

Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

Legislation Details (With Text)

File #: 02020-1916

Type: Ordinance Status: Passed

File created: 4/24/2020 In control: City Council

Final action: 5/20/2020

Title: Long-term easement agreement with Tribune Tower West (Chicago) Owner LLC for existing vaults

under portions of E Illinois St and N Michigan Ave

Sponsors: Reilly, Brendan

Indexes: Easement

Attachments: 1. O2020-1916.pdf

Date	Ver.	Action By	Action	Result
5/20/2020	1	City Council	Passed	Pass
5/14/2020	1	Committee on Transportation and Public Way	Recommended to Pass	
4/24/2020	1	City Council	Referred	

ORDINANCE FOR LONG TERM EASEMENT

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue ofthe provisions of the Constitution of the State of Illinois of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be subserved is such as to warrant a long term easement for existing vaults under the public streets described in the following ordinance; and

WHEREAS, Tribune Tower West (Chicago) Owner, LLC ("Grantee") is the owner of the property commonly identified as 137-165 E. Illinois Street and 431-451 N. Michigan Avenue (the "Property"): and

WHEREAS, the Property is improved with the existing Tribune Tower (the "Tower"), which has heretofore been designated as a Chicago Landmark under Chapter 2, Article XVII of the Chicago Municipal Code (Section 2-120-580 etseq.), and which is listed on the National Register of Historic Places as a contributing building within the Michigan-Wacker Historic District; and

WHEREAS, the Property is bounded on the north by E. Illinois Street and on the west by N. Michigan Avenue, both of which were dedicated as public rights of way by Kinzie's Addition to Chicago, the plat of subdivision establishing the lots comprising the Property and other nearby land; and

WHEREAS, Kinzie's Addition to Chicago was acknowledged and filed for record in 1833, and recorded

in 1834, prior to passage of the law now known as the Illinois Plat Act (the "Original Plat Act"); and

WHEREAS, the Original Plat Act established the statutory procedures for dedicating rights of way, and provided that fee simple title in the streets of plats thereafter recorded became vested in the public; and

WHEREAS, the Original Plat Act modified the common law rule that that title to dedicated streets is vested in the owners of property adjoining the streets, subject to a public easement for right of way purposes; and

WHEREAS, the rights of the public and private persons in streets of plats created prior to the passage of the Original Plat Act continue to be governed by the common law; and

WHEREAS, the Kinzie v. Winston. 56 III. 56 (1870), the Illinois Supreme Court acknowledged that Kinzie's Addition to Chicago effected a common law dedication, as opposed to a statutory dedication, of platted streets for public use, and that the public holds an easement interest, not a fee interest, in the streets; and

WHEREAS, as a result of this common law dedication, and in accordance with the Kinzie decision, Owner continues to own the fee in the portions of E. Illinois Street and N. Michigan Avenue bordering the Property to the center of those streets and retains every right not inconsistent with the necessities of the public; and

WHEREAS, the City has historically used, and presently uses, E. Illinois Street and N. Michigan Avenue, adjacent to the Property, as decked, bi-level streets and sidewalks accommodating vehicular and pedestrian traffic, with an upper level located at the level of primary building entrances and a lower level providing access to loading docks, service areas, and parking areas; and

WHEREAS, the Tower, which was completed in 1925, consists of approximately 36 stories located at and above upper level E. Illinois Street and N. Michigan Avenue, and approximately seven levels located at and below lower level E. Illinois Street and N. Michigan Avenue; and

WHEREAS, portions of the Tower (hereinafter "Tower Vaults") located below lower level E. Illinois Street and N. Michigan Avenue extend northward and westward beyond the legally described Property boundaries, directly under the improvements comprising E. Illinois Street and N. Michigan Avenue, including portions ofthe Tower housing mechanical and service equipment, service elevators, elevator pits, and storage rooms; and

WHEREAS, the location of the Tower Vaults is more fully described on the Plat of Easement attached hereto and made a part hereof as Exhibit A (the "Tower Easement Area"); and

WHEREAS, the Tower Easement Area is intended to correspond to the existing limits of the Tower Vaults, based on available information regarding the location of the exterior limits of the existing Tower Vaults; and

WHEREAS, Owner is currently rehabilitating the Tower to adaptively reuse the Tower for, residential uses, with ground floor commercial spaces, and in connection therewith, Owner requires the use of the Tower Vaults, for the continued operation and the adaptive reuse of the Tower; and

WHEREAS, as owner of fee simple title to the center ofthe streets bordering the Property, Owner has a right to occupy the Tower Easement Area and use the existing Tower Vaults without payment of compensation to the City, so long as such occupation and use does not interfere with the public easement; and

WHEREAS, the Department of Transportation has determined that Owner's use of the Tower Easement Area for the Tower Vaults will not interfere with the public right of way uses associated with E. Illinois Street and N. Michigan Avenue, and that the adaptive reuse of the Tower will promote the general welfare of the City by encouraging the continued use, preservation, and rehabilitation of a Chicago Landmark, in fulfillment of the purposes set forth in Chapter 2, Article XVII ofthe Chicago Municipal Code (Section 2-120-580 et seg.); and

WHEREAS, the City is willing to grant Grantee an easement on substantially the same terms and conditions set forth in the Easement Agreement (the "Easement Agreement") attached hereto and incorporated herein as Exhibit B; now, therefore,

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

SECTION 1. The foregoing recitals are hereby incorporated herein and adopted as the findings of the City Council.

SECTION 2. The Commissioner of the Department of Transportation (the "Commissioner") is hereby authorized, subject to the approval of the City's Corporation Counsel as to form and legality, to execute and deliver the Easement Agreement between the Grantee and the City, in substantially the form attached thereto as Exhibit B and made a part hereof, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of the Easement Agreement.

SECTION 3. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 4. Grantee, as owner of fee simple title to the center of the streets bordering the Property,

has no obligation to compensate the City for the Easement Agreement since Grantee has a right to occupy the Tower Easement Area and use the existing Tower Vaults, so long as such occupation and use does not interfere with the public easement.

SECTION 5. The Easement Agreement herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Grantee shall file or cause to be filed for recording in the Office of the Recorder of Deeds of Cook County, Illinois, a certified copy of this ordinance, the fully-executed Easement Agreement, and the accompanying Plat of Easement as approved by the Department of Transportation's Superintendent of Maps and Plats.

SECTION 6. The easement shall take effect upon recording of the ordinance, the Easement Agreement and the approved Plat of Easement.

Easement approved

Gia Biagi CommissiohexotTfansportation

Approved as to form and legality:

I

Arthur Dolinsky Senior Counsel

Introduced By:

Hono^X^^fehdan Reilly^^^ Alderman 42nd Ward \. j

PLAT OF EASEMENT

THAT PART OF N. MICHIGAN AVENUE, INDETERMINATE PUBLIC RIGHT OF WAY, AND E. ILLINOIS STREET, 74 FOOT WIDE PUBLIC RIGHT OF WAY, ALL IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SEE SUBSEQUENT PAGES FOR LEGAL DESCRIPTIONS AND GEOMETRY OF THE EASEMENT AREA

EASEMENT HEREBY GRANTED
E. ILLINOIS STREET
(RECORD 74' PUBUC R.OW)

GRAPHIC SCALE

(IN FEET) 1- = 70°

SEE SURVEYOR'S NOTES ON PAGE 2

KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE N FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL 'MERIDIAN RECORDED JANUARY 18, 1834 ANTE-FIRE

"B"

HUNTER'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 9 OF KINZIE'S ADDITION TO CHICAGO, IN THE N FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ANTE-FIRE

LEGEND

EASEMENT HEREBY GRANTED

EXISTING LOT LINES DOCUMENT NO 17589403

WB OGDEN'S SUBDIVISION OF PART OF BLOCK 9 OF BLOCK 9 OF KINZIE'S ADDITION TO CHICAGO, IN THE N FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ANTE-FIRE

VACATED BY ORDINANCE PASSED MAY 6, 1959 RECORDED JULY 7, 1959

SET CROSS + (R) = RECORD (M) = MEASURED RAD = RADIUS CH = CHORD CHB = CHORD BEARING

TRAFFIC FLOW ™ R.O.W. = RIGHT OF WAY

DEDICATED FOR PUBLIC STREET RECORDED JULY 7,1959

DEDICATED FOR PUBLIC STREET RECORDED AUGUST 2, 1923

CHICAGO GUARANTEE SURVEY COMPANY

VACATED BY ORDINANCE PASSED JULY 2, 1923 RECORDED AUGUST 2, 1923

CDOT #10-42-19-3902

PLCS, Corporation

4505 nurtx Eutox Antx, Chicmo, IL 60430 TELE WOW (JIZ) 9B6-9U5 Fai (312) 986-9679 Email. IfcFOf PLCS-S'JRVEY COH

SCALE I Inch = 70 feet

DATE APRIL S. 2019

2019-26744-001

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EXHIBIT "A"

PLAT OF EASEMENT

SEE PAGE 5 FOR LEGAL DESCRIPTIONS OF THE EASEMENT AREA

EASEMENT g HEREBY g GRANTED 9 ABOVE -43.50 CCD 3ELOW 16.00 CCD $^{\wedge}$

to

■2T6T1

S89"22'26*W 6.50'_ S89*22'26"W EASEMENT HEREBY GRANTED

>129.09' SB9"59'55'E P.O.B. uj i PARCEL 2 >lp.o.c.

PARCELS 1

P20.B. AVA"5 1

PARCEL 1.

COR. LOT 1 0.4B' E. OF MICH. AVE.



'D"5

UJ a

. or **Z** 0

ELEVATIONS SHOWN HEREON PER CHICAGO CITY DATUM (CCD) PRIMARY BENCHMARK #4338 ELEVATION. 15.740 CCD LOCATION* NORTH MICHIGAN AVENUE & EAST NORTH WATER STREET, ABOUT ON NORTH LINE OF EAST NORTH WATER STREET, ABOUT 0N NORTH LINE OF EAST NORTH WATER STREET, ABOUT 17 5 FEET WEST OF WEST LINE OF NORTH MICHIGAN AVENUE, MARK CUT AT ANGLE OF STONE WATER TABLE AT SOUTHEASTERLY CORNER OF WRIGLEY BUILDING LOWER LEVEL MARK IS ABOUT 2 FEET ABOVE SIDEWALK

SURVEYOR'S NOTES:

Field measurements completed on JANUARY 23, 2019

The property is zoned "DX-16" (DOWNTOWN MIXED) as delineated on the City of Chicago, Department of Zoning website

Note R & M denotes Record and Measured distances respectively All dimensions are measured unless noted otherwise

Distances are marked in feet and decimal parts thereof Compare all points BEFORE building by same and at once report any differences BEFORE damage is done

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations

LEGEND

EASEMENT HEREBY GRANTED

EXISTING LOT LINES

SET CROSS + (R) = RECORD (M) = MEASURED RAD = RADIUS CH = CHORD CHB= CHORD BEARING

TRAFFIC FLOW - R.O.W. = RIGHT OF WAY

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

The adjoining property, Block 9 shown hereon, is occupied by the Tnbune Tower, a Multi-story High-rise Building with sub-surface structure below grade Improvements are not shown at the clients request.

Monuments set are at the corner unless otherwise noted 'CQm>kW 2019 "Altrtii 2019 "AlttSights Reserved"

Unless otherwise noted hereon the Beanng Basis, Elevation£)atum and Coordinate Datum if used is ASSUMED / COPYRIGHT CHICAGO GUARANTEE SURVEY

^IICHECKED DRAWN-135 H .LCHIGAW AVE - TRIBUNE TOWER. CHICAGO ||

IBSS

CHICAGO GUARANTEE SURVEY COMPANY

PLCS, Corpora not LwWiNo 11*1-005332

 $4505\ North\ Eljtcw\ Aunu^*,\ Chicago.\ 'L\ 60630\ TELEPHOK\ i'M)\ 916-9445\ Fai\ (312)\ 986-9679\ En\ ail.\ iNFOtPLCS-Sumc\ con$

DATE. APRIL S. 231*1

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EXHIBIT "A"

PLAT OF EASEMENT

ISOMETRIC VIEWS

-PARCEL 2 .EAST LINE OF N. MICHIGAN AVE.

EASEMENT HEREBY GRANTED

VLOWER LEVEL PAVEMENT ±13.00 CCD^'t

-PARCEL 3[^]

EASEMENT ■ HEREBY GRANTED

VIEW LOOKING NORTH

-43.50 CCD VIEW LOOKING NORTHEAST

EAST LINE OF N. MICHIGAN AVE.

PARCEL 2 **■■'---**I-

LL2 1.20 CCD LL3 -6.95 CCD LL4 -15.25 CCD LI5'-2J 50 CCD' LL6 -31.50 CCD LL7 -42.50 CCD

EASEMENT HEREBY GRANTED

\ LOWER <file:/// LOWER> LEVEL PAVEMENT ±13.00 CCO-

Parcel 3-

VIEW LOOKING NORTH

16.00 CCD -0.75 CCD

PARCEL 16.00 CCO

-21.00 CCD SOUTH LINE OF E. ILLINOIS ST. LOWER LEVEL PAVEMENT ±13.00 CCD

PARCEL 2

-43.50 CCD

EASEMENT HEREBY GRANTED

16.00 CCD

LL2 1.20 CCD _ LLJ -6.95 CCD LL4 -15.25 CCD LL5 -23.50 CCD LL6 -31.50 CCD LL7 -42.50 CCD

CDOT #10-42-19-3902

EXHIBIT "A"

EAST LINE OF I N. MICHIGAN AVE.

PLAT OF EASEMENT

EASEMENT HEREBY GRANTED view looking north

ISOMETRIC VIEWS

SOUTH LINE OF IE. ILLINOIS ST.

PARCEL 2

LOWER LEVEL PAVEMENT $|\pm 13.00$ CCO-LL2 1.20 CCD - LL4 -9.80 CCD

LL5 -19.50 CCD

EASEMENT. HEREBY GRANTED

EAST LINE OF IN. MICHIGAN AVE.

■ s/s/';.-

LL2 1.20 CCD

PARCEL 2

EASEMENT HEREBY GRANTED

VIEW LOOKING NORTH

SOUTH LINE OF E. ILLINOIS ST.

 $^{T}S-'7\sim 7r7\sim \}-/7-.$

V-LOWER LEVEL PAVEMENT ±13.00 CCD

PARCEL 2
EASEMENT
-43.50 CCD
HEREBY
GRANTED

16.00 CCD

LL2 1.20 CCD LL3 -6.95 CCD LL4 -15.25 CCD LL5 -23.50 CCD LL6 -31.50 CCD

LL7 -42.50 CCD

VIEW LOOKING EAST

[Checked dram



BY COUJB & COHPA-NY. LLC

UI H MICHIGAN AVE - TRIBUTE TOWER. CHICAGO

CHICAGO GUARANTEE SURVEY COMPANY

PLCS, Corporation Licwn Ho III.-OKJJI

Licwn Ho III.-OKJJI

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PAGE NO

4of5

SOLI I Inch = 4505 North Euro* A»e.we. Chuco. il 60630 Telephone (JI2) 9I6-9U5 Fai (3I2) 986-9679 Email iNFOIPLCS-SunET con

DATE. APRIL !. 2019

2019-26744-001

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EXHIBIT "A"

PLAT OF EASEMENT

SEE PAGE 2 FOR DEPICTION OF THE LEGAL DESCRIPTIONS BELOW

PARCEL 1

THAT PART OF N MICHIGAN AVENUE, INDETERMINATE PUBLIC RIGHT OF WAY, AND A PART THEREOF DEDICATED BY ORDINANCE PASSED BY THE COMMON COUNCIL OF SAID CITY OF CHICAGO DATED JULY 2, 1923 AND RECORDED AUGUST 2, 1923 AS DOCUMENT NUMBER 8048531, LYING WESTERLY OF AND ADJOINING BLOCK 9 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1834, ANTE-FIRE, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -43 50 FEET BELOW CHICAGO CITY DATUM, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 16 00 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS" COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID BLOCK 9, BEING ALSO THE SOUTH LINE OF E ILLINOIS STREET, WITH THE EAST LINE OF N MICHIGAN AVENUE PER DOCUMENT NUMBER 8048531 AFORESAID, THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST ALONG SAID EAST LINE 89 35 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 30 MINUTES 05 SECONDS WEST ALONG SAID EAST LINE 121 00 FEET, THENCE SOUTH 89 DEGREES 22 MINUTES 26 SECONDS WEST 6 50 FEET, THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST 5 93 FEET, THENCE SOUTH 89 DEGREES 22 MINUTES 26 SECONDS WEST 12 65 FEET, THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST 5 93 FEET, THENCE SOUTH 89 DEGREES 29 MINUTES 55 SECONDS EAST 28 15 FEET TO THE EAST LINE OF N. MICHIGAN AVENUE AFORESAID AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS CONTAINING 4,089 SQUARE FEET (0 094 ACRES), MORE OR LESS

TOGETHER WITH PARCEL 2

THAT PART OF N MICHIGAN AVENUE, INDETERMINATE PUBLIC RIGHT OF WAY, AND A PART THEREOF DEDICATED BY ORDINANCE PASSED BY THE COMMON COUNCIL OF SAID CITY OF CHICAGO DATED JULY 2, 1923 AND RECORDED AUGUST 2, 1923 AS DOCUMENT NUMBER 8048531, TOGETHER WITH THAT PART OF E ILLINOIS STREET, 74 FOOT PUBLIC RIGHT OF WAY, LYING WESTERLY AND NORTHERLY OF AND ADJOINING BLOCK 9 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1834, ANTE-FIRE, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -21 00 FEET BELOW CHICAGO CITY DATUM, LYING BELOW A HORIZONTAL PLANE HAVING

AN ELEVATION OF 16 00 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID BLOCK 9, BEING ALSO THE SOUTH LINE OF E ILLINOIS STREET, WITH THE EAST LINE OF N MICHIGAN AVENUE PER DOCUMENT NUMBER 8048531 AFORESAID, THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE OF E. ILLINOIS STREET 129 09 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST 15 37 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST 132 25 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST 122 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST 7 39 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST 10 54 FEET TO THE EAST LINE OF N. MICHIGAN AVENUE AFORESAID, THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS SECONDS SECONDS WEST 10 54 FEET TO THE EAST LINE OF N. MICHIGAN AVENUE AFORESAID, THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS SECONDS SECONDS SECONDS SECONDS SECONDS SECONDS WEST 10 54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS CONTAINING 3,073 SQUARE FEET (0 071 ACRES), MORE OR LESS

TOGETHER WITH PARCEL 3

THAT PART OF E ILLINOIS STREET, 74 FOOT PUBLIC RIGHT OF WAY, LYING NORTHERLY OF AND ADJOINING BLOCK 9 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1834, ANTE-FIRE, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -0.75 FEET BELOW CHICAGO CITY DATUM, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 16 00 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID BLOCK 9, BEING ALSO THE SOUTH LINE OF E. ILLINOIS STREET, WITH THE EAST LINE OF N MICHIGAN AVENUE PER

DOCUMENT NUMBER 8048531; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE OF E ILLINOIS STREET 129 09 FEET TO THE POINT OF

BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE OF E ILLINOIS STREET 172 35 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST 15 37 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST 172 35 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST 15 37 FEET TO THE SOUTH LINE OF E ILLINOIS STREET AFORESAID AND THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS CONTAINING 2.649 SQUARE FEET (0 061 ACRES). MORE OR LESS

ADJOINING PI 17-10-130-003 17-10-130-004 17-10-130-005 17-10-130-006 17-10-130-007 17-10-130-008 17-10-130-009 17-10-130-010 17-10-130-011 17-10-130-012 17-10-134-001 7 IN "A" NS

LOTS 5-6 IN "A" LOTS 1-4 IN "C" LOTS 1-12 IN "G" PART OF "D" PART

SEE SURVEYOR'S SUBDIVISION CAPTIONS ON PAGE 1

NOTES

ON

PAGE

2

SEE

State of Illinois) County of Cook)ss

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

Field measurements completed on January 23, 2019

Signed on February 19, 2020

Ву

PREPARED FOR / MAIL TO:

GOLUB & COMPANY, LLC 435 N MICHIGAN AVE., SUITE 200 CHICAGO IL 60611

REVISED FEBRUARY 19, 2020 CDOT PER 12020-27687 REVISED FEBRUARY 13, 2020 CDOT PER 02020-27687

D BY GOLUB S COMPANY, LLC

A35 N MICHIGAN AVE - TRIBUNE TOWER. CHICAGO

CHICAGO GUARANTEE SURVEY COMPANY

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PLCS. Corporation

tSOS North Eutoh Avenue. CrsciGo, IL 60630 TELEPHONE (3IZ) 986-9U3 Fu (3I2) 9B6-9679 Email. I NFOt PLCS-SURVEY COM

DATE. APRIL 5.10IS

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This Document Prepared by:

Lisa Misher, Esq.
City of Chicago Office of
Corporation Counsel, Real Estate
Division
121 North LaSalle Street, Suite 600 Chicago, Illinois 60602

After Recording Return to:

DLA Piper LLP (US) 444 West Lake Street, Suite 900 Chicago, Illinois 60606 Attn: Mariah F. DiGrino, Esq.

EASEMENT AGREEMENT (Tribune Tower Sublevel Building Areas)

This EASEMENT AGREEMENT (the "Agreement") is entered into as of this day of , 2020, by and between the CITY OF CHICAGO, an Illinois home rule municipal

corporation, by and through its Department of Transportation, (the "City") and TRIBUNE TOWER WEST (CHICAGO) OWNER, LLC, a Delaware limited liability company ("Owner"). City and Owner

together shall be referred to herein as the "Parties".

RECITALS

- A. Owner is the owner of the property located at 435 N. Michigan Avenue, Chicago, Illinois, which is legally described on Exhibit A attached hereto and made a part hereof (the "Property"). The Property is improved with the existing Tribune Tower (the "Tower"), which has heretofore been designated as a Chicago Landmark under Chapter 2, Article XVII of the Chicago Municipal Code (Section 2-120-580 el seq.), and which is listed on the National Register of Historic Places as a contributing building within the Michigan-Wacker Historic District.
- B. The Property is bounded on the north by E. Illinois Street and on the west by N. Michigan Avenue, both of which were dedicated as public rights of way by Kinzie's Addition to Chicago, the plat of subdivision establishing the lots comprising the Property and other nearby land.
- C. Kinzie's Addition to Chicago was acknowledged and filed for record on February 22,1833, and recorded on February 18, 1834, prior to passage of the law now known as the Illinois Plat Act (the "Original Plat Act"). The Original Plat Act became law on February 27, 1833, and established the statutory procedures for dedicating rights of way. The Original Plat Act further provided that fee simple title in the streets of plats thereafter recorded became vested in the public. This legislation modified the common law rule that that title to dedicated streets is vested in the owners of property adjoining the streets, subject to a public easement for right of way purposes.

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- D. The rights of the public and private persons in streets of plats' created prior to the passage of the Original Plat Act continue to be governed by the common law.
- E. In Kinzie v. Winston. 56 111. 56 (1870), the Illinois Supreme Court acknowledged that Kinzie's Addition to Chicago effected a common law dedication, as opposed to a statutory dedication, of platted streets for public use, and that the public holds an easement interest, not a fee interest, in the streets. As a result, and in accordance with the Kinzie decision, Owner continues to own the fee in the portions of E. Illinois Street and N. Michigan Avenue bordering the Property to the center of those streets and retains every right not inconsistent with the necessities of the public.
- F. The City has historically used, and presently uses, E. Illinois Street and N. Michigan Avenue, adjacent to the Property, as decked, bi-level streets and sidewalks accommodating vehicular and pedestrian traffic, with an upper level located at the level of primary building entrances and a lower level providing access to loading docks, service areas, and parking areas.
- G. The Tower, which was completed in 1925, consists of approximately 36 stories located at and above upper level E. Illinois Street and N. Michigan Avenue, and approximately seven levels located at and below lower level E. Illinois Street and N. Michigan Avenue. Portions of the Tower (hereinafter "Tower Vaults") located below lower level E. Illinois Street and N. Michigan Avenue extend northward and westward beyond the legally described Property boundaries, directly under the improvements comprising E. Illinois Street and N. Michigan Avenue, including portions of the Tower housing mechanical and service equipment,

service elevators, elevator pits, and storage rooms. The location of the Tower Vaults is described and depicted on Exhibit B attached hereto and made a part hereof (the "Tower Easement Area"). For purposes of this Agreement, the Tower Easement Area is intended to correspond to the existing limits of the Tower Vaults, based on available information regarding the location of the exterior limits of the existing Tower Vaults.

- H. Owner is currently rehabilitating the Tower to adaptively reuse the Tower for residential uses, with ground floor commercial spaces. In connection therewith, Owner requires the use ofthe Tower Vaults, for the continued operation and the adaptive reuse of the Tower.
 - I. As owner of fee simple title to the center of the streets bordering the Property,
 Owner has a right to occupy the Tower Easement Area and use the existing Tower Vaults without
 payment of compensation to the City, so long as such occupation and use does not interfere with
 the public easement.
- J. The City has determined that Owner's use of the Tower Easement Area for the Tower Vaults will not interfere with the public right of way uses associated with E. Illinois Street and N. Michigan Avenue, and that the adaptive reuse of the Tower will promote the general welfare of the City by encouraging the continued use, preservation, and rehabilitation of a Chicago Landmark, in fulfillment of the purposes set forth in Chapter 2, Article XVII of the Chicago Municipal Code (Section 2-120-580 et seq.).

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K. The City Council of the City, by ordinance adopted , 2020 (the "Ordinance"), authorized the City's execution of this Agreement.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. Grant of Easement Area. The City hereby grants to Owner an exclusive easement (the "Easement") to use and occupy the Tower Easement Area for the use, operation, maintenance, remodel, repair, and replacement, at Owner's sole cost and expense, of the Tower Vaults. Owner may use the Tower Vaults for any lawful purpose supporting Owner's use of the Tower, subject to the terms and conditions of this Agreement, provided that nothing herein is intended to or shall limit any existing rights of Owner.
- 2. Term. The Easement shall be perpetual; provided, however, the Easement and this Agreement shall terminate upon the demolition of the Tower, pursuant to a lawful demolition permit issued pursuant to Section 2-120-825 of the Chicago Municipal Code.
 - 3. Easement Appurtenant. The Easement is an easement appurtenant to the Property and the Tower.
 - 4. Additional Conditions.
- a) Owner may not use or authorize the use of the Tower Easement Area for any purpose that will interfere with the use by the City and the public of E. Illinois Street and N. Michigan Avenue for right of way

purposes.

- b) The Tower Vaults and any equipment, machinery, and personal property located therein are part of and appurtenant to the Tower, and Owner shall remain the owner of such property; provided, however, the foregoing excludes any facilities, equipment and/or machinery clearly labeled or identified as belonging to the City of Chicago and the electric distribution facilities owned by Commonwealth Edison.
- c) Owner may from time to time replace or remodel all or any portion of the Tower Vaults.
- d) Owner shall obtain all necessary permits and approvals required for the exercise of the Easement rights granted herein, including without limitation building permits required for maintenance, repair, remodel, and/or replacement.
- e) Owner shall be responsible for obtaining approvals of and paying for any and all removals, relocations, alterations, additional maintenance and restorations of or to any utility or public service structures or facilities, or any structures or facilities located in or adjacent to the Tower Easement Area which are owned by the City, which are or may be necessary or appropriate to Owner's exercise of the Easement rights granted herein. Owner shall be responsible for

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obtaining the consent of and making suitable arrangements with all entities owning and having an interest in such structures and facilities, including any City department.

- f) Owner's exercise of the Easement rights granted herein shall comply with all federal, state and local laws and regulations.
- g) Owner acknowledges that the City is not responsible for the operation, maintenance, repair and/or replacement of the portions of the Tower located in the Tower Easement Area, or any Owner- or resident -owned private property or any appurtenances or equipment located therein, except with respect to facilities and improvements that are owned by the City including without limitation structural elements designed to support the E. Illinois Street or N. Michigan Avenue right of way infrastructure which may be located in the Tower Easement Area, such as structural support columns, beams and joists. Owner further acknowledges that this Easement shall not be construed to create a duty of care or responsibility by the City for any damage resulting from the building's proximity to or connection to City of Chicago public facilities located within or adjacent to the Tower Easement Area. Prior to accessing the City-owned facilities in the vicinity of the Tower Easement Area for the purpose of performing any work on or reviewing the condition of such facilities, the City shall provide reasonable notice to Owner or the building management office (as indicated by plaques installed on-site) of the intent to perform such work and the location of such work. With respect to any City-owned facilities located within the Tower Easement Area, if any, Owner shall provide reasonable access to such City-owned facilities.
- h) Owner shall be responsible for any and all utility and operational expenses incurred with respect to the operation, maintenance, repair, and/or replacement of the portions of the Tower located in the Tower Easement Area.

- This Agreement shall not be construed to grant rights to Owner relative to the City-(i) owned tunnels or tunnel appurtenances (whether now known or discovered later). Any alterations or installations of bulkheading to separate the Tower from such tunnels, if any, shall require review and written approval by the Department of Transportation prior to such alterations or installations. Owner shall not construct any new building improvements within the public right of way outside of the Tower Easement Area without review and prior written determination of the Department of Transportation (and any other City departments or agencies, as applicable, based upon a standard utility review as conducted through CDOT's Office of Underground Coordination), which determination shall not be unreasonably delayed or withheld, and approval of City Council. Improvements or changes to the surface or subsurface must be submitted to and approved by the Department of Water Management prior to construction. Owner shall be responsible for any facility relocations or adjustments, if any, required due to Owner's work within the Tower Easement Area. Owner shall be responsible for any damage to City-owned facilities located within or adjacent to the Tower Easement Area caused by Owner's performance of any work at or to the Tower.
- 5. Insurance. Owner shall procure and maintain at all times the types and amounts of insurance set forth below with insurance companies authorized to do business in the State of Illinois and provide the City with evidence of such insurance, to the satisfaction of the City,

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covering Owner's exercise of the Easement rights granted under this Agreement, whether performed by Owner or any of its contractors or subcontractors ("Contractors").

- a) Worker's Compensation and Employer's Liability Insurance. Worker's Compensation Insurance, as prescribed by applicable law, covering all employees who are to provide a service under this Agreement, and Employer's Liability Insurance with limits of not less than \$1,000,000 each accident or illness.
- b) Commercial General Liability Insurance (Primary and Umbrella). Commercial General Liability Insurance, or equivalent, with limits of not less than \$5,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverage shall include, at a minimum, all premises and operations, products/completed operations, independent contractors, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City of Chicago shall be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the exercise of the Easement rights granted under this Agreement.
- c) Automobile Liability Insurance (Primary and Umbrella). When any motor vehicles (owned, non-owned and hired) are used in connection with the exercise of the Easement rights granted under this Agreement, Owner shall provide or cause to be provided, Automobile Liability Insurance with limits of not less than \$2,000,000 per occurrence for bodily injury and property damage. The City of Chicago shall be named as an additional insured with respect to such coverage on a primary, non-contributory basis.
 - d) Professional Liability Insurance. When any architects, engineers, construction managers or other

professional consultants perform work in connection with this Agreement, such parties shall procure and maintain Professional Liability Insurance covering acts, errors, or omissions with limits of not less than \$2,000,000, with coverage including contractual liability. When a policy is renewed or replaced, the policy retroactive date must coincide with, or precede, the start of work under this Agreement. A claims-made policy that is not renewed or replaced must have an extended reporting period of two (2) years.

- e) Valuable Papers. When any plans, designs, drawings, specifications, media, data, records, reports, and other documents are produced or used under this Agreement, Valuable Papers Insurance shall be maintained in an amount to insure against any loss whatsoever, and shall have limits sufficient to pay for the recreation and reconstruction of such records.
- f) All Risk Personal Property. Owner, and its agents, and employees, shall be responsible for all loss or damage to personal property (including, without limitation, materials, equipment, tools and supplies), owned, rented or used by Owner, and its agents, and employees.

Owner shall be responsible for the replacement of the Tower Vaults in the event of a casualty, and shall provide evidence of property insurance in an amount satisfactory to cover such casualty.

Owner shall deliver, and cause its contractors to deliver, to the City certificates of insurance required hereunder. The receipt of any certificate does not constitute agreement by the City that

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the insurance requirements in this Agreement have been fully met or that the insurance policies indicated on certificate are in compliance with all requirements set forth herein. The failure of the City to obtain certificates or other evidence of insurance from Owner, or its contractors, as applicable, shall not be deemed to be a waiver by the City of the insurance requirements set forth herein. Owner, and its contractors, shall advise all insurers of the insurance requirements set forth herein. Non-conforming insurance, or failure to submit a certificate of insurance evidencing such coverages, shall not relieve the Owner or its contractors of the obligation to provide insurance as specified herein. The City retains the right to stop work until proper evidence of insurance is provided.

Owner and its contractors, as applicable, shall be responsible for any and all deductibles or self-insured retentions. Owner hereby waives and agrees, and shall cause its contractors to waive and agree, to require their insurers to waiver their rights of subrogation against the City, its employees, elected officials, agents, and representatives. Owner expressly understands and agrees, and shall cause its contractors to agree, that any coverages and limits furnished by it (or its contractors, as applicable) shall in no way limit Owner's or its contractors' liabilities and responsibilities specified in this Agreement or by law. Owner expressly understands and agrees that its insurance (or that of its respective contractors) is primary and any insurance or self-insurance programs maintained by the City shall not contribute with insurance provided by Owner or its contractors under this Agreement. The required insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity therein given as a matter of law. If Owner or any of its contractors are a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a named insured.

Owner shall require its contractors to maintain the above-described coverage, or Owner may provide such coverage for the contractor(s).

Notwithstanding any provisions in the Agreement to the contrary, the City of Chicago Department of Finance, Office of Risk Management, maintains the right to modify, delete, alter or change these requirements.

- 6. Indemnity. Owner agrees to indemnify, defend and hold the City, its elected officials and employees (the "Indemnitees"), harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, attorney's fees and court costs) (collectively, the "Owner Indemnified Costs") suffered or incurred by the City or such persons arising from the exercise of the Easement rights granted under this Agreement or the Owner's failure to perform its obligations under this Agreement. The foregoing indemnity, defense and hold harmless obligation shall not be construed to require the Owner to indemnify an Indemnitee where the costs arise out of the negligence and/or willful and wanton misconduct of the responsible Indemnitee, including without limitation any amounts payable by reason of an environmental condition of the Tower Easement Area arising from the negligence and/or willful and wanton misconduct of the responsible Indemnitee. This indemnification shall survive any termination of this Agreement, but shall not apply to claims arising from events occurring after such termination.
 - 7. Covenants. Representations and Warranties.

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- a) Covenants, Representations and Warranties of Owner.
 - i) Owner is a duly organized and existing limited liability company in good standing under the laws of the State of Delaware and authorized to do business in the State of Illinois.
 - ii) Owner has not received written notice of any litigation or proceedings and, to the best of the Owner's knowledge, no litigation or proceedings are threatened against Owner which could affect the ability of the Owner to perform its obligations pursuant to this Agreement.
 - iii) The execution, delivery and performance by Owner of this Agreement has not constituted or will not, upon the giving of notice or lapse of time, or both, constitute a breach or default under any other agreement to which Owner is a party or may be bound or affected.
 - iv) The parties executing this Agreement on behalf of Owner have been duly authorized by all appropriate action to enter into, execute and deliver this Agreement and perform the terms and obligations contained therein.
 - v) E. Illinois Street and N. Michigan Avenue abutting the Property were dedicated to the City pursuant to common law dedication.
 - vi) Owner has not made or caused to be made, directly or indirectly, any payment gratuity or offer of employment in connection with this Agreement or any contract paid from the City treasury or pursuant to City ordinance, for services to any City agency ("City Contract") as an inducement for the City to enter into this Agreement or any City Contract with Owner in violation of Chapter 2-156-020 of the Municipal Code of Chicago.
- b) Covenants, Representations and Warranties of the City. The City, by and through the Department of Transportation and the Department of Law, hereby covenants, represents and warrants to Owner that the City

has the authority under its home rule powers granted in the Constitution of the State of Illinois, and pursuant to the Ordinance, to enter into, execute, deliver and perform its obligations under this Agreement.

- c) Conditions of the Tower Easement Area. The City makes no covenant, representation or warranty as to the condition of the Tower Easement Area, including but not limited to the environmental condition for any purpose whatsoever. Owner takes the Tower Easement Area in an "AS-IS" condition.
- d) Survival of Representations and Warranties. The representations and warranties of the Owner and the City set forth in this Agreement are true as of the execution date of this Agreement and will survive for a period of one year following the termination of this Agreement.

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- 8. Default. Owner shall be in default hereunder in the event of a material breach by Owner of any term or condition of this Agreement, including but not limited to a representation or warranty, where Owner has failed to cure such breach within sixty (60) days after written notice of breach is given to Owner by City setting forth the nature of such breach. Failure of the City to give written notice of breach to Owner shall not be deemed to be a waiver of the City's right to assert such breach at a later time. If the default is not capable of being cured within the sixty (60) day period, then provided Owner has commenced to cure the default and is diligently proceeding to cure the default within the sixty (60) day period, and thereafter diligently prosecutes such cure through to completion, then the sixty (60) day period shall be extended for the length of time that is reasonably necessary to cure the default. If the default is not cured in the time period provided for herein, the City may institute such proceedings at law or in equity as may be necessary or desirable to cure and remedy the default, including but not limited to, termination of this Agreement.
- 9. No Lien. Owner shall not permit any lien to stand against the Tower Easement Area or the Tower Vaults for any labor or material in connection with work of any character performed on the Tower Easement Area at the discretion or sufferance of Owner.
- 10. Compliance with Law. Owner agrees that the Tower Easement Area and Tower Vaults shall be used, and any alterations to the Tower Vaults shall be constructed, installed, used, operated, inspected, maintained, repaired and replaced in complete compliance with all applicable laws, statutes and ordinances.
- 11. Partial Invalidity. If any clause, sentence or other portion of this Agreement shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portion hereof shall remain in full force and effect.
- 12. Notices. Any and all notices or other communications required or permitted pursuant hereto shall be in writing and shall be deemed to have been given if and when personally delivered or on the next following business day if transmitted by reputable overnight carrier. Notices shall be addressed to Owner and the City at their respective addresses set forth below, or to such substitute address as Owner or the City may have designed by notice in accordance herewith:

If to City: Commissioner

City of Chicago Department of Transportation 30 North LaSalle Street, Room 500 Chicago, Illinois 60602 Attn: Maps and Plats

With a copy to: City of Chicago Department of Law

121 North LaSalle Street, Room 600 Chicago,

Illinois 60602

Attn: Deputy Corporation Counsel, Real Estate Division

If to Owner: Tribune Tower West (Chicago) Owner, LLC

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c/o Golub & Company

625 North Michigan Avenue, Suite 2000

Chicago, Illinois 60611

Attn:

With a copy to: DLA Piper LLP (US)

444 West Lake Street, Suite 900 Chicago, Illinois

60606 Attn: Mariah F. DiGrino

Addressees may be changed by the Parties by notice given in accordance with the provisions hereof.

- 13. Illinois Law; Venue and Jurisdiction. This Agreement has been negotiated, executed and delivered at Chicago, Illinois and shall be construed and enforced in accordance with the laws of Illinois. If there is a lawsuit under this Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois, or the United States District Court for the Northern District of Illinois.
- 14. Covenant Running with the Land. The terms, benefits, and privileges set forth in this Agreement shall be deemed arid taken to be covenants running with the Property and shall be binding upon the Owner, its successors and assigns having any interest in the Property, including without limitation, any property owners association formed to succeed the Owner.
- 15. No Partnership; No Third Party Beneficiaries. No provision of this Agreement, nor any act of the City, shall be deemed or construed by any of the parties, or by third persons, to create or imply to create the relationship of third-party beneficiary, or of principal or agent, or of limited or general partnership, or of joint venture, or of any association or relationship involving the City, the Owner or any owner of a portion of the Tower.

[Signatures appear on following page.]

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[Signature page to Easement Agreement (Tribune Tower Sublevel Building Areas)]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

CITY OF CHICAGO, an Illinois municipal corporation Acting by and through its Department of Transportation

By:

Gia Biagi, Commissioner

TRIBUNE TOWER WEST (CHICAGO) OWNER, LLC,

a Delaware limited liability company

By: Tribune Tower West (Chicago) Venture, LLC, a Delaware limited liability company

Its: Sole Member '

By: Golub Trib Investors, LLC, an
Illinois limited liability company Its: Managing
Member

By: Golub Real Estate Corp., an Illinois corporation Its: Manager

By:

Name: Lee Golub

Its: Executive Vice President

File #: O2020-1916, Version: 1		
EASTM63896518.6		
STATE OF _ COUNTY OF		
))ss)		
I, , a notary public in a State aforesaid, DO HEREBY CERTIFY that Lee Golub, pers President of Golub Real Estate Corp., which is the manager of managing member Tribune Tower West (Chicago) Venture, L West (Chicago) Owner, LLC, a Delaware limited liability comp to be the same person whose name is subscribed to the foregoers and acknowledged that he signed, sealed, and deliver and as the free and voluntary act of the Owner, for the uses a	of Golub Trib Investors, LLC, LC, which is the sole member any (the "Owner"), and persection instrument, appeared been said instrument, as his free	Executive Vice which is the er of Tribune Tower onally known to me before me this day in ee and voluntary act
GIVEN under my hand and official seal this	day of	, 2020.
Notary Public		
	My Commission Expires.	
(SEAL)		

F.ASTA 163896518.6 STATE OF ILLINOIS)) ss
COUNTY OF COOK)	,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gia Biagi, personally known to me to be the Commissioner of the Department of Transportation of the City of Chicago, an Illinois municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that as the Commissioner, she signed and delivered the instrument pursuant to authority given by the City of Chicago, as her free and voluntary act and as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

GIVEN under my notarial seal this day of 2020.

NOTARY PUBLIC

My Commission Expires:.

(SEAL)



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EXHIBIT A LEGAL DESCRIPTION OF THE PROPERTY EXHIBIT B DEPICTION AND DESCRIPTION OF THE TOWER EASEMENT AREA AND TOWER VAULTS

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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:

Tribune Tower West (Chicago) Owner, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [x] the Applicant

OR

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

OR

3. [] a legal entity with a direct or indirect right of control of the Applicant (see Section 11(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: c/o Golub & Company, 625 N. Michigan Ave.,
Suite 2000, Chicago, IL 60611

C. Telephone: 312-440-8701 Fax: 312-440-0809 Email" i9°iub@a°cocom

D. Name of contact person: Lee Golub

File #: 02020-1916, version :	i I	
E. Federal Employer Ide	entification No. (if vo	ou have one):
	, ·	nis EDS pertains. (Include project number and location of
Grant of Easement for Tribune	Tower, located at 435 North	h Michigan Avenue
G. Which City agency or	r department is reque	esting this EDS? Transportation
If the Matter is a contraction of the complete the following:	act being handled by	y the City's Department of Procurement Services, please
Specification #		and Contract #
Ver.2018-1	Pa	ge 1 of 15
A. NATURE OF THE I 1. Indicate the nature] Person] Publicly registered b] Privately held busine] Sole proprietorship] General partnership] Limited partnership] Trust	e of the Disclosing Pausiness corporation	
2. For legal entities, the	state (or foreign cou	untry) of incorporation or organization, if applicable:
3. For legal entities not business in the State of I		te of Illinois: Has the organization registered to do entity?
[X] Yes	[] No	[] Organized in Illinois
B. IF THE DISCLOSIN	G PARTY IS A LEC	GAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) for not-for-profit corporations, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) for trusts, estates or other similar entities, the trustee, executor, administrator, or similarly situated party; (iv) for general or

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each general partner, ma	nited liability companies, lanaging member, manager ay-to-day management of	or any other person or		
NOTE: Each legal entity	y listed below must submi	t an EDS on its own be	half.	
Name Title				
Tribune Tower West (Chicago)	Venture, LLC	Sole Member		
Golub Trib Investors, LLC		Managing Member of the	Applicant's Sole Me	mber
Golub Real Estate Corp.		Manager of Golub Trib In	vestors, LLC	
2. Please provide the for indirect, current or prospownership) in excess of	Real Estate Corp. for list of Direct bllowing information conceptive (i.e. within 6 mont 7.5% of the Applicant. Expirate in a partnership of the Applicant of the Applicant of the Applicant of the Applicant.	erning each person or loths after City action) be camples of such an inter	neficial interest rest include share	(including res in a
Page 2 of 15				
limited liability comparate "None."	ny, or interest of a benefic	ciary of a trust, estate of	or other similar	entity. If none,
NOTE: Each legal entit	y listed below may be req	uired to submit an EDS	on its own beh	alf.
Name See attached Schedule A	Business Address	Percentage 1	interest in the A	pplicant
SECTION III - INCO OFFICIALS	ME OR COMPENSATI	ON TO, OR OWNER	SHIP BY, CIT	Y ELECTED
•	y provided any income or ling the date of this EDS?	•	City elected office [] Yes	cial during the [*] No
_	rty reasonably expect to pr he 12-month period follow	· · · · · · · · · · · · · · · · · · ·	-	any City [^x] No

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

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

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse (s)/domestic partner(s) and describe the financial interest(s).

SECTION IV ~ DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual Tribune Tower West (Chicago Venture, LLC	Business Address) c/o Golub & Company 625 N. Michigan Ave., Suite 2000 Chicago, Illinois 60611	Ownership Interest 100% Direct Interest
, ,) 4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
, ,	90010)4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC Tribune Tower West (Chicago	90010) 4700 Wilshire Blvd. Low Angeles, CA	. 48.85% Indirect Interest
Holdings Parent, LLC CIM Fund VIII, LP	90010 4700 Wilshire Blvd. Los Angeles, CA	39 73% Indirect Interest
Chvi Fund vini, Li	90010 Wishine Bivd. Los Angeles, CA	36.7370 maneet mierest
T-Tribune West Co-Investor,	4700 Wilshire Blvd. Los Angeles, CA 90010	48.65% Indirect Interest
435 North Michigan Holdco Ltd.	c/o CIM Group 4700 Wilshire Blvd. Los Angeles, CA 90010	36.79% Indirect Interest
435 North Michigan Onshore Feeder Fund, L.P.	c/o CIM Group 4700 Wilshire Blvd. Los Angeles, CA 90010	9.94% Indirect Interest
Tribune Tower West Partners (Parallel-1), LLC	4700 Wilshire Blvd. Los Angeles, CA 90010	10.12% Indirect Interest

File #: O2020-1916, Version: 1		
Fribune Tower West Investor 4700 Wilshire Blvd. Los Angeles, CA 10.10% Indirect Interest 90010 EIM Fund VHI(Parallel-I), LP 4700 Wilshire Blvd. Los Angeles, CA 10.10% Indirect Interest 90010		

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Name (indicate whether Business Relationship to Disclosing Party Fees (indicate whether retained or anticipated to be retained)

Address (subcontractor, attorney, lobbyist, etc.)

Paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.

DLA Piper LLP (US) (retained) 444 West Lake, Suite 900, Chicago, IL 60606 Attorney Est. \$25,000 Chicago Guarantee Survey Company (retained) 4505 N Elston, Chicago, IL 60630 Surveyor Est. \$10,000

(Add sheets if necessary)

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

SECTION V - CERTIFICATIONS

COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

[] Yes [] No [x] 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?

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[] Yes	[] No			

B. FURTHER CERTIFICATIONS

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

Page 4 of 15

- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees,

officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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.

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

13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name ofthe City recipient.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

- 1. The Disclosing Party certifies that the Disclosing Party (check one)
 - [] is [x] is not
 - a "financial institution" as defined in MCC Section 2-32-455(b).
- 2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

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

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

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own

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name or in the na	ame of any other person or entity in	the Matter?
[]Yes[x]No		
	necked "Yes" to Item D(l), proceed tems D(2) and D(3) and proceed to	to Items D(2) and D(3). If you checked "No" to Part E.
official or emplo person or entity i assessments, or (Sale"). Compens	yee shall have a financial interest in in the purchase of any property that iii) is sold by virtue of legal proces	bidding, or otherwise permitted, no City elected in his or her own name or in the name of any other (i) belongs to the City, or (ii) is sold for taxes or at the suit of the City (collectively, "City Property of the City's eminent domain power does not this Part D.
Does the Matter	involve a City Property Sale?	
[] Yes	[] No	
		ames and business addresses of the City officials or fy the nature ofthe financial interest:
Name	Business Address	Nature of Financial Interest

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

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

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

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

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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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(l) and A(2) above.

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- 4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c) (4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.
- 5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(l) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party [] Yes	the Applican []No	nt?
If "Yes," answer the thi	ee questions	s below:
Have you developed federal regulations? (See [] Yes		have on file affirmative action programs pursuant to applicable art 60-2.)
	or the Equal ements?	porting Committee, the Director of the Office of Federal Contract Employment Opportunity Commission all reports due under the [] Reports not required
3. Have you participate equal opportunity claus	• 1	evious contracts or subcontracts subject to the
If you checked "No" to	question (1)	or (2) above, please provide an explanation:
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SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of

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

- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics http://www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

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CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to

execute this EDS, and all applicable Appendices, on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS, and all applicable Appendices, are true, accurate and complete as of the date furnished to the City.
Tribune Tower West (Chicago) Owner, LLC
(Print or type exact legal By:
(Sign here)
Lee Golub
(Print or type name of person signing)
Executive Vice President of Golub Real Estate Corp., the manager of Golub Trib Investors, LLC, the Managing Member of Tribun
.A ^ :-:-r West (Chicago) Venture, LLC, the Disclosure Party's sole member (Print or type title of person signing)
Signed and sworn to before me on (date) \Z) \\ \\ \[\] , \\ "OFFICIAL SEAL" DIANA LDIETZ NOTARY PUBLIC, STATE OF IUJN018 MY COMMISSION EXPIRES 2/10/2022 at CflDl^ County, (If 006 (state).
Notary Public Commission

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<u>expires: /^|| | 1 ~fff)</u>

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[] Yes	[x] No

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

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the pertinent code violations apply.

STATEMENT AND AFFIDAVIT APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

		10, is the Applicant or any Owner identified as a building code at to MCC Section 2-92-416?
[] Yes	p] No	
* *	0 1	ablicly traded on any exchange, is any officer or director of the le scofflaw or problem landlord pursuant to MCC Section 2-92-
[] Yes	[] No	[x] The Applicant is not publicly traded on any exchange.
	· .	entify below the name of each person or legal entity identified as andlord and the address of each building or buildings to which

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

[] Yes
[]No
[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385. This
certification shall serve as the affidavit required by MCC Section 2-92-385(c)(l). If you checked "no"
to the above, please explain.

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(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected infonnation)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter], Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Tribune Tower West (Chicago) Owner, LLC Date' (Print or type legal name ofi Disclosing Party)

By:

(sign here)

Print or type name of signatory: Lee Golub

Title of signatory:

Executive Vice President of Golub Real Estate Corp., the manager of Golub Trib Investors, LLC, the Managing Member of Tribune Tower West (Chicago) Venture, LLC, the Disclosing Party's sole member

Commission expires:

County, V(i.trs\DI>Srstate1.
"OFFICIAL SEAL" DIANA LDIETZ NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/19/2022
Vor. 11-01-05

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:

Tribune Tower West (Chicago) Venture, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [] the Applicant

OR

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

OR

- 3. Ex] a legal entity with a direct or indirect right of control of the Applicant (see Section 11(B)
 (1)) State the legal name of the entity in which the Disclosing Party holds a right of control:
 Tribune Tower West (Chicago) Owner, LLC
- B. Business address Of the Disclosing Party: c/o Golub & Company, 625 N. Michigan Ave.,

Suite 2000, Chicago, IL 60611

C. Telephone: s^{12} -440-87 $^{\circ}$ Fax: 312-440-0809 Email: $9^{\circ \text{lub}} @ 9^{\circ \text{cocom}}$

D. Name of contact person: Lee Golub

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

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

Grant of Easement for Tribune Tower, located at 435 North Michigan Avenue

G. Which City agency or department is requesting this EDS? Transportation

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

Specification # and Contract #

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SECTION II - DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

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1. Indicate the nature of the Disclosing Parents [] Person [] Publicly registered business corporation [] Privately held business corporation [] Sole proprietorship [] General partnership [] Limited partnership [] Trust	arty: [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 cou	entry) of incorporation or organization, if applicable:
3. For legal entities not organized in the Stat business in the State of Illinois as a foreign en	te of Illinois: Has the organization registered to do ntity?
[*] Yes [] No	[] Organized in Illinois
B. IF THE DISCLOSING PARTY IS A LEG	SAL ENTITY:
the entity; (ii) for not-for-profit corporations, are no such members, write "no members wh similar entities, the trustee, executor, adminis limited partnerships, limited liability compan	pplicable, of: (i) all executive officers and all directors of all members, if any, which are legal entities (if there ich are legal entities"); (iii) for trusts, estates or other strator, or similarly situated party; (iv) for general or ies, limited liability partnerships or joint ventures, nager or any other person or legal entity that directly or not of the Applicant.
NOTE: Each legal entity listed below must su	ıbmit an EDS on its own behalf.
Name Title	
Tribune Tower West (Chicago) Venture, LLC	The Applicant's Sole Member
Golub Trib Investors, LLC	Managing Member of the Applicant's Sole Member
Golub Real Estate Corp.	Manager of Golub Trib Investors, LLC
*See EDS submitted for Golub Real Estate Corp. for list of I	Directors

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

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limited liability compa state "None."	ny, or interest of a benefic	iary of a trust, estate of	or other similar entity.	If none,
NOTE: Each legal entire	ty listed below may be requ	ired to submit an EDS	on its own behalf.	
Name See attached Schedule A	Business Address	Percentage I	nterest in the Applican	ıt
SECTION III - INCO OFFICIALS	ME OR COMPENSATION	ON TO, OR OWNER	SHIP BY, CITY ELI	ECTED
•	ty provided any income or ding the date of this EDS?	compensation to any C	City elected official dur	ing the
	rty reasonably expect to pro he 12-month period follow			
If "yes" to either ofthe a describe such income of	above, please identify below r compensation:	w the name(s) of such	City elected official(s)	and
inquiry, any City electe	official or, to the best of the d official's spouse or domes unicipal Code of Chicago ('	stic partner, have a fina	ancial interest (as defin	ned in
If "yes," please iden	tify below the name(s)	of such City electe	ed official(s) and/or	spouse

(s)/domestic partner(s) and describe the financial interest(s).

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual	Business Address	Ownership Interest
Tribune Tower West (Chicago)	c/o Golub & Company 625 N.	100% Direct Interest
Venture, LLC	Michigan Ave., Suite 2000 Chicago, Illinois 60611	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Venture Parent, LLC	90010	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC	90010	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Low Angeles, CA	48.85% Indirect Interest
Holdings Parent, LLC	90010	
CIM Fund VIII, LP	4700 Wilshire Blvd. Los Angeles, CA	38.73% Indirect Interest
	90010	
T-Tribune West Co-Investor,	4700 Wilshire Blvd. Los Angeles, CA	48.65% Indirect Interest
LLC	90010	
435 North Michigan Holdco	c/o CIM Group 4700 Wilshire Blvd.	36.79% Indirect Interest
Ltd.	Los Angeles, CA 90010	
435 North Michigan Onshore	c/o CIM Group 4700 Wilshire Blvd.	9.94% Indirect Interest
Feeder Fund, L.P.	Los Angeles, CA 90010	
Tribune Tower West Partners	4700 Wilshire Blvd. Los Angeles, CA	10.12% Indirect Interest
(Parallel-1), LLC	90010	
Tribune Tower West Investor	4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
(Parallel-1), LLC	90010	
CIM Fund VIII (Parallel-1), LF	P4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
	90010	

EASTU 66176397.1

Name (indicate whether Business Relationship to Disclosing Party Fees (indicate whether retained or anticipated to be retained)

Address (subcontractor, attorney, lobbyist, etc.)

paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.

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(Add sheets if necessary)
[x] Check here if the Disclosing Party has not retained, nor expects to retain, any such persons
or entities. SECTION V - CERTIFICATIONS
A. COURT-ORDERED CHILD SUPPORT COMPLIANCE
Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.
Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?
[] Yes [] No [x] No person directly or indirectly owns 10% or more of the Disclosing Party.
If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?
[] Yes [] No

B. FURTHER CERTIFICATIONS

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily

excluded from any transactions by any federal, state or local unit of government;

- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with

respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or ofthe United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. If the Disclosing Party is unable to certify to any ofthe 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.

- 12. To the best ofthe Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees ofthe Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").
- 13. To the best ofthe 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, ofthe City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name ofthe City recipient.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

[] is [X] is not

- a "financial institution" as defined in MCC Section 2-32-455(b).
- 2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. We understand that becoming a predatory lender or becoming an affiliate of a

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predatory lender n	nay result in the loss of the p	rivilege of doing business with the City."
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MCC Section 2-3		s pledge because it or any of its affiliates (as defined in or moder within the meaning of MCC Chapter 2-32, explain
		sponse appears on the lines above, it will be rty certified to the above statements.
D. CERTIFICAT	ION REGARDING FINAN	CIAL INTEREST IN CITY BUSINESS
Any words or terr	ns defined in MCC Chapter	2-156 have the same meanings if used in this Part D.
reasonable inquiry		0: To the best of the Disclosing Party's knowledge after yee of the City have a financial interest in his or her own tity in the Matter?
[] Yes [x]No		
	ecked "Yes" to Item D(l), proems D(2) and D(3) and proce	oceed to Items D(2) and D(3). If you checked "No" to sed to Part E.
official or employ person or entity in assessments, or (ii Sale"). Compensa	ee shall have a financial inte the purchase of any propert ii) is sold by virtue of legal p	etitive bidding, or otherwise permitted, no City elected rest in his or her own name or in the name of any other y that (i) belongs to the City, or (ii) is sold for taxes or crocess at the suit of the City (collectively, "City Property ant to the City's eminent domain power does not ng of this Part D.
Does the Matter in	nvolve a City Property Sale?	
[]Yes	[]No	

Name Business Address Nature of Financial Interest

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

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

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- ^x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
- 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities

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registered under the Lobbying Disclobehalf of the Disclosing Party with re	osure Act of 1995, as amended, have made lobbying contacts on espect to the Matter.)	
any person or entity listed in para	pent and will not expend any federally appropriated funds to pay graph A(l) above for his or her lobbying activities or to pay any tempt to influence an officer or employee of any agency, as	
	ber of Congress, an officer or employee of Congress, or an	
employee	D 0 015	
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federally funded grant or loan, enter	etion with the award of any federally funded contract, making any ring into any cooperative agreement, or to extend, continue, renew, ded contract, grant, loan, or cooperative agreement.	
•	omit an updated certification at the end of each calendar quarter in atterially affects the accuracy of the statements and information set pove.	
(4) of the Internal Revenue Code of 1 the Internal Revenue Code of 1986 b	that either: (i) it is not an organization described in section 501(c) 1986; or (ii) it is an organization described in section 501(c)(4) of but has not engaged and will not engage in "Lobbying Activities," ng Disclosure Act of 1995, as amended.	
form and substance to paragraphs A any subcontract and the Disclosing I	Applicant, the Disclosing Party must obtain certifications equal in (1) through A(4) above from all subcontractors before it awards Party must maintain all such subcontractors' certifications for the e such certifications promptly available to the City upon request.	
B. CERTIFICATION REGARDING	G EQUAL EMPLOYMENT OPPORTUNITY	
	ed, federal regulations require the Applicant and all proposed wing information with their bids or in writing at the outset of	
Is the Disclosing Party the Applican	t?	
[] Yes [] No		

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract

1. Have you developed and do you have on file affirmative action programs pursuant to applicable

If "Yes," answer the three questions below:

federal regulations? (See 41 CFR Part 60-2.)

[] Yes

[] No

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Compliance Program applicable filing requ	· ·	Employment Opportunity Commission all reports due under the
[] Yes		[] Reports not required
equal opportunity cla	nuse?	vious contracts or subcontracts subject to the
[] Yes	[] No	
If you checked "No"	to question (1)	or (2) above, please provide an explanation:
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SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.citvofchicago.org/Ethics http://www.citvofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted

in this EDS.

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

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CERTIFICATION

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

Tribune Tower West (Chicago) Venture, LLC . . i

Lee Golub

(Print or type name of person signing)

Executive Vice President of Golub Real Estate Corp., the manager of Golub Trib Investors, LLC, the Disclosing Party's Managing Member (Print or type title of person signing)

Signed and sworn to before me on (date) \(J \)

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[]Yes [x]No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to

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whom such person has	s a familial relat	tionship, and (4) the precise nature of such familial relationship.
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	CIT	Y OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX B
BUILDING	G CODE SCOP	FFLAW/PROBLEM LANDLORD CERTIFICATION
ownership interest in	the Applicant ex	ly by (a) the Applicant, and (b) any legal entity which has a direct acceeding 7.5% (an "Owner"). It is not to be completed by any content ownership interest in the Applicant.
		10, is the Applicant or any Owner identified as a building code at to MCC Section 2-92-416?
[] Yes	[X] No	
		ablicly traded on any exchange, is any officer or director of the le scofflaw or problem landlord pursuant to MCC Section 2-92-
[] Yes	[] No	[x] The Applicant is not publicly traded on any exchange.
	aw or problem l	dentify below the name of each person or legal entity identified as andlord and the address of each building or buildings to which



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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

[] Yes
[]No
[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.
This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(l). If you
checked "no" to the above, please explain.

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(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf ofthe Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

(sign here)

Tribune Tower West (Chicago) Venture, LLC (Print or tyfee legal name of Disclosing Party)

Print or type name of signatory: Lee Golub

Title of signatory:

Executive Vice President of Golub Real Estate Corp., the manager of Golub Trib Investors, LLC, the Disclosing Party's Managing Member

Signed and sworn to before me on [date]

 \V WllTh at QtXlrC County, jji [state].

Notary Public.

"OFFICIAL SEAL DIANA LDIETZ NOTARY PUBUC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/19/2022

Ver. 11-01-05

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:

Golub Trib Investors LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [] the Applicant

OR

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

OR

- 3. [X] a legal entity with a direct or indirect right of control of the Applicant (see Section 11(B)
- (1)) State the legal name of the entity in which the Disclosing Party holds a right of control:

Tribune Tower West (Chicago) Venture, LLC

B. Business address of the Disclosing Party: c/o Golub & Company, 625 N. Michigan Ave.,

Suite 2000, Chicago, IL 60611

C Telephone: 312-440-8701 ^ax: 3i2-440-0809 Email: 'goiub@goco.com

<mailto:'goiub@goco.com>

- D. Name of contact person: Lee Golub
- E. Federal Employer Identification No. (if you have one):
- F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Grant of Easement for Tribune Tower, located at 435 North Michigan Avenue

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G. Which City agency or depar	tment is requesting this EDS? Transportation
If the Matter is a contract being complete the following:	ng handled by the City's Department of Procurement Services, please
Specification #	and Contract #
Ver.2018-1 SECTION II - DISCLOSUR	Paget of 15 E OF OWNERSHIP INTERESTS
NATURE OF THE DISCLOSI	NG PARTY
General partnership Limited par Trust Party: [x] Limited liability compar [] Limited liability partners [] Joint venture [] Not-for-profit corporation (Is the not-for-profit corporation	rporation Privately held business corporation Sole proprietorship rtnership ny ship
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?

[X] Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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NOTE: Each legal ent	ity listed below must sub	mit an EDS on its own behalf.
Name Title		
Tribune Tower West (Chicago	o) Venture, LLC	The Applicant's Sole Member
Golub Trib Investors, LLC		Managing Member of the Applicant's Sole Member
Golub Real Estate Corp.		Manager of Golub Trib Investors, LLC
2. Please provide the indirect, current or pro ownership) in excess of	espective (i.e. within 6 most 7.5% of the Applicant.	ectors incerning each person or legal entity having a direct or onths after City action) beneficial interest (including Examples of such an interest include shares in a p or joint venture, interest of a member or manager in a
Page 2 of 15		
limited liability compastate "None."	any, or interest of a benefit	ficiary of a trust, estate or other similar entity. If none
NOTE: Each legal enti	ty listed below may be re	equired to submit an EDS on its own behalf.
Name See attached Schedule A	Business Address	Percentage Interest in the Applicant
SECTION III - INCO OFFICIALS	OME OR COMPENSAT	ΓΙΟΝ ΤΟ, OR OWNERSHIP BY, CITY ELECTED
	rty provided any income or this EDS	or compensation to any City elected official during the S? [] Yes [*]No
_	· · · · · · · · · · · · · · · · · · ·	provide any income or compensation to any City owing the date of this EDS? [] Yes [x] No
If "yes" to either of the describe such income of		elow the name(s) of such City elected official(s) and
D	- CC - : - 1	the Disclosine Douts to Irmayyle dee often neesenahle

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

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse (s)/domestic partner(s) and describe the financial interest(s).

SECTION IV ~ DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual	Business Address	Ownership Interest
Tribune Tower West (Chicago)	100% Direct Interest	
Venture, LLC	Michigan Ave., Suite 2000 Chicago,	
	Illinois 60611	
Tribune Tower West (Chicago))4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Venture Parent, LLC	90010,	
Tribune Tower West (Chicago))4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC	90010	
Tribune Tower West (Chicago))4700 Wilshire Blvd. Low Angeles, CA	48.85% Indirect Interest
Holdings Parent, LLC	90010	
CIM Fund VIII, LP	4700 Wilshire Blvd. Los Angeles, CA	38.73% Indirect Interest
	90010	
T-Tribune West Co-Investor,	4700 Wilshire Blvd. Los Angeles, CA	48.65% Indirect Interest
LLC	90010	
435 North Michigan Holdco	c/o CIM Group 4700 Wilshire Blvd.	36.79% Indirect Interest
Ltd.	Los Angeles, CA 90010	
435 North Michigan Onshore	c/o CIM Group 4700 Wilshire Blvd.	9.94% Indirect Interest
Feeder Fund, L.P.	Los Angeles, CA 90010	
Tribune Tower West Partners	4700 Wilshire Blvd. Los Angeles, CA	10.12% Indirect Interest
(Parallel-1), LLC	90010	
Tribune Tower West Investor	4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
(Parallel-1), LLC	90010	
CIM Fund VIII (Parallel-1), LI	P4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
	90010	

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EAST\166176397.1		
Name (indicate whether Business	s Relationship to Disclosing I	Party Fees (indicate whether
retained or anticipated Address to be retained)	(subcontractor, attorney, lobbyist, etc.)	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 Pa	arty has not retained, nor expe	ects to retain, any such persons o
entities. SECTION V - CERTIFIC	CATIONS	
A. COURT-ORDERED CHILD SU	PPORT COMPLIANCE	
Under MCC Section 2-92-415, subsremain in compliance with their chil		
Has any person who directly or indicarrearage on any child support oblig	•	•
[] Yes [x] No [] No person dire	ectly or indirectly owns 10% or	more of the Disclosing Party.
If "Yes," has the person entered into is the person in compliance with that		r payment of all support owed and
[] Yes [] No		
B. FURTHER CERTIFICATIONS		
1. [This paragraph 1 applies only if Procurement Services.] In the 5-year Party nor any Affiliated Entity [see	period preceding the date of th	is EDS, neither the Disclosing

performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

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

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the

Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;

• any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee ofthe City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Page 6 of 15

contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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

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

 N/A
- 13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in

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the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient. N/A				
C. CERTIFICATI	ON OF STATUS AS FINANCIAL INSTITUTION			
1. The Disclosing	Party certifies that the Disclosing Party (check one)			
[] is	[x] is not			
a "financial ins	titution" as defined in MCC Section 2-32-455(b).			
2. If the Disclosin	g Party IS a financial institution, then the Disclosing Party pledges:			
pledge that none o MCC Chapter 2-32	ill not become a predatory lender as defined in MCC Chapter 2-32. We further four affiliates is, and none of them will become, a predatory lender as defined in 2. We understand that becoming a predatory lender or becoming an affiliate of a nay result in the loss ofthe privilege of doing business with the City."			
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MCC Section 2-3	Party is unable to make this pledge because it or any of its affiliates (as defined in 2-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain onal pages if necessary):			
	" the word "None," or no response appears on the lines above, it will be amed that the Disclosing Party certified to the above statements.			
D. CERTIFICATI	ON REGARDING FINANCIAL INTEREST IN CITY BUSINESS			
Any words or term	ns defined in MCC Chapter 2-156 have the same meanings if used in this Part D.			
reasonable inquiry	with MCC Section 2-156-110: To the best ofthe Disclosing Party's knowledge after a does any official or employee of the City have a financial interest in his or her own the of any other person or entity in the Matter?			
[] Yes	[x] No			

NOTE: If you checked "Yes" to Item D(l), proceed to Items D(2) and D(3). If you checked "No" to

Item D(1), skip Items D(2) and D(3) and proceed to Part E.

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2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a	City Property Sale?
---------------------------	---------------------

[] Yes [] No

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

Name

Business Address

Nature of Financial Interest

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

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- ^x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
- 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(l) 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

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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(l) 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) ofthe Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.
 - 5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in

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any subcontract and	the Disclosing	A(l) through A(4) above from all subcontractors before it awards Party must maintain all such subcontractors' certifications for the se such certifications promptly available to the City upon request.
B. CERTIFICATION	N REGARDIN	G EQUAL EMPLOYMENT OPPORTUNITY
		ded, federal regulations require the Applicant and all proposed owing information with their bids or in writing at the outset of
Is the Disclosing Par [] Yes	ty the Applicar	nt?
If "Yes," answer the	three questions	below:
Have you develop federal regulations? ([] Yes	See 41 CFR Pa	have on file affirmative action programs pursuant to applicable art 60-2.)
	s, or the Equal irements?	porting Committee, the Director of the Office of Federal Contract Employment Opportunity Commission all reports due under the [] Reports not required
3. Have you particip equal opportunity cla	• •	vious contracts or subcontracts subject to the

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

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SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www, city of Chicago. org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

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CERTIFICATION

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

(Sign here) Lee Golub (Print or type name of person signing)

Executive Vice President of Golub Real Estate Corp., the Disclosing Party's Manager (Print or type title of person signing)

Signed and sworn to before me on (date)

I^

 3° CQunty, $^{\circ}$ OS $_{u}$ ip>f $^{\circ}$ (state).

at

Notary Public

"OFFICIAL SEAL" DIANA LDIETZ NOTARY PUBUC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/18/2022

Commission expires

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic

Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

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

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

[]	Yes	Γ.	l No
	1 00	I .	1 1 0

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.

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

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[] Yes	[] No	
1.1		licly traded on any exchange, is any officer or director of the scofflaw or problem landlord pursuant to MCC Section 2-92-
[]Yes	[] No	[] The Applicant is not publicly traded on any exchange.

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

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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allowing them to conduct a business on City premises.

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

|--|

[]No

N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1). If you checked "no" to the above, please explain.

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(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as ofthe date furnished to the City and

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continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Date

Golub Trib Investors, LLC

(Print or type legal name of Disclosing Party)

ht

(sign here)

Print or type name of signatory: Lee Golub

Title of signatory:

Executive Vice President of Golub Real Estate Corp., the Disclosing Party's Manager

sworn toi>efore me on [date]

Qjpn}/^ County, [ijj^AD\ '? [state].

Notary Public.

^OFFICIAL SEAL DIANA LOIETZ NOTARY PUBLIC. STATE OF ILLINOIS MY COMMISSION EXPIRES 2/19/2022 Ver. 11-01-05

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT

SECTION I -- GENERAL INFORMATION

A. Legal name ofthe Disclosing Party submitting this EDS. Include d/b/a/ if applicable: Golub Real Estate Corp.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

- 1. [] the Applicant
 - OR
- 2. [] a legal entity currently holding, or anticipated to hold within six months after City action on

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2. the contract, transaction or other under the	rtaking to which this EDS pertains (referred to below as
2. "Matter"), a direct or indirect interest i legal	in excess of 7.5% in the Applicant. State the Applicant's
2. name: OR	
3. [X] a legal entity with a direct or ind	irect right of control of the Applicant (see Section 11(B) ch the Disclosing Party holds a right of control:
B. Business address of the Disclosing Party:	c/o Golub & company, 625 n. Michigan Ave., Suite 2000, Chicago, IL 60611
C Telephone: 312-440-8701 Fax: 312	Email* g° ub@g°co.com
D. Name of contact person: Lee Golub	
E. Federal Employer Identification No. (if ye	ou have one):
F. Brief description of the Matter to which to property, if applicable):	his EDS pertains. (Include project number and location of
Grant of Easement for Tribune Tower, located at 435 Nort	h Michigan Avenue
G. Which City agency or department is reque	esting this EDS? Transportation
If the Matter is a contract being handled by complete the following:	y the City's Department of Procurement Services, please
Specification #	and Contract #
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SECTION II - DISCLOSURE OF OWNE	CRSHIP INTERESTS
A. NATURE OF THE DISCLOSING PART	ΓΥ
1. Indicate the nature of the Disclosing P	•
[] Person [] Publicly registered business corporation	[] Limited liability company [] Limited liability partnership
[x] Privately held business corporation	[] Joint venture
[] Sole proprietorship [] General partnership	[] Not-for-profit corporation (Is the not-for-profit corporation also a 501(c)(3))?
[] Limited partnership	[] Yes [] No
[] Trust	[] Other (please specify)

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

Illinois

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

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

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name Title Eugene Golub Chairman/Director

Michael Nuwnidii Lee Golub Pauld Hdiiis Michael Goldman Thomas Qatti David Glickstein Pi esidei il/Seui ulai y/Tinasui m Exec Vice President/Assistant Secretary 3r.-Vies President Vice President Chief-Financial Officei Assistant Secretary

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% ofthe Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

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limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name See attached Schedule A **Business Address**

Percentage Interest in the Applicant

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

Has the Disclosing Party provided any income or compensation to any	City elected of	ficial during th	e
12-month period preceding the date of this EDS?	[] Yes	p] No	
Does the Disclosing Party reasonably expect to provide any income or elected official during the 12-month period following the date of this E		o any City [^x] No	

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

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

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse (s)/domestic partner(s) and describe the financial interest(s).

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower
West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual Business Address Ownership Interest

Tribune Tower West (Chicago) c/o Golub & Company 625 N. 100% Direct Interest Venture, LLC Michigan Ave., Suite 2000 Chicago,

Illinois 60611

Tribune Tower West (Chicago) 4700 Wilshire Blvd. Los Angeles, CA 97.5% Indirect Interest

Venture Parent, LLC 90010

Tribune Tower West (Chicago) 4700 Wilshire Blvd. Los Angeles, CA 97.5% Indirect Interest

Holdings, LLC 90010

Tribune Tower West (Chicago) 4700 Wilshire Blvd. Low Angeles, CA 48.85% Indirect Interest

Holdings Parent, LLC 90010

4700 Wilshire Blvd. Los Angeles, CA 38.73% Indirect Interest

90010

T-Tribune West Co-Investor, 4700 Wilshire Blvd. Los Angeles, CA 48.65% Indirect Interest

LC 90010

an Holdco c/o CIM Group 4700 Wilshire Blvd. 36.79% Indirect Interest

435 North Michigan Holdco c/o Cl

Los Angeles, CA 90010

435 North Michigan Onshore

c/o CIM Group 4700 Wilshire Blvd. 9.94% Indirect Interest

Feeder Fund, L.P.

Ltd.

CIM Fund VIII, LP

Los Angeles, CA 90010

Tribune Tower West Partners 4700 Wilshire Blvd. Los Angeles, CA 10.12% Indirect Interest

(Parallel-1), LLC 90010

Tribune Tower West Investor 4700 Wilshire Blvd. Los Angeles, CA 10.10% Indirect Interest

(Parallel-1), LLC 90010

CIM Fund VIII (Parallel-1), LP4700 Wilshire Blvd. Los Angeles, CA 10.10% Indirect Interest

90010

EASTU66176397.1

Name (indicate whether Business Relationship to Disclosing Party Fees (indicate whether retained or anticipated to be retained)

Address (subcontractor, attorney, lobbyist, etc.)

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

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A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

[] Yes [] No

B. FURTHER CERTIFICATIONS

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

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

official capacity;

- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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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.
12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees ofthe Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").
13. To the best ofthe Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.
C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION
1. The Disclosing Party certifies that the Disclosing Party (check one)
[] is [X] is not
a "financial institution" as defined in MCC Section 2-32-45 5(b).
2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:
"We are not and will not become a predatory lender as defined in MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss ofthe privilege of doing business with the City."
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If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain

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here (attach additional pa	ages if necessary):	
		se appears on the lines above, it will be extified to the above statements.
D. CERTIFICATION R	EGARDING FINANCIAL	INTEREST IN CITY BUSINESS
Any words or terms defin	ned in MCC Chapter 2-156	6 have the same meanings if used in this Part D.
reasonable inquiry, does		o the best of the Disclosing Party's knowledge after f the City have a financial interest in his or her own in the Matter?
[]Yes [x]No		
	Yes" to Item D(l), proceed 2) and D(3) and proceed to	to Items $D(2)$ and $D(3)$. If you checked "No" to Part E.
official or employee shal person or entity in the pu assessments, or (iii) is so Sale"). Compensation for	I have a financial interest in rchase of any property that ld by virtue of legal process.	e bidding, or otherwise permitted, no City elected in his or her own name or in the name of any other it (i) belongs to the City, or (ii) is sold for taxes or is at the suit of the City (collectively, "City Property to the City's eminent domain power does not of this Part D.
Does the Matter involve	a City Property Sale?	
[] Yes	[] No	
		names and business addresses of the City officials or fy the nature of the financial interest:
Name	Business Address	Nature of Financial Interest
4. The Disclosing Party acquired by any City offi		prohibited financial interest in the Matter will be

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- ^x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
- 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(l) 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

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by applicable federal lav employee	v, a member of Congress, an officer or employee of Congress, or an	
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federally funded grant or lo	n connection with the award of any federally funded contract, making a ban, entering into any cooperative agreement, or to extend, continue, renally funded contract, grant, loan, or cooperative agreement.	-
	will submit an updated certification at the end of each calendar quarter nt that materially affects the accuracy of the statements and information $A(2)$ above.	
(4) of the Internal Revenue the Internal Revenue Code	certifies that either: (i) it is not an organization described in section 50 Code of 1986; or (ii) it is an organization described in section 501(c)(4) of 1986 but has not engaged and will not engage in "Lobbying Activitie Lobbying Disclosure Act of 1995, as amended.) of
form and substance to para any subcontract and the Dis	ty is the Applicant, the Disclosing Party must obtain certifications equal graphs $A(l)$ through $A(4)$ above from all subcontractors before it awards sclosing Party must maintain all such subcontractors' certifications for the must make such certifications promptly available to the City upon reque	s ne
B. CERTIFICATION REG	ARDING EQUAL EMPLOYMENT OPPORTUNITY	
	ally funded, federal regulations require the Applicant and all proposes the following information with their bids or in writing at the outse	
Is the Disclosing Party the [] Yes [Applicant?] No	
If "Yes," answer the three of	uestions below:	
federal regulations? (See 41	do you have on file affirmative action programs pursuant to applicable CFR Part 60-2.)] No	
	Joint Reporting Committee, the Director of the Office of Federal Contra ne Equal Employment Opportunity Commission all reports due under the nts? [] No [] Reports not required	
3. Have you participated in equal opportunity clause? [] Yes [any previous contracts or subcontracts subject to the	

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

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SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics http://www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all ofthe information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses)', the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC

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Chapter 1 -23 and Section 2-154-020.

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CERTIFICATION

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

Golub Real Estate Corp.

Lee Golub

(Print or type name of person signing)

Executive vice President

(Print or type title of person signing)

Signed and sworn to before me on (date) _atlOiDj^ County,'XlltXOOfr (state).

Notary Public

Commission expires:

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any ofthe 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.l.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 ofthe Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members ofthe Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers ofthe Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

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

[] Ye	es	Γ.	No
	'S	L.	1110

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.

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CITY OF CHICAGO ECONOMIC DISCLOSURE

		STATEMENT AND AFFIDAVIT APPENDIX B
BUILDING	G CODE SCOF	FFLAW/PROBLEM LANDLORD CERTIFICATION
ownership interest in	the Applicant ex	ly by (a) the Applicant, and (b) any legal entity which has a direxceeding 7.5% (an "Owner"). It is not to be completed by any et ownership interest in the Applicant.
		10, is the Applicant or any Owner identified as a building code at to MCC Section 2-92-416?
[] Yes	[] No	
* *		ablicly traded on any exchange, is any officer or director of the le scofflaw or problem landlord pursuant to MCC Section 2-92-
[] Yes	[] No	[] The Applicant is not publicly traded on any exchange.
	aw or problem l	entify below the name of each person or legal entity identified as andlord and the address of each building or buildings to which

the pertinent code violations apply.

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

[]Yes
[]No
[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385. This
certification shall serve as the affidavit required by MCC Section 2-92-385(c)(l). If you checked "no"
to the above, please explain.

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(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected infonnation)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Print or type name of signatory: Lee Golub

Title of signatory: Executive Vice President

Signed and swomio before me on [date]

lJ&6Tlflajfr vq UX)\C County. ICJUtfOubrstatel.

Notary Public.

Commission expires:

^OFFICIAL SEAL-DIANA LDIETZ NOTARY PUBLIC, STATE OF ILLINOIS MY ciSIM«SION EXPIRES 2/19/2022

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:

Tribune Tower West (Chicago) Venture Parent, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

- 1. [] the Applicant OR
- 2. [x] a legal entity currently holding, or anticipated to hold within six months after City action on
- 2. the contract, transaction or other undertaking to which this EDS pertains (referred to below as the
- 2. "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal
 - 2. name: Tribune Tower West (Chicago) Owner, LLC
- 3. [] a legal entity with a direct or indirect right of control of the Applicant (see Section 11(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: 4700 wilshire Blvd.

Los Angeles, CA 90010

C. Telephone: 646-582-0502 Fax: WA Email: dwellspring@cimgroup.com

<mailto:dwellspring@cimgroup.com>

- D. Name of contact person: David c. weiispring
- E. Federal Employer Identification No. (if you have one):
- F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Grant of Easement for Tribune Tower, located at 435 North Michigan Avenue

G. Which City agency or department is requesting this EDS? Transportation

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

Specification # and Contract #

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SECTION II - DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing P	arty:
[] 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 col Delaware	untry) of incorporation or organization, if applicable
3. For legal entities not organized in the Stabusiness in the State of Illinois as a foreign e	te of Illinois: Has the organization registered to do entity?
[] Yes [x] No	[] Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name Title

Tribune Tower West (Chicago) Venture, LLC

Golub Trib Investors, LLC

Managing Member of Golub Trib Investors, LLC

Manager of Golub Trib Investors, LLC

"See EDS submitted for Golub Real Estate, Corp. for list of Directors

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

or other similar	entity. It	f none,
on its own be	half.	
interest in the A	Applicant	
SHIP BY, CI	TY ELE	CTED
Tita alastad aff	:.:.1 .d	. ~ 41
[] Yes	iciai durii [x] No	_
-	any City [x] No	
City elected of	ficial(s) a	and
ancial interest sing Party? []	(as define Yes [x]No	ed in
	Son its own be Interest in the A RSHIP BY, CI City elected off [] Yes ompensation to OS? [] Yes City elected off owledge after rancial interest osing Party? []	ompensation to any City

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the

disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual	Business Address	Ownership Interest
Tribune Tower West (Chicago)	c/o Golub & Company 625 N.	100% Direct Interest
Venture, LLC	Michigan Ave., Suite 2000 Chicago, Illinois 60611	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Venture Parent, LLC	90010	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC	90010	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Low Angeles, CA	48.85% Indirect Interest
Holdings Parent, LLC	90010	
CIM Fund VIII, LP	4700 Wilshire Blvd. Los Angeles, CA	38.73% Indirect Interest
	90010	
T-Tribune West Co-Investor,	4700 Wilshire Blvd. Los Angeles, CA	48.65% Indirect Interest
LLC	90010	
435 North Michigan Holdco	c/o CIM Group 4700 Wilshire Blvd.	36.79% Indirect Interest
Ltd.	Los Angeles, CA 90010	
435 North Michigan Onshore	c/o CIM Group 4700 Wilshire Blvd.	9.94% Indirect Interest
Feeder Fund, L.P.	Los Angeles, CA 90010	
Tribune Tower West Partners	4700 Wilshire Blvd. Los Angeles, CA	10.12% Indirect Interest
(Parallel-1), LLC	90010	
Tribune Tower West Investor	4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
(Parallel-1), LLC	90010	
CIM Fund VIII (Parallel-1), LF	24700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
	90010	

EASTU 66176397.1

Name (indicate whether Business Relationship to Disclosing Party Fees (indicate whether retained or anticipated Address (subcontractor, attorney, paid or estimated.) NOTE:

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to be retained) lobbyist, etc.) "hourly rate" or "t.b.d." not an acceptable response					
(Add sheets if necessary)					
[x] Check here if the Dis	closing Party has not retained,	nor expects to retain, any such persons			
or entities. SECTION V	CERTIFICATIONS				
A. COURT-ORDERED C	HILD SUPPORT COMPLIANCE				
	415, substantial owners of busines their child support obligations three	s entities that contract with the City must oughout the contract's term.			
· ·	ly or indirectly owns 10% or more port obligations by any Illinois cou	of the Disclosing Party been declared in art of competent jurisdiction?			
[] Yes [] No [x] No pe	erson directly or indirectly owns 10	0% or more ofthe Disclosing Party.			
If "Yes," has the person en is the person in compliance		nent for payment of all support owed and			
[] Yes [] No					
B. FURTHER CERTIFIC.	ATIONS				

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any ofthe offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 LLCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee ofthe City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

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10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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.

- 12. To the best ofthe Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").
- 13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

[] is [x] is not

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

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2. If the Disclosing	g Party IS a financial institution, then the Disclosing Party pledges:
pledge that none of MCC Chapter 2-32	Il not become a predatory lender as defined in MCC Chapter 2-32. We further our affiliates is, and none of them will become, a predatory lender as defined in . We understand that becoming a predatory lender or becoming an affiliate of a ay result in the loss ofthe privilege of doing business with the City."
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MCC Section 2-32	Party is unable to make this pledge because it or any of its affiliates (as defined in 2-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain and pages if necessary):
	the word "None," or no response appears on the lines above, it will be med that the Disclosing Party certified to the above statements.
D. CERTIFICATION	ON REGARDING FINANCIAL INTEREST IN CITY BUSINESS
Any words or term	s defined in MCC Chapter 2-156 have the same meanings if used in this Part D.
reasonable inquiry,	with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after does any official or employee of the City have a financial interest in his or her own e of any other person or entity in the Matter?
[] Yes	[x] No
	ked "Yes" to Item D(l), proceed to Items D(2) and D(3). If you checked "No" to as D(2) and D(3) and proceed to Part E.
official or employe person or entity in tassessments, or (iii) Sale"). Compensati	suant to a process of competitive bidding, or otherwise permitted, no City elected e shall have a financial interest in his or her own name or in the name of any other the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or is sold by virtue of legal process at the suit of the City (collectively, "City Property on for property taken pursuant to the City's eminent domain power does not al interest within the meaning of this Part D.
Does the Matter inv	volve a City Property Sale?
[] Yes	[] No
2 If you about ad "	Vos! to Itam D(1) provide the names and business addresses of the City officials or

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

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Name	Business Address	Nature of Financial Interest	

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

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
- 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS n/a

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(l) 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

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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(l) and A(2) above.
- 4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c) (4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.
- 5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(l) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Pa	arty 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

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federal regulations? ([] Yes		t 60-2.)
•	s, or the Equal I irements?	orting Committee, the Director of the Office of Federal Contract Employment Opportunity Commission all reports due under the [] Reports not required
3. Have you particip equal opportunity cla	use?	rious contracts or subcontracts subject to the
If you checked "No"	to question (1) o	or (2) above, please provide an explanation:
Page 10 of 15		

SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www, city of Chicago .org/Ethics. and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By

completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

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

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CERTIFICATION

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

Tribune Tower West (Chicago) Venture Parent, LLC (Print oi-type-exacUegal name of Disclosing Party)

David Thompson

(Print or type name of person signing)

Vice President and Chief Financial Officer (Print or type title of person signing)
Notary Public
Commission

Signed and sworn to before me on (date)

at County, Tstafe).

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California r, County of \j^^rr(^C\4>

Subscribed and sworn to (or affirmed) before me on this day of £X&iY)torY . 20 \°\, by J^wv/iof Thtw^nn

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me. ----- - ~~

JENNIFER E KALINOWSW Not2iy Public - California

Signature jJIC&JCLw

(Seal)

Los Angeles County Commission* 2228100 My Comm. Exotes Jan 7.2022

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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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.l.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 is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.
Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?
[] Yes [] 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.
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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX B
BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION
This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.
1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?
[] Yes [] No
'2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

[] The Applicant is not publicly traded on any exchange.

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

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

[] Yes
[]No
[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385. This
certification shall serve as the affidavit required by MCC Section 2-92-385(c)(l). If you checked "no"
to the above, please explain.

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(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify tmthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Tribune Tower West (Chicago) Venture Parent, LLC (Print or type legal name of Disclosing Party) (sign here)

File #: O2020-1916, Version: 1			
By:			
Print or type name of signatory:			
David Thompson			
Title of signatory:	and		
Signed and sworn to before me on [date], at	County,	, by	[state].
,			[]
Commission expires:	Notary Public.		
Ver. 11-01-05 GOVERNMENT CODE § 8202			
A notary public or other officer completing this which this certificate is attached, and not the tru			ty of the individual who signed the document to nat document
State of California			
County of			
	Subscribed and sw	orn to (or at	ffirmed) before me on
this day Dote			
(1)			
\boldsymbol{X}			
MAGGIE MURADIAN > C0MU.# 2198264 m NOTARY PUBLIC-CAUFORMA W IOSAWAES COUNTY . Ut Comm. Exp. Jui	ne 17,2021 f		

Office of the City Clerk Page 110 of 285 Printed on 7/4/2025

Place Notary Seal and/or Stamp Above (and (2)~

Namefs) ofSignerfs)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me. ignature of Notary Public Signature

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended documen;

Description of Attached Document

Title or Type of Document

Document Date:

Number of Pages:.

Signers) Other Than Named Above:.

©2018 National Notary Association

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:

Tribune Tower West (Chicago) Holdings, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

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

OR

3. [] a legal entity with a direct or indirect right of control of the Applicant (see Section 11(B)(1)) State the legal name of the entity in which the Disclosing Party holds a right of control:

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B. Business address of the Dis	2 ,	00 Wilshire Blvd. Angeles, CA 90010
C. Telephone: 646-582-0502	Fax: WA	Email: dwellspring@cimgroup.com
<mailto:dwellspring@cimgroup.com></mailto:dwellspring@cimgroup.com>		
D. Name of contact person: De	avid c weiispring	
E. Federal Employer Identific	ation No. (if you hav	ve one):
F. Brief description of the Marproperty, if applicable):	tter to which this EI	OS pertains. (Include project number and location of
Grant of Easement for Tribune 1	Γower, located at 435 Nortl	n Michigan
G. Which City agency or depart	rtment is requesting	this EDS? Transportation
If the Matter is a contract becomplete the following:	ing handled by the	City's Department of Procurement Services, please
Specification #	and (Contract #
Ver.2018-1 SECTION II DISCLOSUR	Paget of 1	
A. NATURE OF THE DISCL	OSING PARTY	
Person Publicly registered business of General partnership Limited [x] Limited liability company Limited liability partnership Joint venture Not-for-profit corporation (Is the not-for-profit corporation Yes No Ot	partnership Trust on also a 501(c)(3))?	ly held business corporation] Sole proprietorship]
2. For legal entities, the state (or foreign country)	of incorporation or organization, if applicable:
Delaware		
3. For legal entities not organize business in the State of Illinois		linois: Has the organization registered to do

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[] Yes	[x] No	[] Organized	in Illinois	
B. IF THE DISCLOSII	NG PARTY IS A LI	EGAL ENTITY:		
the entity; (ii) for not-for no such members, write entities, the trustee, exe partnerships, limited lia	or-profit corporation e "no members whice ecutor, administrator ability companies, linber, manager or any	is, all members, in the are legal entitions, or similarly situing the mited liability pays other person or	all executive officers and all directors (iii) for trusts, estates or other stated party; (iv) for general or limite artnerships or joint ventures, each general entity that directly or indirectly	re are similar d neral
NOTE: Each legal enti	ty listed below must	submit an EDS	on its own behalf.	
Name Tribune Tower West (Chicago Title The Applicant's Sole Member) Venture, LLC			
Managing Member ofthe Appli	cant's Sole Member			
Manager of Golub Trib Investo	ors, LLC			
indirect, current or prosownership) in excess of	ollowing information spective (i.e. within for 7.5% of the Applic	n concerning each 6 months after C cant. Examples of	n person or legal entity having a directity action) beneficial interest (include such an interest include shares in a ature, interest of a member or manage	ling
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limited liability compastate "None."	any, or interest of a	beneficiary of a	trust, estate or other similar entity.	If none,
NOTE: Each legal enti	ty listed below may	be required to su	abmit an EDS on its own behalf.	
Name See attached Schedule A	Business Address		Percentage Interest in the Applican	t

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

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

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------------------------------	---

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

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

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?

[] Yes [x] No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse (s)/domestic partner(s) and describe the financial interest(s).

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature ofthe relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual Business Address Ownership Interest
Tribune Tower West (Chicago) c/o Golub & Company! 625 N. 100% Direct Interest

Venture, LLC Michigan Ave., Suite 2000 Chicago,

Illinois 60611

Tribune Tower West (Chicago) 4700 Wilshire Blvd. Los Angeles, CA 97.5% Indirect Interest

Venture Parent, LLC 90010

Tribune Tower West (Chicago) 4700 Wilshire Blvd. Los Angeles, CA 97.5% Indirect Interest

Holdings, LLC 90010

LLC

Tribune Tower West (Chicago) 4700 Wilshire Blvd. Low Angeles, CA 48.85% Indirect Interest

Holdings Parent, LLC 90010

CIM Fund VIII, LP 4700 Wilshire Blvd. Los Angeles, CA 38.73% Indirect Interest

90010

T-Tribune West Co-Investor, 4700 Wilshire Blvd. Los Angeles, CA 48.65% Indirect Interest

90010

435 North Michigan Holdco c/o CIM Group 4700 Wilshire Blvd. 36.79% Indirect Interest

Ltd. Los Angeles, CA 90010

435 North Michigan Onshore c/o CIM Group 4700 Wilshire Blvd. 9.94% Indirect Interest

Feeder Fund, L.P. Los Angeles, CA 90010

Tribune Tower West Partners 4700 Wilshire Blvd. Los Angeles, CA 10.12% Indirect Interest

(Parallel-1), LLC 90010

Tribune Tower West Investor 4700 Wilshire Blvd. Los Angeles, CA 10.10% Indirect Interest

(Parallel-1), LLC 90010

CIM Fund VIII (Parallel-1), LP4700 Wilshire Blvd. Los Angeles, CA 10.10% Indirect Interest

90010

EASTU 66176397.1

Name (indicate whether Business Relationship to Disclosing Party Fees (indicate whether retained or anticipated to be retained)

Address (subcontractor, attorney, lobbyist, etc.)

Thourly rate" or "t.b.d." is not an acceptable response.

(Add sheets if necessary)

[x] Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities. SECTION V - CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in

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arrearage on any child support obligations by any Illinois court of competent jurisdiction?
[] Yes [] No [x] No person directly or indirectly owns 10% or more ofthe Disclosing Party.
If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?
[] Yes [] No
B. FURTHER CERTIFICATIONS

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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

- 12. To the best ofthe Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").
- 13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

[] is [x] is not

- a "financial institution" as defined in MCC Section 2-32-455(b).
- 2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

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

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

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

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D. CERTIFICATION RE	EGARDING FINANCIAL	INTEREST IN CITY BUSINESS
Any words or terms defir	ned in MCC Chapter 2-156	have the same meanings if used in this Part D.
reasonable inquiry, does a		the best of the Disclosing Party's knowledge after the City have a financial interest in his or her own the Matter?
[] Yes	[x] No	
•	Yes" to Item D(l), proceed and D(3) and proceed to	to Items D(2) and D(3). If you checked "No" to Part E.
official or employee shall person or entity in the pur assessments, or (iii) is sol Sale"). Compensation for	have a financial interest in chase of any property that d by virtue of legal proces	bidding, or otherwise permitted, no City elected his or her own name or in the name of any other (i) belongs to the City, or (ii) is sold for taxes or at the suit of the City (collectively, "City Property of the City's eminent domain power does not this Part D.
Does the Matter involve a	City Property Sale?	
[] Yes	[] No	
-	, , <u>-</u>	ames and business addresses of the City officials or by the nature of the financial interest:
Name	Business Address	Nature of Financial Interest
4. The Disclosing Party	further certifies that no 1	prohibited financial interest in the Matter will be

acquired by any City official or employee.

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
- 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS n/a

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(l) 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

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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,

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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(l) and A(2) above.
- 4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c) (4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.
- 5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(l) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Part	y the Applican	nt?
[]Yes	[] No	
If "Yes," answer the t	hree questions	s below:
1. Have you developed federal regulations? (S	See 41 CFR Pa	have on file affirmative action programs pursuant to applicable art 60-2.)
•	s, or the Equal	porting Committee, the Director of the Office of Federal Contract Employment Opportunity Commission all reports due under the
[] Yes	[] No	[] Reports not required
3. Have you participal equal opportunity class	• 1	evious contracts or subcontracts subject to the
[] Yes	[] No	
If you checked "No" t	o question (1)	or (2) above, please provide an explanation:

SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics http://www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

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CERTIFICATION

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

Commission expires:

File #: O2020-1916, Version: 1	
CALIFORNIA JURAT	GOVERNMENT CODE § 8202
Anotarypublicorotheroffic«rra the document to which this certificate	is attached, and not Untruthfulness, accuracy, or validity of that document.
State of California County of Los Angele	<u>es</u>
PATRICIA GUTIERREZ Notary Public - California j Los Angeles County Commission # 22567S3 j My Com Subscribed and sworn to (or affirmed) b	nm. Expires Aug 31, 2022
» K day of ^LtejAjU . 20 , b	
Date Month Year	
(1) David Thompson	
(and (2) Narnettfof Signer^' proved to me onttie basis of satisfactory	v evidence to be the personpB)who appeared before me.
Signature f^CtZ^Ct^ J^iXttZu^	Signature of Notary Public J
	OPTIONAL .
Comple	eting this information can deter alteration ofthe document or fraudulent reattachment of this form to an unintended document.
Description of Attached Document	
Title or Type of Document:	
Document Date:	Number of Pages:
Signer(s) Other Than Named Above:	а
©2018 National Notary Association	

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[] Yes	[] 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.

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT n/a **APPENDIX B**

BUILDING	CODE SCOF	FFLAW/PROBLEM LANDLORD CERTIFICATION
ownership interest in th	e Applicant ex	ly by (a) the Applicant, and (b) any legal entity which has a direct exceeding 7.5% (an "Owner"). It is not to be completed by any et ownership interest in the Applicant.
		10, is the Applicant or any Owner identified as a building code at to MCC Section 2-92-416?
[] Yes	[] No	
* *	0 1	blicly traded on any exchange, is any officer or director of the le scofflaw or problem landlord pursuant to MCC Section 2-92-
[] Yes	[] No	[] The Applicant is not publicly traded on any exchange.
	· .	entify below the name of each person or legal entity identified as andlord and the address of each building or buildings to which

the pertinent code violations apply.

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

Γ	1	Yes	Γ]No
L			L	1-,-

[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(l). If you checked "no" to the above, please explain.

Ver. 11-01-05

GOVERNMENT CODE § 8202

File #: O2020-1916, Version: 1		
A notary public or other officer completing the which this certificate is attached, and not the		he identity of the individual who signed the document to idity of that document
State of California		
County of		
	Subscribed and sworr	n to (or affirmed) before me on
	this v> day of <i>Date</i>	Month Year
	(D	
NOTARY PUBUC-CAUFORNIA VJ Los Angres County "" Uy Co Place Notary Seal and/or Stamp Above (and (27! Name(s) of Signerfs) 'ignature of Notary Public proved to me on the basis of satisfactory evidence		ppearedjjejgiejne.
untended document. r	OPTIONAL	
Completing this information can deter alteration	n ofthe document or fraudule	nt reattachment of this form to an unintended document.
Description of Attached Document		
Title or Type of Document		
Document Date:		
Signer(s) Other Than Named Above:		

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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:

Tribune Tower West (Chicago) Holdings Parent, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

- 1. [] the Applicant OR
- 2. [x] a legal entity currently holding, or anticipated to hold within six months after City action on
- 2. the contract, transaction or other undertaking to which this EDS pertains (referred to below as the
- 2. "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal
 - 2. name: Tribune Tower West (Chicago) Owner, LLC
- 3. [] a legal entity with a direct or indirect right of control of the Applicant (see Section 11(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: 4700 wilshire Blvd.

Los Angeles, CA 90010

C. Telephone: 646-582-0502 Fax: WA Email: dwellspring@cimgroup.com

<mailto:dwellspring@cimgroup.com>

- D. Name of contact person: David c. Weiispring
- E. Federal Employer Identification No. (if you have one):
- F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Grant of Easement for Tribune Tower, located at 435 North Michigan

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G. Which City agency or department is requ	nesting this EDS? Transportation
If the Matter is a contract being handled to complete the following:	by the City's Department of Procurement Services, please
Specification #	and Contract #
Ver.2018-1	Page 1 of 15
SECTION II - DISCLOSURE OF OWN	ERSHIP INTERESTS
A. NATURE OF THE DISCLOSING PAR	TY
1, Indicate the nature of the Disclosing I [] Person [] Publicly registered business corporation [] Privately held business corporation [] Sole proprietorship [] General partnership [] Limited partnership [] Trust 2. For legal entities, the state (or foreign co	[x] Limited liability company
2. Delaware	
3. For legal entities not organized in the State business in the State of Illinois as a foreign	ate of Illinois: Has the organization registered to do entity?
[] Yes [x]No	[] Organized in Illinois
B. IF THE DISCLOSING PARTY IS A LE	GAL ENTITY:

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

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

Name Title		
Tribune Tower West (Chicago) Venture, LLC	The Applicant's Sole Member	
Golub Trib Investors, LLC	Managing Member of the Applicant's Sole M	ember
Golub Real Estate Corp.	Manager of Golub Trib Investors, LLC	
*See EDS submitted for Golub Real Estate Corp. for list of D 2. Please provide the following information coindirect, current or prospective (i.e. within 6 m ownership) in excess of 7.5% of the Applicant corporation, partnership interest in a partnership	oncerning each person or legal entity have onths after City action) beneficial interest. Examples of such an interest include sha	t (including ares in a
Page 2 of 15		
limited liability company, or interest of a ben state "None."	eficiary of a trust, estate or other similar	entity. If none
NOTE: Each legal entity listed below may be	required to submit an EDS on its own bel	half.
Name Business Address See attached Schedule A	Percentage Interest in the Applican	t
SECTION III - INCOME OR COMPENSA OFFICIALS	ATION TO, OR OWNERSHIP BY, CI	TY ELECTEI
Has the Disclosing Party provided any income 12-month period preceding the date of this ED	-	icial during the [x] No
Does the Disclosing Party reasonably expect to elected official during the 12-month period fol	1	any City [x] No
If "yes" to either of the above, please identify the describe such income or compensation:	pelow the name(s) of such City elected of	fficial(s) and
Does any City elected official or, to the best of inquiry, any City elected official's spouse or do Chapter 2-156 of the Municipal Code of Chicas [] Yes [x] No	omestic partner, have a financial interest go ("MCC")) in the Disclosing Party?	(as defined in
If "yes," please identify below the name	e(s) of such City elected official(s)	and/or spouse

(s)/domestic partner(s) and describe the financial interest(s).

SECTION IV ~ DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual	Business Address	Ownership Interest
Tribune Tower West (Chicago)c/o Golub & Company 625 N.	100% Direct Interest
Venture, LLC	Michigan Ave., Suite 2000 Chicago, Illinois 60611	
Tribune Tower West (Chicago)4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Venture Parent, LLC	90010	
Tribune Tower West (Chicago)4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC	90010	
Tribune Tower West (Chicago)4700 Wilshire Blvd. Low Angeles, CA	48.85% Indirect Interest
Holdings Parent, LLC	90010	
CIM Fund VIII, LP	4700 Wilshire Blvd. Los Angeles, CA	38.73% Indirect Interest
	90010	
T-Tribune West Co-Investor,	4700 Wilshire Blvd. Los Angeles, CA	48.65% Indirect Interest
LLC	90010	
435 North Michigan Holdco	c/o CIM Group 4700 Wilshire Blvd.	36.79% Indirect Interest
Ltd.	Los Angeles, CA 90010	
435 North Michigan Onshore	c/o CIM Group 4700 Wilshire Blvd.	9.94% Indirect Interest
Feeder Fund, L.P.	Los Angeles, CA 90010	
Tribune Tower West Partners	4700 Wilshire Blvd. Los Angeles, CA	10.12% Indirect Interest
(Parallel-1), LLC	90010	
Tribune Tower West Investor	4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
(Parallel-1), LLC	90010	
CIM Fund VIII (Parallel-1), Ll	P4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
	90010	

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EAST\166176397.1		
Name (indicate whether Business	s Relationshin to Disclosing Ps	arty - Fees (indicate whether
retained or anticipated Addres to be retained) Addres	1	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 P	arty has not retained, nor expe	cts to retain, any such persons o
entities. SECTION V - CERTIFIC	CATIONS	
A. COURT-ORDERED CHILD SU	JPPORT COMPLIANCE	
Under MCC Section 2-92-415, substremain in compliance with their chi		•
Has any person who directly or indiarrearage on any child support oblig	•	· ·
[] Yes [] No [x] No person dire	ectly or indirectly owns 10% or n	nore of the Disclosing Party.
If "Yes," has the person entered into is the person in compliance with the		payment of all support owed and
[] Yes [] No		
B. FURTHER CERTIFICATIONS		
1. [This paragraph 1 applies only if	f the Matter is a contract being ha	ndled by the City's Department of

Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing • Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing,

investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

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

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation:

interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;

• any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC

Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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

- 12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, ofthe City of Chicago (if none, indicate with "N/A" or "none").
- 13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, ofthe City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

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N/A
C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION
1. The Disclosing Party certifies that the Disclosing Party (check one)
[] is [x] is not
a "financial institution" as defined in MCC Section 2-32-455(b).
2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:
"We are not and will not become a predatory lender as defined in MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."
Page 7 of 15
If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain here (attach additional pages if necessary):
If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.
D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS
Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.
1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?
[] Yes [x] No
NOTE: If you checked "Yes" to Item $D(l)$, proceed to Items $D(2)$ and $D(3)$. If you checked "No" to Item $D(l)$, skip Items $D(2)$ and $D(3)$ and proceed to Part E.
2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other

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person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

[] Yes [] No

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

Name

Business Address

Nature of Financial Interest

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

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
- 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS n/a

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(l) 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

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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(l) and A(2) above.
- 4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c) (4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.
- 5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(l) 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.

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SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics http://www.cityofchicago.org/Ethics, and. may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply

fully with this ordinance.

- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

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CERTIFICATION

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

Tribune Tower West (Chicago) Holdings Parent, LLC By: (Printer-type exaCftegal name of Disclosing Party) (Sign here)

David Thompson

(Print or type name of person signing)

Vice President and Chief Financial Officer (Print or type title of person signing)

Signed and sworn to before me on (date)

2019

at

County,

(state).

SEE ATTACHED

Commission expires:

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CALIFORNIA JURAT

GOVERNMENT CODE §8202

A notary publicwotJreroffi

the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Los Angeles

PATRICIA GUTIERREZ I

File #: O2020-1916, Version: 1	
I &r^3&s, Notary Public • California %	
\mathbf{L}	
Subscribed and sworn to (or affirmed) before me	on
this 1% day of 0&&6htkfrt , 20 lf , by	
Date Month Year	
(1) David Thompson	
(and (2)). NamefifofSignerfgf	
proved to me on the basis of satisfactory evidence	e to be the person^who appeared before me.
Place Notary Seal and/or Stamp Above	
OPT	IONAL
Completing this information ca reattachment of this form to a	an deter alteration ofthe documentor fraudulent an unintended document.
Description of Attached Document	
Title or Type of Document:	
Document Date:	Number of Pages:
Signer(s) Other Than Named Above:	

©2018 National Notary Association

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT n/a APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party

or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any ofthe 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.l.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

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

Γ.	Yes	[] No
	1 00	110

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.

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

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[] Yes	[] No
* *	is a legal entity publicly traded on any exchange, is any officer or director of the las a building code scofflaw or problem landlord pursuant to MCC Section
[] The Applicant is	not publicly traded on any exchange.
•) above, please identify below the name of each person or legal entity identified as flaw or problem landlord and the address of each building or buildings to which

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the pertinent code violations apply.

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

business on City premises.
On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385,1 hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants' wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.
[] Yes
[]No
[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385. This
certification shall serve as the affidavit required by MCC Section 2-92-385(c)(l). If you checked "no"
to the above, please explain.

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(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTD7ICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf ofthe Disclosing Party, (2) warrants that all certifications and statements contained in

	rue, accurate and complete a			f the date furnished to the City cation, and (3) reaffirms its	and
Tribune Tower West	t (Chicago) Holdings Parent, LLC	C (Print or type le	gal name o	f Disclosing Party)	
By/					
(sign here) Print of	or type name of signatory:				
David Thompson A and Chief Financia ¹ Office					
Signed and sworn	n to before me on [date]		, by		
	, at	County,		[state].	
	N	Notary Public.			
Conimission expi	ires:				
Ver. 11-01-4)5 CALIFORNIA JURA	АТ		GOVERN	MENT CODE § 8202	
	or other officer completing this co ate is attached, and not the truthfo			of the individual who signed the doc document	cument to
State of California Countyof /H?£j£6					
Dote	Month Year		Subs	scribed and sworn to (or affirmed) befo	ore me or
		this			
Namefs) of Signers)					
NOTARY PUBUC-MUFOR	RMA tv Mr Cow Exp. June 17 2821				

File #: O2020-1916, Version: 1

File #: O2020-1916, Version: 1	
MAGGIE MURADIAN 5> COHM.# 2198264 «! i	
Place Notary Seal and/or Stamp Above	
proved to me on the basis of satisfactory eviden <i>nature of Notary Public</i> Signature	nce to be the person(s) whoappeafed-befere-fne
	OPTIONAL
intended document/',	
Completing this information can deter alteration	ofthe document or fraudulent reattachment of this form to an unintended
Description of Attached Document	
Title or Type of Document:	
Document Date:	Number of Pages:
Signerfs) Other Than Named Above:	
©2018 National Notary Association	

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:

Tribune Tower West Partners (Parallel-1), LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [] the Applicant

OR

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

OR

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3. [] a legal entity with a direct or indirect right of control of the Applicant (see Section 11(B)(1)) State the legal name of the entity in which the Disclosing Party holds a right of control:
B. Business address ofthe Disclosing Party: 4700 Wilshire Blvd.
Los Angeles, CA 90010
C. Telephone: 646-582-0502 Fax: WA Email: dwellspring@cimgroup.com <mailto:dwellspring@cimgroup.com></mailto:dwellspring@cimgroup.com>
D. Name of contact person: David c. weiispring
E. Federal Employer Identification No. (if you have one).
F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):
Grant of Easement for Tribune Tower, located at 435 North Michigan
G. Which City agency or department is requesting this EDS? Transportation
If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:
Specification # and Contract #
Ver.2018-1 Paget of 15
SECTION II DISCLOSURE OF OWNERSHIP INTERESTS
A. NATURE OF THE DISCLOSING PARTY
[] Person [] 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)

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

Delaware

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

[] Yes [x] No [] Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name Title

Tribune Tower West (Chicago) Venture, LLC

The Applicant's Sole Member

Golub Trib Investors, LLC

Managing Member of the Applicant's Sole Member

Golub Real Estate Corp.

Manager of Golub Trib Investors, LLC

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

Page 2 of 15

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name See attached Schedule A **Business Address**

Percentage Interest in the Applicant

^{*}See EDS submitted for Golub Real Estate Corp. for list of Directors

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--------------------------------	--

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

<i>C</i> ,	ing the date of this EDS?	. •	[] Yes	[x] No	C
•	ry reasonably expect to provide e 12-month period following t	•	•	any City [x] No	
If "yes" to either of the a describe such income or	bove, please identify below the compensation:	e name(s) of such C	ity elected of	fficial(s)	and
inquiry, any City elected	ficial or, to the best ofthe Disc official's spouse or domestic p nicipal Code of Chicago ("MC	partner, have a finan	ncial interest (
[] Yes	[x] No				
	ify below the name(s) of and describe the financial interest	· · · · · · · · · · · · · · · · · · ·	official(s)	and/or	spouse

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower
West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual	Business Address	Ownership Interest
Tribune Tower West (Chicago	^J c/o Golub & Company 625 N.	100% Direct Interest
Venture, LLC	Michigan Ave., Suite 2000 Chicago,	
	Illinois 60611	
Tribune Tower West (Chicago) 4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Venture Parent, LLC	90010	
Tribune Tower West (Chicago) 4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC	90010	
Tribune Tower West (Chicago) 4700 Wilshire Blvd. Low Angeles, CA	48.85% Indirect Interest
Holdings Parent, LLC	90010	
CIM Fund VIII, LP	4700 Wilshire Blvd. Los Angeles, CA	38.73% Indirect Interest
	90010	
T-Tribune West Co-Investor,	4700 Wilshire Blvd. Los Angeles, CA	48.65% Indirect Interest
LLC	90010	
435 North Michigan Holdco	c/o CIM Group 4700 Wilshire Blvd.	36.79% Indirect Interest
Ltd.	Los Angeles, CA 90010	
435 North Michigan Onshore	c/o CIM Group 4700 Wilshire Blvd.	9.94% Indirect Interest
Feeder Fund, L.P.	Los Angeles, CA 90010	
Tribune Tower West Partners	4700 Wilshire Blvd. Los Angeles, CA	10.12% Indirect Interest
(Parallel-1), LLC	90010	
Tribune Tower West Investor	4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
(Parallel-1), LLC	90010	
CIM Fund VIII (Parallel-1), LI	P4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
	90010	

EAST\166I76397.1

Name (indicate whether Business Relationship to Disclosing Party Fees (indicate whether retained or anticipated to be retained)

Address (subcontractor, attorney, lobbyist, etc.)

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

File	#•	02020-	1916	Version:	1

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

[] Yes [] No

B. FURTHER CERTIFICATIONS

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any ofthe offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Page 5 of 15

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

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

official capacity;

- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or ofthe United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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---------	-------------	----------	---

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.

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

 N/A
- 13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, ofthe City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name ofthe City recipient.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

[] is [x] is not

- a "financial institution" as defined in MCC Section 2-32-455(b).
- 2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

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

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1

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

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

[] Yes	[x] No
--------	--------

NOTE: If you checked "Yes" to Item D(l), proceed to Items D(2) and D(3). If you checked "No" to Item D(l), skip Items D(2) and D(3) and proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

[]	Yes	[] No
		L .	

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

Name Business Address Nature of Financial Interest

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

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
- 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS n/a

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay

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• •	ted in paragraph A(l) above for his or her lobbying activities or to pay any nence or attempt to influence an officer or employee of any agency, as
by applicable federal la employee	w, a member of Congress, an officer or employee of Congress, or an
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federally funded grant or	in connection with the award of any federally funded contract, making any loan, entering into any cooperative agreement, or to extend, continue, renew, erally funded contract, grant, loan, or cooperative agreement.
	by will submit an updated certification at the end of each calendar quarter in that materially affects the accuracy of the statements and information set and $A(2)$ above.
(4) of the Internal Revenue Co	ty certifies that either: (i) it is not an organization described in section 501(c) e Code of 1986; or (ii) it is an organization described in section 501(c)(4) ode of 1986 but has not engaged and will not engage in "Lobbying defined in the Lobbying Disclosure Act of 1995, as amended.
form and substance to par any subcontract and the D	arty is the Applicant, the Disclosing Party must obtain certifications equal in agraphs A(l) through A(4) above from all subcontractors before it awards isclosing Party must maintain all such subcontractors' certifications for the must make such certifications promptly available to the City upon request.
B. CERTIFICATION RE	GARDING EQUAL EMPLOYMENT OPPORTUNITY
	rally funded, federal regulations require the Applicant and all proposed the following information with their bids or in writing at the outset of
Is the Disclosing Party the [] Yes	Applicant? [] No
If "Yes," answer the three	questions below:
1. Have you developed ar federal regulations? (See 4	nd do you have on file affirmative action programs pursuant to applicable 1 CFR Part 60-2.) [] No
	e Joint Reporting Committee, the Director of the Office of Federal Contract the Equal Employment Opportunity Commission all reports due under the ents? [] No [] Reports not required

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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:

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SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics http://www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing

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

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CERTIFICATION

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

Tribune Tower West Partners (Parallel-1), LLC

(Print or type exact legal name of Disclosing Party)

^Slgrrhere)-^y

David Thompson

(Print or type name of person signing)

Vice President and Chief Financial Officer

(Print or type title of person signing)

Signed and sworn to before me on (date)

2019

at

County,

(state).

SEE AI IACHED

Commission expires:

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CALIFORNIA JURAT

GOVERNMENT CODE § 8202

Arwtaiypublicorottieroffi the document to which this certificate is attached, and not the truthfulness, accuracy, or^^

State of California County of Los Angeles

PATRICIA GUTIERREZ Notary Public-California L~~ 'P«fc-a»y Los A"8e.es County Commission # 2256753 **y Comm. Expires Aug 31, 2022

1

Subscribed and sworn to (or affirmed) before me on

this [ft day of DtVgg/frUttM , 20 \°I , by

Date Month Vear

(1) David Thompson

(and (2)

Narnefgfof Signertf

File #	: 020	120 - 1	916. \	√ersion:	1

proved to me on the basis of satisfactory evidence to be the personpaf who appeared before me.

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title	or	Tvr	e of	Docu	ment:
TIUC	OI.	1 7 1	, ,		

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.l.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

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Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.
Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?
[] Yes [] 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 familia relationship.
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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT n/a APPENDIX B
BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION
This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.
1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?
[] Yes [] No

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[] No

[] The Applicant is not publicly traded on any exchange.

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

416?

[] Yes

Office of the City Clerk

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

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

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[] Yes
[]No
[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.
This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1). If you
checked "no" to the above, please explain.

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(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identity the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Tribune Tower West Partners (ParalleM), LLC (Print or type legal name of Disclosing Party)

File #: O2020-1916, V	ersion: 1			
(sign here)				
Print or type name o	f signatory:			
Time of type name o	Devid Thompson			
	Vine President			
Title of signatory:	v inc i resident			
Chief Financial Offi	cer			
Signed and sworn to	before me on [date]		by	
2. g	, at	County,	[state].	
	N	Iotary Public.		
Commission expires	:			
Ver. 11-01-05 GOVERNMENT CODE § owrjtoa>fjaoBM0808				
	ther officer completing this cois attached, and not the truthfo		ne identity of the individual who dity of that document	signed the document to
State of California				
County of				
Subscribed and sworn to this	(or affirmed) before me on			
Date				
Year 5.9 Motod				
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Place Notary Seal and/or Stamp Above (and (2). Name(s) of Signerfs) ignature of Notary Public

File #: O2020-1916, Version:	1
proved to me on the basis of satis	efa

proved to me on the basis of satisfactory evidence to be the personfs) who appeared before me.

OPTIONAL

intended document si.. r.

Completing this information can deter alteration ofthe document or fraudulent reattachment of this form to an unintended dacui

Description of Attached Document

Title or Type of Document

Document Date:

Signer(s) Other Than Named Above:.

©2018 National Notary Association

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:

Tribune Tower West Investor (Parallel-1), LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [] the Applicant OR

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

OR

3. [] a legal entity with a direct or indirect right of control of the Applicant (see Section 11(B)(1)) 'State the legal name of the entity in which the Disclosing Party holds a right of control:

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B. Business address of the Discl	osing Party:	4700 Wilshire Blvd. Los Angeles, CA 90010
C. <u>Telephone</u> : 646-582-0502	Fax: MA	Email: dwellspring@cimgroup.com
<mailto:dwellspring@cimgroup.com></mailto:dwellspring@cimgroup.com>		
D. Name of contact person: Dav	id c. Weiispi	ring
E. Federal Employer Identificati	on No. (if yo	ou have one)
F. Brief description of the Matte property, if applicable):	er to which the	his EDS pertains. (Include project number and location of
Grant of Easement for Tribune Tower, lo	ocated at 435 No	orth Michigan
G. Which City agency or departr	nent is reque	esting this EDS? Transportation
If the Matter is a contract being complete the following:	g handled by	y the City's Department of Procurement Services, please
Specification #		and Contract #
Ver.2018-1	Pa	age 1 of 15
SECTION II - DISCLOSURE	OF OWNE	RSHIP INTERESTS
A. NATURE OF THE DISCLOS	SING PART	Y
1. Indicate the nature of the I [] Person [] Publicly registered business of [] Privately held business corporately [] Sole proprietorship [] General partnership [] Limited partnership [] Trust	orporation	[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	r foreign cou	entry) of incorporation or organization, if applicable:

3. For legal entities not organized in the State of Illinois: Has the organization registered to do

Delaware

File #: O2020-1916, Version: 1 business in the State of Illinois as a foreign entity?			

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name Title

Tribune Tower West (Chicago) Venture, LLC The Applicant's Sole Member

Golub Trib Investors, LLC Managing Member of the Applicant's Sole Member

Golub Real Estate Corp. Manager of Golub Trib Investors, LLC

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% ofthe Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

Page 2 of 15

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name Business Address Percentage Interest in the Applicant

See attached Schedule A

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

Has the Disclosing Party provided any income or compensation to any City elected official during the

^{*}See EDS submitted for Golub Real Estate Corp. for list of Directors

File #: O2020-1916, V e	ersion: 1		
12-month period p	receding the date of this EDS?	[] Yes	[x] No
	g Party reasonably expect to provide any inc ing the 12-month period following the date	•	o any City [x] No
•	The above, please identify below the name (me or compensation:	s) of such City elected o	official(s) and
• •	ted official or, to the best of the Disclosing I	•	
Chapter 2-156 ofth	e Municipal Code of Chicago ("MCC")) in t	the Disclosing Party?	
[] Yes	[x] No		
	identify below the name(s) of such Cr(s) and describe the financial interest(s).	City elected official(s)	and/or spouse

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Page 3 of 15

CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual Business Address Ownership Interest Tribune Tower West (Chicago) c/o Golub & Company 625 N. 100% Direct Interest

Venture, LLC Michigan Ave., Suite 2000 Chicago, Illinois 60611

Tribune Tower West (Chicago) 4700 Wilshire Blvd. Los Angeles, CA 97.5% Indirect Interest

Venture Parent, LLC 90010

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Tribune Tower West (Chicago) 4700 Wilshire Blvd. Los Angeles, CA 97.5% Indirect Interest

Holdings, LLC 90010

Tribune Tower West (Chicago) 4700 Wilshire Blvd. Low Angeles, CA 48.85% Indirect Interest

Holdings Parent, LLC

CIM Fund VIII, LP 4700 Wilshire Blvd. Los Angeles, CA 38.73% Indirect Interest

90010

T-Tribune West Co-Investor. 4700 Wilshire Blvd. Los Angeles, CA 48.65% Indirect Interest

LLC

90010

435 North Michigan Holdco c/o CIM Group 4700 Wilshire Blvd.

36.79% Indirect Interest

Ltd.

Los Angeles, CA 90010

c/o CIM Group 4700 Wilshire Blvd. 9.94% Indirect Interest 435 North Michigan Onshore

Feeder Fund, L.P. Los Angeles, CA 90010

Tribune Tower West Partners 4700 Wilshire Blvd. Los Angeles, CA 10.12% Indirect Interest

(Parallel-1), LLC 90010

Tribune Tower West Investor 4700 Wilshire Blvd. Los Angeles, CA 10.10% Indirect Interest

(Parallel-1), LLC 90010

CIM Fund VIII (Parallel-1), LP4700 Wilshire Blvd. Los Angeles, CA 10.10% Indirect Interest

90010

EASTA166176397.1

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

(Add sheets if necessary)

[x] Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities. SECTION V - CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

File #: O2020-1916, Version: 1				
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 [x] No person directly or indirectly owns 10% or more of the Disclosing Party.				
If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?				
[] Yes [] No				
B. FURTHER CERTIFICATIONS				

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

Page 4 of 15

- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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

- 12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees ofthe Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").
- 13. To the best ofthe Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

[] is [x] is not

- a "financial institution" as defined in MCC Section 2-32-455(b).
- 2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

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

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

If the letters "NA," the word "None," or no response appears on the lines above, it will be

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conclusively presu	med that the Disclosing Party ce	ertified to the above statements.
D. CERTIFICATION	ON REGARDING FINANCIAI	L INTEREST IN CITY BUSINESS
Any words or term	s defined in MCC Chapter 2-15	6 have the same meanings if used in this Part D.
reasonable inquiry,		o the best of the Disclosing Party's knowledge after f the City have a financial interest in his or her own the Matter?
[] Yes	[x] No	
•	ked "Yes" to Item D(l), proceed ns D(2) and D(3) and proceed to	to Items D(2) and D(3). If you checked "No" to Part E.
official or employe person or entity in assessments, or (iii Sale"). Compensati	e shall have a financial interest in the purchase of any property that) is sold by virtue of legal process.	e bidding, or otherwise permitted, no City elected in his or her own name or in the name of any other it (i) belongs to the City, or (ii) is sold for taxes or is at the suit of the City (collectively, "City Property to the City's eminent domain power does not of this Part D.
Does the Matter in	volve a City Property Sale?	
[] Yes	[] No	
		ames and business addresses of the City officials or fy the nature of the financial interest:
Name	Business Address	Nature of Financial Interest
	Party further certifies that no cy official or employee.	prohibited financial interest in the Matter will be

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

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- 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 n/a

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(l) 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

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of a member of Congress, in connection with the award of any federally funded contract, making any

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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(l) 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) ofthe Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.
- 5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(l) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the [] Yes	e Applicant [] No	t?
If "Yes," answer the three	questions	below:
Have you developed as federal regulations? (See 4) [] Yes	•	have on file affirmative action programs pursuant to applicable rt 60-2.)
•	the Equal I ents?	oorting Committee, the Director ofthe Office of Federal Contract Employment Opportunity Commission all reports due under the [] Reports not required
3. Have you participated equal opportunity clause? [] Yes	• 1	vious contracts or subcontracts subject to the
If you checked "No" to qu	uestion (1) o	or (2) above, please provide an explanation:

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SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics http://www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

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CERTIFICATION

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

Tribune Tower West Investor (ParalleM), LLC (Print Qg^vpe tfxacHegal name of Disclosing Party)

(Sign here)

David Thompson (Print or type name of person signing)

Vice President and Chief Financial Officer (Print or type title of person signing)

Signed and sworn to before me on (date)

2019

at

County,

(state).

SEE ATTACHED

Commission expires:

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CALIFORNIA JURA	AT	GOVERNMENT CODE § 8202		
	herofficercornpletingthis certificate verifiesonlythe ate is attached, and not the truthfulness, accuracy, c		thedocument to)
State of California C	County of Los Angeles			
i-wmtw Lm *nSe'« Cou	:Z Notary Public • California inty 256753 , MyComm.ExpiresAug <http: mycomm.expiresaug=""> 31.2022 <h< td=""><td>Hay//24 2022</td><td></td><td></td></h<></http:>	Hay//24 2022		
i\S§i&/ Commission # 22	230733 , myComm.expiresAug <mup: mycomm.expiresaug="">31.2022 <m< td=""><td>щр.//31.2022></td><td></td><td></td></m<></mup:>	щр.//31.2022>		
Place Notary Seal a Subscribed and swo	<i>and/or Stamp Above</i> orn to (or affirmed) before me on			
this {% day of ^Ittl				
Date Month Year				
(1) David Thompsor	า			
(and (2)^	Namefifof Signerfgf			
proved to me onthe	basis of satisfactory evidence to be the personj^fwh	no appeared before me.		
Signature <i>S</i>	ignature ofNotary Public O			

OPTIONAL

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Completing this infonnation can deter alteration of the documentor fraudulent reattachment of this form to an unintended document.

Description of Attached Document		
Title or Type of Document:		
Document Date:	Number of Pages:	
Signer(s) Other Than Named Above:		
©2018 National Notary Association		

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

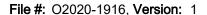
Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any ofthe 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.l.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

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

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[] Yes	[] No	
which such person i	is connected; (3) t	ne name and title of such person, (2) the name of the legal entity to the name and title of the elected city official or department head to tionship, and (4) the precise nature of such familial relationship.
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ST	ΓATEMENT AND	CITY OF CHICAGO ECONOMIC DISCLOSURE D AFFIDAVIT n/a APPENDIX B
BUILDI	NG CODE SCOF	FFLAW/PROBLEM LANDLORD CERTIFICATION
ownership interest	in the Applicant ex	ly by (a) the Applicant, and (b) any legal entity which has a direct xceeding 7.5% (an "Owner"). It is not to be completed by any ct ownership interest in the Applicant.
		10, is the Applicant or any Owner identified as a building code at to MCC Section 2-92-416?
[] Yes	[] No	
		ublicly traded on any exchange, is any officer or director of the le scofflaw or problem landlord pursuant to MCC Section 2-92-
[] Yes	[] No	[] The Applicant is not publicly traded on any exchange.
3. If yes to (1) or (2)	2) above, please id	dentify below the name of each person or legal entity identified as

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



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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

[] Yes
[]No
[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.
This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(l). If you
checked "no" to the above, please explain.

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(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify tmtMully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTD7ICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Tribune Tower West Investor (Parallel-1), LLC Date: (Print or type legal name of Disclosing Party)

Print or type name of signatory:

Dsvid Thompson Vice Pruoidontand c*isf Financial ∧

Title of signatory:

File #: O2020	-1916, Version: 1			
Signed and s	sworn to before me on [date]		, by	
	, at	County,	[state].	
		Notary Public.		
Camminaian				
Commission	expires:	•		
Ver. 11-01-05	CALIFORNIA JURAT		GOVERNMEI	NT CODE § 8202
			cate verifies only the identity of the and not the truthfulness, accur	
	State	of		California
	County of			
		Sul	bscribed and sworn to (or affirmed	l) before me on
Month				
		0)		
		0)		
	ADIAN \$■ COMH.f 2198264 £ UFORNIA W Los Angeles County ~ Hi Conn. Exp.	<u>June 17,2021 y</u>		
Place Notary So	eal and/or Stamp Above			
(and (2).	Name(s) of Signers)			
proved to me o 'ignature of Not Signature	n the basis of satisfactory evidence to tary Public	be the person(s) who a	opeared before me.	
tended docume	ent t	OPTIONA	AL	
	his information can deter alteration ofth	ne document or fraudule	ent reattachment of this form to an	unintended documen.

Office of the City Clerk Page 189 of 285 Printed on 7/4/2025

Description of Attached Document

File #:	O2020-1916	Version:	1

Title or Type of Document

Document Date:

Number of Pages:.

Signer(s) Other Than Named Above:.

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:

CIM Fund VIII (Parallel-1), LP

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [] the Applicant

OR

- 2. [x] a legal entity currently holding, or anticipated to hold within six months after City action on
- 2. the contract, transaction or other undertaking to which this EDS pertains (referred to below as the
- 2. "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal
 - 2. name: Tribune Tower West (Chicago) Owner, LLC
- 3. [] a legal entity with a direct or indirect right of control of the Applicant (see Section 11(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: 4700 wilshire Blvd.

Los Angeles, CA 90010

Email: dwellspring@cimgroup.com

C. Telephone: 646-582-0502 Fax: JWA
<mailto:dwellspring@cimgroup.com>

D. Name of contact person: David C. Wellspring

- E. Federal Employer Identification No. (if you have one):
- F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Grant of Easement for Tribune Tower, located at 435 North Michigan

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G. Which City agenc	ey or department is requ	esting this EDS? Transportation
If the Matter is a cocomplete the following		by the City's Department of Procurement Services, please
Specification #		and Contract #
Ver.2018-1	P	aget of 15
SECTION II DIS	SCLOSURE OF OWN	ERSHIP INTERESTS
A. NATURE OF TH	IE DISCLOSING PAR'	ΓΥ
[] Person	siness corporation ip iip	Party: [] 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 co	untry) of incorporation or organization, if applicable:
Delaware		
	not organized in the Sta of Illinois as a foreign	ate of Illinois: Has the organization registered to do entity?
[] Yes	[x]No	[] Organized in Illinois
B. IF THE DISCLOS	SING PARTY IS A LE	GAL ENTITY:
the entity; (ii) for not are no such members similar entities, the tra- limited partnerships, each general partner, indirectly controls the	t-for-profit corporations, write "no members wrustee, executor, adminited liability comparanaging member, made day-to-day management	
NOTE: Each legal en	must s	submit an EDS on its own behalf.

Name Title

File #: O2020-1916, Version:	1		
Tribune Tower West (Chicago)	Venture, LLC	The Applicant's Sole Member	
Golub Trib Investors, LLC		Managing Member of the Applicant's Sole N	/lember
Golub Real Estate Corp.		Manager of Golub Trib Investors, LLC	
2. Please provide the folindirect, current or prosp ownership) in excess of ?	ective (i.e. within 6 mont 7.5% of the Applicant. Ex	ors erning each person or legal entity have the after City action) beneficial interest amples of such an interest include share joint venture, interest of a member	st (including ares in a
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limited liability companstate "None."	y, or interest of a benefic	ciary of a trust, estate or other simila	entity. If none,
NOTE: Each legal entity	/ listed below may be req	uired to submit an EDS on its own bo	ehalf.
Name See attached Schedule A	Business Address	Percentage Interest in the	Applicant
SECTION III - INCON OFFICIALS	ME OR COMPENSATI	ON TO, OR OWNERSHIP BY, C	ITY ELECTED
	y provided any income or ing the date of this EDS?	compensation to any City elected of	
		rovide any income or compensation t ving the date of this EDS? [] Yes	o any City [x] No
If "yes" to either of the a describe such income or	-	ow the name(s) of such City elected o	official(s) and
inquiry, any City elected	official's spouse or dome	e Disclosing Party's knowledge after estic partner, have a financial interest ("MCC")) in the Disclosing Party? []	(as defined in
	ify below the name(s) and describe the financial in	of such City elected official(s) interest(s).	and/or spouse

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SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual	Business Address	Ownership Interest
Tribune Tower West (Chicago)	c/o Golub & Company 625 N.	100% Direct Interest
Venture, LLC	Michigan Ave., Suite 2000 Chicago,	
	Illinois 60611	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Venture Parent, LLC	90010	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC	90010	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Low Angeles, CA	48.85% Indirect Interest
Holdings Parent, LLC	90010	
CIM Fund VIII, LP	4700 Wilshire Blvd. Los Angeles, CA	38.73% Indirect Interest
	90010	
T-Tribune West Co-Investor,	4700 Wilshire Blvd. Los Angeles, CA	48.65% Indirect Interest
LLC	90010	
435 North Michigan Holdco	c/o CIM Group 4700 Wilshire Blvd.	36.79% Indirect Interest
Ltd.	Los Angeles, CA 90010	
435 North Michigan Onshore	c/o CIM Group 4700 Wilshire Blvd.	9.94% Indirect Interest
Feeder Fund, L.P.	Los Angeles, CA 90010	
Tribune Tower West Partners	4700 Wilshire Blvd. Los Angeles, CA	10.12% Indirect Interest
(Parallel-1), LLC	90010	
Tribune Tower West Investor	4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
(Parallel-1), LLC	90010	
CIM Fund VIII (Parallel-1), LI	P4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
	90010	

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Name (indicate whether Business retained or anticipated Address to be retained) 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 person
or entities. SECTION V - CERTIFICATIONS
A. COURT-ORDERED CHILD SUPPORT COMPLIANCE
Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.
Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?
[] Yes [] No [x] No person directly or indirectly owns 10% or more of the Disclosing Party.
If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?
[] Yes [] No
B. FURTHER CERTIFICATIONS
1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of

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

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

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government,

including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;

• any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or ofthe United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery,

perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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

- 12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, ofthe City of Chicago (if none, indicate with "N/A" or "none").
- 13. To the best ofthe Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

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C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

[] is [x] is not

- a "financial institution" as defined in MCC Section 2-32-455(b).
- 2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

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

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

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

[] Yes [x] No

NOTE: If you checked "Yes" to Item D(l), proceed to Items D(2) and D(3). If you checked "No" to Item D(l), skip Items D(2) and D(3) and proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit ofthe City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not

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constitute a financial	interest within the meaning of	this Part D.				
Does the Matter invo	olve a City Property Sale?					
[] Yes	[] No	[] No				
•	\ / · •	ames and business addresses of the City officials of the nature of the financial interest:				
Name	Business Address	Nature of Financial Interest				
•	Party further certifies that no proficial or employee.	prohibited financial interest in the Matter will be				
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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
- 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS n/a

NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally

funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(l) 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

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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(l) and A(2) above.
- 4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c) (4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.
- 5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(l) 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

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subcontractors to submit the following information with their bids or in writing at the outset of negotiations.
Is the Disclosing Party the Applicant? [] Yes [] No
If "Yes," answer the three questions below:
1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.) [] Yes [] No
2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements? [] Yes [] No [] Reports not required
3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause? [] Yes [] No
If you checked "No" to question (1) or (2) above, please provide an explanation:
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SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics http://www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate,

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

- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

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CERTIFICATION

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

CIM Fund VIII (ParalleM), LP. (Print or tvrje-exact-tegal name of Disclosing Party)

By:

^Signhete)

David Thompson (Print or type name of person signing)

File #: O2020-1916, Version: 1		
Vice President and Chief Financial Office	er of the	GP (Print or type title of person signing)
Signed and sworn to before me on (date)		2019
at County,	(state).	
SEE ATTACHED		
Commission expires:		
Page 12 of IS		
CALIFORNIA JURAT		GOVERNMENT CODE § 8202
Anotarypublicoratheroffira thedoc^merittowhiciithisc«rtifk»te is attached, a	and nottiie	e truthfulness, accuracy, orvalidity of that document.
State of California County of Los Angeles		
	Subscr	ibed and sworn to (or affirmed) before me on
	this	day of LW^X^ ,20 ,by <i>Date Month Year</i>

(1) David Thompson

PATRICIA GUTIERREZ I Notary Public • California | Los Angeles County E Commission » 2256753 r My Comm. Expires Aug 31, 2022 I

),

Namel/rfof Signenflf

(and (2)

File #: O2020-1916, Version:	1
proved to me on the basis of sa	atisfactory evidence to be the personj^fwho appeared before me.
Place Notary Seal and/or Stan	np Above
•	OPTIONAL , Completing this infonnation can deter alteration ofthe document or fraudulent reattachment of this form to an unintended document.
Description of Attached Doc	ument
Title or Type of Document:	
Document Date:	Number of Pages:

©2016 National Notary Association

Signer(s) Other Than Named Above:

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.l.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

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Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.
Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?
[] Yes [] 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.
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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX B
BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION
This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.
1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?
[] Yes [] No
2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

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

[] The Applicant is not publicly traded on any exchange.

the pertinent code violations apply.
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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C
PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION
This Appendix is to be completed only by an Applicant that is completing this EDS as a "contractor" as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com http://www.amlegal.com). generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.
On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385,1 hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants' wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

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[] Yes[]

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No

[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(l). If you checked "no" to the above, please explain.

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acknowledgments.

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify tratmrdly, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTTFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf ofthe Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its

CIM Fund VIII (Parallel-1), LP Date." (Print or type legal name of Disclosing Party)

File #: O2020-1916, \	/ersion: 1			
Print or type name				
	Devid Thompson Vice Pib&idtH it- and			
Title of signatory:	^ ^{Finan} ciai Officar			
Signed and sworn to	before me on [date]		, by	
	, at	County,	[state]	
		Notary Public.		
Commission expires	S:	•		
Ver. 11-01-05 CALIFORNIA JURAT			GOVERNMENT C	ODE 8 8202
OALII ORRIAGOIVAI			OOVERTIMETET OF	ODL 3 0202
	ther officer completing this is attached, and not the truth			dividual who signed the document to
State of California County of				
APS MIbk\	£S			
			orn to (or affirmed) bef	ore me on
		this _{day} rtN	MOtek ₂oM. by <i>Date</i>	Month Year
		(D		
MAGGIE MURAD1AN i	Comm.! 2198264 £ notary p	oublic-california 81 L	os Angeles County \ I	3Y Conn. Exp. June 17,20211
Place Notary Seal and/o	or Stamp Above			

Name(s) ofSigner(s)

File #: O2020-1916, Version: 1

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me. 'ignature of Notary Public

Signature

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended docum

> intended documept i.

Description of Attached Document

Title or Type of Document

q£ \tCLOtMJuCt faMJ^ <file:///tCLOtMJuCt>
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Document Date:

Number of Pages:.

Signer(s) Other Than Named Above:.

©2018 National Notary Association

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:

CIM Fund VIII, LP

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

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

File #: O2020-1916, Version: 1		
		of control of the Applicant (see Section 11(B)(1)) sing Party holds a right of control:
B. Business address of the D	isclosing Party: 4700	wilshire Blvd.
	Los	Angeles, CA 90010
C. <u>Telephone: 646-582-0502</u>	Fax: N/A	Email: dwellspring@cimgroup.com
<pre><mailto:dwellspring@cimgroup.com< pre=""></mailto:dwellspring@cimgroup.com<></pre>	<u>></u>	
D. Name of contact person: David C	C. Wellspring	
E. Federal Employer Identif	ication No. (if you have	one):
F. Brief description of the M property, if applicable):	latter to which this EDS	pertains. (Include project number and location of
Grant of easement for Tribune Tov	ver, located at 435 North Michiga	an
G. Which City agency or dep	partment is requesting thi	is EDS? Transportation
If the Matter is a contract be complete the following:	being handled by the Ci	ty's Department of Procurement Services, please
Specification #	and Co	ntract #
Ver.2018-1	Paget of 15	
SECTION II - DISCLOSU	JRE OF OWNERSHIP	INTERESTS
A. NATURE OF THE DISC	CLOSING PARTY	
[] Person [] Publicly registered busines [] Privately held business co [] Sole proprietorship [] General partnership [x] L [] Trust [] Limited liability company [] Limited liability partnersh [] Joint venture [] Not-for-profit corporation (Is the not-for-profit corpora	orporation imited partnership nip tion also a 501(c)(3))?	

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

Delaware

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

[] Yes [x] No [] Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name Title

Tribune Tower West (Chicago) Venture, LLC

The Applicant's Sole Member

Golub Trib Investors, LLC Managing Member of the Applicant's Sole Member

Golub Real Estate Corp.

Manager of Golub Trib Investors, LLC

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% ofthe Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

Page 2 of 15

See attached Schedule A

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name Business Address Percentage Interest in the Applicant

^{*}See EDS submitted for Golub Real Estate Corp. for list of Directors

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

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

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

elected official during the 12-month period following the date of this EDS? [] Yes

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

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse (s)/domestic partner(s) and describe the financial interest(s).

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature ofthe relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Page 3 of 15

CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower
West (Chicago) Owner, LLC Schedule of Ownership Interests

[x] No

Entity/Individual	Business Address	Ownership Interest
Tribune Tower West (Chicago	c/o Golub & Company 625 N.	100% Direct Interest
Venture, LLC	Michigan Ave., Suite 2000 Chicago,	
	Illinois 60611	
Tribune Tower West (Chicago)4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Venture Parent, LLC	90010	
Tribune Tower West (Chicago)4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC	90010	
Tribune Tower West (Chicago)4700 Wilshire Blvd. Low Angeles, CA	48.85% Indirect Interest
Holdings Parent, LLC	90010	
CIM Fund VIII, LP	4700 Wilshire Blvd. Los Angeles, CA	38.73% Indirect Interest
	90010	
T-Tribune West Co-Investor,	4700 Wilshire Blvd. Los Angeles, CA	48.65% Indirect Interest
LLC	90010	
435 North Michigan Holdco	c/o CIM Group 4700 Wilshire Blvd.	36.79% Indirect Interest
Ltd.	Los Angeles, CA 90010	
435 North Michigan Onshore	c/o CIM Group 4700 Wilshire Blvd.	9.94% Indirect Interest
Feeder Fund, L.P.	Los Angeles, CA 90010	
Tribune Tower West Partners	4700 Wilshire Blvd. Los Angeles, CA	10.12% Indirect Interest
(Parallel-1), LLC	90010	
Tribune Tower West Investor	4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
(Parallel-1), LLC	90010	
CIM Fund VIII (Parallel-1), LI	P4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
	90010	

EASTM 66176397.1

Name (indicate whether Business Relationship to Disclosing Party Fees (indicate whether retained or anticipated to be retained)

Address (subcontractor, attorney, lobbyist, etc.)

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

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A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

[]Yes [] No
---------	------

B. FURTHER CERTIFICATIONS

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing. Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1), of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any ofthe offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Page 5 of 15

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

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

official capacity;

- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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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.

- 12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").
- 13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, ofthe City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

[] is [x] is not

- a "financial institution" as defined in MCC Section 2-32-455(b).
- 2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

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

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If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain

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here (attach addit	ional pages if necessary):	
	"," the word "None," or no respon umed that the Disclosing Party of	se appears on the lines above, it will be ertified to the above statements.
D. CERTIFICAT	ION REGARDING FINANCIA	L INTEREST IN CITY BUSINESS
Any words or term	ns defined in MCC Chapter 2-15	6 have the same meanings if used in this Part D.
reasonable inquiry		of the best of the Disclosing Party's knowledge after of the City have a financial interest in his or her own in the Matter?
[] Yes	[x] No	
	cked "Yes" to Item D(l), proceed ms D(2) and D(3) and proceed to	I to Items D(2) and D(3). If you checked "No" to Part E.
official or employ person or entity in assessments, or (ii Sale"). Compensa	ee shall have a financial interest the purchase of any property that i) is sold by virtue of legal proce	e bidding, or otherwise permitted, no City elected in his or her own name or in the name of any other at (i) belongs to the City, or (ii) is sold for taxes or see at the suit of the City (collectively, "City Property to the City's eminent domain power does not f this Part D.
Does the Matter in	nvolve a City Property Sale?	
[] Yes	[] No	
-	, , =	names and business addresses of the City officials or ify the nature of the financial interest:
Name	Business Address	Nature of Financial Interest
	Party further certifies that no ity official or employee.	prohibited financial interest in the Matter will be
Page 8 of 15		

Office of the City Clerk Page 218 of 285 Printed on 7/4/2025

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
- 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS n/a

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(l) 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

File #: O2020-1916, Versi	on: 1				
by applicable feder employee	al law, a memb	per of Congress	, an officer or em	iployee of Cong	ress, or an
Ver.2018-1		Page 9 of	£15		
of a member of Congregation federally funded grant amend, or modify any	t or loan, enteri	ing into any coo	operative agreem	ent, or to extend	l, continue, renew,
3. The Disclosing which there occurs an forth in paragraphs A(y event that ma	aterially affects			
4. The Disclosing (4) of the Internal Revolutional Revenue Activities," as that terms	venue Code of 1 e Code of 1986	1986; or (ii) it is but has not en	s an organization gaged and will no	described in second of engage in "Lo	ction 501(c)(4) obbying
5. If the Disclosin form and substance to any subcontract and the duration of the Matter	paragraphs A(ne Disclosing P	(1) through A(4) Party must main	above from all s tain all such subo	subcontractors be contractors' certi	efore it awards ifications for the
B. CERTIFICATION	REGARDING	G EQUAL EMP	LOYMENT OPI	PORTUNITY	
If the Matter is f subcontractors to subnegotiations.					
Is the Disclosing Party [] Yes	the Applicant	?			
If "Yes," answer the th	ree questions l	below:			
Have you develope federal regulations? (S [] Yes	•		rmative action pr	ograms pursuan	t to applicable
2. Have you filed with Compliance Programs applicable filing require	, or the Equal E				
[] Yes	[] No	[] Reports not	t required		
3. Have you participa equal opportunity clau [] Yes	• •	ious contracts o	or subcontracts su	abject to the	
	[]110				

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

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SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.orgyEthics http://www.cityofchicago.orgyEthics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC

File:	# · (2020	-191	16 \	/ersion:	1

Chapter 1 -23 and Section 2-154-020.

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CERTIFICATION

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

CIM Fund VIII, LP. (SignKefe7 (Print or jype-ex-aet4egal name of Disclosing Party)

David Thompson (Print or type name of person signing)

Vice President and Chief Financial Officer of the GP (CIM Fund VIII GP, LLC, the Disclosing Party's general partner) (Print or type title of person signing)
County,

Signed and sworn to before me on (date)

Commission expires

at

Page 12 of 15

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of U>5 ^rn^-f fVS

Subscribed and sworn to (or affirmed) before me on this day of Dfflryib[^] r 20 by

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

t

1 jf&^&b. JENNIFER £. KAUNOWSKI f J^...-m»» Notarv Public - California E Notary Public - California

(Seal)

Signature! JP-^UJsmJ

Los Angeles County Commissions 2228100 MyComm Exoires Jan 7.2022

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.l.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal

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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.
Page 13 of 15 CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX B
BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION
This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.
1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?
[] Yes [] No
2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?
[] The Applicant is not publicly traded on any exchange.
3. If yes to (1) or (2) above, please identify below the name of each person or legal entity identified as a building code scofflaw or problem landlord and the address of each building or buildings to which

the pertinent code violations apply.



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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

[] Yes
Γ]No

[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

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

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checked "no" to the above, please explain.
Page 15 of 15
1 age 13 of 13
(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify tmtJifully, the Disclosing Party must complete a new EDS with correct or corrected information)
RECERTIFICATION
Generally, for use with City Council matters. Not for City procurements unless requested.
Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.
CIM Fund VIII, LP Date:
(Print or type legal name of Disclosing Party)
(sign herej Print or type name of signatory: Dfivid Thompson yi
President and Chief RnancialOfficar
Title of signatory:

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Signed and sworn to before me on [date] , at	County,	, by	[state].
	Notary Public.		
Commission expires:_			
Ver. 11-01-05 CALIFORNIA JURAT		GOVER	RNMENT CODE § 8202
A notary public or other officer completing this which this certificate is attached, and not the trutl			
State of California			
County of	this -' day Do	te	
Subscribed and sworn to (or affirmed) before me on			
Month Year			
(1)			
E MURADIAN f> .# 2198264 n!			
MAGGIE COMU i NOTARY PLUIC-CAUraWH Los Angeles County *** My Conn, Exp.	June 17.2021 y		
Place Notary Seal and/or Stamp Above (and (2). Name(s) of Signers)			
proved to me on the basis of satisfactory evidence to ignature of Notary Public Signature	o be the person(s) wh	o appeared l	before me.

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

File #: O2020-1916, Version: 1	
Description of Attached Document	
Title or Type of Document	
Document Date: Signer(s) Other Than Named Above: A/(fflS-	Number of Pages:.
©2018 National Notary Association	
	CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
SECTION I - GENERAL INFORMATION	
A. Legal name of the Disclosing Party submi	itting this EDS. Include d/b/a/ if applicable:
T-Tribune West Co-Investor, LLC	
Check ONE of the following three boxes:	
Indicate whether the Disclosing Party submitted. [] the Applicant	ting this EDS is:
the contract, transaction or other undertaking	anticipated to hold within six months after City action on to which this EDS pertains (referred to below as the ss of 7.5% in the Applicant. State the Applicant's legal
	ct right of control of the Applicant (see Section 11(B)(1) e Disclosing Party holds a right of control:
B. Business address of the Disclosing Party:	4700 Wilshire Blvd.
<u>-</u>	Los Angeles, CA 90010
C. <u>Telephone: 646-582-0502</u> <u>Fax: WA</u>	Email: dwellspring@cimgroup.com

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<mailto:dwellspring@cimgroup.com>

D. Name of contact person: David c. Weiispring

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E. Federal Employer Ident	ification No. (if yo	ou have one):
F. Brief description of the I property, if applicable):	Matter to which th	nis EDS pertains. (Include project number and location of
Grant of easement for Tribune	Tower, located at 435 I	North Michigan
G. Which City agency or do	epartment is reque	esting this EDS? Transportation
If the Matter is a contract complete the following:	being handled by	the City's Department of Procurement Services, please
Specification # ^		and Contract #
Ver.2018-1	Pa	aget of 15
A. NATURE OF THE DIS 1. Indicate the nature of] Person] Publicly registered busi] Privately held business] Sole proprietorship] General partnership] Limited partnership] Trust	f the Disclosing Pa	
2. For legal entities, the sta	ate (or foreign cou	ntry) of incorporation or organization, if applicable:
3. For legal entities not org business in the State of Illir		e of Illinois: Has the organization registered to do ntity?
[] Yes [[x] No	[] Organized in Illinois
B. IF THE DISCLOSING I	PARTY IS A LEC	SAL ENTITY:

List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) for not-for-profit corporations, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) for trusts, estates or other similar entities, the trustee, executor, administrator, or similarly situated party; (iv) for general or

File #: O2020-1916, Version: 1 limited partnerships, limited liability companies, limited liability partnerships or joint ventures, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant. NOTE: Each legal entity listed below must submit an EDS on its own behalf. Name Title Tribune Tower West (Chicago) Venture, LLC The Applicant's Sole Member Golub Trib Investors, LLC Managing Member of the Applicant's Sole Member Golub Real Estate Corp. Manager of Golub Trib Investors, LLC *See EDS submitted for Golub Real Estate Copr. for list of Directors 2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a Page 2 of 15 limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf. Name **Business Address** Percentage Interest in the Applicant See attached Schedule A SECTION III » INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED **OFFICIALS**

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

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

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

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?

[] Yes [x] No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse (s)/domestic partner(s) and describe the financial interest(s).

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual	Business Address	Ownership Interest
Tribune Tower West (Chicago)	c/o Golub & Company 625 N.	100% Direct Interest
Venture, LLC	Michigan Ave., Suite 2000 Chicago,	
	Illinois 60611	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Venture Parent, LLC	90010	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC	90010	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Low Angeles, CA	48.85% Indirect Interest
Holdings Parent, LLC	90010	
CIM Fund VIII, LP	4700 Wilshire Blvd. Los Angeles, CA	38.73% Indirect Interest
	90010	
T-Tribune West Co-Investor,	4700 Wilshire Blvd. Los Angeles, CA	48.65% Indirect Interest
LLC	90010	
435 North Michigan Holdco	1	36.79% Indirect Interest
Ltd.	Los Angeles, CA 90010	
435 North Michigan Onshore	c/o CIM Group 4700 Wilshire Blvd.	9.94% Indirect Interest
Feeder Fund, L.P.	Los Angeles, CA 90010	

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Tribune Tower West Partners (Parallel-1), LLC Tribune Tower West Investor	90010 4700 Wilshire B			
(Parallel-1), LLC CIM Fund VIII (Parallel-1), LP	90010 4700 Wilshire B 90010	lvd. Los Angeles, CA	10.10% Indirect Inter	rest
EAST\166I76397.1				
2101(1001/03)				
Name (indicate whether retained or anticipated to be retained)		Relationship to (subcontracto lobbyist, etc.)		y Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
(Add sheets if necessary	y)			
[x] Check here if the D	Disclosing Par	rty has not retai	ned, nor expects	to retain, any such persons or
entities. SECTION V -	- CERTIFIC	ATIONS		
A. COURT-ORDERED	CHILD SUI	PPORT COMPL	IANCE	
Under MCC Section 2-9 remain in compliance w				hat contract with the City must be contract's term.
Has any person who dir arrearage on any child s	•	•		closing Party been declared in petent jurisdiction?
[] Yes [] No [x] N	o person dire	ctly or indirectly	owns 10% or mo	re of the Disclosing Party.
If "Yes," has the person is the person in complia			agreement for pa	yment of all support owed and
[] Yes [] No				

B. FURTHER CERTIFICATIONS

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees,

officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee ofthe City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

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

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

13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, ofthe City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

- 1. The Disclosing Party certifies that the Disclosing Party (check one)
 - [] is [x] is not
 - a "financial institution" as defined in MCC Section 2-32-455(b).
- 2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

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

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

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own

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name or in the na	me of any other person or entity in	the Matter?
[] Yes	[x] No	
	ecked "Yes" to Item D(l), proceed ems D(2) and D(3) and proceed to	to Items D(2) and D(3). If you checked "No" to Part E.
official or employ person or entity in assessments, or (i Sale"). Compensa	vee shall have a financial interest in the purchase of any property that ii) is sold by virtue of legal proces	bidding, or otherwise permitted, no City elected in his or her own name or in the name of any other (i) belongs to the City, or (ii) is sold for taxes or is at the suit ofthe City (collectively, "City Property of the City's eminent domain power does not this Part D.
Does the Matter i	nvolve a City Property Sale?	
[] Yes	[] No	
		ames and business addresses of the City officials or fy the nature of the financial interest:
Name	Business Address	Nature of Financial Interest
4. The Disclosing	Party further certifies that no	prohibited financial interest in the Matter will be

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

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
 - 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the

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

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS n/a

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(l) 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

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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(l) and A(2) above.
 - 4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)

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(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.
5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(l) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.
B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY
If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.
Is the Disclosing Party the Applicant? [] Yes [] No
If "Yes," answer the three questions below:
1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.) [] Yes [] No
2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements? [] Yes [] No [] Reports not required
3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause? [] Yes [] No

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SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

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

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's

execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.city http://www.city of Chicago. org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

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CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute

this EDS, and all applicable Appendices, on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS, and all applicable Appendices, are true, accurate and complete as ofthe date furnished to the City.

T-Tribune West Co-Investor, LLC

(Print or tyjfi t>gal name of Disclosing Party)

(Sign here;

David Thompson

(Print or type name of person signing)

Vice President and Chief Financial Officer of its managing member (Print or type title of person signing)

Signed and sworn to before me on (date)

2019

at

County,

(state).

SEE ATTACHED

Commission expires:

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CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public^rofteroffra^

the document to which this certificate Is attached, and not the truthfulness, accuracy, or validity ofthat document.

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State of California County of Los Angeles

Subscribed and sworn to (or affirmed) before me on

m/» /ff day of ^UUyfLiA , 20 /<7 . by

Date Month Year

PATRICIA GUTIERREZ f otarv Public - California I\$

I

(1) David Thompson

(and(2)_

Nameffifof Signen/f

proved to me on the basis of satisfactory evidence to be the person(#fwho appeared before me.

Race Notary Seal and/or Stamp Above

OPTIONAL

Completing this infonnation can deter alteration of the documentor fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document

Document Date:

Number of Pages:

Signer(s) OtherThan Named Above:

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

Γ.	Yes	[] No
- 1	1 65	110

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.

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT n/a APPENDIX B

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the pertinent code violations apply.

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

			10, is the Applicant or any Owner identified as a building code to MCC Section 2-92-416?
	[]Yes	[] No	
A		• • •	ablicly traded on any exchange, is any officer or director of the e scofflaw or problem landlord pursuant to MCC Section 2-92-
	[] Yes	[] No	[] The Applicant is not publicly traded on any exchange.
3.	If yes to (1) or (2) above	ve, please id	entify below the name of each person or legal entity identified as

a building code scofflaw or problem landlord and the address of each building or buildings to which

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT

APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

[] Yes
[]No
[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.
This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(l). If you
checked "no" to the above, please explain.

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTD7ICATION

Generally, for use with City Council matters. Not for City procurements unless requested. Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained d

				as of the date furnished to the City an fication, and (3) reaifirms its
T-Tribune West Co-In Party)	vestor, LLC Date: (Print or	type legal name	of Disclo	sing
Print or type name o	of signatory:			
	Dsvid Thompson Vice? President and			
Title of signatory:	Chief Financral Office			
Signed and sworn to	before me on [date] v , at	County,	, by	[state].
	No	otary Public.		
Commission expires	:_			
Ver. 11-01-05			GOVERN	IMENT CODE § 8202
	er officer completing this certi attached, and not the truthfuln			of the individual who signed the document t document

State of California County of

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Subscribed and sworn to (or affirmed) before me on this ^ day of/teL 20^0 by Date Month Year

Name(s) of Signerfs)
Place Notary Seal and/or Stamp Above

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me. *'Signature of Notary Public*Signature

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

locumeni i.

Description of Attached Document

Title or Type of Document

Document Date: Number of Pages:.

Signerfs) Other Than Named Above:.

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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: 435

North Michigan Holdco Ltd.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [] the Applicant OR

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2. [x] a legal entity currently holding, or a2. the contract, transaction or other under the	•			•
2. "Matter"), a direct or indirect interest in legal	n excess of 7.5	% in th	ne Applicant	. State the Applicant's
2. name: Tribune Tower West (Chicago) Owner, LLo OR	C			
3. [] a legal entity with a direct or indire State the legal name of the entity in which the	_		* *	` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` `
B. Business address of the Disclosing Party:	480 Washing Jersey City, NJ 0		vd	
C. <u>Telephone:</u> 212-55 <mailto:arlene.brownstein@citi.com></mailto:arlene.brownstein@citi.com>	59-0401 F	ax:	Email:	arlene.brownstein@citi.com
D. Name of contact person: Arlene Brownstein				
E. Federal Employer Identification No. (if yo	ou have one): ^N	I/A		
F. Brief description of the Matter to which th	is EDS pertain	s.(Inclu	ıde project n	umber and location of
F. property, if applicable):				
Grant of Easement for Tribune Tower, located at 435 No	rth Michigan			
G. Which City agency or department is reque	esting this EDS	S? Trans	sportation	
If the Matter is a contract being handled by complete the following:	y the City's D	epartme	ent of Procu	rement Services, please
Specification #	and Contract	#		
Ver.2018-1 Pag	ge 1 of 15			
SECTION II - DISCLOSURE OF OWNE	RSHIP INTE	RESTS	S	
A. NATURE OF THE DISCLOSING PART	Ϋ́			
 Indicate the nature of the Disclosing Paleson Publicly registered business corporation Privately held business corporation Sole proprietorship General partnership Limited partnership 	[] Limited li [] Limited l [] Joint vent [] Not-for-p	iability ure rofit cor r-profit	partnership rporation	also a 501 (c)(3))?

File #: O2020-1916, Version	n: 1	
] Trust		[x] Other (please specify) company limited by shares
2. For legal entities, the	state (or foreign	country) of incorporation or organization, if applicable:
Cayman Islands		
3. For legal entities not business in the State of	U	State of Illinois: Has the organization registered to do gn entity?
[] Yes	[X] No	[] Organized in Illinois
B. IF THE DISCLOSIN	NG PARTY IS A	LEGAL ENTITY:

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

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

Name Title

Tribune Tower West (Chicago) Venture, LLC The Applicant's Sole Member Golub Trib Investors, LLC Managing Member of the Applicant's Sole Member Golub Real Estate Corp. Manager of Golub Trib Investors, LLC

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including, ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

Page 2 of 15

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Business Address Percentage Interest in the Applicant Name

See attached Schedule A

^{*}See EDS submitted for Golub Real Estate Corp. for list of Directors

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

Has the Disclosing Party provided any i	ncome or compensat	tion to any City	elected offi	icial during the
12-month period preceding the date of t	his EDS?	[] Yes	[%\ No
Does the Disclosing Party reasonably ex	1 1			
elected official during the 12-month per	iod following the dat	te of this EDS?	[]Yes	[X] No
If "yes" to either of the above, please ide describe such income or compensation:	entify below the nam	e(s) of such Cit	y elected of	fficial(s) and
Does any City elected official or, to the	,	•	C	
inquiry, any City elected official's spous	•			as defined in
Chapter 2-156 of the Municipal Code of	Chicago ("MCC")) i	n the Disclosing	g Party?	
[] Yes [X] No				
If "yes," please identify below the	name(s) of such	City elected	official(s)	and/or spous

(s)/domestic partner(s) and describe the financial interests).

SECTION IV ~ DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

Entity/Individual	Business Address	Ownership Interest
Tribune Tower West (Chicago)	c/o Golub & Company 625 N.	100% Direct Interest
Venture, LLC	Michigan Ave., Suite 2000 Chicago,	
	Illinois 60611	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Venture Parent, LLC	90010	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Los Angeles, C A	97.5% Indirect Interest
Holdings, LLC	90010	
Tribune Tower West (Chicago)	4700 Wilshire Blvd. Low Angeles, CA	48.85% Indirect Interest
Holdings Parent, LLC	90010	
CIM Fund VIII, LP	4700 Wilshire Blvd. Los Angeles, CA	38.73% Indirect Interest
	90010	
T-Tribune West Co-Investor,	4700 Wilshire Blvd. Los Angeles, CA	48.65% Indirect Interest
LLC	90010	
435 North Michigan Holdco	1	36.79% Indirect Interest
Ltd.	Los Angeles, CA 90010	
435 North Michigan Onshore	c/o CIM Group 4700 Wilshire Blvd.	9.94% Indirect Interest
Feeder Fund, L.P.	Los Angeles, CA 90010	
Tribune Tower West Partners	4700 Wilshire Blvd. Los Angeles, CA	10.12% Indirect Interest
(Parallel-1), LLC	90010	
Tribune Tower West Investor	4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
(Parallel-1), LLC	90010	
CIM Fund VIII (Parallel-1), LF	P4700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
	90010	

EASTM 66176397.1

Name (indicate whether Business Relationship to Disclosing Party Fees (indicate whether retained or anticipated to be retained)

Address (subcontractor, attorney, lobbyist, etc.)

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

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entities. SECTION V - CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

[] Yes [] No [x] 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?

Г٦	Yes	Γ	No

B. FURTHER CERTIFICATIONS

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

Page 4 of 15

- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a

public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Page 5 of 15

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe,

a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1 ' " Page 6 of 15

contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

- 12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, ofthe City of Chicago (if none, indicate with "N/A" or "none").
- 13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, ofthe City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient. None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

[] is [x] is not

- a "financial institution" as defined in MCC Section 2-32-45 5(b).
- 2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

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

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If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain

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here (attach additional pa		
	ord "None," or no response appear the Disclosing Party certified	
D. CERTIFICATION RI	EGARDING FINANCIAL INTE	REST IN CITY BUSINESS
Any words or terms defin	ned in MCC Chapter 2-156 have	the same meanings if used in this Part D.
reasonable inquiry, does		est of the Disclosing Party's knowledge after ity have a financial interest in his or her own latter?
[] Yes	[xj No	
	Yes" to Item D(l), proceed to Iter 2) and D(3) and proceed to Part E	ns D(2) and D(3). If you checked "No" to
official or employee shall person or entity in the pur assessments, or (iii) is sol Sale"). Compensation for	have a financial interest in his or rchase of any property that (i) be ld by virtue of legal process at the	ng, or otherwise permitted, no City elected r her own name or in the name of any other longs to the City, or (ii) is sold for taxes or e suit ofthe City (collectively, "City Property lity's eminent domain power does not art D.
Does the Matter involve a	a City Property Sale?	
[] Yes	[] No	
•	to Item D(l), provide the names a nancial interest and identify the	and business addresses of the City officials or nature of the financial interest:
Name	Business Address	Nature of Financial Interest
4. The Disclosing Party acquired by any City office		ited financial interest in the Matter will be

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

- X 1 The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.
- 2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS n/a

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(l) 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

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by applicable federal employee	law, a member of Congress, an officer or employee of Congress, or an
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federally funded grant of	s, in connection with the award of any federally funded contract, making any r loan, entering into any cooperative agreement, or to extend, continue, renew, ederally funded contract, grant, loan, or cooperative agreement.
	arty will submit an updated certification at the end of each calendar quarter in event that materially affects the accuracy of the statements and information set and $A(2)$ above.
(4) of the Internal Revenue Of the Internal Revenue Of	arty certifies that either: (i) it is not an organization described in section 501(c) are Code of 1986; or (ii) it is an organization described in section 501(c)(4) Code of 1986 but has not engaged and will not engage in "Lobbying is defined in the Lobbying Disclosure Act of 1995, as amended.
form and substance to pa any subcontract and the	Party is the Applicant, the Disclosing Party must obtain certifications equal in tragraphs A(l) through A(4) above from all subcontractors before it awards Disclosing Party must maintain all such subcontractors' certifications for the d must make such certifications promptly available to the City upon request.
B. CERTIFICATION RI	EGARDING EQUAL EMPLOYMENT OPPORTUNITY
If the Matter is fed subcontractors to subminegotiations.	erally funded, federal regulations require the Applicant and all proposed it the following information with their bids or in writing at the outset of
Is the Disclosing Party th	ne Applicant? [] No
If "Yes," answer the thre	e questions below:
Have you developed a federal regulations? (See [] Yes	and do you have on file affirmative action programs pursuant to applicable 41 CFR Part 60-2.) [] No
	ne Joint Reporting Committee, the Director of the Office of Federal Contract r the Equal Employment Opportunity Commission all reports due under the nents? [] No [] Reports not required
3. Have you participated equal opportunity clause []Yes	in any previous contracts or subcontracts subject to the []No

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

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SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.orpyEthics http://www.cityofchicago.orpyEthics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC

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Chapter 1-23 and Section 2-154-020.

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CERTIFICATION

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

435 North Michigan Holdco Ltd. (Print or type exact legal name of Disclosing Party)

(Sign here)

Julie A. Gilbert (Print or type name of person signing)

Director (Print or type title of person signing)

2019

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CALIFORNIA JURAT WITH AFFIANT STATEMENT LT/Se

GOVERNMENT CODE § 8202

'See Attached Document (Notary to cross out lines 1-6 below) □ See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary) Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of $(j>9 PrA^dl^$

Subscribed and sworn to (or affirmed) before me

day of. on this

(D-

bv Date Month Year

JiUi A- - $G \setminus \{YxaJt\}$

(and (2).

Namefs) of Signerfs)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document xZU)rui^jic $frsdo^iu'e Stfl-fevnrxi-$

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lk

Number of Pages:

Title or Type of Document: fl/vi^ /\£ftqJMA+- Document Date: I^H

Signer(s) Other Than Named Above:

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS

AND DEPARTMENT HEADS

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

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

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

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

[] Yes	[] 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.

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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 direc ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.
1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?
[] Yes [] No
2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?
[] The Applicant is not publicly traded on any exchange.
3. If yes to (1) or (2) above, please identify below the name of each person or legal entity identified as

a building code scofflaw or problem landlord and the address of each building or buildings to which

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the pertinent code violations apply.

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

[]No
[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.
This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(l). If you
checked "no" to the above, please explain.

Page 15 of 15

[]Ves

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected uiformation)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as ofthe date of this recertification, and (3) reaffirms its acknowledgments.

435 North Michigan Holdco Ltd.	Date: 03/06/2020	
(Print or type legal name of Disclosing Party) By:		
(sign here) Print or type name of signatory: Julie A. Gilbert		
Title of signatory: Director		
Signed and sworn to before me on [date] _,by _, at, t^WuW. Ver. 1141-05 jfcjS&tary Pub	[state].	

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 2 Of any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Lo3 flY|0|-Ul^

Date

Year

by (1L

Subscribed and sworn to (or affirmed) before me on this KD day of.

Month

JIAlit &}\\tetoJr

JONG MI ICUNG , I NouryF*ix-C**rna \ LoiA.i5MsCo-.jrty < http://LoiA.i5MsCo-.jrty> I Corrosion 12222705 r My Own Bans Nov 20.2021 t

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

C^oignature of Notary Public 3

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

1

Number of Pages:

Title or Type of Document: E&rvtorW^ t>feo(o<3M>t 'yfajC/VUaM'Pocument Date:

. Signer(s) Other Than Named Above:.

©2016 National Notary Association **www.NationalNotary.org http://www.NationalNotary.org 1 -800-US NOTARY (1 -800-876-6827) Item #5910**

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: 435 North Michigan Onshore Feeder Fund, L P.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [] the Applicant

OR

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

OR

3. [] a legal entity with a direct or indirect right of control of the Applicant (see Section 11(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: 480 Washington Blvd, 30th Floor

File #: O2020-1916, Version: 1		
		Jersey City, NJ 07310
C. <u>Telephone: 212-559-0401</u> <mailto:arlenebrownstein@citi.co< th=""><th><u>Fax:</u> <u>m></u></th><th>Email: arlenebrownstein@citi.com</th></mailto:arlenebrownstein@citi.co<>	<u>Fax:</u> <u>m></u>	Email: arlenebrownstein@citi.com
D. Name of contact person: Arlen	e Brownstein	
E. Federal Employer Identificatio	n No. (if you have	one): N/A
F. Brief description of the Matter property, if applicable):	to which this EDS	pertains. (Include project number and location of
Grant of Easement for Tribune Tower, loca	ated at 435 North Michig	an
G. Which City agency or departme	ent- is requesting t	his EDS? Transportation
If the Matter is a contract being complete the following:	handled by the C	ity's Department of Procurement Services, please
Specification #	and Co	ontract #
Ver.2018-1	Paget of 1	5
SECTION II - DISCLOSURE (OF OWNERSHIP	INTERESTS
A. NATURE OF THE DISCLOS	ING PARTY	
[] Person [] Publicly registered business cor [] Privately held business corpora [] Sole proprietorship [] General partnership [x] Limite [] Trust [] Limited liability company [] Limited liability partnership [] Joint venture [] Not-for-profit corporation (Is the not-for-profit corporation a	tion d partnership	

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

Delaware

3. For legal entities not organized in the State of Illinois: Has the organization registered to do

File #: O2020-1916, Version: 1			
business in the Sta	ate of Illinois as a fore	ign entity?	
[] Yes	[X] No	[] Organized in Illinois	
D IE THE DISCLOSING DADTY IS A LEGAL ENTITY.			

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name Title

Tribune Tower West (Chicago) Venture, LLC The Applicant's Sole Member Golub Trib Investors, LLC Managing Member of the Applicant's Sole Member Golub Real Estate Corp. Manager of Golub Trib Investors, LLC

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

Page 2 of 15

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Percentage Interest in the Applicant **Business Address** Name See attached Schedule A

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

Has the Disclosing Party provided any income or compensation to any City elected official during the

^{*}See EDS submitted for Golub Real Estate Corp. for list of Directors

File #: O2020-1916	, Version: 1		
12-month period	d preceding the date of this EDS?	[] Yes	[x] No
	sing Party reasonably expect to provide any luring the 12-month period following the d	-	o any City [x] No
•	of the above, please identify below the nation or compensation:	me(s) of such City elected o	official(s) and
inquiry, any City	lected official or, to the best of the Disclosic velected official's spouse or domestic partre	ner, have a financial interest	
Chapter 2-156 of	f the Municipal Code of Chicago ("MCC")) in the Disclosing Party?	
[]Yes	[3} No		

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse (s)/domestic partner(s) and describe the financial interest(s).

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature ofthe relationship, and the total amount ofthe fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH WOULD CAUSE COMPETITIVE HARM

Schedule A to City of Chicago Economic Disclosure Statement and Affidavit Tribune Tower West (Chicago) Owner, LLC Schedule of Ownership Interests

100% Direct Interest

Entity/Individual Business Address Ownership Interest

Tribune Tower West (Chicago) c/o Golub & Company 625 N.
Venture, LLC Michigan Ave., Suite 2000 Chicago,

Illinois 60611

Tribune Tower West (Chicago) 4700 Wilshire Blvd. Los Angeles, CA 97.5% Indirect Interest

Venture Parent, LLC 90010

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Tribune Tower West (Chicago) 4700 Wilshire Blvd. Los Angeles, CA 97.5% Indirect Interest

Holdings, LLC 90010

Tribune Tower West (Chicago) 4700 Wilshire Blvd. Low Angeles, CA 48.85% Indirect Interest

Holdings Parent, LLC 90010

CIM Fund VIII, LP 4700 Wilshire Blvd. Los Angeles, CA 38.73% Indirect Interest

T-Tribune West Co-Investor, 4700 Wilshire Blvd. Los Angeles, CA 48.65% Indirect Interest

LLC 90010

c/o CIM Group 4700 Wilshire Blvd. 36.79% Indirect Interest

435 North Michigan Holdco

Los Angeles, CA 90010 Ltd. 435 North Michigan Onshore

c/o CIM Group 4700 Wilshire Blvd. 9.94% Indirect Interest

Los Angeles, CA 90010 Feeder Fund, L.P.

Tribune Tower West Partners 4700 Wilshire Blvd. Los Angeles, CA 10.12% Indirect Interest

(Parallel-1), LLC 90010

Tribune Tower West Investor 4700 Wilshire Blvd. Los Angeles, CA 10.10% Indirect Interest

(Parallel-1), LLC 90010

CIM Fund VIII (Parallel-1), LP4700 Wilshire Blvd. Los Angeles, CA 10.10% Indirect Interest

EASTM66176397.1

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

(Add sheets if necessary)

[x] Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities. SECTION V - CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

File #: O2020-1916, Version: 1
Has any person who directly or indirectly owns 10% or more ofthe Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?
[] Yes [] No [x] No person directly or indirectly owns 10% or more of the Disclosing Party.
If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?
[] Yes [] No
B. FURTHER CERTIFICATIONS

- 1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).
- 2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

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- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section 11(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee ofthe City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such Ver.2018-1

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contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

- 12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none"). N/A
- 13. To the best ofthe Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name ofthe City recipient. None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

- 1. The Disclosing Party certifies that the Disclosing Party (check one)
 - [] is [x] is not
 - a "financial institution" as defined in MCC Section 2-32-455(b).
- 2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

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

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

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

File #: O2020-1916, Version: 1		
Any words or te	rms defined in MCC Chapter 2-156	have the same meanings if used in this Part D.
reasonable inqui		the best of the Disclosing Party's knowledge after f the City have a financial interest in his or her own the Matter?
[] Yes	Lx] No	
	necked "Yes" to Item D(l), proceed tems D(2) and D(3) and proceed to	to Items D(2) and D(3). If you checked "No" to Part E.
official or emplo person or entity is assessments, or (Sale"). Compens	yee shall have a financial interest in in the purchase of any property that (iii) is sold by virtue of legal proces	bidding, or otherwise permitted, no City elected in his or her own name or in the name of any other (i) belongs to the City, or (ii) is sold for taxes or as at the suit of the City (collectively, "City Property of the City's eminent domain power does not this Part D.
Does the Matter	involve a City Property Sale?	
[] Yes	[] No	
•	\ / · I	ames and business addresses of the City officials of fy the nature of the financial interest:
Name	Business Address	Nature of Financial Interest
	ng Party further certifies that no posity official or employee.	prohibited financial interest in the Matter will be

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from

slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

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

SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS n/a

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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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(l) and A(2) above.
- 4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c) (4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.
- 5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(l) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party t	he Applican	nt?
[]Yes	[] No	
If "Yes," answer the thre	ee questions	below:
 Have you developed federal regulations? (See [] Yes 	•	have on file affirmative action programs pursuant to applicable art 60-2.)
-	or the Equal	porting Committee, the Director of the Office of Federal Contract Employment Opportunity Commission all reports due under the
[] Yes	[] No	[] Reports not required
 Have you participate equal opportunity clause 	• •	vious contracts or subcontracts subject to the
[] Yes	[] No	
If you checked "No" to a	question (1)	or (2) above, please provide an explanation:

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SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics http://www.cityofchicago.org/Ethics. and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to MCC Chapter 1-23, Article I (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

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CERTIFICATION

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

435 North Michigan Onshore Feeder Fund, LP. (Print or type exact legal name of Disclosing Party)

(Sign here)

Julie A. Gilbert (Print or type name of person signing) Disclosing Party's general partner

President of GP- President of EUROPEAN INVESTMENT MANAGEMENT SERVICES, INC., the (Print or type title of person signing)

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CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

[\$l5ee Attached Document (Notary to cross out lines 1-6 below)

□ See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of [b^ r\ryO^Ui<^

JONG MI KYUNG "wyP-jyc-Cai*™

loiA.ice» County Cott.smh '2222705 My Swt EorcsNov 20.202t

Subscribed and sworn to (or affirmed) before me on this 'I day of

by Date Month Year

(1) ^{*AJiXJL r\ - &\AbJUr*

(and (2)_

Name(s) of Signerfs)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

60JY10M.\C Qv^cio^v-l *Mr(jrr>OAt

Title or Type of Document: GfrA Fr-f^jAA Vi'-f-

Document Date: \2\n\CA)\\\(^\(\)

Number of Pages: \io Signer(s) Other Than Named Above:

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city

department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

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

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

[] Yes [] 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.

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT n/a APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

File #: O2020-1916, Version: 1				
[] Yes	[] No			
* *	• • •	licly traded on any exchange, is any officer or director of the scofflaw or problem landlord pursuant to MCC Section 2-92-		
[]Yes	[] No	[] The Applicant is not publicly traded on any exchange.		

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

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

File #:	O202	20-1916,	Version:
	_	_	_

allowing them to conduct a business on City premises.

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

]Yes
[]No

[x] N/A -1 am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1). If you checked "no" to the above, please explain.

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(DO NOT SUBMIT TfflS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTDTCATION

Generally, for use with City Council matters. Not for City procurements unless requested.

Grant of easement for Tribune Tower, located at

This recertification is being submitted in connection with 435 North Michigan Avenue [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS

recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as ofthe date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

435 North Michigan Onshore Feeder Fund, LP. (Print or type legal name of Disclosing Party)

By:

(sign here

Print or type name of signatory: Julie A. Gilbert

Title of signatory:

President of European Investment Management Services, Inc., the Disclosing Party's general partner ^ fil/Jr"

Signed and sworn to before me on [date] $\$ »^ , at .hJ^^CCovaitv, [state].

V\$y_ Notary Public.

Commission expires: $,, < S \mid$

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], nor Notary)

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Avuy\bti9

Year

by (1)_

Subscribed and sworn to (or affirmed) before me on this (a day of Dafe Month

(and (2)

c^Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature.

Signature of Notary Public '

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: HDMfrU u Ty^M^L >raj(CM<»*Document Date: 3f U> fl*>*Q

Signer(s) Other Than Named Above:.

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