City of Chicago

O2016-3921

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/18/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-I at 3101-3259 S Kedzie Ave and 3101-3159 W 31st St - App No. 18788
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18788
INTRO. DATE:
MAY 18 2016

ORDINANCE

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the M3-3 Heavy Industry District symbols and indications as shown on Map 8-I in the area bounded by:

West 31st Street; a line 648.32 feet east of and parallel to the east line of South Kedzie Avenue; the northwest line of the Chicago & Illinois Western Railroad (Illinois Central Railroad Company) right-of-way; South Kedzie Avenue;

to those of a Waterway Industrial Planned Development.

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

PROJECT NARRATIVE

APPLICANT: **Bridge Industrial Acquisition, LLC**

PROPERTY ADDRESS: **3101-3259 South Kedzie Avenue / 3101-3159 West 31st Street, Chicago, Illinois (the "Property")**

DESCRIPTION OF THE CASE:

The Property consists of approximately 768,659 Net Site Area (17.65 acres) and is currently improved with an older, underutilized, dilapidated and functionally obsolete industrial building and has extensive soil and environmental issues. The Applicant proposes to demolish the existing building, clean up and redevelop the Property into a state-of-the-art multi-tenant industrial building to be used for warehousing, distribution, freight movement, light manufacturing and related uses ("Facility").

The Facility will include a one-story building of approximately 358,000 square feet of multi-tenant space, with a building height of 44-feet and a clear height of 36-feet, plus approximately 66 exterior loading docks, 60 trailer parking spaces, and 245 accessory parking spaces.

The Property is located in the 12th Ward. It is also located in the Little Village Industrial Corridor and is zoned M3-3 Heavy Industry District. The Property is bounded on the north by West 31st Street, on the east by the Collateral Channel, on the south by the northwest line of the Chicago & Illinois Western Railroad right-of-way, and the west by South Kedzie Avenue.

The project benefits to the City of Chicago and the local community are numerous. Not only will a 17.65-acre underutilized and functionally-obsolete and environmentally challenged property be cleaned-up and renovated into a state-of-the-art facility, but the City will realize a significant gain in the tax base and the proposed project is expected to create approximately 100 construction jobs and 350 permanent jobs. These jobs will further create greater demand for goods and services in the area, which will provide further contributions to the local economy.

REQUEST:

The Applicant seeks a Waterway Industrial Planned Development to allow for the redevelopment of the Property. Because of the size of the Property and its location adjacent to the Collateral Channel, a planned development is mandatory.

WATERWAY INDUSTRIAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway Industrial Planned Development Number ____, ("Planned Development") consists of approximately 768,659 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Bridge Industrial Acquisition, LLC or its designee is the applicant ("Applicant") for this Planned Development, pursuant to authorization from the owner of the property.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

4. This Plan of Development consists of 15 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by (Cornerstone Architects Ltd.) and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and

Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: warehouse, distribution, freight movement, light manufacturing, outdoor and indoor trailer storage, accessory parking and related accessory and ancillary uses and those uses permitted and allowed in the M3-3 district.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of **[TBC]** 768,742 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans referenced in Statement 4, approved by this Planned Development, shall be deemed to in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. (At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. To-be-listed: aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the M3-3 Heavy Industry District.

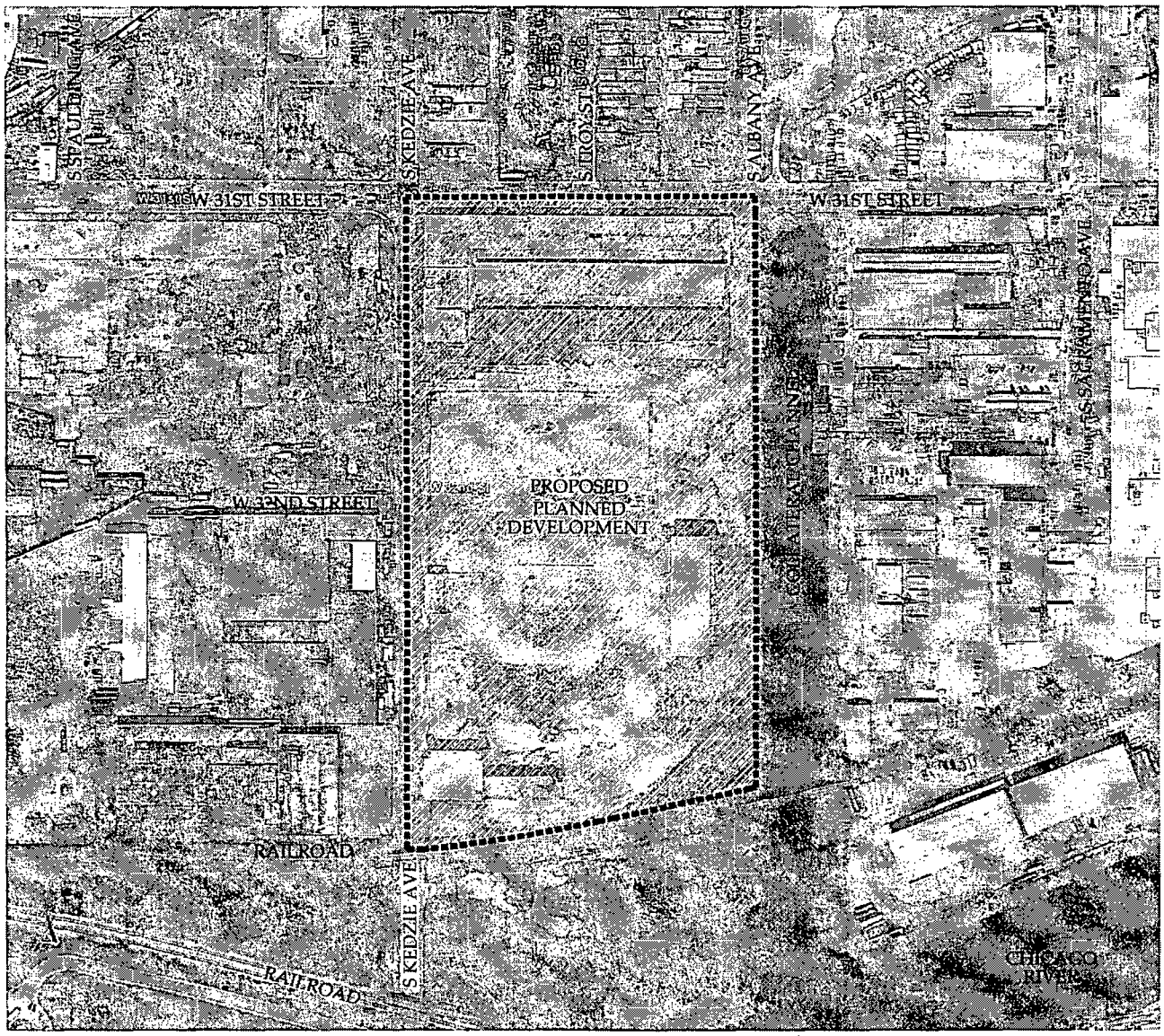
WATERWAY INDUSTRIAL PLANNED DEVELOPMENT

BULK REGULATIONS TABLE

Gross Site Area:	**832,091 sq.ft. (19.10 acres)**
Net Site Area:	**768, 659 sq.ft. (17.65 acres)**
Area of Public Right of Way:	**63,432 sq.ft. (1.45 acres)**
Maximum Floor Area Ratio:	**3.0**
Setbacks	
North:	**15 feet**
East:	**0 feet**
West:	**0 feet**
South:	**0 feet**
Maximum Building Height:	**55 feet**
Minimum Off-Street Parking Spaces :	**150**
Minimum Bicycle Parking Spaces:	**15**
Minimum Off-Street Loading Spaces:	**4 (minimum of 10'x25')**

Setbacks and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning and Development.

Applicant: Bridge Industrial Acquisition, LLC
Address: 3101-3259 South Kedzie Avenue; 3101-3159 West 31st Street, Chicago, Illinois
City Council Introduction: May 18, 2016
Plan Commission Public Hearing:



AERIAL MAP
NTS

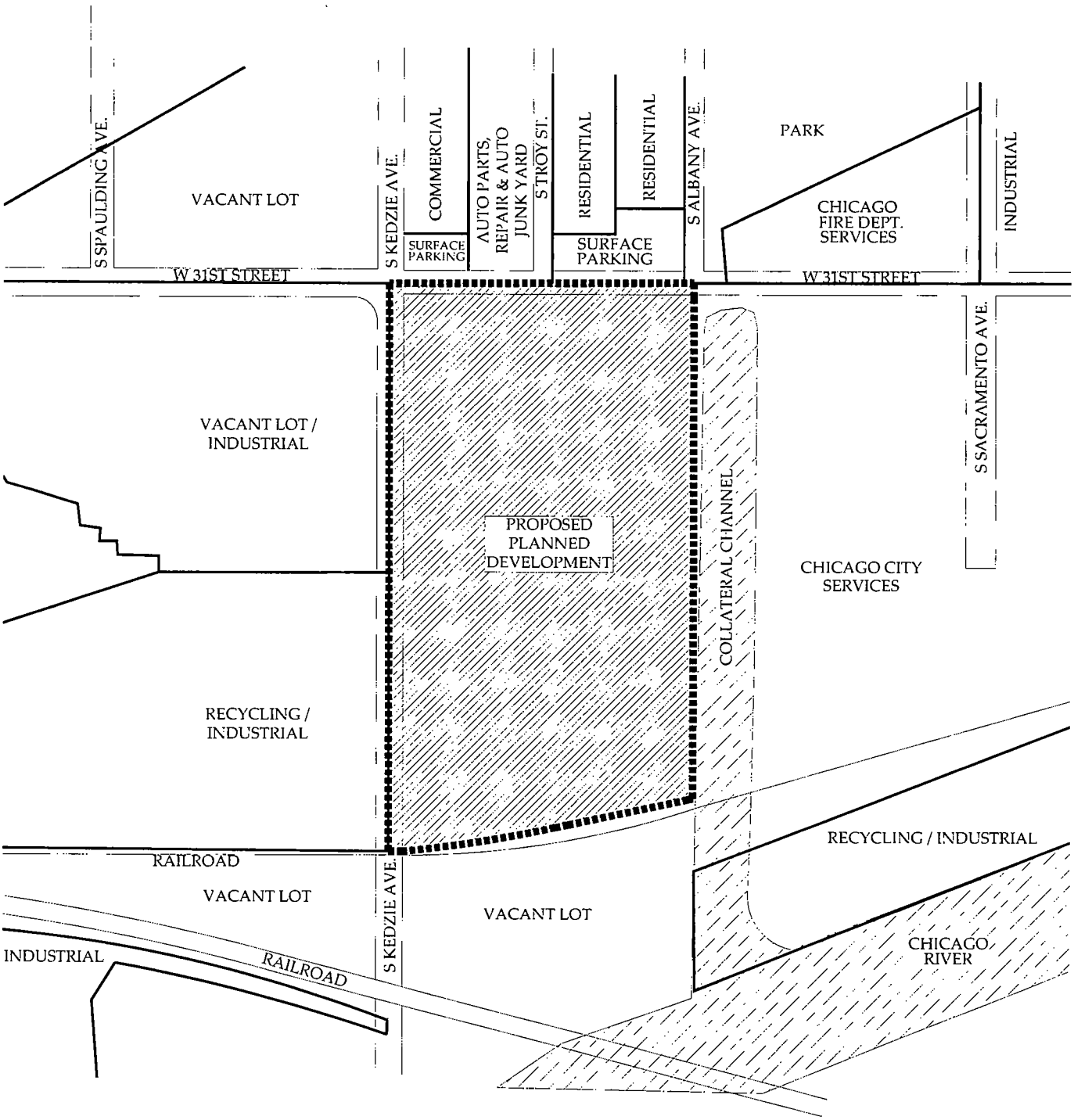
PLAN NORTH

BRIDGE
DEVELOPMENT
PARTNERS, LLC

Applicant: Bridge Industrial Acquisition, LLC
Address: 3101-3259 South Kedzie Avenue, 3101-3159 West 31st Street, Chicago, Illinois
City Council Introduction: May 18, 2016
Plan Commission Public Hearing:

MAY 9, 2016 #11205

Cornerstone
Architects Ltd



EXISTING LAND USE MAP

N.T.S

PLAN NORTH

BRIDGE DEVELOPMENT PARTNERS, LLC

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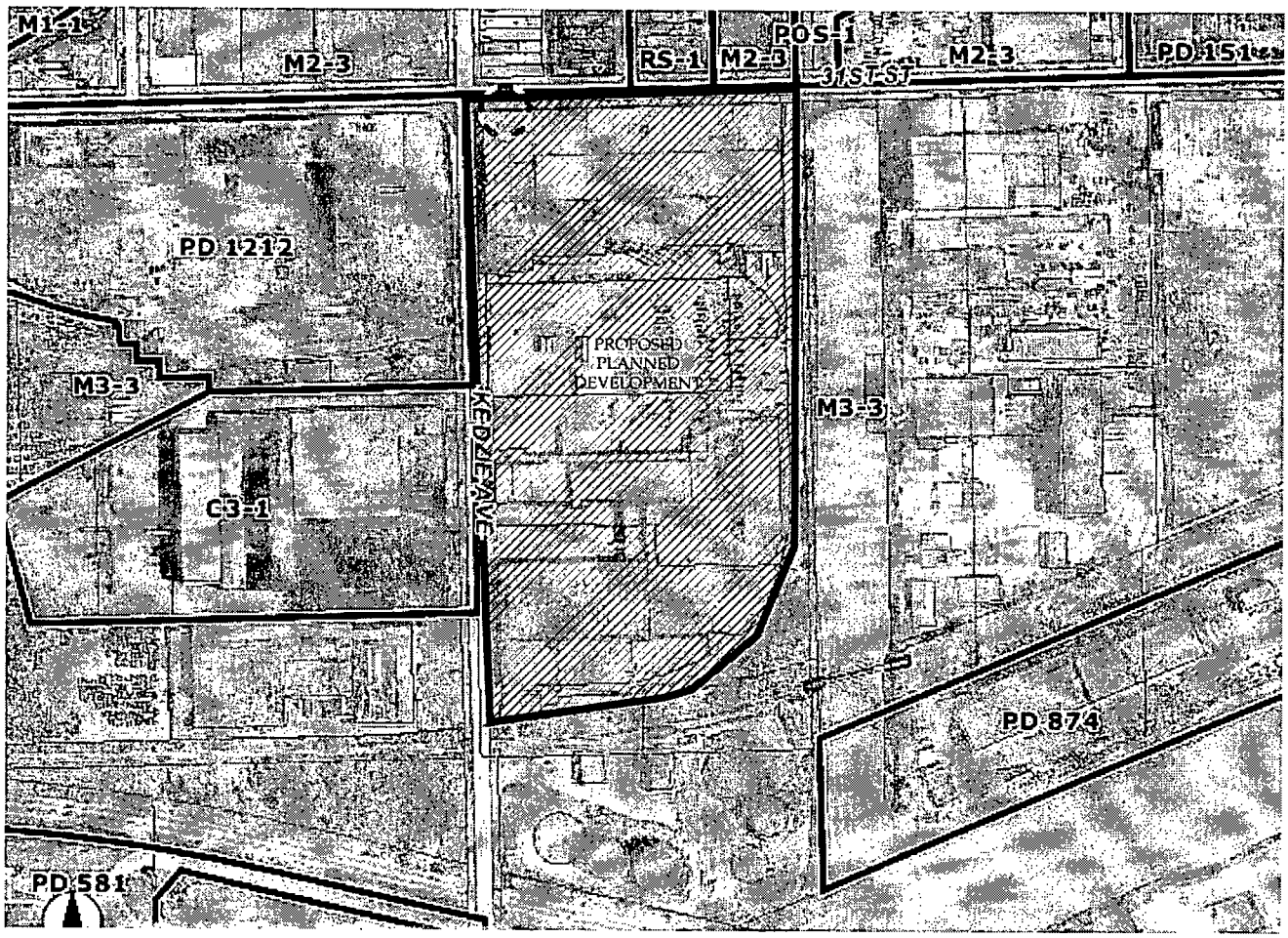
Cornerstone Architects



EXISTING ZONING MAP

NTS

PLAN NORTH

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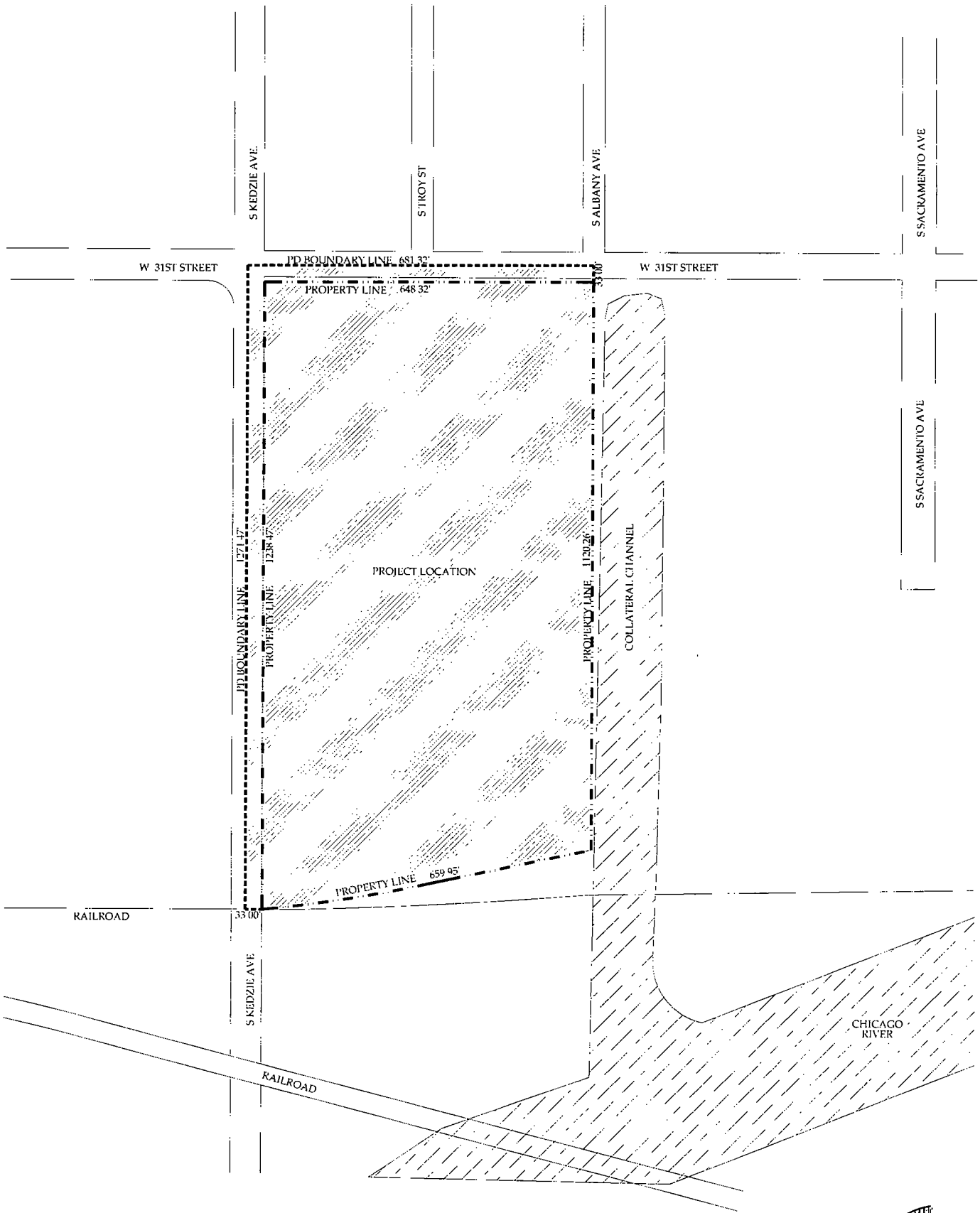
BRIDGE DEVELOPMENT PARTNERS, LLC

Cornerstone Architects Ltd.



PD BOUNDARY ----------
PROPERTY LINE — — — — —

GROSS SITE AREA: 832,091 SQ.FT. (19.10 ACRES)
RIGHT OF WAY AREA: 63,432 SQ.FT (1.45 ACRES)
NET SITE AREA: 768,659 SQ.FT (17.64 ACRES)

PLANNED DEVELOPMENT BOUNDARY and PROPERTY LINE MAP

NTS

PLAN NORTH

BRIDGE DEVELOPMENT PARTNERS, LLC

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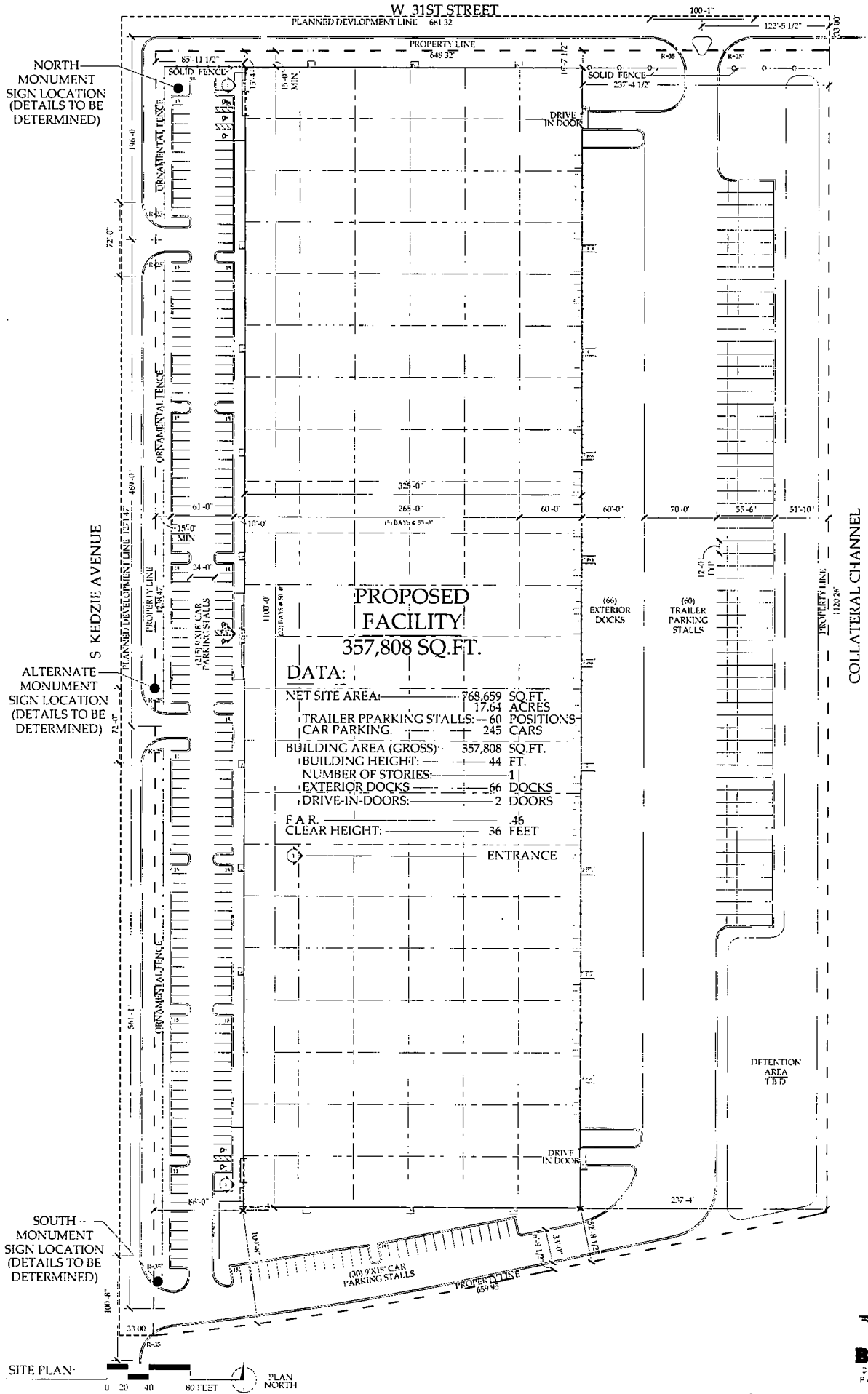
MAY 9, 2016 #11205

Cornerstone Architects



BRIDGE DEVELOPMENT PARTNERS, LLC

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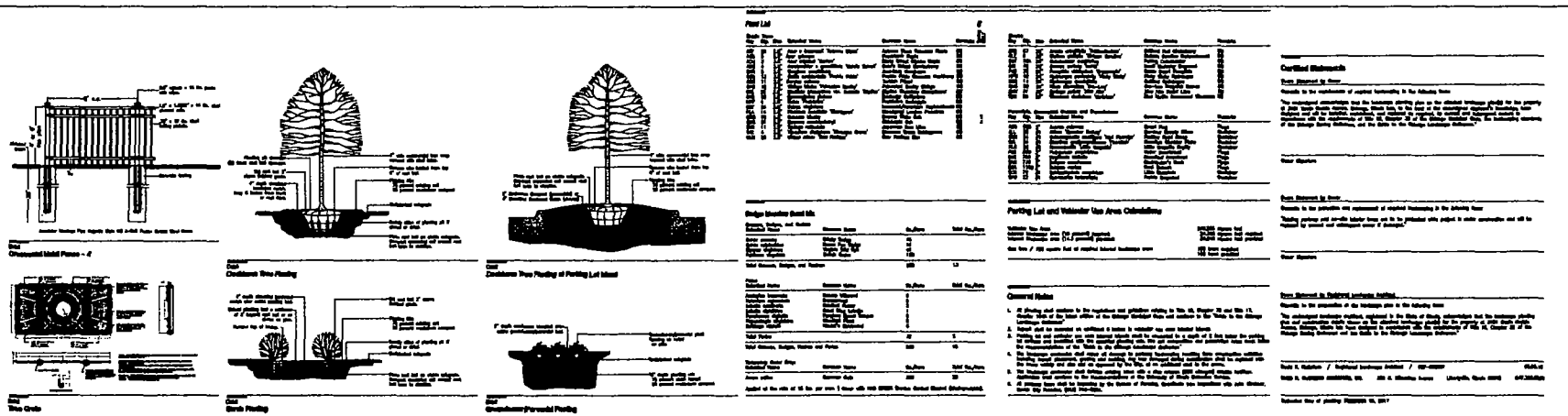
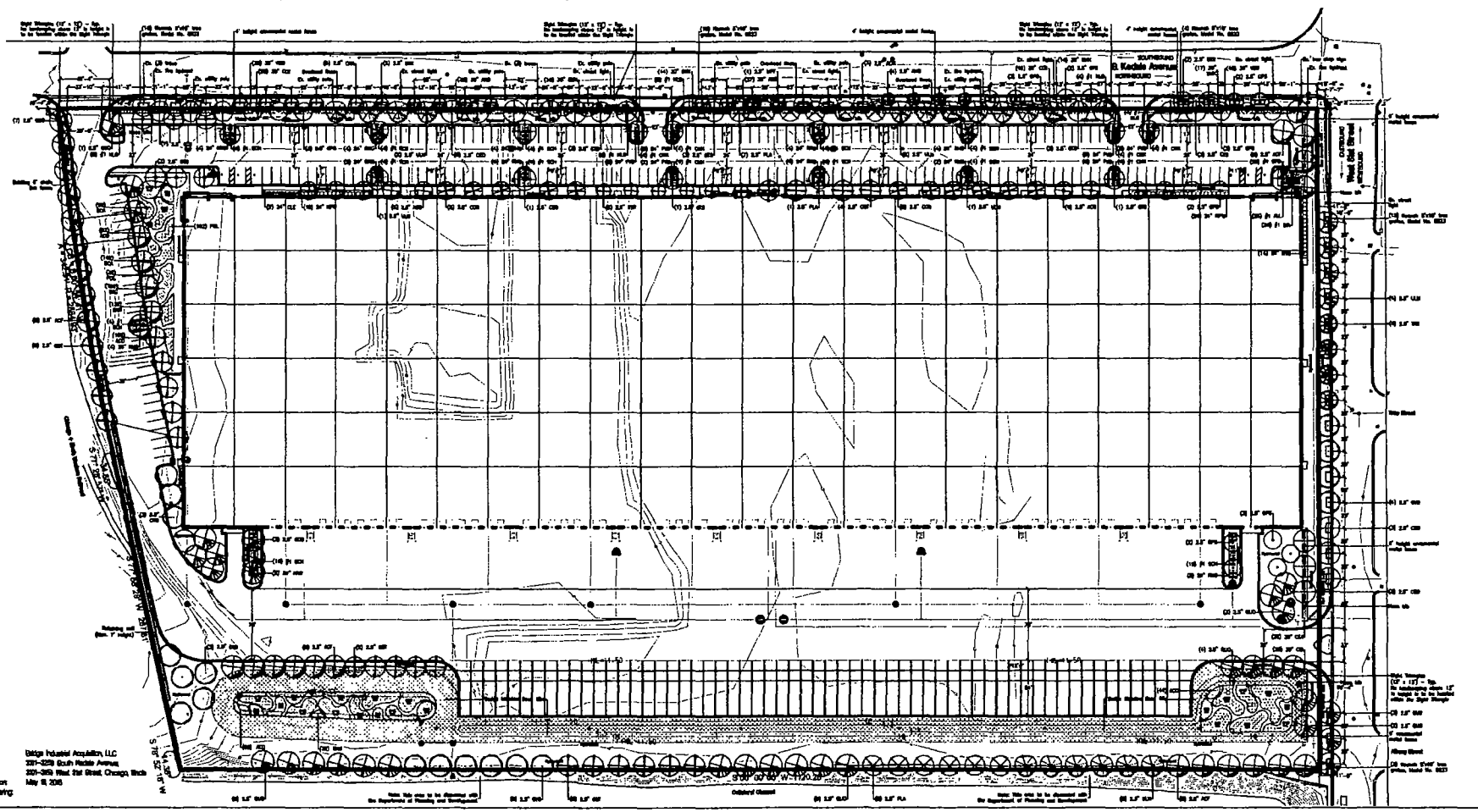




Applicant: Bridge Industrial Acquisition, LLC
Address: 3201-3259 South Kedzie Avenue, 3201-3259 West 31st Street, Chicago, Illinois
City Council Introduction: May 18, 2005
Plan Commission Hearing

3101 S. Kedzie Avenue

Chicago, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

McCALLUM ASSOCIATES

Landscape Plan

Mark	Description	Date
1	Planned Development Submittal	05/06/05

Issuance

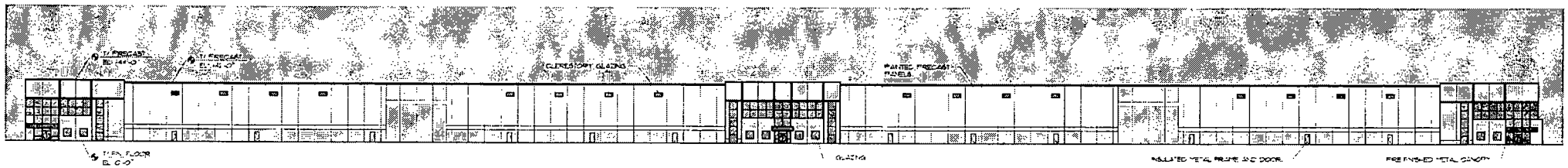
Number: 4497B

Scale: 1" = 50'

North

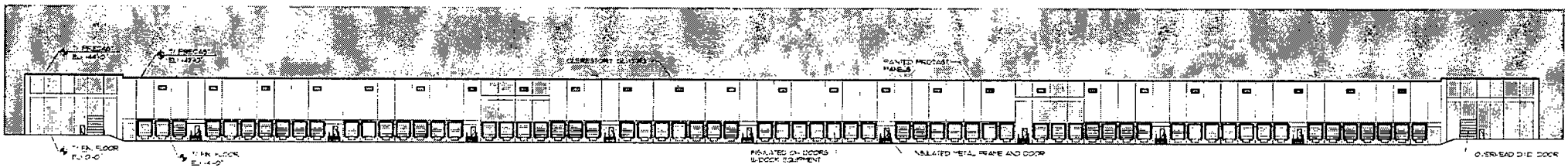
File: 4497PPA

Sheet: L1.0



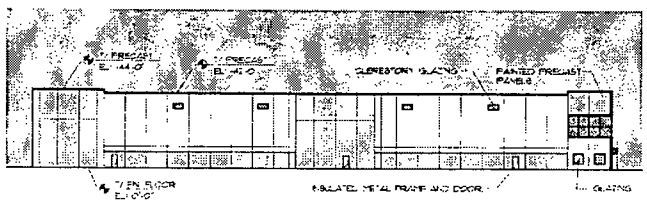
WEST ELEVATION:

0 16 32 64 FEET



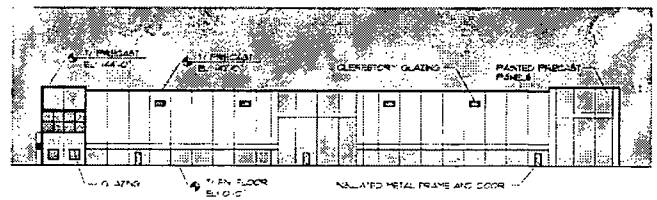
EAST ELEVATION:

0 16 32 64 FEET



NORTH ELEVATION:

0 16 32 64 FEET



SOUTH ELEVATION:

0 16 32 64 FEET

BRIDGE DEVELOPMENT PARTNERS, LLC

* WALL SIGNS TO BE PROVIDED PER TENANT ON THE NORTH AND WEST ELEVATIONS. DETAILS TO BE DETERMINED

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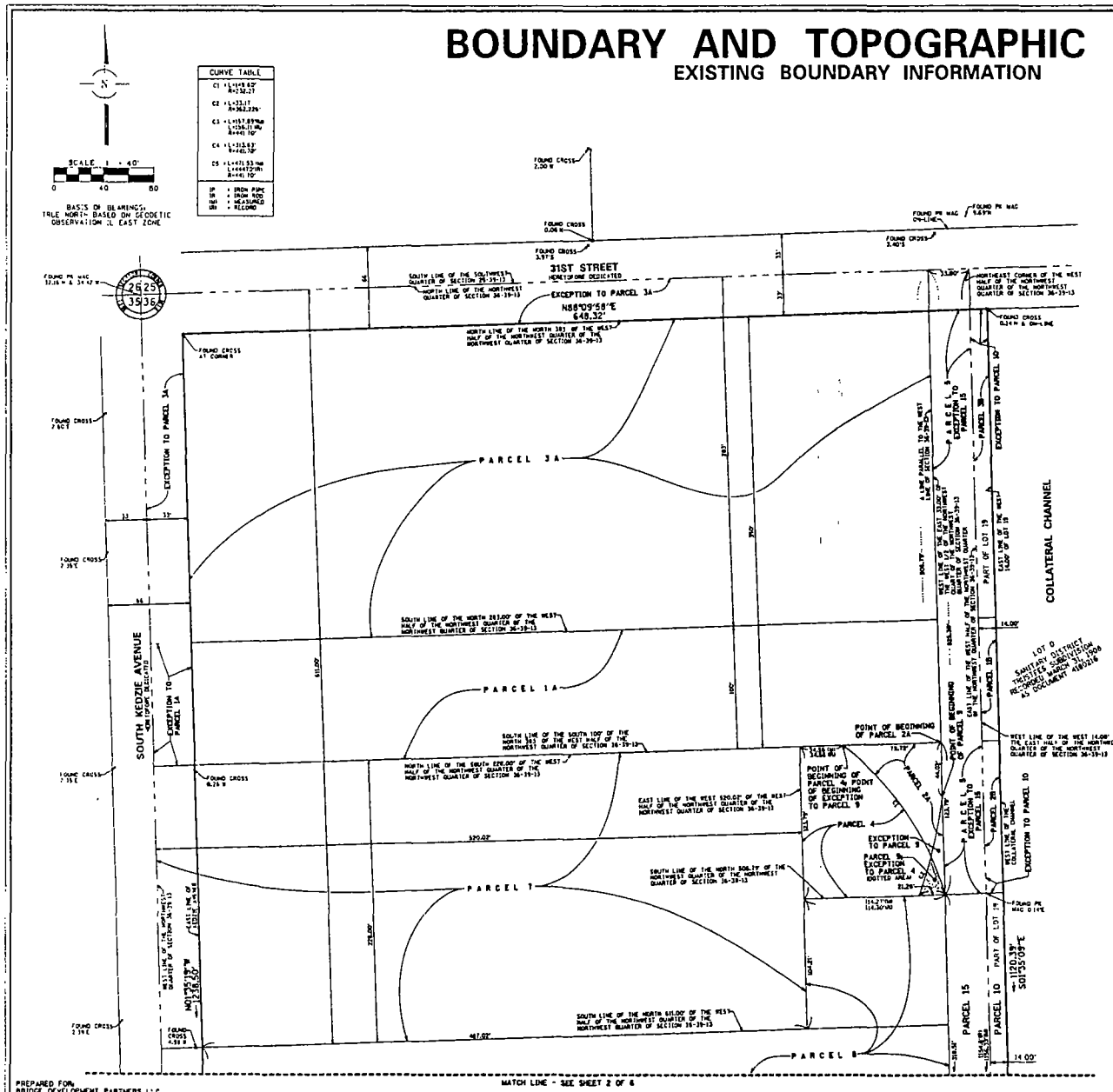
Cornerstone Architects Ltd

BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING BOUNDARY INFORMATION



PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

PARCEL 1-A:

THAT PART OF THE SOUTH 100 FEET OF THE NORTH 383 FEET OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF A LINE DRAWN PARALLEL TO THE WEST LINE OF SAID SECTION 36 AND EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID SECTION WHICH IS 33 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPTING FROM SAID SOUTH 100 FEET THE WEST 33 FEET THEREOF TAKEN FOR STREETS, IN COOK COUNTY, ILLINOIS.

PARCEL 1-B:

THAT PART OF THE WEST 14 FEET OF LOT 19 WHICH LIES BETWEEN THE EASTWARD EXTENSION OF THE NORTH LINE AND THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT OF LAND, IN SANITARY DISTRICT TRUSTEES SUBDIVISION OF THE RIGHT OF WAY FROM THE NORTH AND SOUTH CENTER LINE OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO WILL COUNTY LINE, AS SO DESCRIBED AS THAT PART OF THE WEST 12 FEET OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF AND ADJACENT TO THE WEST LINE OF THE COLLATERAL CHANNEL OF SAID SANITARY DISTRICT TRUSTEES SUBDIVISION WHICH LIES BETWEEN THE NORTH AND SOUTH LINES OF PARCEL 1 "A" HEREINFORE DESCRIBED EXTENDED EASTERLY, IN COOK COUNTY, ILLINOIS

PARCEL 2-A:

A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER WITH A STRAIGHT LINE DRAWN PARALLEL TO THE WEST LINE OF SECTION 36 AND EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID SECTION WHICH IS 33 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST ALONG SAID SOUTH LINE OF NORTH 383 FEET, A DISTANCE OF 648.32 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 1232.27 FEET AND CONVEX NORTHEASTERLY, A DISTANCE OF 149.60 FEET TO A POINT ON A LINE NORTHWEST PARALLEL LINE WHICH IS 106.15 FEET SOUTH OF SAID NORTH LINE OF SECTION 36 AND THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 105.79 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2-B:

THAT PART OF THE WEST 16 FEET OF LOT 19 WHICH LIES SOUTH OF THE SOUTH LINE OF THE NORTH 383 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND NORTH OF THE SOUTH LINE OF THE NORTH 508.75 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, IN SANITARY DISTRICT TRUSTEES' SUBDIVISION OF THE RIGHT OF WAY FROM THE NORTH AND SOUTH CENTER LINE OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO WILL COUNTY LINE; SAID PARCEL BEING ALSO DESCRIBED AS THAT PART OF THE WEST 16 FEET OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF AND ADJACENT TO THE WEST LINE OF THE COLLATERAL CHANNEL OF SAID SANITARY DISTRICT TRUSTEES SUBDIVISION WHICH LIES BETWEEN THE NORTH AND SOUTH LINES OF PARCEL 2-A HEREINFORE DESCRIBED, EXTENDED EASTERLY, IN COOK COUNTY, ILLINOIS.

PARCEL 2-C:

THE NORTH 383 FEET OF THE PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF A LINE DRAWN PARALLEL TO THE WEST LINE OF SAID SECTION 36 AND EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID SECTION WHICH IS 33 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPTING FROM SAID NORTH 383 FEET THE NORTH 33 FEET AND THE WEST 33 FEET THEREOF TAKEN FOR STREETS, IN COOK COUNTY, ILLINOIS.

PARCEL 3-B:

THAT PART OF THE WEST 14 FEET OF LOT 19 IN THE SANITARY DISTRICT TRUSTEES' SUBDIVISION OF THE RIGHT OF WAY FROM THE NORTH AND SOUTH CENTER LINE OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO WILL COUNTY LINE, MODIFIED, DESCRIBED AS THAT PART LYING NORTH AND SOUTH LINES OF PARCEL 3-A HEREINFORE DESCRIBED, EXTENDED EASTERLY, AND WEST OF A LINE 14 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 19 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF AND ADJOINING THE WEST LINE OF THE COLLATERAL CHANNEL OF SAID SANITARY TRUSTEES SUBDIVISION WHICH LIES BETWEEN THE NORTH AND SOUTH LINES OF PARCEL 3-A HEREINFORE DESCRIBED, EXTENDED EASTERLY, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE NORTH 383 FEET OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AT A POINT THEREON WHICH IS 33 FEET WEST OF A STRAIGHT LINE DRAWN PARALLEL TO THE WEST LINE OF SAID SECTION 36 AND EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID SECTION WHICH IS 33 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND RUNNING THENCE SOUTH EASTERLY, ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 1232.27 FEET AND CONVEX NORTHEASTERLY, A DISTANCE OF 149.60 FEET TO A POINT ON THE ARC AND EXTENDED FROM A POINT IN THE FIRST SECTIONS PARALLEL LINE 106.15 FEET SOUTH OF THE NORTH 383 FEET; THENCE WEST AND PARALLEL TO SAID SOUTH LINE OF THE NORTH 383 FEET, A DISTANCE OF 114.30 FEET; THENCE NORTH, AND PARALLEL TO SAID WEST LINE OF SAID SECTION 36, A DISTANCE OF 113.79 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 383 FEET AND THENCE EAST ALONG SAID SOUTH LINE OF SAID NORTH 383 FEET A DISTANCE OF 15.28 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHEASTERLY OF A CURVED LINE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 1232.27 FEET AND EXTENDED FROM A POINT IN THE FIRST SECTIONS PARALLEL LINE 106.15 FEET SOUTH OF THE NORTH 383 FEET (FOR) SAID TO A POINT ON THE SOUTH LINE OF THE NORTH 383 FEET (FOR) SAID TO A POINT ON THE WEST LINE OF SAID SECTION 36 (FOR) SAID, EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHWESTERLY OF A CURVED LINE CONVEX NORTHWESTERLY HAVING A RADIUS OF 1232.27 FEET AND EXTENDED FROM A POINT IN THE FIRST SECTIONS PARALLEL LINE 106.15 FEET SOUTH OF THE NORTH 383 FEET (FOR) SAID TO A POINT ON THE SOUTH LINE OF THE NORTH 383 FEET (FOR) SAID TO A POINT ON THE WEST LINE OF SAID SECTION 36 (FOR) SAID, EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHEASTERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID NORTH 383 FEET (FOR) SAID TO A POINT ON THE WEST LINE OF SAID SECTION 36 (FOR) SAID, EXCEPTING THEREFROM THAT PORTION LYING WEST OF A LINE 14.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 19 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF AND ADJOINING THE WEST LINE OF THE COLLATERAL CHANNEL OF SAID SANITARY TRUSTEES SUBDIVISION WHICH LIES BETWEEN THE NORTH AND SOUTH LINES OF PARCEL 3-A HEREINFORE DESCRIBED, EXTENDED EASTERLY, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE NORTH 508.75 FEET OF THE EAST 33 FEET OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPT THE NORTH 33 FEET OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

INTENTIONALLY OMITTED

PARCEL 7:

THE WEST 520.00 FEET OF THE SOUTH 878.00 FEET OF NORTH 811.00 FEET OF WEST 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT FROM SAID SOUTH 878.00 FEET OF WEST 520.00 FEET THEREOF, THAT PART THEREOF INCLUDED IN THE LAND DESCRIBED IN TRUST DEED RECORDED AUGUST 1, 1929 AS DOCUMENT 10192000 AND ALSO EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 487.07 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 115.79 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 33.00 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 115.79 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF THE SOUTH 100 FEET OF THE NORTH 383 FEET OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF A LINE DRAWN PARALLEL TO THE WEST LINE OF SAID SECTION 36 AND EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID SECTION WHICH IS 33 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPTING FROM SAID NORTH 383 FEET THE NORTH 33 FEET AND THE WEST 33 FEET THEREOF TAKEN FOR STREETS, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THAT PART OF THE WEST 14 FEET OF LOT 19 WHICH LIES BETWEEN THE EASTWARD EXTENSION OF THE NORTH LINE AND THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT OF LAND, IN SANITARY DISTRICT TRUSTEES SUBDIVISION OF THE RIGHT OF WAY FROM THE NORTH AND SOUTH CENTER LINE OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO WILL COUNTY LINE, AS SO DESCRIBED AS THAT PART OF THE WEST 12 FEET OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF AND ADJACENT TO THE WEST LINE OF THE COLLATERAL CHANNEL OF SAID SANITARY DISTRICT TRUSTEES SUBDIVISION WHICH LIES BETWEEN THE NORTH AND SOUTH LINES OF PARCEL 1 "A" HEREINFORE DESCRIBED EXTENDED EASTERLY, IN COOK COUNTY, ILLINOIS

PROPERTY DESCRIPTION (CONTINUED):

PARCEL 8 (CONTINUED):

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 117 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 87 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 124 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 218 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 114.72 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO & ILLINOIS WESTERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE BEING A CURVE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 1410.10 FEET FOR A DISTANCE OF 156.11 FEET TO A POINT OF TANGENCY, SAID PC MT BEING 318.51 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 508.75 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 A LINE 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH ON SAID PARALLEL LINE 318.51 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 508.75 FEET 114.30 FEET TO THE EAST LINE OF THE WEST 520.00 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH ON SAID EAST LINE 1021.51 FEET TO THE SOUTH LINE OF THE NORTH 811 FEET OF SAID NORTHWEST 1/4; THENCE WEST ON SAID SOUTH LINE 487.07 FEET TO THE EAST LINE OF SOUTH KEDZIE AVENUE; THENCE SOUTH ON SAID EAST LINE 177.46 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED BELOW CONVEYED BY DEED DATED JUNE 3, 1981 AND RECORDED JUNE 26, 1981 AS DOCUMENT 25913398 FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 40115 TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AND TRUSTEE UNDER TRUST NUMBER 102339 DESCRIBED AS FOLLOWS: THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 430.86 FEET NORTH AND 33 FEET EAST OF THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; SAID POINT ALSO BEING ON THE EAST LINE OF SOUTH KEDZIE AVENUE; THENCE NORTH AT RIGHT ANGLES TO SAID EAST LINE, 312.51 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 57.11 FEET; THENCE EAST ON A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 87.5 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EAST ON SAID RIGHT ANGLE LINE 73.5 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 62 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 124 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 5.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 117 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE BEING A CURVE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 1410.10 FEET TO THE INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST 1/2 AFORESAID AND PASSING THROUGH THE MOST NORTHERLY SOUTHEAST CORNER OF AN EXISTING BRICK BUILDING, SAID CORNER BEING 19.45 FEET WEST OF SAID WEST LINE (AS MEASURED ON SAID RIGHT ANGLE LINE); THENCE WEST ON SAID RIGHT ANGLE LINE, 13.4 FEET TO SAID MOST NORTHERLY SOUTHEAST CORNER OF SAID BRICK BUILDING; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST FACE OF SAID BRICK BUILDING 87.5 FEET TO THE MOST EASTERLY SOUTH CORNER OF SAID BRICK BUILDING; THENCE NORTHWESTERLY ALONG SAID SOUTH CORNER OF SAID BRICK BUILDING 16.500 SOUTH CORNER BEING 84.33 FEET WEST OF THE CENTER LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD TRACKS; THENCE WEST ALONG THE SOUTH FACE OF SAID BRICK BUILDING, 21.64 FEET TO A SOUTH CORNER OF SAID BRICK BUILDING; THENCE NORTH ALONG THE MOST EASTERLY WEST FACE OF SAID BRICK BUILDING 141.50 FEET TO THE MOST NORTHERLY SOUTH FACE OF SAID BRICK BUILDING; THENCE WEST ALONG SAID MOST NORTHERLY SOUTH FACE, 186.90 FEET; THENCE SOUTH 64.80 FEET TO THE PLACE OF BEGINNING.

PARCEL 9:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING IN THE LINE 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 MEASURED ON THE NORTH LINE OF SAID NORTHWEST 1/4; 441.44 FEET SOUTH OF THE NORTH 383 FEET OF SAID NORTHWEST 1/4; THENCE SOUTHWESTERLY, ON A CURVED LINE CONVEX SOUTHEAST HAVING A RADIUS OF 1232.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 508.75 FEET OF THE NORTHWEST 1/4; 21.70 FEET WEST OF ABOVE MENTIONED LINE WHICH IS 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 AS MEASURED ON THE NORTH LINE OF THE NORTH 508.75 FEET OF SAID NORTHWEST 1/4; THENCE EAST ON SAID SOUTH LINE 21.70 FEET; THENCE NORTH ON ABOVE MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED TRACT THAT PART LYING NORTHEASTERLY OF FOLLOWING DESCRIBED LINE: BEGINNING ON THE SOUTH LINE OF THE NORTH 383 FEET OF THE NORTHWEST 1/4; 33.73 FEET WEST OF ABOVE MENTIONED PARALLEL LINE AS MEASURED ON SAID SOUTH LINE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEAST HAVING A RADIUS OF 1232.27 FEET A DISTANCE OF 149.60 FEET TO A POINT ON SAID NORTHERLY SOUTH LINE OF THE NORTHWEST 1/4 AS MEASURED ON ABOVE MENTIONED PARALLEL LINE.

PARCEL 10:

THAT PART OF THE WEST 16 FEET OF A STRIP OF LAND LYING WEST OF AND ADJOINING LOT D COLLATERAL CHANNEL OF SANITARY DISTRICT TRUSTEES SUBDIVISION OF THE RIGHT OF WAY FROM NORTH AND SOUTH CENTER LINE OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO WILL COUNTY LINE, LYING NORTHERLY OF A LINE RUNNING FROM A POINT ON THE WEST LINE OF SAID STRIP (17.33 FEET NORTH OF THE EAST AND WEST CENTER LINE OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO A POINT ON THE EAST LINE OF SAID STRIP, 353.38 FEET NORTH OF SAID EAST AND WEST CENTER LINE, EXCEPTING FROM AFORESAID STRIP THAT PORTION THEREOF LYING WEST OF THE STREET AND THAT PART WHICH LIES NORTH OF THE SOUTH LINE OF THE NORTH 508.75 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36.

PARCEL 11:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 63.60 FEET NORTH AND 33 FEET EAST OF THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 AFORESAID; SAID POINT OF BEGINNING BEING IN THE EAST LINE OF SOUTH KEDZIE AVENUE WHERE SAID LINE INTERSECTS THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE NORTH ON THE EAST LINE OF SOUTH KEDZIE AVENUE, 250.25 FEET; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE, A DISTANCE OF 430.7 FEET; THENCE NORTHEASTERLY A DISTANCE OF 141.26 FEET TO A POINT OF INTERSECTION OF THE WESTERLY LINE OF CHICAGO AND ILLINOIS WESTERN RAILROAD RIGHT OF WAY WITH THE SOUTHERLY LINE OF THE NORTH 383 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE WEST ALONG SAID SOUTHERLY LINE, 186.90 FEET; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SEE PAGE 2 FOR REMAINDER OF THE PROPERTY DESCRIPTION.

DURING THE BOUNDARY ANALYSIS AND REVIEW OF THE LEGAL DESCRIPTIONS INCLUDED ON THE ALTA/ACSM TITLE SURVEY PREPARED BY V3 CONSULTANTS, JOB NO. 5709-01 DATED NOVEMBER 10, 2015 LAST REVISED JANUARY 17, 2016 SOME DISCREPANCIES IN REGARDS OF PARCEL 10 LEGAL DESCRIPTION AND GRAPHICAL DEPICTION OF THE BOUNDARIES HAD BEEN DISCOVER.

PARCEL 10 PIN: 16-36-100-036

THE FOLLOWING DOCUMENTS HAVE BEEN REVIEWED:
A) ALTA/ACSM LAND TITLE SURVEY PREPARED BY V3 CONSULTANTS, JOB NO. 5709-01 DATED NOVEMBER 10, 2015 LAST REVISED JANUARY 17, 2016 SOME DISCREPANCIES IN REGARDS OF PARCEL 10 LEGAL DESCRIPTION AND GRAPHICAL DEPICTION OF THE BOUNDARIES HAD BEEN DISCOVER.
B) SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0918333139 WHICH APPEARS TO BE THE MOST CURRENT DEED FOR PARCEL 10
C) TRUST DEED RECORDED AS DOCUMENT NUMBER 0817331139 (THE OLDEST DEED AVAILABLE ON COOK COUNTY RECORDED REGARDS FOR PARCEL 10)
D) PLAT OF SANITARY DISTRICT TRUSTEES EXCEPTION RECORDED AS DOCUMENT NUMBER 9180216
E) CURRENT ALTA MAP AND BD-ACME PLAT - FOR GRAPHICAL REPRESENTATION OF THE PROPERTY LINES

FINDINGS:
- IT APPEARS THAT A LEGAL DESCRIPTION OF PARCEL 10 AS SHOWN ON SAID ALTA SURVEY MATCHES A LEGAL DESCRIPTION INCLUDED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0918333139 (DESCRIBED AS PARCEL 3 IN SAID WARRANTY DEED). THE SOUTH BOUNDARY LINE SHOWN ON SAID ALTA SURVEY IS IN DISAGREEMENT WITH THE LISTED ABOVE LEGAL DESCRIPTIONS
- THE LEGAL DESCRIPTION OF SURVEYED PARCEL 10 INCLUDED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0918333139 (DESCRIBED AS PARCEL 3 IN SAID WARRANTY DEED) AND LEGAL DESCRIPTION INCLUDED IN TRUST DEED RECORDED AS DOCUMENT NUMBER 0817331139 (DESCRIBED AS PARCEL 3 IN SAID TRUST DEED) ARE NOT THE SAME. AFTER 1985 A NEW LEGAL DESCRIPTION WAS AND BEEN CREATED AND SOME OF THE CALLS/ INFORMATION INCLUDED IN THE TRUST DEED LEGAL DESCRIPTION HAD BEEN OMITTED. HOWEVER IT APPEARS THAT EXTEND OF BOTH LEGAL DESCRIPTIONS WERE USED TO DESCRIBE THE SAME PROPERTY. THE SOUTH BOUNDARY LINE SHOWN ON SAID ALTA SURVEY REPRESENTS A TRUST DEED LEGAL DESCRIPTION.

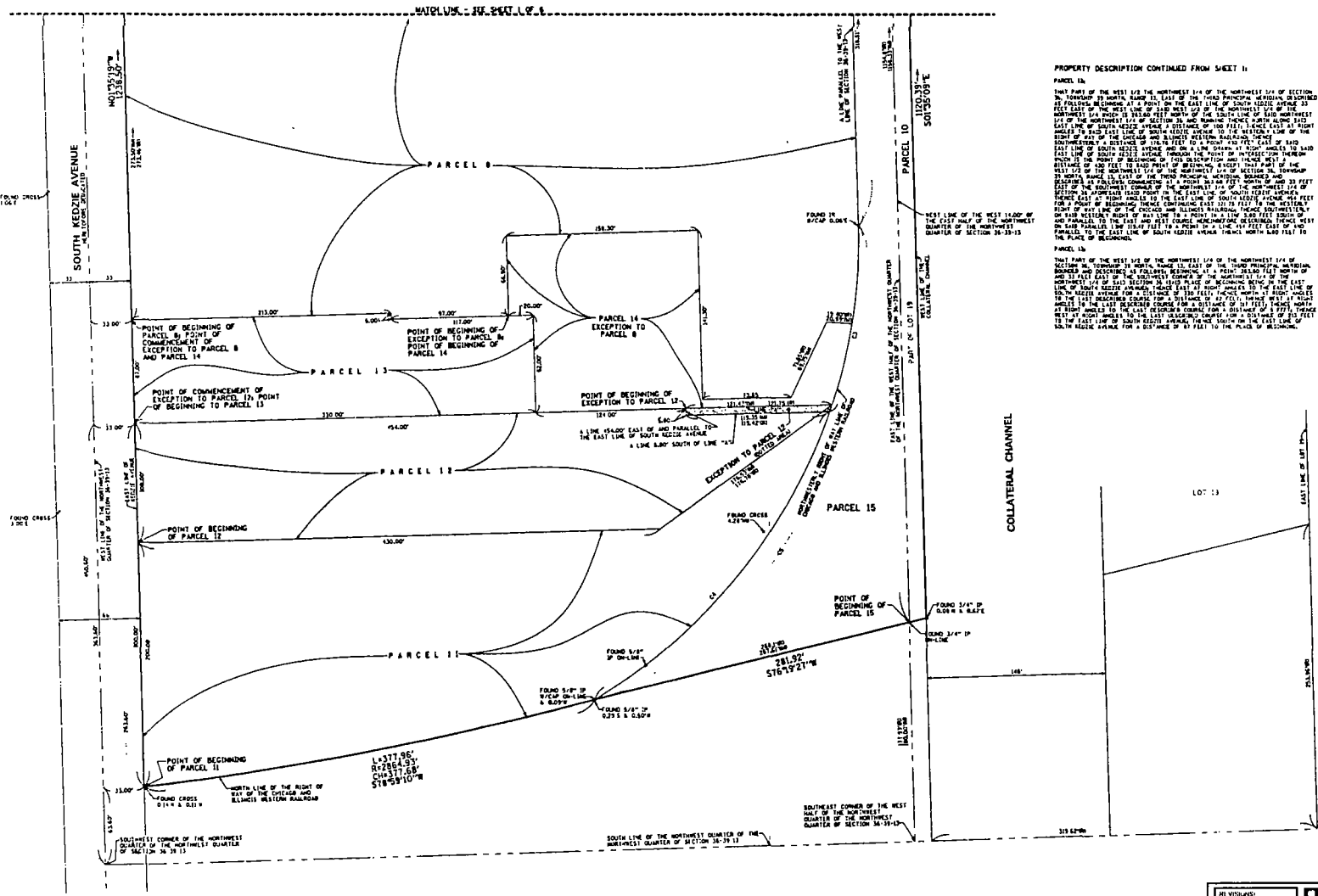
IT IS RECOMMENDED CONTACTING THE TITLE COMPANY TO RESOLVE SAID DISCREPANCIES.

REVISIONS:

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone (847) 696-4380 Fax (847) 696-4045

DATE:	05/04/2016
JOB NO:	7068
FILENAME:	7068TOPSUR-01
SHEET	1 OF 6

BOUNDARY AND TOPOGRAPHIC SURVEY
EXISTING BOUNDARY INFORMATION



CURVE TABLE	
C1	= L=149.60' R=232.27'
C2	= L=33.17' R=352.22'
C3	= L=157.89'(M) L=156.11'(R) R=441.70'
C4	= L=313.63' R=441.70'
C5	= L=471.53'(M) L=444.70'(R) R=441.70'

IP	= IRON PIPE
IR	= IRON ROD
(M)	= MEASURED
(R)	= RECORD

N

SCALE 1" = 40'

0 40 80

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

PROPERTY DESCRIPTION CONTINUED FROM SHEET 1:

PARCEL 12:

THAT PART OF THE WEST 1/2 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SOUTH KEDZIE AVENUE 33 FEET EAST OF THE WEST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 WHICH IS 263.60 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 AND RUNNING THENCE NORTH ALONG SAID EAST LINE OF SOUTH KEDZIE AVENUE A DISTANCE OF 100 FEET; THENCE EAST AT RIGHT ANGLES TO SAID EAST LINE OF SOUTH KEDZIE AVENUE TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE SOUTHWESTERLY A DISTANCE OF 178.76 FEET TO A POINT 430 FEET EAST OF SAID EAST LINE OF SOUTH KEDZIE AVENUE AND ON A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SOUTH KEDZIE AVENUE THROUGH THE POINT OF INTERSECTION THEREON WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION AND THENCE WEST A DISTANCE OF 430 FEET TO SAID POINT OF BEGINNING, EXCEPT THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 363.60 FEET NORTH OF AND 33 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 AFORESAID (SAID POINT IN THE EAST LINE OF SOUTH KEDZIE AVENUE); THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE 454 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST 121.75 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS RAILROAD; THENCE SOUTHWESTERLY ON SAID WESTERLY RIGHT OF WAY LINE TO A POINT IN A LINE 5.80 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST COURSE HEREINBEFORE DESCRIBED; THENCE WEST ON SAID PARALLEL LINE 115.47 FEET TO A POINT IN A LINE 454 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SOUTH KEDZIE AVENUE; THENCE NORTH 5.80 FEET TO THE PLACE OF BEGINNING.

PARCEL 13:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 363.60 FEET NORTH OF AND 33 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 (SAID PLACE OF BEGINNING BEING IN THE EAST LINE OF SOUTH KEDZIE AVENUE); THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE FOR A DISTANCE OF 330 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 87 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 117 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 6 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 213 FEET TO THE EAST LINE OF SOUTH KEDZIE AVENUE; THENCE SOUTH ON THE EAST LINE OF SOUTH KEDZIE AVENUE FOR A DISTANCE OF 87 FEET TO THE PLACE OF BEGINNING.

PARCEL 14:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 450.60 FEET NORTH AND 33.0 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION (SAID POINT BEING IN THE EAST LINE OF SAID KEDZIE AVENUE); THENCE EAST AT RIGHT ANGLES TO SAID EAST LINE 213 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 6.0 FEET; THENCE EAST ON A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 97.0 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EAST ON SAID RIGHT ANGLE LINE 20 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 87 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 124 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 5.8 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 115.42 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE BEING A CURVE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 441.70 FEET TO THE INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST 1/2 AFORESAID AND PASSING THROUGH THE MOST NORTHERLY SOUTHEAST CORNER OF AN EXISTING BRICK BUILDING, SAID CORNER BEING 13.40 FEET WEST OF SAID WEST LINE (AS MEASURED ON SAID RIGHT ANGLE LINE); THENCE WEST ON SAID RIGHT ANGLE LINE, 13.40 FEET TO SAID MOST NORTHERLY SOUTHEAST CORNER OF SAID BRICK BUILDING; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST FACE OF SAID BRICK BUILDING 71.55 FEET TO THE MOST EASTERLY SOUTH CORNER OF SAID BRICK BUILDING (SAID SOUTH CORNER BEING 54.23 FEET WEST OF THE CENTER LINE OF THE EXISTING CHICAGO AND ILLINOIS WESTERN RAILROAD TRACK); THENCE WEST ALONG THE SOUTH FACE OF SAID BRICK BUILDING, 73.68 FEET TO A SOUTH CORNER OF SAID BRICK BUILDING; THENCE NORTH ALONG THE MOST EASTERLY WEST FACE OF SAID BRICK BUILDING 141.30 FEET TO THE MOST NORTHERLY SOUTH FACE OF SAID BRICK BUILDING; THENCE WEST ALONG SAID MOST NORTHERLY SOUTH FACE, 158.30 FEET; THENCE SOUTH 66.50 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY ILLINOIS

PARCEL 15:

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 180 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, 1154.0 FEET TO THE NORTH LINE OF SECTION 36; THENCE WEST ALONG THE NORTH LINE OF SECTION 36, 33 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SECTION 36 878.30 FEET TO A POINT; THENCE BY A CURVED LINE CONVEX TO THE SOUTHEAST, OF A RADIUS OF 441.7 FEET IN A GENERAL SOUTHWESTERLY LINE DIRECTION 470 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD 268.1 FEET IN A GENERAL NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART FALLING IN THE NORTH 506.79 FEET OF THE EAST 33 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4) IN COOK COUNTY ILLINOIS.

THE SAME LAND IS ALSO DESCRIBED AS FOLLOWS:

A PART OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 180 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 1154.0 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36; THENCE RUN WEST ALONG THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 33 FEET TO A POINT; THENCE RUN SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 36 A DISTANCE OF 878.30 FEET TO A POINT; THENCE BY A CURVED LINE CONVEX TO THE SOUTHEAST OF A RADIUS OF 441.7 FEET IN A GENERAL SOUTHWESTERLY DIRECTION A DISTANCE OF 470 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE FORMER CHICAGO AND ILLINOIS WESTERN RAILROAD (NOW ILLINOIS CENTRAL RAILROAD COMPANY), SAID NORTH RIGHT OF WAY LINE DESCRIBED AS THE NORTH LINE OF A PARCEL OF LAND CONVEYED BY MARTHA HOMER TO THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY BY DEED DATED JANUARY 24, 1907, AND RECORDED ON JANUARY 30, 1907 IN BOOK 9481, PAGE 586, DOCUMENT NO. 3991724, IN THE OFFICE OF THE COOK COUNTY, ILLINOIS RECORDER; THENCE RUN NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY A DISTANCE OF 268.1 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY A PARCEL OF LAND CONVEYED BY THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY TO RIC INDUSTRIES, INC. BY QUITCLAIM DEED DATED NOVEMBER 26, 1976 AND DESCRIBED IN SAID DEED AS FOLLOWS: THE NORTH 506.79 FEET OF THE EAST 33 FEET, IN EQUAL WIDTH, OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, LESS AND EXCEPT THE NORTH 33 FEET THEREOF

NOTES:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800 892-0123

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

AT CLIENT'S REQUEST ONLY CERTAIN IMPROVEMENTS HAVE BEEN SHOWN HEREON. OTHER IMPROVEMENTS MAY EXIST ON THE SURVEYED PROPERTY.

LAST DATE OF FIELD WORK: APRIL 11, 2016.

PROPERTY SURVEYED: 766,459 SQ. FT. OR 17.596 ACRES MORE OR LESS.

PROPERTY ADDRESS:
SOUTH KEDZIE AVENUE
CHICAGO, ILLINOIS 60623

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY AND TOPOGRAPHIC SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 4TH DAY OF MAY, 2016 IN ROSEMONT, ILLINOIS.

Timothy W. Burch

TIMOTHY W. BURCH, I.P.L.S. NO. 035-3473
LICENSE EXPIRES 11-30-2016
tburch@spacecoinc.com

TIMOTHY W. BURCH

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

REVISIONS:

SPACECO INC.

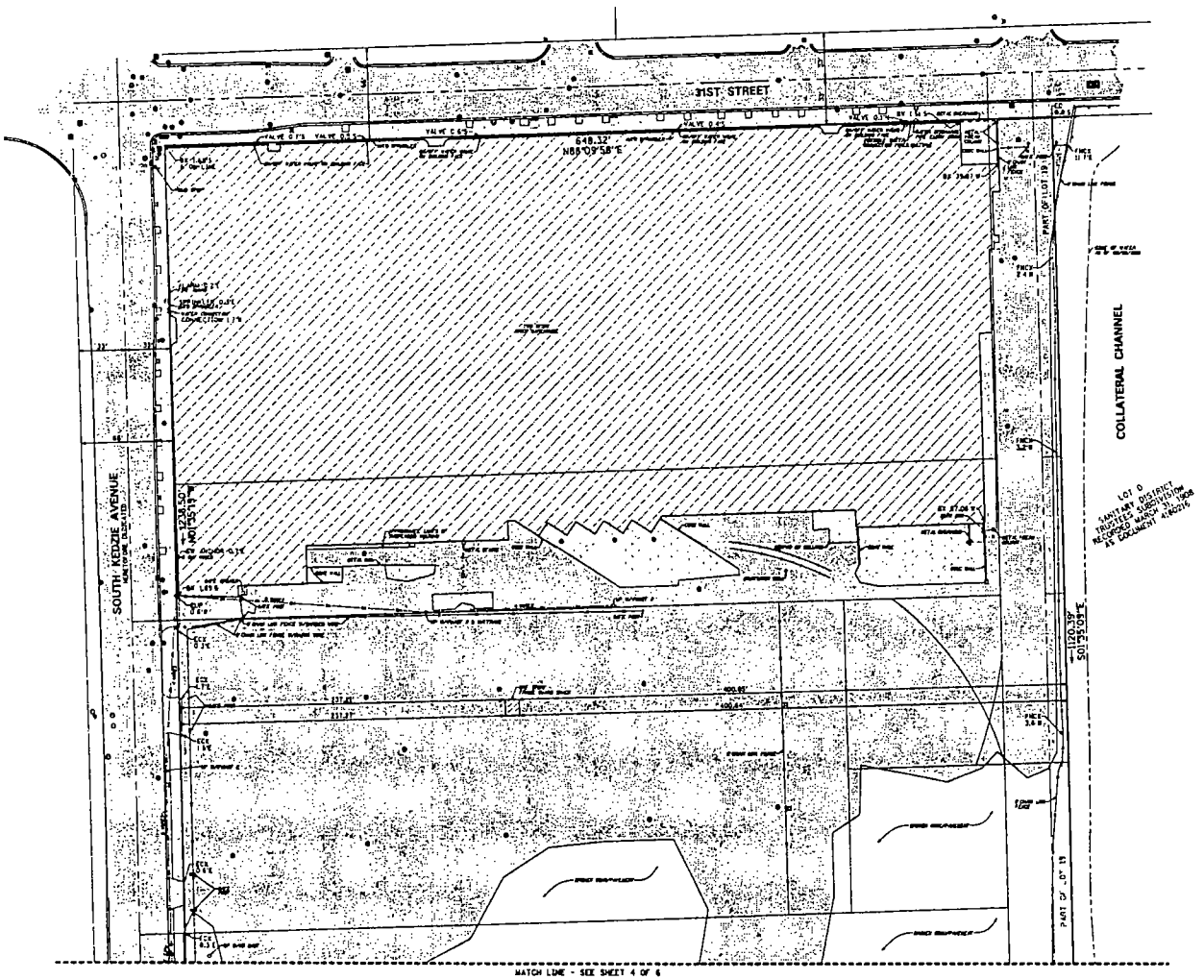
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

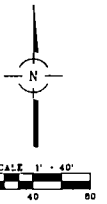
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 05/04/2016
JOB NO: 7068
FILENAME: 7068TOPSUR-01
SHEET 2 OF 6

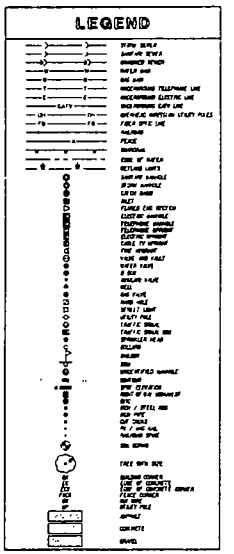
BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING TOPOGRAPHIC INFORMATION





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE



NOTE:
THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING IMPROVEMENTS IN RELATION TO THE BOUNDARY. SEE SHEETS 7 AND 8 FOR FULL EXISTING TOPOGRAPHIC INFORMATION.

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

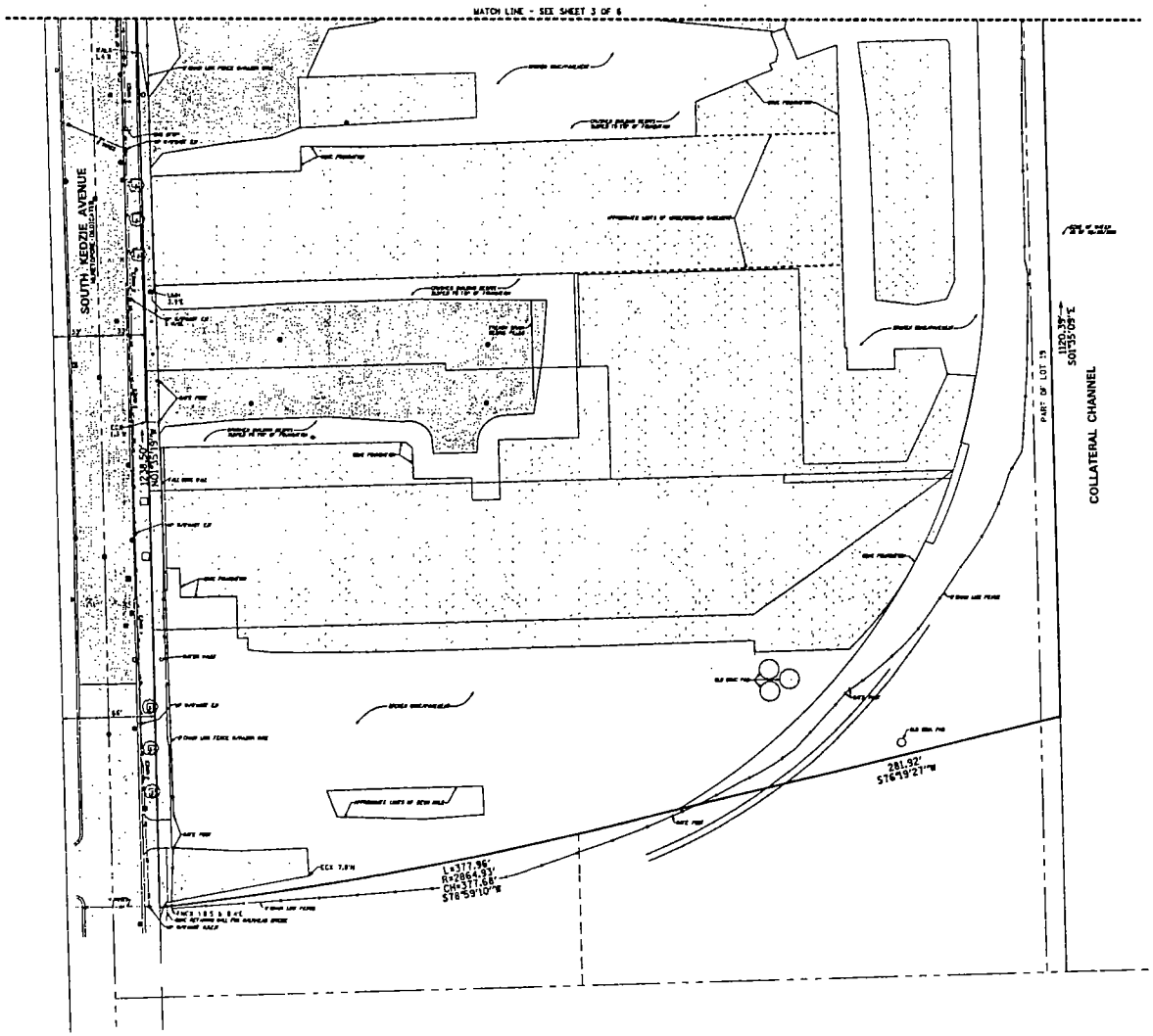
REVISIONS:

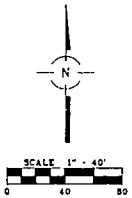
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W Higgins Road Suite 730
Rosemont, Illinois 60018
Phone (847) 696-6700 Fax (847) 696-4060

DATE: 05/04/2018
JOB NO: 7068
FILENAME: 7068TOPO(H-D)
SHEET 3 OF 8

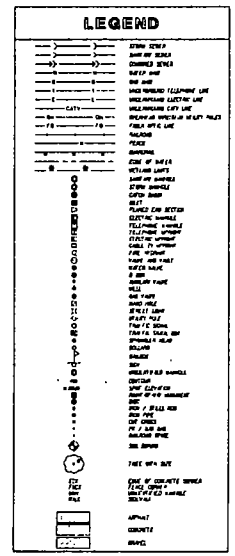
BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING TOPOGRAPHIC INFORMATION (CONTINUED)





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



NOTE:
THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING IMPROVEMENTS IN RELATION TO THE BOUNDARY. SEE SHEETS 5 AND 6 FOR FULL EXISTING TOPOGRAPHIC INFORMATION.

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

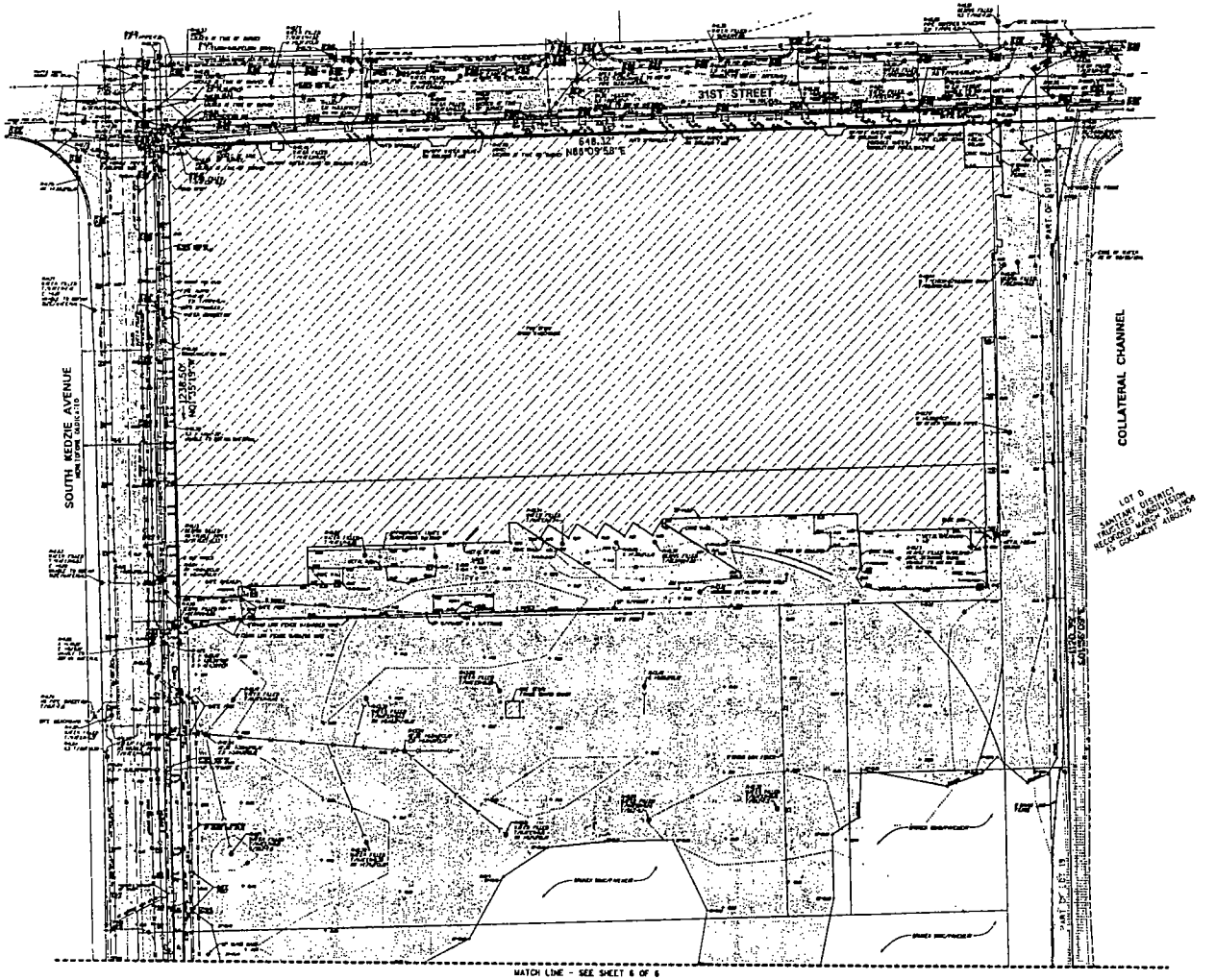
REVISIONS:

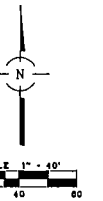
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W Higgins Road Suite 700
Rosemont Illinois 60018
Phone (847) 696-4380 Fax (847) 696-4045

DATE: 05/04/2016
JOB NO: 7068
FILENAME: 7068TOPSUR-01
SHEET 4 OF 6

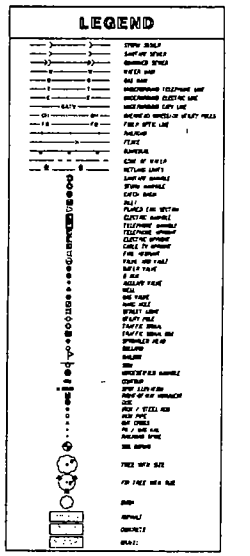
BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING TOPOGRAPHIC INFORMATION (CONTINUED)





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



SOURCE BENCHMARK:
CITY OF CHICAGO BENCHMARK #163
LOCATED 10± NORTH OF THE SOUTH LINE OF 36TH PLACE AND 8±' EAST OF THE EAST LINE OF TROY STREET
ELEVATION = 13.042 CCD

CITY OF CHICAGO BENCHMARK #350
LOCATED 12.2' SOUTH OF THE NORTH LINE OF 36TH PLACE AND 15.5' WEST OF ALLEY EAST OF CALIFORNIA AVENUE.
ELEVATION = 15.787 CCD

SITE BENCHMARK #1:
NORTHWEST BOLT ON FIRE HYDRANT, FIRST FIRE HYDRANT NORTH OF AZTECA DRIVE ON THE WEST SIDE OF KEDZIE AVENUE
ELEVATION = 13.77 CCD

SITE BENCHMARK #2:
NORTHWEST BOLT ON FIRE HYDRANT AT 3700 SOUTH KEDZIE AVENUE, AT ENTRANCE
ELEVATION = 12.98 CCD

SITE BENCHMARK #3:
SOUTHWEST BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF ALBANY AVENUE AND 31ST STREET.
ELEVATION = 12.20 CCD

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

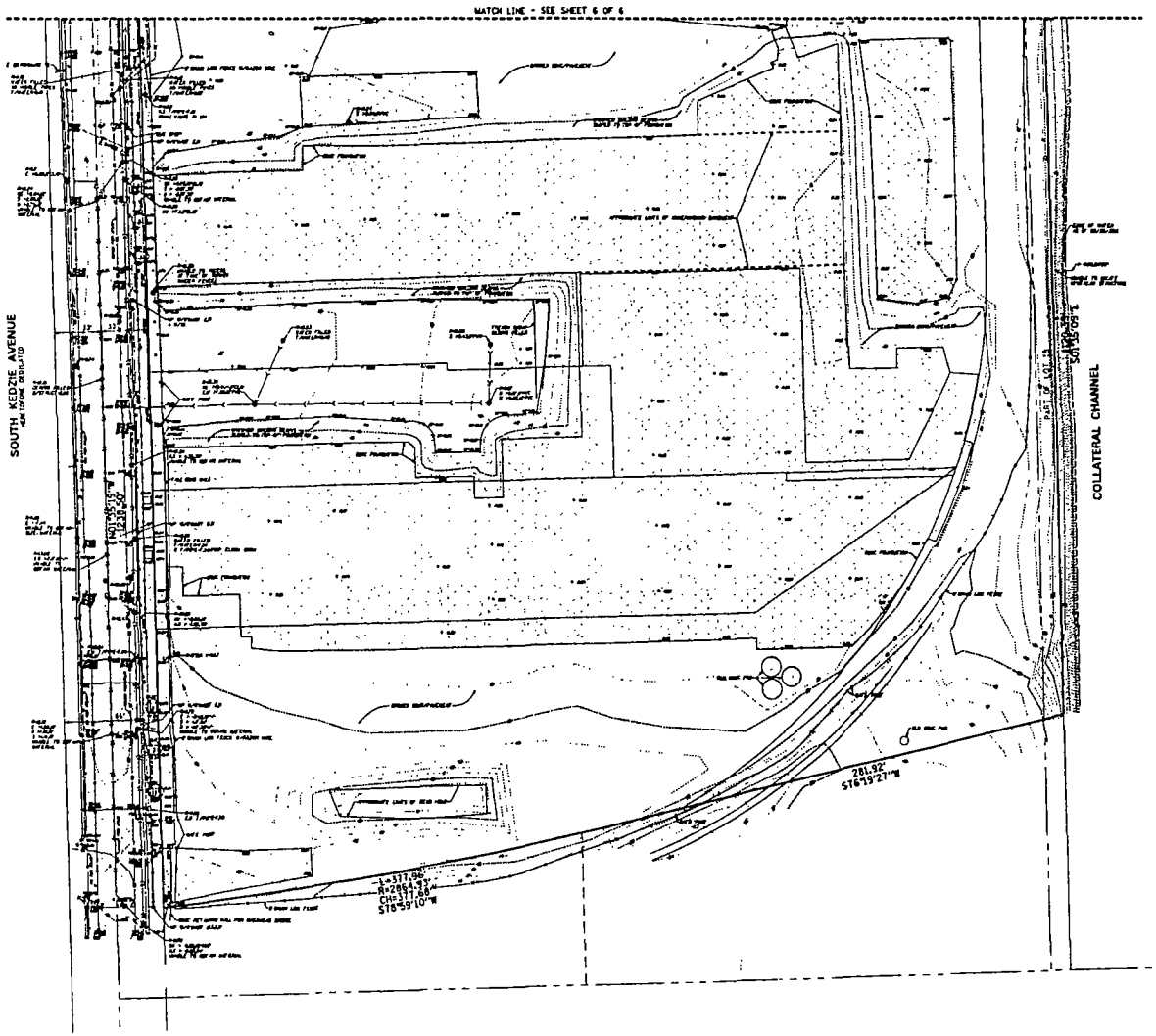
REVISIONS

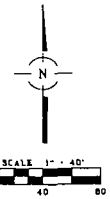
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 750
Rosemont, Illinois 60018
Phone (847) 696-4500 Fax (847) 696-4505

DATE: 05/04/2016
JOB NO: 7068
FILENAME: 7068TOPOSURVEY
SHEET 3 OF 6

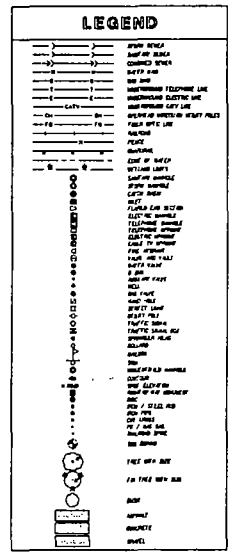
BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING TOPOGRAPHIC INFORMATION (CONTINUED)





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

REVISIONS:

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone (847) 696-4340 Fax (847) 696-4065

DATE: 05/04/2016
JOB NO: 7068
FILENAME: 7068TOPSUR-D
SHEET 5 OF 6

NORTH SITE VIEW

BRIDGE
DEVELOPMENT
PARTNERS, LLC

Applicant:	Bridge Industrial Acquisition, LLC
Address:	3101-3259 South Kedzie Avenue; 3101-3159 West 31st Street, Chicago, Illinois
City Council Introduction:	May 18, 2016
Plan Commission Public Hearing:	

MAY 9, 2016 #11205

Cornerstone
Architects Ltd.

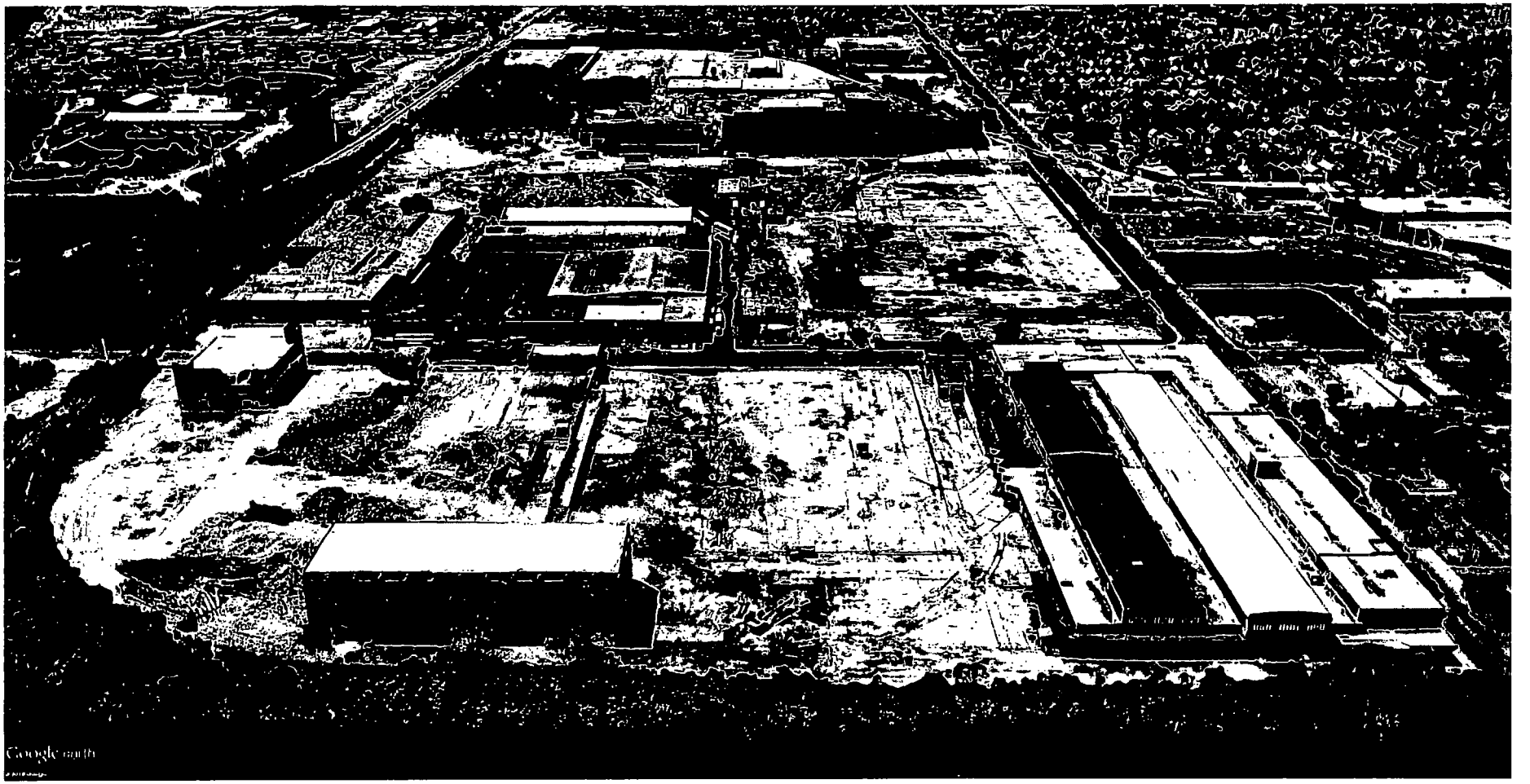
NORTH STREET VIEW:

BRIDGE
DEVELOPMENT
PARTNERS, LLC

Applicant:	Bridge Industrial Acquisition, LLC
Address:	3101-3259 South Kedzie Avenue; 3101-3159 West 31st Street, Chicago, Illinois
City Council Introduction:	May 18, 2016
Plan Commission Public Hearing:	

MAY 9, 2016 #11205

Cornerstone
Architects Ltd.



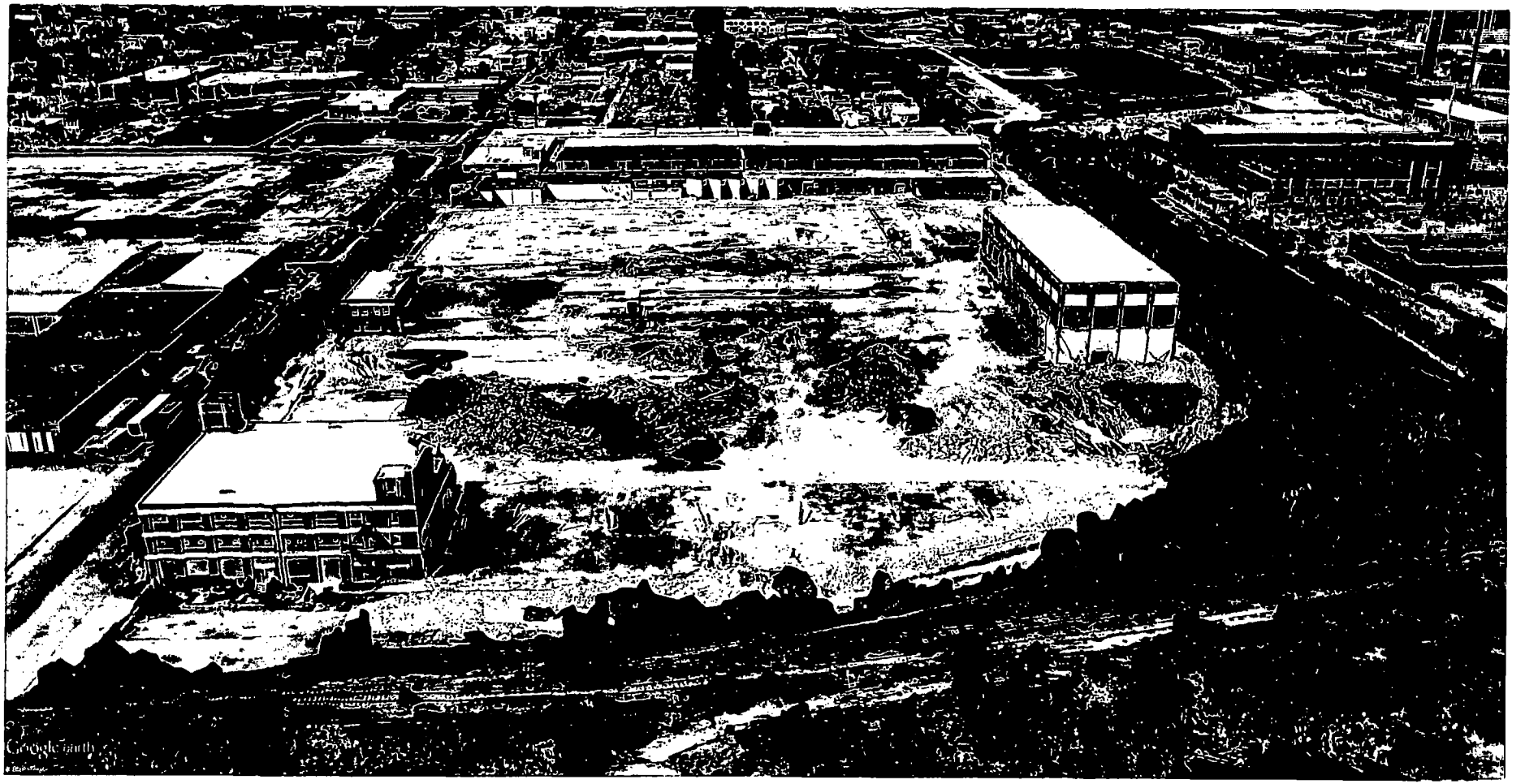
EAST SITE VIEW:

BRIDGE
DEVELOPMENT
PARTNERS, LLC

Applicant:	Bridge Industrial Acquisition, LLC
Address:	3101-3259 South Kedzie Avenue; 3101-3159 West 31st Street, Chicago, Illinois
City Council Introduction:	May 18, 2016
Plan Commission Public Hearing:	

MAY 9, 2016 #11205

Cornerstone
Architects Ltd



SOUTH SITE VIEW:

BRIDGE
DEVELOPMENT
PARTNERS, LLC

Applicant	Bridge Industrial Acquisition, LLC
Address	3101-3259 South Kedzie Avenue; 3101-3159 West 31st Street, Chicago, Illinois
City Council Introduction	May 18, 2016
Plan Commission Public Hearing	

MAY 9, 2016 #11205

Cornerstone
Architects Ltd.

WEST SITE VIEW:

BRIDGE DEVELOPMENT PARTNERS, LLC

Applicant:	Bridge Industrial Acquisition, LLC
Address:	3101-3259 South Kedzie Avenue; 3101-3159 West 31st Street, Chicago, Illinois
City Council Introduction:	May 18, 2016
Plan Commission Public Hearing:	

MAY 9, 2016 #11205

Cornerstone Architects Ltd.

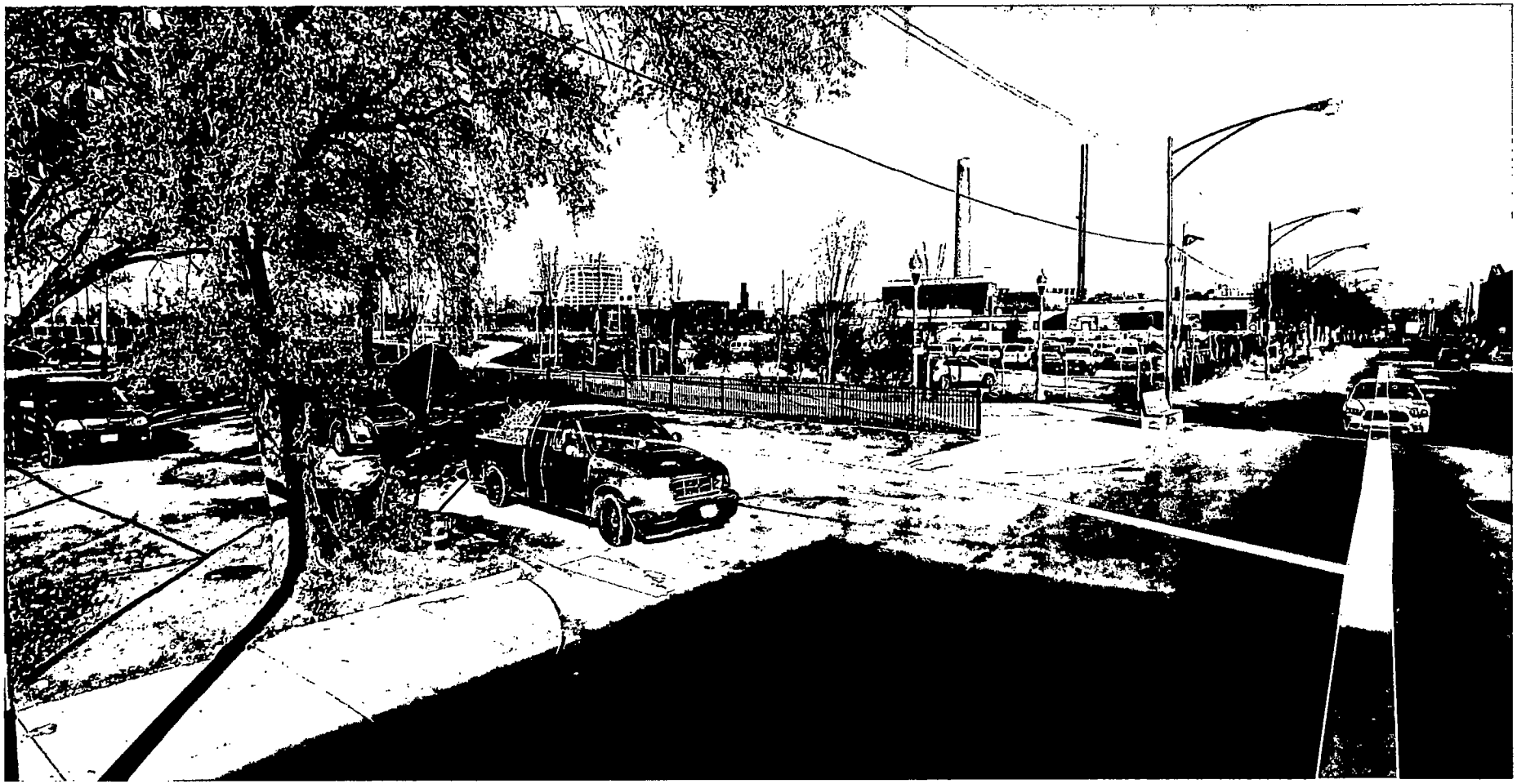
WEST STREET VIEW:

BRIDGE DEVELOPMENT PARTNERS, LLC

Applicant:	Bridge Industrial Acquisition, LLC
Address:	3101-3259 South Kedzie Avenue; 3101-3159 West 31st Street, Chicago, Illinois
City Council Introduction:	May 18, 2016
Plan Commission Public Hearing:	

MAY 9, 2016 #11205

Cornerstone Architects Ltd



NORTH EAST STREET VIEW:

BRIDGE DEVELOPMENT PARTNERS, LLC

Applicant:	Bridge Industrial Acquisition, LLC
Address:	3101-3259 South Kedzie Avenue; 3101-3159 West 31st Street, Chicago, Illinois
City Council Introduction:	May 18, 2016
Plan Commission Public Hearing:	

MAY 9, 2016 #11205

Cornerstone Architects Ltd.

NORTH WEST STREET VIEW:

BRIDGE
DEVELOPMENT
PARTNERS, LLC

Applicant:	Bridge Industrial Acquisition, LLC
Address:	3101-3259 South Kedzie Avenue; 3101-3159 West 31st Street, Chicago, Illinois
City Council Introduction:	May 18, 2016
Plan Commission Public Hearing:	

MAY 9, 2016 #11205

Cornerstone
Architects Ltd.

Freeborn

FREEBORN & PETERS LLP

MITCHELL A. CARREL
Partner

Freeborn & Peters LLP
Attorneys at Law
311 South Wacker Drive
Suite 3000
Chicago, IL 60606

(312) 360-6542 direct
(312) 360-6520 fax

mcarrel@freeborn.com

www.freeborn.com

May 10, 2016

First Class Mail

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about May 10, 2016, the undersigned will file an application for a change in zoning from the M3-3 Heavy Industry District to Waterway Industrial Planned Development on behalf of Bridge Industrial Acquisition, LLC (the "Applicant") for the property located at 3101-3259 South Kedzie Avenue/ 3101-3159 West 31st Street, Chicago, IL, which consists of approximately 17.65 acres (the "Property"). A map of the Property is attached to this letter.

The Applicant intends to use the Property for the development of an approximately 358,000 square foot multi-tenant warehouse, distribution, and freight movement facility with indoor and outdoor trailer storage, accessory parking, accessory and ancillary uses and related light manufacturing uses and other uses that are permitted in the M3-3 district.

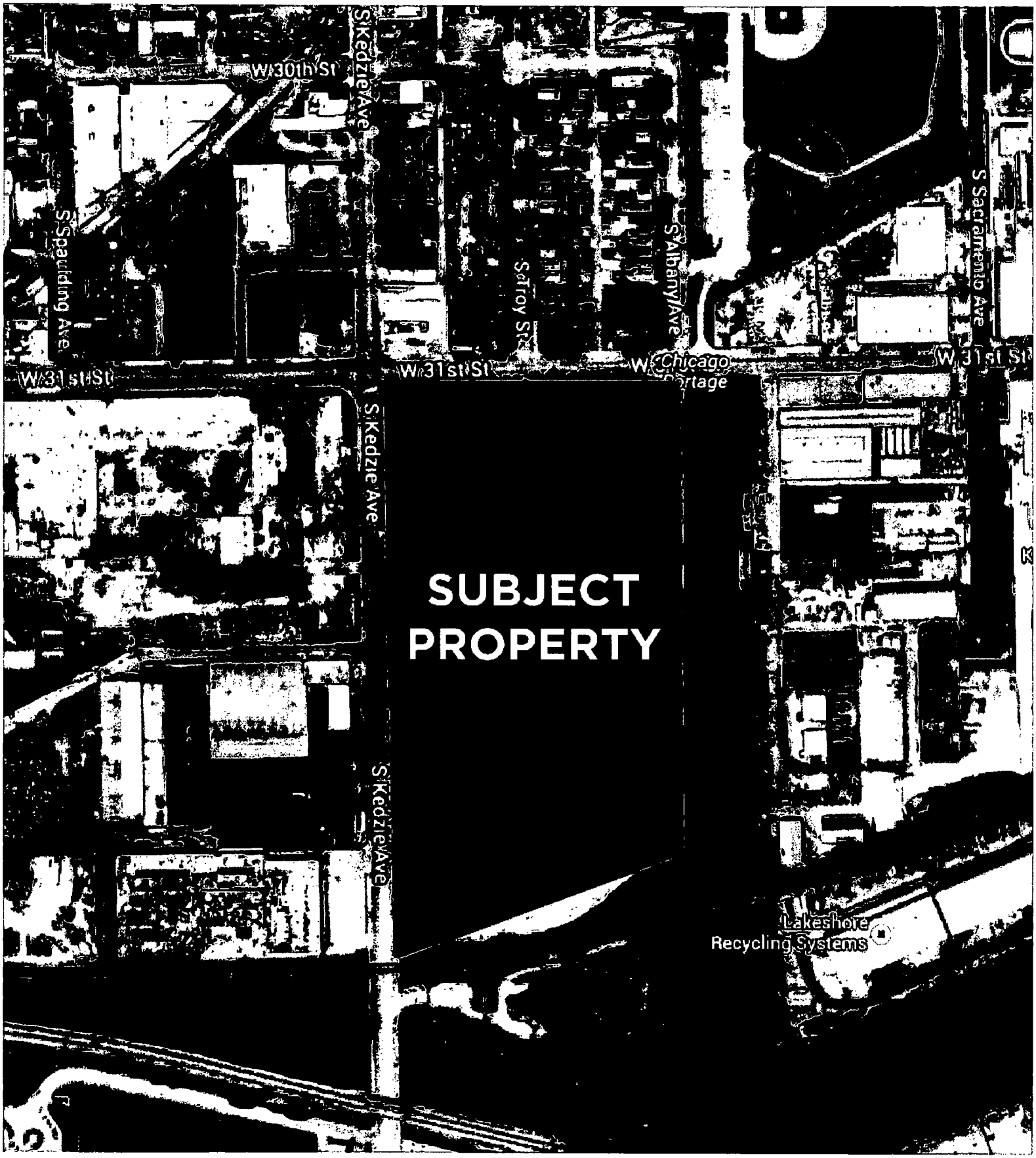
I am the authorized representative of the Applicant and my address is 311 South Wacker Drive, Suite 3000, Chicago, Illinois 60606, and my phone number is (312) 360-6542. The Applicant's address is 350 W. Hubbard Street, Suite 430, Chicago, Illinois 60654. 3101 South Kedzie LLC is the owner of the Property and its address is 2800 Golf Road, Rolling Meadows, Illinois 60008.

Please note that the Applicant is *not* seeking to rezone or purchase your property. The Applicant is required by law to send this notice because the assessor's tax records indicate that you own property within 250 feet of the proposed rezoning/Waterway Industrial Planned Development.

Very truly yours,

Mitchell A. Carrel

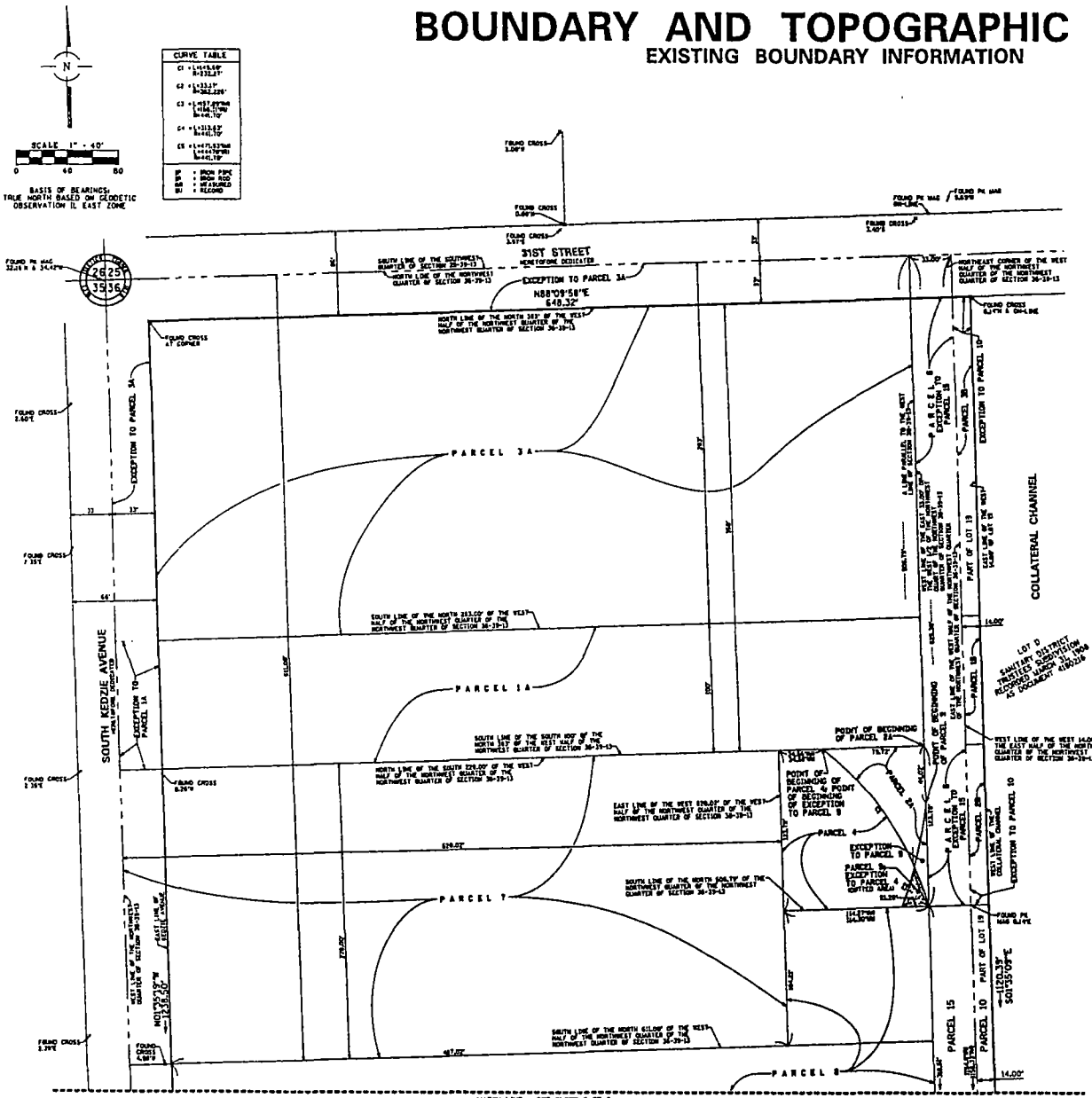
Attachment
3582162v2/29736-0009


W 30th St
S Kedzie Ave
S Spaulding Ave
S Troy St
S Albany Ave
S Sacramento Ave
W 31st St
W 31st St
W Chicago
W 31st St
S Kedzie Ave
SUBJECT
PROPERTY
S Kedzie Ave
Lakeshore
Recycling Systems

ATTACHMENT TO PROPERTY OWNER AUTHORIZATION
ALTA/ACSM LAND TITLE SURVEY OF
3101 S. KEDZIE AVENUE, CHICAGO, ILLINOIS

BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING BOUNDARY INFORMATION



PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

PARCEL 1-4a

THAT PART OF THE SOUTH 100 FEET OF THE NORTH 293 FEET OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF A LINE DRAWN PARALLEL TO THE WEST LINE OF SAID SECTION 36 AND EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID SECTION WHICH IS 33 FEET EAST OF THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER EXCEPTING FROM SAID SOUTH 100 FEET THE WEST 33 FEET THEREOF TAKEN FOR STREET, IN COOK COUNTY, ILLINOIS.

PARCEL 1-8a

THAT PART OF THE WEST 14 FEET OF LOT 18 WHICH LIES BETWEEN THE EASTERLY RIGHT OF WAY LINE AND THE WEST BOUNDARY LINE OF SANITARY DISTRICT TRUSTEES' SUBDIVISION OF THE RIGHT OF WAY FROM THE NORTH AND SOUTH CENTER LINE OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SOUTH 100 FEET OF THE NORTH 293 FEET OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 AND EXTENDED SOUTHERLY TO THE SOUTH LINE OF THE NORTH 600 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36 AND EXTENDED NORTHERLY TO THE NORTH LINE OF SAID SECTION 36 AND EXCEPTING THAT PART THEREOF LYING WEST OF AND ADJACENT TO THE EAST LINE OF THE COLLATERAL CHANNEL OF SAID SANITARY DISTRICT TRUSTEES' SUBDIVISION WHICH LIES BETWEEN THE NORTH AND SOUTH LINES OF LOT 18, EXCEPTING THAT PART THEREOF TAKEN FOR STREETS, IN COOK COUNTY, ILLINOIS.

PARCEL 2-4a

A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTH 303 FEET OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER WITH A STRAIGHT LINE DRAWN PARALLEL TO THE WEST LINE OF SAID SECTION 36 AND EXTENDED SOUTH FROM A POINT ON THE NORTH LINE OF SAID SECTION WHICH IS 33 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE OF NORTH 303 FEET, A DISTANCE OF 75.72 FEET; THENCE SOUTH EASTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 332.23 FEET AND CONVEX NORTHEASTERLY, A DISTANCE OF 145.58 FEET TO A POINT ON THE SOUTH WESTERLY RIGHT OF WAY LINE WHICH IS 100.00 FEET SOUTH OF SAID NORTH LINE OF SECTION 36 AND THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 648.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3-8a

THAT PART OF THE WEST 14 FEET OF LOT 18 WHICH LIES SOUTH OF THE SOUTH BOUNDARY LINE OF THE NORTH 293 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF THE NORTH 100 FEET OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36-39-13, IN COOK COUNTY, ILLINOIS.

PARCEL 3-4a

THE NORTH 293 FEET OF THE PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF A LINE DRAWN PARALLEL TO THE WEST LINE OF SAID SECTION 36 AND EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID SECTION WHICH IS 33 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36-39-13, EXCEPTING THAT PART THEREOF TAKEN FOR STREETS, IN COOK COUNTY, ILLINOIS.

PARCEL 3-8a

THAT PART OF THE WEST 14 FEET OF LOT 18 IN THE SANITARY DISTRICT TRUSTEES' SUBDIVISION OF THE RIGHT OF WAY FROM THE NORTH AND SOUTH CENTER LINE OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY LINE, WHICH LIES BETWEEN THE NORTH AND SOUTH LINES OF PARCEL 3-4a AS HEREINABOVE DESCRIBED EXTENDED EASTERLY TO THE WEST LINE OF LOT 18 AND ALSO DESCRIBED AS THAT PART OF THE WEST 14 FEET OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF AND ADJACENT THE WEST LINE OF THE COLLATERAL CHANNEL OF SAID SANITARY TRUSTEES' SUBDIVISION WHICH LIES BETWEEN THE NORTH AND SOUTH LINES OF PARCEL 3-4a HEREINABOVE DESCRIBED EXTENDED EASTERLY, IN COOK COUNTY, ILLINOIS.

PARCEL 4-4a

A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AT A POINT THEREON 33.00 FEET EAST OF A STRAIGHT LINE DRAWN PARALLEL TO THE WEST LINE OF SAID SECTION 36 AND EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID SECTION WHICH IS 33 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND RUNNING THENCE SOUTH EASTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 332.23 FEET AND CONVEX NORTHEASTERLY, A DISTANCE OF 145.58 FEET TO A POINT ON THE ABOVE MENTIONED PARALLEL LINE WHICH IS 100.00 FEET SOUTH OF SAID SOUTH LINE OF THE NORTH 293 FEET; THENCE WEST AND PARALLEL TO SAID SOUTH LINE OF SAID NORTH 293 FEET, A DISTANCE OF 648.32 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 293.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36; THENCE EAST ALONG SAID SOUTH LINE OF SAID NORTH 293 FEET, A DISTANCE OF 648.72 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHEASTERLY OF A CURVED LINE CONVEX NORTHEASTERLY HAVING A RADIUS OF 332.23 FEET, WHICH IS 14.00 FEET WEST OF AND PARALLEL TO THE LAST MENTIONED PARALLEL LINE 648.32 FEET SOUTH OF THE NORTH 293 FEET AFORESAID TO A POINT ON THE SOUTH LINE OF THE NORTH 100.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THE FEET WEST OF SAID WEST LINE OF SAID SECTION 36 AND EXCEPTING THEREFROM THAT PART THEREOF LYING WEST OF AND ADJACENT TO THE EAST LINE OF THE COLLATERAL CHANNEL OF SAID SANITARY DISTRICT TRUSTEES' SUBDIVISION WHICH LIES BETWEEN THE NORTH AND SOUTH LINES OF PARCEL 4 ABOVE DESCRIBED, EXTENDED EASTERLY, IN COOK COUNTY, ILLINOIS.

PARCEL 6a

THE NORTH 506.75 FEET OF THE EAST 33 FEET OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPT THE NORTH 33 FEET OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6b

INTENTIONALLY OMITTED

PARCEL 7a

THE WEST 520.07 FEET OF THE SOUTH 814.00 FEET OF NORTH 601.00 FEET OF WEST 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT FROM SAID SOUTH 520.07 FEET OF SAID WEST 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 ALL OF THE SOUTH 100.00 FEET OF SAID WEST 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 AND EXCEPT ALL OF THE SOUTH 33.00 FEET OF THE WEST 33.00 FEET OF SAID WEST 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 AND EXCEPT ALL OF THE SOUTH 33.00 FEET OF THE EAST 33.00 FEET OF SAID WEST 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 AND EXCEPT THAT PART THEREOF LYING WITHIN THE FORMER WEST FORK OF THE SOUTH BRANCH OF CHICAGO RIVER, LYING TOGETHER SITUATED IN COOK COUNTY, ILLINOIS.

PARCEL 8a

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 600.00 FEET NORTH OF AND 33 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THE FEET WEST OF SAID WEST LINE OF SAID SECTION 36, A DISTANCE OF 487.07 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTHERLY ALONG SAID EAST LINE, A DISTANCE OF 1236.50 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1120.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 9a

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE LINE 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AT A POINT 600.00 FEET NORTH OF THE SOUTH 100 FEET OF THE NORTH 293 FEET OF SAID NORTHWEST 1/4 AND RUNNING THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 293 FEET OF SAID NORTHWEST 1/4, A DISTANCE OF 520.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVED LINE CONVEX SOUTHEAST HAVING A RADIUS OF 332.23 FEET TO A POINT OF THE SOUTH LINE OF THE NORTH 506.75 FEET OF THE NORTHWEST 1/4 ABOVE MENTIONED AND 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 AS MEASURED ON SOUTH LINE OF THE NORTH 506.75 FEET OF THE NORTHWEST 1/4 ABOVE MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING, EXCEPTING FROM DESCRIBED TRACT THAT PART LYING NORTHWESTERLY OF FOLLOWING DESCRIBED LINE: BEGINNING ON THE SOUTH LINE OF THE NORTH 293 FEET OF SAID NORTHWEST 1/4, 15.72 FEET WEST OF ABOVE MENTIONED PARALLEL LINE AS MEASURED ON SAID SOUTH LINE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX NORTHEAST HAVING A RADIUS OF 332.23 FEET A DISTANCE OF 145.58 FEET TO A POINT ON ABOVE MENTIONED PARALLEL LINE 506.75 FEET SOUTH OF SOUTH LINE OF THE NORTH 293 FEET OF SAID NORTHWEST 1/4 AS MEASURED ON ABOVE MENTIONED PARALLEL LINE.

PARCEL 10a

THAT PART OF THE WEST 14 FEET OF A STRIP OF LAND LYING WEST OF AND ADJACENT LOT D IN SANITARY DISTRICT TRUSTEES' SUBDIVISION OF THE RIGHT OF WAY FROM NORTH AND SOUTH CENTER LINE OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY LINE, LYING NORTHERLY OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID STRIP 293 FEET NORTH OF THE EAST AND WEST CENTER LINE OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST TO THE POINT OF INTERSECTION WITH A POINT ON THE EAST LINE OF SAID STRIP, 293.00 FEET NORTH OF SAID EAST AND WEST CENTER LINE, EXCEPTING FROM AFORESAID 14 FOOT STRIP THE STREET NAME AND THAT PART WHICH LIES NORTH OF THE SOUTH LINE OF THE NORTH 506.75 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36.

PARCEL 15a

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33.00 FEET NORTH AND 33 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 AFORESAID (SAID POINT OF BEGINNING BEING IN THE EAST LINE OF SOUTH KEDZIE AVENUE AND THE INTERSECT THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD); THENCE NORTH ALONG THE EAST LINE OF SOUTH KEDZIE AVENUE, 300 FEET; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE, A DISTANCE OF 520.07 FEET; THENCE NORTHEASTERLY 15.72 FEET TO A POINT ON THE INTERSECTION OF THE WESTERLY LINE OF CHICAGO AND ILLINOIS WESTERN RAILROAD RIGHT OF WAY WITH A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SOUTH KEDZIE AVENUE THROUGH A POINT THEREON WHICH IS 300 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID WESTERN AND NORTHERLY LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SEE PAGE 2 FOR REMAINDER OF THE PROPERTY DESCRIPTION.

DURING THE BOUNDARY ANALYSIS AND REVIEW OF THE LEGAL DESCRIPTIONS INCLUDED ON THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY V3 CONSULTANTS, JOB NO. 07994-01 DATED NOVEMBER 15, 2016 LAST REVISED JANUARY 12, 2018 AGAINST ADJACENT PARCELS IN VICINITY OF PARCEL 10 LEGAL DESCRIPTION AND GRAPHICAL DEPICTION OF THE BOUNDARIES HAD BEEN DISCOVERED, PARCEL 10 PIN 22-36-100-038

THE FOLLOWING DOCUMENTS HAVE BEEN REVIEWED:
A) ALTA/ACSM LAND TITLE SURVEY (LEGAL DESCRIPTIONS AND GRAPHICAL REPRESENTATION OF THE BOUNDARIES)
B) SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0918332B - WHICH APPEARS TO BE THE MOST CURRENT DEED FOR PARCEL 3B
C) TRUST DEED RECORDED AS DOCUMENT NUMBER 0417531 (THE OLDEST DEED AVAILABLE ON COOK COUNTY RECORDER WEBPAGE FOR PARCEL 10)
D) PLAT OF SANITARY DISTRICT TRUSTEES SUBDIVISION RECORDED AS DOCUMENT NUMBER 4190216
E) CURRENT TAX MAP AND 60-ACRE PLAT - FOR GRAPHICAL REPRESENTATION OF THE PROPERTY LINES

FINDINGS:
• IT APPEARS THAT A LEGAL DESCRIPTION OF PARCEL 10 AS SHOWN ON SAID ALTA SURVEY MATCHES A LEGAL DESCRIPTION INCLUDED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0918332B (DESCRIBED AS PARCEL 3 IN SAID WARRANTY DEED). THE SOUTH BOUNDARY LINE SHOWN ON SAID ALTA SURVEY IS IN DISAGREEMENT WITH THE LISTED ABOVE LEGAL DESCRIPTIONS.

• THE LEGAL DESCRIPTION OF SURVEYED PARCEL 10 INCLUDED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0918332B (DESCRIBED AS PARCEL 3 IN SAID WARRANTY DEED) AND LEGAL DESCRIPTION INCLUDED IN TRUST DEED RECORDED AS DOCUMENT NUMBER 0417531 (DESCRIBED AS PARCEL 3 IN SAID TRUST DEED) ARE NOT THE SAME. AFTER 1985 A NEW LEGAL DESCRIPTION HAD BEEN CREATED AND SOME OF THE CALLED INFORMATION INCLUDED IN THE TRUST DEED LEGAL DESCRIPTION HAD BEEN OMITTED. HOWEVER IT APPEARS THAT INTENT OF BOTH LEGAL DESCRIPTIONS WAS TO CAPTURE THE SAME PROPERTY. THE SOUTH BOUNDARY LINE SHOWN ON SAID ALTA SURVEY REPRESENTS A TRUST DEED LEGAL DESCRIPTION.

IT IS RECOMMENDED CONTACTING THE TITLE COMPANY TO RESOLVE SAID DISCREPANCIES.

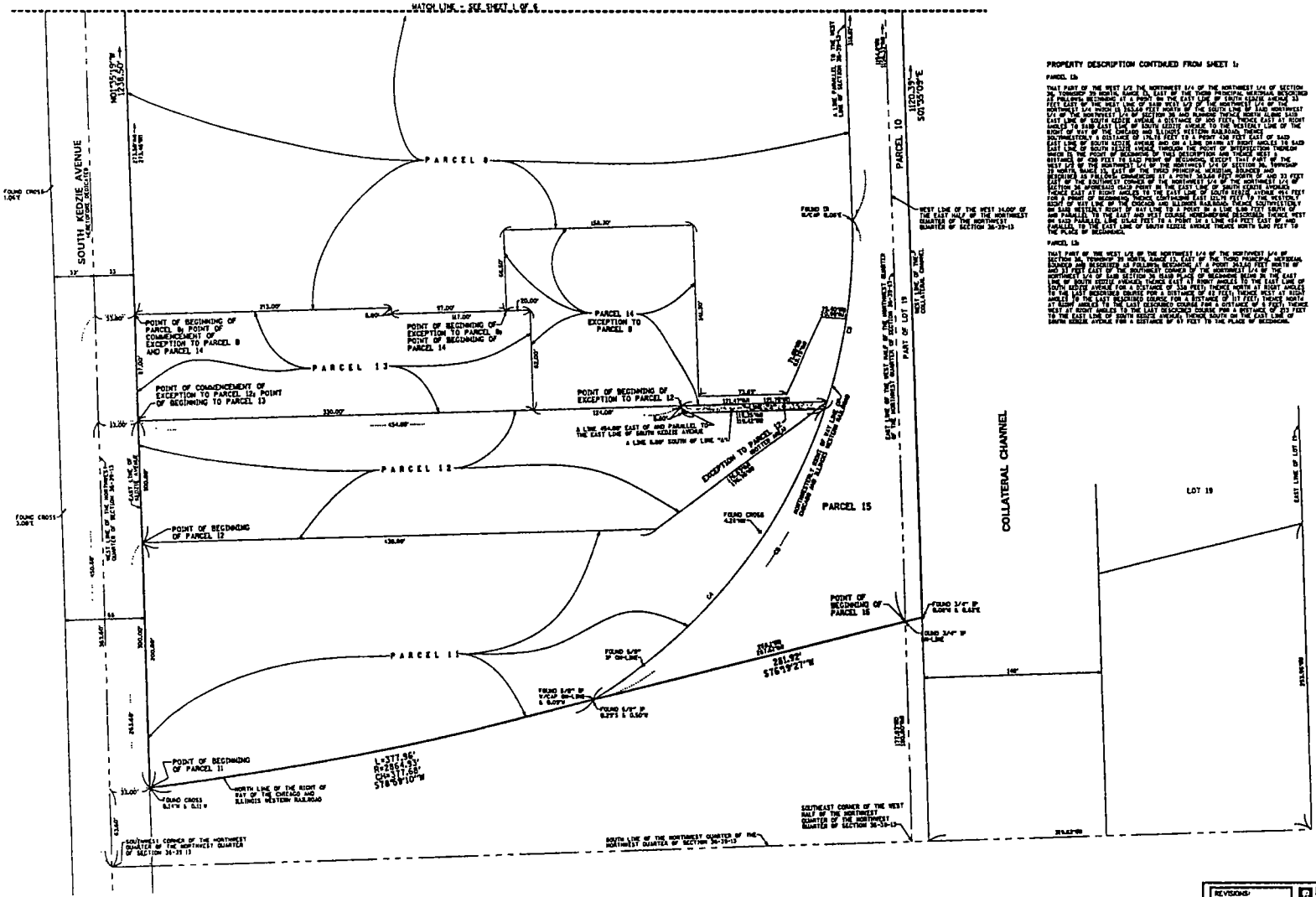
REVISIONS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4040 Fax: (847) 696-4065

DATE: 05/04/2018
JOB NO: 7068
FILENAME: 7068TOPOFUR-01
SHEET 1 OF 6

BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING BOUNDARY INFORMATION



PROPERTY DESCRIPTION CONTINUED FROM SHEET 1:

PARCEL 16

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 486.00 FEET NORTH AND 33.0 FEET EAST OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 AND RUNNING THENCE NORTH ALONG SAID EAST LINE OF SOUTH KEDZIE AVENUE A DISTANCE OF 300 FEET; THENCE EAST AT RIGHT ANGLES TO SAID EAST LINE OF SOUTH KEDZIE AVENUE TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE SOUTHEASTERLY A DISTANCE OF 176.00 FEET TO A POINT 104 FEET EAST OF SAID EAST LINE OF SOUTH KEDZIE AVENUE AND ON A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SOUTH KEDZIE AVENUE, THROUGH THE POINT OF INTERSECTION THEREOF WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION AND THENCE WEST A DISTANCE OF 104 FEET TO SAID POINT OF BEGINNING EXCEPT THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 30.00 FEET NORTH OF AND 33 FEET EAST OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SOUTH KEDZIE AVENUE, 270.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE, 104.00 FEET; THENCE SOUTHEASTERLY 176.00 FEET TO A POINT 104 FEET EAST OF AND 30 FEET NORTH OF THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE SOUTHWESTERLY ON SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON A LINE 5.00 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST COURSE HEREINBEFORE DESCRIBED; THENCE WEST ON SAID PARALLEL LINE 104.00 FEET TO A POINT 30 A LINE 104 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SOUTH KEDZIE AVENUE; THENCE NORTH 5.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 15

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT A POINT 30.00 FEET NORTH OF AND 33 FEET EAST OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 AND RUNNING THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE, THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE, 104.00 FEET; THENCE NORTH AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE, 5.00 FEET; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE, 104.00 FEET TO A POINT 30 FEET NORTH OF AND 33 FEET EAST OF THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE SOUTHWESTERLY ON SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON A LINE 5.00 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST COURSE HEREINBEFORE DESCRIBED; THENCE WEST ON SAID PARALLEL LINE 104.00 FEET TO A POINT 30 A LINE 104 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SOUTH KEDZIE AVENUE; THENCE NORTH 5.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 17

THAT PART OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT A POINT 486.00 FEET NORTH AND 33.0 FEET EAST OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SOUTH KEDZIE AVENUE, 300.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE, 104.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 176.00 FEET TO A POINT 104 FEET EAST OF AND 30 FEET NORTH OF THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE SOUTHWESTERLY ON SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON A LINE 5.00 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST COURSE HEREINBEFORE DESCRIBED; THENCE WEST ON SAID PARALLEL LINE 104.00 FEET TO A POINT 30 A LINE 104 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SOUTH KEDZIE AVENUE; THENCE NORTH 5.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 14

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 486.00 FEET NORTH AND 33.0 FEET EAST OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SOUTH KEDZIE AVENUE, 300.00 FEET; THENCE EAST AT RIGHT ANGLES TO SAID EAST LINE 50.00 FEET; THENCE EAST ON A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST ON A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET TO A PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE 30 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE GREATER CURVE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 2864.93 FEET TO THE INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE WEST 14.00 FEET OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 AND THROUGH A POINT 30.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 14.00 FEET TO SAID WEST LINE OF THE WEST 14.00 FEET OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36; THENCE SOUTH ALONG SAID WEST LINE, 15.00 FEET TO THE SOUTHEAST CORNER OF SAID BRICK BUILDING; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST FACE OF SAID BRICK BUILDING 11.00 FEET TO THE WEST EASTERLY SOUTH CORNER OF SAID BRICK BUILDING; THENCE WEST ALONG SAID SOUTHERLY SOUTH FACE OF SAID BRICK BUILDING, 15.00 FEET TO THE WEST EASTERLY SOUTH CORNER OF SAID BRICK BUILDING; THENCE NORTHWESTERLY ALONG THE WEST EASTERLY FACE OF SAID BRICK BUILDING, 15.00 FEET TO THE WEST EASTERLY NORTH CORNER OF SAID BRICK BUILDING; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SOUTHEAST CORNER OF SAID BRICK BUILDING; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST FACE OF SAID BRICK BUILDING, 15.00 FEET TO THE WEST EASTERLY SOUTH CORNER OF SAID BRICK BUILDING; THENCE NORTH ALONG THE WEST EASTERLY WEST FACE OF SAID BRICK BUILDING, 15.00 FEET TO THE WEST EASTERLY SOUTH FACE OF SAID BRICK BUILDING; THENCE WEST ALONG SAID WEST NORTHERLY SOUTH FACE, 15.00 FEET; THENCE SOUTH 0.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 15

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 30.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SOUTH KEDZIE AVENUE, 270.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF SOUTH KEDZIE AVENUE, 104.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 176.00 FEET TO A POINT 104 FEET EAST OF AND 30 FEET NORTH OF THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE SOUTHWESTERLY ON SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON A LINE 5.00 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST COURSE HEREINBEFORE DESCRIBED; THENCE WEST ON SAID PARALLEL LINE 104.00 FEET TO A POINT 30 A LINE 104 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SOUTH KEDZIE AVENUE; THENCE NORTH 5.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 16

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 486.00 FEET NORTH AND 33.0 FEET EAST OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SOUTH KEDZIE AVENUE, 300.00 FEET; THENCE EAST AT RIGHT ANGLES TO SAID EAST LINE 50.00 FEET; THENCE EAST ON A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST ON A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET TO A PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE 30 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE GREATER CURVE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 2864.93 FEET TO THE INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE WEST 14.00 FEET OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 AND THROUGH A POINT 30.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 14.00 FEET TO SAID WEST LINE OF THE WEST 14.00 FEET OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36; THENCE SOUTH ALONG SAID WEST LINE, 15.00 FEET TO THE SOUTHEAST CORNER OF SAID BRICK BUILDING; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST FACE OF SAID BRICK BUILDING 11.00 FEET TO THE WEST EASTERLY SOUTH CORNER OF SAID BRICK BUILDING; THENCE WEST ALONG SAID WEST NORTHERLY SOUTH FACE, 15.00 FEET; THENCE SOUTH 0.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 17

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 486.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SOUTH KEDZIE AVENUE, 300.00 FEET; THENCE EAST AT RIGHT ANGLES TO SAID EAST LINE 50.00 FEET; THENCE EAST ON A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST ON A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET TO A PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE 30 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE GREATER CURVE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 2864.93 FEET TO THE INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE WEST 14.00 FEET OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 AND THROUGH A POINT 30.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 14.00 FEET TO SAID WEST LINE OF THE WEST 14.00 FEET OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36; THENCE SOUTH ALONG SAID WEST LINE, 15.00 FEET TO THE SOUTHEAST CORNER OF SAID BRICK BUILDING; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST FACE OF SAID BRICK BUILDING 11.00 FEET TO THE WEST EASTERLY SOUTH CORNER OF SAID BRICK BUILDING; THENCE WEST ALONG SAID WEST NORTHERLY SOUTH FACE, 15.00 FEET; THENCE SOUTH 0.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THE SAME LAND IS ALSO DESCRIBED AS FOLLOWS:

A PART OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 180 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 1,149.8 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36; THENCE RUN WEST ALONG THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 33.0 FEET TO A POINT ON THE WESTERLY LINE OF SOUTH KEDZIE AVENUE AND THE EAST LINE OF LOT 19 IN THE COLLATERAL CHANNEL SUBDIVISION; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF LOT 19 IN THE COLLATERAL CHANNEL SUBDIVISION A DISTANCE OF 1,149.7 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE FORMER CHICAGO AND ILLINOIS WESTERN RAILROAD WEST ILLINOIS CENTRAL RAILROAD COMPANY; SAID NORTH RIGHT OF WAY LINE DESCRIBED AS THE NORTH LINE OF A PARCEL OF LAND CONVEYED BY MARTIN SCHOEN TO THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY BY DEED DATED JANUARY 24, 1901 AND RECORDED ON JANUARY 30, 1901 IN BOOK 9181, PAGE 206, BOOKMOUNT NO. 1911734, IN THE OFFICE OF THE COOK COUNTY, ILLINOIS, RECORDER; THENCE RUN NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY A DISTANCE OF 1142.2 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY A PARCEL OF LAND CONVEYED BY THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY TO RTC INDUSTRIAL, INC. BY QUIT CLAIM DEED DATED NOVEMBER 26, 1974, AND DESCRIBED IN SAID DEED AS FOLLOWS: THE NORTH 8.00 FEET OF THE EAST 33 FEET; IN COOK COUNTY, OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, LESS AND EXCEPT THE NORTH 33 FEET THEREOF.

NOTES:

UNDERGROUND UTILITIES ARE SHOWN BY VISUAL PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE, WHICH UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES NEAR LOCATION. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT WERE NOT BEYO SHOWN HEREON.

AT CLIENT'S REQUEST ONLY CERTAIN IMPROVEMENTS HAVE BEEN SHOWN HEREON. OTHER IMPROVEMENTS MAY EXIST ON THE SURVEYED PROPERTY.

LAST DATE OF FIELD WORK: APRIL 15, 2016.

PROPERTY SURVEYED: 756,669 SQ. FT. OR 17.646 ACRES MORE OR LESS.

PROPERTY ADDRESS:
SOUTH KEDZIE AVENUE
CHICAGO, ILLINOIS 60623

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE, GEWALDIG, INC. OF ILLINOIS (PROFESSIONAL DESIGN FIRM, ILLINOIS 184-001005), DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY TO WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY AND TOPOGRAPHIC SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 4TH DAY OF MAY, 2016 IN ROSEMONT, ILLINOIS.

TIMOTHY W. BURNS, P.E.L.S. No. 035-3938
LICENSE EXPIRES 11-30-2016
TIMOTHY@GEWALDIG.COM

VALID ONLY IF EMBOSSED SEAL APPEARS

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

TIMOTHY W. BURNS
035-3938
LICENSED
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

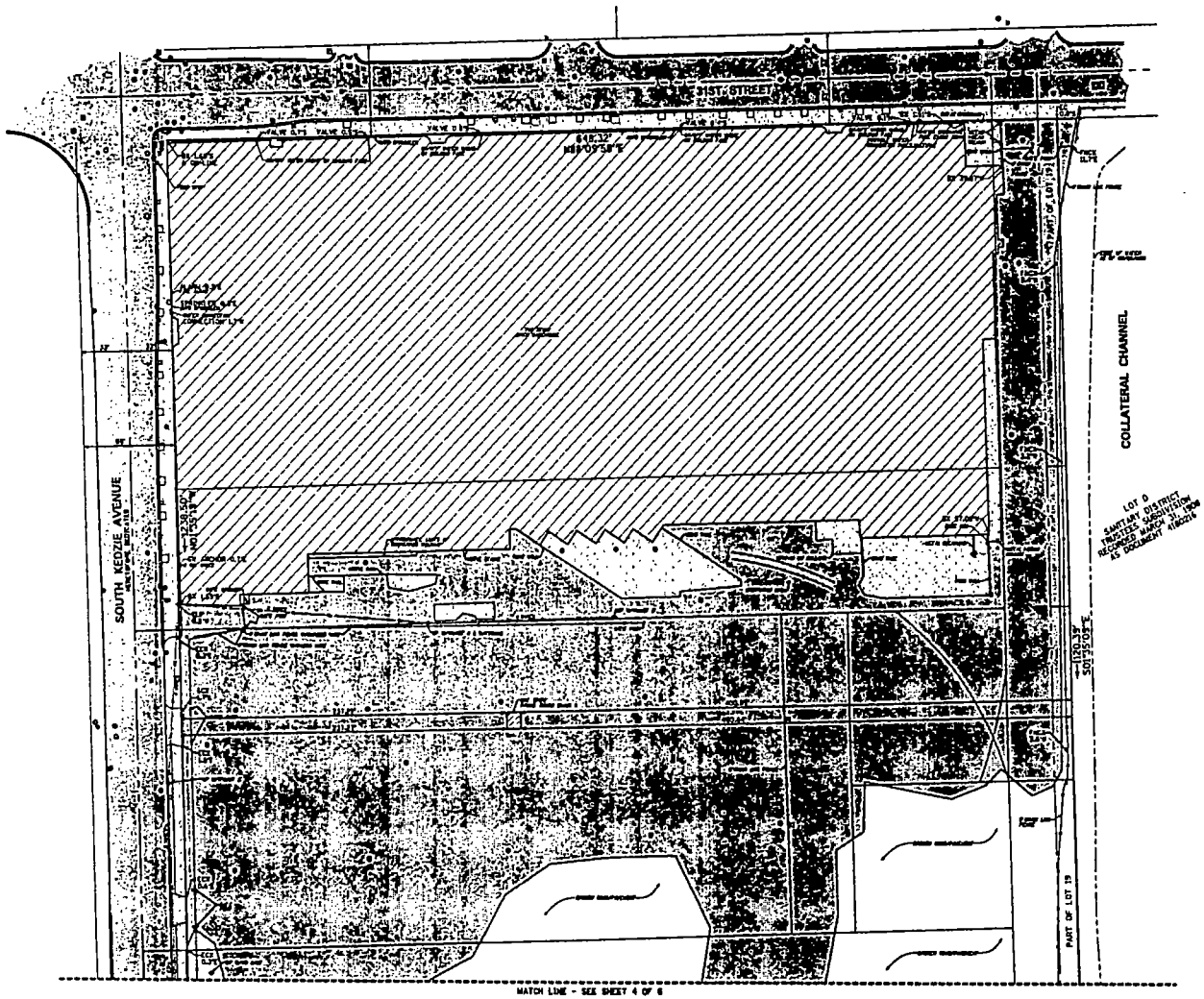
REVISIONS:

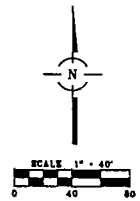
GEWALDIG CONSULTING ENGINEERS
CIVIL DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-0540 Fax: (847) 696-0545

DATE: 05/04/2016
JOB NO: 7069
FILENAME: 7069TOPSUR-01
SHEET 2 OF 6

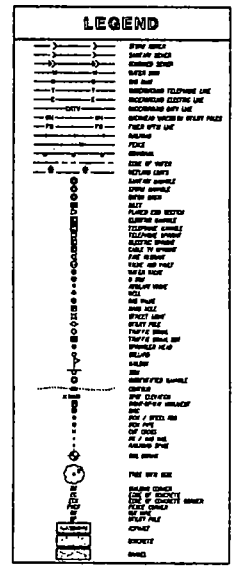
BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING TOPOGRAPHIC INFORMATION





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



NOTE:
THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING IMPROVEMENTS IN RELATION TO THE PROPERTY. SEE SHEETS 5 AND 6 FOR FULL EXISTING TOPOGRAPHIC INFORMATION.

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

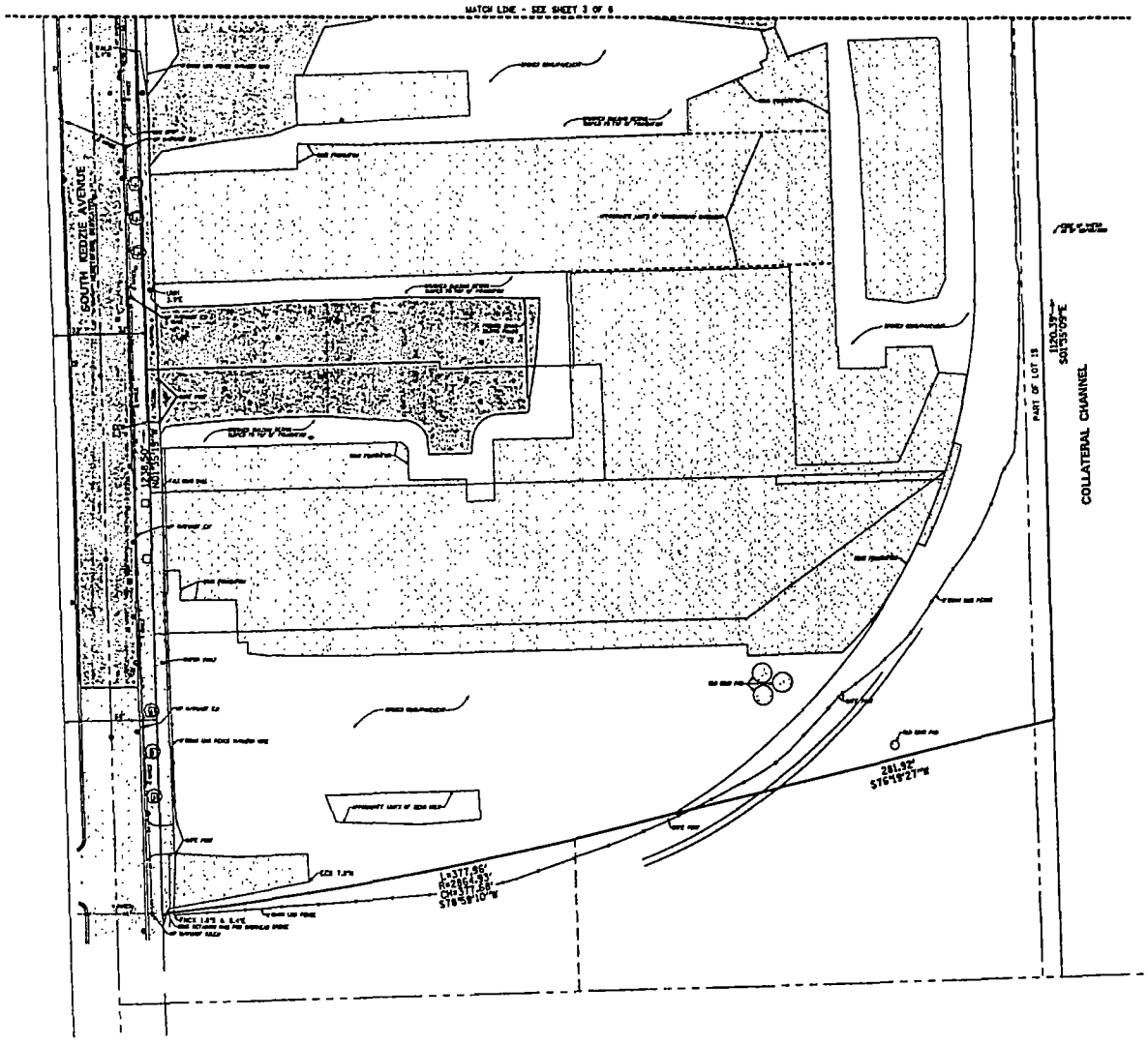
REVISIONS:

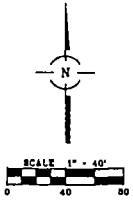
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9375 W Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4040 Fax: (847) 696-4045

DATE: 05/04/2018
JOB NO: 7068
FILENAME: 7068TOPSUR-01
SHEET 3 OF 6

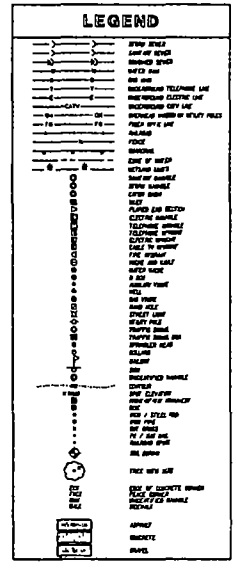
BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING TOPOGRAPHIC INFORMATION (CONTINUED)





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



NOTE:
THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING IMPROVEMENTS IN RELATION TO THE BOUNDARY. SEE SHEETS 1 AND 6 FOR FULL EXISTING TOPOGRAPHIC INFORMATION.

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

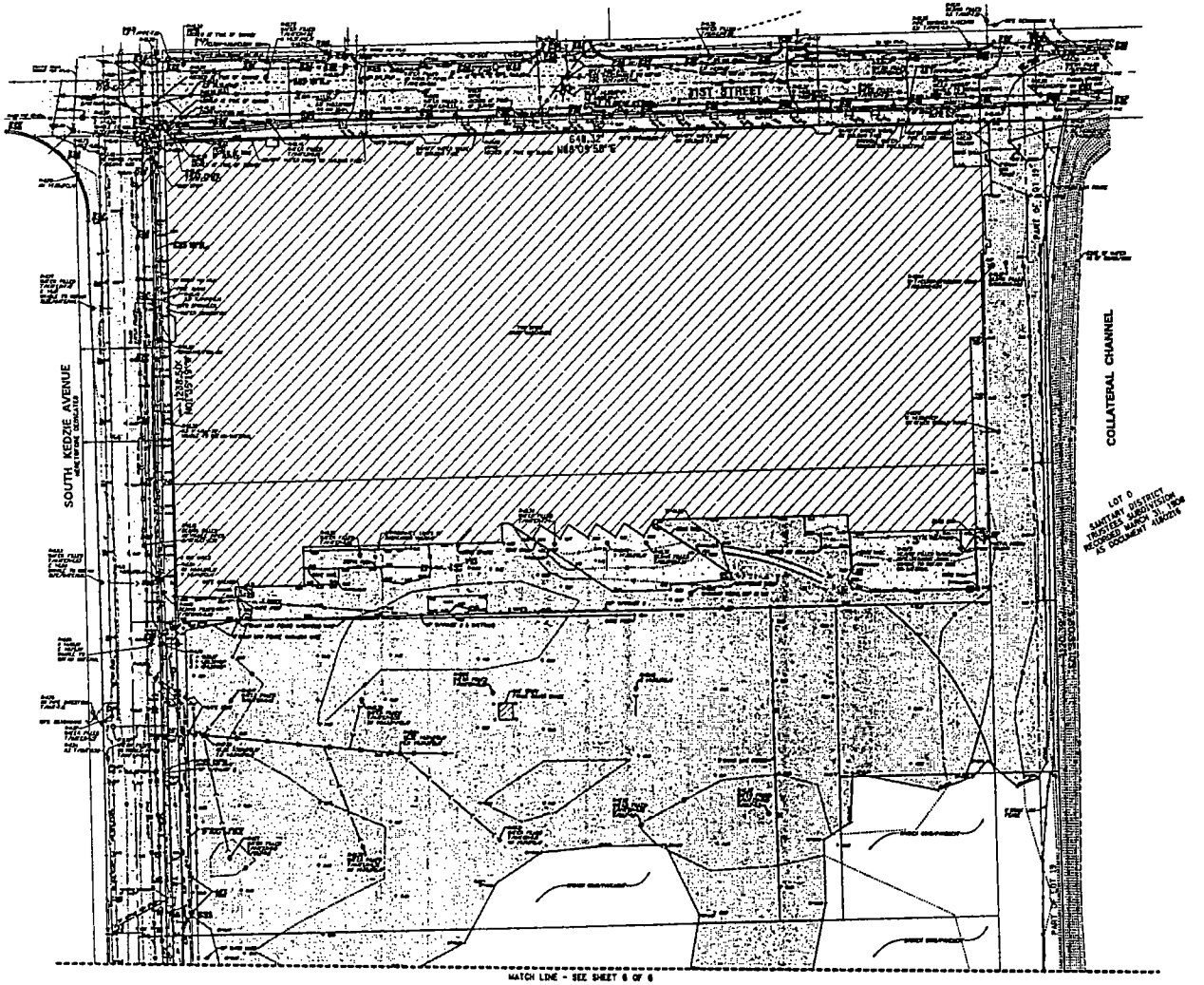
REVISIONS:

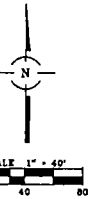
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone (847) 696-4040 Fax (847) 696-4043

DATE: 05/04/2016
JOB NO: 70681
FILENAME: 70681DPSUR-01
SHEET 4 OF 6

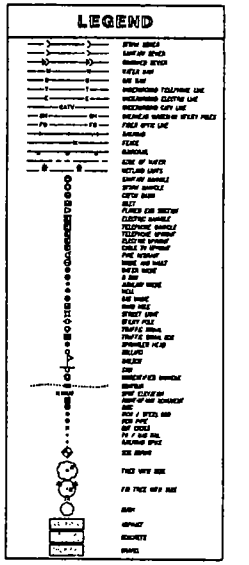
BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING TOPOGRAPHIC INFORMATION (CONTINUED)





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



SOURCE BENCHMARK:
CITY OF CHICAGO BENCHMARK #162
LOCATED 19.4' NORTH OF THE SOUTH LINE OF 34TH PLACE AND 81.8' EAST OF THE EAST LINE OF TROY STREET.
ELEVATION = 13.248 CCD

CITY OF CHICAGO BENCHMARK #350
LOCATED 13.3' SOUTH OF THE NORTH LINE OF 35TH PLACE AND 18.5' WEST OF ALLEY EAST OF CALIFORNIA AVENUE.
ELEVATION = 13.781 CCD

SITE BENCHMARK #1:
NORTHWEST BOLT ON FIRE HYDRANT, FIRST FIRE HYDRANT NORTH OF AZTECA DRIVE ON THE WEST SIDE OF KEDZIE AVENUE.
ELEVATION = 12.77 CCD

SITE BENCHMARK #2:
NORTHWEST BOLT ON FIRE HYDRANT AT 3200 SOUTH KEDZIE AVENUE, AT ENTRANCE.
ELEVATION = 12.98 CCD

SITE BENCHMARK #3:
SOUTHERLY BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF ALBANY AVENUE AND 31ST STREET.
ELEVATION = 13.28 CCD

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143

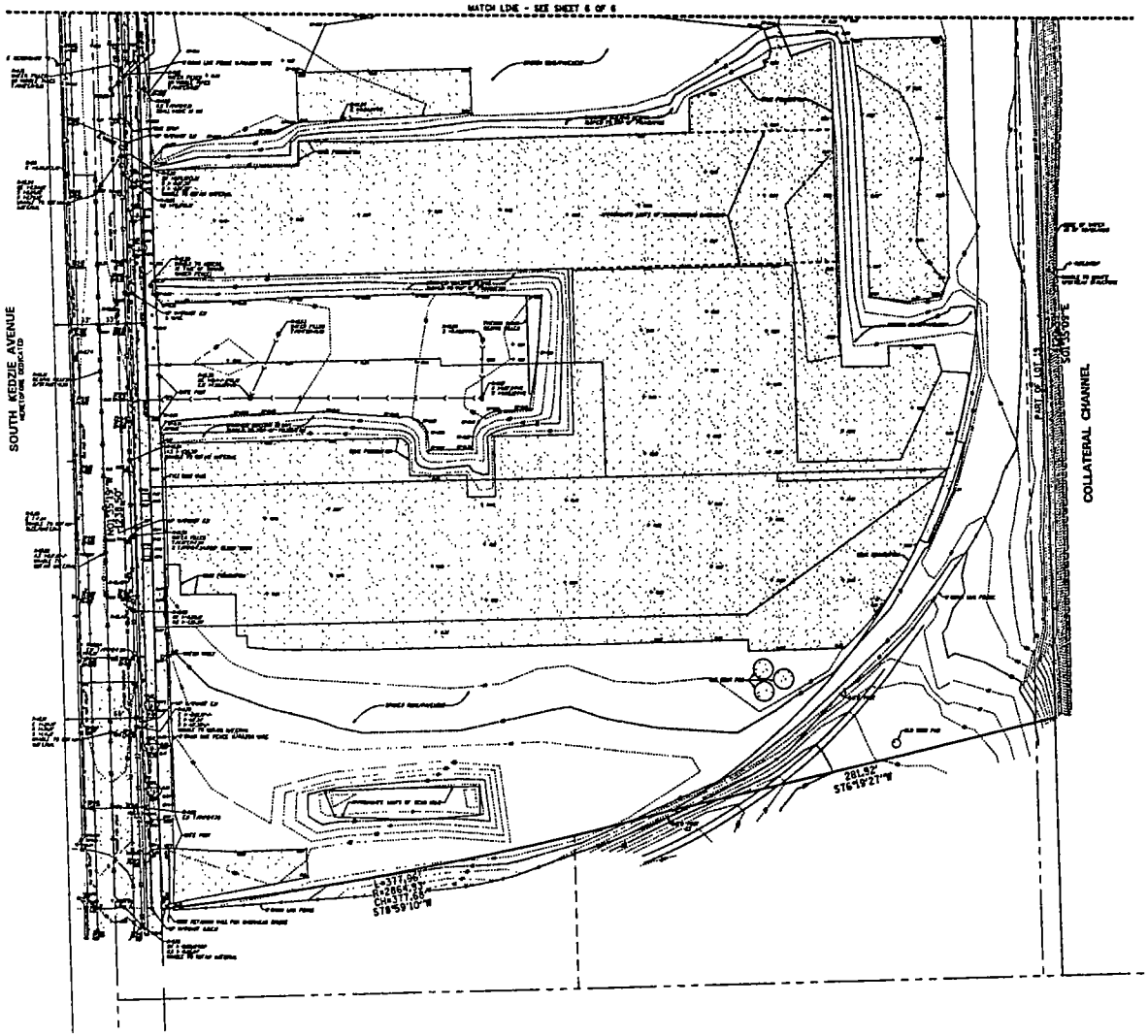
REVISIONS:

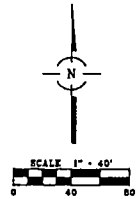
SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone (847) 696-4040 Fax (847) 696-4045

DATE: 05/04/2016
JOB NO: 7068
FILENAME: 7068TOPSUR-01
SHEET 5 OF 6

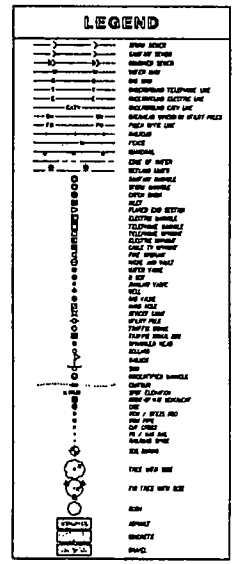
BOUNDARY AND TOPOGRAPHIC SURVEY

EXISTING TOPOGRAPHIC INFORMATION (CONTINUED)





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 160
ITASCA, ILLINOIS 60143

REVISIONS:

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4080 Fax: (847) 696-4085

DATE: 05/04/2016
JOB NO: 7068
FILENAME: 7068TOPSUR-01
SHEET 5 OF 5

Freeborn

FREEBORN & PETERS LLP

MITCHELL A. CARREL
Partner

Freeborn & Peters LLP
Attorneys at Law
311 South Wacker Drive
Suite 3000
Chicago, IL 60606

(312) 360-6542 direct
(312) 360-6520 fax

mcarrel@freeborn.com

www.freeborn.com

May 10, 2016

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

Martin Cabrera, Jr. Chairman
City of Chicago, Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re Bridge Industrial Acquisition, LLC
Application for Waterway Industrial Planned Development
3101-3259 S. Kedzie Avenue/3101-3159 W. 31st Street

Dear Chairman Solis and Chairman Cabrera:

The undersigned, Mitchell Carrel, an attorney with Freeborn & Peters LLP, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately May 10, 2016, and a source for additional information on the application.

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

Very truly yours,

Mitchell A. Carrel

Subscribed and Sworn to before me this
10th day of May, 2016.

Kathy A. Abbott
Notary Public

OFFICIAL SEAL
KATHY A ABBOTT
Notary Public - State of Illinois
My Commission Expires Jan 26, 2018

#18788
INTRO. DATE:
MAY 18, 2016

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3101-3259 South Kedzie Avenue and 3101-3159 West 31st Street

2. Ward Number that property is located in: 12th Ward

3. APPLICANT Bridge Industrial Acquisition, LLC

ADDRESS 350 W. Hubbard Street, Suite 430 CITY Chicago

STATE IL ZIP CODE 60654 PHONE (630) 626-4128

EMAIL mhouser@bridgedev.com CONTACT PERSON Mark Houser

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

OWNER 3101 South Kedzie LLC

ADDRESS c/o RTC Industries, Inc. 2800 Golf Road CITY Rolling Meadows

STATE IL ZIP CODE 60008 PHONE (847) 640-2212

EMAIL rnathan@rtc.com CONTACT PERSON Richard Nathan

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

ATTORNEY Freeborn & Peters LLP - Mitchell Carrel

ADDRESS 311 S. Wacker Drive, Suite 3000

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 360-6542 FAX (312) 360-6520 EMAIL mcarrel@freeborn.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Steven F. Poulos

Anthony Pricco

Ronald T. Frain

- Two other individuals each own five percent (5%)

- For more information, see attached EDS form

7. On what date did the owner acquire legal title to the subject property? January 2, 2003

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

No

9. Present Zoning District M3-3 Heavy Industry District Proposed Zoning District Waterway Industrial Planned Development

10. Lot size in square feet (or dimensions) 768,659 square feet (17.65 acres)

11. Current Use of the property Partially vacant, underutilized building with some storage and related uses.

12. Reason for rezoning the property The project triggers a mandatory planned development under the Chicago Zoning Ordinance

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

The Applicant requests a planned development to allow for an approximately 358,000 square foot multi-tenant warehouse, distribution and freight movement facility with approximately 60 exterior docks, 66 stalls for trailer parking/storage, 245 accessory parking spaces, and related, accessory and ancillary uses and other uses that are permitted in the M3-3 district, all within a 17.65 acre site.

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

YES_____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

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

Bridge Industrial Acquisition, LLC

Signature of Applicant
Its: DIRECTOR OF DEVELOPMENT

Subscribed and Sworn to before me this
29 day of April, 2016.

Maura Noska
Notary Public

OFFICIAL SEAL
MAURA NOSKA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PROPERTY OWNER AUTHORIZATION

The undersigned, 3101 South Kedzie LLC, an Illinois limited liability company, being the owner of real property located generally at 3101 South Kedzie Avenue, in Chicago, Illinois, as more-specifically described on the attached survey (the "**Subject Property**"), hereby authorizes Bridge Industrial Acquisition, an Illinois limited liability company, and any affiliate, designee or agent thereof and its attorneys, Freeborn & Peters LLP, to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property, including, but not limited to, a Planned Development and other approvals, to allow for the development of a new industrial facility and related improvements.

IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this 4th day of May, 2016.

3101 South Kedzie LLC, an Illinois limited liability company

By: Richard Nathan
Name: RICHARD NATHAN
Its: CEO

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:

Bridge Industrial Acquisition, 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 holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____

   OR

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

B. Business address of the Disclosing Party: 350 W. Hubbard Street, Suite 430
Chicago, IL 60654

C. Telephone: (630) 626-4128 Fax: _____ Email: MHouser@bridgedev.com

D. Name of contact person: Mark Houser

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

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):
Planned Development and related zoning applications and approvals in connection with the property commonly referred to as 3101 S. Kedzie Avenue, Chicago, IL.

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

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

Specification # N/A and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

Yes No X N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity. **NOTE:** For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party. **NOTE**: Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
Steven F. Poulos	Member
Ronald T. Frain	Member
Anthony Pricco	Member

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE**: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
Steven F. Poulos	350 W. Hubbard Street, Suite 430 Chicago, IL 60654	45.78%
Anthony Pricco	350 W. Hubbard Street, Suite 430 Chicago, IL 60654	35.22%
Ronald T. Frain	350 W. Hubbard Street, Suite 430 Chicago, IL 60654	9.00%

The remaining ten percent (10%) is owned separately by two individuals, who each own five percent (5%).

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

_ Yes X No

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

_____

_____

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) **NOTE:** "hourly rate" or "t.b.d." is not an acceptable response.
See attached Exhibit 1			

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

☐ Yes ☐ No

B. FURTHER CERTIFICATIONS

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

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

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;

d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

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

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

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

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

N/A

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

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

None

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

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

: is X is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

N/A

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

[ ] Yes [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., 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 interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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

_____

_____

_____

_____

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

N/A

_____

_____

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

☐ Yes ☐ No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)
☐ Yes ☐ No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?
☐ Yes ☐ No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?
☐ Yes ☐ No

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

_____

_____

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

Bridge Industrial Acquisition, LLC
(Print or type name of Disclosing Party)

By: _____
(Sign here)

Mark Houser
(Print or type name of person signing)

Director of Development
(Print or type title of person signing)

Signed and sworn to before me on (date) April 29, 2016,
at COOK County, Illinois (state).

Maura Noska Notary Public.

OFFICIAL SEAL
MAURA NOSKA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Commission expires: 9/10/18.

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

☐ Yes ☒ No

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

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

   ☐ Yes ☒ No

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

   ☐ Yes ☐ No ☒ Not Applicable

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

_____

_____

_____

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

Exhibit 1
to
Bridge Industrial Acquisition, LLC's EDS

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.
Premier Design + Build Group, LLC (retained)	1000 W. Irving Park Road Suite 200 Itasca, IL 60143	General Contractor	$23,000,000 (est.)
Cornerstone Architects, Ltd. (retained)	1152 Spring Lake Drive Itasca, IL 60143	Architect	$175,000 (est.)
Space Co, Inc. (retained)	9575 W. Higgins Road Suite 700 Rosemont, IL 60018	Civil Engineer	$75,000 (est.)
David R. McCallum Associates, Inc. (retained)	350 North Milwaukee Avenue Libertyville, IL 60048	Landscape Architect	$10,000 (est.)
KLOA, Inc. (retained)	9575 W. Higgins Road Suite 400 Rosemont, IL 60018	Traffic Consultant	$8,000 (est.)
Freeborn & Peters LLP (retained)	311 S. Wacker Drive Suite 3000 Chicago, IL 60606	Attorney	$25,000 (est.)

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:

3101 South Kedzie, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [X] ~~the Applicant~~ Property Owner
   OR
2. [ ] a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____
   OR
3. [ ] a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: 2800 Golf Rd.
Rolling Meadows, IL 60008

C. Telephone: 847-640-5533 Fax: 847-640-2530 Email: kbloom@rtc.com

D. Name of contact person: Ken Bloom

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

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):
PLANNED DEVELOPMENT AND RELATED ZONING APPLICATIONS AND APPROVALS IN ~~See next page~~ CONNECTION WITH THE PROPERTY COMMONLY REFERRED TO AS 3101 S. KEDZIE AVE., CHICAGO, IL.

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

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

Specification # NA 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] N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity. **NOTE:** For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party. **NOTE:** Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
Richard Nathan	CEO
Jerry Plizga	Manager

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE:** Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
RTC Industries, Inc.	2800 Golf Rd, Rolling Meadows, IL	75%
Richard Nathan	2800 Golf Rd, Rolling Meadows, IL	25%

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

[ ] Yes [X] No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

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

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

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

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

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

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

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

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;

d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

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

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

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

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

NA

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

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

None

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

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

[ ] is [X] is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

NA

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

[ ] Yes [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., 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 interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

____2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

_____

_____

_____

_____

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

NA

_____

_____

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

[ ] Yes [ ] No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)
[ ] Yes [ ] No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?
[ ] Yes [ ] No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?
[ ] Yes [ ] No

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

_____

_____

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

3101 South Kedzie, LLC
(Print or type name of Disclosing Party)

By: Richard Nathan
(Sign here)

Richard Nathan
(Print or type name of person signing)

CEO
(Print or type title of person signing)

OFFICIAL SEAL
JENNIFER TANQUARY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 29, 2016

Signed and sworn to before me on (date) May 9, 2016,
at Cook County, IL (state).

Jennifer Tanquary Notary Public.

Commission expires: June 29, 2016.

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[ ] Yes [X] No

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

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

   [ ] Yes [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 Section 2-92-416 of the Municipal Code?

   [ ] Yes [ ] No [X] Not Applicable

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

_____

_____

_____

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

3101 South Kedzie LLC

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:

RTC Industries, Inc.

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 holding a direct or indirect interest in the ~~Applicant~~ Property Owner. State the legal name of the ~~Applicant~~ in which the Disclosing Party holds an interest: 3101 South Kedzie, LLC.
   OR
3. [ ] a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: 2800 Golf Rd
Rolling Meadows, IL 60008

C. Telephone: 847-640-5533 Fax: 847-640-2530 Email: kbloom@rtc.com

D. Name of contact person: Ken Bloom

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

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):
PLANNED DEVELOPMENT AND RELATED ZONING APPLICATIONS AND APPROVALS IN CONNECTION WITH THE PROPERTY COMMONLY REFERRED TO AS 3101 S. KEDZIE, CHICAGO, IL.
~~See next page~~

G. Which City agency or department is requesting this EDS? Department of Planning and Dev't

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

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

_____

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

Illinois

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

[ ] Yes [ ] No [X] N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity. **NOTE:** For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party. **NOTE:** Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
Richard Nothan	CEO and Director
Walter Nothan	Chairman and Director
Larry O'Neill	SVP - Operations
Ken Bloom	CFO
Gary Cohen	SVP - Sales

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE**: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
Richard Nathan	2800 Golf Rd, Rolling Meadows, IL 60008	68.6%

REMAINING OWNERS ARE INDIVIDUALS AND EACH OWNES LESS THAN 7.5%.

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

[ ] Yes [x] No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

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

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

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

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

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

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

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

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;

d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

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

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

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

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

NA.

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

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

None

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

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

[ ] is [x] is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

NA.

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

[ ] Yes [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., 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 interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

____2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

_____

_____

_____

_____

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

_____

_____

_____

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

[ ] Yes [ ] No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)
[ ] Yes [ ] No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?
[ ] Yes [ ] No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?
[ ] Yes [ ] No

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

_____

_____

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

RTC Industries, Inc.
(Print or type name of Disclosing Party)

By: Richard Nathan
(Sign here)

Richard Nathan
(Print or type name of person signing)

CEO
(Print or type title of person signing)

OFFICIAL SEAL
JENNIFER TANQUARY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 29, 2016

Signed and sworn to before me on (date) May 9, 2016,
at Cook County, IL (state).

Jennifer Tanquary Notary Public.

Commission expires: June 29, 2016.

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[ ] Yes [X] No

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

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

   [ ] Yes [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 Section 2-92-416 of the Municipal Code?

   [ ] Yes [ ] No [X] Not Applicable

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

_____

_____

_____

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

RTC Industries, Inc.