City of Chicago

Office of the City Clerk

Document Tracking Sheet

R2023-770

Meeting Date:	5/24/2023
Sponsor(s):	Ervin (28)
Type:	Resolution
Title:	Support of Class 6(b) tax incentive for property at 1951 W Hastings St
Committee(s) Assignment:	Committee on Economic, Capital and Technology Development

Economic Dev

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois authorized to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the **"County Ordinance"),** which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County, Illinois and which is used primarily for industrial purposes; and

WHEREAS, the City, consistent with the County Ordinance, wishes to induce industry to locate and expand in the City by supporting financial incentives in the form of property tax relief; and

WHEREAS, MEDP Mission Critical Facility, LLC, a Delaware limited liability company (the **"Applicant"),** ground leases from the Illinois Medical District certain real estate located generally at 1951 West Hastings Street, Chicago, Illinois 60608, as further described on Exhibit A hereto (the **"Subject Property");** and

WHEREAS, Applicant intends to construct an approximately 184,720 square foot data center facility upon the Subject Property; and

WHEREAS, the redevelopment objectives of the City in connection with the Subject Property are to bring a vacant site to productive use, retain and create new jobs and increase the City's tax base; and

WHEREAS, the Applicant has filed an eligibility application for a Class 6b tax incentive under the County Ordinance with the Office of the Assessor of Cook County (the **"Assessor");** and

WHEREAS, the Subject Property is located within: (i) the City of Chicago Enterprise Zone No. 1, created pursuant to the Illinois Enterprise Zone Act, 20 ILCS 665/1 et seq., as amended, and pursuant to an ordinance enacted by the City Council of the City, as amended; and (ii) the Western/Ogden Redevelopment Project Area, created pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended, and pursuant to an ordinance enacted by the City Council of the City, and the purposes of the Enterprise Zone and Redevelopment Project Area are also to provide certain incentives in order to stimulate economic activity and to revitalize depressed areas; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a Class 6b classification or renewal of a Class 6b classification is eligible pursuant to the County Ordinance; and

WHEREAS, the County Ordinance requires that, in connection with the filing of a Class 6b eligibility application with the Assessor, the applicant must obtain from the municipality in which such real estate that is proposed for Class 6b classification is located an ordinance expressly stating, among other things, that the municipality 'has determined that the incentive provided by the Class 6b classification is necessary for development to occur on such real estate and that the municipality supports and consents to the/Class 6b classification by the Assessor; and

WHEREAS, the intended use of the Subject Property will provide significant present and future employment; and

WHEREAS, notwithstanding the Class 6b classification of the Subject Property, the redevelopment and utilization thereof will generate significant new revenues to the City in the form of additional real estate taxes and other tax revenues; now, therefore,

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

SECTION 1: The above recitals are hereby expressly incorporated as if fully set forth herein.

SECTION 2: The City hereby determines that the incentive provided by the Class 6b classification is necessary for the development to occur on the Subject Property.

SECTION 3: The City supports and consents to the Class 6b classification by the Assessor with respect to the Subject Property.

SECTION 4: Economic Disclosure Statements, as defined in the County Ordinance, have been received and filed by and with the City.

SECTION 5: The Clerk of the City of Chicago is authorized to and shall send a certified copy of this ordinance to the Assessor, and a certified copy of this ordinance may be included with the Class 6b eligibility application filed with the Assessor by the Applicant, as applicant, in accordance with the County Ordinance.

SECTION 6: This ordinance shall be effective immediately upon its passage and approval.

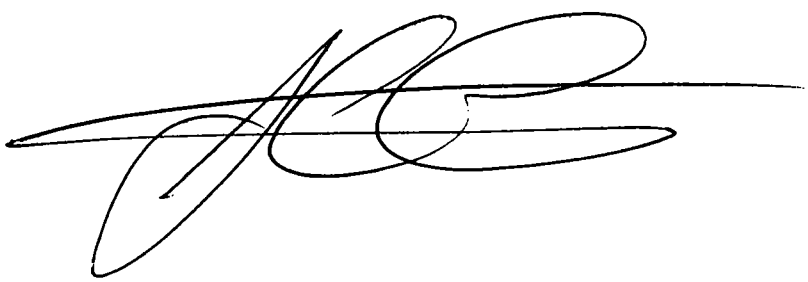

EXHIBIT A

LEGAL DESCRIPTION

THE WEST 325.00 FEET OF THE FOLLOWING DESCRIBED PARCELS;

PARCEL 1:
LOTS 51 TO 71, BOTH INCLUSIVE, AND LOTS 76 TO 100, BOTH INCLUSIVE, IN STINSON'S SUBDIVISION OF BLOCK 13 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1, 2, AND 3 IN VOPICKA AND KUBIN'S SUBDIVISION OF LTS 72 TO 75 BOTH INCLUSIVE, IN STINSON'S SUBDIVISION OF BLOCK 13 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE VACATED ALLEY RUNNING EAST AND WEST THROUGH STINSON'S SUBDIVISION OF BLOCK 13 AFORESAID LYING SOUTH OF AND ADJOINING LOTS 51 TO 71 BOTH INCLUSIVE AND SOUTH OF AND ADJOINING LOTS 1, 2 AND 3 IN VOPICKA AND KUBIN'S SUBDIVISION OF LTS 72 TO 75 BOTH IN SAID STINSON'S SUBDIVISION, AND NORTH OF AND ADJOINING LOTS 76 TO 100, IN STINSON'S SUBDIVISION IN AFORESAID, IN COOK COUNTY, ILLINOIS.

CONTAINING 85,746 SQUARE FEET OR 1.968 ACRES MORE OR LESS.

PINs: 17-19-212-002
17-19-212-003

Letters of Support

JASON C. ERVIN

City of Chicago

Alderman, 28th Ward
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City Council
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121 North La Salle Street
Chicago, Illinois 60602

Committee Memberships

Aldermanic Black Caucus, Chairman
Budget & Government Operations
Contracting Oversight & Equity, Chairman
Finance
License & Consumer Protection
Public Safety
Workforce Development, Vice Chairman

May 1, 2023

Department of Planning and Development
121 N. LaSalle Street, Room 1000
Chicago, Illinois 60602

RE: Class 6B Incentive, Metro Edge Development Partners
1951 W. Hastings Street, Chicago, IL 60608, PINs: 17-19-212-002-0000, 17-19-212-003-0000

Dear Department of Planning and Development:

As Alderman in the City of Chicago's 28th Ward, I am pleased to provide a letter of support for Metro Edge Development Partners' ("Metro Edge" or the "Applicant") application for the Class 6B Tax Incentive for their data center development in the Illinois Medical District on the West Side of Chicago.

As an elected official, I strongly believe investments in technology and impact initiatives are critical to the future of Chicago communities. As part of this development, Metro Edge in partnership with T5, a world-class data center operator, has created a thoughtful social impact plan which includes a workforce training program, Metro Edge Work. This 501(c)(3), will provide access to traditionally inaccessible careers in technology for West Side residents. The customized curriculum can be used to gain immediate employment within the data center industry which is in significant need of promising candidates from diverse backgrounds. The program will recruit select talent locally from community-based organizations, Chicago high schools and local colleges.

I believe this project will meaningfully improve the neighborhood aesthetic with its state-of-the-art data center to be constructed on land that is currently vacant and unsightly. This development will generate significant tax revenues through construction, operations, large equipment purchases, and real estate taxes while continuing to help transform this corridor into a vibrant neighborhood.

Given the development's unique attributes and extraordinary design, the IMD data center will require the Class 6B Tax Classification to offer services at a compelling price to hospitals and to pursue its social impact initiatives. By reducing Metro Edge's tax burden, the City can support improving our community, technology, the success of Chicago hospitals and, ultimately, health outcomes for Chicago residents.

I unequivocally support the Metro Edge development for the Class 6B Tax Incentive. Please contact me if you require further information or if I can offer additional support on behalf of the Applicant. Thank you for your time and attention to this issue.

Sincerely,

Jason C. Ervin
Alderman, 28th Ward

"Standing Tall for the 28th Ward"

ILLINOIS
MEDICAL
DISTRICT

May 1, 2023

City of Chicago
Department of Planning and Development
121 N. LaSalle Street, Room 1000
Chicago, Illinois 60602

To Whom It May Concern:

The Illinois Medical District Commission ("IMD") submits this letter in support of Metro Edge Development Partners' ("Metro Edge") application for the Class 6B Tax Classification for the data center development in the Illinois Medical District (the "District"). We believe this development will be a beneficial addition to the District and City from both an economic and social impact perspective.

The IMD entered into a ground lease with Metro Edge in 2021, following the proposed development's unanimous approval by the IMD's Board of Commissioners.

The success of this development is important to the future of the IMD and the West Side of Chicago. With this data center, Metro Edge has committed to:

1. Strengthening the IMD's 560-acre community and enhancing neighborhood vitality;
2. Improving technology, security, and timely cost savings for the District's health and technology residents, including the four major hospitals located here: Jesse Brown VA Medical Center; Rush University Medical Center; The John H. Stroger Jr. Hospital of Cook County; and The University of Illinois Hospital & Health Sciences System; and
3. Implementing social impact initiatives and contributing significant investment to the historically disinvested West Side of Chicago.

It is our understanding that the Metro Edge data center will require the Class 6B Tax Classification to offer services at a compelling price to hospitals and to pursue its social impact initiatives. We support Metro Edge's efforts to reduce its initial real estate tax burden so that Metro Edge can contribute to the improvement of our community, technology, the success of Chicago hospitals and, ultimately, health outcomes for Chicago residents.

Sincerely,

Allyson J. Hansen
CEO & Executive Director

2100 West Harrison Street. Chicago, Illinois 60612
312 738 5800 info@medicaldistrict.org
medicaldistrict.org

Letter of Support

May 16, 2023

Department of Planning and Development (DPD)
121 N. LaSalle Street, Room 1000
Chicago, Illinois 60602

Dear Department of Planning and Development (DPD),

The JLL Capital Markets Group (JLL) submits this letter to demonstrate our confidence in the ability to finance Metro Edge Development Partners' (Metro Edge) data center in the Illinois Medical District in Chicago. JLL is a leader in the commercial real estate finance industry with expertise in all aspects of the global capital markets and long-established relationships with banks, pension funds, life insurance companies, credit companies, CMBS lenders and institutional investors. With 3,300 professionals on the Capital Markets team, JLL's global production volume in 2021 was $315 billion.

After reviewing this project with the Metro Edge team, JLL believes several lenders and investors will have significant interest in financing this development once certain preleasing levels are achieved. These groups will see value in: (i) the exceptional team that has been assembled, including MEDP, T5 Data Centers, CBRE Data Center Solutions, Corgan Associates Architects, and the general contracting team of Clune Construction, Power Construction and UJAMAA (MBE); (ii) the data center's proximity to hospitals and healthcare providers in the IMD and downtown Chicago, (iii) Metro Edge's 100-year ground lease with the IMD, and (iv) the unique opportunity to invest in a major ground-up, state-of-the-art data center with a dynamic social impact plan.

JLL looks forward to our continued partnership with Metro Edge to help capitalize the data center development and deliver its crucial social impact initiative for Chicago's West Side.

Sincerely,

Carl Beardsley

Carl Beardsley
Senior Director
JLL | Capital Markets

JRG Economic Analysis

Table 1: Assumptions
New Construction - Data Center

Item		Quantity		Per Sq Ft	Source
Land sq ft		85,746			per Applicant
Building sq ft		184,720			per Applicant
Total development budget	$	257,123,954	$	1,391.97	per Applicant
				Amount	
Equity		35.0%	$	89,993,384	per Applicant
Construction loan total draws		65.0%	$	167,130,570	per Applicant
					assumes int-only construction loan
Construction loan interest rate		6.0%			per Applicant
Permanent loan amortization period					per Applicant
Conversion to perm. loan month:					per Applicant
Disposition end of project year					per Applicant
Capitalization rate at disposition		5.5%			per Applicant
Forward 12 Month NOI growth rate at disposition		3.0%			per Applicant
Disposition expenses		1.9%			per Applicant
DESIRED TARGET IRR		14.0%			per Applicant
Value of land for property tax purposes during construction	$	10.00			per JRG
Value for property tax purposes	$	444.00	psf		
Assessment rate class 5		25.0%			Cook County Assessor
Assessment rate class 6b		10.0%			Cook County Assessor
Equalization factor		3.00000			JRG
Tax code		77104			JRG
Tax rate		6.934%			JRG
Annual AV growth rate		3.0%			per Applicant/Consultant
Class 5 Taxes p.s.f.	$	23.09			
Class 6b Taxes p.s.f.	$	9.24			

Table 2: Development Budget
New Construction - Data Center

Item	Cost	% of total	Source of Cost estimate
Land acquistion	$ -	0.0%	per Developer (Ground Lease)
Hard construction costs	$ 176,060,650	68.5%	per Developer (Jun-22 Detailed Budget)
Demolition, sitework costs, remediation	$ 1,900,000	0.7%	per Developer
FFE	$ 2,890,000	1.1%	per Developer (Jun-22 Detailed Budget)
Signage and misc.	$ 190,000	0.1%	per Developer (Jun-22 Detailed Budget)
Soft costs as percentage of hard/sitework	$ 25,041,250	9.7%	per Developer (Jun-22 Detailed Budget)
Financing costs / Leasing Commissions / TI / CapEx	$ 51,042,053	19.9%	per Developer (Cash Flow)
Total Costs	**$ 257,123,954**	**100.0%**	per Developer

Table 3: Project Site PINs and Current Assessed Values
New Construction - Data Center
Project Site PINs: 1955 W. 14th St.

	PIN	2021 Total AV	2021 Land AV	2021 Impr AV	2021 tax code	Frozen EAV
1	17-19-212-002	EX	EX	EX	77104	-
2	17-19-212-003	EX	EX	EX	77104	-
	Totals	-	-	-		-

Table 4: Comps
Data Cetners

Address	FMV / SF	
1432 S Clinton St, Chicago	$	470.75
2800 S Ashland Ave, Chicago	$	417.68
Average	**$**	**444.21**

Table 5: (Without 6B) Development and Operating Cash Flow with IRR Calculations
New Construction - Data Center

DEVELOPMENT SOURCES & USES	0	1	2	3	4	5	6	7	
	2023	2024	2025	2026	2027	2028	2029	2030	
Sources									
Equity	$ 1,801,621	$ 37,044,788	$ 22,364,613	$ 6,435,701	$ 15,573,776	$ 1,462,450	$ 321,486	$ 755,546	$ 1,3
Project loan	$ 3,345,867	$ 68,797,463	$ 41,534,282	$ 11,952,016	$ 28,922,727	$ 2,715,978	$ 597,046	$ 1,403,157	$ 2,4
Total Sources	$ 5,147,488	$ 105,842,250	$ 63,898,896	$ 18,387,717	$ 44,496,504	$ 4,178,428	$ 918,532	$ 2,158,703	$ 3,7
Uses									
Hard Construction Costs	$ 2,545,000	$ 81,901,960	$ 53,273,418	$ 10,682,282	$ 32,637,990	$ -	$ -	$ -	$
Soft Costs	$ 2,375,500	$ 16,807,250	$ 3,338,500	$ 890,000	$ 1,630,000	$ -	$ -	$ -	$
Leasing Commissions	$ -	$ -	$ 1,246,006	$ 2,677,552	$ 3,688,741	$ 1,639,446	$ -	$ 976,314	$ 2,2
Tenant Improvements	$ -	$ -	$ 1,060,257	$ 2,343,910	$ 3,061,682	$ 1,553,029	$ -	$ 215,844	$ 5
CapEx Reserve	$ -	$ -	$ 56,120	$ 329,494	$ 446,550	$ 883,092	$ 909,576	$ 936,864	$ 9
Financing Fees and Related Costs	$ 50,188	$ 1,031,962	$ 623,014	$ 179,280	$ 433,841	$ 40,740	$ 8,956	$ 21,047	$
Construction Management Fee	$ 101,800	$ 3,276,078	$ 2,173,347	$ 521,048	$ 1,427,987	$ 62,121	$ -	$ 8,634	$
Soft Costs (Admin / Legal / Marketing)	$ 75,000	$ 225,000	$ 150,000	$ 175,000	$ 125,000	$ -	$ -	$ -	$
Project Contingency (3%)	$ -	$ 2,600,000	$ 1,978,233	$ 589,151	$ 1,044,713	$ -	$ -	$ -	$
Total Uses	**$ 5,147,488**	**$ 105,842,250**	**$ 63,898,896**	**$ 18,387,717**	**$ 44,496,504**	**$ 4,178,428**	**$ 918,532**	**$ 2,158,703**	**$ 3,7**
Sources - Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$**

OPERATING INCOME & EXPENSES	0	1	2	3	4	5	6	7	
	2022	2023	2024	2025	2026	2027	2028	2029	
Revenues									
Base Rental Revenue	$ -	$ -	$ 3,118,820	$ 18,099,996	$ 24,097,856	$ 31,242,395	$ 32,049,556	$ 33,059,811	$ 34,2
Vacancy & Credit Loss	$ -	$ -	$ (1,689,750)	$ (9,564,112)	$ (5,204,512)	$ (2,932,627)	$ (3,203,160)	$ (3,291,104)	$ (3,3
Base Rent Abatements	$ -	$ -	$ (541,298)	$ (1,633,335)	$ (2,303,460)	$ (1,849,522)	$ (17,943)	$ (70,748)	$ (3
Total Revenues	**$ -**	**$ -**	**$ 887,772**	**$ 6,902,549**	**$ 16,589,884**	**$ 26,460,246**	**$ 28,828,453**	**$ 29,697,959**	**$ 30,5**
Operating Expenses									
Facilities MGMT	$ -	$ -	$ 1,075,365	$ 2,645,400	$ 3,389,412	$ 4,342,680	$ 4,451,256	$ 4,562,532	$ 4,6
Real Estate Taxes	$ 4,459	$ 40,133	$ 875,341	$ 1,706,090	$ 2,217,917	$ 4,051,964	$ 4,393,182	$ 4,524,978	$ 4,6
CAM, R&M, Ins., Security	$ -	$ -	$ 201,304	$ 1,171,876	$ 1,564,910	$ 2,040,521	$ 2,122,356	$ 2,163,034	$ 2,2
Utilities	$ -	$ -	$ 113,526	$ 661,832	$ 1,196,929	$ 1,753,140	$ 1,831,140	$ 1,851,948	$ 1,8
Ground Lease	$ 70,833	$ 72,750	$ 103,215	$ 105,795	$ 108,440	$ 111,151	$ 113,930	$ 116,778	$ 1
Total Operating Expenses	**$ 75,292**	**$ 112,883**	**$ 2,368,751**	**$ 6,290,993**	**$ 8,477,608**	**$ 12,299,456**	**$ 12,911,864**	**$ 13,219,270**	**$ 13,5**
Interest on Loan	$ 57,697	$ 2,431,925	$ 5,713,861	$ 7,256,621	$ 8,948,701	$ 9,535,783	$ 9,613,137	$ 9,635,685	$ 9,7
Total Operating Expenses + Debt Service	**$ 132,989**	**$ 2,544,808**	**$ 8,082,612**	**$ 13,547,614**	**$ 17,426,309**	**$ 21,835,239**	**$ 22,525,001**	**$ 22,854,955**	**$ 23,2**
Net Operating Income									
Before Debt Service	$ (75,292)	$ (112,883)	$ (1,480,979)	$ 611,556	$ 8,112,276	$ 14,160,790	$ 15,916,589	$ 16,478,689	$ 16,9
After Debt Service	$ (132,989)	$ (2,544,808)	$ (7,194,840)	$ (6,645,065)	$ (836,425)	$ 4,625,007	$ 6,303,452	$ 6,843,004	$ 7,2

CASH FLOW TO EQUITY

Table 5: (Without 6B) Development and Operating Cash Flow with IRR Calculations
New Construction - Data Center

	0	1	2	3	4	5	6	7	
Class 5	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	
Equity Investment	$ (1,801,621)	$ (37,044,788)	$ (22,364,613)	$ (6,435,701)	$ (15,573,776)	$ (1,462,450)	$ (321,486)	$ (755,546)	$ (1,3
NOI After Debt Service	$ (132,989)	$ (2,544,808)	$ (7,194,840)	$ (6,645,065)	$ (836,425)	$ 4,625,007	$ 6,303,452	$ 6,843,004	$ 7,2
Disposition									
Disposition Expenses									
Retire Debt									
Total	$ (1,934,610)	$ (39,589,595)	$ (29,559,453)	$ (13,080,766)	$ (16,410,201)	$ 3,162,557	$ 5,981,966	$ 6,087,458	$ 5,9
IRR	9.6%								

PROPERTY TAX CALCULATIONS									
Project Year	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	
Assessment Year	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	
Collection Year	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	
Project Completion	1.4%	46.6%	76.1%	82.0%	100.0%	100.0%	100.0%	100.0%	
AV Growth Factor	40.0%	40.0%	40.0%	40.0%	52.0%	95.0%	103.0%	106.1%	
Assessment Levels									
Class 5	10%	25%	25%	25%	25%	25%	25%	25%	
Class 6b	10%	25%	10%	10%	10%	10%	10%	10%	
Assessed Values									
Class 5	$ 21,437	$ 192,929	$ 4,207,967	$ 8,201,568	$ 10,662,038	$ 19,478,724	$ 21,119,038	$ 21,752,609	$ 22,4
Class 6b	$ 21,437	$ 192,929	$ 1,747,496	$ 3,280,627	$ 4,264,815	$ 7,791,490	$ 8,447,615	$ 8,701,043	$ 8,9
Property Taxes									
Class 5	$ 4,459	$ 40,133	$ 875,341	$ 1,706,090	$ 2,217,917	$ 4,051,964	$ 4,393,182	$ 4,524,978	$ 4,6
Class 6b	$ 4,459	$ 40,133	$ 363,514	$ 682,436	$ 887,167	$ 1,620,786	$ 1,757,273	$ 1,809,991	$ 1,8
Difference	$ -	$ -	$ 511,827	$ 1,023,654	$ 1,330,750	$ 2,431,178	$ 2,635,909	$ 2,714,987	$ 2,7
Property Taxes Per Square Foot									
Class 5	$ 0.02	$ 0.22	$ 4.74	$ 9.24	$ 12.01	$ 21.94	$ 23.78	$ 24.50	$
Class 6b	$ 0.02	$ 0.22	$ 1.97	$ 3.69	$ 4.80	$ 8.77	$ 9.51	$ 9.80	$
Difference	$ -	$ -	$ 2.77	$ 5.54	$ 7.20	$ 13.16	$ 14.27	$ 14.70	$

Table 6: (With 6B) Development and Operating Cash Flow with IRR Calculations
New Construction - Data Center

DEVELOPMENT SOURCES & USES	0	1	2	3	4	5	6	7	
	2023	2024	2025	2026	2027	2028	2029	2030	
Sources									
Equity	$ 1,801,621	$ 37,044,788	$ 22,364,613	$ 6,435,701	$ 15,573,776	$ 1,462,450	$ 321,486	$ 755,546	$ 1,3
Project loan	$ 3,345,867	$ 68,797,463	$ 41,534,282	$ 11,952,016	$ 28,922,727	$ 2,715,978	$ 597,046	$ 1,403,157	$ 2,4
Total Sources	$ 5,147,488	$ 105,842,250	$ 63,898,896	$ 18,387,717	$ 44,496,504	$ 4,178,428	$ 918,532	$ 2,158,703	$ 3,7
Uses									
Hard Construction Costs	$ 2,545,000	$ 81,901,960	$ 53,273,418	$ 10,682,282	$ 32,637,990	$ -	$ -	$ -	$
Soft Costs	$ 2,375,500	$ 16,807,250	$ 3,338,500	$ 890,000	$ 1,630,000	$ -	$ -	$ -	$
Leasing Commissions	$ -	$ -	$ 1,246,006	$ 2,677,552	$ 3,688,741	$ 1,639,446	$ -	$ 976,314	$ 2,2
Tenant Improvements	$ -	$ -	$ 1,060,257	$ 2,343,910	$ 3,061,682	$ 1,553,029	$ -	$ 215,844	$ 5
CapEx Reserve	$ -	$ -	$ 56,120	$ 329,494	$ 446,550	$ 883,092	$ 909,576	$ 936,864	$ 9
Financing Fees and Related Costs	$ 50,188	$ 1,031,962	$ 623,014	$ 179,280	$ 433,841	$ 40,740	$ 8,956	$ 21,047	$
Construction Management Fee	$ 101,800	$ 3,276,078	$ 2,173,347	$ 521,048	$ 1,427,987	$ 62,121	$ -	$ 8,634	$
Soft Costs (Admin / Legal / Marketing)	$ 75,000	$ 225,000	$ 150,000	$ 175,000	$ 125,000	$ -	$ -	$ -	$
Project Contingency (3%)	$ -	$ 2,600,000	$ 1,978,233	$ 589,151	$ 1,044,713	$ -	$ -	$ -	$
Total Uses	**$ 5,147,488**	**$ 105,842,250**	**$ 63,898,896**	**$ 18,387,717**	**$ 44,496,504**	**$ 4,178,428**	**$ 918,532**	**$ 2,158,703**	**$ 3,7**
Sources - Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$**

OPERATING INCOME & EXPENSES	0	1	2	3	4	5	6	7	
	2022	2023	2024	2025	2026	2027	2028	2029	
Revenues									
Base Rental Revenue	$ -	$ -	$ 3,118,820	$ 18,099,996	$ 24,097,856	$ 31,242,395	$ 32,049,556	$ 33,059,811	$ 34,2
Vacancy & Credit Loss	$ -	$ -	$ (1,689,750)	$ (9,564,112)	$ (5,204,512)	$ (2,932,627)	$ (3,203,160)	$ (3,291,104)	$ (3,3
Base Rent Abatements	$ -	$ -	$ (541,298)	$ (1,633,335)	$ (2,303,460)	$ (1,849,522)	$ (17,943)	$ (70,748)	$ (3
Total Revenues	**$ -**	**$ -**	**$ 887,772**	**$ 6,902,549**	**$ 16,589,884**	**$ 26,460,246**	**$ 28,828,453**	**$ 29,697,959**	**$ 30,5**
Operating Expenses									
Facilities MGMT	$ -	$ -	$ 1,075,365	$ 2,645,400	$ 3,389,412	$ 4,342,680	$ 4,451,256	$ 4,562,532	$ 4,6
Real Estate Taxes	$ 4,459	$ 40,133	$ 363,514	$ 682,436	$ 887,167	$ 1,620,786	$ 1,757,273	$ 1,809,991	$ 1,8
CAM, R&M, Ins., Security	$ -	$ -	$ 201,304	$ 1,171,876	$ 1,564,910	$ 2,040,521	$ 2,122,356	$ 2,163,034	$ 2,2
Utilities	$ -	$ -	$ 113,526	$ 661,832	$ 1,196,929	$ 1,753,140	$ 1,831,140	$ 1,851,948	$ 1,8
Ground Lease	$ 70,833	$ 72,750	$ 103,215	$ 105,795	$ 108,440	$ 111,151	$ 113,930	$ 116,778	$ 1
Total Operating Expenses	**$ 75,292**	**$ 112,883**	**$ 1,856,924**	**$ 5,267,339**	**$ 7,146,858**	**$ 9,868,278**	**$ 10,275,955**	**$ 10,504,283**	**$ 10,7**
Interest on Loan	$ 57,697	$ 2,431,925	$ 5,713,861	$ 7,256,621	$ 8,948,701	$ 9,535,783	$ 9,613,137	$ 9,635,685	$ 9,7
Total Operating Expenses + Debt Service	**$ 132,989**	**$ 2,544,808**	**$ 7,570,785**	**$ 12,523,960**	**$ 16,095,559**	**$ 19,404,061**	**$ 19,889,092**	**$ 20,139,968**	**$ 20,4**
Net Operating Income									
Before Debt Service	$ (75,292)	$ (112,883)	$ (969,152)	$ 1,635,210	$ 9,443,026	$ 16,591,968	$ 18,552,498	$ 19,193,676	$ 19,7
After Debt Service	$ (132,989)	$ (2,544,808)	$ (6,683,013)	$ (5,621,411)	$ 494,325	$ 7,056,185	$ 8,939,361	$ 9,557,991	$ 10,0

CASH FLOW TO EQUITY

Table 6: (With 6B) Development and Operating Cash Flow with IRR Calculations
New Construction - Data Center

	0	1	2	3	4	5	6	7	
Class 6B	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	
Equity Investment	$ (1,801,621)	$ (37,044,788)	$ (22,364,613)	$ (6,435,701)	$ (15,573,776)	$ (1,462,450)	$ (321,486)	$ (755,546)	$ (1,3
NOI After Debt Service	$ (132,989)	$ (2,544,808)	$ (6,683,013)	$ (5,621,411)	$ 494,325	$ 7,056,185	$ 8,939,361	$ 9,557,991	$ 10,0
Disposition									
Disposition Expenses									
Retire Debt									
Total	$ (1,934,610)	$ (39,589,595)	$ (29,047,626)	$ (12,057,112)	$ (15,079,451)	$ 5,593,735	$ 8,617,875	$ 8,802,445	$ 8,7
IRR	14.5%								

PROPERTY TAX CALCULATIONS									
Project Year	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	
Assessment Year	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	
Collection Year	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	
Project Completion	1.4%	46.6%	76.1%	82.0%	100.0%	100.0%	100.0%	100.0%	
AV Growth Factor	40.0%	40.0%	40.0%	40.0%	52.0%	95.0%	103.0%	106.1%	
Assessment Levels									
Class 5	10%	25%	25%	25%	25%	25%	25%	25%	
Class 6b	10%	25%	10%	10%	10%	10%	10%	10%	
Assessed Values									
Class 5	$ 21,437	$ 192,929	$ 4,207,967	$ 8,201,568	$ 10,662,038	$ 19,478,724	$ 21,119,038	$ 21,752,609	$ 22,4
Class 6b	$ 21,437	$ 192,929	$ 1,747,496	$ 3,280,627	$ 4,264,815	$ 7,791,490	$ 8,447,615	$ 8,701,043	$ 8,9
Property Taxes									
Class 5	$ 4,459	$ 40,133	$ 875,341	$ 1,706,090	$ 2,217,917	$ 4,051,964	$ 4,393,182	$ 4,524,978	$ 4,6
Class 6b	$ 4,459	$ 40,133	$ 363,514	$ 682,436	$ 887,167	$ 1,620,786	$ 1,757,273	$ 1,809,991	$ 1,8
Difference	$ -	$ -	$ 511,827	$ 1,023,654	$ 1,330,750	$ 2,431,178	$ 2,635,909	$ 2,714,987	$ 2,7
Property Taxes Per Square Foot									
Class 5	$ 0.02	$ 0.22	$ 4.74	$ 9.24	$ 12.01	$ 21.94	$ 23.78	$ 24.50	$
Class 6b	$ 0.02	$ 0.22	$ 1.97	$ 3.69	$ 4.80	$ 8.77	$ 9.51	$ 9.80	$
Difference	*$ -*	*$ -*	*$ 2.77*	*$ 5.54*	*$ 7.20*	*$ 13.16*	*$ 14.27*	*$ 14.70*	*$*

Table 7: Analysis Summary: With 6B vs Without 6B
New Construction - Data Center

	Without 6B	With 6B	Tax Savings
RE Taxes Paid	$32,219,905	$12,928,096	$19,291,809
Median Annual RE	$4,051,964	$1,620,786	
Median Tax / SF	$21.94	$8.77	
IRR	9.6%	14.5%	
Meets Min. Development Thresholds?	No	Yes	
Actual RET Income for Western/Ogden TIF	–	$12,928,096	

Industrial Use Narrative

INDUSTRIAL USE NARRATIVE: METRO EDGE DEVELOPMENT PARTNERS

Project Introduction and Overview

Metro Edge Development Partners, the firm leading this development, is a Chicago-based commercial real estate firm and minority business enterprise ("MBE") that was founded with the intention of building data centers in underserved urban locations. These infill locations are typically overlooked by traditional institutional owners but offer a unique opportunity to facilitate meaningful change in a community with a thoughtful, integrated development that can also leverage Metro Edge's social impact programs of workforce training and digital access.

A prime example of this investment strategy is our planned development of a high-performance data center on a 1.97-acre vacant land parcel located within the Illinois Medical District of Chicago ("IMD"), the second largest medical district in the country serving over 80,000 visitors daily, including 29,000 employees. A healthcare-anchored data center in the IMD can positively impact low-income and medically vulnerable communities on the West Side of Chicago while addressing the urgent need for many of the IMD's anchor healthcare institutions and social safety net organizations to economically upgrade their outdated data center infrastructure.

In early 2020, Metro Edge began a competitive approval process to control the site through a ground lease with the IMD. After months of presentations and meetings, in November of 2020, the IMD's Board of Commissioners unanimously approved Metro Edge's proposal to develop a state-of-the-art data center. In November of 2021, Metro Edge and the IMD executed a 100-year ground lease for the site that includes exclusivity to build and operate a data center in the IMD. In February 2023, Metro Edge received Site Plan Approval from the City of Chicago, indicating the project meets all zoning and use requirements and can apply for building permits, the final step in the entitlement process.

Another important consideration for awarding the site to Metro Edge was our multifaceted social impact program designed to address the inequities in underserved communities by providing data center employment opportunities. These programs are provided through Metro Edge Work, as described within the application. The training program alone, through Metro Edge Work, is anticipated to initially graduate over 15 alums per year that will go on to work in data centers here in the Chicagoland area and around the country. When combined with the 66 FTEs that are expected to work at the subject project site upon stabilization, our project is anticipated to generate over 81 FTEs.

The subject project site is an ideal data center location given its proximity to healthcare, technology, education, and life science organizations within the IMD, Fulton Market and downtown Chicago. Our site also possesses access to diverse utilities, fiber, and power options required for a world class data center. The business plan includes targeting a mix of wholesale and retail colocation users with a focus on healthcare providers, educational institutions, life science laboratories and companies (public, private and nonprofit) operating in and around the IMD.

Impact on IMD-Based Healthcare Institutions

Hospitals have unique needs related to data centers given the enormous amount of data that now must be digitally stored as a condition of the American Recovery and Reinvestment Act ("ARRA") that became effective as of January 1, 2014. The ARRA now requires that all public and private healthcare providers

adopt and demonstrate meaningful use of electronic medical records ("EMR") to maintain existing reimbursement funding levels from the federal government. The EMR requirement has incentivized healthcare institutions to invest in digital infrastructure such as data centers. The COVID-19 pandemic has caused significant financial losses for many healthcare institutions while also pressing the need for new technology solutions to support the increasing demands of telemedicine, especially for veterans in the VA system including the need to virtually collect and analyze large amounts of patient data in real time.

Most hospitals in Chicago store their data on-premises in a self-managed facility with antiquated technology, limited energy efficiency and outdated security measures, if any. Hospital patient data is highly sensitive information and has prompted a rising threat of cyber-attacks with steep ransom demands. Metro Edge will be able to offer the highest levels of available encryption, physical and multi-layered cyber security by integrating an innovative building design, biometric identity control, security staffing, and disaster recovery systems. Hospitals' heavy reliance on technology infrastructure heightens the downtime risk of on-premises data storage caused by electrical outages, building water leaks, or other accidental damage to IT equipment. Moving to Metro Edge's data center will assist hospitals by providing (i) significant cost savings on power, staffing, and maintenance costs which we estimate to be an 88% ROI over 5 years for hospitals, (ii) disaster recovery and world-class security to protect against malware attacks, and (iii) improved efficiency with 99.99999% uptime guarantee.

Pre-Leasing

Metro Edge is working to execute leases totaling over 8 megawatts (40% of overall capacity) based on existing letters of intent (LOIs) with Cyxtera Technologies (NASDAQ: CYXT), Rush University Health Systems, University of Illinois Health Systems and Aunt Martha's Health and Wellness.

Project Team

As a small business undertaking one of the largest minority led developments in Chicago this year, Metro Edge needed to assemble a best-in-class team of experts in the data center industry. Given our extensive real estate experience and professional relationship network, we have partnered with the top local construction, design, leasing and engineering companies in the business who all have a global reach. The development team includes:

- **Clune Construction:** A world-class national construction company with wide-ranging experience, including constructing 450MW of data centers over the past four years, Clune is the lead general contractor responsible for building the facility in partnership Power and Ujamaa.
- **Ujamaa Construction (MBE)**: The largest diversity contractor in the Midwest completing over 1,000 projects and $2.6B of joint venture revenue since its founding in 2002, Ujamaa is providing various construction services to build the facility in partnership with Clune and Power.
- **Power Construction**: One of the largest and most respected general contractors in Chicago with annual revenue in excess of $1B, including completing 12 projects in the Illinois Medical District of Chicago, Power is providing various construction services to build the facility in partnership with Clune and Ujamaa.
- **T5 Data Centers ("T5")**: A national leader in data center operations managing projects for Apple, Google and Microsoft, T5 will oversee the project's predevelopment, construction and facilities management.

- **CBRE Data Center Solutions ("CBRE")**: The largest data center service provider in the world, will lead leasing and financial modeling.
- **Corgan**: The top national architecture and design firm of data centers, will lead the architectural and design process.
- **Level-1 Global Solutions (MBE)**: A world-class technology system integration firm that designs, builds, operates, and maintains mission critical technology infrastructures in all types of government and private sector facilities. That would include the technological infrastructure design of both The New John H. Stroger Cook County Hospital and the Adaptive reuse of the Old Cook County Hospital Building.
- **JLL**: A leading professional services firm that specializes in real estate and investment management. With a globally integrated platform, the JLL Capital Markets team of 3,700 specialists is working with Metro Edge to finance and capitalize the IMD data center development.
- **Levenfeld Pearlstein:** An established, multi-disciplinary law firm based in Chicago, provides legal advice for our real estate ownership and corporate agreements.
- **Bryan Cave:** An international law firm with extensive experience in the data center industry, provides legal advice for our construction and design-related agreements.
- **Akerman:** A full-service, national law firm with 700 attorneys in 24 cities, Akerman provides legal advice for our leasing and development-related agreements.
- **kW Mission Critical Engineering**: A full-cycle engineering firm with experience across thousands of data center projects, will manage the mechanical and utility infrastructure.
- **Kimley-Horn:** One of the nation's premier planning and design consulting firms, Kimley-Horn supports Corgan and the structural and mechanical aspects of the facility.
- **Jules Madison:** An established civil utility and underground construction services firm, Jules Madison will support the engineering of the offsite utilities including electric, gas, water and fiber optic networks.

The IMD has required that Metro Edge not design a standard industrial building for data storage but rather a data center with unique attributes to attract tenants, reflect the IMD's neighborhood modernization plan and improve the surrounding community.

Specific description of the proposed New Construction or Substantial Rehabilitation

The development plan for the project currently consists of constructing a 5-story, 184,720 square foot data center facility with up to 21 megawatts of power capacity. Development costs are projected to total approximately $257 million funded in three phases over approximately four years. The development timeline is expected to consist of: (1) a pre-construction phase of 6 to 9 months; (2) a construction phase of 16 to 20 months to build the core and shell of the facility; and (3) two subsequent deployment phases based on customer demand. Metro Edge plans to commence construction in the fourth quarter of 2023.

Upon completion, the north and west exterior walls of the building will primarily be composed of a metal panel system built in rhythms split by a spandrel glazing system and lighting design. Glazed curtain wall systems running from the ground level to the top floor will allow the corridors and stairs to give occupants views out towards the neighborhood and city. The south and east exterior walls of the building will be composed of precast panels with a brick stamped finish that will allow the architecture to respond and connect with the context in a smoother way. To create a more dynamic façade, vertical insets will be used the long exterior wall that wraps around the Data Halls. The materiality on these insets is coherent with a brick finish that provides an urban texture and pattern. The administrative portion of the building, on grade level will be composed of glazed curtain wall systems and aluminum storefront system to provide quality interior spaces for clients and employees in a working environment. The ground floor entrance is setback to allow for landscaping and an architectural element being cantilevered above on the prominent corner of Hastings and Damen.

Entry into the facility premises will be controlled via a monitored security system and associated access control. The first floor will contain ancillary offices for data center customers, a dock for equipment loading, mechanical rooms for electrical equipment, and an equipment yard in the exterior of the property screened by an architectural pleasing louver system. The Data Hall spaces serving colocation and wholesale customers will be located on floors two through five. Roof mounted mechanical systems will also be screened with an architecturally attractive louver system.

More Than a Data Center: Narrowing the Digital Divide

There is a common misconception that data centers are simply computer-filled brick buildings with few employees and limited public benefits, but this description is outdated and inaccurate. In an increasingly digital world, Metro Edge's proposed data center would be an economic force multiplier for the West Side of Chicago. Metro Edge's project is a platform for cutting-edge technological advances in our region and a center for innovation in our city.

Regardless of industry vertical (financial services, health care, retail, transportation, telecommunications, academia, entertainment, sports etc.), all organizations utilize the applications and services that our tenants are pushing out to the world. In effect, our proposed data center is bringing the world to Chicago's West Side via very high-speed, quantum-ready, and diverse routed connectivity. To complete application-based IT work on site, our tenants and their customers will require hundreds of IT professionals of varying specialties to visit our facility regularly. These individuals may not count as our full-time employees but will drive local economic growth, nonetheless. By many standards, Metro Edge's data center in the IMD is equivalent to the West Side of Chicago landing a corporate headquarters and, as a byproduct, will attract more actual corporate HQs that need proximity and access to the IT infrastructure in our region.

Digital Divide

The digital divide refers to the gap between people or places with access to modern information and communications technology and those without or with only restricted access. By addressing the systemic inequities in access to technology careers, Metro Edge will help Chicago's West Side communities realize their aspirations for better technology, healthcare, education, and wider access to employment opportunities.

A recent study by the Financial Health Network and the Chicago Community Trust found financial disparities in Cook County. Black and Latino residents are three to four times more likely to be financially vulnerable than their white counterparts, even among those earning $100,000. This disparity is nearly double the national average, where 20% of Black and Latino Americans are likely to be financially vulnerable compared to 12% of whites. The study highlights the need to address these financial disparities and support programs to help improve financial stability for all populations.

To address the structural financial and technology inequalities on the West Side of Chicago, Metro Edge will launch this initiative to provide data center employment programs, as described below:

Metro Edge Work

Metro Edge Work has secured partnerships with T5 Data Centers (a best-in-class data center operator) and local nonprofit partners to launch a program to increase data center related employment opportunities for West Side residents. The program will target a carefully screened group of local participants, selected from local community-based organizations, high schools, and local colleges, and will include classroom training and paid internships. T5 has developed a customized curriculum for entry-level candidates interested in data center careers and Microsoft has offered access to online educational and professional development programs.

Metro Edge Work is also partnering with Infrastructure Masons (iMasons), which is a non-profit established to enable infrastructure executives and professionals to connect, grow and give back. iMasons is a global non-profit professional association for individuals and organizations involved in the design, construction, operation, and maintenance of data centers. The organization provides a platform for members to network, collaborate, and share knowledge. The organization also promotes diversity and inclusion within the industry and advocates for the development of the next generation of digital infrastructure professionals.

iMasons and Metro Edge Work will launch a senior Capstone Project in Chicago, a program developed to help graduating students enter the workforce with skills, experience, and knowledge specific to our industry. The Capstone Project provides an opportunity for individuals to apply their knowledge and skills to a real-world problem or opportunity in the digital infrastructure industry. Participants work on a team to develop a project plan, conduct research, analyze data, and propose solutions or recommendations. The program is designed to provide participants with valuable experience in project management, teamwork, and problem-solving, and to contribute to the advancement of the digital infrastructure industry. The program was successfully piloted at Hampton University, a Historically Black College or University (HBCU) in Virginia, through which all 12 participants received multiple, competitive job offers.

Purpose

By addressing the systemic inequities in access to technology careers, Metro Edge Work will address critical issues related to healthcare, employment, and economic opportunity in West Side communities. The economic devastation caused by COVID-19 has created significant challenges for the West Side, but it has also fueled a call to action to improve the health disparities and economic opportunities of the most vulnerable on the West Side. It is no longer possible to tolerate the barriers that have kept individuals, families, and their children in Chicago's West Side communities from the opportunities that exist due to advancements in technology. With access to career training in technology, West Side communities can begin to join other Chicago communities with more equitable access to new technology-based employment opportunities.

Metro Edge Work is designed to complement the positive economic impact that MEDP's data center will have on the West Side of Chicago. There is very positive momentum on the West Side of Chicago led by organizations such as West Side United, North Lawndale Community Coordinating Council, AMITA Health, Ann & Robert Lurie Children's Hospital of Chicago, Cook County Health, Rush University Medical Center (Rush), Sinai Health System, and University of Illinois Hospital & Health Sciences System. The pioneering work being done by these organizations attracted Metro Edge to build on the momentum for health and economic wellness for West Side communities.

Local Hiring

Additionally, Metro Edge's ground lease with the IMD also requires construction of the data center to meet the goal of at least 30% MBE and 10% WBE participation, this commitment represents the floor not the ceiling of minority participation along with 10% of MBE and WBE participation completed by entities located in the community areas of Austin, Garfield Park, Humboldt Park, Lower/Near West Side, Lawndale, and West Town. Metro Edge and our development team have extensive experience with these programs and will meet or exceed these threshold requirements as part of our development.

Financial Need Statement

Data centers are complex, capital-intensive developments that require significant investment to successfully launch a preleasing campaign and vertical construction. As a result, the industry is dominated by large, well-capitalized, public and private companies with highly specialized teams of experts. Metro Edge is a small, local MBE firm overseeing the engineering, architectural, leasing, marketing and legal teams through the entitlement phase and the multi-dimensional process of securing leases, including marketing campaigns and preparing detailed building layouts, cost estimates and security programs for each prospective tenant. Metro Edge is competing against major companies to secure preleasing commitments from tenants to launch the IMD development. Without these preleasing commitments, the project will not move forward. Real estate taxes are the largest non-controllable operating expense and can make or break a lease transaction, and the viability of a development.

Competing with Existing 6b Recipients

Most of our competitor's data centers have received the 6b tax incentive. Without the 6b classification, Metro Edge would be at a significant disadvantage to these data centers that benefit from the lower real estate taxes and, as a result, lower leasing rates and higher operating margins. Data center developers in Elk Grove Village in Cook County, such as T5 (200 Innovation Dr, Elk Grove Village, IL) and Stream (1925 Busse Road, Elk Grove Village), have received the 6b and are capturing huge leasing commitments from Amazon, Microsoft, Oracle and others.

In the City of Chicago, QTS Realty Trust's data center (the location known as the "Sun Times" at 2800 S Ashland Ave, Chicago, IL 60608) was awarded the 6b in 2014 to support their data center development of $120 million investment, 317,000 sf, and up to 20 permanent jobs. The total tax savings to QTS were, at the time, estimated to be $11 million over the 12-year period. QTS is one of the country's largest data center providers to high tech, financial, health care and government customers. QTS is based in Kansas, has over $3 billion in total assets, and was recently acquired by Blackstone Group in 2021. Additionally, the City of Chicago awarded 6b to Ascent Corp. in 2016 to support the $87.2 million renovation of a 110,000-square-foot industrial building at 717 S. Des Plaines St. on the Near West Side as a data center. The facility, which stores and transmits vast amounts of digital information, was originally expected to create 133 temporary jobs and 23 permanent jobs. The 6b benefits for both of these Chicago-based data centers remain in effect today.

The leasing demand for data centers in Chicago is significant but MEDP would be unable to generate any leasing momentum without the 6B tax credit and will ultimately not be able to compete with the likes of Blackstone and other major corporate competitors. We believe the 6B tax incentive is perfectly aligned with our development, a catalytic project in an underserved market, supporting critical healthcare and

life sciences initiatives, retaining major investment in Chicago, all owned and managed by an experienced MBE firm with a proven powerful social impact plan. Without the real estate tax relief, Metro Edge will not be able to compete for tenants and will not be able to move forward with its development, which has already been negatively impacted by delays caused by COVID-19, supply chain issues, inflation, rising interest rates and labor shortages.

Financial Need Conclusion

Metro Edge engaged Johnson Research Group (JRG) to complete economic analysis on the project's financial outcome with and without the 6B assessment classification. JRG found the project's internal rate of return (IRR) over a ten-year period with 6B to be 14.5% and without 6B, the resulting IRR is 9.6%. Through Metro Edge's decades of real estate experience and discussions with capital providers, it is widely agreed upon that an IRR of 9.6% for a new construction facility in Chicago's West Side is insufficient to attract the capital needed to commence construction. Developments of this scale and complexity require an IRR in excess of 14% to be viable. Without the 6B classification, this catalytic development with numerous community benefits and an estimated $12.9 million in real estate tax payments over a ten-year period will not be financially viable and will not move forward.

Job creation

How many construction jobs will be created or maintained as a result of this development?

Metro Edge estimates the subject development will support over 200 construction workers.

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: __4_____ Part-time: __0_____

How many new permanent part-time jobs will be created as a result of this proposed development?

Metro Edge estimates the subject development will support 10 permanent part-time jobs.

How many new permanent full-time jobs will be created as a result of this proposed development?

Metro Edge estimates the subject development will support over 81 full-time employees in total (15 training program alum + 66 full-time employees). The 66 FTEs include data center engineers, electricians, tech support personnel, sales and sales engineering staff, executive staff, building automation and operations for 24/7 access and a variety of specialists that service multiple T5 data centers.

Class 6b Eligibility Application

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COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Craig K. Huffman Telephone: (312) 781-9832

Company: MEDP Mission Critical Facility, LLC

Address: 500 West Madison, Suite 1000

City: Chicago State: IL Zip Code: 60661

Email: chuffman@medp.io

Contact Person (if different than the Applicant)

Name: Luke McNiff Telephone: (978) 766-1365

Company: Metro Edge Development Partners, LLC

Address: 500 West Madison, Suite 1000

City: Chicago State: IL Zip Code: 60661

Email: lmcniff@medp.io

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 1951 W Hastings St, Chicago, IL 60608

Permanent Real Estate Index Number: 17-19-212-002-0000

(2) 1951 W Hastings St, Chicago, IL 60608

Permanent Real Estate Index Number: 17-19-212-003-0000

(3) _____

Permanent Real Estate Index Number: _____

City: Chicago State: IL Zip Code: 60608

Township: West Chicago Existing Class: EX (Exempt Property)

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties *(including all beneficial owners of a land trust)* identified by names and addresses, and the nature and extent of their interest.

Industrial Use

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

[X] New Construction **(Read and Complete Section A)**

[ ] Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation

[ ] Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)

[ ] Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)

[ ] Occupation of Abandoned Property - **(TEERM Supplemental Application)**
(Read and Complete Section C)

[ ] Occupation of Abandoned Property - **(CEERM Supplemental Application)**
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement *(excluding demolition, if any)*: October 1, 2023

Estimated date of construction completion: December 15, 2024 (Phase 1)

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

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SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

   [ ] YES [ ] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   _____

   _____

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

   Estimated date of reoccupation: _____
   Date of Purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

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SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 24 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 24 continuous months or greater**, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 3 continuous months and applicant will create or maintain at least 250 jobs for employees at the subject location**, complete section (2) and the **CEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? _____

   When and by whom was the subject property last occupied prior to the purchase for value?

   _____

   _____

   Attach copies of the following documents:

   (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

   (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

   Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

   Estimated date of Reoccupation: _____

   Date of purchase: _____

   Name of purchaser: _____

   Name of seller: _____

   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

   (a) Sale Contract

   (b) Closing Statement

   (c) Recorded Deed

   (d) Assignment of Beneficial Interest

   (e) Real Estate Transfer Declaration

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2. How long has the subject property been unused?

   [ ] 24 or greater continuous months *(Eligible for Special Circumstance)*

   [ ] 12 continuous months but less than 24 continuous months *(Eligible for Special Circumstance under TEERM)* - **Complete TEERM Supplemental Application**

   [ ] 3 continuous months and maintain/create 250 employee jobs *(Eligible for Special Circumstance under CEERM)* - **Complete CEERM Supplemental Application**

   [ ] **Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

   When and by whom was the subject property last occupied prior to the filing of this application?

   _____

   _____

   Attach copies of the following documents:

   (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

   (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

   Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

   Estimated date of reoccupation: _____

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TEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for TEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.

*Under the **TEERM** Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. **The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

_____	_____
Agent's Signature	Agent's Name & Title
_____	_____
Agent's Mailing Address	Agent's Telephone Number
_____	_____
Applicant's Name	Applicant's Mailing Address
_____	
Applicant's e-mail address	

Subscribed and sworn before me this _____ day of _____, 20 _____

_____

Signature of Notary Public

DocuSign Envelope ID: 305EF8D0-9B96-449C-950F-DDA2EBD1A6F9

CEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 6B Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

*Under the **CEERM** Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving the Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year.* ***The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

_____	_____
Agent's Signature	Agent's Name & Title
_____	_____
Agent's Mailing Address	Agent's Telephone Number
_____	_____
Applicant's Name	Applicant's Mailing Address
_____	
Applicant's e-mail address	

Subscribed and sworn before me this _____ day of _____, 20 _____

_____

Signature of Notary Public

EMPLOYMENT OPPORTUNITIES

How many construction jobs will be created or maintained as a result of this development?
Metro Edge Development Partners estimates this development will support over 200 construction workers.
How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 4 Part-time: 0

How many new permanent part-time jobs will be created as a result of this proposed development?
10

How many new permanent full-time jobs will be created as a result of this proposed development?
Metro Edge estimates the subject development will support over 81 full-time employees in total (15 training program alum + 66 full-time employees). The 66 FTEs include data center engineers, electricians, tech support personnel, operations for 24/7 access and a variety of specialists that service multiple T5 data centers.

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located *(or the County Board, if the real estate is located in an unincorporated area)* should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

DocuSigned by:
Craig Huffman
2C54E37BE221451...

Signature

5/3/2023
Date

Craig Huffman
Print Name

CEO
Title

Parties Having an Interest in the Property

Metro Edge Development Partners
Capitalization Table
As of May 5, 2023

	Common Units	% Ownership
Huffman Holdings, LLC	4,400	59.9%
Hurvis Investments, LLC	1,500	20.4%
Cape Verde Holdings, LLC	1,200	16.3%
Christie Hefner	250	3.4%
	7,350	100%

Metro Edge Development Partners, LLC wholly owns MEDP Mission Critical Facility, LLC

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Entity	Role	Address	Nature and Extent of Interest
Metro Edge Development Partners, LLC ("Metro Edge")	Parent company of Developer / Land Lessee	500 West Madison, Suite 1000, Chicago IL, 60661	Metro Edge Development Partners (Metro Edge) is an experienced commercial real estate investment firm and minority business enterprise (MBE) focused on building state-of-the-art data centers in underserved urban locations.
MEDP Mission Critical Facility, LLC	Developer / Land Lessee	(Same as above)	This entity is a subsidiary of Metro Edge formed to develop, own and operate the proposed data center.
Illinois Medical District Commission ("IMD")	Land Owner / Lessor	2100 W. Harrison Chicago, Illinois 60612	The IMD is a special-use zoning district created to support the economic growth of the various healthcare organizations within its 560-acre campus. In November 2021, Metro Edge and the IMD executed a 100-year ground lease on a 1.97-acre site that includes exclusivity to build and operate a data center in the IMD.

Legal Description

DocuSign Envelope ID: C1D7228D-B2BE-4031-AD2C-80D9957BCDF5

EXHIBIT A

LEGAL DESCRIPTION

THE WEST 325.00 FEET OF THE FOLLOWING DESCRIBED PARCELS;

PARCEL 1:
LOTS 51 TO 71, BOTH INCLUSIVE, AND LOTS 76 TO 100, BOTH INCLUSIVE, IN STINSON'S SUBDIVISION OF BLOCK 13 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1, 2, AND 3 IN VOPICKA AND KUBIN'S SUBDIVISION OF LTS 72 TO 75 BOTH INCLUSIVE, IN STINSON'S SUBDIVISION OF BLOCK 13 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE VACATED ALLEY RUNNING EAST AND WEST THROUGH STINSON'S SUBDIVISION OF BLOCK 13 AFORESAID LYING SOUTH OF AND ADJOINING LOTS 51 TO 71 BOTH INCLUSIVE AND SOUTH OF AND ADJOINING LOTS 1, 2 AND 3 IN VOPICKA AND KUBIN'S SUBDIVISION OF LTS 72 TO 75 BOTH IN SAID STINSON'S SUBDIVISION, AND NORTH OF AND ADJOINING LOTS 76 TO 100, IN STINSON'S SUBDIVISION IN AFORESAID, IN COOK COUNTY, ILLINOIS.

CONTAINING 85,746 SQUARE FEET OR 1.968 ACRES MORE OR LESS.

Site and Building Dimensions

DPD
Department of Planning and Development

September 16, 2021

Craig Huffman
MetroEdge
500 West Madison Street
Suite 1000
Chicago, Illinois 60661

Re: **1955 West Hastings Street – Data Center**

Dear Mr. Huffman:

In response to your recent request as to the ability to establish a data center, the subject parcel is located within subarea 16 of Planned Development 30 (PD 30). That subarea allows for district support facilities, of which, a data center would be classified. In addition, a project at this location would be subject to the setback requirements found in Statement Nine of PD 30; the site plan review criteria of Statement 10; and, the Bulk Table, for purposes of calculating floor area and land coverage. At such time that further details related to height, parking, etc are prepared we may have further comments which will need to be addressed. Finally, any submission for zoning review for property located in PD 30 is subject to the authorization criteria found in Statement Three of PD 30.

Sincerely,

Patrick Murphey
Zoning Administrator

ZONING CODE ANALYSIS

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS. 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED · August 23, 2022

Planned Development (PD) Zoning Code Analysis

Primary Project Address: 1955 West Hastings Street, Chicago, IL 60608			Date: August 15, 2022
Applicant Name and Firm: IMD + MetroEdge			
Attorney Name and Firm Carol Stubblefield, Langdon Neal /Neal & Leroy, LLC			
PD Threshold Site Plan Review and Approval			☐ Mandatory ☐ Elective
Ward: 28, Ald Ervin		Planning Region	West
Est'd Project Cost:		Est'd Perm/Const Jobs:	/

	Existing Zoning / Existing Conditions	Proposed Zoning / Code Requirement	Proposed Project	Waiver Req? (Y/N)
Zoning District		PD30, Subarea 16		
Net Site Area		85,746 SQFT 1.968 ACRES		
Uses (include all proposed)		Data Center approximately 184,720 SF		
Residential Units (total)	N/A			
• Efficiencies (# & %)	N/A			
• One-Bedroom (# & %)	N/A			
• Two-Bedroom (# & %)	N/A			
• Three-Bedroom (# & %)	N/A			
Minimum Lot Area/Unit	NA			
ARO Units	NA			
Retail Square Feet	N/A			
Office Square Feet	NA			
Accessory Parking	17-10-0207-U Parking Group U. Min C2-. 5 [None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet] = 18 spaces 85,746 (Lot Area) X 2 = 171,492 sf 184,720(building sf) - 171,418(lot area x2) = 13,228 13,228/1000 = 13 228 X 1.33 = (17 59) 18 spaces Max C2-3 1 space / 4 employees = 71 FTE = 18 spaces		30 Spaces = 21 standard spaces 7 electric 2 ADA	
Non-Accessory Parking	NA			

Planned Development (PD) Zoning Code Analysis

Bicycle Parking				
Loading Berths (# & size)			(1) Loading dock – 34' x 64'	
TSL Elements				
Maximum Base FAR		Sub-area 16: 3.20		
NOF Bonus FAR				
Front Setback	Hastings: 10'-0"	Hastings. 10'-0"	Hastings 10'-0"	
Side Setback (West)	Damen: 10'-0"	Damen: 10'-0"	Damen: 10'-0"	
Side Setback (East)	N/A	N/A	Lot Line: 45'-0"	
Rear Setback	14th Street. n/a	14th Street. n/a	49-9"	
Height			135'-0"	
# of Stories			5	
Open Space				
Sustainable Feature(s)				
Landmark Elements		N/A		

Zoning Code Analysis Form, Rev 2/27/2020

ZONING CODE ANALYSIS

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

Project narrative, including reasoning behind design and programming (and any details of associated studies conducted to help you land on this proposal) along with history of public process prior to DPD intake meeting

Project Narrative

Metro Edge Development Partners, the firm leading this development, is a Chicago-based commercial real estate firm and minority business enterprise ("MBE") that was founded with the intention of building data centers in underserved urban locations. These infill locations are typically overlooked by traditional institutional owners but offer a unique opportunity to facilitate meaningful change in a community with a thoughtful, integrated development that can also leverage Metro Edge's social impact programs of workforce training and digital access.

A prime example of this investment strategy is our planned development of a high-performance data center on a 1.97-acre vacant land parcel located within the Illinois Medical District of Chicago ("IMD"), the second largest medical district in the country serving over 80,000 visitors daily, including 29,000 employees. A healthcare-anchored data center in the IMD can positively impact low-income and medically vulnerable communities on the West Side of Chicago while addressing the urgent need for many of the IMD's anchor healthcare institutions to upgrade their outdated data center infrastructure.

In early 2020, Metro Edge began a competitive approval process to control the site through a ground lease with IMD. After months of presentations and meetings, in November 2020, the IMD's Board of Commissioners unanimously approved Metro Edge's proposal to develop a state-of-the-art data center. In November 2021, Metro Edge and the IMD executed a 75-year ground lease (with a 25-yr option) for the site that includes exclusivity to build and operate a data center in the IMD.

Another important consideration for awarding the site to Metro Edge was our multifaceted social impact program designed to address the inequities in underserved communities by providing data center employment opportunities and higher quality Wi-Fi options for employees and visitors to the IMD. These programs are provided through Metro Edge Connect and Metro Edge Work, as described within the application. The training program alone, through Metro Edge Work, is anticipated to initially graduate over 15 alums per year that will go on to work in data centers around the country. When combined with the 56 FTEs that are expected to work at the subject project upon stabilization, our combined initiatives are anticipated to generate over 71 FTEs.

The subject site is an ideal data center location given its proximity to healthcare, technology, education, and life science organizations within the IMD and downtown Chicago. Our site also possesses the utilities, fiber, and power required for a world class data center. The business plan includes targeting a mix of wholesale and retail colocation users with a focus on healthcare providers, educational institutions and companies operating in and around the IMD.

The IMD has required that Metro Edge not design a standard industrial building for data storage but rather a data center with unique attributes to attract tenants, reflect the IMD's neighborhood modernization plan and improve the surrounding community. Metro Edge has spent significant time, energy, and capital to ensure these high standards are exceeded. Corgan, the number one ranked data center architect in the country, has led the design team with the support of experienced engineers to collaborate with the IMD.

Data center experts and prospective tenants agree that the Metro Edge facility is the best designed data center in the City of Chicago and would be considered among the top in the country.

Hospitals have unique needs related to data centers given the enormous amount of data that now must be digitally stored as a condition of the American Recovery and Reinvestment Act ("ARRA") that became effective as of January 1, 2014. The ARRA now requires that all public and private healthcare providers adopt and demonstrate meaningful use of electronic medical records ("EMR") to maintain existing reimbursement funding levels from the federal government. The EMR requirement has incentivized healthcare institutions to invest in digital infrastructure such as data centers. The COVID-19 pandemic has caused significant financial losses for many healthcare institutions while also pressing the need for new technology solutions to support the increasing demands of telemedicine including the need to virtually collect and analyze large amounts of patient data.

Metro Edge is working to execute leases totaling over 8 megawatts (40% of overall capacity) based on existing letters of intent (LOIs) with Cyxtera Technologies (NASDAQ: CYXT), Rush University Health Systems, University of Illinois Health Systems and Aunt Martha's Health and Wellness. Metro Edge will also have the highest levels of physical and cyber security by integrating an innovative building design, biometric identity control, security staffing, and disaster recovery systems.

As a small business undertaking one of the largest developments in Chicago this year, Metro Edge needed to assemble a best-in-class team of experts in the data center industry. Given our extensive real estate experience and relationship network, we have partnered with the top construction, design, leasing and engineering companies in the business. The development team includes:

- **Clune Construction, Power Construction and Ujamaa Construction (MBE)**, industry-leading construction companies with extensive experience in Chicago and the IMD, will provide general contracting services.
- **T5 Data Centers ("T5")**, a national leader in data center operations managing projects for Apple, Google and Microsoft, T5 will oversee the project's predevelopment, construction and facilities management.
- **CBRE Data Center Solutions ("CBRE")**, the largest data center service provider in the world, will lead leasing and financial modeling.
- **Corgan**, the top national architecture and design firm of data centers, will lead the architectural and design process.
- **kW Mission Critical Engineering**, a full-cycle engineering firm with experience across thousands of data center projects, will manage the mechanical and utility infrastructure.

Data centers are complex, capital-intensive developments that require significant investment to successfully launch a preleasing campaign and vertical construction. As a result, the industry is dominated by large, well-capitalized, public and private companies with highly specialized teams of experts. Metro Edge is a small, MBE firm overseeing the engineering, architectural, leasing, marketing and legal teams through the entitlement phase and the multi-dimensional process of securing leases, including marketing campaigns and preparing detailed building layouts, cost estimates and security programs for each prospective tenant.

We believe our development is a compelling project for the City of Chicago because it is a catalytic project in an underserved market, supporting critical healthcare initiatives, retaining major investment in Chicago,

all owned and managed by an experienced MBE firm with a powerful social impact plan. With any significant approval delays, Metro Edge will have difficulty competing for tenants and it would hinder the entire project, which has already been negatively impacted by delays caused by COVID-19, supply chain issues, inflation, rising interest rates and labor shortages.

Design and programming

The development plan for the project currently consists of constructing a 5-story, 184,720 square foot data center facility with up to 21 megawatts of power capacity. Development costs are projected to total approximately $254 million funded in three phases over approximately four years. The development timeline is expected to consist of: (1) a pre-construction phase of 6 to 9 months; (2) a construction phase of 16 to 20 months to build the core and shell of the facility; and (3) two subsequent deployment phases based on customer demand. Metro Edge plans to commence construction by year-end 2022.

Upon completion, the north and west exterior walls of the building will primarily be composed of a metal panel system built in rhythms split by a spandrel glazing system and lighting design. Glazed curtain wall systems running from the ground level to the top floor will allow the corridors and stairs to give occupants views out towards the neighborhood and city. The south and east exterior walls of the building will be composed of precast panels with a brick stamped finish that will allow the architecture to respond and connect with the context in a smoother way. To create a more dynamic façade, vertical insets will be used the long exterior wall that wraps around the Data Halls. The materiality on these insets is coherent with a brick finish that provides an urban texture and pattern. The administrative portion of the building, on grade level will be composed of glazed curtain wall systems and aluminum storefront system to provide quality interior spaces for clients and employees in a working environment. The ground floor entrance is setback to allow for landscaping and an architectural element being cantilevered above on the prominent corner of Hastings and Damen.

Entry into the facility premises will be controlled via a monitored security system and associated access control. The first floor will contain ancillary office for data center customers, a dock for equipment loading, mechanical rooms for electrical equipment, and an equipment yard in the exterior of the property screened by an architectural pleasing louver system. The Data Hall spaces serving colocation and wholesale customers will be located on floors two through five. Roof mounted mechanical systems will also be screened with an architecturally attractive louver system. Last, the west wall of the equipment yard will attract and stimulate an opportunity for community involvement for a changing artist mural, connecting back to the neighborhood.

History of public process prior to DPD intake meeting

The Illinois Medical District (IMD) requires prospective developers to complete a lengthy approval process with the district's staff and Board of Commissioners. Metro Edge received unanimous approval from the IMD's Board of Commissioners at each of the hearings across the approximately 8-month process. While many public companies, REITs and national developers have fallen short seeking approval, Metro Edge impressed the Board of Commissioners with its detailed plan to bring social impact to Chicago's West Side, focus on W/MBE hiring, and its experienced leadership. Below is the full history of the public process prior to DPD Intake Meeting:

- **Spring 2020:** Metro Edge began informal discussions with IMD staff
- ***Fall 2020:*** *Metro Edge presented to the IMD Board of Directors for initial review in September* and then again in October for the "Use / Value" hearing
- **November 2020:** IMD's Board of Commissioners unanimously approved Metro Edge's proposal to develop a high-performance data center
- **February 2021:** IMD and Metro Edge sign term sheet for ground lease
- **November 2021:** Metro Edge and IMD signed a 75-yr ground lease (with a 25-yr option)
- **May 2022:** Metro Edge formally presents design to IMD
- **July 2022:** IMD reviews designs and encourages Metro Edge to schedule DPD intake meeting

Additional: Positive impacts the project will have on the community

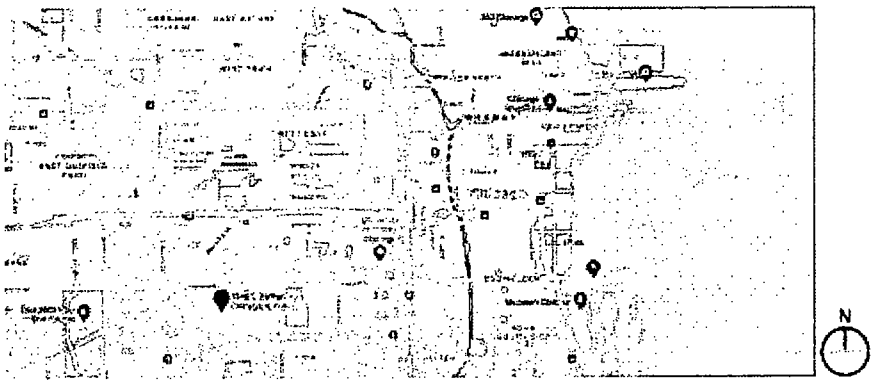
In addition to a world class data center offering, community partners and potential tenants have been enthusiastic about supporting Metro Edge's innovative social impact program to address structural technology inequalities on the West Side of Chicago. Metro Edge has launched two initiatives to provide: (i) data center employment programs and (ii) more equitable access to high quality public Wi-Fi.

The first initiative, Metro Edge Work, has secured partnerships with T5 Data Centers (a best-in-class data center operator) and local nonprofit partners to launch a program to increase data center related employment opportunities for West Side residents. The program will target a carefully screened group of local participants, selected from local community-based organizations, high schools, and local colleges, and will include classroom training and paid internships. T5 has developed a customized curriculum for entry-level candidates interested in data center careers and Microsoft has offered to provide access to online educational and professional development programs.

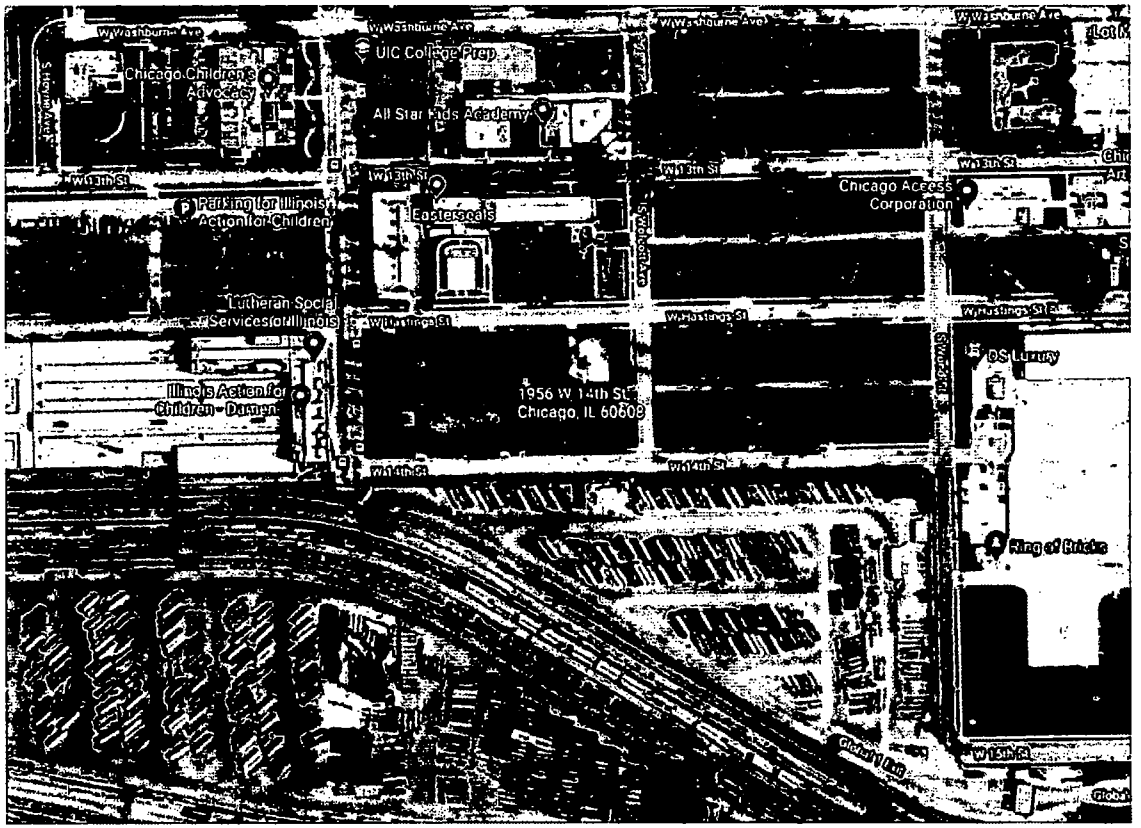
The second initiative, Metro Edge Connect, will provide free, public, high-quality Wi-Fi in the IMD with a plan for future expansion to neighboring communities. Metro Edge Connect will partner with Intel and SWS Wireless, a leading cellular service firm that installs and manages networks in major sports arenas, government buildings, and public and private spaces nationwide. The initial deployment will include two locations inside the IMD.

Additionally, Metro Edge's ground lease with the IMD also requires construction of the data center to meet the goal of at least 30% MBE and 10% WBE participation, with 10% of MBE and WBE participation completed by entities located in the community areas of Austin, Garfield Park, Humboldt Park, Lower/Near West Side, Lawndale, and West Town. Metro Edge and our development team have extensive experience with these programs and will meet or exceed these threshold requirements as part of our development.

regional map



vicinity map



PROJECT LOCATION: NOT TO SCALE

NEW DATA CENTER

APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS

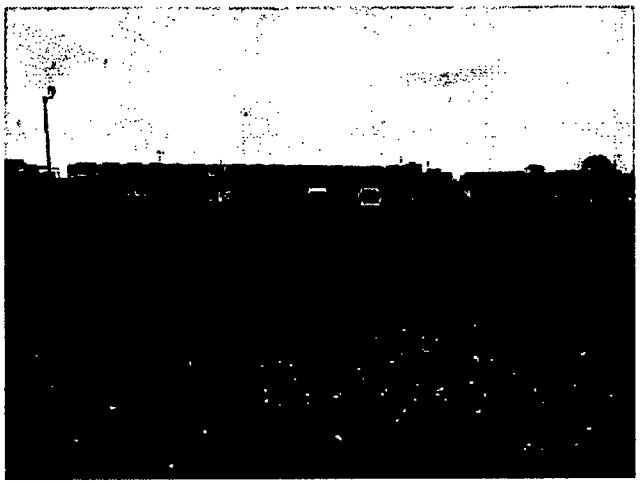
ADDRESS. 1955 West Hastings Street, Chicago, IL 60608

DATE INTRODUCED · August 23, 2022

site location

PROJECT LOCATION: NOT TO SCALE

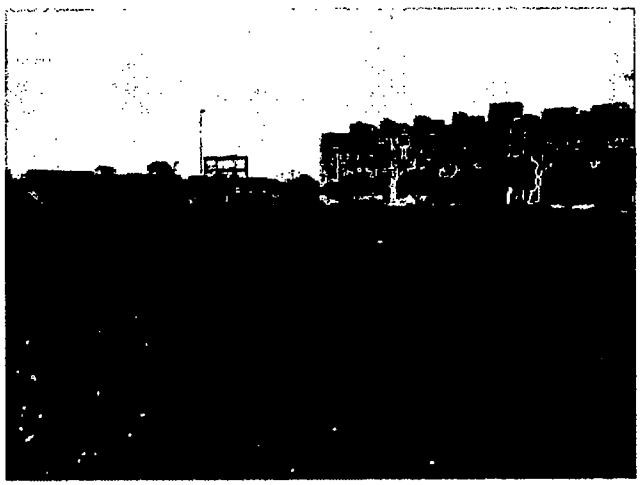
NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED. August 23, 2022



Eastern portion of property as viewed from the north.

Western portion of property as viewed from the south. Historical concrete foundation present.

Eastern portion of property as viewed from the south.



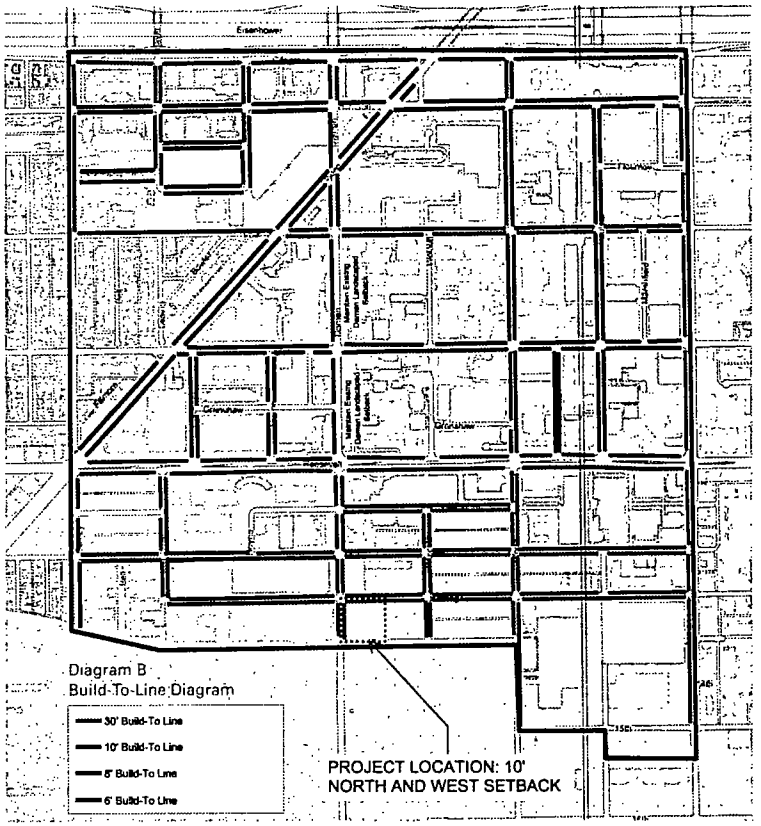
Subject Property as viewed from the northeast.

Subject Property as viewed from the southwest.

Subject Property as viewed from the southeast.

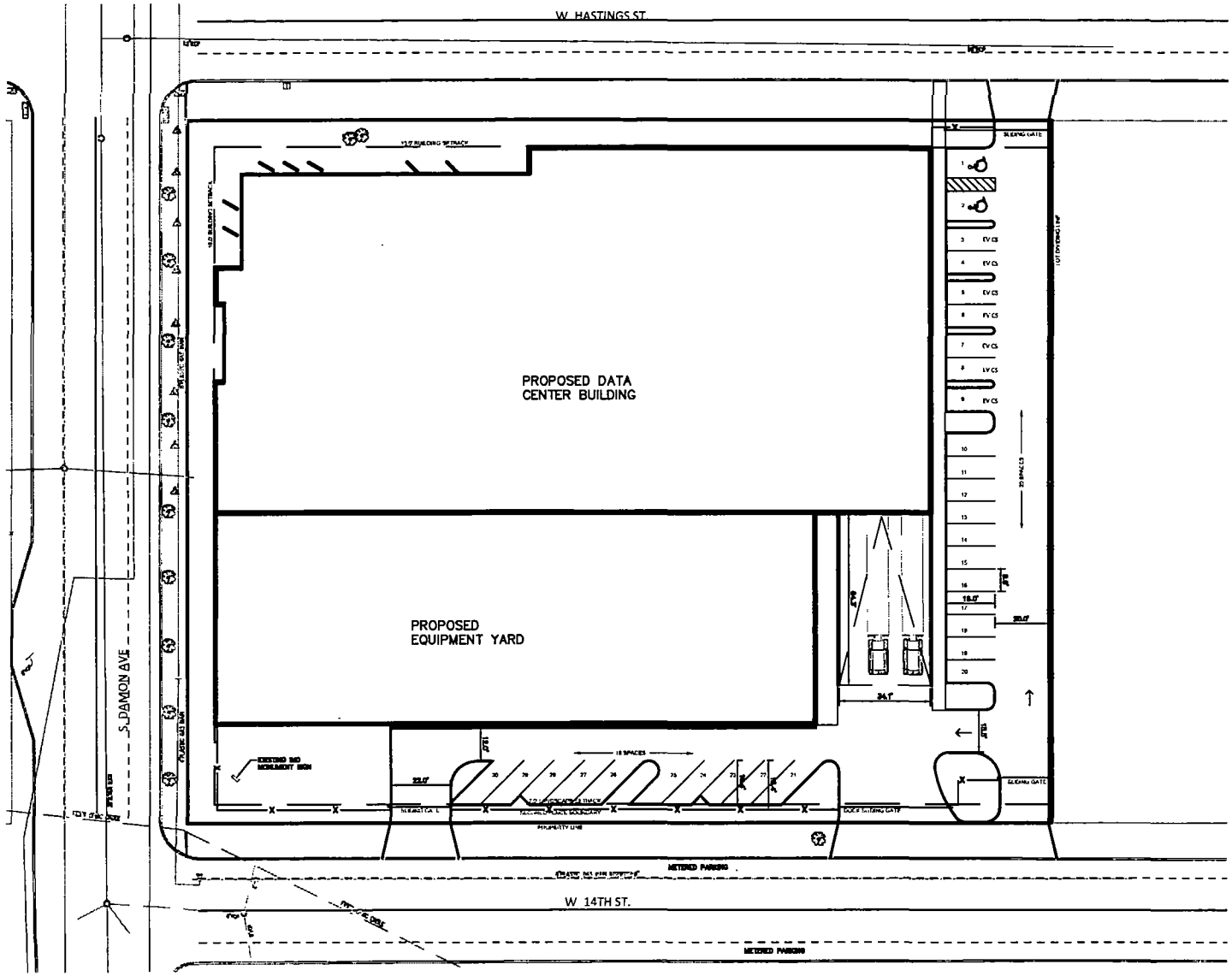
PROJECT LOCATION: NOT TO SCALE

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS. 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED August 23, 2022

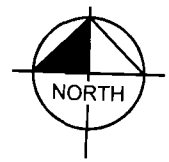


EXISTING SETBACK EXHIBIT: NOT TO SCALE

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS. 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED August 23, 2022



PARKING SUMMARY	
STANDARD PARKING SPACES PROVIDED	= 22 SPACES
ELECTRIC VEHICLE CHARGING STATION	= 7 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 1 SPACES
TOTAL PARKING SPACES PROVIDED	= 30 SPACES

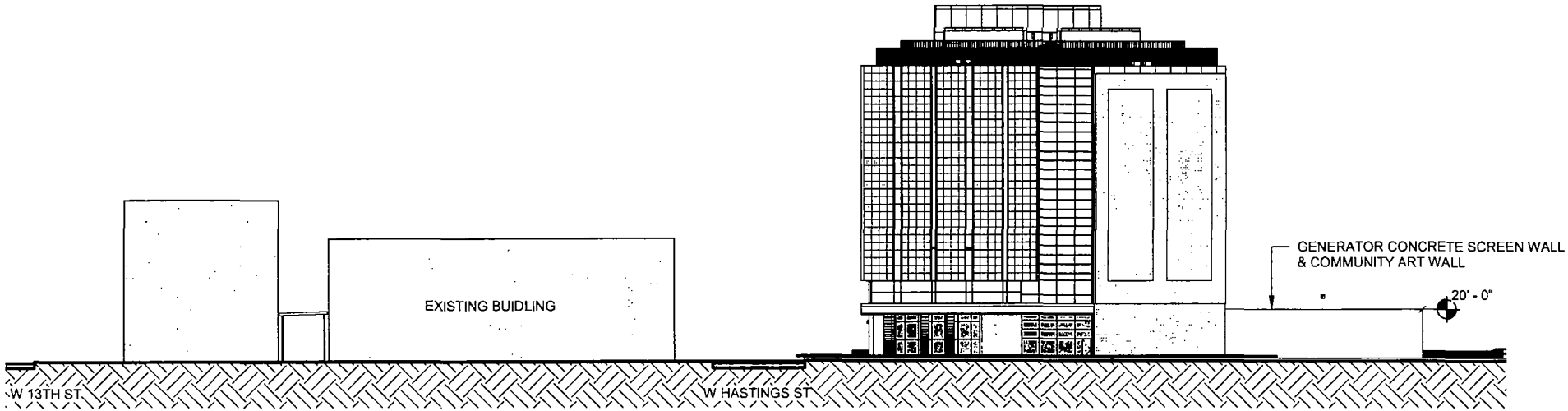


GRAPHIC SCALE IN FEET
0 20 40 80

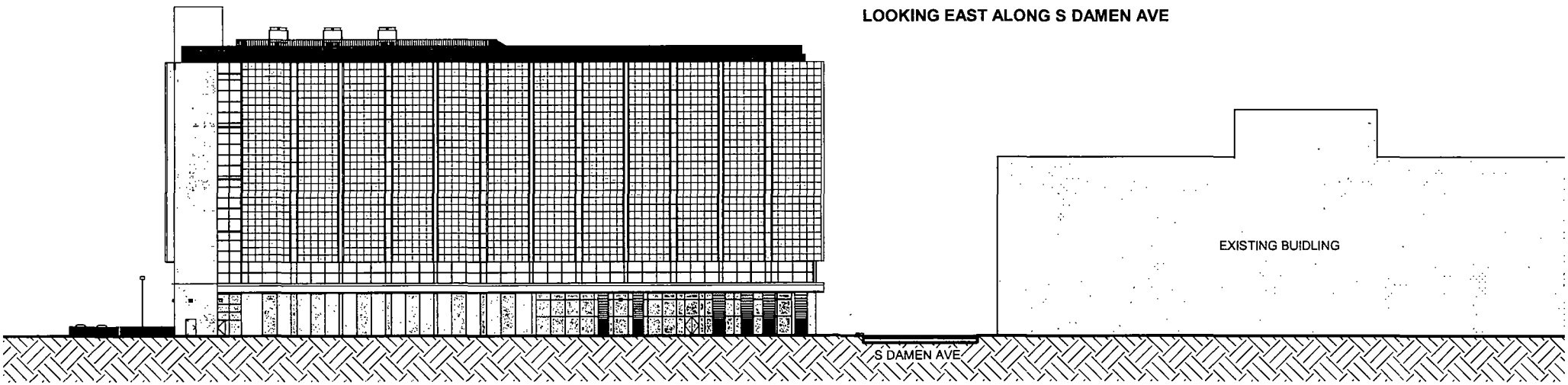
SITE PLAN

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

08/09/22 • 22160.0000



LOOKING EAST ALONG S DAMEN AVE

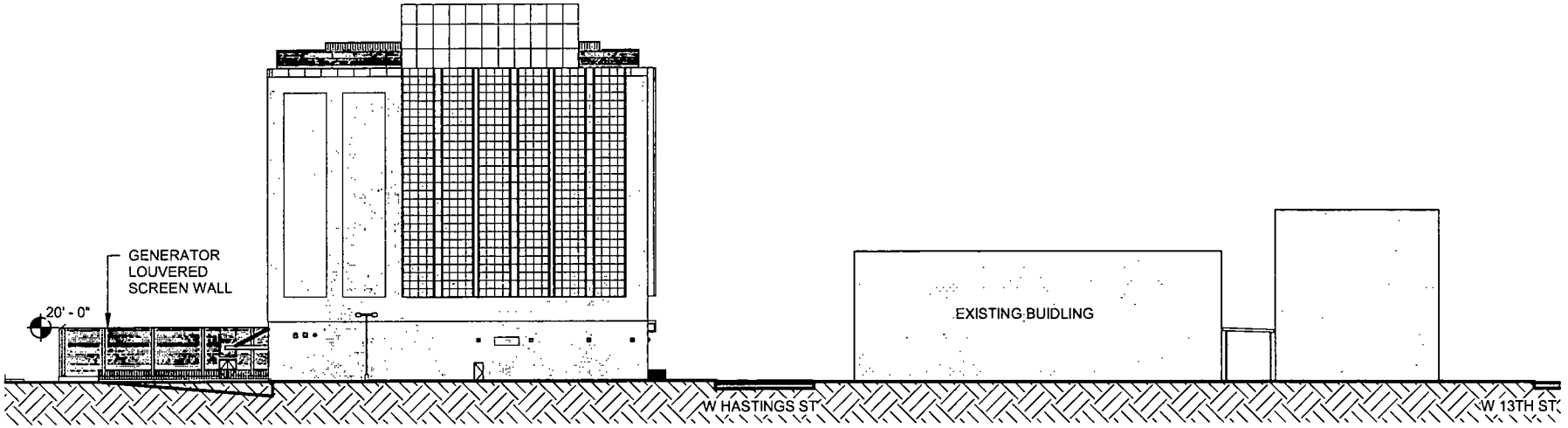


LOOKING SOUTH ALONG W HASTINGS ST

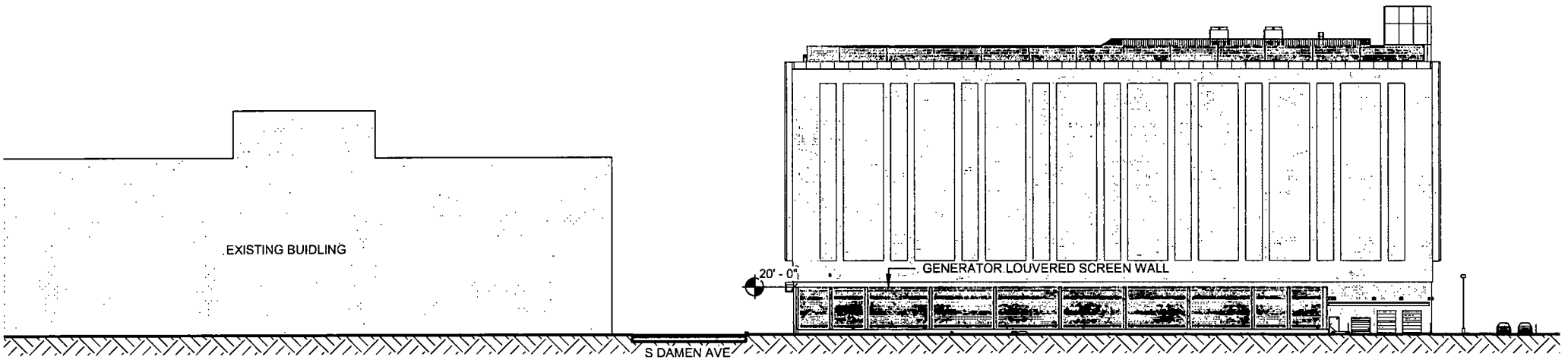
CONTEXT ELEVATIONS

NEW DATA CENTER
APPLICANT: METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: October 06, 2022

08/09/22 ▪ 22160.0000



LOOKING WEST ALONG ADJACENT LOT

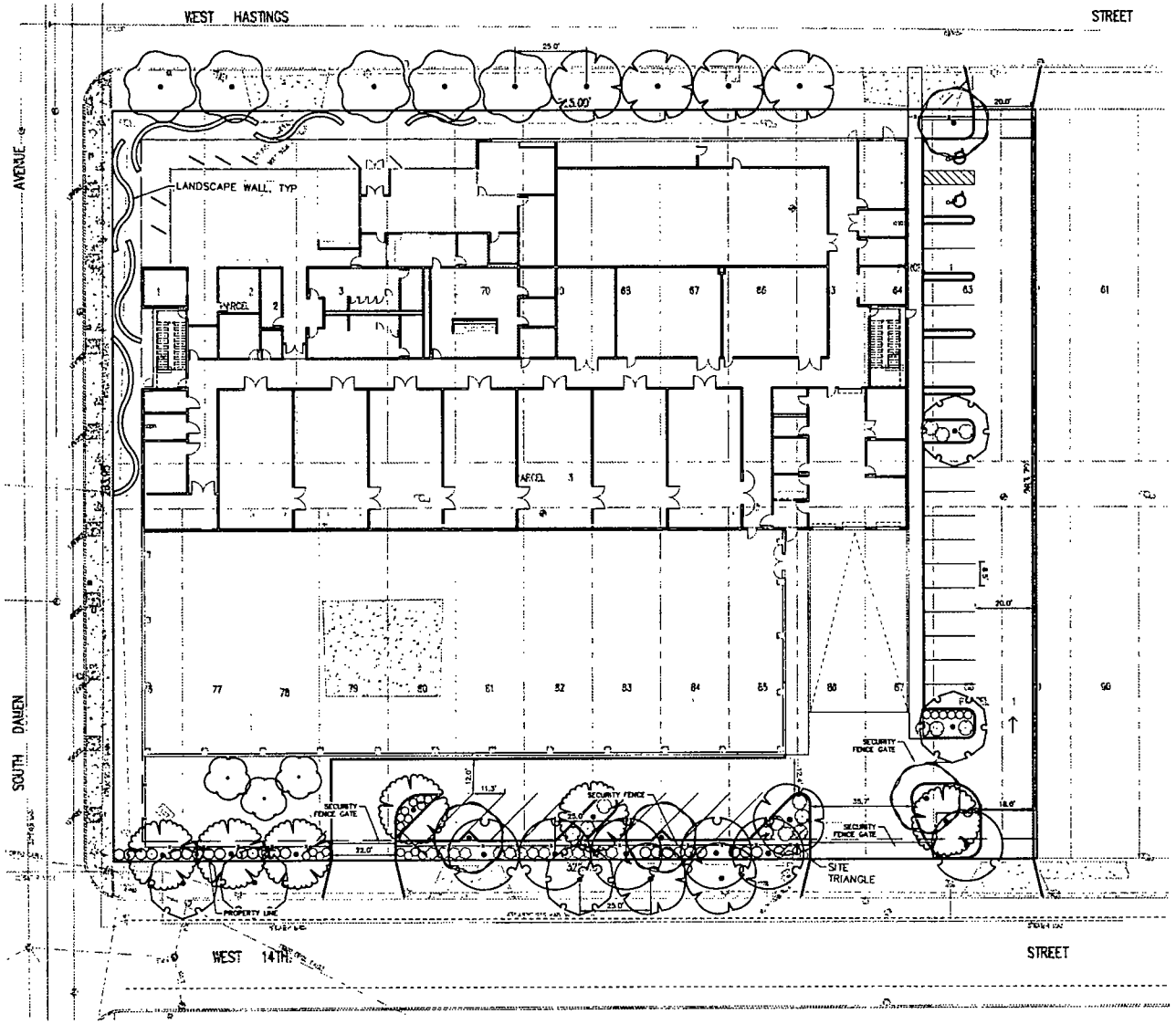


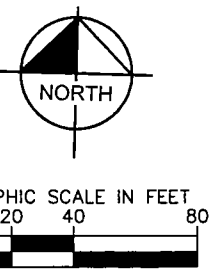
LOOKING NORTH ALONG 14TH STREET

CONTEXT ELEVATIONS

NEW DATA CENTER
APPLICANT: METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: October 06, 2022

10/06/22 • 22160.0000





LANDSCAPE PLAN

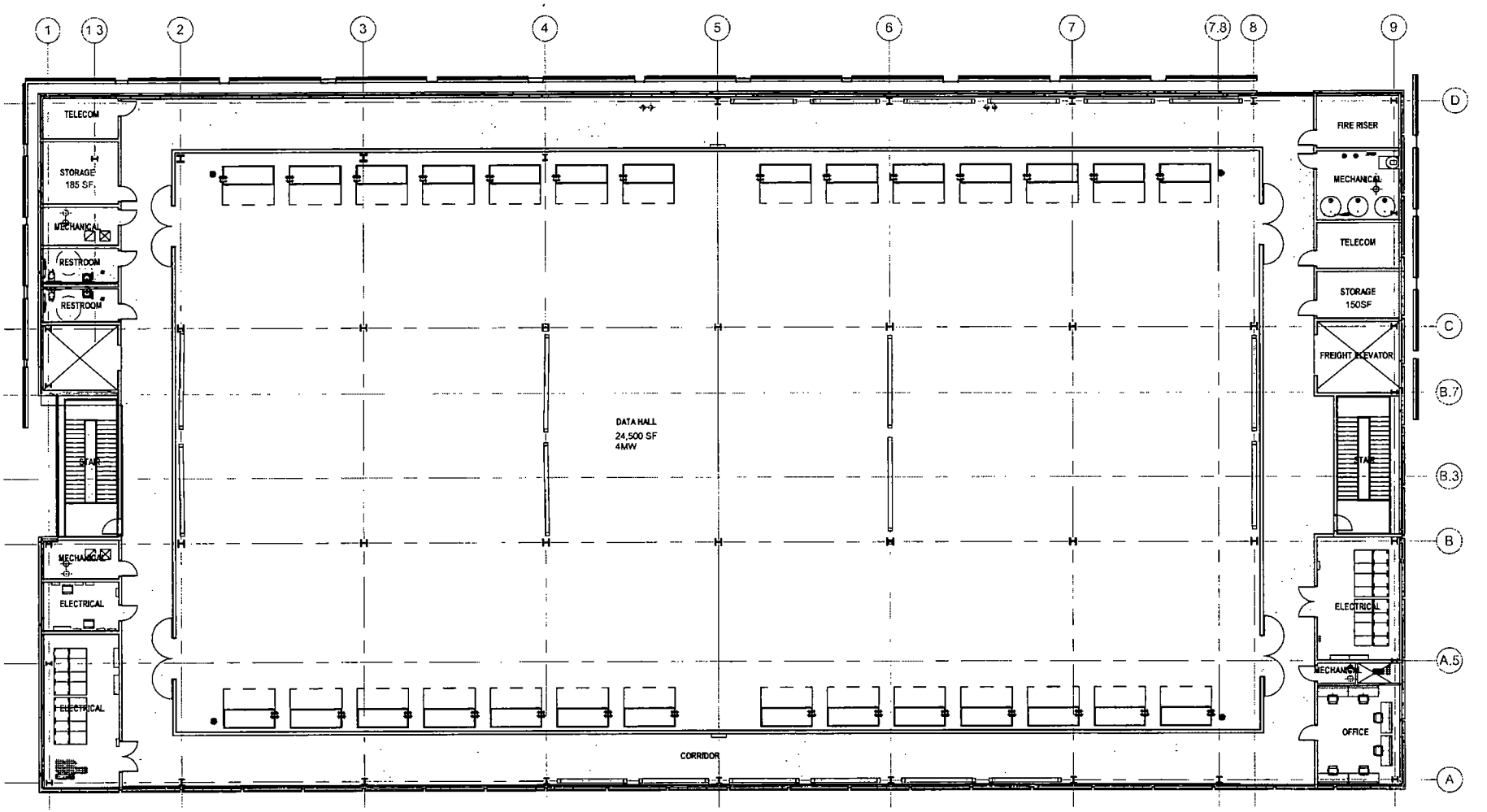
NEW DATA CENTER

APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS

ADDRESS: 1955 West Hastings Street, Chicago, IL 60608

DATE INTRODUCED: August 23, 2022

08/09/22 • 22160.0000



PROGRAMMATIC USE LEGEND

- Circulation
- Data Hall
- Electrical/Mechanical
- Office
- Support

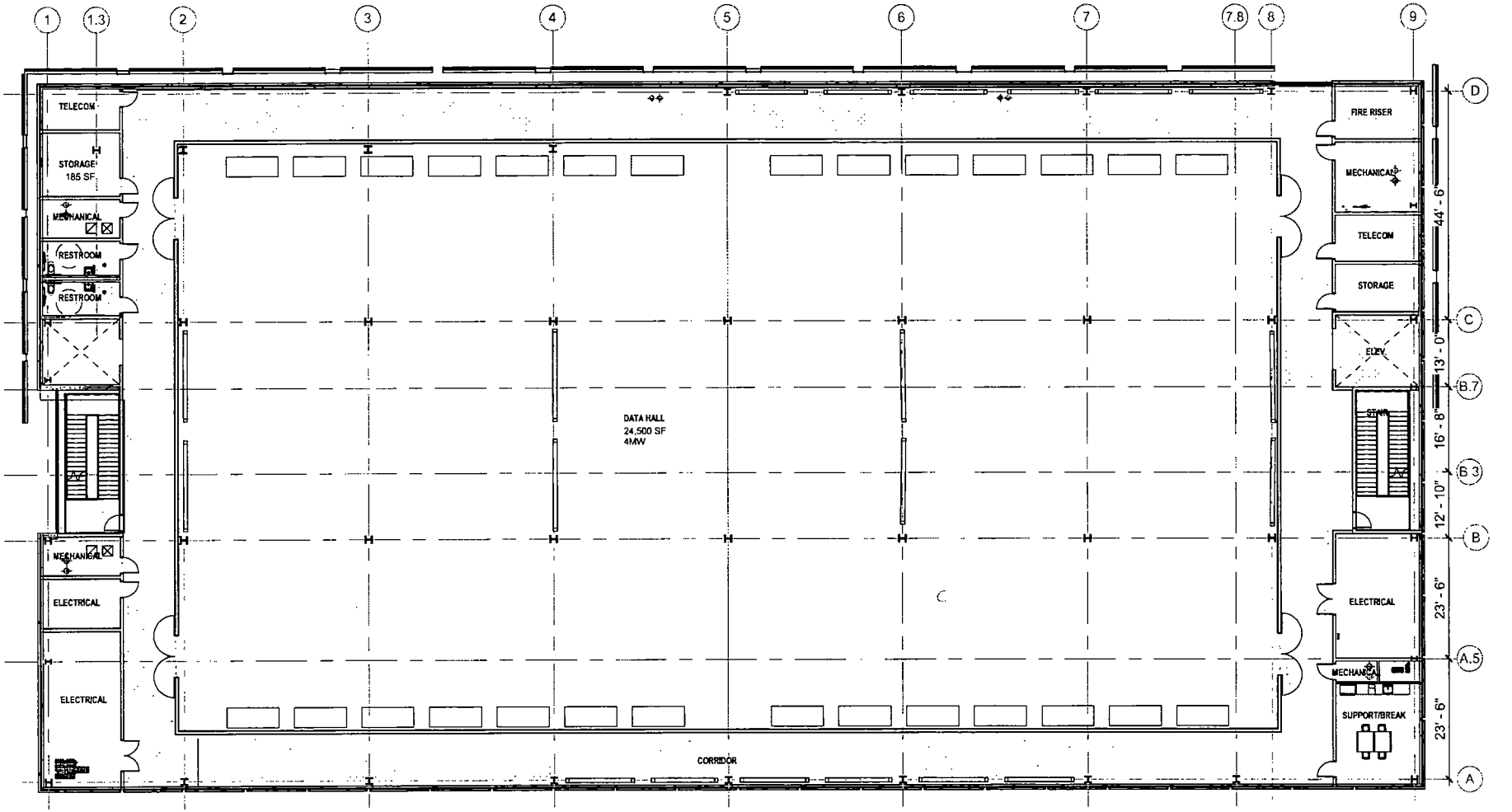
0' 2' 4' 8' 16'

N

LEVEL FIVE - FLOOR PLAN

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED August 23, 2022

07/20/22 • 27190.0000



PROGRAMMATIC USE LEGEND

- Circulation
- Data Hall
- Electrical/Mechanical
- Office
- Support

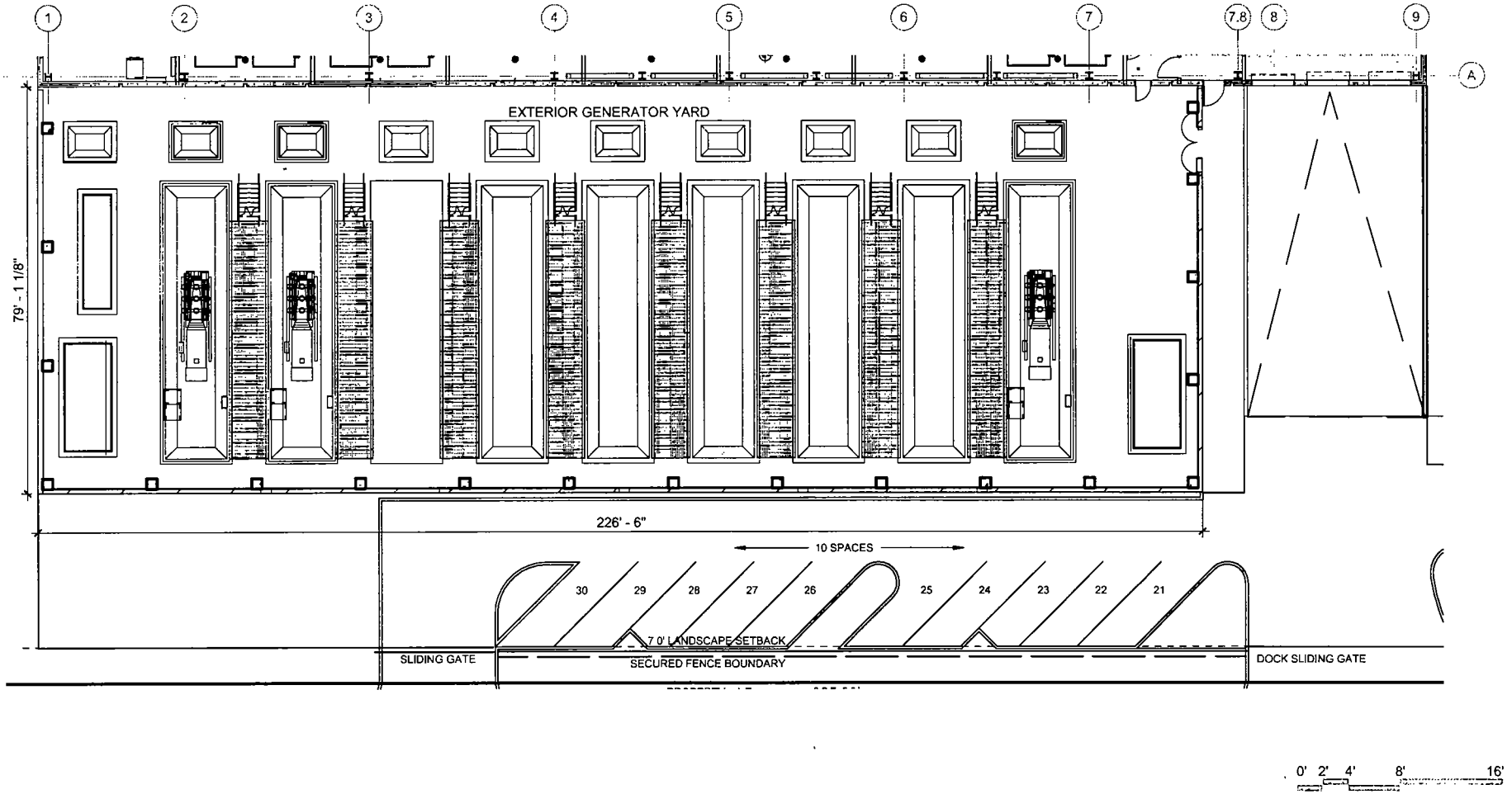
0' 2' 4' 8' 16'

N

LEVEL FOUR - FLOOR PLAN

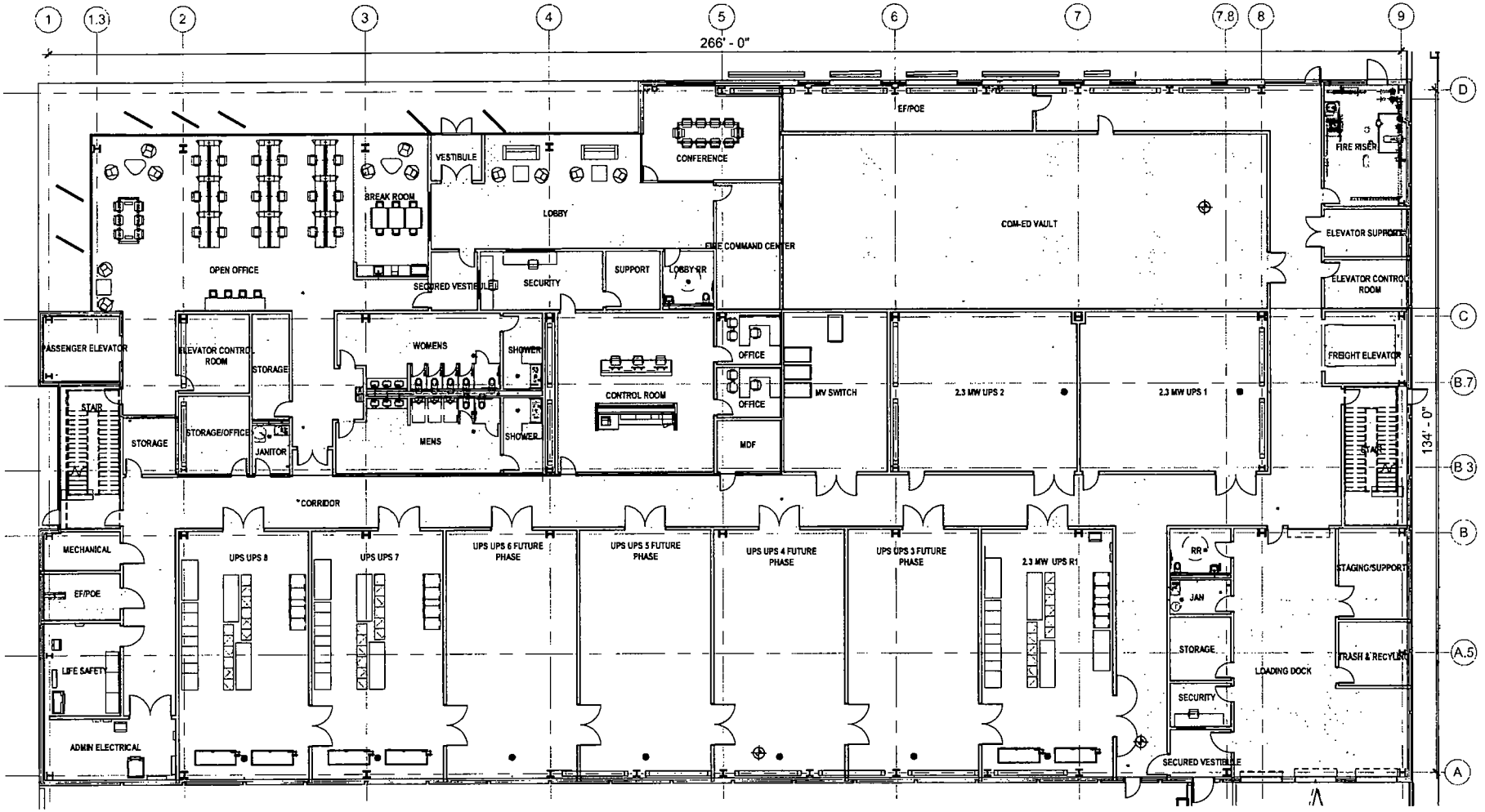
NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

07/20/22 • 22760.0000



LEVEL ONE - FLOOR PLAN

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED. August 23, 2022



PROGRAMMATIC USE LEGEND

- Circulation
- COM-ED Vault
- Electrical/Mechanical
- Fire
- Office
- Support

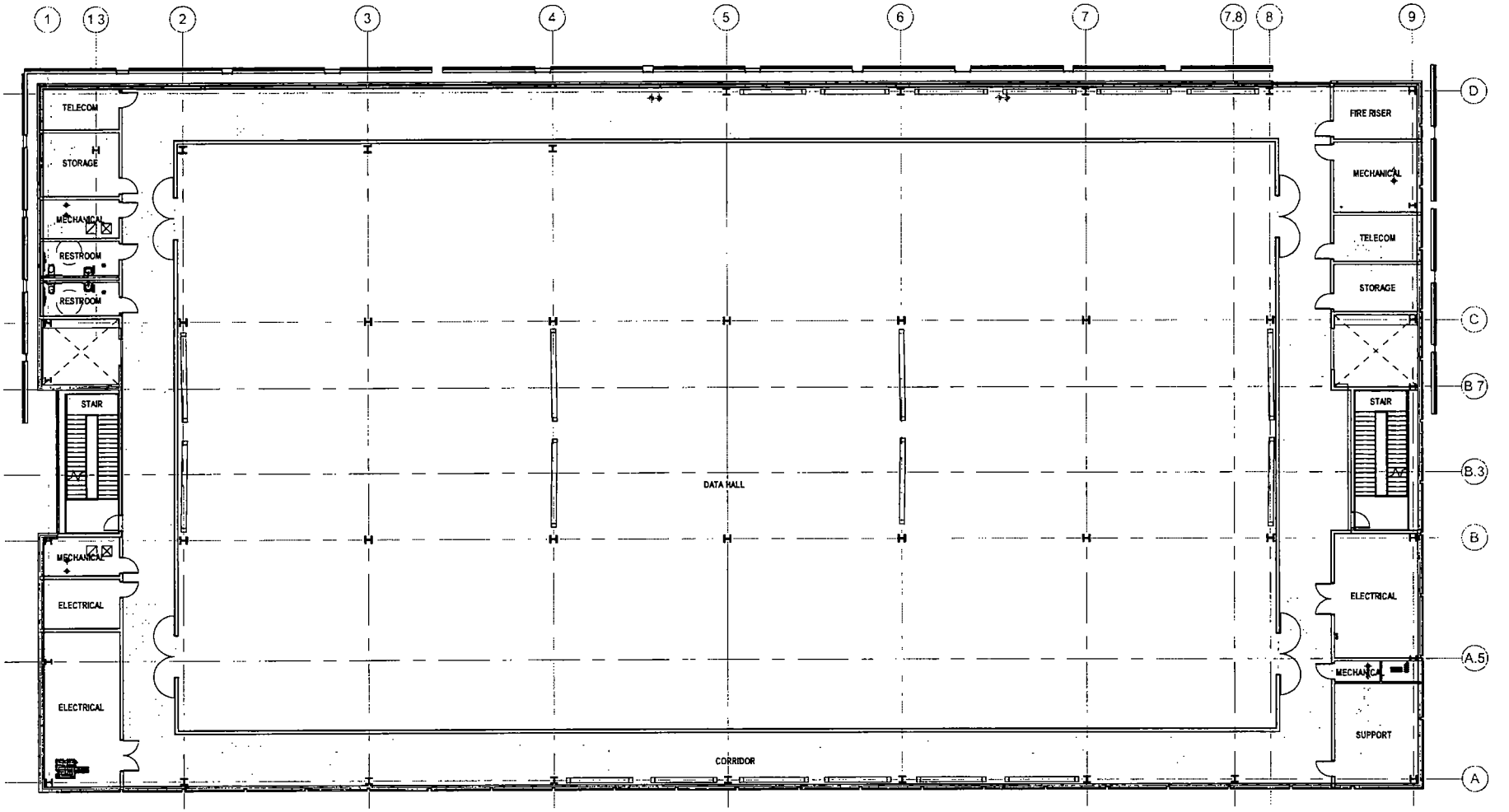
0' 2' 4' 8' 16'

N

LEVEL ONE - FLOOR PLAN

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

08/09/22 • 22160.0000



PROGRAMMATIC USE LEGEND

- Circulation
- Data Hall
- Electrical/Mechanical
- Support

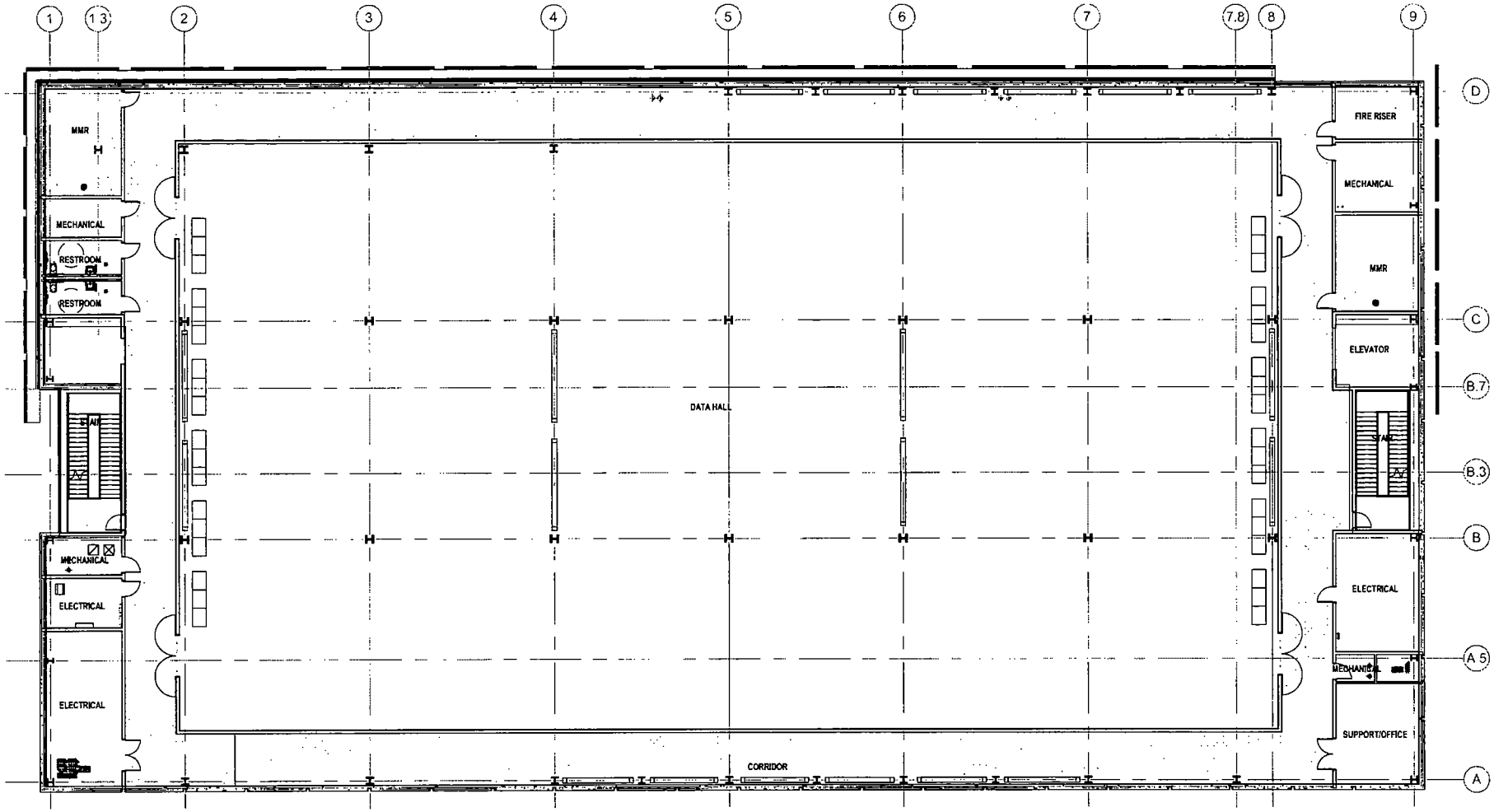
0' 2' 4' 8' 16'

N

LEVEL THREE - FLOOR PLAN

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS. 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

08/09/22 • 22160.0000



PROGRAMMATIC USE LEGEND

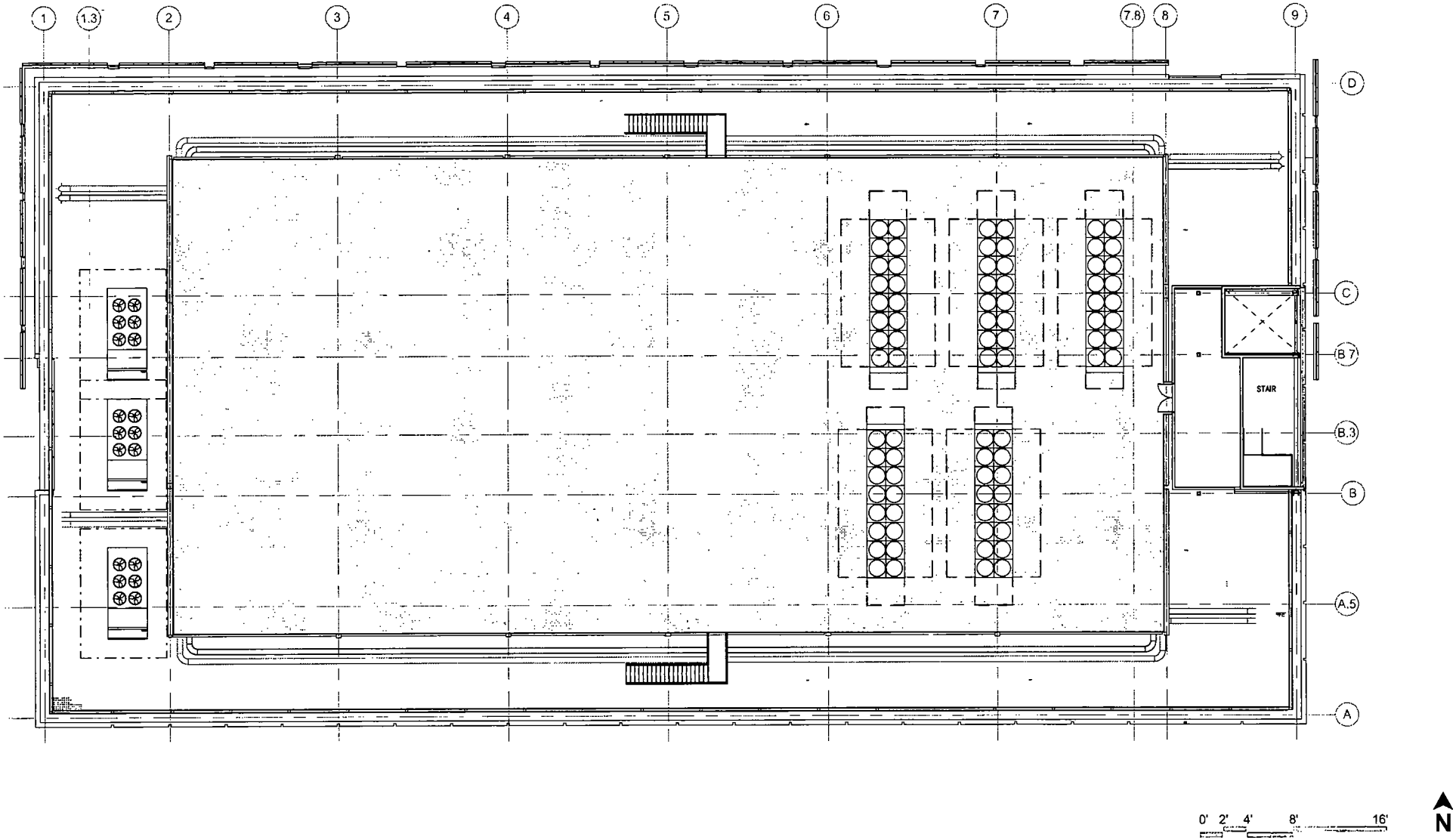
- Circulation
- Data Hall
- Electrical/Mechanical
- Office
- Support

0' 2' 4' 8' 16'

N

LEVEL TWO - FLOOR PLAN

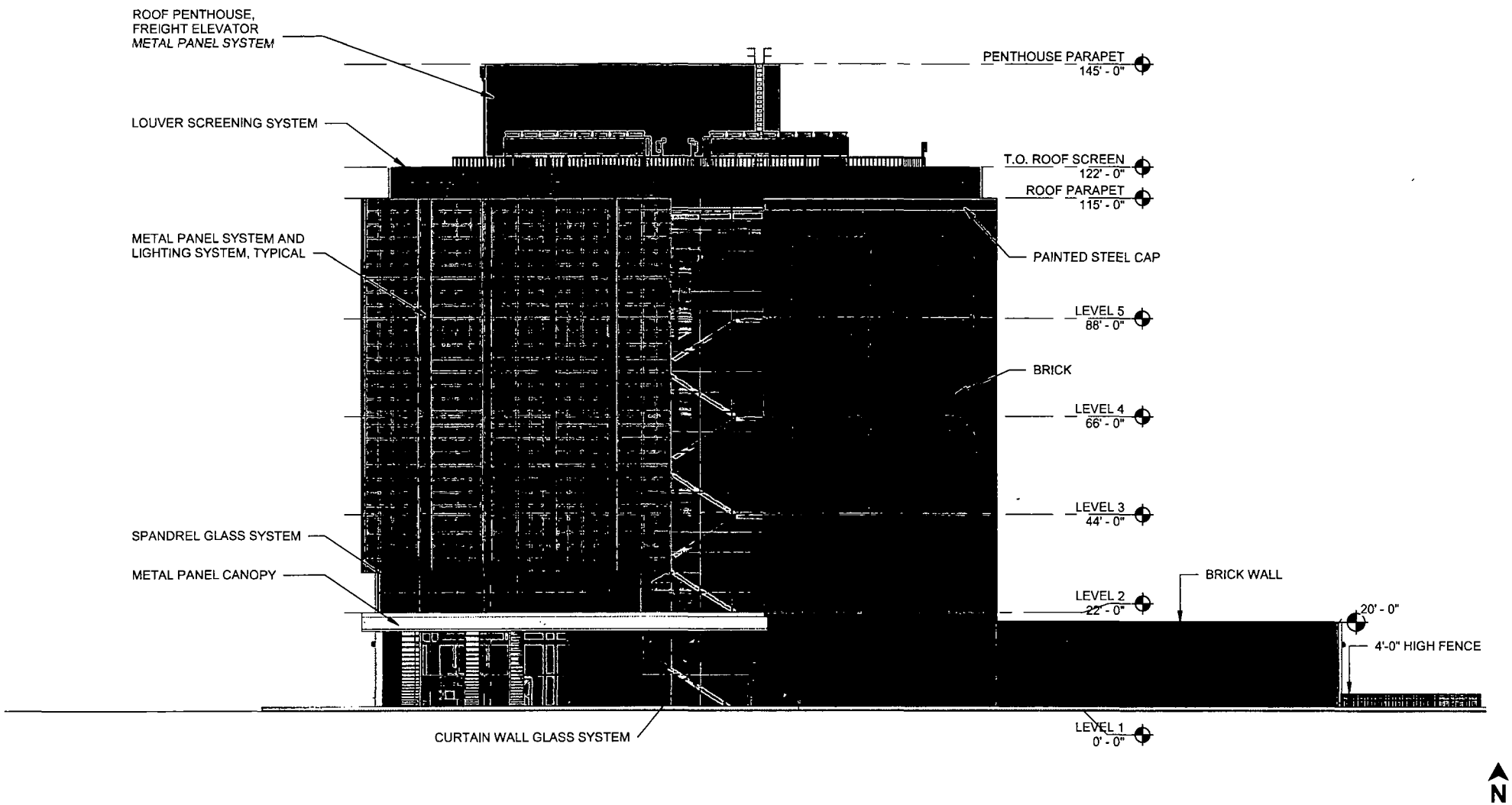
NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022



ROOF PLAN

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

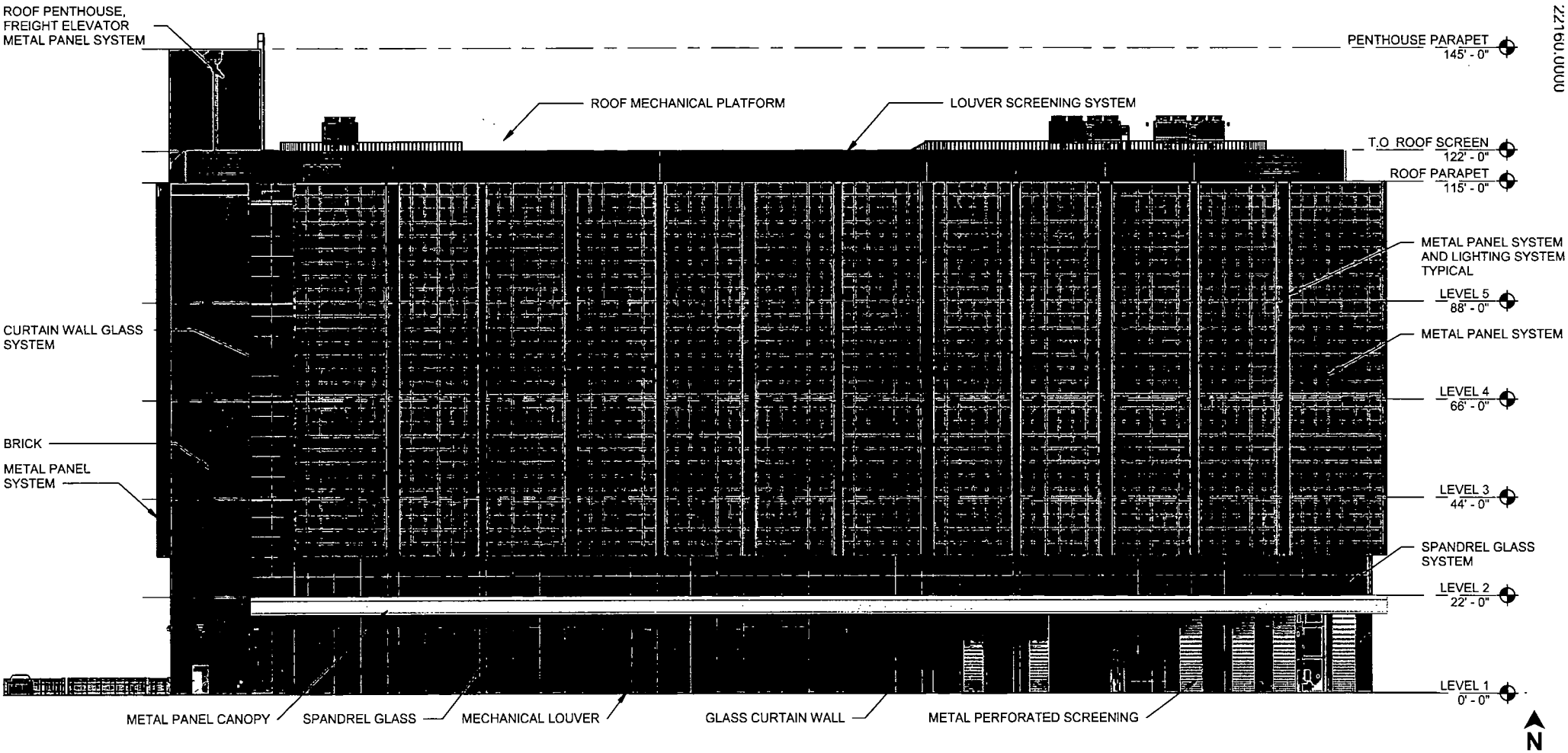
08/09/22 • 22160.0000



EXTERIOR WEST ELEVATION

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: November 22, 2022

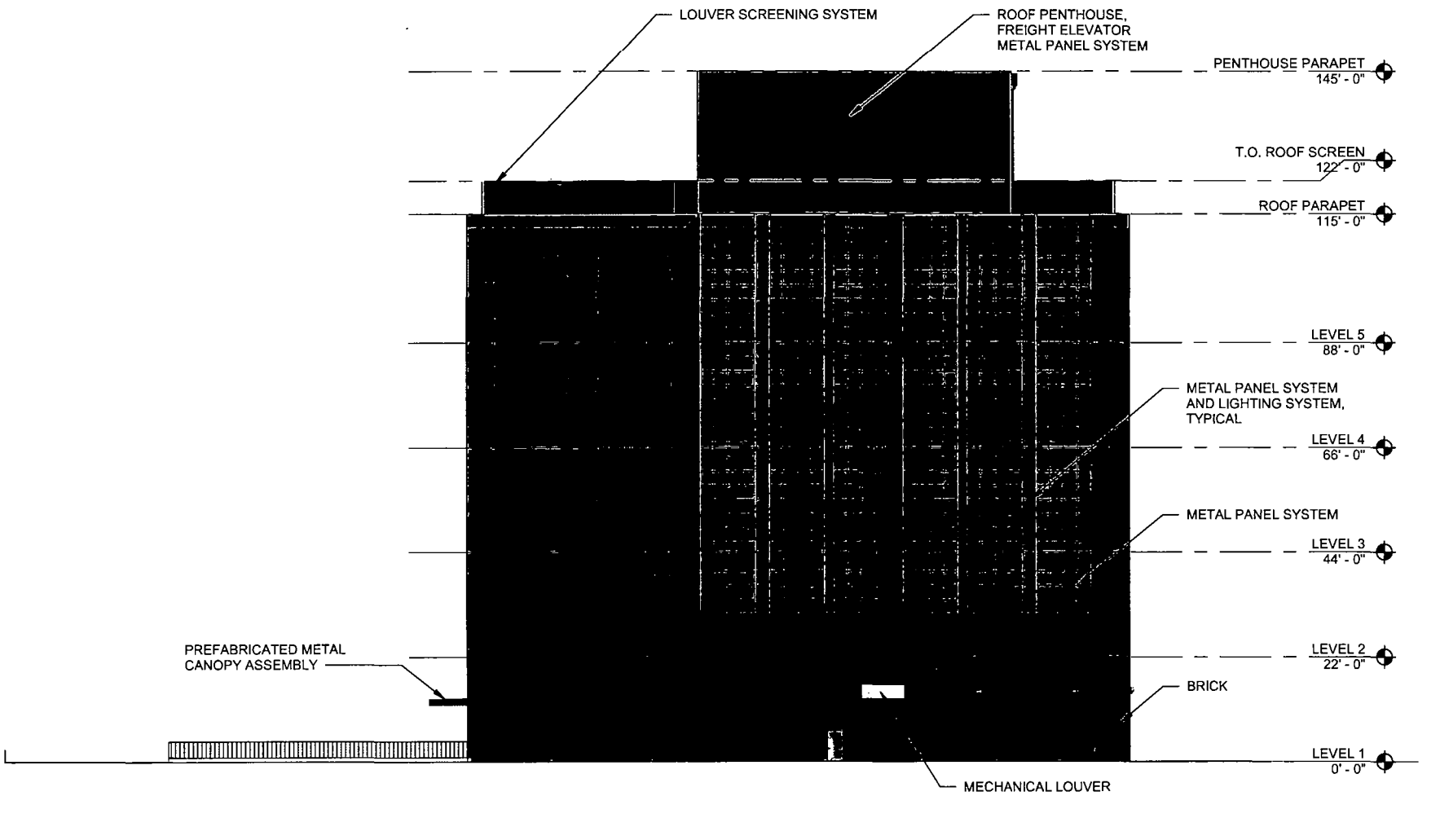
12/06/22 • 22160.0000



EXTERIOR NORTH ELEVATION

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: November 22, 2022

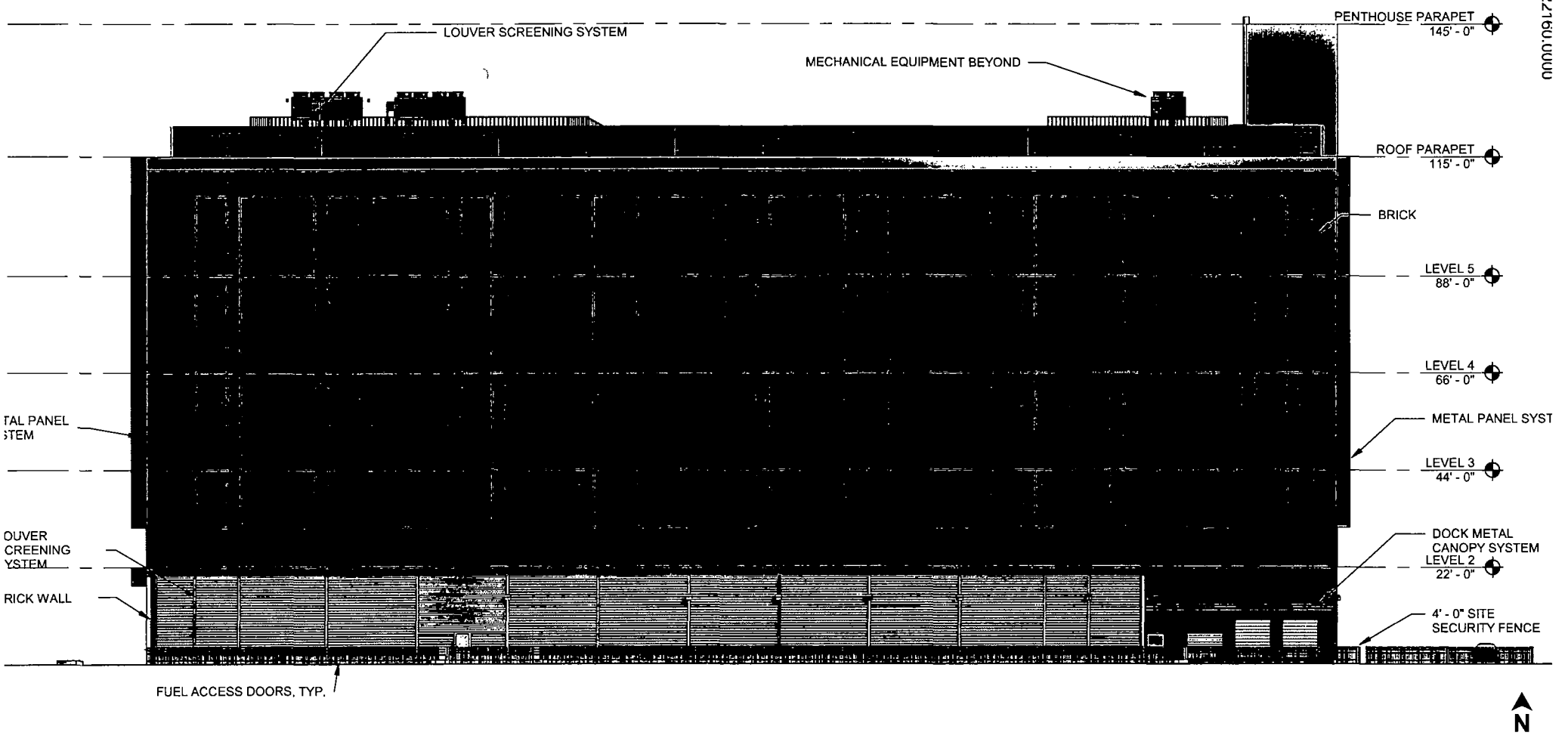
12/06/22 • 22T60.0000



EXTERIOR EAST ELEVATION

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS. 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: November 22, 2022

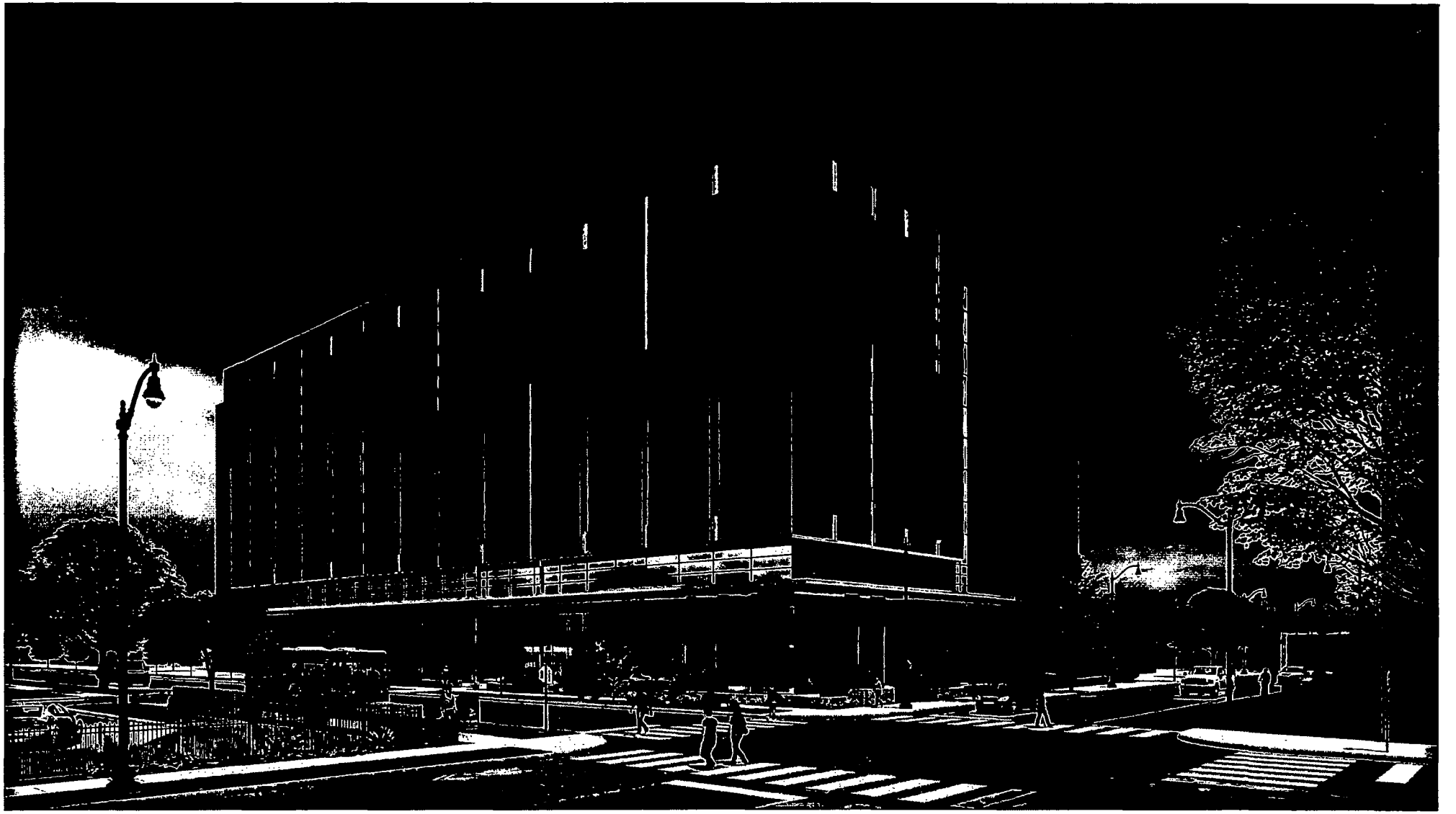
12/06/22 • 22160.0000



EXTERIOR SOUTH ELEVATION

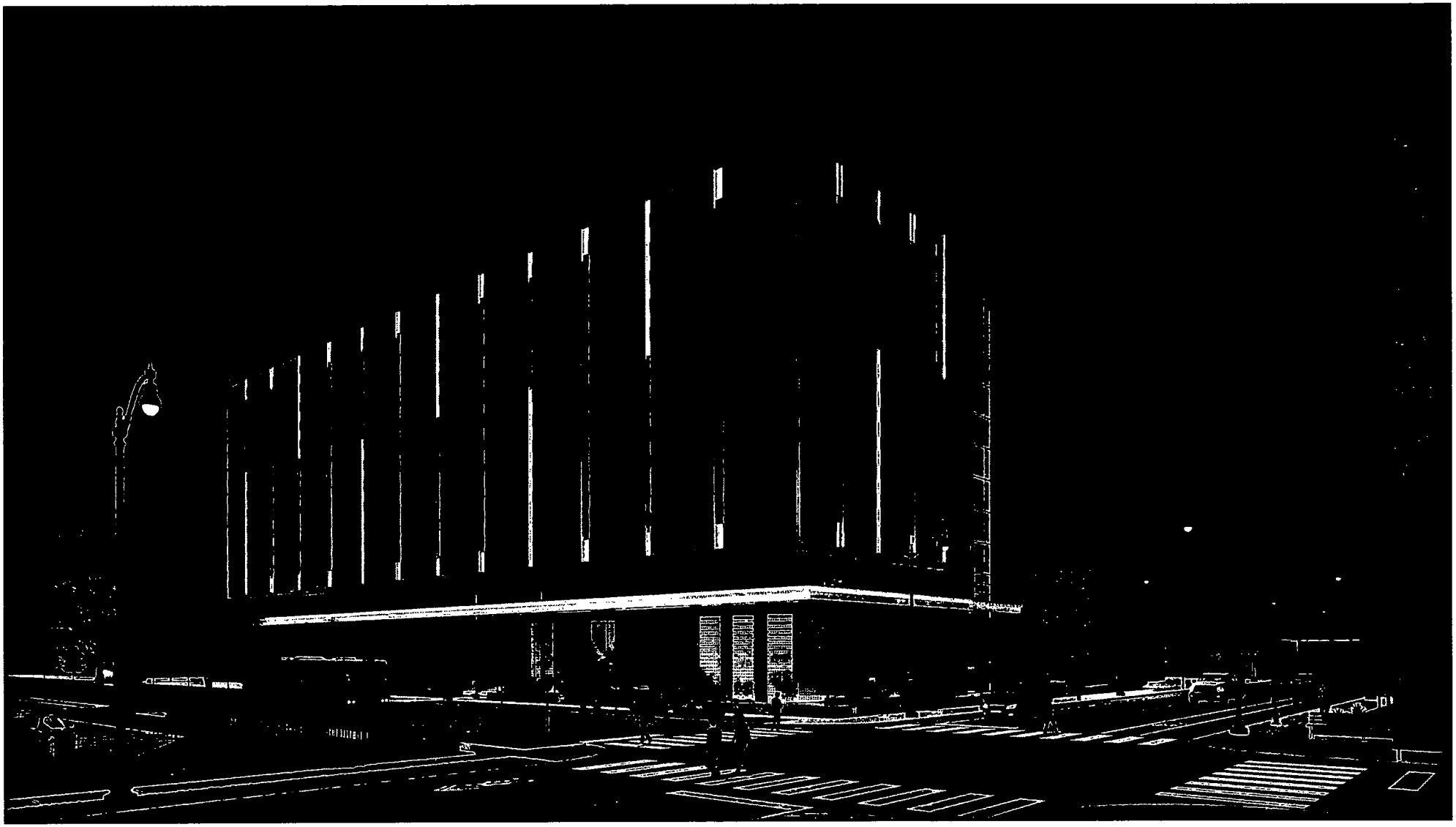
NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: November 22, 2022

12/06/22 • 22160.0000



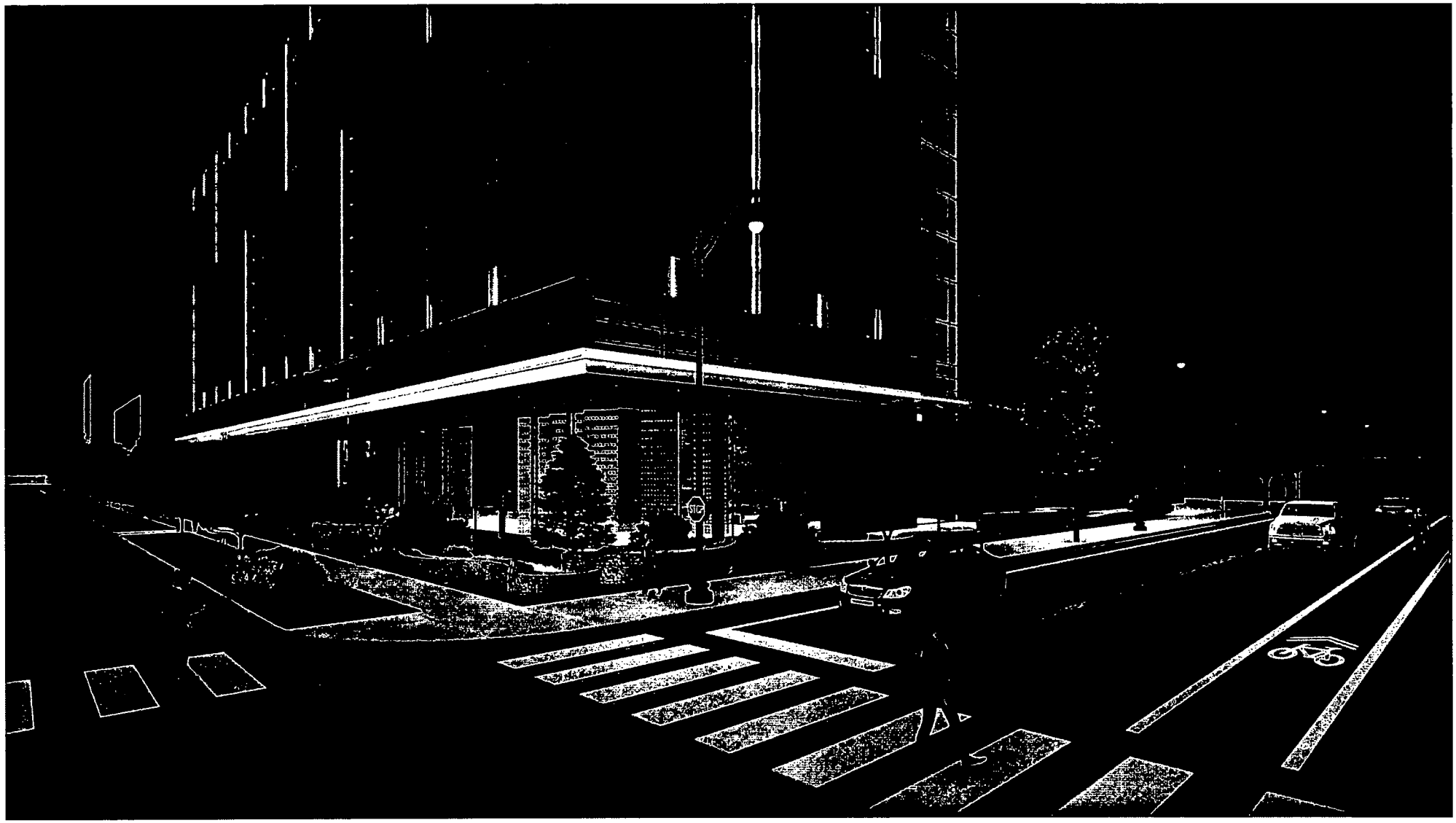
RENDERING 01

NEW DATA CENTER
APPLICANT: *ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS*
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022



RENDERING 02

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

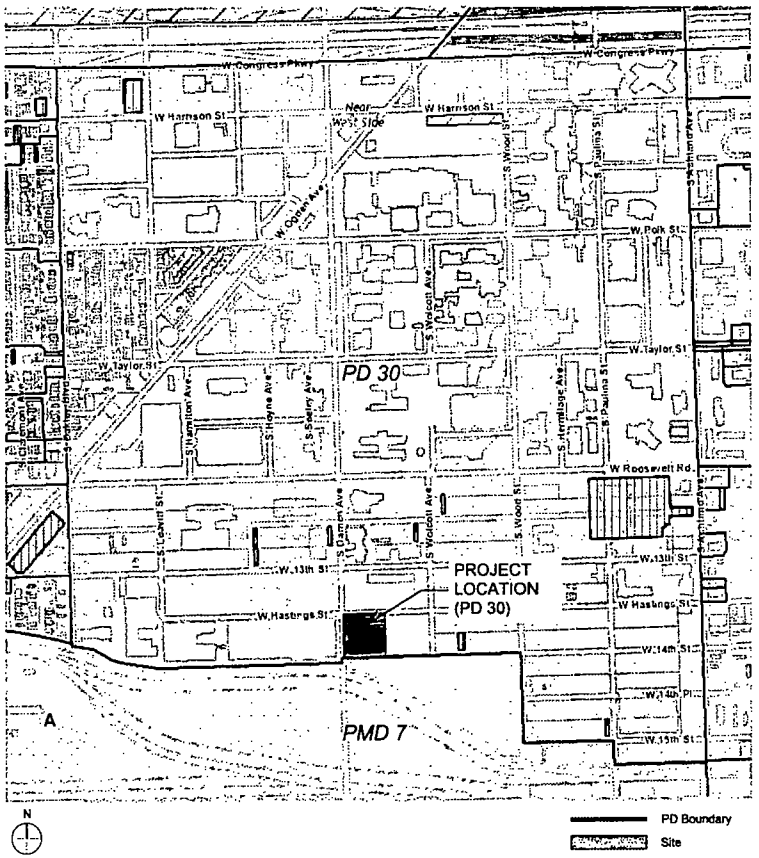


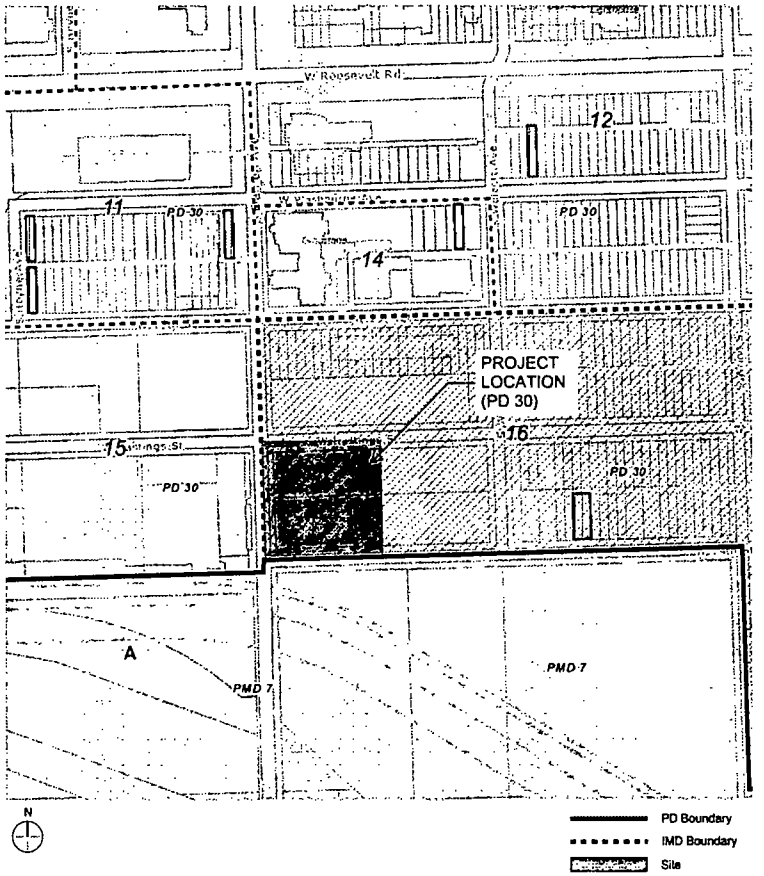
RENDERING 03

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

RENDERING 04

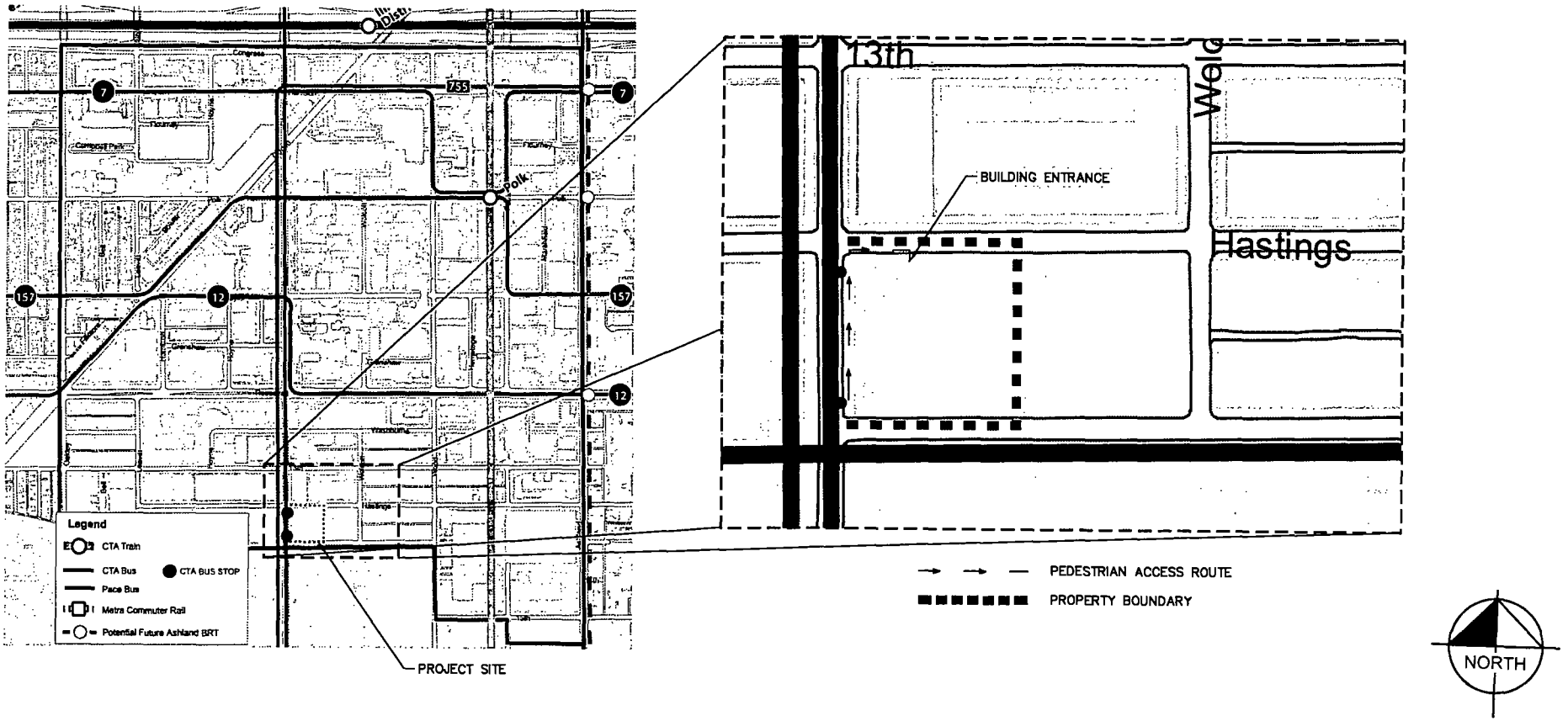
NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED. August 23, 2022





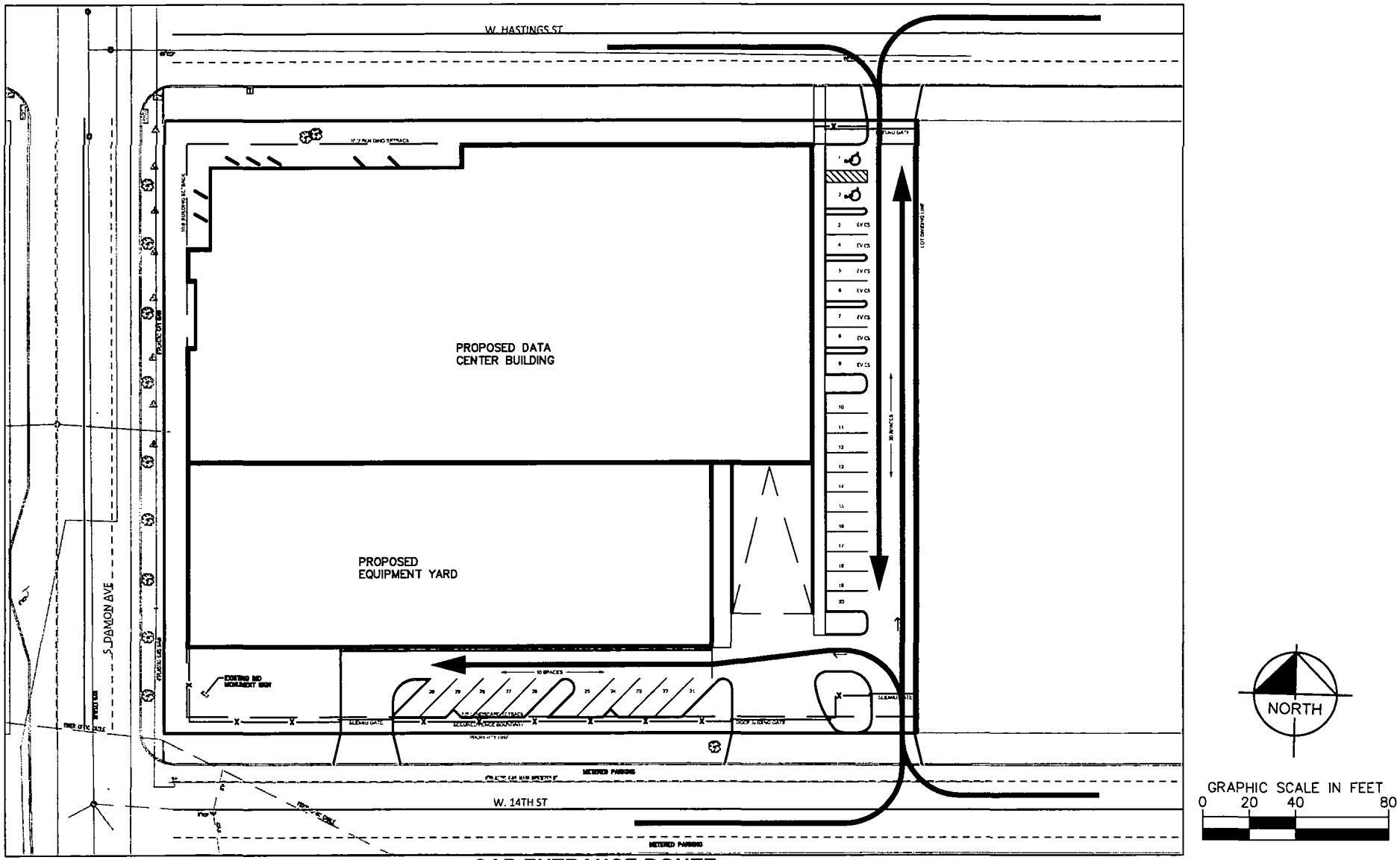
EXISTING ZONING EXHIBIT: NOT TO SCALE

NEW DATA CENTER
APPLICANT : ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED August 23, 2022



CTA BUS ROUTE AND PEDESTRIAN ACCESS: NOT TO SCALE

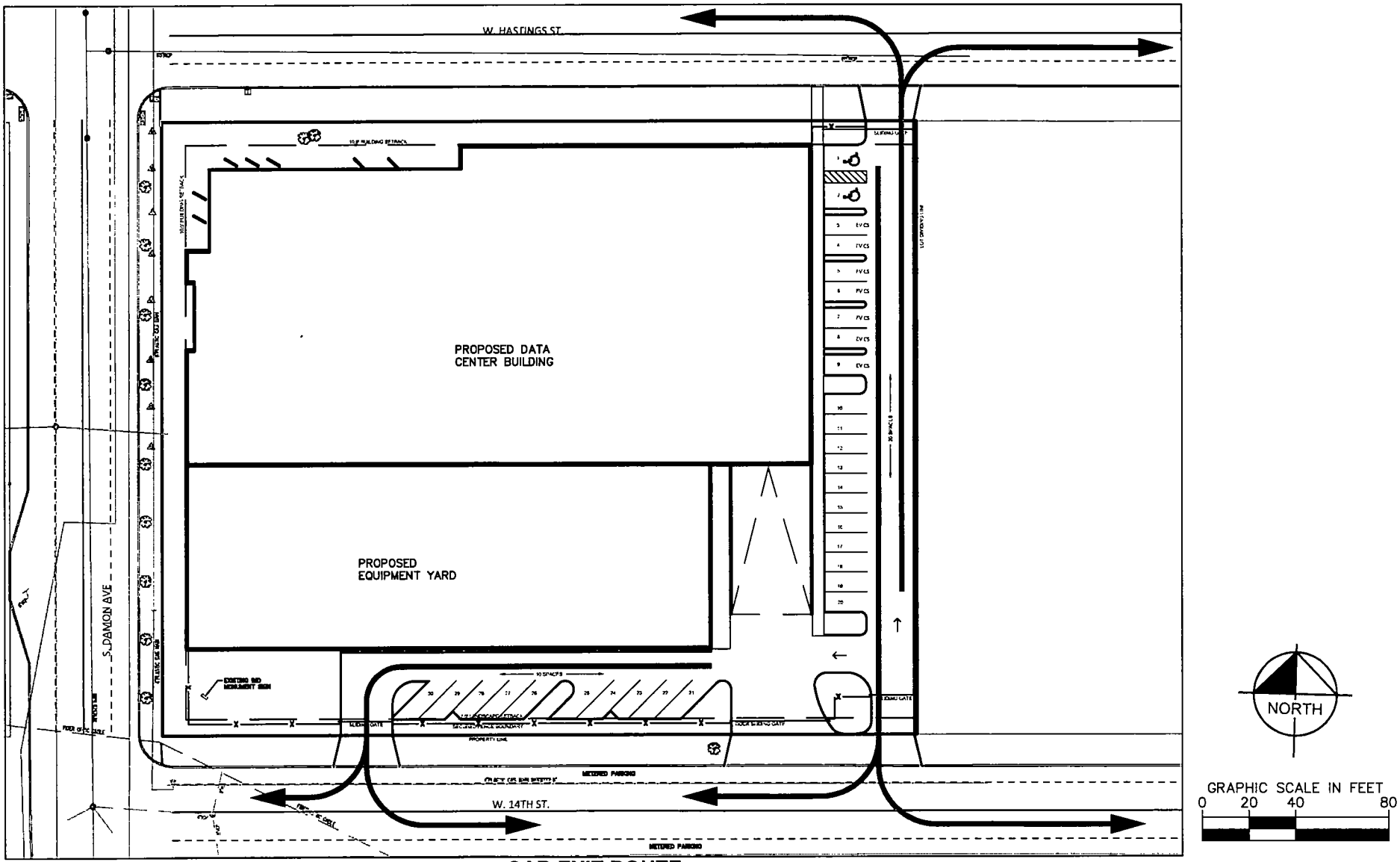
NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022



CAR ENTRANCE ROUTE

CAR ROUTING EXHIBIT A

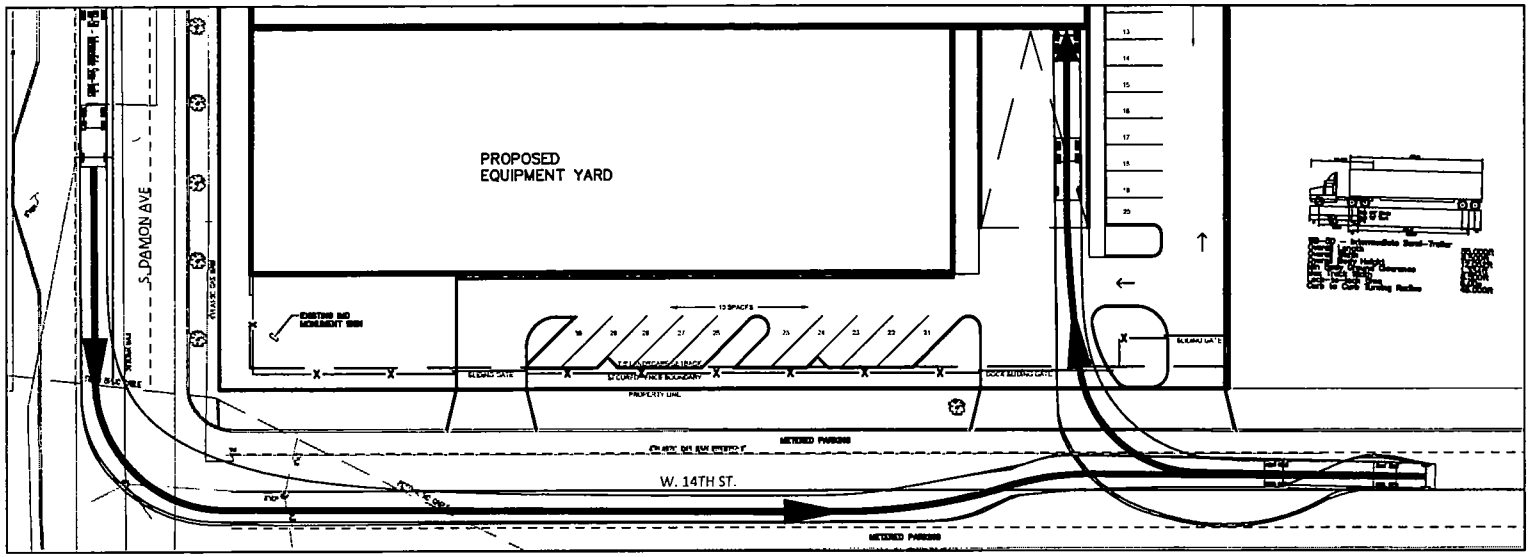
NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS. 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED · August 23, 2022



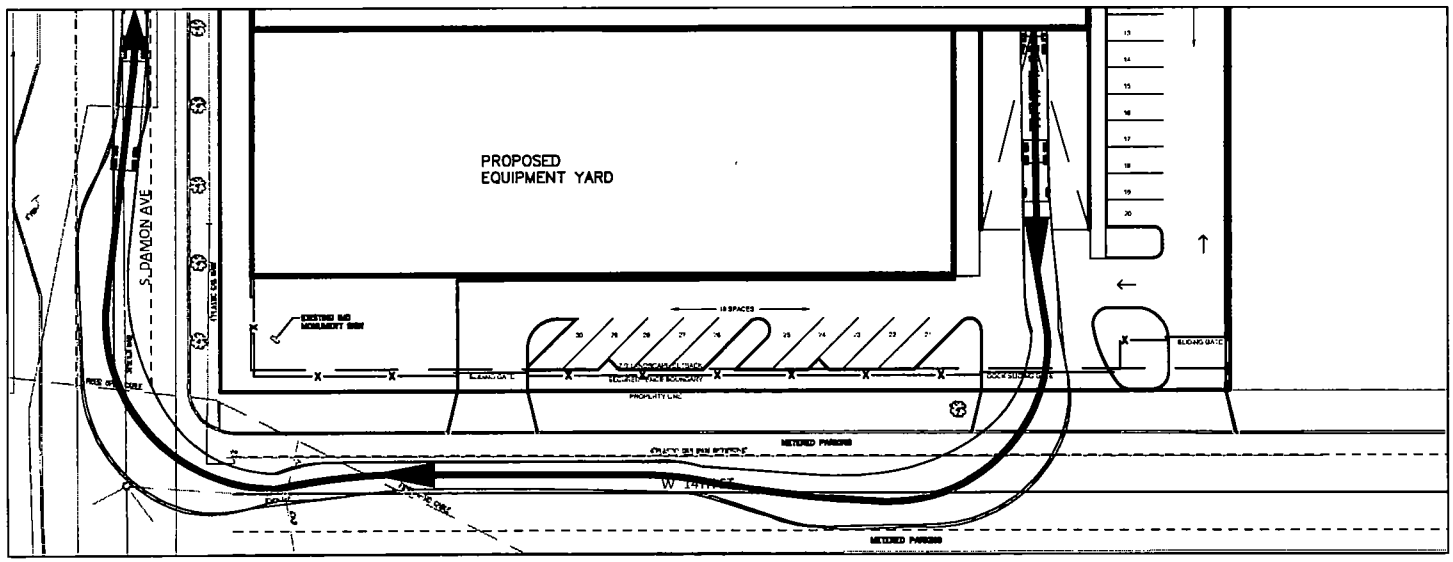
CAR EXIT ROUTE

CAR ROUTING EXHIBIT B

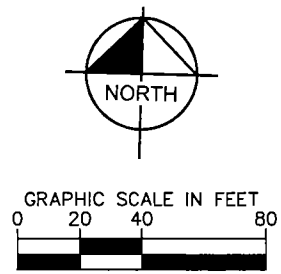
NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS. 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED August 23, 2022



TRUCK ENTRANCE ROUTE



TRUCK EXIT ROUTE



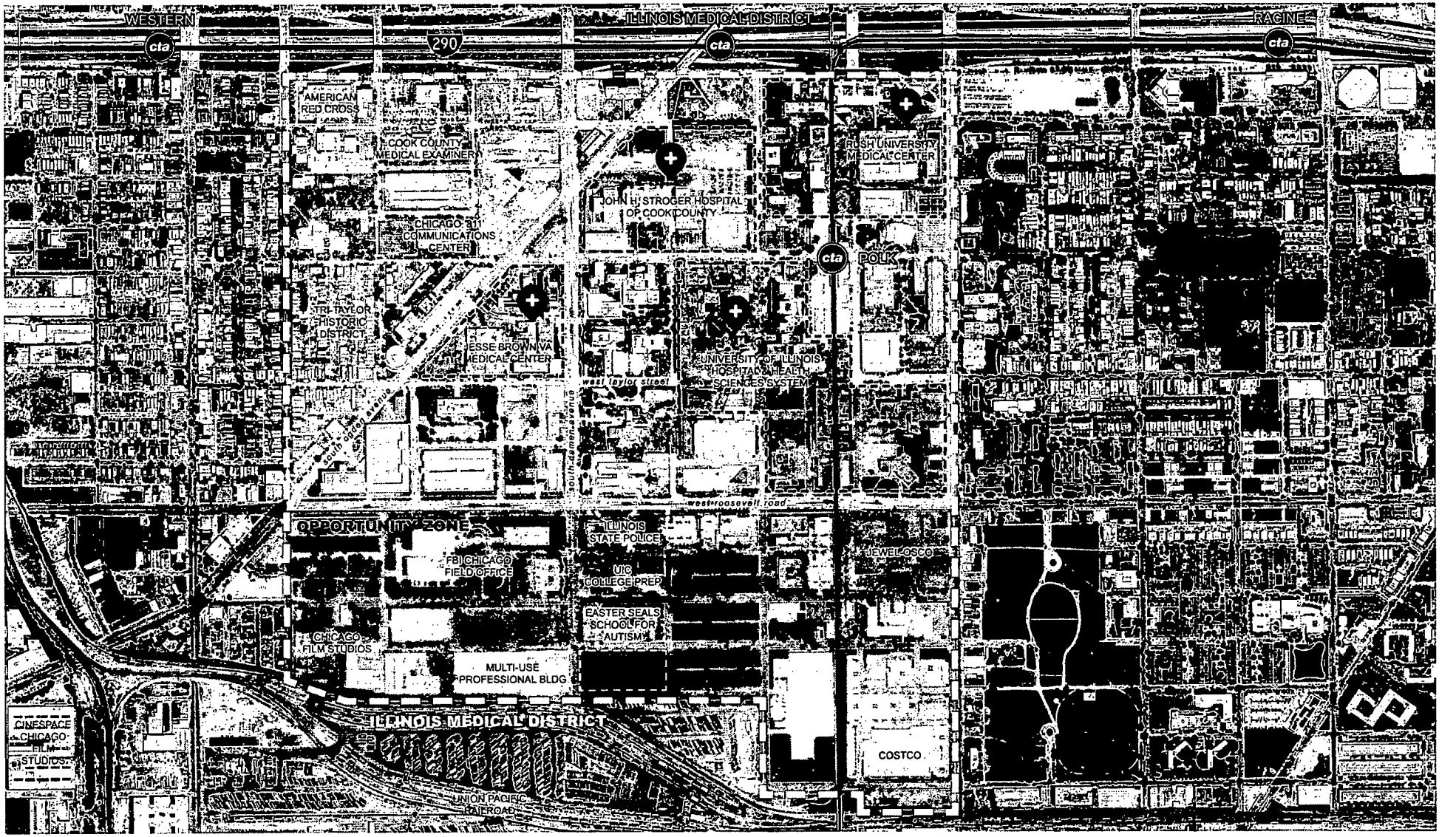
TRUCK ROUTING EXHIBIT

NEW DATA CENTER

APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS

ADDRESS: 1955 West Hastings Street, Chicago, IL 60608

DATE INTRODUCED: August 23, 2022



IMD MASTER PLAN MAP

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

08/09/22 • 22T00.0000

ILLINOIS
MEDICAL
DISTRICT

Illinois Medical District

OPPORTUNITY ZONE

CBRE

IMD:

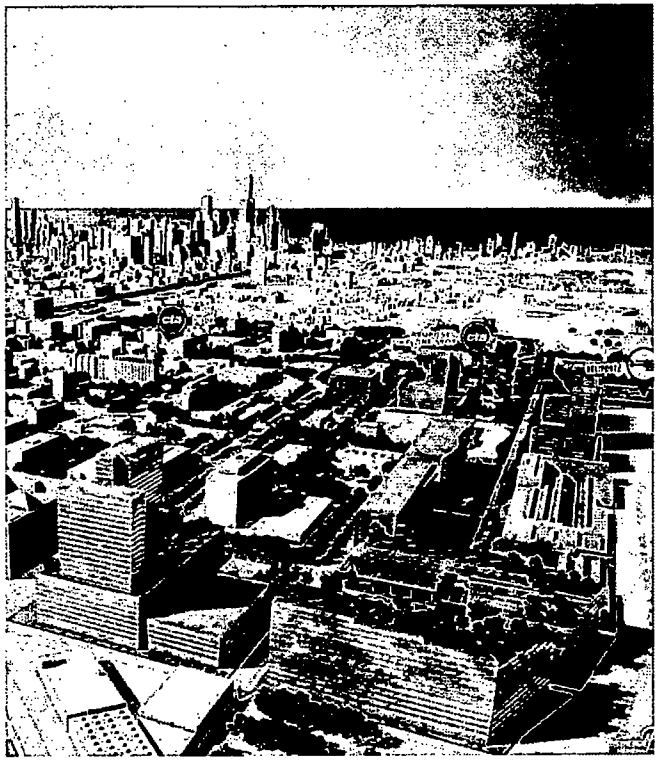
Innovation.
Science.
Technology.
Research.
Education.

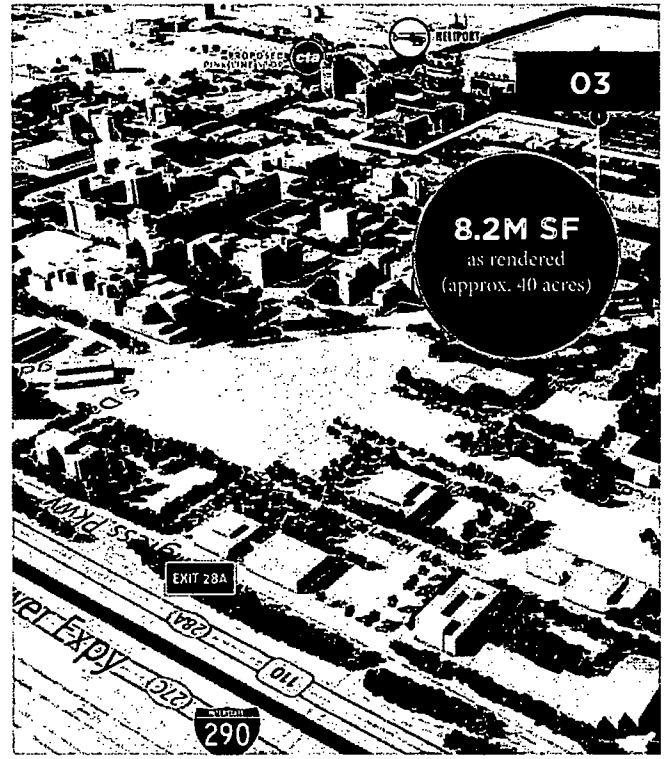
The IMD is a 24/7 high-tech hub at the heart of Chicago. Three colleges, led by the University of Illinois. Four medical centers. Research facilities. A tech park. This is the crossroads for a global community of innovation and inspiration. Every day more than 80,000 people come here to work, visit and share its energy.

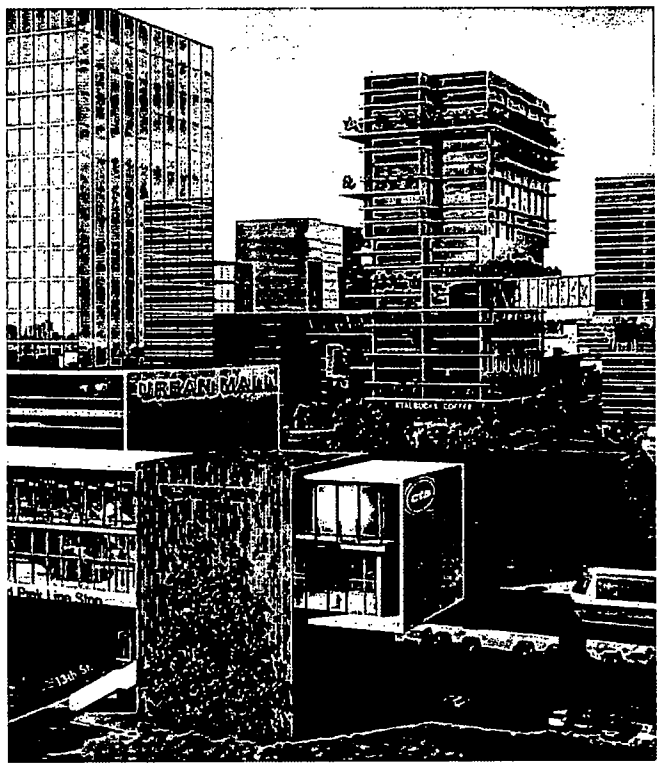
This is a true Chicago neighborhood, the western gateway to downtown Chicago, surrounded by culture and diversity. A robust transportation system runs through the IMD, connecting it with its neighbors, metro Chicago and the city's two international airports.

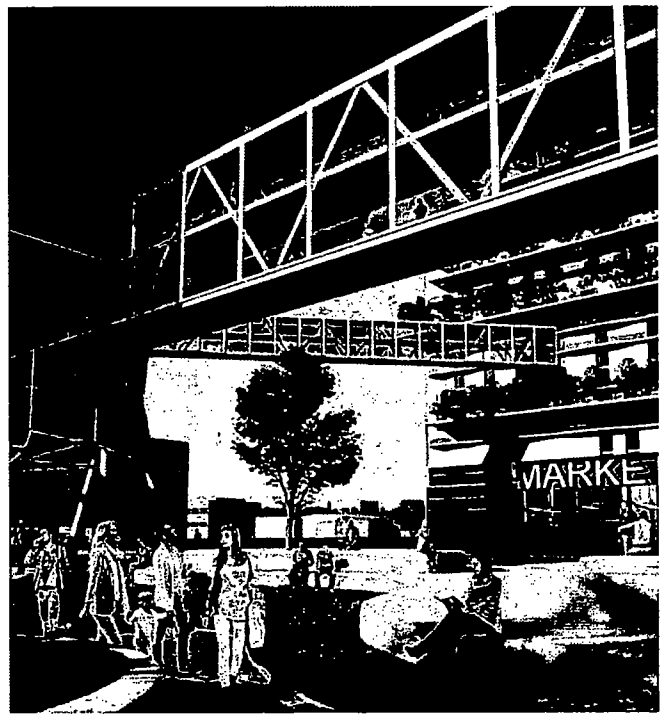
Another advantage: The IMD is a special-use zoning district with 25 acres of shovel-ready land in an Opportunity Zone. The IMD controls entitlements.

IMD Opportunity Zone

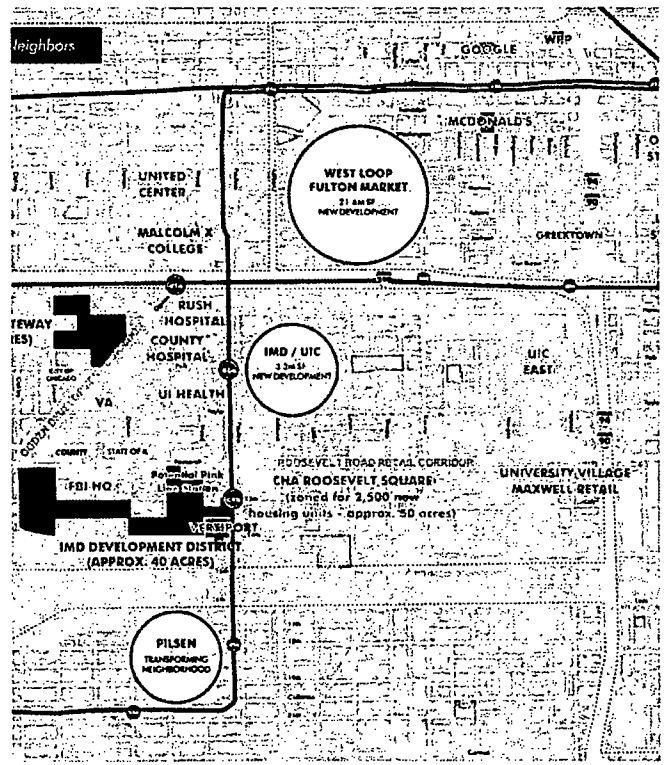








IMD Opportunity Zone



ILLINOIS MEDICAL DISTRICT

Major Institutions

COLLEGES
- University of Illinois Health (Medical, Nursing and Pharmacy)
- University of Illinois at Chicago
- Rush University Medical Center
- Malcolm X College

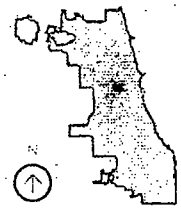
MUSEUMS
- National Italian American Sports HOF
- Jane Addams Hull House Museum
- National Public Housing Museum
- National Museum of Mexican Art

HOSPITAL
- University of Illinois
- Rush University Medical Center (RUMC)
- Cook County
- Jesse Brown V.A. Hospital
- Mount Sinai Hospital

CULTURE
- United Center
- UIC Pavilion
- Lagunitas Brewery
- Vertiport Helicopter Tours
- Hubbard Street Dance
- Downtown Chicago (2.0 miles)

Open Space

- Lake Michigan (4.0 miles)
- Chicago River (2.0 miles)
- Regional Parks:
  - Douglas Park
  - Addams/Medill Park
  - Harrison Park



TRANSPORTATION/CONNECTIVITY

Time to Airport

O'HARE

Train: 55 Min (Blue Line)
Car: 24 Min

MIDWAY

Train: 42 Min (9 Bus Transfer to Orange Line)
Car: 16 Min

POP. WITHIN 45 MINUTES OF COMMUTE:
5,769,479

Time to Downtown

Train: 16 Min
Car: 5 Min

KEY DEVELOPMENT DATA

Former Use

Mostly Residential

Current Use

Mostly Vacant Land

Land Area

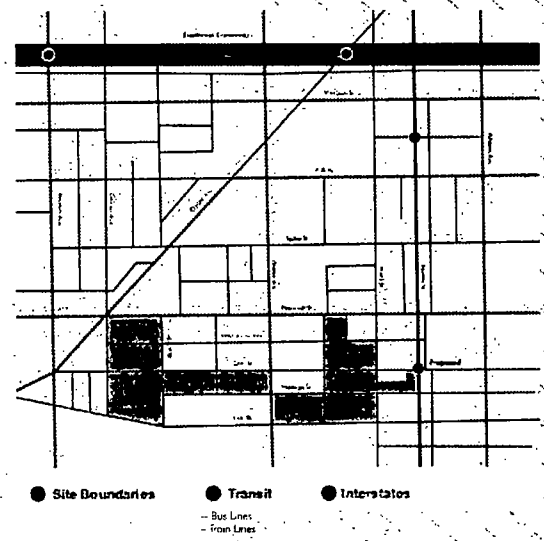
Approximately 40 acres

Development Capacity

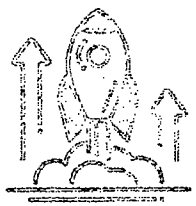
Approximately 8.7m SF (FAR of 5)

Proposed Role/Mix of Uses

- Office
- Retail
- Residential
- Laboratory/Medical
- Flex/Storage



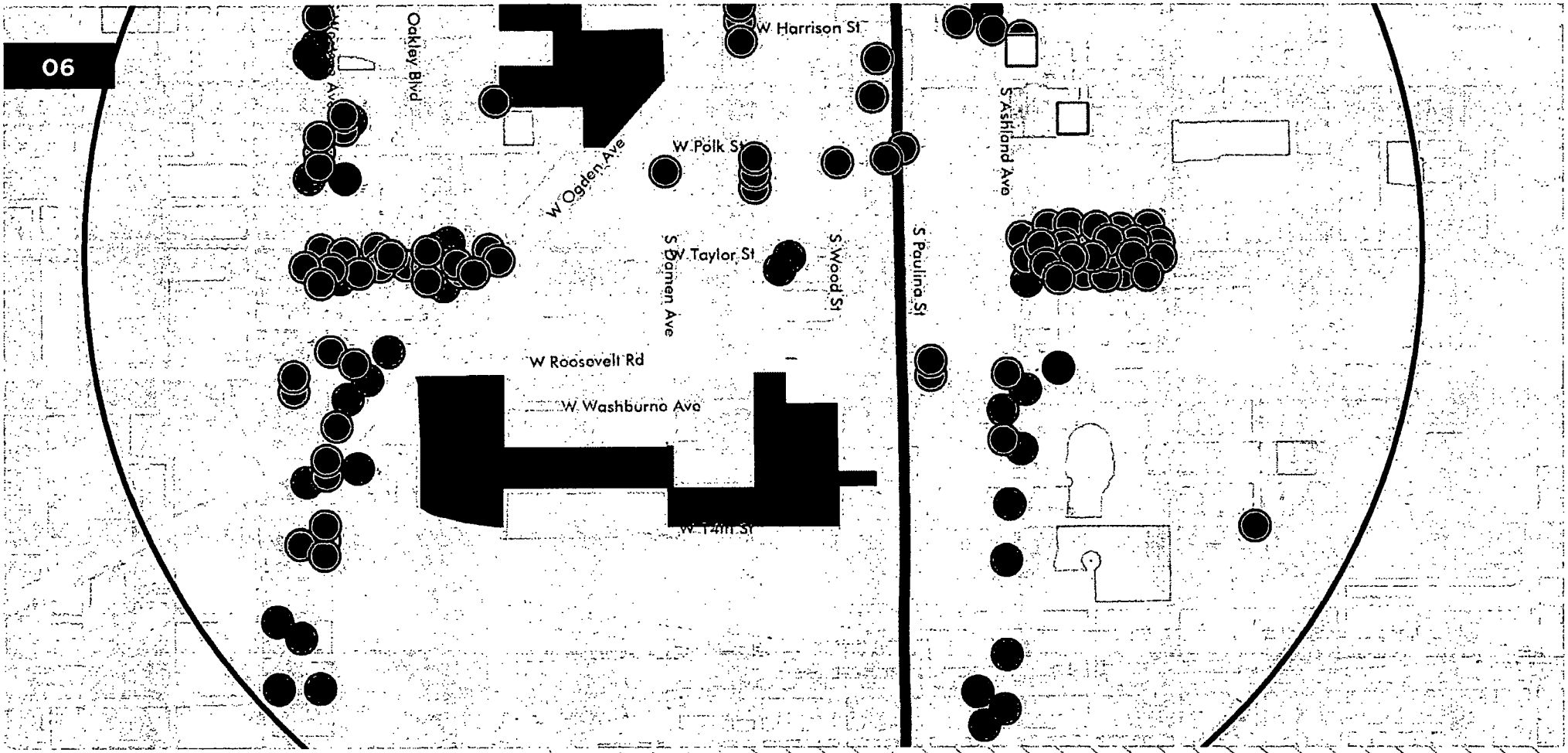
IMD Opportunity Zone

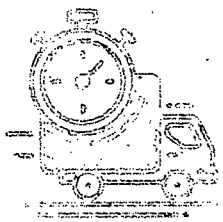


SITE VISION 2027

Less than two miles from the Loop, the IMD has a special-use zoning district, has control of permitted uses, building height, setbacks, density, greenspaces, parking, signage and more.

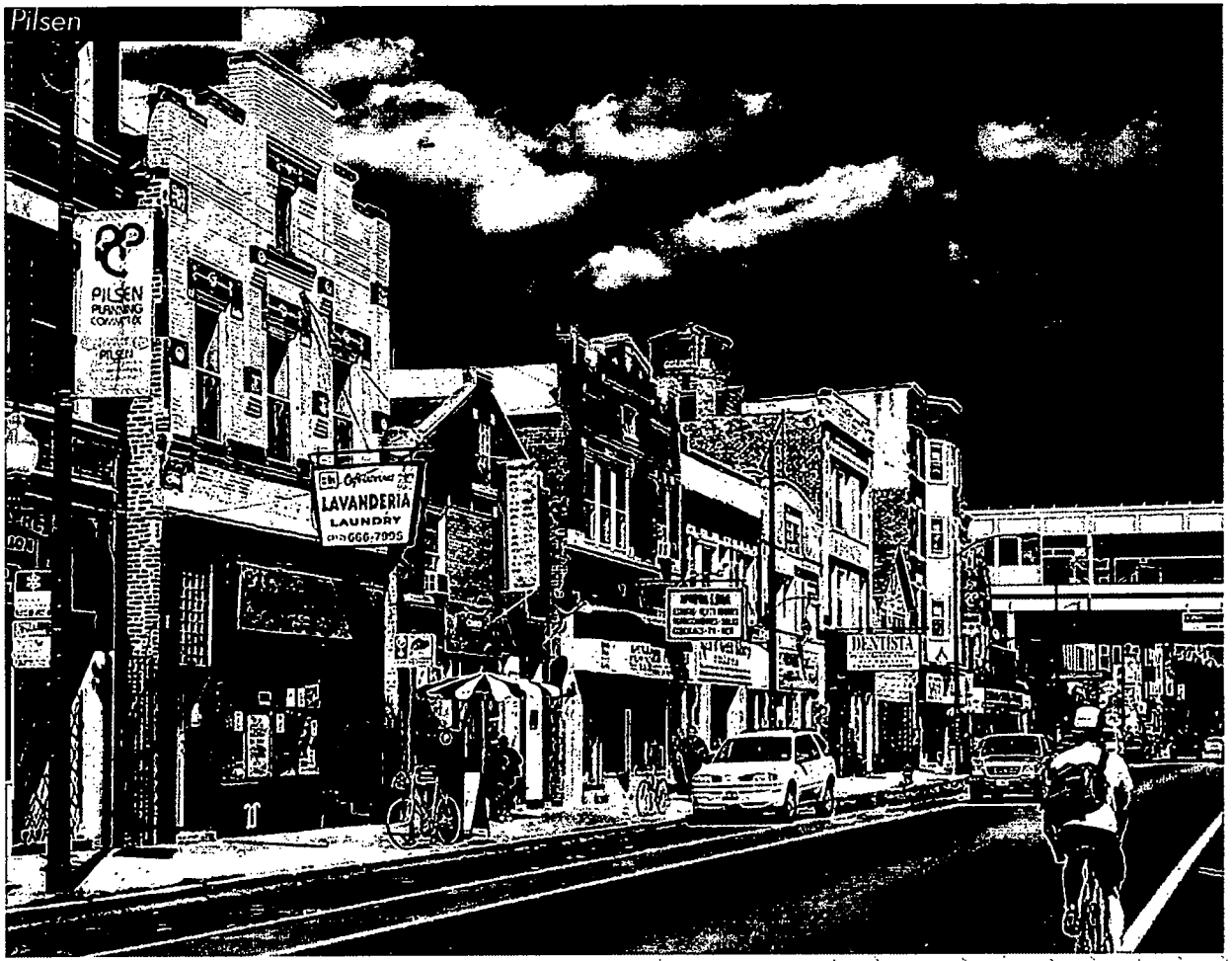
Commuting is a breeze in the IMD Opportunity Zone with multiple Blue and Pink line stops, plus six major bus routes and a campus-dedicated shuttle. Chicago's I-290 runs along the north edge and links with other major highways. Together they connect the IMD to the rest of Chicago and its suburbs. O'Hare and Midway airports are close and convenient. For faster access, the IMD has its own heliport.





WORKPLACE CONCEPT

The IMD is living proof of Chicago's power to attract talent. Already, the IMD has a highly educated, 24/7 global workforce of 65,000, heavy on science and technology. About 43.2% of residents within a mile of the IMD hold a bachelor's degree or higher — nearly 10 percentage points above the national average. Over the past five years, computer science enrollment has more than doubled at the U of I campus next to the IMD. The University of Chicago, Illinois Institute of Technology and Northwestern University contribute to the talent pool. With green expanses and easy access to the city's hottest neighborhoods, the IMD Opportunity Zone is a great spot to keep talent in place — and keep customers delighted.



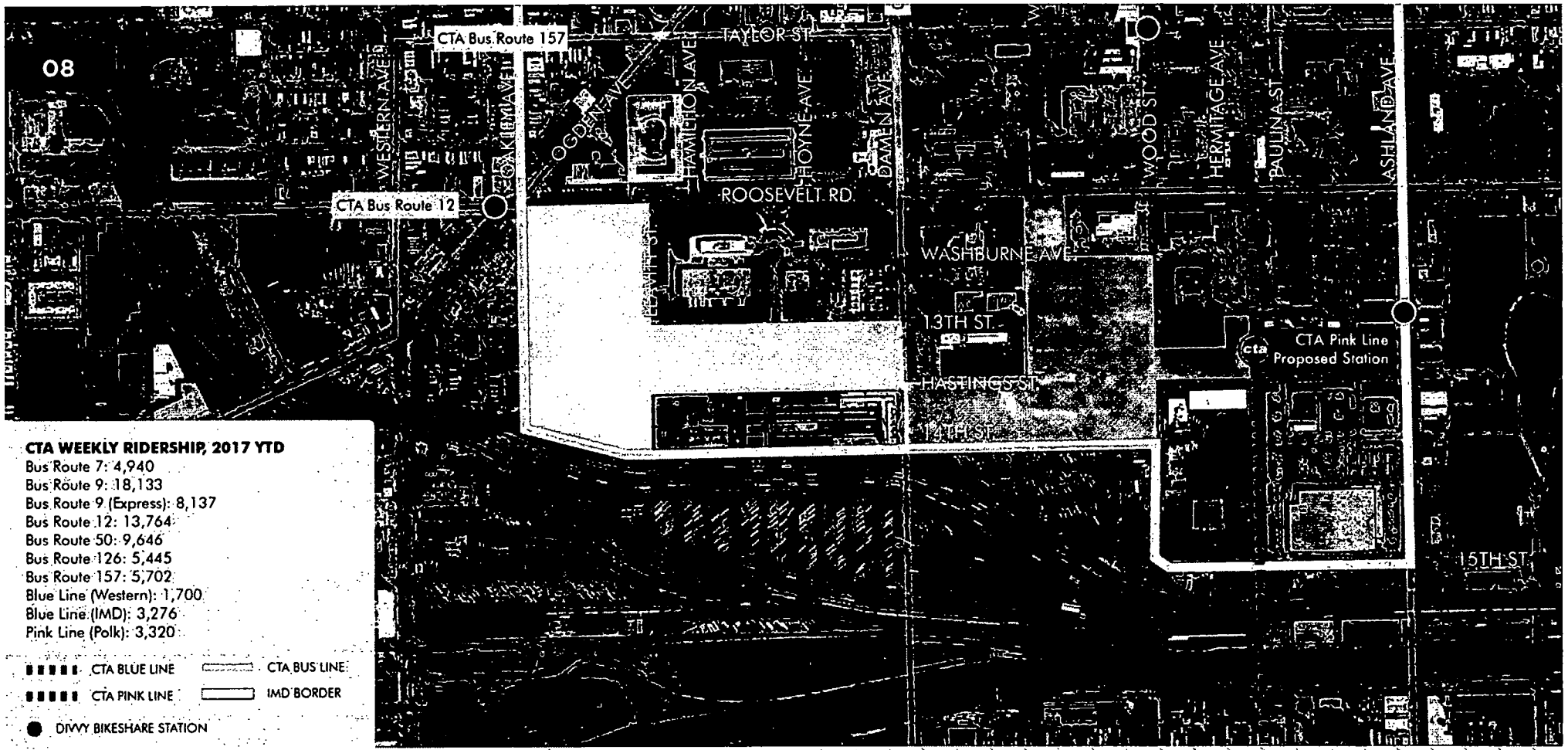
Pilsen

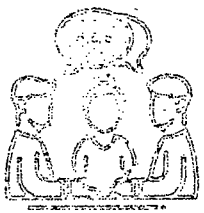
Greektown

Little Italy

NEIGHBORHOOD CONCEPT

The IMD has the city in its bones. It's an authentic Chicago neighborhood, part of a family of surrounding neighborhoods like Greektown, Little Italy and Pilsen, built by generations who made this a richly diverse city. Today the IMD Opportunity Zone is reaping the rewards of that diversity. It has access to the full range of Chicago's amenities. Nightlife. Jazz clubs. Trend-setting restaurants. World-class music, theater and art. From the IMD, they're all a walk, an Uber or a quick L ride away. Yet the neighborhood stands apart from the bustle of the city. It's connected but not congested. The IMD is a jewel on the burgeoning Ogden Development Corridor, set to take on a new shine.

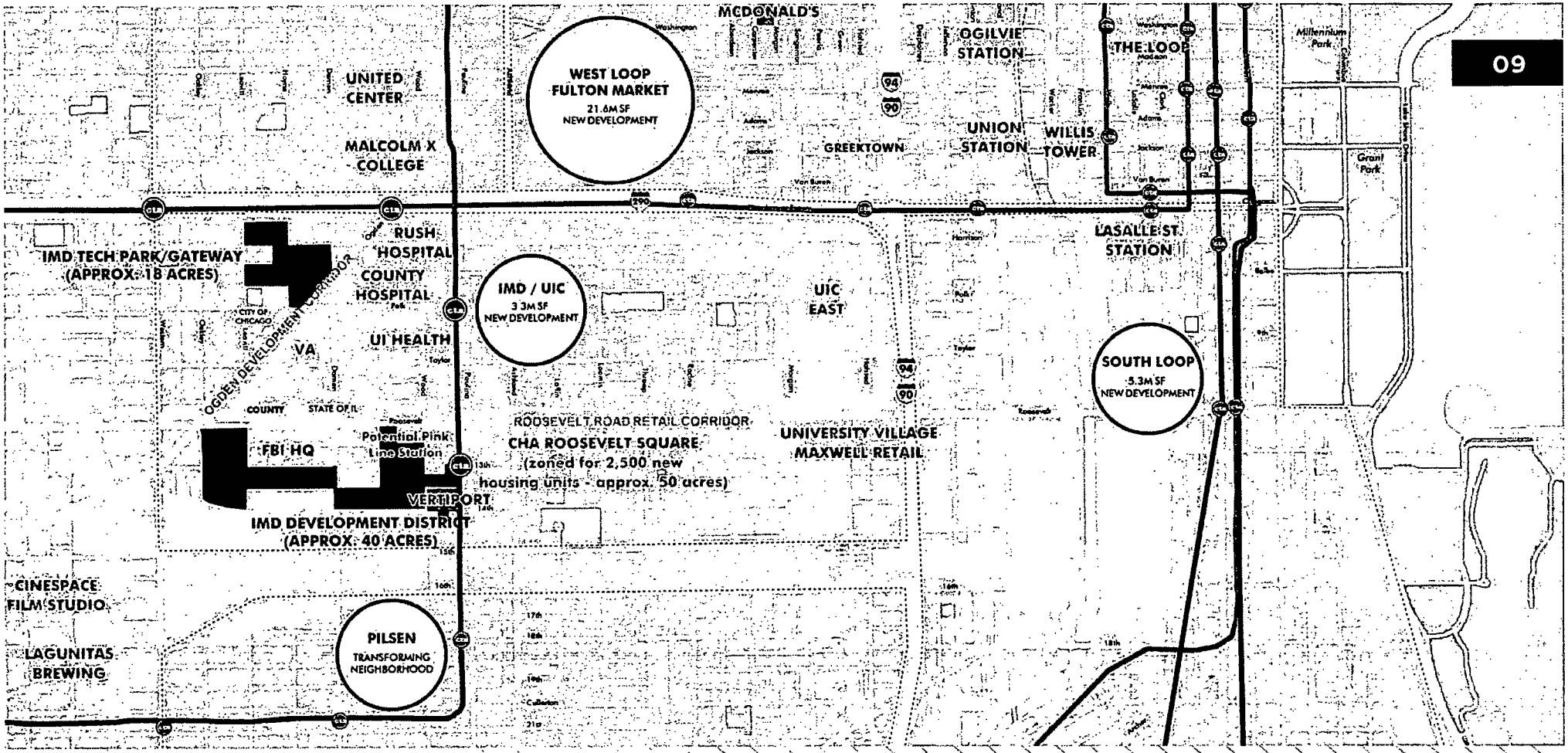




CONNECTIVITY CONCEPT

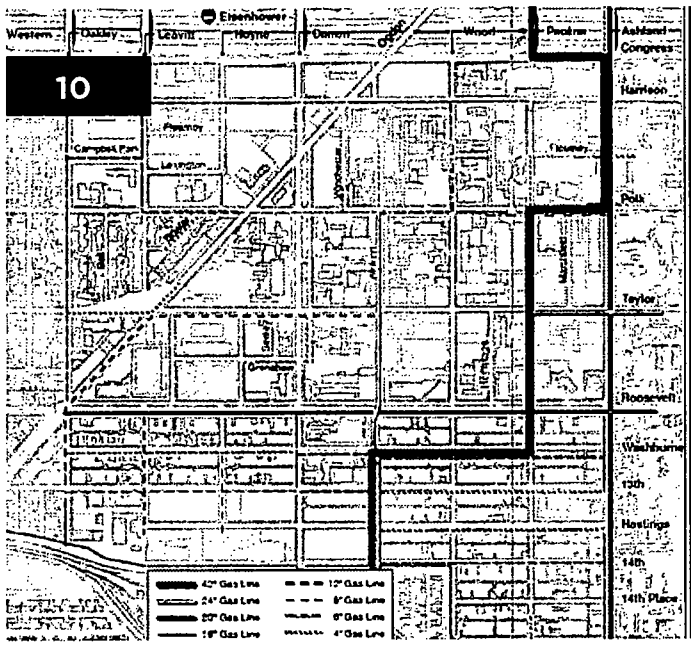
The IMD Opportunity Zone is connected. Two CTA lines, Pink and Blue, backed up by seven bus routes, move 82,000 people through the area weekly. A proposed Pink Line station at 13th Street would only boost the numbers. I-290, the city's main east-west highway, runs along the IMD's northern border. Within a mile, I-290 connects with highways fanning out to metro Chicago and beyond.

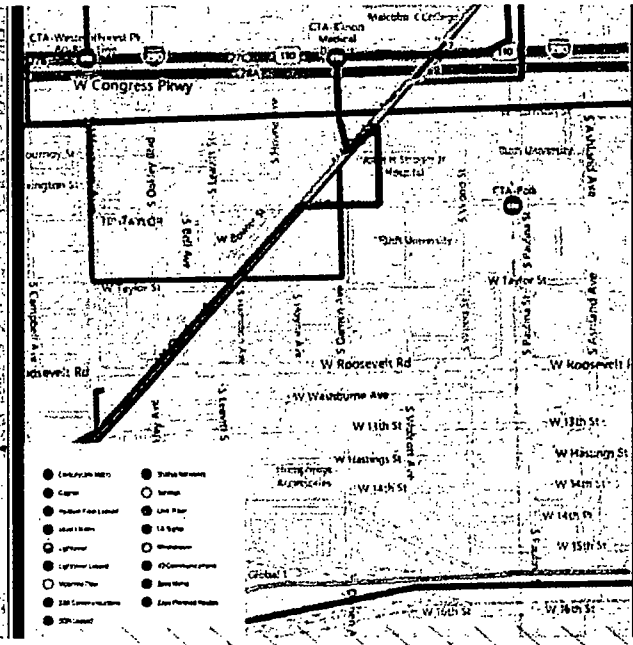
For closer commutes, bike lanes run throughout the IMD, and the Divvy bikeshare service has three locations in the district. When it's time to fly, O'Hare and Midway airports are both 30 to 40 minutes away. Or take a chopper from the IMD heliport, serving people and drones.

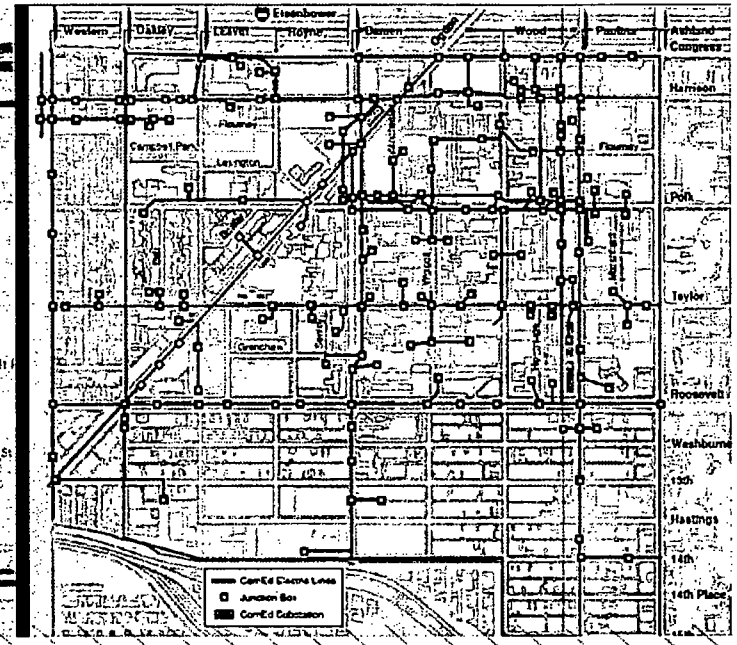


PLACE CONCEPT

The IMD Opportunity Zone is a 24/7 neighborhood in the heart of the Ogden Development Corridor, the city's hotbed of new development. To the north are Google, McDonald's HQ, United Center and Fulton Market. To the east: University of Illinois, University Village and the South Loop. To the south: Pilsen, Lagunitas' second headquarters, Cinespace Studios and Mount Sinai Hospital. Within a mile of the IMD are more than 80 restaurants, 34,725 residents and 16,008 housing units. Bordering the site are 50 acres of City-controlled land zoned for 2,500 homes at all price points. All around the IMD, the heart of the city pulses with an urban beat. This is an exciting place to work, play and live the city life.

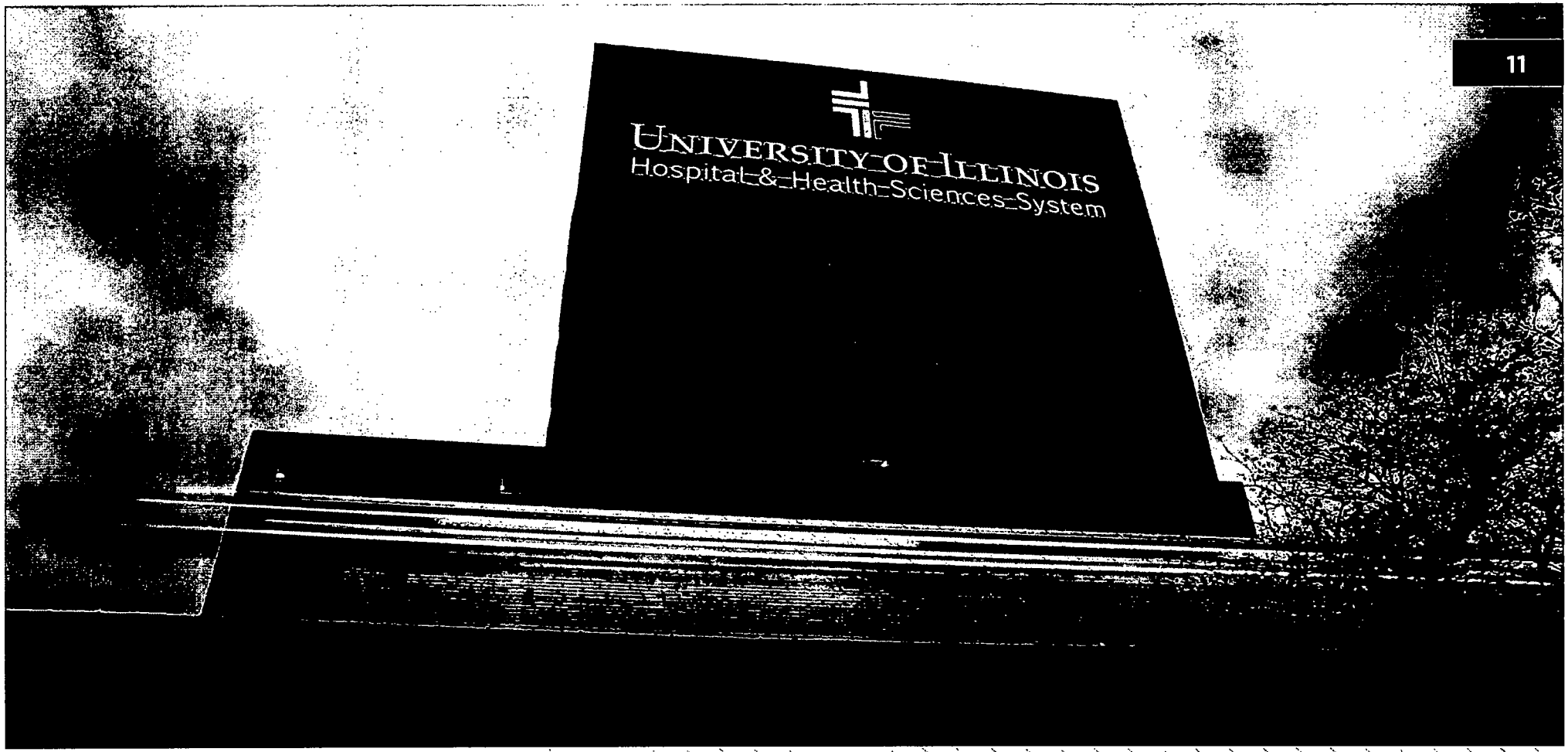


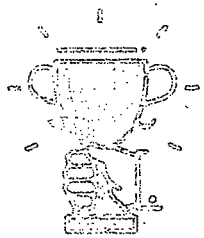




UTILITIES/ COMMUNICATION

With 17 fiber providers, the IMD Opportunity Zone is well-connected. That's no accident. The University of Illinois campus on site is a heavy user. So are the four major medical centers in the IMD. And the essential utilities of electricity, sewer, water and natural gas are present at each individual site, making them truly shovel-ready.





SUSTAINABILITY CONCEPT

The IMD is a living sustainability lab. Clean energy provider GreatPoint Energy is based here. Rush University Health Center's tower on campus is LEED Gold certified; the FBI Regional Headquarters is LEED Platinum. In Chicago, the IMD team is prepared to go to the next level in district energy and wastewater systems within this Opportunity Zone.

Thank You

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CBRE

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Any city incentives involved/requested

Metro Edge Development Partners is in process of applying for Cook County's Class 6b Classification, which is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities.

Metro Edge also plans to apply for the Data Center Investment Tax Exemptions and Credits, which provides owners and operators with exemptions from a variety of state and local taxes for qualifying Illinois data centers.

Chicago Sustainable Development Policy 2017.01.12

DPD
CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

08/15/22 • 22160.0000

Compliance Options / Compliance Paths	Points Required: Starting Points	Points Required: Number of Optional Points Required (New Construction / Substantial Rehab / Moderate Rehab)	Energy	Stormwater	Landscapes	Landscapes	Water	Transportation	Transportation	Transportation	Transportation	Transportation	Solid Waste	Work Force
Options Without Certification														
All Options Available	0	100 / 50 / 25												
Options With Certification														
LEED Platinum		5 / 0 / 0	NA	10	NA	NA	NA	5	NA	NA	5	5	NA	10
LEED Gold		10 / 0 / 0	NA	10	5	5	NA	5	NA	10	5	5	10	10
LEED Silver		20 / 0 / 0	NA	10	5	5	NA	5	NA	10	5	5	10	10
Green Globes 4-Globes		10 / 0 / 0	NA	10	5	5	NA	5	NA	10	5	5	10	10
Green Globes 3-Globes		20 / 0 / 0	NA	10	5	5	NA	5	NA	10	5	5	10	10
Green Globes 2-Globes		30 / 0 / 0	NA	10	5	5	NA	5	NA	10	5	5	10	10
Living Building Challenge		0 / 0 / 0	NA	10	NA	NA	NA	NA	NA	10	5	NA	NA	10
Living Building Challenge Petal		10 / 0 / 0	NA	10	5	5	10	5	NA	10	5	5	10	10
Enterprise Green Communities*		20 / 0 / 0	NA	10	5	5	10	5	NA	10	5	5	10	10
PassiveHouse		30 / 0 / 0	NA	10	5	5	10	5	5	10	5	5	10	10

Sustainable Strategies Menu: Health, Energy, Stormwater, Landscapes, Green Roofs, Water, Transportation, Solid Waste, Work Force, Wildlife

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

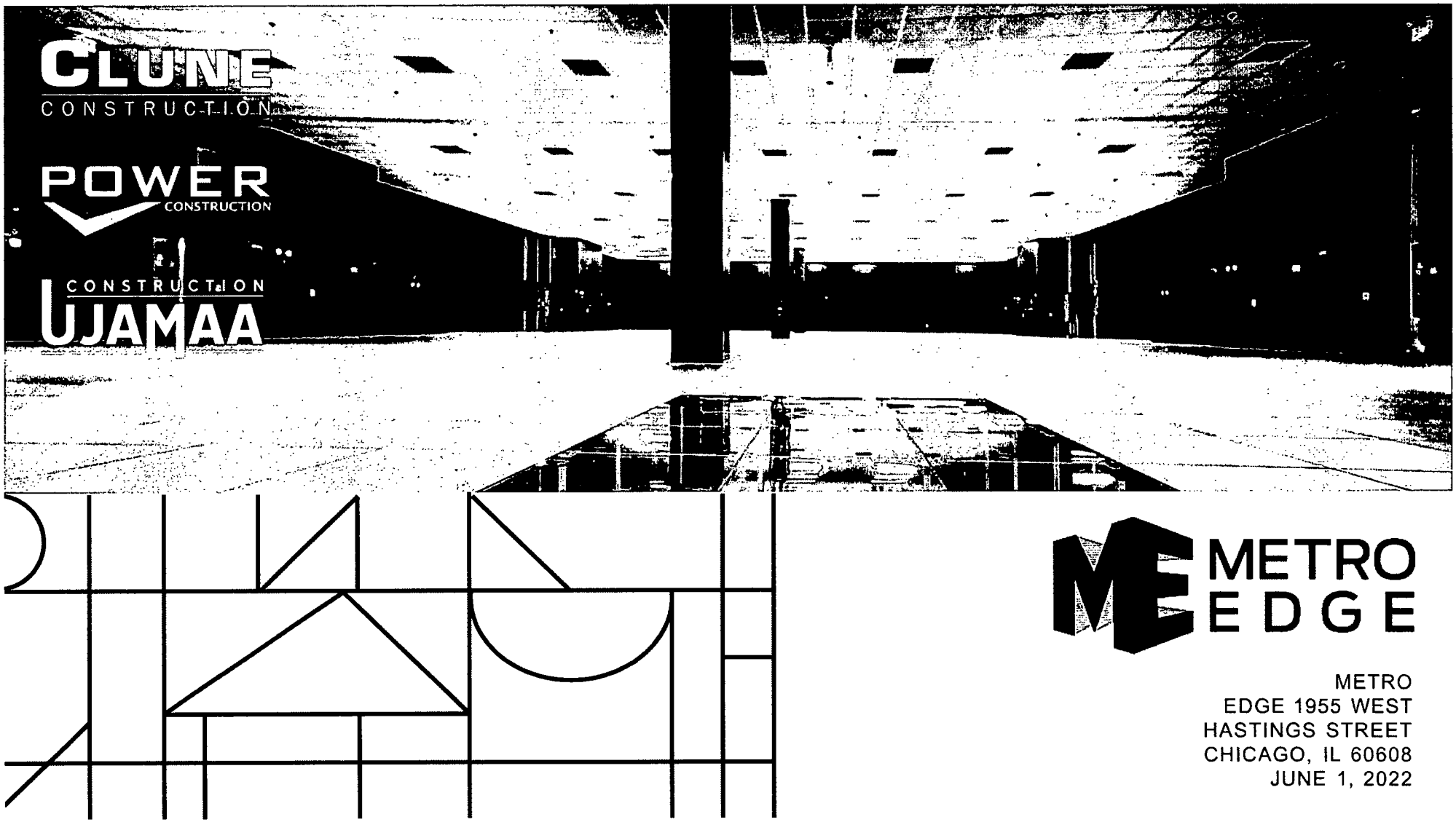
*does not apply to TIF assistance of less than $1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building sytems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

NOT TRACKING THESE ITEMS AT THE MOMENT.
TRACKING THESE ITEMS TO ACHIEVE SUITABILITY CREDITS

SUSTAINABLE DEVELOPLENT

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022



METRO
EDGE

METRO
EDGE 1955 WEST
HASTINGS STREET
CHICAGO, IL 60608
JUNE 1, 2022

MBE STRATEGY

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED August 23, 2022

DIVERSITY, EQUITY & INCLUSION | MINORITY PARTNERSHIP

MAKING AN IMPACT

We Have the Responsibility to Inspire Progress Towards Equity.

Community:
- Residents
- Pre-Apprentice Programs
- Outreach Organizations
- Workforce
- Businesses
- Government

Contractors:
- GC JV Partners
- Protege GCs
- Subcontractors
- Suppliers
- Vendors

JIMMY AKINTONDE

MARCUS EVANS

SEAN GLOWACZ

DENISE MOY DUFFY

3 MAJOR STRATEGIES

1) ATTRACT

2) INVEST

3) SUSTAIN

CONSTRUCTION UJAMAA | POWER CONSTRUCTION | CLUNE CONSTRUCTION

MBE STRATEGY
NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED August 23, 2022

Contractor Outreach

Aldermanic Office

- Working with 28th Ward Alderman's Office to meet local contractors.
- Sharing bid package and bidding schedule with Aldermanic offices to distribute in their Newsletters to the community

Assist Agencies

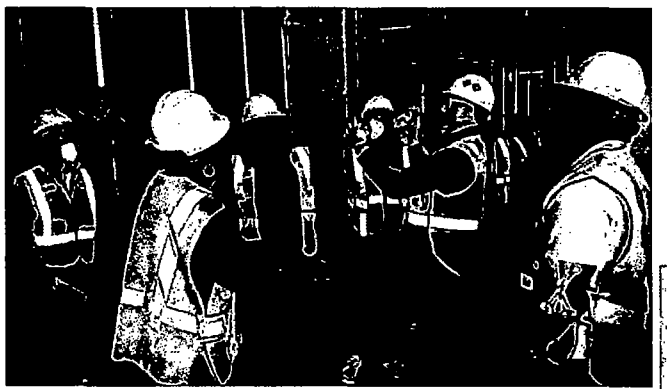
- Contacting City provided Assist-Agencies on upcoming bid opportunitie
- Incorporating agency member list into bidding the program

Advocacy Agencies

- Black Contractors Owners and Executives (BCOE)
- Hispanic American Construction Industry Associates
- Federation of Women Contractors
- Austin Chamber of Commerce

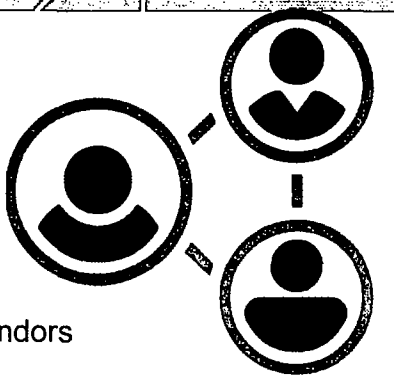
Company Diversity Database

- Utilizing diverse contractor list with Clune Construction, Power Construction and UJAMAA Construction.



CONSTRUCTION UJAMAA POWER CONSTRUCTION CLUNE CONSTRUCTION

Contractor Outreach



Contractor Outreach Fair

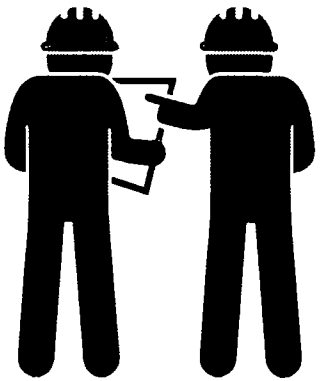
- Holding Contractor Opportunity Fairs in the IMD
- Participating in Contractor Fair in the Community

Second-Tier Participation

- Encourage 2nd Tier Diversity spend with Subcontractors and vendors
- Target local vendors in the community

Mentor-Protege

- Encourage peer-to-peer Contractor Partnerships
- Recognize formal Mentor-Protégé and Partnership agreements with Trade partners.



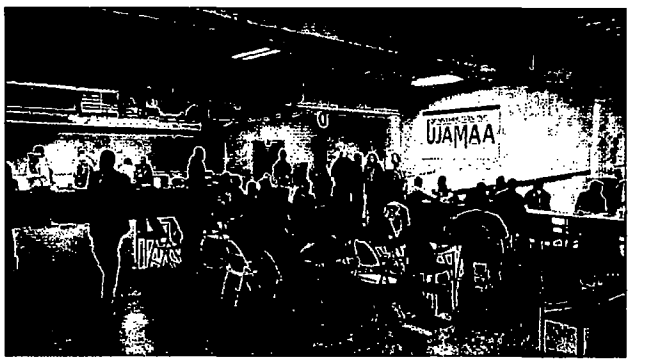
Workforce Hiring

Workforce Training Advocacy

- Partners with Pre-apprentice training agencies in the community like Revolutions Workshop, North Lawndale Employment Network, etc.
- Visit Union lead Training programs in the Community
- Create workforce utilization plan and share with all stakeholders

Aldermanic Office and Community Groups

- Contact Aldermanic Office for employment opportunities
- Share Employment Opportunities with local Churches, Community Centers and employment groups.



Employment Job Fair

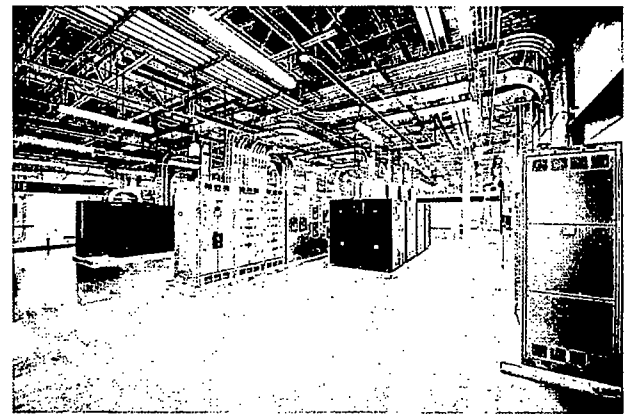
- Coordinate Employment Fair in the Community
- Participate in Employment Fairs by other agencies in the community.
- Provide pathways to union apprenticeship programs.

CONSTRUCTION UJAMAA POWER CONSTRUCTION CLUNE CONSTRUCTION

Workforce Hiring Metrics

MEDP Project Participation Goals

- MBE Participation - 30% of Total Project Labor Force
- WBE Participation – 10% of Total Project Labor Force
- City Residency – 50% of Total Labor Force



Anticipated Project Hiring Statistics

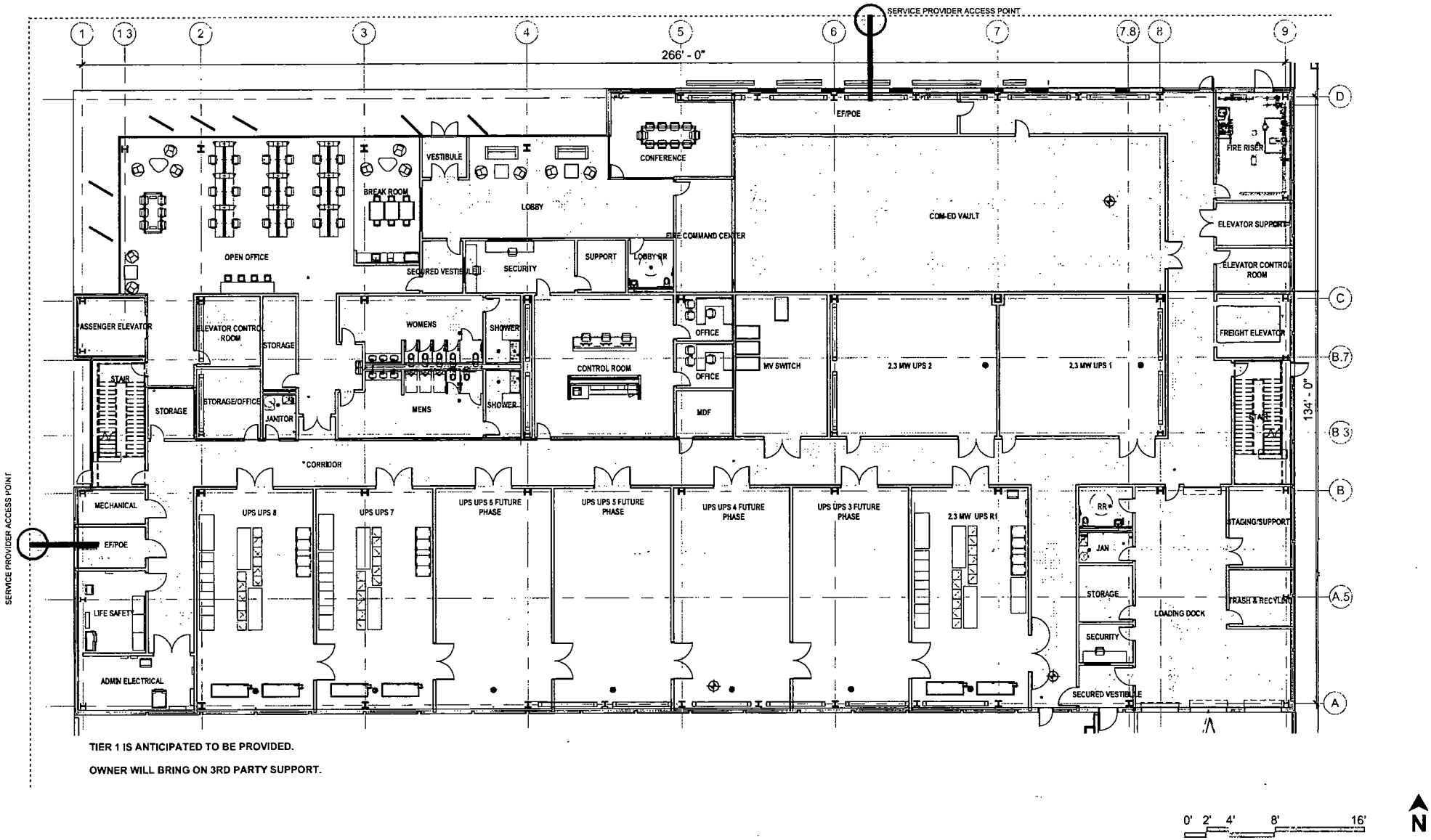
- ROM Project Construction Hard Costs - $80M
- Estimated Approx. 400,000 Construction Hours
- 200 Full Time Annual Equivalent Construction Jobs
- 71 New Full Time Positions (The training program is anticipated to graduate over 15 alums per year combined with the 56 FTEs that are expected to work at the subject project upon stabilization)

CONSTRUCTION UJAMAA POWER CONSTRUCTION CLUNE CONSTRUCTION

TRACKING SOFTWARE | SKILLSMART

- In-house Tracking / Software
- Certified Payroll Tracking
- MBE/WBE Actual Spend & Commitment
- City Residency Labor Tracking - 50%
- Local Residency Labor Tracking - 10%

CONSTRUCTION UJAMAA POWER CONSTRUCTION CLUNE CONSTRUCTION



TIER 1 IS ANTICIPATED TO BE PROVIDED.

OWNER WILL BRING ON 3RD PARTY SUPPORT.

LEVEL ONE - BUILDING SERVICE

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

08/09/22 • 22160.0000

MOPD
Mayor's Office For
People With Disabilities

Memorandum

To: Brian Hacker
Coordinating Planner
Department of Planning and Development

From: Matthew Sepanik
Architect IV
Mayor's Office for People with Disabilities

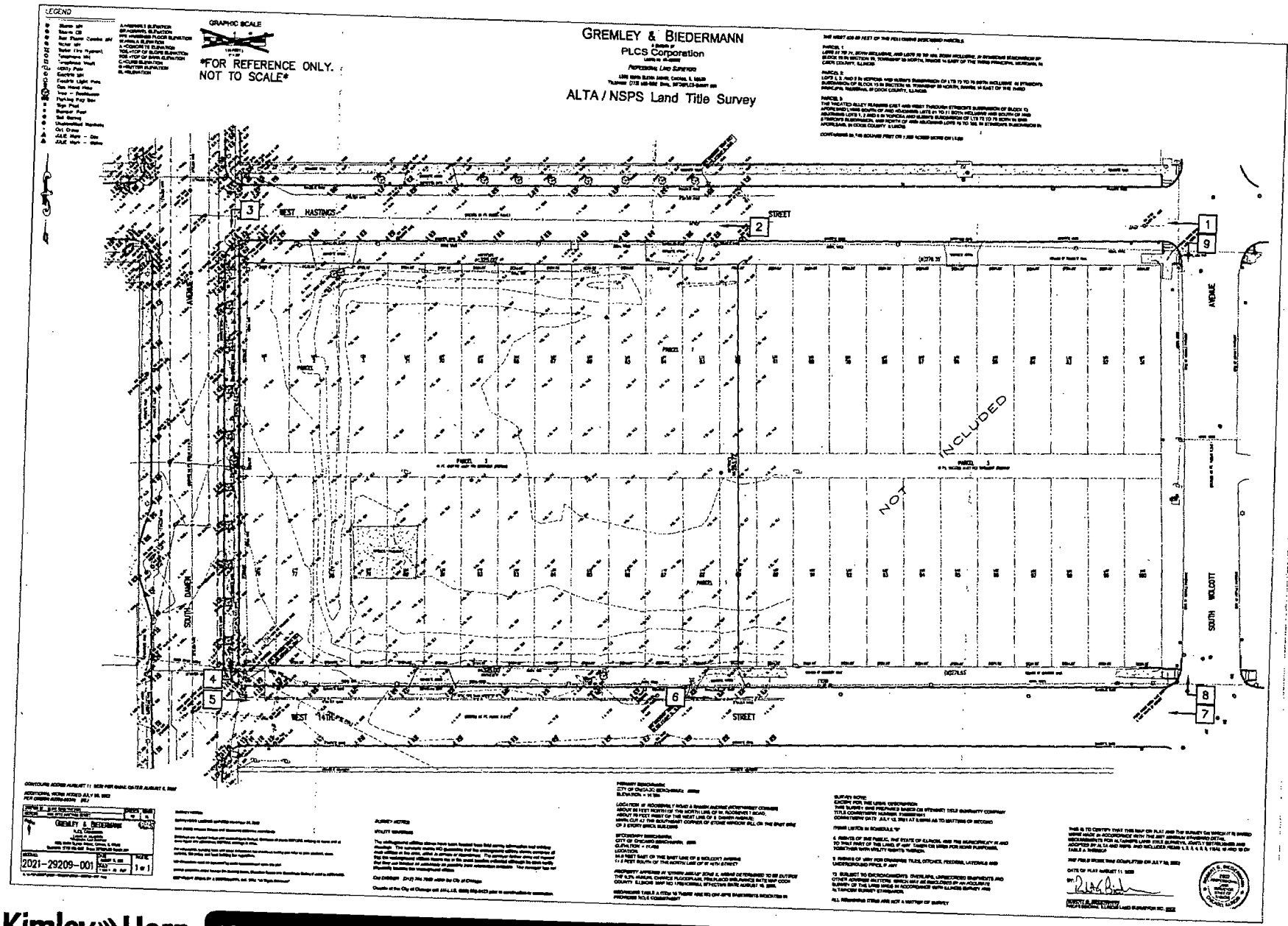
Re: **Planned Development - Site Plan Approval**
Metro Edge
1955 W Hastings

Date: 10/27/2022

Pursuant to the Chicago Zoning Ordinance, the above-referenced project is designated a "Planned Development" and must obtain preliminary permit plan approval from the Mayor's Office for People with Disabilities (MOPD). To obtain approval from MOPD, it's site plan must comply with the accessibility requirements of the Chicago Building Code, set forth at 14B-11, all other codes and regulations referenced therein, including but not limited to ICC A117.1-2009, and the 2018 Illinois Accessibility Code. After reviewing the plans provided to MOPD and meeting with architects responsible for the project on 10/26/2022, MOPD grants preliminary approval for the site plan only under the following conditions:

- All changes and corrections discussed in the meeting minutes submitted by the architects are made in accordance with the above-referenced accessibility codes and regulations.

Cc: Noah Szafraniec - Department of Planning and Development
Carol Stubblefield – Neal & Leroy



Kimley»Horn

1955 W. HASTINGS ST

CDOT PHOTO LEGEND EXHIBIT

09/30/2022

NOT TO SCALE

NORTH

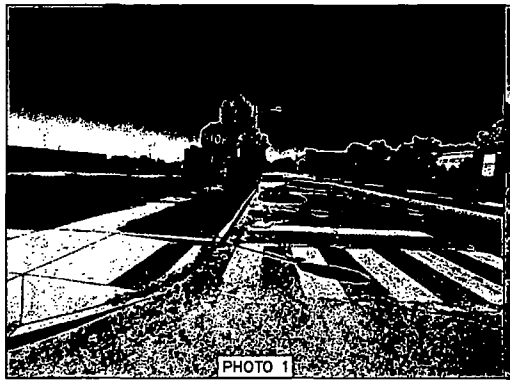
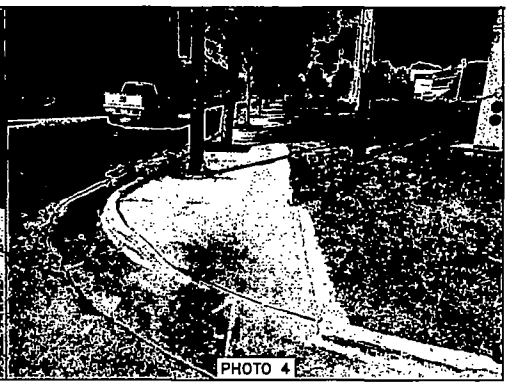


PHOTO 1

PHOTO 2

PHOTO 3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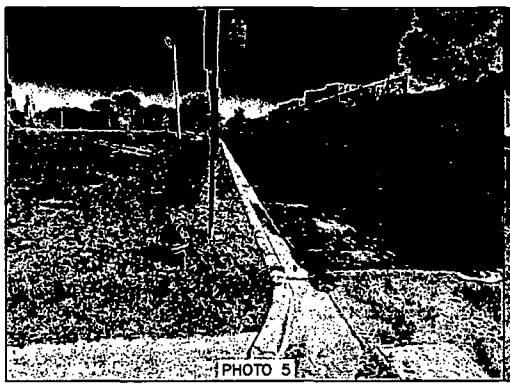
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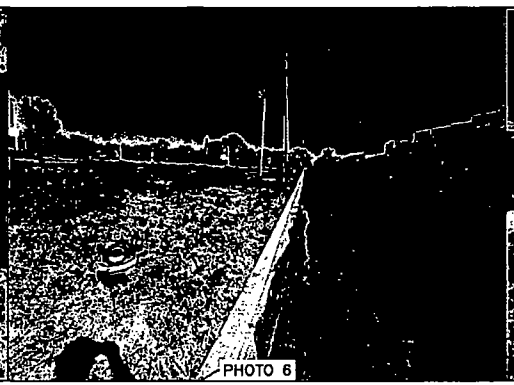
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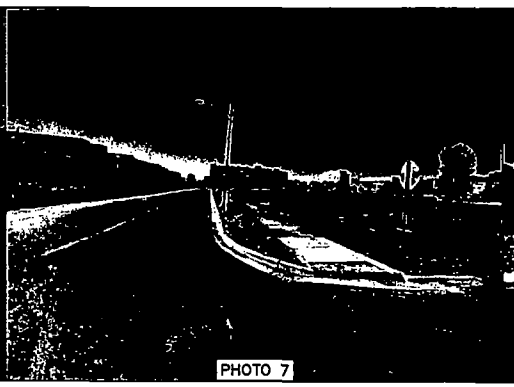
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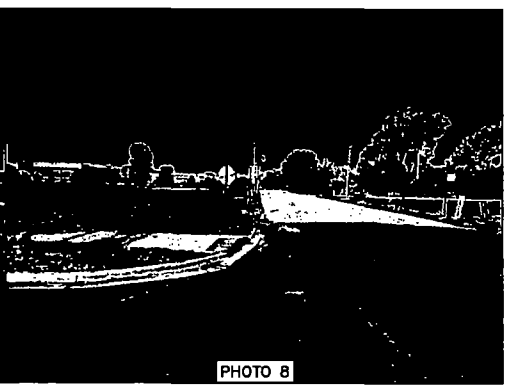
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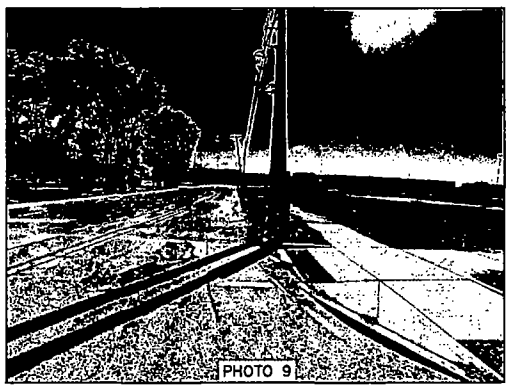


PHOTO 9

Kimley»Horn

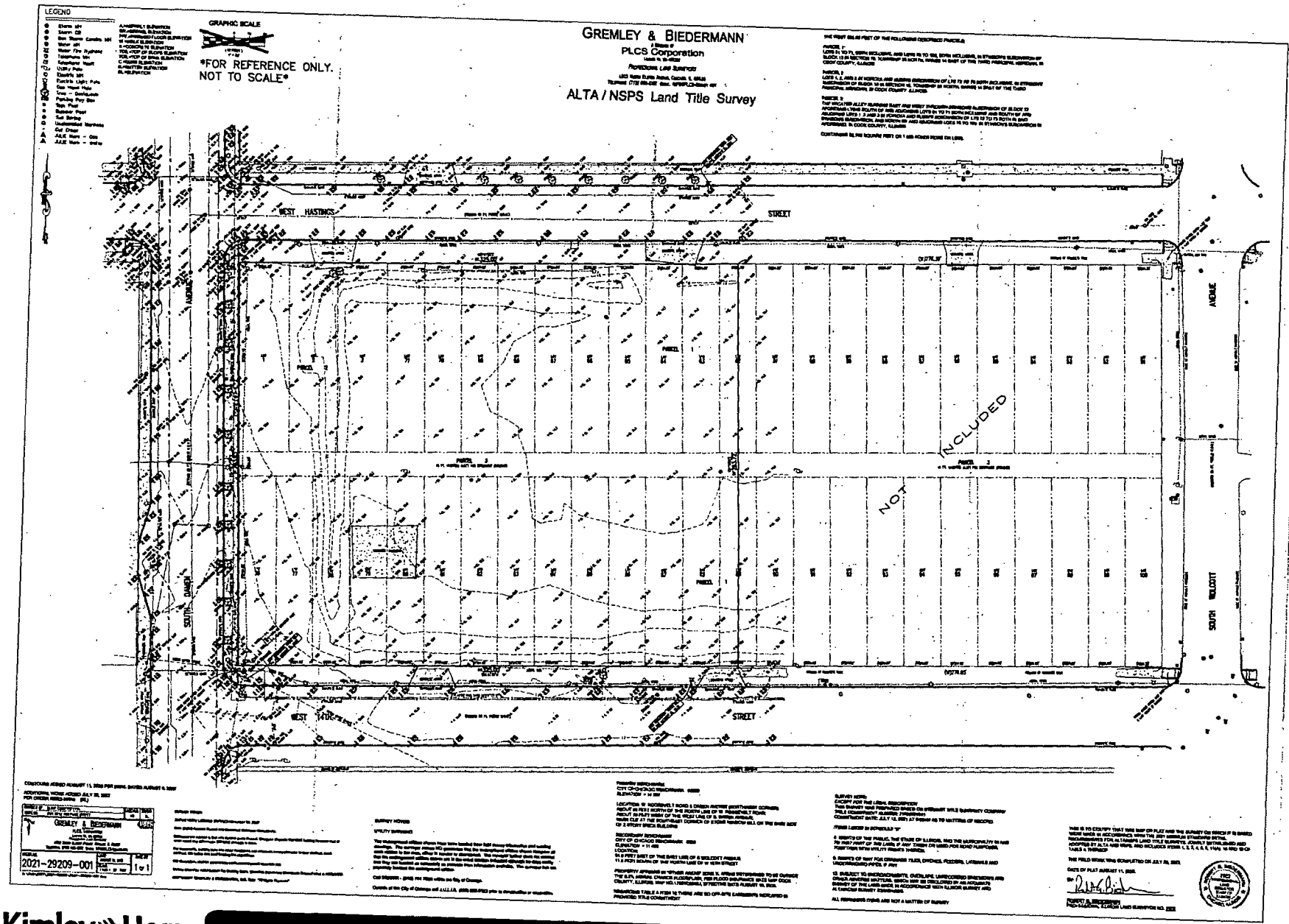
1955 W. HASTINGS ST

CDOT PHOTO EXHIBIT

09/30/2022

0 NOT TO SCALE

NORTH



Kimley»Horn

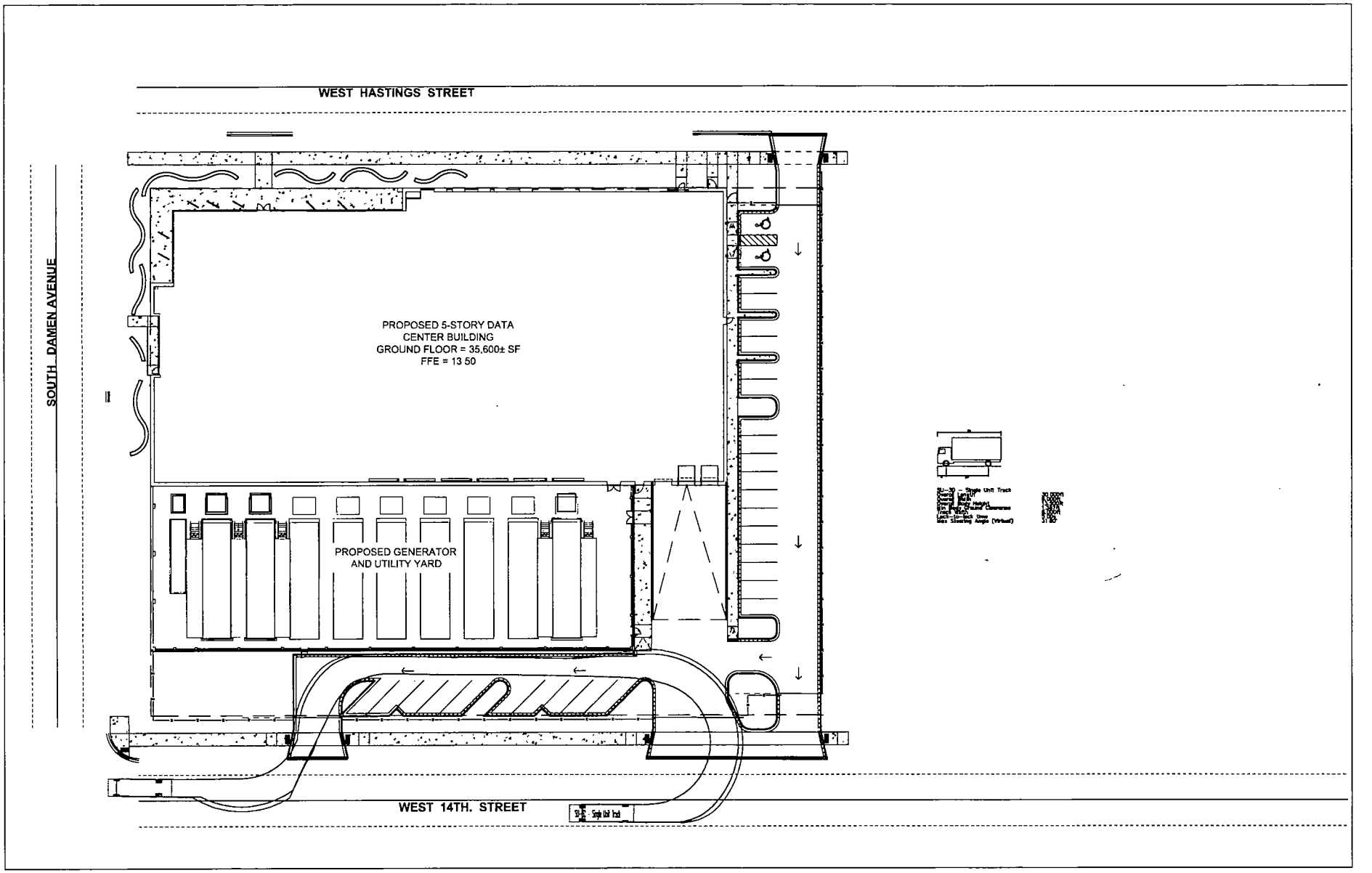
1955 W. HASTINGS ST

CDOT SURVEY EXHIBIT

09/30/2020

0 NOT TO SCALE

NORTH

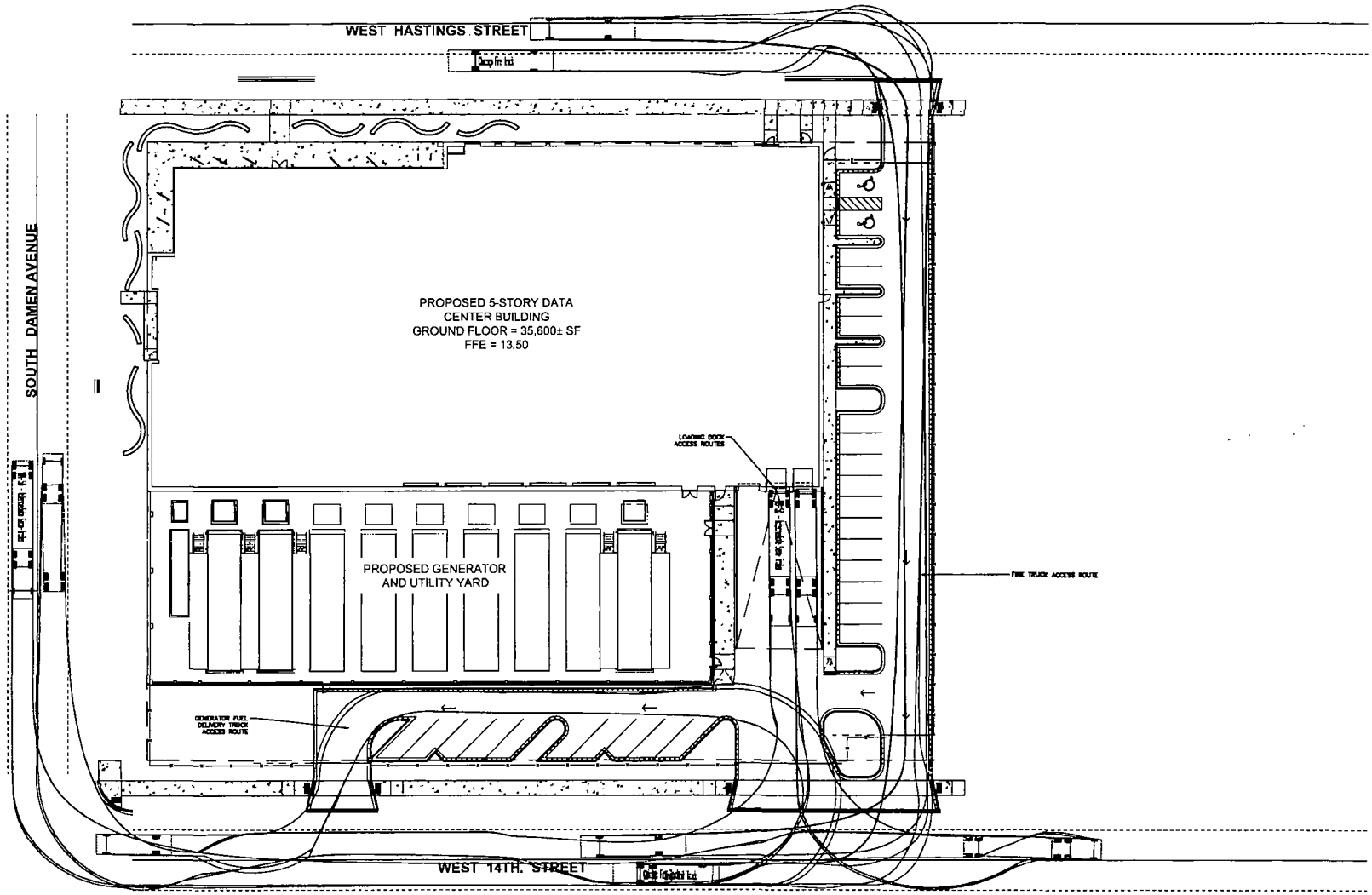


Kimley»Horn

1955 WEST HASTINGS STREET

FUEL DELIVERY TRUCK ROUTE

11/22/2022



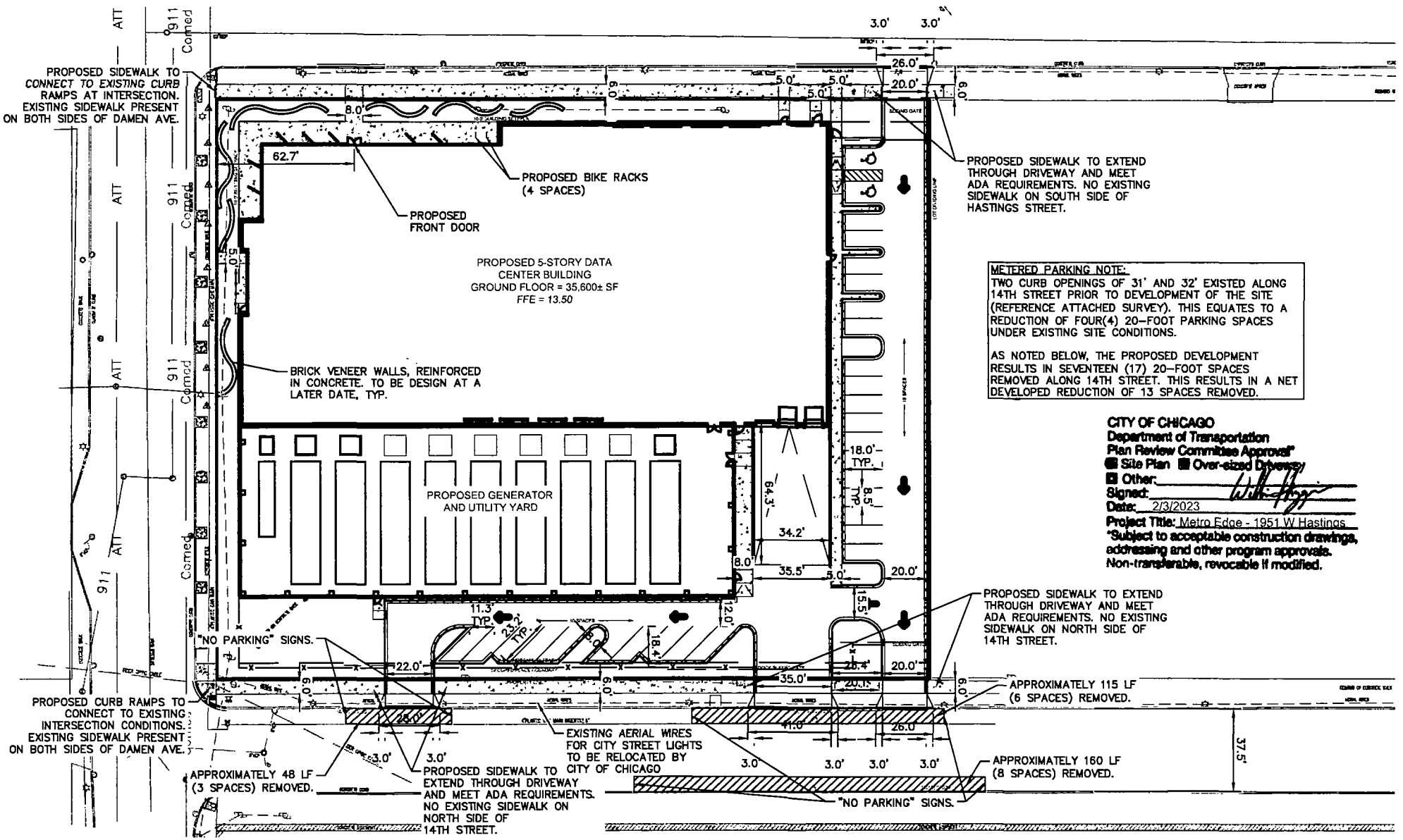
Kimley»Horn

1955 WEST HASTINGS STREET

OVERVIEW TRUCK TURN

0 10 20 40 60

NORTH

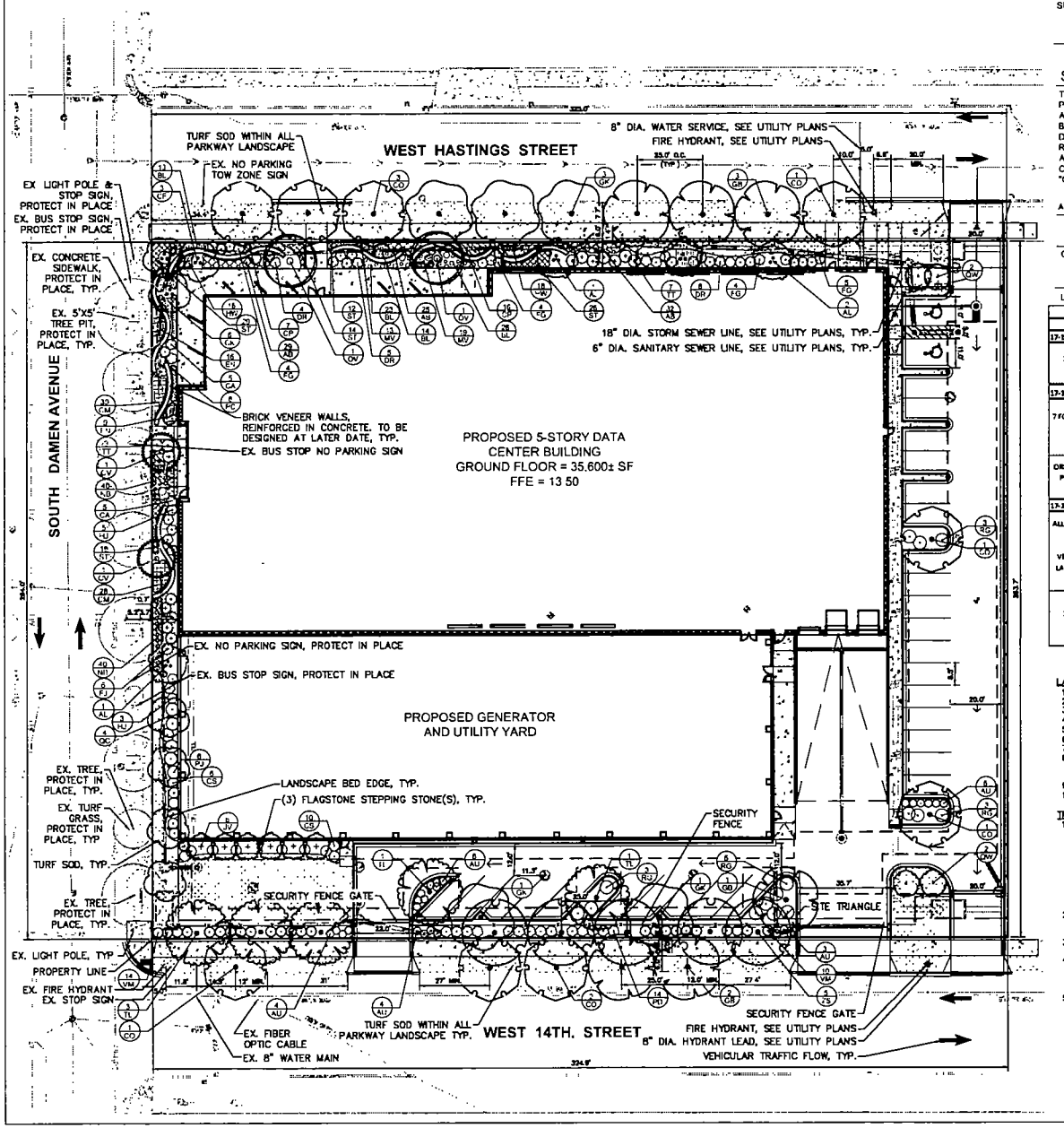


Kimley»Horn

1951 WEST HASTINGS STREET

CDOT SITE PLAN EXHIBIT

REVISED 02/06/23



SWORN STATEMENT BY OWNER

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DATE

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ANTICIPATED TIME OF PLANTING JUNE 2023

OWNER DATE 11/17/2022

LANDSCAPE ARCHITECT DATE

BEFORE YOU DIG CALL DIGGER 811 (312) 744-7000

NORTH

GRAPHIC SCALE IN FEET 0 10 20 40

CITY OF CHICAGO
Department of Transportation
Plan Review Committee Approval
☑ Site Plan ☑ Over-sized Driveway
☑ Other:
Signed:
Date: 2/3/2023
Project Title: Metro Edge - 1951 W Hastings
"Subject to acceptable construction drawings, addressing and other program approvals. Non-transferable, revocable if modified.

CHICAGO, IL LANDSCAPE ZONING REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
17-11-0103-A. PARKWAY TREES. STANDARDS		
1 PARKWAY TREE IS REQUIRED PER 25 LINEAR FEET OF STREET FRONTAGE	PARKWAY TREES REQUIRED ALONG STREET FRONTAGE	ALL EXISTING PARKWAY TREES TO REMAIN
17-13-0302-B- VEHICULAR USE AREAS SCREENING FROM STREETS		
7 FOOT VEHICULAR USE AREA SETBACK MUST BE LANDSCAPED AND MUST INCLUDE 1 TREE FOR EVERY 25 LINEAR FEET OF STREET FRONTAGE AND CONTINUOUS SCREENING HEDGE	TREES EVERY 25 LINEAR FEET AND CONTINUOUS SCREENING HEDGE	CONTINUOUS SCREENING HEDGE AND TREES PROVIDED TREES AND HEDGE NOT PROVIDED ALONG NORTH CENTRAL PARK DUE TO SIZE CONSTRAINTS
ORNAMENTAL FENCING IS REQUIRED TO BE INSTALLED ALONG THE PERIMETER OF VEHICULAR USE AREAS ALONG THOSE LOT LINES ADJACENT TO PUBLIC STREET RIGHTS-OF-WAY	ORNAMENTAL FENCING REQUIRED ALONG VEHICULAR USE AREA	ORNAMENTAL FENCING PROVIDED ALONG ALL VEHICULAR USE AREAS
17-11-0203: INTERIOR LANDSCAPING		
ALL LOTS CONTAINING VEHICULAR USE AREAS WITH AN AREA 3,000 SQ. FT OR MORE MUST PROVIDE INTERIOR LANDSCAPING. VEHICULAR USE AREAS BETWEEN 4,500 AND 30,000 SF REQUIRE A LANDSCAPE AREA EQUAL TO 7.5 PERCENT OF THE TOTAL AREA OF THE VEHICULAR USE AREA.	TOTAL VEHICULAR USE AREA = 17,264 SQ. FT 17,264 SQ. FT. x 0.075 = 1,294 ft 1,295 SQ. FT. OF INTERIOR LANDSCAPING REQUIRED	1,842 SQ. FT OF INTERIOR LANDSCAPE AREA PROVIDED
1 TREE MUST BE PLANTED FOR EACH 125 SQ. FT OF REQUIRED INTERIOR LANDSCAPE AREA	REQUIRED INTERIOR LANDSCAPING = 1,295 SQ. FT 1295 SQ. FT / 125 SQ. FT = 10.36 11 INTERIOR TREES REQUIRED	11 INTERIOR TREES PROVIDED

LANDSCAPE NOTES:

1. REFER TO SHEET L1.1 FOR PLANT SCHEDULE, TREE CALIPER SIZES, AND THE LATIN/COMMON NAMES.
2. REFER TO SHEET L1.2 FOR TREE, SHRUB, PERENNIAL, AND ADDITIONAL PLANTING DETAILS.
3. ALL LANDSCAPE AREAS WITHIN PARKWAYS ARE TO BE SODDED
4. ALL NEW PARKWAY TREES ARE TO BE INSTALLED A MIN. OF 5' AWAY FROM ALL WATER MAINS AND SEWER MAINS.
5. ALL NEW PARKWAY TREES ARE TO BE 4" CALIPER MINIMUM AT THE TIME OF PLANTING.
6. ALL TREE WATERING BAGS AND GUYING/STAKING ARE PROHIBITED.
7. ALL TREE ROOT FLARES SHALL BE VISIBLE AT GRADE.
8. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL PLANTERS OR PARKWAYS AT 2'-6" DEPTH. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER OR PARKWAY PRIOR TO SOIL INSTALLATION.
9. HOSE BIBS ARE REQUIRED EVERY ONE HUNDRED (100) FEET THROUGHOUT PERIMETER LANDSCAPE AREA.
10. ALL NEW PARKWAY TREES ARE TO BE LIMBED UP TO BE 7' CLEAR FROM FINISH GRADE.

TREE PROTECTION NOTES:

1. THE CONTRACTOR MUST PROTECT ALL TREES AND SHRUBS AT THE CONSTRUCTION SITE FROM DAMAGE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 10-32 OF THE MUNICIPAL CODE UNLESS OTHERWISE NOTED THE CONTRACTOR MUST RESTORE ALL DAMAGED PARKWAYS TO THEIR ORIGINAL CONDITION AND REPAIR OR REMOVE AND REPLACE ANY TREES AND SHRUBS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY AS DETERMINED BY THE DEPARTMENT OF STREETS & SANITATION, BUREAU OF FORESTRY, AT THE CONTRACTOR'S EXPENSE. IF ANY TREES OR SHRUBS DAMAGED BY CONSTRUCTION ACTIVITY MUST BE REMOVED AND REPLACED, AND TREES OR SHRUBS OF COMPARABLE SIZE, TYPE, AND VALUE ARE UNAVAILABLE OR THE TIME FOR PLANTING IS UNSUITABLE, THE CITY WILL CHARGE CONTRACTOR THEIR APPRAISED VALUE DETERMINED AS PROVIDED UNDER SECTION 10-32-200 OF THE MUNICIPAL CODE, WHICH AMOUNT THE CITY WILL DEDUCT FROM AMOUNTS DUE THE CONTRACTOR, OR, IF NO AMOUNTS ARE DUE, THEN CONTRACTOR MUST PROMPTLY PAY THE CITY THE AMOUNTS DETERMINED.
2. A PROTECTION BARRIER OR TEMPORARY FENCE OF AT LEAST 1.2M (4 FEET) IN HEIGHT MUST BE INSTALLED AROUND EACH TREE TO BE PROTECTED AND PRESERVED. THE TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE ACTUAL CONSTRUCTION START AND MAINTAINED FOR THE DURATION OF THE PROJECT.
3. WITHIN THIS PROTECTION ZONE, CONSTRUCTION MATERIALS SHALL NOT BE STORED, EQUIPMENT OPERATED AND/OR TEMPORARY STORAGE BUILDINGS OR WORK TRAILERS PLACED.
4. THE PROTECTION BARRIER MUST BE CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO FENCE POSTS SPACED A MAXIMUM OF 1.5 M (5 FEET) ON CENTER. POSTS ARE 1.8M (6 FEET) IN LENGTH WITH 61CM (2 FEET) SET INTO THE GROUND AND 1.2M (4 FEET) EXTENDING ABOVE GROUND THE FENCING SHALL BE ATTACHED TO THE POST WITH A MINIMUM OF FOUR (4) NYLON LOOKING TIES EVENLY SPACED AT EACH POST.
5. WHERE TREES ARE LOCATED WITHIN TREE PITS, THE FENCING SHOULD BE INSTALLED AT A MINIMUM DISTANCE OF THE INSIDE DIMENSION OF THE TREE PIT OPENING WITH ONE STAKE AT EACH CORNER OF THE OPENING.

CORGAN

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www.corgan.com
T 214 748 2000

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

ISSUES		
1	12.07.2022	ISSUE FOR PERMIT
2		
3		
4		
5		

REVISIONS

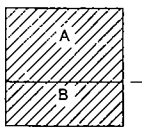
REGISTERED LANDSCAPE ARCHITECT
JAMIE W. PUSTAMAN
167-006317
STATE OF ILLINOIS
Date of Signature: 11-30-22

Date of issue:
12/02/2022

MEDP CHI DC1 - PHASE 1

1951 West Hastings Street Chicago, IL 60608

KEYPLAN



LANDSCAPE PLAN

JOB 22160.0000
DATE 12/02/2022
SHEET L1.0

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	CO	9	CELTIS OCCIDENTALIS / COMMON HACKBERRY NATIVE	B & B	2.5" CAL MIN	
	GB	6	GINKGO BILOBA / MAIDENHAIR TREE	B & B	2.5" CAL MIN	MALE ONLY
	GK	5	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE NATIVE	B & B	2.5" CAL MIN	
	QC	4	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK NATIVE	B & B	2.5" CAL. MIN	
	QW	4	QUERCUS X WARREI 'NADLER' / KINDRED SPIRIT OAK NATIVE	B & B	2.5" CAL MIN	
	TL	5	TILIA AMERICANA / AMERICAN LINDEN NATIVE	B & B	2.5" CAL MIN	
	ZS	5	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2.5" CAL MIN	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	JV	6	JUNIPERUS VIRGINIANA / EASTER RED CEDAR NATIVE	B & B	6' HT MIN	

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AL	4	AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY NATIVE	B & B	6' HT MIN	MULTI-STEM
	CF	3	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD NATIVE	B & B	6' HT MIN	MULTI-STEM
	CV	2	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN NATIVE	B & B	6' HT MIN	SINGLE STEM
	OV	2	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM NATIVE	B & B	6' HT MIN	SINGLE STEM

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AU	25	ARONIA MELANOCARPA 'UCONNAM168' / LOW SCAPE HEDGER CHOKEBERRY NATIVE	-	SEE PLAN	18" HT MIN
	CA	10	CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODTWIG DOGWOOD	-	SEE PLAN	18" HT MIN
	CS	16	CORNUS SERICEA 'CARDINAL' / CARDINAL DOGWOOD	-	SEE PLAN	18" HT MIN
	DR	17	DIERVILLA RIVULARIS 'MORTON' / SUMMER STARS GEORGIA BUSH-HONEYSUCKLE	-	SEE PLAN	18" HT MIN
	FG	17	FOTHERGILLA GARDENI / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	HJ	8	HYDRANGEA PANICULATA 'JANE' / LITTLE LINE® PANICLE HYDRANGEA	-	SEE PLAN	18" HT MIN
	PD	14	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM / LITTLE DEVIL NINEBARK	-	SEE PLAN	30" HT MIN
	PJ	6	PHYSOCARPUS OPULIFOLIUS 'JEFAM' / AMBER JUBILEE® NINEBARK	-	SEE PLAN	18" HT MIN
	RG	15	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	-	SEE PLAN	24" HT MIN
	VM	24	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD NATIVE	-	SEE PLAN	36" HT MIN

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	FJ	6	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	-	SEE PLAN	48" HT MIN
	TT	10	TAXUS X MEDIA 'TAUNTONII' / TAUNTON YEW	-	SEE PLAN	18" HT MIN

GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AB	56	ASTILBE X ARENDSII 'BEAUTY OF ERNST' / COLOR FLASH® ASTILBE	1 GAL	18" OC	
	BL	76	BRUNNERA MACROPHYLLA 'LOOKING GLASS' / LOOKING GLASS SIBERIAN BUGLOSS	1 GAL	18" OC	
	CK	6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	36" OC	
	CM	58	COREOPSIS X 'MOONBEAM' / MOONBEAM TICKSEED	1 GAL	18" OC	
	CP	23	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE NATIVE	1 GAL	24" OC	
	EN	25	ECHINACEA X 'BALSOMOLITM' / SOMBRERO GRANADA GOLD CONEFLOWER	1 GAL	24" OC	
	HW	34	HELLEBORUS X HYBRIDUS 'WALHELIVOR' / WONT PRINCE HELLEBORE	1 GAL	24" OC	
	VV	32	MERTENSIA VIRGINICA / VIRGINIA BLUEBELLS	1 GAL	18" OC	
	NB	80	NEPETA RACEMOSA 'BLUE WONDER' / BLUE WONDER CATMINT	1 GAL	18" OC	
	PC	6	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY SWITCH GRASS	1 GAL	24" OC	
	ST	100	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED	1 GAL	18" OC	

GROUND COVERS	BOTANICAL / COMMON NAME
	TURF SOD

NOTE: ALL PARKWAY TREES TO BE 4" CALIPER MINIMUM AT TIME OF PLANTING.

BEFORE YOU DIG IN CHICAGO, CALL DIGGER (312) 744-7000

SWORN STATEMENT BY OWNER

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ANTICIPATED TIME OF PLANTING JUNE 2023

OWNER DATE

11/17/2022

LANDSCAPE ARCHITECT DATE

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www.corgan.com
T 214.748.2000

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

	ISSUES	
1	12/02/2022	ISSUE FOR PERMIT
2		
3		
4		
5		

	REVISIONS	

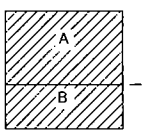
JAMIE W. PUTNAM 087-038217 STATE OF ILLINOIS

Date of issue:
12/02/2022

MEDP CHI DC1 - PHASE 1

1951 West Hastings Street, Chicago, IL 60608

KEYPLAN



LANDSCAPE NOTES AND DETAILS

JOB 22160.0000
DATE 12/02/2022
SHEET L1.1

September 30, 2022

CDOT Project Development
30 N La Salle Street, #1100
Chicago, IL 60602
312-744-4996

RE: Plan Review Committee (PRC) Development Proposal for Metro Edge Development Partners (MEDP), Chicago Data Center 1 in the Illinois Medical District

To Whom it may concern,

MEDP is proposing to build a new data center building on a 1.97 acre lot within the Illinois Medical District (IMD) in Chicago, IL. The site currently exists as an open lot primarily consisting of green space. The lot is surrounded by existing development to the north and west, an open lot to the east, and a rail yard to the south. The property is located in PD 30. Refer to the attached project narrative for additional information.

The Applicant for this Proposal is the Illinois Medical District (IMD). Contact information for the Applicant shall be Chris Fahey, 312-738-5811, cfahey@medicaldistrict.org.

The Expeditor for this Proposal is John Lyle & Associates, Inc. (JLA). Contact information for the Expeditor shall be Richard Darche, 312-981-0335, rdarche@jlachicago.com.

The Attorney for this Proposal is the Neal & Leroy, LLC. Contact information for the Attorney shall be Carol Stubblefield, 312-628-7021, cstubblefield@nealandleroy.com.

The Consultants involved with the design of this Proposal include:

Architect Corgan Associates, Inc. Brad Latson, AIA 214.757.1780 brad.latson@corgan.com	**MEP/FP Engineering** kW Mission Critical Engineering Eric Sowers esowers@kwmce.com	**Civil Engineering** Kimley-Horn and Associates, Inc. Jamie Putnam, P.E. 630-487-5568 Jamie.putnam@kimley-horn.com
Structural Engineering L.A. Fuess Partners Amir Mesgar 617-948-5622 amesgar@lafp.com	**Landscape Architect** Kimley-Horn and Associates, Inc. Amanda Folta, PLA 331-481-7338 amanda.folta@kimley-horn.com	**DPD Project Manager** Brian Hacker, AICP 312-744-7217 Brian.hacker@cityofchicago.org

Sincerely,

Illinois Medical District

Chris Fahey
Director of Real Estate Operations
2100 West Harrison Street, Chicago, IL 60612
312-738-5811, cfahey@medicaldistrict.org

1. PROJECT NARRATIVE

Metro Edge Development Partners (MEDP) will be constructing a new Data Center building, known as MEDP CHI DC1, located in Chicago, IL. The facility is situated within the Illinois Medical District (IMD) on a site along the intersection of South Damen Avenue and West Hastings Street. The building will have an overall shell area of 188,000 square feet (SF). The total critical MW capacity will range with a maximum capacity of 18.4MW. Each data hall size is flexible with the ability to react to density and critical power needs. Also, included are mechanical and electrical, critical support, and equipment rooms, as well as an exterior equipment yard, house pad mounted generators, transformers, and MV gear all designed for maximum uninterrupted service operations. Air-cooled chillers will be located on the roof.

1.1. Goals and Objectives

1. Create a facility that serves the Illinois Medical District in providing critical data storage for surrounding hospitals and other medical facilities.
2. Provide space for workforce development initiatives within the local community.

1.2. Civil/Site

GENERAL

MEDP CHI DC1 building is located on a 1.97 acre lot within the Illinois Medical District (IMD) in Chicago, IL. The site currently exists as an open lot primarily consisting of green space. The lot is surrounded by existing development to the north and west, an open lot to the east, and a rail yard to the south.

PAVING PLAN AND GENERAL SITE

The site will have one access drive on the north and two access points on the south. Concrete drive aisles and parking spaces will be provided along the east and south sides of the site. Concrete curb and gutter is proposed along the perimeter of the paved area as well. The east drive aisle will consist of heavy-duty concrete to meet fire lane/access requirements. There will also be sidewalk added in the public ROW along the north (Hastings Street) and south (14th Street) of the lot. Pedestrian access to the building will be provided from the proposed north sidewalk. The existing sidewalk along the west (Damen Ave.) will remain in place.

The site includes the following:

- PCC paving ~ 19,800 SF
- PCC Curb & Gutter ~ 1,200 LF
- PCC Sidewalk ~ 4,800 SF
- Parking striping
- Fire lane striping and signage

GRADING
The existing site grading slopes generally from north to south. This grading pattern will generally be maintained, with open spaces along the north and west of the lot graded to drain to proposed area inlets. Erosion control measures will be implemented to keep sediment from leaving the site during construction.

STORM SYSTEM
An underground detention system will be used to meet City of Chicago detention and volume control (BMP) requirements. The detention system will be installed under a majority of the parking areas. Runoff from the site and building roof will be routed through the detention system, with a restrictor structure controlling the discharge to the City's combined sewer system located along Hastings Street to the north. This connection to the combined system will be at the northeast corner of the site.

LANDSCAPING
The parking areas are designed in compliance with the Chicago Landscape Ordinance by providing a 7' wide perimeter landscaped area, a continuous screening hedge, shaded trees along lot frontage and in internal parking area. Proposed parkway trees are to be 4" caliper. Ornamental metal security fencing will be provided along the perimeter of proposed parking areas, including secured gate access to parking and loading dock areas.

CTA BUS
The Chicago Transit Authority (CTA) operates two city bus stops adjacent to the subject site along Damen Avenue. An ADA accessible pedestrian route is provided from these bus stops to the proposed building main entrance.

1.3. Architectural

GENERAL
The project will include approximately a 188,000 sf facility.

Facility includes the following spaces:

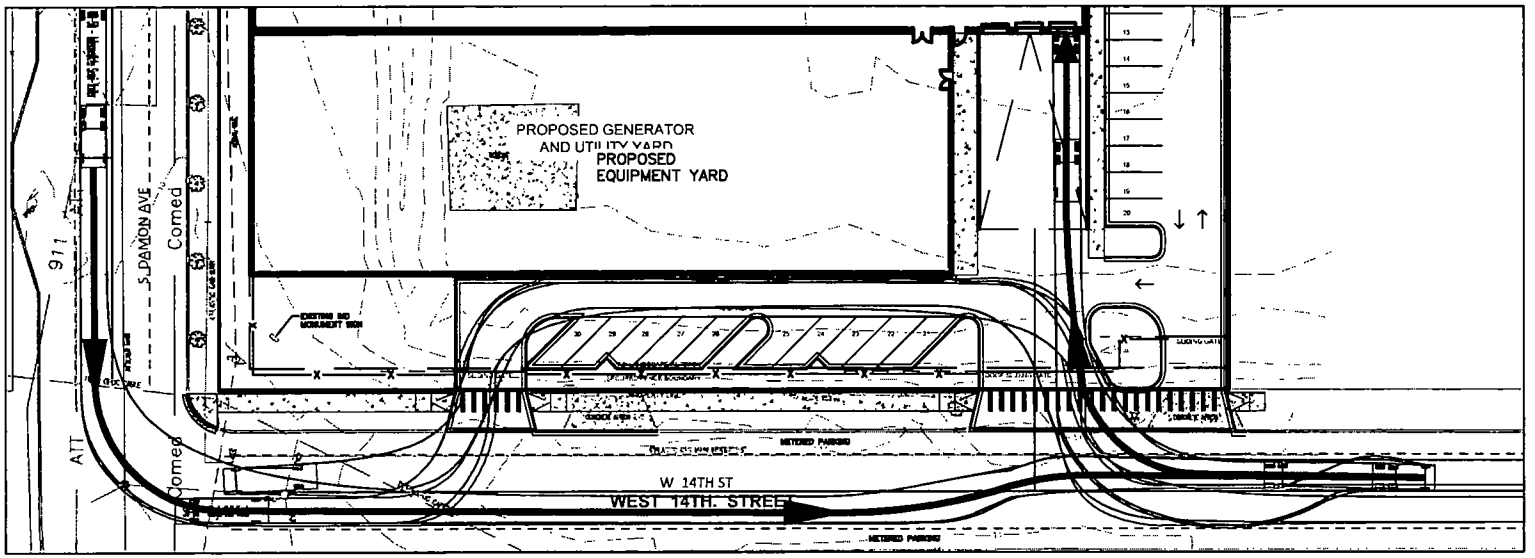
- Office Area: ~ 2,200 sf (TBD)
- Mechanical Yard: ~17,500 sf
- Shell Space: ~188,000sf
- 2 POE : ~280sf2 MMR: ~ 630 sf
- 2 Truck Bay Dock and Dock Support: ~2,250 sf
- Various Support Spaces
- 1 Conference rooms, 1 war room
- 12 Restrooms: Lobby, Office, Dock, Back of House
- Shower Room in the dock area.

SHELL
The exterior building shell enclosing critical and data center functions is steel frame clad with a combination of metal panel and brick. Front of house spaces are clad in a store front system.

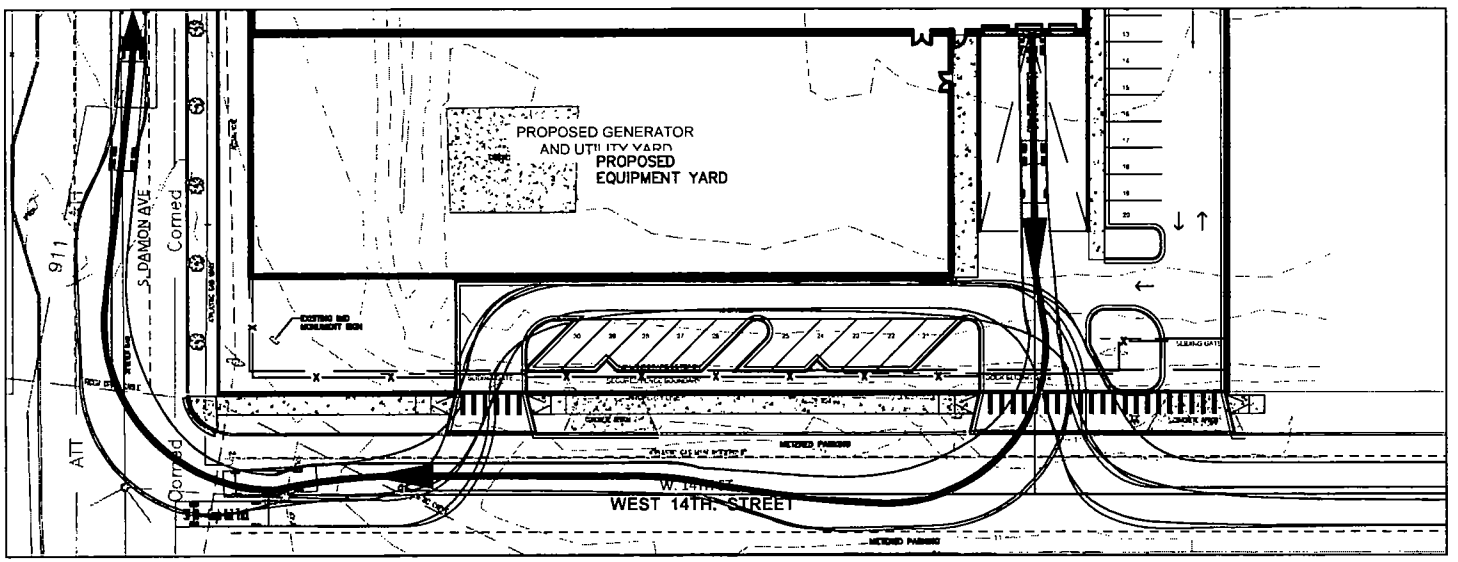
- Brick
- Architectural metal panel
- Glass and Framing

The entire level one has a 12" CMU reinforced wall clad in brick (outside the office/lobby area) for added protection around the base of the building.

Openings and penetrations in exterior walls shall be as required and comply with the local building and fire codes but kept to a minimum.



TRUCK ENTRANCE ROUTE

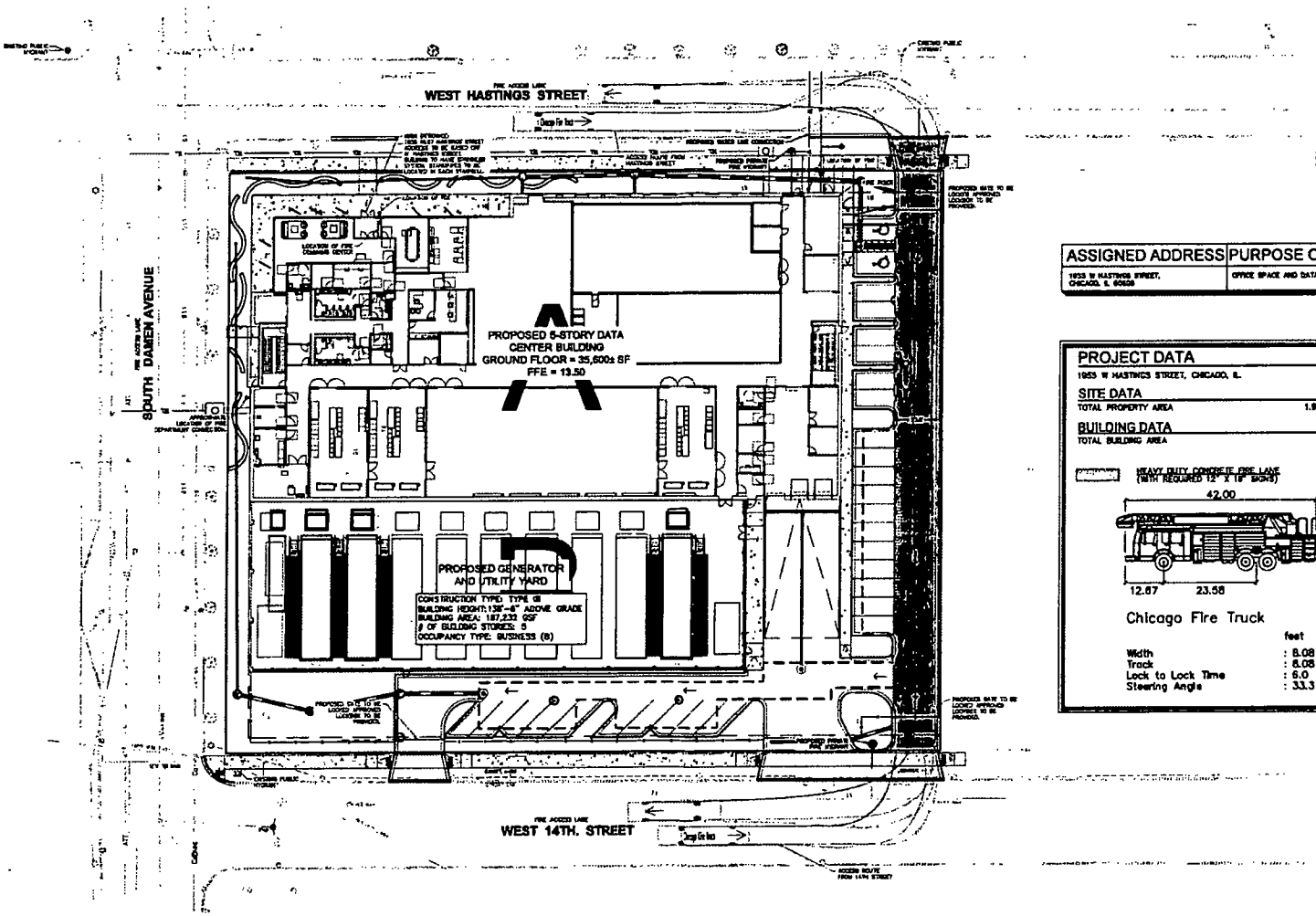


TRUCK EXIT ROUTE

Kimley»Horn | 1955 W HASTINGS ST | TRUCK ROUTING EXHIBIT

1 of 2

CHICAGO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
SITE REVIEW COMMITTEE
REVIEWED
FOR FIRE ACCESS & WATER SUPPLY
NOV 2 2022
BY
PROJECT TITLE 1955 W. Hastings
DATE ON PLANS 11-18-22
*Subject to full compliance with the Municipal Code of Chicago



ASSIGNED ADDRESS	PURPOSE OF ADDRESS
1955 W HASTINGS STREET, CHICAGO, IL 60608	OFFICE SPACE AND DATA CENTER

PROJECT DATA

1955 W HASTINGS STREET, CHICAGO, IL

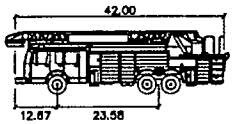
SITE DATA

TOTAL PROPERTY AREA — 1.97 ACRES (85,746 SF)

BUILDING DATA

TOTAL BUILDING AREA — = 187,232 GSF

HEAVY DUTY CONCRETE FIRE LANE (WITH REQUIRED 12" X 18" SIGNS)



Chicago Fire Truck

	feet
Width	: 8.08
Track	: 8.05
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

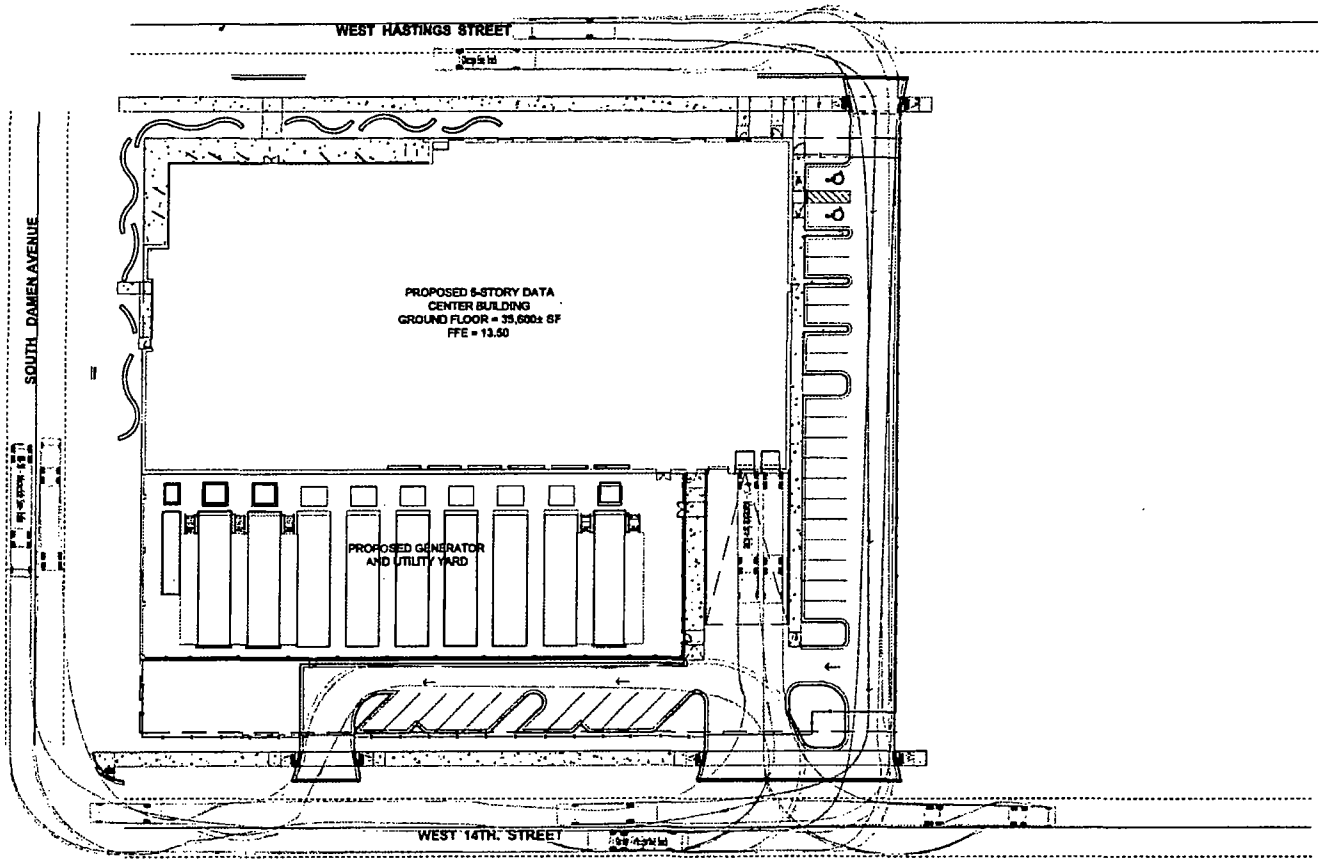
Kimley»Horn

1955 WEST HASTINGS STREET, CHICAGO, IL 60608

FIRE ACCESS PLAN

2 of 2

CHICAGO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
SITE REVIEW COMMITTEE
REVIEWED
FOR FIRE ACCESS & WATER SUPPLY
NOV 25 2022
BY
PROJECT TITLE 1955 W. Hastings
DATE ON PLANS 11-8-22
*Subject to full compliance with the Municipal Code of Chicago



Kimley»Horn 1955 W HASTINGS ST OVERVIEW TRUCK TURN

Survey

LEGEND

- Storm MH
- Storm CB
- San Storm Combo MH
- Water MH
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Utility Pole
- Electric MH
- Electric Light Pole
- Gas Head Hole
- Tree - Deciduous
- Parking Pay Box
- Sign Post
- Bumper Post
- Soil Boring
- Unclassified Manhole
- Drill Cross
- JULIE Mark - Gas
- JULIE Mark - Water

A =ASPHALT ELEVATION
GR =GRAVEL ELEVATION
FFE =FINISHED FLOOR ELEVATION
W =WALK ELEVATION
X =CONCRETE ELEVATION
TOE =TOP OF BLDG ELEVATION
TOB =TOP OF BARR ELEVATION
C =CURB ELEVATION
G =GUTTER ELEVATION
EL =ELEVATION

GRAPHIC SCALE

GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
LICENSE NO. 184-003533
PROFESSIONAL LAND SURVEYORS
1365 NORTH ELSTON AVENUE, CHICAGO, IL 60642
TELEPHONE: (773) 485-5400 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

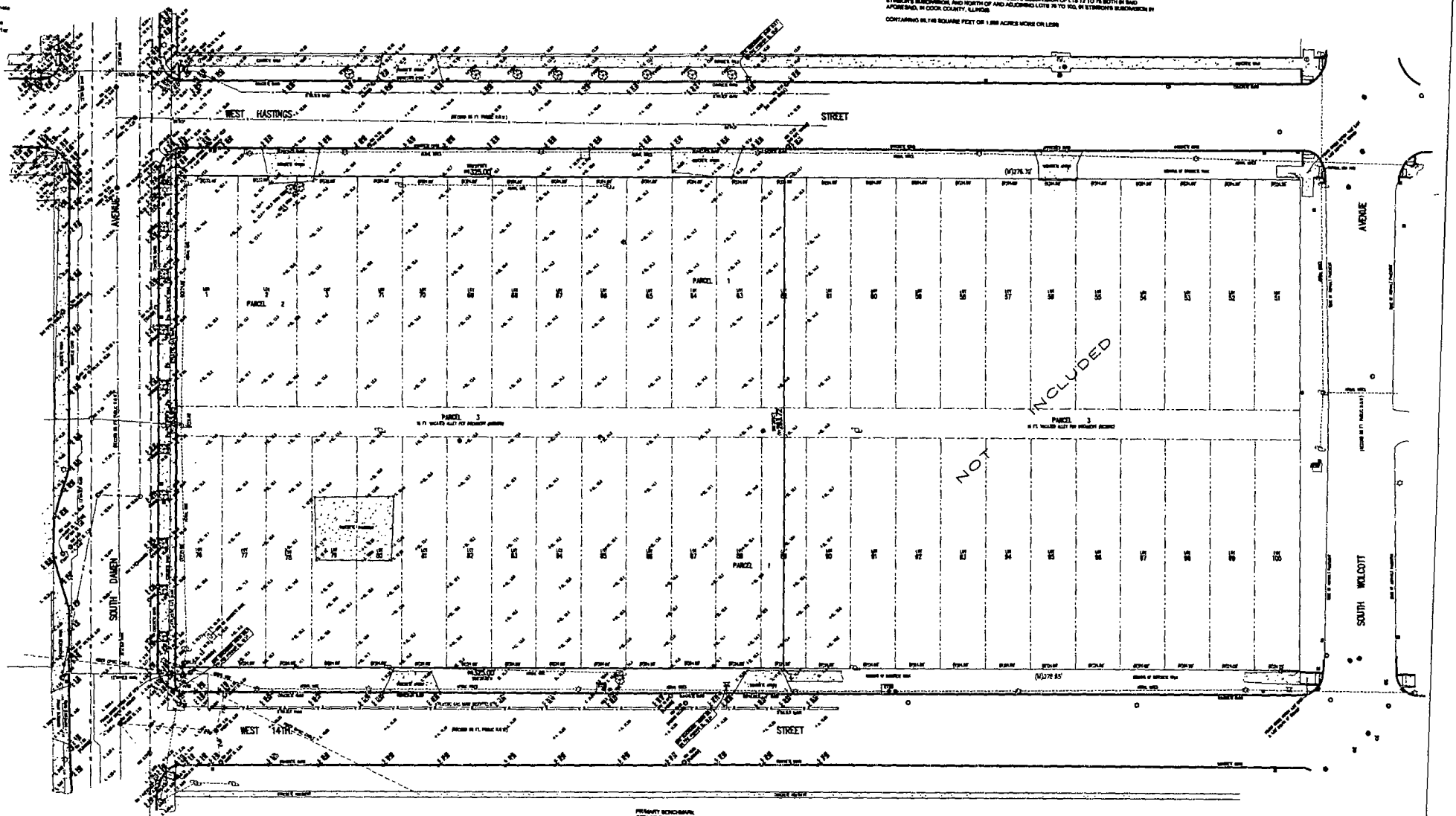
THE WEST 339.60 FEET OF THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1:
LOTS 61 TO 71, BOTH INCLUSIVE, AND LOTS 76 TO 100, BOTH INCLUSIVE, IN STINSON'S SUBDIVISION OF BLOCK 13 IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:
LOTS 1, 2, AND 3 IN YOPICKA AND KUBIN'S SUBDIVISION OF LTS 72 TO 75 BOTH INCLUSIVE, IN STINSON'S SUBDIVISION OF BLOCK 13 IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:
THE VACATED ALLEY BURNING EAST AND WEST THROUGH STINSON'S SUBDIVISION OF BLOCK 13 APOREZAID LYING SOUTH OF AND ADJOINING LOTS 61 TO 71 BOTH INCLUSIVE AND SOUTH OF AND ADJOINING LOTS 1, 2 AND 3 IN YOPICKA AND KUBIN'S SUBDIVISION OF LTS 72 TO 75 BOTH IN SAID STINSON'S SUBDIVISION, AND NORTH OF AND ADJOINING LOTS 76 TO 100, IN STINSON'S SUBDIVISION IN APOREZAID, IN COOK COUNTY, ILLINOIS

CONTAINING 85,745 SQUARE FEET OR 1.968 ACRES MORE OR LESS



DRAWN BY: CLARK CONSTRUCTION	CHECKED BY: RB
PROJECT: 1900 WEST HASTINGS 2/16/21	DRAWN: BL
GREMLEY & BIEDERMANN A Division of PLCS Corporation Licensed in Illinois Licensed in Indiana 1365 North Elston Avenue, Chicago, IL 60642 Telephone: (773) 485-5400 Email: INFO@PLCS-SURVEY.COM	ALTA/NSPS
ORDER NO. 2021-29209-001	DATE: AUGUST 31, 2021 SCALE: 1 inch = 20 Feet SHEET NO. 1 of 1

© \\GREMLEY\DATA\ - 2021\2021-29209-001.dwg

SURVEY NOTES:

SURVEYORS LICENSED BEFORE NOVEMBER 29, 2001

THIS JOBSITE WAS SURVEYED AND MEASURED USING RTK METHODS.

Differences in the surface of the land shown hereon Compare all points BEFORE building by other and report any discrepancies before drawing is done.

For Association, building lines and other restrictions see abstract or survey plat refer to your attorney, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement when this plat.

Unless otherwise noted bearing are Illinois State Plane Coordinate System East Zone in NAD83

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SURVEY NOTES

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

PRIMARY BENCHMARK
CITY OF CHICAGO BENCHMARK 23005
ELEVATION = 14.384

LOCATION: SW ROOSEVELT ROAD & DANIEN AVENUE (NORTHWEST CORNER)
ABOUT 85 FEET NORTH OF THE NORTH LINE OF W. ROOSEVELT ROAD;
ABOUT 70 FEET WEST OF THE WEST LINE OF S DANIEN AVENUE;
MARK CUT AT THE SOUTHEAST CORNER OF STONE WINDOW SILL ON THE EAST SIDE OF 2 STORY BRICK BUILDING.

SECONDARY BENCHMARK
CITY OF CHICAGO BENCHMARK 8025
ELEVATION = 11.483
LOCATION:
84.8 FEET EAST OF THE EAST LINE OF S WOLCOTT AVENUE
11.3 FEET SOUTH OF THE NORTH LINE OF W 14TH STREET

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0085L, EFFECTIVE DATE AUGUST 19, 2008.

REFERENCING TABLE A ITEM 16 THERE ARE NO OFF-SITE EASEMENTS INDICATED IN PROVIDED TITLE COMMITMENT.

SURVEY NOTE:
EXCEPT FOR THE LEGAL DESCRIPTION
THIS SURVEY WAS PREPARED BASED ON STEWART TITLE GUARANTY COMPANY
TITLE COMMITMENT NUMBER: [illegible]
COMMITMENT DATE: JULY 12, 2021 AT 8:00AM AS TO MATTERS OF RECORD.

ITEMS LISTED IN SCHEDULE "B"

5. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

9. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY

12. SUBJECT TO ENCROACHMENTS, OVERLAPS, UNRECORDED EASEMENTS AND OTHER ADVERSE MATTERS, WHICH MAY BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND MADE IN ACCORDANCE WITH ILLINOIS SURVEY AND ALTA/ACSM SURVEY STANDARDS.

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11(A), 13 AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2021

DATE OF PLAT SEPTEMBER 8, 2021

BY: [signature]

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2932

ROBERT G. BIEDERMANN PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS 2932 CHICAGO, ILLINOIS

Project Budget

MEDP
Total Project Budget

DEVELOPMENT BUDGET DETAIL	Phase 1 Land, Shell, 2+1 Block Redundant + Air Cooled Chillers	Phase 2 3 Lineups Block Redundant + Air Cooled Chillers	Phase 3 3 Lineups Block Redundant + Air Cooled Chillers	Total 18.4mw
SOFT COSTS				
Legal Phase I	$250,000			$250,000
Legal Phase II		$250,000		$250,000
Legal Phase III			$150,000	$150,000
Environmental, Geotech, Wetland and Dev Permit Phase I	$60,000			$60,000
Environmental, Geotech, Wetland and Dev Permit Phase II		$0		$0
Environmental, Geotech, Wetland and Dev Permit Phase III			$0	$0
Marketing Phase I	$200,000			$200,000
Marketing Phase II		$100,000		$100,000
Marketing Phase III			$100,000	$100,000
SG&A Phase I	$250,000			$250,000
SG&A Phase II		$250,000		$250,000
SG&A Phase III			$250,000	$250,000
Survey Phase I	$25,000			$25,000
Survey Phase II		$10,000		$10,000
Survey Phase II			$10,000	$10,000
Remediation Allowance Phase I	$150,000			$150,000
Remediation Allowance Phase II		$0		$0
Remediation Allowance Phase III			$0	$0
Architecture and Engineering Fee Phase I	$2,800,000			$2,800,000
Architecture and Engineering Fee Phase II		$500,000		$500,000
Architecture and Engineering Fee Phase III			$500,000	$500,000
Architecture and Engineering Reimbursable Phase I	$100,000			$100,000
Architecture and Engineering Reimbursable Phase II		$100,000		$100,000
Architecture and Engineering Reimbursable Phase III			$100,000	$100,000
Commissioning Agent Phase I	$750,000			$750,000
Commissioning Agent Phase II		$750,000		$750,000
Commissioning Agent Phase III			$750,000	$750,000
Commissioning Power Phase I	$150,000			$150,000
Commissioning Power Phase II		$150,000		$150,000
Commissioning Power Phase III			$50,000	$50,000
Audio/Video Design Phase I	$15,000			$15,000
Audio/Video Design Phase II		$0		$0
Audio/Video Design Phase III			$0	$0
NETA Testing Phase I	$75,000			$75,000
NETA Testing Phase II		$75,000		$75,000
NETA Testing Phase III			$75,000	$75,000
Power Company Up Front Capital Costs Phase I	$14,000,000			$14,000,000
Power Company Up Front Capital Costs Phase II		$0		$0
Power Company Up Front Capital Costs Phase III			$0	$0
Project Management Reimbursables Phase I	$175,000			$175,000
Project Management Reimbursables Phase II		$100,000		$100,000
Project Management Reimbursables Phase III			$100,000	$100,000
Project Management Scope Phase I	$731,250			$731,250
Project Management Scope Phase II		$600,000		$600,000
Project Management Scope Phase III			$600,000	$600,000
Security Consultant Phase I	$40,000			$40,000
Security Consultant Phase II		$0		$0
Security Consultant Phase III			$0	$0
Special Inspections/Material Testing Phase I	$150,000			$150,000
Special Inspections/Material Testing Phase III		$25,000		$25,000
Special Inspections/Material Testing Phase IIII			$25,000	$25,000
Permit Expiditor Phase I	$50,000			$50,000
Permit Expiditor Phase II		$0		$0
Permit Expiditor Phase III			$0	$0
Gen Permitting/Fuel Plan Phase I	$100,000			$100,000
Gen Permitting/Fuel Plan Phase II		$50,000		$50,000
Gen Permitting/Fuel Plan Phase III			$50,000	$50,000
Total Soft Costs	**$20,071,250**	**$2,960,000**	**$2,760,000**	**$25,791,250**

HARD COSTS

Sitework/Site Utilities Phase I	$ 1,900,000			$ 1,900,000
Sitework/Site Utilities Phase II		$ -		$ -
Sitework/Site Utilities Phase III			$ -	$ -
Foundations/Structure Phase I	$ 38,150,000			$ 38,150,000
Foundations/Structure Phase II				$ -
Foundations/Structure Phase III				$ -
Exterior Skin (green screen) Phase I	$ 1,000,000			$ 1,000,000
Exterior Skin (green screen) Phase II		$ -		$ -
Exterior Skin (green screen) Phase III			$ -	$ -
Finishes Phase I	$ 4,500,000			$ 4,500,000
Finishes Phase II		$ 1,500,000		$ 1,500,000
Finishes Phase III			$ 1,500,000	$ 1,500,000
Fire Projection Phase I	$ 1,800,000			$ 1,800,000
Fire Projection Phase II		$ 300,000		$ 300,000
Fire Projection Phase III			$ 300,000	$ 300,000
Controls Phase I	$ 1,000,000			$ 1,000,000
Controls Phase II		$ 1,000,000		$ 1,000,000
Controls Phase III			$ 1,000,000	$ 1,000,000
Pre Purchased Equipment Phase I	$ 14,770,000			$ 14,770,000
Pre Purchased Equipment Phase II		$ 15,720,000		$ 15,720,000
Pre Purchased Equipment Phase III			$ 15,720,000	$ 15,720,000
Mechanical Phase I	$ 4,980,000			$ 4,980,000
Mechanical Phase II		$ 5,520,000		$ 5,520,000
Mechanical Phase III			$ 5,520,000	$ 5,520,000
Electrical Phase I	$ 8,070,000			$ 8,070,000
Electrical Phase II		$ 10,005,000		$ 10,005,000
Electrical Phase III			$ 10,005,000	$ 10,005,000
GC Budget Phase I	$ 4,980,000			$ 4,980,000
GC Budget Phase II		$ -		$ -
GC Budget Phase III			$ -	$ -
General Conditions, Construction Requirements, Fee Phase I	$ 9,738,000			$ 9,738,000
General Conditions, Construction Requirements, Fee Phase II		$ 3,959,400		$ 3,959,400
General Conditions, Construction Requirements, Fee Phase III			$ 3,959,440	$ 3,959,440
Design Contingency (3%) Phase I	$ 2,726,640			$ 2,726,640
Design Contingency (3%) Phase II		$ 1,140,132		$ 1,140,132
Design Contingency (3%) Phase III			$ 1,140,133	$ 1,140,133
Construction Contingency (3%) Phase I	$ 2,726,640			$ 2,726,640
Construction Contingency (3%) Phase II		$ 1,140,132		$ 1,140,132
Construction Contingency (3%) Phase III			$ 1,140,133	$ 1,140,133
CIP Program + Builders Risk Phase I	$ 350,000			$ 350,000
CIP Program + Builders Risk Phase II		$ 350,000		$ 350,000
CIP Program + Builders Risk Phase III			$ 350,000	$ 350,000
Total Hard Cost	**$ 96,691,280**	**$ 40,634,664**	**$ 40,634,706**	**$ 177,960,650**

FURNITURE

Furniture	$140,000	$0	$0	$140,000
TOTAL FURNITURE	**$140,000**	**$0**	**$0**	**$140,000**

SIGNAGE AND MISCELLANEOUS

Interior Identification Signage & Equipment Signage Phase I	$20,000			$20,000
Interior Identification Signage & Equipment Signage Phase II		$10,000		$10,000
Interior Identification Signage & Equipment Signage Phase III			$10,000	$10,000
Day 1 Supplies & Equipment	$75,000	$0	$0	$75,000
Tools	$75,000	$0	$0	$75,000
TOTAL SIGNAGE AND MISCELLANEOUS	**$170,000**	**$10,000**	**$10,000**	**$190,000**

TECHNOLOGY

Keywatcher Box	$50,000	$0	$0	$50,000
Security System Phase I	$1,500,000			$1,500,000
Security System Phase II		$100,000		$100,000
Security System Phase III			$100,000	$100,000
Security - AV - Voice and Data Cabling Phase I	$150,000			$150,000
Security - AV - Voice and Data Cabling Phase II		$25,000		$25,000
Security - AV - Voice and Data Cabling Phase III			$25,000	$25,000
Server IT Infrastructure for Back of House Systems	$800,000	$0	$0	$800,000
TOTAL TECHNOLOGY	**$2,500,000**	**$125,000**	**$125,000**	**$2,750,000**

Subtotal Hard Costs	**$99,501,280**	**$40,769,664**	**$40,769,706**	**$181,040,650**
Subtotal Development Budget	**$119,572,530**	**$43,729,664**	**$43,529,706**	**$206,831,900**

Most Recent Cook County Property Tax Bill

Property Characteristics for PIN:

17-19-212-002-0000

PROPERTY ADDRESS

1955 W HASTINGS ST
CHICAGO
00000
Township: WEST CHICAGO

MAILING ADDRESS

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value:
(2021 Board Final)

Assessment Information:	0
Estimated Property Value:	
Lot Size (SqFt):	0
Building (SqFt):	
Property Class:	0-00
Tax Rate :	0.000
Tax Code :	77104

TAX BILLED AMOUNTS & TAX HISTORY

2022: $0.00* Exempt PIN
2021: $0.00 Exempt PIN
2020: $0.00 Exempt PIN
2019: $0.00 Exempt PIN
2018: $0.00 Exempt PIN
*=(1st Install Only)

EXEMPTIONS

2022: Not Available
2021: 0 Exemptions Received
2020: 0 Exemptions Received
2019: 0 Exemptions Received
2018: 0 Exemptions Received

APPEALS

2022: Not Available
2021: Not Available
2020: Appeal Information
2019: Appeal Information
2018: Appeal Information

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2022: Tax Sale Has Not Occurred
2021: Tax Sale Has Not Occurred
2020: No Tax Sale
2019: No Tax Sale
2018: No Tax Sale

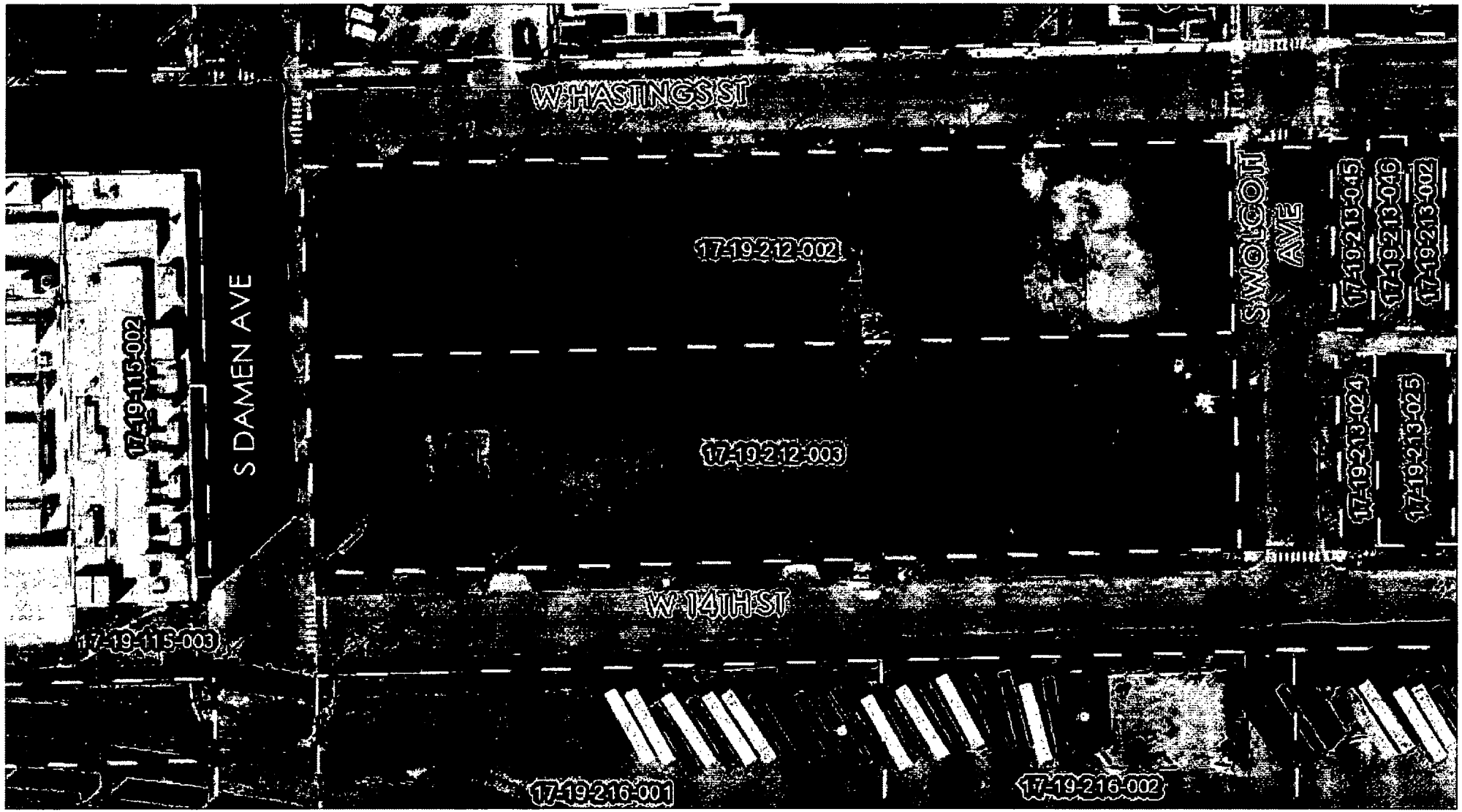
DOCUMENTS, DEEDS & LIENS

1813434034 - SPECIAL WARRANTY DEED - 05/14/2018
1813434033 - AGREEMENT - 05/14/2018
1224044095 - TERMINATION - 08/27/2012
1126618055 - CORRECTION - 09/23/2011
1125629056 - DECLARATION - 09/13/2011

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

Privacy - Terms


W HASTINGS ST
17-19-212-002
17-19-212-003
S DAMEN AVE
17-19-115-002
17-19-115-003
W 14TH ST
17-19-216-001
17-19-216-002
S WOLCOTT AVE
17-19-213-045
17-19-213-046
17-19-213-002
17-19-213-024
17-19-213-025

Property Characteristics for PIN:

17-19-212-003-0000

PROPERTY ADDRESS

1956 W 14TH ST
CHICAGO
00000
Township: WEST CHICAGO

MAILING ADDRESS

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value:
(2021 Board Final)

Assessment Information:	0
Estimated Property Value:	
Lot Size (SqFt):	0
Building (SqFt):	
Property Class:	0-00
Tax Rate :	0.000
Tax Code :	77104

TAX BILLED AMOUNTS & TAX HISTORY

2022: $0.00* Exempt PIN
2021: $0.00 Exempt PIN
2020: $0.00 Exempt PIN
2019: $0.00 Exempt PIN
2018: $0.00 Exempt PIN
*=(1st Install Only)

EXEMPTIONS

2022: Not Available
2021: 0 Exemptions Received
2020: 0 Exemptions Received
2019: 0 Exemptions Received
2018: 0 Exemptions Received

APPEALS

2022: Not Available
2021: Not Available
2020: Appeal Information
2019: Appeal Information
2018: Appeal Information

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2022: Tax Sale Has Not Occurred
2021: Tax Sale Has Not Occurred
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2018: No Tax Sale

DOCUMENTS, DEEDS & LIENS

1813434034 - SPECIAL WARRANTY DEED - 05/14/2018
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Note: This printout cannot be used as a tax bill.

Privacy - Terms

Economic Disclosure Statements

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:

Cape Verde Holdings, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [ ] the Applicant

OR

2. [X] a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: MEDP MISSION CRITICAL FACILITY, LLC

OR

3. [ ] a legal entity with a direct or indirect right of control of the Applicant (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: 3580 N. Hobart Road Suite C,
Hobart, IN, 46342, USA

C. Telephone: (219) 794-1277 Fax: N/A Email vance.kenney@advanceegy.com

D. Name of contact person: Vance Kenney

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

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

6B Application for 1951 W Hastings St Chicago, IL 60608

Which City agency or department is requesting this EDS? Department of Planning and 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

[x] 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:

Indiana

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 [X] No [ ] Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

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

Name	Title
Please see MEDP Mission Critical Facility, LLC Application for details	

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. 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: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
Please see MEDP Mission Critical Facility, LLC Application for details		

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? [ ] Yes [X] No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? [ ] Yes [X] No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?
[ ] Yes [x] No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(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 (as defined in MCC Chapter 2-156), 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. 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.
Please see MEDP Mission Critical Facility, LLC Application for details			

(Add sheets if necessary)

[x] 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 MCC 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 [X] No [ ] No person directly or indirectly owns 10% or more of the Disclosing Party.

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. 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, during the 5 years before 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 subparagraph (b) above;

d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, during the 5 years before 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.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) 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 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 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 subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any 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.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant 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 MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management (ASAM").

10. [FOR APPLICANT ONLY] The Applicant 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 Certifications (2) and (9) 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 Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. 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.

12. 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 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

_____

_____

13. 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 $25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with AN/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 [x] is not

   a "financial institution" as defined in MCC Section 2-32-455(b).

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 MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. 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 MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, 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 FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, 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 [x] 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), skip Items D(2) and D(3) and 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 financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial 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 (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, as amended, 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, as amended, 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," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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 [x] 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 [ ] Reports not required

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 -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

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 Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance 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 this ordinance.

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 City transactions. 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 in, and appended to, this EDS may be made publicly available 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 MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

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

Cape Verde Holdings, LLC

(Print or type exact legal name of Disclosing Party)

By: _____
(Sign here)

Vance Kenney
(Print or type name of person signing)

Manager
(Print or type title of person signing)

Signed and sworn to before me on (date) April 24, 2023,

at Cook County, Illinois (state).

Samantha Politzer Weiss
Notary Public

Commission expires: Jan 5, 2027.

SAMANTHA POLITZER WEISS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 5, 2027

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

Under MCC 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% 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.

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

[ ] Yes [x] No

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

[ ] Yes [ ] No [x] The Applicant is not publicly traded on any exchange.

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

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a "contractor" as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants' wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

[ ] Yes

[ ] No

[X] N/A – I am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked "no" to the above, please explain.

_____

_____

_____

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:

Huffman Holdings, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [ ] the Applicant

OR

2. [X] a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: MEDP MISSION CRITICAL FACILITY, LLC

OR

3. [ ] a legal entity with a direct or indirect right of control of the Applicant (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: 10315 SOUTH SEELEY
CHICAGO, IL 60643

C. Telephone: 312-781-9832 Fax: N/A Email: chuffman@medp.io

D. Name of contact person: Craig K. Huffman

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

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

6B Application for 1951 W Hastings St Chicago, IL 60608

Which City agency or department is requesting this EDS? Department of Planning and 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

[x] 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 [x] Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

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

Name Title

Please see MEDP Mission Critical Facility, LLC Application for details

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. 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: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
Please see MEDP Mission Critical Facility, LLC Application for details		

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? [ ] Yes [x] No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? [ ] Yes [x] No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?
[ ] Yes [x] No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(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 (as defined in MCC Chapter 2-156), 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. 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.
Please see MEDP Mission Critical Facility, LLC Application for details			

(Add sheets if necessary)

[x] 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 MCC 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 [x] No [ ] No person directly or indirectly owns 10% or more of the Disclosing Party.

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. 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, during the 5 years before 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 subparagraph (b) above;

d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, during the 5 years before 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.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) 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 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 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 subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any 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.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant 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 MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management (ASAM").

10. [FOR APPLICANT ONLY] The Applicant 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 Certifications (2) and (9) 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 Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. 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.

12. 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 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

_____

_____

13. 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 Agift" 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 $25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with AN/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 [x] is not

   a "financial institution" as defined in MCC Section 2-32-455(b).

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 MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. 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 MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, 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 FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, 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 [x] 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), skip Items D(2) and D(3) and 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 financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial 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 (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, as amended, 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, as amended, 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," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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 [x] 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 [ ] Reports not required

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 -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

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 Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance 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 this ordinance.

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 City transactions. 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 in, and appended to, this EDS may be made publicly available 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 MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

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

Huffman Holdings, LLC

(Print or type exact legal name of Disclosing Party)

By: _____
(Sign here)

Craig Huffman
(Print or type name of person signing)

Manager
(Print or type title of person signing)

Signed and sworn to before me on (date) April 27 2023,

at Cook County, Illinois (state).

Samantha Politzer Weiss
Notary Public

Commission expires: Jan 5 2027

SAMANTHA POLITZER WEISS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 5, 2027

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

Under MCC 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% 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.

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

[ ] Yes [x] No

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

[ ] Yes [ ] No [x] The Applicant is not publicly traded on any exchange.

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

_____

_____

_____

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:

Hurvis Investments, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [ ] the Applicant

OR

2. [X] a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: MEDP MISSION CRITICAL FACILITY, LLC

OR

3. [ ] a legal entity with a direct or indirect right of control of the Applicant (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: 3100 Sanders Rd. Ste 500
Northbrook, IL 60062

C. Telephone: 847-559-2031 Fax: _____ Email: bryon@hurvisgroup.com

D. Name of contact person: Bryon Stanislaw

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

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

6B Application for 1951 W Hastings St Chicago, IL 60608

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

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

Specification # _____ and Contract # _____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a "contractor" as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants' wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

[ ] Yes

[ ] No

[X] N/A – I am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked "no" to the above, please explain.

_____

_____

_____

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

[X] 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 [X] No [ ] Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

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

Name	Title
The Hurvis Group, LLC (Managing Member)	

Please see MEDP Mission Critical Facility, LLC Application for details

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. 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: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
Please see MEDP Mission Critical Facility, LLC Application for details		

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? [ ] Yes [x] No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? [ ] Yes [x] No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?
[ ] Yes [x] No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(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 (as defined in MCC Chapter 2-156), 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. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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

(Add sheets if necessary)

[x] 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 MCC 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 [x] No [ ] No person directly or indirectly owns 10% or more of the Disclosing Party.

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. 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, during the 5 years before 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 subparagraph (b) above;

d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, during the 5 years before 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.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) 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 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 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 subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any 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.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant 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 MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The Applicant 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 Certifications (2) and (9) 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 Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. 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.

12. 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 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

13. 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 $25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (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 [X] is not

   a "financial institution" as defined in MCC Section 2-32-455(b).

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 MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. 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 MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, 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 FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, 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 [X] 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), skip Items D(2) and D(3) and 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 [X] No

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

Name	Business Address	Nature of Financial 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 (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, as amended, 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, as amended, 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," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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 [x] 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 [ ] Reports not required

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 -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

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 Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance 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 this ordinance.

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 City transactions. 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 in, and appended to, this EDS may be made publicly available 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 MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

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

Hurvis Investments, LLC
(Print or type exact legal name of Disclosing Party)

By: Catherine Wereda
(Sign here)

Catherine Wereda
(Print or type name of person signing)

CEO of The Hurvis Group, LLC (Managing Member)
(Print or type title of person signing)

Signed and sworn to before me on (date) April 25, 2023,

at Lake County, Illinois (state).

Michelle Newby
Notary Public

MICHELLE NEWBY
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 20, 2026

Commission expires: April 20, 2026

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

Under MCC 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% 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.

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

[ ] Yes [x] No

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

[ ] Yes [ ] No [x] The Applicant is not publicly traded on any exchange.

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

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a "contractor" as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants' wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

[ ] Yes

[ ] No

[x] N/A – I am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked "no" to the above, please explain.

_____

_____

_____

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:

MEDP Mission Critical Facility, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [x] the Applicant

OR

2. [ ] a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: _____

OR

3. [ ] a legal entity with a direct or indirect right of control of the Applicant (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: 500 W Madison St Ste 1000
Chicago, IL 60661

C. Telephone: 312-781-9832 Fax: _____ Email: chuffman@medp.io

D. Name of contact person: Craig K. Huffman

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

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

6B Application for 1951 W Hastings St Chicago, IL 60608

G. Which City agency or department is requesting this EDS? Department of Planning and 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

[x] 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?

[X] Yes [ ] No [ ] Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

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

Name Title

Metro Edge Development Partners, LLC

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. 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: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
Huffman Holdings, LLC	10315 SOUTH SEELEY CHICAGO, IL 60643	60%
Hurvis Investments, LLC	3100 Sanders Road, Ste 500 Northbrook, IL 60062	20%
Cape Verde Holdings, LLC	3580 N. Hobart Road Suite C, Hobart, IN, 46342	16%

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? [ ] Yes [X] No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? [ ] Yes [X] No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

_____

_____

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?
[ ] Yes [X] No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(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 (as defined in MCC Chapter 2-156), 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. 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.
DLA Piper; 444 West Lake Street; Suite 900; Chicago, IL; Attorney			Estimated $25,000
Johnson Research Group 105 W. Madison St., Suite 406, Chicago, IL; economic consultant, Est. $5,000			

(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 MCC 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 [X] No [ ] No person directly or indirectly owns 10% or more of the Disclosing Party.

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. 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, during the 5 years before 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 subparagraph (b) above;

d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, during the 5 years before 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.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) 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 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 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 subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any 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.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant 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 MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The Applicant 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 Certifications (2) and (9) 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 Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. 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.

12. 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 date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

_____

_____

_____

13. 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 $25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

_____

_____

_____

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

[ ] is [X] is not

a "financial institution" as defined in MCC Section 2-32-455(b).

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 MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. 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 MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, 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 FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, 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 [X] 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), skip Items D(2) and D(3) and 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 financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial 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 (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, as amended, 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, as amended, 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," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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 [ ] Reports not required

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 -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

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 Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance 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 this ordinance.

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 City transactions. 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 in, and appended to, this EDS may be made publicly available 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 MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

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

MEDP Mission Critical Facility, LLC

(Print or type exact legal name of Disclosing Party)

By: _____

(Sign here)

Craig K. Huffman

(Print or type name of person signing)

CEO of majority owner

(Print or type title of person signing)

Signed and sworn to before me on (date) April 27 2023

at Cook County, Illinois (state).

_____

Notary Public

Commission expires: Jan 5 2027

SAMANTHA POLITZER WEISS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 5, 2027

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

Under MCC 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% 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.

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

[ ] Yes [X] No

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

[ ] Yes [ ] No [X] The Applicant is not publicly traded on any exchange.

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

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a "contractor" as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants' wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

[x] Yes

[ ] No

[ ] N/A – I am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked "no" to the above, please explain.

_____

_____

_____

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:

Metro Edge Development Partners, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [ ] the Applicant

OR

2. [x] a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: MEDP Mission Critical Facility, LLC

OR

3. [ ] a legal entity with a direct or indirect right of control of the Applicant (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: 500 W Madison St Ste 1000
Chicago, IL 60661

C. Telephone: 312-781-9832 Fax: _____ Email: chuffman@medp.io

D. Name of contact person: Craig K. Huffman

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

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

6B Application for 1951 W Hastings St Chicago, IL 60608

G. Which City agency or department is requesting this EDS? Department of Planning and 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

[x] 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?

[X] Yes [ ] No [ ] Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

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

Name	Title
Craig Huffman	CEO
Bradley Beile	COO
Metro Edge Development Partners, LLC	

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. 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: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
Huffman Holdings, LLC	10315 SOUTH SEELEY CHICAGO, IL 60643	60%
Hurvis Investments, LLC	3100 Sanders Road, Ste 500 Northbrook, IL 60062	20%
Cape Verde Holdings, LLC	3580 N. Hobart Road Suite C, Hobart, IN, 46342	16%

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? [ ] Yes [X] No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? [ ] Yes [X] No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

_____

_____

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?
[ ] Yes [X] No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(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 (as defined in MCC Chapter 2-156), 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. 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.

(Please see Applicant's EDS form for details on this item)

(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 MCC 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 [X] No [ ] No person directly or indirectly owns 10% or more of the Disclosing Party.

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. 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, during the 5 years before 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 subparagraph (b) above;

d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, during the 5 years before 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.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) 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 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 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 subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any 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.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant 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 MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The Applicant 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 Certifications (2) and (9) 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 Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. 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.

12. 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 date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

_____

_____

_____

13. 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 $25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

_____

_____

_____

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

[ ] is [X] is not

a "financial institution" as defined in MCC Section 2-32-455(b).

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 MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. 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 MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, 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 FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, 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 [X] 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), skip Items D(2) and D(3) and 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 financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial 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 (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, as amended, 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, as amended, 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," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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 [ ] Reports not required

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 -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

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 Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance 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 this ordinance.

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 City transactions. 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 in, and appended to, this EDS may be made publicly available 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 MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

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

Metro Edge Development Partners, LLC

(Print or type exact legal name of Disclosing Party)

By: _____

(Sign here)

Craig K. Huffman

(Print or type name of person signing)

CEO

(Print or type title of person signing)

Signed and sworn to before me on (date) April 27 2023,

at Cook County, Illinois (state).

Samantha Politzer Weiss

Notary Public

Commission expires: Jan 5 2027

SAMANTHA POLITZER WEISS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 5, 2027

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

Under MCC 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% 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.

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

[ ] Yes [X] No

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

[ ] Yes [ ] No [X] The Applicant is not publicly traded on any exchange.

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

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a "contractor" as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants' wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

[ ] Yes

[ ] No

[x] N/A – I am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked "no" to the above, please explain.

_____

_____

_____

City of Chicago
Affidavit for 6b

CITY OF CHICAGO
AFFIDAVIT FOR COOK COUNTY CLASS L TAX INCENTIVE

On behalf of MEDP Mission Critical Facility, LLC (the "Applicant"), I hereby certify, represent and warrant the following to the City of Chicago:

1. Attached as Exhibit 1 hereto and hereby incorporated herein is a true and correct list of all real estate owned in Cook County, Illinois by the Applicant, including all permanent index numbers associated with such real estate.

2. Attached as Exhibit 2 hereto and hereby incorporated herein is a true and correct Disclosure of the Ownership Interests of the Applicant as set forth in Cook County's Code of Ethical Conduct (Cook County, Ill., Code, Ch. 2, Art. VII, Div. 2, Subdiv. VI, Section 2-610).

3. The Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

4. The Applicant is in compliance with all applicable laws, as required by the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "Tax Incentive Ordinance").

Under penalty of perjury, I hereby certify, represent and warrant that I have the knowledge and the authority to provide this Affidavit to the City of Chicago on behalf of the Applicant. This Affidavit shall be deemed to be the Applicant's Economic Disclosure Statement, as defined in the Tax Incentive Ordinance. The Applicant hereby submits this Affidavit to the City of Chicago for purposes of complying with the provisions of the Tax Incentive Ordinance.

I hereby acknowledge that the City of Chicago has not, and will not independently verify the certifications, representations and warranties contained herein. I further acknowledge that the City of Chicago is entitled to and is in fact relying upon the certifications, representations and warranties contained herein in connection with its support and consent for the Class L application of the Applicant to the Office of the Assessor of Cook County, Illinois pursuant to the Tax Incentive Ordinance in connection with property located at 1951 W Hastings St Chicago, IL 60608, in Chicago, Illinois (the "Subject Property").

I understand and acknowledge that if the certifications, representations or warranties contained herein are untrue in any respect, the support and consent of the City of Chicago for the Class L classification of the Subject Property may be revoked, and other penalties at law or in equity may apply.

APPLICANT:

Name of Company: MEDP Mission Critical Facility, LLC

By: [signature]
Print Name of Signatory: Craig K. Huffman
Print Title of Signatory: CEO

Signed and sworn before me on May 9 2023 (Date)
at Cook (County) IL (State)
[signature] (Notary Public)
My Commission expires on Jan 5 2027.

SAMANTHA POLITZER WEISS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 5, 2027