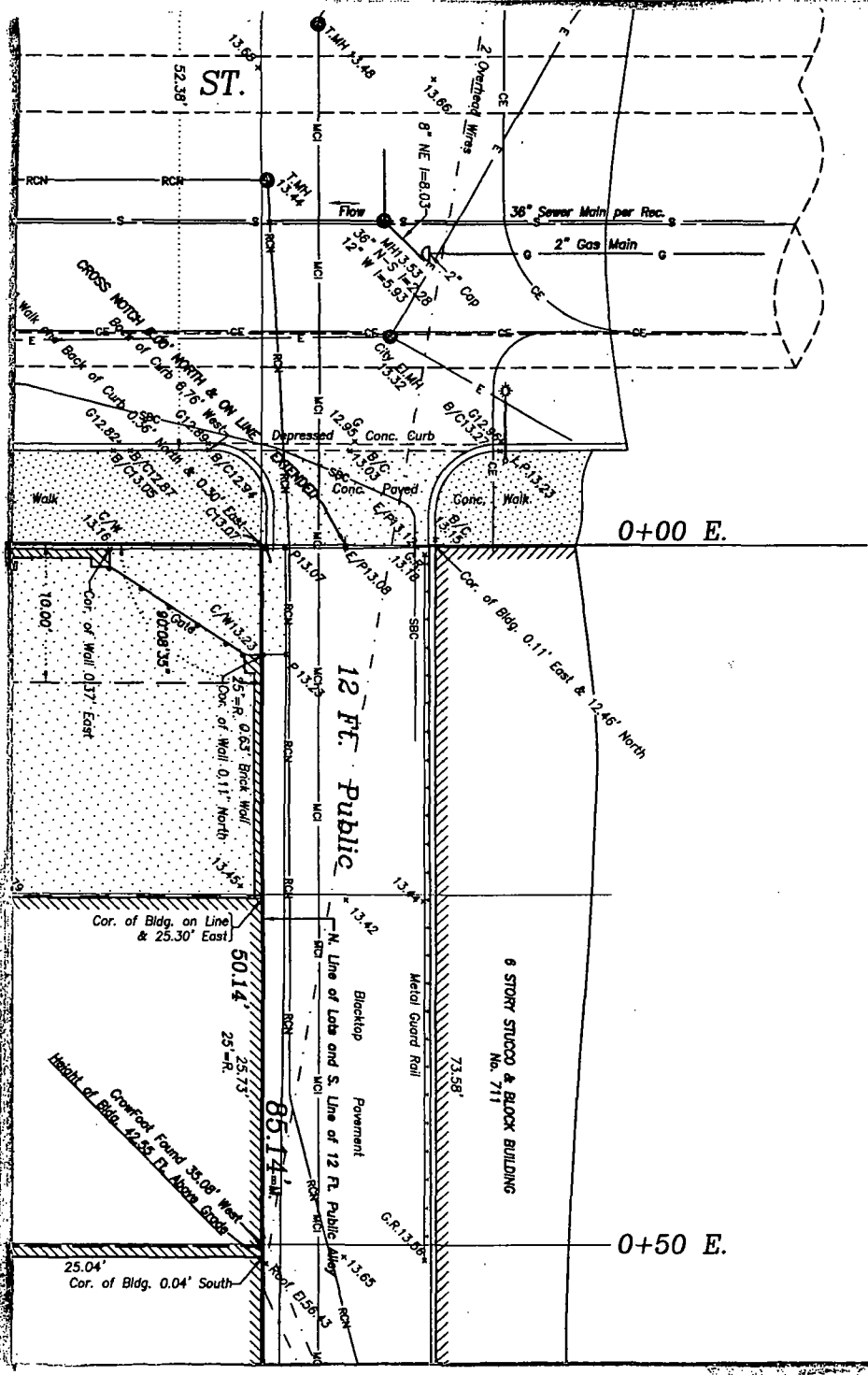
ST.

12 FT. Public

6 STORY STUCCO & BLOCK BUILDING
No. 711

0+00 E.

0+50 E.



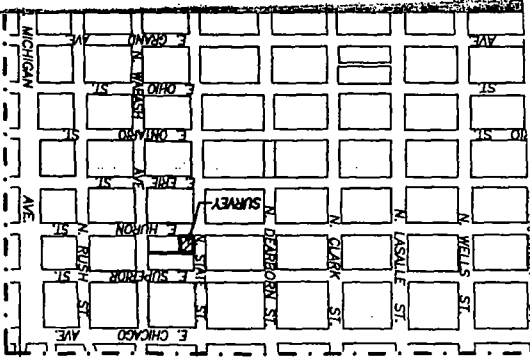
ST.

12 FT. Public

6 STORY STUCCO & BLOCK BUILDING
No. 711

0+00 E.

0+50 E.



WEST 10.0 FEET OF LOT 9 IN THE SUBMISSION OF THE SOUTH 112 FEET OF
 SHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
 ILLINOIS.
 THE SUBMISSION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIES
 150, BEING A SUBMISSION OF THE NORTH FRACTION OF SECTION 10,
 7TH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
 ILLINOIS.
 8,526.5 SQ. FT. OR 0.1957 ACRES
 -8 E. HURON STREET, CHICAGO, ILLINOIS.
 FORDHAM COMPANY

1/ACSM LAND TITLE SURVEY
 Plat of Survey

TOPO WITH UTILITIES
 ADDED UTILITIES
 ADDED GAS UTILITY
 REVISSED MONUMENTS & PARTY WALL
 DATE: JAN. 28, 2013
 MAR. 11, 2013
 MAR. 21, 2013
 APR. 1, 2013
SERVICE, INC.

