

Office of the City Clerk

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

Legislation Text

File #: O2020-1916, Version: 1

ORDINANCE FOR LONG TERM EASEMENT

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the 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

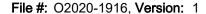
WHEREAS, the Property is bounded on the north by E. Illinois Street and on the west by N. Michigan Avenue, both of which were dedicated as public rights of way by Kinzie's Addition to Chicago, the plat of subdivision establishing the lots comprising the Property and other nearby land; and

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 seq.); 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.

File	#•	02020 - 1	1916 \	Version:	1

Easement approved

Gia Biagi CommissiohexotTfansportation

Approved as to form and legality:

Arthur Dolinsky Senior Counsel

Introduced By:

Hono[^]X^{^^}fehdan Reilly^{^^^} Alderman 42nd Ward

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

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

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 C0H

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 $^{\lambda}$

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

 $^{\mathrm{m}}$ t $^{\mathrm{w}}$ W $^{\mathrm{p}^{2}0.B.}$ $^{\mathrm{VA}}$ "5 1 $^{\mathrm{T}}$

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

10 *■ni r\r*||*

m o o

'D"5

UJ a

9 (O S or .s^ a*:

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 ON 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 $^{\prime}$ 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

 $^{\mbox{\sc Alichecked Drawn-135 H}}$ 135 H .LCHIGAW AVE - TRIBUNE TOWER. CHICAGO \parallel

IBSS

CHICAGO GUARANTEE SURVEY COMPANY
PLCS, Corpora not
LwWiNo 11*1-005332

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

DATE. APRIL S. 231*1

2019-26744-001

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2of5

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

_L0WER <file:///_L0WER> 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 |±13.00 CCO-LL2 1.20 CCD -

LL5 -19.50 CCD

EASEMENT. HEREBY GRANTED

- 16.00 CCD

-

- ^- | LL2 1 20 CCO _

PARCEL 1. _ _ _ LL4 -15.25 CCD

- - - | LL5 -23.50 CCD

- - | | LL6 -31.50 CCO

- - | | LC7 "42.50 CCD

VIEW LOOKING EAST

EAST LINE OF I N. MICHIGAN AVE.

■ s/s/ ';.-

LL2 1.20 CCD

PARCEL 2

EASEMENT HEREBY GRANTED

VIEW LOOKING NORTH

SOUTH LINE OF E. ILLINOIS ST.

 ^{T}S -'7~7r7~-}-/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

<u>UI H MICHIGAN AVE - TRIBUTE TOWER. CHICAGO |</u>

CHICAGO GUARANTEE SURVEY COMPANY
PLCS, Corporation
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Licwn Ho III.-OKJJ

PKfESSKMI LUK SJHfTVtS

4of5

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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

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 120 0FEET, THENCE SOUTH 89 DEGREES 22 MINUTES 26 SECONDS WEST 5 93 FEET, THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST 5 93 FEET, THENCE SOUTH 89 DEGREES 20 MINUTES 05 SECONDS WEST 10 59 MINUTES 55 SECONDS WEST 15 23 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST 15 89 MINUTES 55 SECONDS WEST 15 128 81 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST 15 89 MINUTES 55 SECONDS SEST 128 81 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 05 SECONDS WEST 15 09 MINUTES 05 SECONDS SEST 128 81 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 05 SECONDS WEST 16 128 61 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 05 SECONDS SEST 128 81 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 05 SECONDS SEST 128 81 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 05 SECONDS SEST 128 11 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 05 SECONDS SEST 128 11 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 05 SECONDS SEST 128

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 10 54 FEET TO THE EAST LINE OF N. MICHIGAN AVENUE AFORESAID, THENCE NORTH 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 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" LOTS 5-6 IN "A" LOTS 1-4 IN "C" LOTS 1-12 IN "G" PART OF "D" PART

SURVEYOR'S

SUBDIVISION CAPTIONS ON PAGE 1

NOTES

ON

PAGE

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

PREPARED FOR / MAIL TO:

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

REVISED FEBRUARY 19. 2020 CDOT PER 12020-276B7 REVISED FEBRUARY 13, 2020 CDOT PER 02020-27687 ORDERED BY GOLUB S COMPANY, LLC

A35 N MICHIGAN AVE - TRIBUNE TOWER. CHICAGO

CHICAGO GUARANTEE SURVEY COMPANY

PLCS, Corporation

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

APRIL 5.1019

2019-26744-001

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

Office of the City Clerk Page 10 of 292 Printed on 4/15/2022 , 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 Cityowned 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.
 - (i) This Agreement shall not be construed to grant rights to Owner relative to the Cityowned 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

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STATE OF _ COUNTY OF
)
) ss)

I, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Lee Golub, personally known to me to be the Executive Vice President of Golub Real Estate Corp., which is the manager of Golub Trib Investors, LLC, which is the managing member Tribune Tower West (Chicago) Venture, LLC, which is the sole member of Tribune Tower West (Chicago) Owner, LLC, a Delaware limited liability company (the "Owner"), 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 acknowledged that he signed, sealed, and delivered said instrument, as his free and voluntary act and as the free and voluntary act of the Owner, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this day of , 2020.

Notary Public

ile #: O2020-191	6, Version:	1	
(SEAL)			

My Commission Expires.

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STATE OF ILLINOIS)

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

File #: O2020-1916, Version: 1	
	My Commission Expires:.
(SEAL)	
EASTA163896518.6	
EXHIBIT A LEC	GAL DESCRIPTION OF THE PROPERTY EVELUET B
DEPICTION AND DESCRIPTION OF	EXHIBIT B THE TOWER EASEMENT AREA AND TOWER
	<u>VAULTS</u>

File #: O2020-1916, \	/ersion: 1			

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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:

File #: O2020-1916, Version: 1				
Indicate whether the Disclosing 1. [x] the Applicant OR	Party subm	itting this EDS	is:	
2. [] a legal entity currently2. the contract, transaction of	_	_	nold within six months after City actio th this EDS pertains (referred to below	
legal 2. name:	rect interest	in excess of 7.5	5% in the Applicant. State the Applica	ınt's
OR 3. [] a legal entity with a direction of the legal name of the entity			atrol of the Applicant (see Section 11(Party holds a right of control:	(B)(1))
B. Business address of the Disclosing Par	ty: c/o Golul	b & Company, 625 N	N. Michigan Ave.,	
		Suite 2000, Chic	cago, IL 60611	
C. Telephone: 312-440-8701	Fax: 31	2-440-0809	Email" i9°iub@a°c°com	
D. Name of contact person: Lee	Golub			
E. Federal Employer Identificat	ion No. (if y	you have one): _	_	
F. Brief description of the Matte property, if applicable):	er to which t	this EDS pertain	ns. (Include project number and locate	tion of
Grant of Easement for Tribune Tower, loc	ated at 435 Nor	rth Michigan Avenue	:	
G. Which City agency or departs	ment is requ	esting this EDS	S? Transportation	
If the Matter is a contract bein complete the following:	g handled b	by the City's D	Department of Procurement Services,	please
Specification #		and Contract	#	
Ver.2018-1	P	Page 1 of 15		
SECTION II DISCLOSURE	OF OWN	ERSHIP INTE	CRESTS	
A. NATURE OF THE DISCLO	SING PAR	TY		
 Indicate the nature of the Person Publicly registered business 		[x] Limited 1	liability company liability partnership	

File #: O2020-1916, Vers	ion: 1	
] Privately held bus] Sole proprietorshi] General partnersh] Limited partnersh] Trust	ip	[] 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, Delaware	the state (or foreign	country) of incorporation or organization, if applicable:
3. For legal entities r business in the State of		State of Illinois: Has the organization registered to do en entity?
[X] Yes	[] No	[] Organized in Illinois
B. IF THE DISCLOS	ING PARTY IS A I	LEGAL ENTITY:
the entity; (ii) for not- are no such members, similar entities, the tra- limited partnerships, leach general partner,	for-profit corporation write "no members ustee, executor, admitted liability commanaging member, and the communication of the communication of the corporation of the	if applicable, of: (i) all executive officers and all directors of ons, all members, if any, which are legal entities (if there which are legal entities"); (iii) for trusts, estates or other inistrator, or similarly situated party; (iv) for general or panies, limited liability partnerships or joint ventures, manager or any other person or legal entity that directly or ment of the Applicant.
NOTE: Each legal en	tity listed below mus	st submit an EDS on its own behalf.
Name Title Tribune Tower West (Chica	go) Venture, LLC	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 Go	lub Real Estate Corp. for li	st 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."

File #: O2020-1916, Version:	1			
NOTE: Each legal entity	listed below may be requi	red to submit an EDS	on its own be	ehalf.
Name See attached Schedule A	Business Address	Percentage In	nterest in the	Applicant
SECTION III - INCON OFFICIALS	ME OR COMPENSATIO	N TO, OR OWNERS	SHIP BY, C	ITY ELECTED
Has the Disclosing Party 12-month period precedi	provided any income or cong the date of this EDS?	ompensation to any Ci	ity elected of	ficial during the [*] No
_	y reasonably expect to pro e 12-month period following	•	_	o any City [^x] No
If "yes" to either of the a describe such income or	bove, please identify below compensation:	v the name(s) of such (City elected o	official(s) and
inquiry, any City elected Chapter 2-156 ofthe Mur If "yes," please identi	ficial or, to the best ofthe I official's spouse or domest nicipal Code of Chicago ("I fy below the name(s) and describe the financial in	tic partner, have a fina MCC")) in the Disclos of such City electe	ncial interest ing Party? []	(as defined in Yes [x]No
The Disclosing Party mu	OSURE OF SUBCONTR st disclose the name and bu CC Chapter 2-156), accoun	usiness address of each	n subcontract	or, attorney,

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	
` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` `	14700 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 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.

File #: O2020-1916, Version: 1
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?
[] 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").

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.

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 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."

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 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.

File #: O2020-1916, Ve	rsion: 1		
Does the Matter inve	olve a City Property Sale?		
[] Yes	[] No		
•		ames and business addresses of the City officials by the nature of the financial interest:	or
Name	Business Address	Nature of Financial Interest	
	Party further certifies that no proofficial or employee.	prohibited financial interest in the Matter will	be
Page 8 of 15			

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

Ver.2018-1

Page 9 of 15

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 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:
Page 10 of 15

SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

File #: O2020-1916, Version: 1

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.

Page 11 of 15

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)

File #: O2020-1916, Version: 1				
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 Tribune Tower				
.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) $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$				
at CflDl [^] County, (If 006 (state).				
Notary Public Commission				
expires: /^ \ 1 ~fff)				

Page 12 of 15

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.

Page 13 of 15

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

* * *	olicant exceeding	the Applicant, and (b) any legal entity which has a direct g 7.5% (an "Owner"). It is not to be completed by any ship 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 p]	No			
2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?				
[] Yes [[] No [x] Th	ne Applicant is not publicly traded on any exchange.		
3. If yes to (1) or (2) above, p	please identify be	low 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

Page 14 of 15

File #: O2020-1916, Version: 1

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.

[]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

[] Yes

(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} -440-809 Email: $9^{\circ |ub}@9^{\circ cocom}$
- 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 #

Ver.2018-1 Page 1 of 15

SECTION II - DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

File #: O2020-1916, Version: 1	
[] Person [] Publicly registered business corporation [] Privately held business corporation [] Sole proprietorship [] General partnership [] Limited partnership [] Trust	 [x] Limited liability company [] Limited liability partnership [] Joint venture [] Not-for-profit corporation (Is the not-for-profit corporation also a 501(c)(3))? [] Yes [] No [] Other (please specify)
2. For legal entities, the state (or foreign 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	GAL ENTITY:
the entity; (ii) for not-for-profit corporations, are no such members, write "no members whe similar entities, the trustee, executor, administ 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	abmit 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

*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

Manager of Golub Trib Investors, LLC

Page 2 of 15

Golub Real Estate Corp.

File #: O2020-1916, Version	n: 1		
limited liability compastate "None."	ny, or interest of a beneficia	ary of a trust, estate or other similar e	entity. If none,
NOTE: Each legal enti	ty listed below may be requi	red to submit an EDS on its own beha	alf.
Name See attached Schedule A	Business Address	Percentage Interest in the Ap	pplicant
SECTION III - INCO OFFICIALS	ME OR COMPENSATIO	N TO, OR OWNERSHIP BY, CIT	Y ELECTED
•	ty provided any income or co	ompensation to any City elected offic [] Yes [X]No	•
•		vide any income or compensation to a ng the date of this EDS? [] Yes	nny City [^x] No
If "yes" to either ofthe describe such income of		the name(s) of such City elected office	cial(s) and

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 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.

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	
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 90010	10.10% Indirect Interest

EASTU 66176397.1

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

File #: O2020-1916, Version: 1		
to be retained)	lobbyist, etc.)	"hourly rate" or "t.b.d." is not an acceptable response.
(Add sheets if necessary)		
[x] Check here if the Dis	sclosing 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 thro	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 p	person directly or indirectly owns 1	0% or more of the 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.

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 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

 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:

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 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 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 in	volve 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 i	prohibited financial interest in the Matter will be

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

acquired by any City official or employee.

Page 8 of 15

File #: O2020-1916, Version: 1

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

Ver.2018-1

Page 9 of 15

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

	y funded, federal regulations require the Applicant and all proposed e following information with their bids or in writing at the outset of
Is the Disclosing Party the Ap	oplicant?
[]Yes []]	No
If "Yes," answer the three que	estions below:
1. Have you developed and defederal regulations? (See 41 C	,
	int Reporting Committee, the Director of the Office of Federal Contract Equal Employment Opportunity Commission all reports due under the s?
[] Yes	No [] Reports not required
equal opportunity clause?	ny previous contracts or subcontracts subject to the
[] Yes [] 1	No
If you checked "No" to question	on (1) or (2) above, please provide an explanation:

SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

Page 10 of 15

File #: O2020-1916, Version: 1

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

of

- 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.

Page 11 of 15

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

Page 12 of 15

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 ofthe 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	2-154-010,	is the	Applicant	or any	Owner	identified	as a	building	code
sco	offlaw or	problem	landlord 1	pursuant to	MCC	Section 2	-92-416	5?				

[] Yes	[X] No
--------	--------

		blicly traded on any exchange, is any officer or director of the e scofflaw or problem landlord pursuant to MCC Section 2-92-
416?	[] No	[x] The Applicant is not publicly traded on any exchange.
[] 163	[]110	[X] The Applicant is not publicly traded on any exchange.

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

Page 14 of 15

File #: O2020-1916, Version: 1

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.

	Y	es

[]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

(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

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

File #: O2020-1916, Version: 1				
legal 2. name: OR 3. [X] a legal entity with a direction of the entity Tribune Tower West (Chicago)	y in which the	e Disclosing Party hold		
B. Business address ofthe Disclosing Party:		mpany, 625 N. Michigan Ave. ite 2000, Chicago, IL 60611	.,	
C Telephone: 312-440-8701 <mailto:'goiub@goco.com></mailto:'goiub@goco.com>	^ax:	3i2-440-0809	Email:	'goiub@goco.com
D. Name of contact person: Lee Golul	o			
E. Federal Employer Identification	No. (if you h	ave one):		
F. Brief description of the Matter to property, if applicable):	which this F	EDS pertains. (Include	project nui	mber and location of
Grant of Easement for Tribune Tower, located	at 435 North Micl	higan Avenue		
G. Which City agency or departmen	t is requestin	g this EDS? Transporta	ntion	
If the Matter is a contract being had complete the following:	andled by the	e City's Department of	Procurem	ent Services, please
Specification #	and	l Contract #		
Ver.2018-1 SECTION II - DISCLOSURE O	Paget of F OWNERS			
NATURE OF THE DISCLOSING F	PARTY			
[][][][][][]] 1. Indicate the nature of the Disclosi Publicly registered business corporated General partnership Limited partners Trust Party: [x] Limited liability company [] Limited liability partnership [] Joint venture [] Not-for-profit corporation	tion Privately	held business corporation	tion Sole p	roprietorship

File #: O2020-1916, Version:	•
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(Is the not-for-profit corporation also a 501(c)(3))? [] Yes [] No [] Other (please specify)

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

Illinois

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

[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

Tribune Tower West (Chicago) Venture, LLC

Golub Trib Investors, LLC

Managing Member of the Applicant's Sole Member

Manager 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

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.

File #: O2020-1916, Versi	on: 1	
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 official during the 12-month period preceding the date of this EDS?

[] Yes [*]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.

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,	
)4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC	90010	
• • • • • • • • • • • • • • • • • • • •)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	& ,	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\I66I76397.1

Name (indicate whether retained or anticipated to be retained)

Relationship to Disclosing Party Fees (indicate whether paid or estimated.) NOTE:

| lobbyist, etc.) | "hourly rate" or "t.b.d." is not an acceptable response.

File #: O2020-1916, Version: 1		
(Add sheets if necessary)		
[x] Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or		
entities. SECTION V - CERTIFICATIONS		
A. COURT-ORDERED CHILD SUPPORT COMPLIANCE		
Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.		
Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?		
[] Yes [x] No [] No person directly or indirectly owns 10% or more of the Disclosing Party.		
If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?		
[] Yes [] No		
B. FURTHER CERTIFICATIONS		
1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).		
2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee,		

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

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").

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").

File #: O2020-1916, Version: 1	
10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired 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 suc Page 6 of 15	
contractor/subcontractor that does not provide such certifications or that the Applicant has reason believe has not provided or cannot provide truthful certifications.	to
11. If the Disclosing Party is unable to certify to any ofthe above statements in this Part B (Furth Certifications), the Disclosing Party must explain below: N/A	er
If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusive presumed that the Disclosing Party certified to the above statements.	ly
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 Cit of Chicago (if none, indicate with "N/A" or "none"). N/A	ty
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 appointe 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 (chec	k one)
---	--------

[] is	[x] is not
15	18 1101

File #: O2020-1916, Version: 1	
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 ofthe 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 MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explanere (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 ofthe Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her owname 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 Prope 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

File	#•	$\Omega 2020 - 1$	1916	Version:	1

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.

Page 8 of 15

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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Page 9 of 15

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 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.

File #: O2020-1916, Version: 1			
Is the Disclosing Party		nt?	
[]Yes	[] No		
If "Yes," answer the thr	ee questions	below:	
 Have you developed federal regulations? (Se Yes 		have on file affirmative action programs pursuant to applicable art 60-2.)	
Compliance Programs, applicable filing require	or the Equal ments?	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 participate equal opportunity clause []Yes	• •	evious contracts or subcontracts subject to the	
If you checked "No" to	question (1)	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.

Page 11 of 15

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^

CQunty,^OS}uip>f^ (state).

at

File #: O2020-1916, Version: 1	
Notary Public	"OFFICIAL SEAL" DIANA LDIETZ NOTARY PUBUC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/18/2022

Commission expires

Page 12 of 15

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.

File	#•	02020.	-1916	Version:	1

"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.

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	d as a building cod	le
scofflaw or problem landlord pursuant to M	ICC Section 2-92-416	5?		

[] 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-

File #: O2020-1916, Version: 1		
416?		
[] 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.

Page 14 of 15

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.

File #: 020	20-1916.	Version:	1
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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.

L] Ye	5
ſ]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.

Page 15 of 15

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

File #: O2020-1916, Version: 1			
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].</td

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 of the 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

File #: 02020-1916, Version: 1	
the 2. "Matter"), a direct or indirect interest is legal 2. name: OR 3. [X] a legal entity with a direct or indirect or indirect.	rtaking to which this EDS pertains (referred to below as in excess of 7.5% in the Applicant. State the Applicant's lirect right of control of the Applicant (see Section 11(B) the Disclosing Party holds a right of control:
B. Business address of the Disclosing Party:	c/o Golub & company, 625 n. Michigan Ave.,
<u> </u>	Suite 2000, Chicago, IL 60611
C Telephone: 312-440-8701 Fax: 312	2-440-0809 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 #
Ver.2018-1 Pa	get of 15
SECTION II - DISCLOSURE OF OWNE	ERSHIP INTERESTS
A. NATURE OF THE DISCLOSING PART	ΓΥ
 Indicate the nature of the Disclosing P Person Publicly registered business corporation Privately held business corporation Sole proprietorship General partnership Limited partnership 	arty: [] 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

File #: O2020-1916,	Version: 1	
[] Trust		[] Other (please specify)
2. For legal entit	ies, the state (or foreig	n country) of incorporation or organization, if applicable:
	ies not organized in the rate of Illinois as a fore	e State of Illinois: Has the organization registered to do ign entity?
[] Yes	[] No	[X] Organized in Illinois
B. IF THE DISC	LOSING PARTY IS A	LEGAL ENTITY:
the entity; (ii) for are no such members similar entities, the limited partnershift each general partnershift indirectly control	not-for-profit corporates bers, write "no member ne trustee, executor, addips, limited liability conner, managing members the day-to-day manages	s, if applicable, of: (i) all executive officers and all directors of tions, all members, if any, which are legal entities (if there is which are legal entities"); (iii) for trusts, estates or other ministrator, or similarly situated party; (iv) for general or impanies, limited liability partnerships or joint ventures, in manager or any other person or legal entity that directly or gement of the Applicant.
Name Title Eugene of Michael Nuwnidii Lee Golub Pauld Hdiiis Michael Goldman Thomas Qatti David Glickstein 2. Please provide indirect, current of ownership) in exception, partnership	Golub Chairman/Director e the following informator prospective (i.e. with tess of 7.5% of the App	Pi esidei il/Seui ulai y/Tinasui m Exec Vice President/Assistant Secretary 3rVies-President Vice President Chief-Financial Officei Assistant Secretary ation concerning each person or legal entity having a direct or in 6 months after City action) beneficial interest (including licant. Examples of such an interest include shares in a tnership or joint venture, interest of a member or manager in a
Page 2 of 15		
limited liability of state "None."	company, or interest of	f a beneficiary of a trust, estate or other similar entity. If none,
NOTE: Each lega	al entity listed below m	ay be required to submit an EDS on its own behalf.

Business Address

Name

See attached Schedule A

Percentage Interest in the Applicant

File #:	O2020-	-1916	Version:	1

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 o	compensation to	o any City	
elected official during the 12-month period following the date of this EI	OS? [] 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 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.

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	
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 90010	10.10% Indirect Interest

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)

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[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 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.

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

File #: O2020-1916, Version: 1	
Ver.2018-1	Page 6 of 15
	t does not provide such certifications or that the Applicant has reason to cannot provide truthful certifications.

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

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

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

13. To the best 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	Discl	osing	Partv	certifies	that the	e Disc	losing	Party	(check on	e)
										,	,

[] 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:

File #:	O2020-	-1916	Version:	1

"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 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:

File #: O2020-1916, Version: 1					
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.

Page 8 of 15

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):

File #:	O2020-	-1916.	Version:	1
CIIC #.	02020	- 19 10.	version.	- 1

(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

Ver.2018-1

Page 9 of 15

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 the Applicant?
[] Yes	[] No

File #: O2020-1916, Version: 1
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 Contrac 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:
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.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

File #: O2020-1916, Version: 1

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

Page 11 of 15

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).

File #: O2020-1916, Version: 1			
Notary Public			
Commission expires:			

Page 12 of 15

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

File #: O2020-1916, Version: 1
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.

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 MC	C Section 2	2-154-010,	is the Ap	pplicant	or any (Owner i	identified	as a t	ouilding	code
sco	offlaw or problem	ı landlord j	pursuant to	MCC S	ection 2-	92-416	?				

[] Yes	[] No
	L J * ``

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?

File #: O2020-1916, Version: 1		
[] 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.

Page 14 of 15

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

File #:	O2020-1916, Ve	rsion: 1
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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.

Page 15 of 15

(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.

File #: O2020-1916, Version: 1

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

File #: O2020-1916, V	ersion: 1		
C. <u>Telephone: 646-582</u>	-0502 Fax: W	A	Email: dwellspring@cimgroup.com
<mailto:dwellspring@ci< td=""><td>mgroup.com></td><td></td><td></td></mailto:dwellspring@ci<>	mgroup.com>		
D. Name of contac	et person: David c. wei	iispring	
E. Federal Employ	ver Identification No. ((if you have one):	
F. Brief description property, if applica		ch this EDS pertains	. (Include project number and location of
Grant of Easement	for Tribune Tower, located at	435 North Michigan Avenu	е
G. Which City age	ncy or department is re	equesting this EDS?	Transportation
If the Matter is a complete the follow		ed by the City's Dep	partment of Procurement Services, please
Specification #		and Contract #	
Ver.2018-1		Page 1 of 15	
SECTION II - D	ISCLOSURE OF OV	VNERSHIP INTER	ESTS
A. NATURE OF	ΓHE DISCLOSING P.	ARTY	
[] Person [] Publicly registe	ship	[x] Limited liablion [] Limited liabliphic [] Joint venture [] Not-for-prob	ility partnership e fit corporation profit corporation also a 501(c)(3))? [] No
2. For legal entities	es, the state (or foreign	n country) of incorpo	ration or organization, if applicable:
Delaware			
•	es not organized in the te of Illinois as a forei		s the organization registered to do
[] Yes	[x] No	[] Organized i	n Illinois

File #: O2020-1916, Ve	rsion:	1
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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 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

[&]quot;See EDS submitted for Golub Real Estate, Corp. for list of Directors

File #: O2020-1916, Version: 1

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

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.

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

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

File #: O2020-1916, Version: 1

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	

EASTU 66176397.1

Name (indicate whether retained or anticipated to be retained)

Relationship to Disclosing Party Fees (indicate whether paid or estimated.) NOTE:

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

(Add sheets if necessary)

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

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

File #: O2020-1916, Version: 1
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.

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 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 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").
- 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.

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."

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):

File #:	O2020-1916, Version:	1
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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

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.

Page 8 of 15

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, Version: 1		
by applicable federal law employee	v, a member of C	Congress, an officer or employee of Congress, or an
Ver.2018-1	P	age 9 of 15
federally funded grant or lo	an, entering into	h the award of any federally funded contract, making any any cooperative agreement, or to extend, continue, renew, tract, grant, loan, or cooperative agreement.
	nt that materially	apdated certification at the end of each calendar quarter in affects the accuracy of the statements and information set
(4) of the Internal Revenue the Internal Revenue Code of	Code of 1986; of 1986 but has r	her: (i) it is not an organization described in section 501(c) r (ii) it is an organization described in section 501(c)(4) of not engaged and will not engage in "Lobbying Activities," losure Act of 1995, as amended.
form and substance to paragany subcontract and the Dis	graphs A(l) throuselosing Party mu	nt, the Disclosing Party must obtain certifications equal in 19th A(4) above from all subcontractors before it awards 19th aust maintain all such subcontractors' certifications for the 19th certifications promptly available to the City upon request.
B. CERTIFICATION REG.	ARDING EQUA	AL EMPLOYMENT OPPORTUNITY
		eral regulations require the Applicant and all proposed formation with their bids or in writing at the outset of
Is the Disclosing Party the A [] Yes [Applicant?] No	
If "Yes," answer the three q	uestions below:	
federal regulations? (See 41	•	file affirmative action programs pursuant to applicable
Compliance Programs, or thapplicable filing requiremen	ne Equal Employ nts?	Committee, the Director of the Office of Federal Contract ment Opportunity Commission all reports due under the ports not required

3. Have you participated in any previous contracts or subcontracts subject to the

equal opportunity clause?

File #: O2020-1916,	Version: 1		
[] Yes	[] No		
If you checked "N	To" to question (1)	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,

File	#:	02020	-1916	Version:	1

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.

Page 11 of 15

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 oj-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).

File #: O2020-1916, Version: 1

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 r, County of \j^^rr(^C\\ddot 2>

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 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

File #: O2020-1916, Ve	rsion: 1
Disclosing Party; ar Party. "Principal off	the Disclosing Party is a limited liability company; (2) all principal officers of the d (3) any person having more than a 7.5% ownership interest in the Disclosing icers" means the president, chief operating officer, executive director, chief asurer or secretary of a legal entity or any person exercising similar authority.
	ing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof milial relationship" with an elected city official or department head?
[] Yes	[] No
which such person i	ntify below (1) the name and title of such person, (2) the name of the legal entity to s connected; (3) the name and title of the elected city official or department head to has a familial relationship, and (4) the precise nature of such familial relationship.
Page 13 of 15 CITY OF CI	HICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX B
DIIII DI	NG CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION
DUILDII	NG CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION
ownership interest	be completed only by (a) the Applicant, and (b) any legal entity which has a direct in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any has only an indirect ownership interest in the Applicant.
	Section 2-154-010, is the Applicant or any Owner identified as a building code a landlord pursuant to MCC Section 2-92-416?
[] 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.

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.

File #: O2020-1916, Version: 1
Page 14 of 15
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

File	#:	02020	-1916	Version:	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.

Page 15 of 15

(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)

By:

File #: O2020-1916, Version: 1				
Print or type name of signatory:				
David Thompson				
David Thompson	and			
Title of signatory:				
Signed and sworn to before me on [date], at	County,	, by	[state].	
,	-		[].	
	Notary Public.			
Commission expires:				
Ver. 11-01-05 GOVERNMENT CODE § 8202				
A notary public or other officer completing this which this certificate is attached, and not the tru				t to
State of California				
County of				
	Subscribed and s	worn to (or a	iffirmed) before me on	
this day Dote				
(1)				
\boldsymbol{X}				
MAGGIE MURADIAN > C0MU.# 2198264 m NOTARY PUBUC-CAUFORMA W IOSAWAE'S COUNTY . Ut Comm. Exp. Jui	ne 17,2021 f			
Place Notary Seal and/or Stamp Above				

Namefs) ofSignerfs)

File #:	02020 -	1916	Version:	1
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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 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:

File	File #: O2020-1916, Version: 1	
В.		00 Wilshire Blvd. Angeles, CA 90010
C.	C. Telephone: 646-582-0502 Fax: WA	Email: dwellspring@cimgroup.com
<m< td=""><td><mailto:dwellspring@cimgroup.com></mailto:dwellspring@cimgroup.com></td><th></th></m<>	<mailto:dwellspring@cimgroup.com></mailto:dwellspring@cimgroup.com>	
D.	D. Name of contact person: David c weiispring	
E.	E. Federal Employer Identification No. (if you have	re one):
	property, if applicable):	OS pertains. (Include project number and location of
If	Grant of Easement for Tribune Tower, located at 435 North G. Which City agency or department is requesting If the Matter is a contract being handled by the complete the following:	-
Sp	Specification # and G	Contract #
	Ver.2018-1 Paget of 1 SECTION II DISCLOSURE OF OWNERSHI	
] F G [x []	A. NATURE OF THE DISCLOSING PARTY] Person] Publicly registered business corporation] Private 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)	y held business corporation] Sole proprietorship]
	2. For legal entities, the state (or foreign country) of Delaware	f incorporation or organization, if applicable:

File #: O2020-1916, \	/ersion: 1	
_	s not organized in the te of Illinois as a fore	State of Illinois: Has the organization registered to do ign entity?
[] Yes	[x] No	[] Organized in Illinois
B. IF THE DISCL	OSING PARTY IS A	LEGAL ENTITY:
the entity; (ii) for a no such members, entities, the trustee partnerships, limit partner, managing	not-for-profit corporate write "no members we, executor, administrated liability companies	if applicable, of: (i) all executive officers and all directors of tions, all members, if any, which are legal entities (if there are which are legal entities"); (iii) for trusts, estates or other similar ator, or similarly situated party; (iv) for general or limited s, limited liability partnerships or joint ventures, each general any other person or legal entity that directly or indirectly the Applicant.
NOTE: Each legal	entity listed below m	ust submit an EDS on its own behalf.
Name Tribune Tower West (C Title The Applicant's Sole Me		
	Applicant's Sole Member	
Manager of Golub Trib I		
Please provide t indirect, current or ownership) in exce	prospective (i.e. with ess of 7.5% of the App	tion concerning each person or legal entity having a direct or in 6 months after City action) beneficial interest (including plicant. Examples of such an interest include shares in a thership or joint venture, interest of a member or manager in a
Page 2 of 15		
limited liability costate "None."	ompany, or interest of	f a beneficiary of a trust, estate or other similar entity. If none
NOTE: Each lega	l entity listed below m	nay be required to submit an EDS on its own behalf.

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

Business Address

Name

See attached Schedule A

Percentage Interest in the Applicant

- no m		
OFFICIALS		
Has the Disclosing Party provided any income or compensation to any 12-month period preceding the date of this EDS?	City elected offic	cial during the [x] 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	-	any City [x] No
If "yes" to either ofthe above, please identify below the name(s) of such describe such income or compensation:	h City elected off	icial(s) and
Does any City elected official or, to the best of the Disclosing Party's kinquiry, any City elected official's spouse or domestic partner, have a find Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosure [] Yes [x] No If "yes," please identify below the name(s) of such City election (s)/domestic partner(s) and describe the financial interest(s).	inancial interest (a losing Party?	as defined in

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

File #: O2020-1916. Version: 1

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

File #: O2020-1916, Version: 1

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

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

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 (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

File #: O2020-1916, Ve	rsion:	1
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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.

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 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").

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.

File #:	02020 -	1916	Version:	1
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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 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."

Page 7 of 15

F	ile	#:	O2020-1916,	Version:	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. Lfaless 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

File #: O2020-1916, Version: 1

acquired by any City official or employee.

Page 8 of 15

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

File #: O2020-1916, Version: 1	
behalf of the Disclosing Party	with respect to the Matter.)
any person or entity listed in person or entity to influence	not spent and will not expend any federally appropriated funds to pay a paragraph A(l) above for his or her lobbying activities or to pay any e or attempt to influence an officer or employee of any agency, as
defined	
by applicable federal law, a employee	member of Congress, an officer or employee of Congress, or an
Ver.2018-1	Page 9 of 15
federally funded grant or loan,	onnection with the award of any federally funded contract, making any entering into any cooperative agreement, or to extend, continue, renew, y funded contract, grant, loan, or cooperative agreement.
•	ill submit an updated certification at the end of each calendar quarter in hat materially affects the accuracy of the statements and information set (2) above.
(4) of the Internal Revenue Co the Internal Revenue Code of I	rtifies that either: (i) it is not an organization described in section 501(c) de 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 Activities," obbying Disclosure Act of 1995, as amended.
form and substance to paragrapany subcontract and the Disclo	s the Applicant, the Disclosing Party must obtain certifications equal in phs A(l) through A(4) above from all subcontractors before it awards using Party must maintain all such subcontractors' certifications for the t make such certifications promptly available to the City upon request.
B. CERTIFICATION REGAR	DING EQUAL EMPLOYMENT OPPORTUNITY
	funded, federal regulations require the Applicant and all proposed following information with their bids or in writing at the outset of
Is the Disclosing Party the App	plicant?
[] Yes [] N	
If "Yes," answer the three ques	stions below:
1. Have you developed and do federal regulations? (See 41 CF	you have on file affirmative action programs pursuant to applicable FR Part 60-2.)

[] Yes [] No

File #: O2020-1916, V	ersion: 1	
Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?		
[]Yes	[] No	[] Reports not required
3. Have you partic equal opportunity of		vious contracts or subcontracts subject to the
[] Yes	[] No	
If you checked "No	" to question (1)	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.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

File #: O2020-1916, Version: 1

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.

Page 11 of 15

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, LLC (Print or type-sxaet-teyal name of Disclosing Party)

By:

(Signhere)

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

(state).

File #: O2020-1916, Version: 1	
Commission expires:	
Page 12 of 15	
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 Angeles	
PATRICIA GUTIERREZ Notary Public - California j	
Los Angeles County Commission # 22567S3 j My Comm. Expires Aug 31, 2022 Subscribed and sworn to (or affirmed) before me on	
» K day of ^LtejAjU . 20 , by	
Date Month Year	
(1) David Thompson	
(and (2)	
(and (2) Narnettfof Signer^'	

File	#•	$\Omega 2020 - 1$	1916	Version:	1

proved to me onttie basis of satisfactory evidence to be the personpB)who appeared before me.

Signature f^CtZ^Ct^ J^iXttZu^

Signature of Notary Public J

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:

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 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, if the Disclosing Party is a limited partnership; all managers, managing members and members of the

File #: O2020-1916, V	ersion: 1
Disclosing Party; a Party. "Principal o	f the Disclosing Party is a limited liability company; (2) all principal officers of the and (3) any person having more than a 7.5% ownership interest in the Disclosing fficers" means the president, chief operating officer, executive director, chief easurer or secretary of a legal entity or any person exercising similar authority.
	osing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof amilial relationship" with an elected city official or department head?
[] Yes	[] No
to which such pers	lentify below (1) the name and title of such person, (2) the name of the legal entity on is connected; (3) the name and title of the elected city official or department head erson has a familial relationship, and (4) the precise nature of such familial
Page 13 of 15	
S	CITY OF CHICAGO ECONOMIC DISCLOSURE TATEMENT AND AFFIDAVIT n/a APPENDIX B
BUILD	NG CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION
ownership interest	o be completed only by (a) the Applicant, and (b) any legal entity which has a direct in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any has only an indirect ownership interest in the Applicant.
	CC Section 2-154-010, is the Applicant or any Owner identified as a building code m 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

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

Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-

[] No

416?

[] Yes

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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.

Page 14 of 15

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

File #. 02020-1910, Version.
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.

Page 15 of 15

Ella #1 02020 1016 Varaioni 1

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

File #: O2	020-1916,	Version:	1									
Tribune Disclosin	Tower	West	(Chicago)	Holdings,	LLC	Date'	(Print	or	type	legal	name	of
(sign here	e) Print or	• •	ne of signato I Thompson Vic ana	•								
Title of s	ignatory:		Chie	ef Financial Off	ice							
Signed an	nd sworn 1	to before	me on [date]		, by						
			, at	Сс	ounty,		[sta	ite].				
				Notary P	ublic.							
Commiss	ion expire	es:										
Ver. 11-01-05 GOVERNM		§ 8202										
			er completing ted, and not the						dual who	signed th	ne docume	ent to
State of Ca	alifornia											
County of												
				Subscri	bed and s	worn to (o	r affirmed)	before	me on			
				this v>	day of <i>ate</i>		Month Yea	r				
				(D								
NOTARY PUE	gfcv MAG(BUC-CAUFOR)	GIE MURA IIAVJ s Angres (ADIAN J-m& Co County "" Uy Co	ouh.* 2198264 onn. Exp. June	»S 17,2021 "	'f						

Place Notary Seal and/or Stamp Above

File #: O2020-1916, Version: 1

(and (27!

Name(s) ofSignerfs)

'ignature of Notary Public

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

OPTIONAL

untended document. r

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

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 (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

File #: O2020-1916, Version: 1	
	er, LLC adirect right of control of the Applicant (see Section 11(B)(1)) the Disclosing Party holds a right of control:
B. Business address of the Disclosing Pa	arty: 4700 wilshire Blvd.
	Los Angeles, CA 90010
C. <u>Telephone: 646-582-0502</u> <u>Fax: W.</u>	A Email: dwellspring@cimgroup.com
<mailto:dwellspring@cimgroup.com></mailto:dwellspring@cimgroup.com>	
D. Name of contact person: David c. We	iispring
E. Federal Employer Identification No. (if you have one):
F. Brief description of the Matter to which property, if applicable):	ch this EDS pertains. (Include project number and location of
Grant of Easement for Tribune Tower, located	d at 435 North Michigan
G. Which City agency or department is re	equesting this EDS? Transportation
If the Matter is a contract being handle complete the following:	ed by the City's Department of Procurement Services, please
Specification #	and Contract #
Ver.2018-1	Page 1 of 15
SECTION II - DISCLOSURE OF OW	NERSHIP INTERESTS
A. NATURE OF THE DISCLOSING PA	ARTY
1, Indicate the nature of the Disclosin [] Person [] Publicly registered business corporation [] Privately held business corporation [] Sole proprietorship [] General partnership [] Limited partnership [] Trust	[x] Limited liability company

2.	For legal entities, the state (or foreign country) of incorporation or organization, if applicable:
2.	Delaware
	For legal entities not organized in the State of Illinois: Has the organization registered to do siness in the State of Illinois as a foreign entity?

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

[x]No

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.

[] Organized in Illinois

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

Name Title

[]Yes

File #: O2020-1916. Version: 1

Tribune Tower West (Chicago) Venture, LLC

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 Business Address Percentage Interest in the Applicant

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

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 ofthe 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

Page 3 of 15

disclosure.

File #: O2020-1916, Version: 1

See attached Schedule A

CONFIDENTIAL - COMMERCIAL AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED AND CONFIDENTIAL, THE DISCLOSUR EOF WHICH

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

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	
)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	8,	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\166176397.1

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.

File #: O2020-1916, Version: 1
(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,

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

File #: O2020-1916, Version: 1

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.

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.

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:

File	#:	O2020-1916	Version:	1
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"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 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:

File #: O2020-1916, Version: 1				
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.

Page 8 of 15

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):

ile #: O2020-1916, Version : 1			
e #. 02020-1910, version. 1			

(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

Ver.2018-1

Page 9 of 15

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

File #: O2020-1916, Ve	sion: 1
If "Yes," answer the	three questions below:
•	sed and do you have on file affirmative action programs pursuant to applicable See 41 CFR Part 60-2.) [] No
	th the Joint Reporting Committee, the Director of the Office of Federal Contract s, or the Equal Employment Opportunity Commission all reports due under the irements? [] No [] Reports not required
3. Have you partici equal opportunity cl	ated in any previous contracts or subcontracts subject to the use?
[] Yes	
If you checked "No	to question (1) 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.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

File #: O2020-1916, Version: 1

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.

Page 11 of 15

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)

File #: O2020-1916, Version: 1

Signed and sworn to before me on (date)

2019

at

County,

(state).

SEE ATTACHED

Commission expires:

Page 12 of 15

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 I &r^3&s, Notary Public • California %

L

Subscribed and sworn to (or affirmed) before me on

File #: 02020-191	16, Version: 1	
this 1% day of 0	0&&6htkfrt , 20 lf , by	
Date Month Year	-	
(1) David Thomps	on	
(and (2)). NamefifofSignerfgf	
proved to me on t	he basis of satisfactory evi	dence to be the person^who appeared before me.
Place Notary Sea	l and/or Stamp Above	
		OPTIONAL
		ion can deter alteration ofthe documentor fraudulent on to an unintended document.
Description of A	Attached Document	
Title or Type of	Document:	
Document Date	э:	Number of Pages:
Signer(s) Other	r Than Named Above:	

©2018 National Notary Association

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT \mathbf{n}/\mathbf{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

File	#•	$\Omega 2020 - 1$	1916	Version:	1

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?

[] Yes	[] No
[] Yes	[] No

If yes, please identify below (1) the name and title of such person, (2) the name ofthe 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 N	ACC Section	ı 2-154-010,	is the Applica	nt or any Ov	wner identifie	d as a bui	llding c	code
sco	offlaw or prob	lem landlor	l pursuant to	MCC Section	2-92-416?				

] 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.

File #: O2020-1916, Version: 1

Page 14 of 15

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.

Page 15 of 15

File #: O2020-1916, Version: 1

(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

the Disclosing	n on behalf ofthe Disclosing Page Party's original EDS are true, accurate and complete a nents.	, accurate and co	mplete as of the date furnisl	hed to the City and
Tribune Tower V	Vest (Chicago) Holdings Parent, LLC	C (Print or type le	gal name of Disclosing Par	ty)
By/				
(sign here) Prin	nt or type name of signatory:			
David Thompso	on Vi;& PrJaiciont			
Chief Financia ¹ C	Officar			
Signed and sw	orn to before me on [date]		, by	
	, at	County,	[state].	
	N	lotary Public.		
Conimission e	xpires:			
Ver. 11-01-4)5 CALIFORNIA JU	JRAT		GOVERNMENT CODE § 820	02
	ic or other officer completing this ce tificate is attached, and not the truthfu			ho signed the document to
State of California Countyof /H?£j£6				
Dote	Month Year		Subscribed and sworn to	o (or affirmed) before me or
2010	Month Loui			

File #: O2020-1916, Version: 1

this

File #: O2020-1916, Version: 1 Namefs) of Signers) NOTARY PUBUC-MUFORMA Los Ansoes County Mr Cow. Exp. June 17, 2821 MAGGIE MURADIAN 5> COHM.# 2198264 «! Place Notary Seal and/or Stamp Above proved to me on the basis of satisfactory evidence to be the person(s) whoappeafed-befere-fne.. nature of Notary Public Signature **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

File #: O2020-1916, Version: 1		
legal 2. name: Tribune Tower West (Chica OR 3. [] a legal entity with a direction of the control	go) Owner, LL	in excess of 7.5% in the Applicant. State the Applicant's cett right of control of the Applicant (see Section 11(B)(1)) de Disclosing Party holds a right of control:
B. Business address ofthe Disclos	sing Party:	4700 Wilshire Blvd.
		Los Angeles, CA 90010
C. <u>Telephone: 646-582-0502</u> mailto:dwellspring@cimgroup.com	Fax: WA	Email: dwellspring@cimgroup.com
D. Name of contact person: David	d c. weiispr	ing
E. Federal Employer Identification	on No. (if y	ou have one).
F. Brief description of the Matter property, if applicable):	to which the	his EDS pertains. (Include project number and location of
Grant of Easement for Tribune Tower,	located at 435	North Michigan
G. Which City agency or departm	ent is reque	esting this EDS? Transportation
If the Matter is a contract being complete the following:	handled by	y the City's Department of Procurement Services, please
Specification #		and Contract #
Ver.2018-1	Pa	get of 15
SECTION II DISCLOSURE A. NATURE OF THE DISCLOS [] Person [] Publicly registered business corpora [] Sole proprietorship [] General partnership [] Limited partnership [] Trust [x] Limited liability partnership	SING PART	

File #: O2020-1916, Version:	1	
[] Joint venture [] Not-for-profit corporat (Is the not-for-profit corpo [] Yes [] No [
2. For legal entities, the	e state (or foreign o	country) of incorporation or organization, if applicable:
Delaware		
3. For legal entities not business in the State of Ill	_	State of Illinois: Has the organization registered to dontity?
[] Yes	[x] No	[] Organized in Illinois
B. IF THE DISCLOSING	GPARTY IS A LEG	SAL 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."

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

File #: O2020-1916, Version	n: 1			
NOTE: Each legal entit	ty listed below may be requ	uired to submit an EDS	S on its own be	half.
Name See attached Schedule A	Business Address	Percentage 1	Percentage Interest in the Applica	
SECTION III - INCO OFFICIALS	ME OR COMPENSATION	ON TO, OR OWNER	RSHIP BY, CI	TY ELECTED
_	ty provided any income or ding the date of this EDS?	compensation to any C	City elected off	icial during the [x] No
	rty reasonably expect to pr he 12-month period follow	•	-	any City [x] No
If "yes" to either of the describe such income o	above, please identify belor r compensation:	w the name(s) of such	City elected or	fficial(s) and
inquiry, any City electe	official or, to the best ofthe d official's spouse or dome unicipal Code of Chicago ([x] No	estic partner, have a fin	ancial interest	
	tify below the name(s) and describe the financial i		ed official(s)	and/or spouse
SECTION IV - DISCI	LOSURE OF SUBCONT	RACTORS AND OT	HER RETAIN	NED PARTIES
lobbyist (as defined in Machine Whom the Disclosing Patthe nature of the relation Disclosing Party is not a Party's regular payroll.	ust disclose the name and be MCC Chapter 2-156), accordingly has retained or expects aship, and the total amount required to disclose employ of the Disclosing Party is use Party must either ask the Control of the Con	untant, consultant and s to retain in connection of the fees paid or esti yees who are paid solel ncertain whether a disc	any other person in with the Matt imated to be pa ly through the le closure is require	on or entity er, as well as id. The Disclosing red under this

Page 3 of 15

disclosure.

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	

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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.

File #: O2020-1916, Version: 1
(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 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

Page 4 of 15

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities

Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

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 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").

File #:	O2020-	-1916.	Version:	1
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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

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 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").

 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."

Page 7 of 15

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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?

File #: O2020-1916,	ion: 1	
[] Yes	[] No	
•	es" to Item D(l), provide the names and business addresses of the City of	fficials or

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

Name

Business Address

Nature of Financial Interest

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

Page 8 of 15

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

Ver.2018-1

Page 9 of 15

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 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

	•	owing information with their bids or in writing at the outset
Is the Disclosing Party th	ne Applicar	nt?
[] Yes	[] No	
If "Yes," answer the thre	e questions	s below:
Have you developed a federal regulations? (See [] Yes		have on file affirmative action programs pursuant to applicable art 60-2.)
•	r the Equal nents?	porting Committee, the Director of the Office of Federal Contract Employment Opportunity Commission all reports due under the
3. Have you participated equal opportunity clause? [] Yes	• •	evious contracts or subcontracts subject to the
If you checked "No" to q	uestion (1)	or (2) above, please provide an explanation:
Page 10 of 15		

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

File #: O2020-1916, Version: 1

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

ed of 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.

Page 11 of 15

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)

File #: (D2020-1	916.	Version:	1
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^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:

Page 12 of 15

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

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

State of California County of Los Angeles

File #: O2020-1916. Versi d	n:	- 1
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PATRICIA GUTIERREZ Notary Public-California L~~ 'P«fc-a»y Los Angles 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

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 Type of Document:

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 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
	[]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.

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

ownership interest in	the Applicant ex	y by (a) the Applicant, and (b) any legal entity which has a direct sceeding 7.5% (an "Owner"). It is not to be completed by any t 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	
* *	0 1	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.
•	aw or problem la	lentify below the name of each person or legal entity identified as andlord and the address of each building or buildings to which

File #: O2020-1916. Version	on:	1
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Page 14 of 15

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

File #: O2020-1916, Version: 1
Page 15 of 15
(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)
(sign here)
Print or type name of signatory: Devid Thompson Vine President
Title of signatory: and Chief Financial Officer
Signed and sworn to before me on [date] , by

Notary Public.

Commission expires: .

, at

County,

[state].

File #: O2020-1916, Version: 1

Ver. 11-01-05

GOVERNMENT CODE § 8202

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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

County of

Subscribed and sworn to (or affirmed) before me on this Date Year



jW/Z> 7fIQMf&0M

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

Name(s) ofSignerfs)

ignature of Notary Public

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 of the 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:
- B. Business address of the Disclosing Party: 4700 Wilshire Blvd.

Los Angeles, CA 90010

C. <u>Telephone: 646-582-0502</u> <u>Fax: MA</u> <u>Email: dwellspring@cimgroup.com</u>

<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

File #: O2020-1916, Version: 1					
G. Which City agency or department is rec	questing this EDS? Transportation				
If the Matter is a contract being handled complete the following:	by the City's Department of Procurement Services, pleas				
Specification #	and Contract #				
Ver.2018-1	Page 1 of 15				
SECTION II - DISCLOSURE OF OWN	NERSHIP INTERESTS				
A. NATURE OF THE DISCLOSING PAI	RTY				
1. Indicate the nature of the Disclosing [] Person [] Publicly registered business corporation [] Privately held business corporation [] Sole proprietorship [] General partnership [] Limited partnership [] Trust	[x] Limited liability company				
2. For legal entities, the state (or foreign c	ountry) of incorporation or organization, if applicable:				
Delaware					
3. For legal entities not organized in the S business in the State of Illinois as a foreign	tate of Illinois: Has the organization registered to do entity?				
[] Yes [x] No	[] Organized in Illinois				
B. IF THE DISCLOSING PARTY IS A LI	EGAL ENTITY:				
the entity; (ii) for not-for-profit corporation are no such members, write "no members v similar entities, the trustee, executor, admit limited partnerships, limited liability comp	f applicable, of: (i) all executive officers and all directors of as, all members, if any, which are legal entities (if there which are legal entities"); (iii) for trusts, estates or other nistrator, or similarly situated party; (iv) for general or anies, limited liability partnerships or joint ventures, nanager or any other person or legal entity that directly or ment of the Applicant.				

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

File #: O2020-1916, Version	n: 1		
Name Title			
Tribune Tower West (Chicago) Venture, LLC	The Applicant's Sole Member	
Golub Trib Investors, LLC		Managing Member of the Applicant's Sol	e Member
Golub Real Estate Corp.		Manager of Golub Trib Investors, LLC	
2. Please provide the for indirect, current or prosownership) in excess of	pective (i.e. within 6 mon 7.5% of the Applicant. Ex	ectors cerning each person or legal entity haths after City action) beneficial inter- examples of such an interest include sor joint venture, interest of a member	rest (including shares in a
Page 2 of 15			
limited liability compa state "None."	ny, or interest of a benef	iciary of a trust, estate or other simi	lar entity. If none
NOTE: Each legal entit	ty listed below may be re-	quired to submit an EDS on its own	behalf.
Name See attached Schedule A	Business Address	Percentage Interest in th	e Applicant
SECTION III - INCO OFFICIALS	ME OR COMPENSAT	ION TO, OR OWNERSHIP BY, (CITY ELECTED
_	ty provided any income oding the date of this EDS	r compensation to any City elected of? [] Yes	official during the [x] No
_	• • •	provide any income or compensation wing the date of this EDS? [] Yes	n to any City [x] No
If "yes" to either of the describe such income o		low the name(s) of such City elected	l official(s) and
inquiry, any City electe	d official's spouse or dom	ne Disclosing Party's knowledge aftenestic partner, have a financial intere ("MCC")) in the Disclosing Party?	

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.

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	
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 90010	10.10% Indirect Interest

File #: O2020-1916, Version: 1
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.
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").

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.

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."

Ver.2018-1 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?

File #: O2020-1916, \	Version: 1	
[] 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 (ii Sale"). Compensa	ee shall have a financial interest in the purchase of any property that ii) is sold by virtue of legal process	bidding, or otherwise permitted, no City elected has 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 in	nvolve a City Property Sale?	
[] Yes	[] No	
		nmes and business addresses of the City officials or by the nature of the financial interest:
Name	Business Address	Nature of Financial Interest
	Party further certifies that no pity official or employee.	prohibited financial interest in the Matter will be

4

Page 8 of 15

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

Ver.2018-1 Page 9 of 15

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.

#: O2020-1916, Version: 1

- 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 Ap	pplicant?
[] Yes []	No
If "Yes," answer the three que	estions below:
federal regulations? (See 41 C	do you have on file affirmative action programs pursuant to applicable CFR Part 60-2.) No
Compliance Programs, or the applicable filing requirements	oint Reporting Committee, the Director ofthe Office of Federal Contract e Equal Employment Opportunity Commission all reports due under the es?] No [] Reports not required
equal opportunity clause?	any previous contracts or subcontracts subject to the
If you checked "No" to questi	ion (1) 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.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.

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 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:

			_
File #: O2020-1916, Version: 1			
CALIFORNIA JURAT	GOVERNMENT CODE § 8202		
	•		
Anotarypublicorotherofficercornpletingthis certificate ver which this certificate is attached, and not the truthfulness,		thedocument t	Ю
State of California County of Los Angeles			
PATRICIA GUTIERREZ Notary Public • California i-wmtw Lm *nSe'« County			
i\S§i&/ Commission # 2256753 , MyComm.ExpiresAug http://MyComm.ExpiresAug	sug> 31.2022 <http: 31.2022=""></http:>		
Place Notary Seal and/or Stamp Above Subscribed and sworn to (or affirmed) before me on			
this {% day of ^IttUnU'L , 20 ^, by			
Date Month Year			
(1) David Thompson			
(and (2)			
(and (2)_ Namefifof Signerfgf			
proved to me onthe basis of satisfactory evidence to be the	personj^fwho appeared before me.		

Signature

Signature ofNotary Public O

OPTIONAL

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

lie #: O2020-1916, Version: 1	
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.

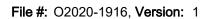
"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.l.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party,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

File #: O2020-1916, V	ersion: 1	
[] Yes	[] No	
which such person	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.
Page 13 of 15		
S	TATEMENT AND	CITY OF CHICAGO ECONOMIC DISCLOSURE D AFFIDAVIT n/a APPENDIX B
BUILD	ING 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 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	
		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.
		dentify below the name of each person or legal entity identified as landlord and the address of each building or buildings to which

Office of the City Clerk Page 191 of 292 Printed on 4/15/2022

the pertinent code violations apply.



Page 14 of 15

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

File #: O2020-1916, Version: 1
checked "no" to the above, please explain.
Page 15 of 15
(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 Pruoidont-

File #: O2020-	-1916, Version: 1			
Title of signa	and atory: c*isf Financial ∧			
Signed and s	worn to before me on [date]		, by	
	, at	County,		[state].
		Notary Public.		
Commission	expires:	•		
Ver. 11-01-05	CALIFORNIA JURAT			GOVERNMENT CODE § 8202
				only the identity of the individual who signed be truthfulness, accuracy, or validity of that
	State		of	California
	County of			
			Subscribed and	d sworn to (or affirmed) before me on
Month				
			0)	
MAGGIE MURA NOTWrPUBUC-CAI	ADIAN \$■ COMH.f 2198264 £ UFORNIA W Los Angeles County ~ Hi Conn. Ex	кр. June 17,2021 <u>y</u>		
Place Notary Se (and (2).	eal and/or Stamp Above Name(s) of Signers)			
proved to me or 'ignature of Nota Signature	n the basis of satisfactory evidence	to be the person(s) w	ho appeared bef	ore me.

File	#•	02020 - 1	1916 \	Version:	1

OPTIONAL

tended document . t

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:.

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

D. Name of contact person: David C. Wellspring

File #: O2020-1916, Version: 1		
E. Federal Employer Identit	fication No. (if yo	u have one):
F. Brief description ofthe Moroperty, if applicable):	latter to which the	is EDS pertains. (Include project number and location of
Grant of Easement for Tribune To	wer, located at 435 Nor	rth Michigan
G. Which City agency or de	partment is reques	sting 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	Pag	get of 15
A. NATURE OF THE DISC 1. Indicate the nature of [] Person [] Publicly registered busin [] Privately held business c [] Sole proprietorship [] General partnership [x] Limited partnership [] Trust	the Disclosing Pa	
2. For legal entities, the star	te (or foreign coun	ntry) of incorporation or organization, if applicable:
Delaware		
3. For legal entities not org business in the State of Illin		e of Illinois: Has the organization registered to do ntity?
[] Yes [2	x]No	[] Organized in Illinois
B. IF THE DISCLOSING P	PARTY IS A LEG	AL 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

File #: O2020-1916, Version	: 1	
limited partnerships, limeach general partner, ma	nited liability companies, li	r, or similarly situated party; (iv) for general or imited liability partnerships or joint ventures, or any other person or legal entity that directly or the Applicant.
NOTE: Each legal entity	v 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 fo indirect, current or prospownership) in excess of	pective (i.e. within 6 montl 7.5% ofthe Applicant. Exa	erning each person or legal entity having a direct or his after City action) beneficial interest (including amples of such an interest include shares in a r joint venture, interest of a member or manager in a
Ver.2018-1	Page 2 o	f 15
limited liability comparstate "None."	ny, or interest of a benefic	ciary of a trust, estate or other similar entity. If none
NOTE: Each legal entit	y listed below may be requ	uired 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 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.

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	
` ` `) 4700 Wilshire Blvd. Los Angeles, CA	97.5% Indirect Interest
Holdings, LLC	90010	
` ` `) 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	26-2004-11
435 North Michigan Holdco	c/o CIM Group 4700 Wilshire Blvd.	36.79% Indirect Interest
Ltd.	Los Angeles, CA 90010	0.040/ T. 12
435 North Michigan Onshore	c/o CIM Group 4700 Wilshire Blvd.	9.94% Indirect Interest
Feeder Fund, L.P.	Los Angeles, CA 90010	

File #: O2020-1916, Version: 1

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

EASTM 66176397.1

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.

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?

File #: O2	020-1916, Version: 1		
[]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").

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

 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 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.

File #: O2020-1916, Version: 1

- 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 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."

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

File #: O2020-1916, V	ersion: 1	
conclusively presu	amed that the Disclosing Party ce	rtified 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		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	
	cked "Yes" to Item D(1), proceed ms D(2) and D(3) and proceed to	to Items D(2) and D(3). If you checked "No" to Part E.
official or employed person or entity in assessments, or (iii Sale"). Compensat	the purchase of any property that i) 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 s at the suit ofthe City (collectively, "City Property of the City's eminent domain power does not this Part D.
Does the Matter in	volve a City Property Sale?	
[] Yes	[] No	
		ames and business addresses of the City officials or by the nature of the financial interest:
Name	Business Address	Nature of Financial Interest
•	Party further certifies that no ty official or employee.	prohibited financial interest in the Matter will be

Page 8 of 15

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

File #: O2020-1916, Version: 1

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

Ver.2018-1

Page 9 of 15

File	#•	02020 - 1	1916 \	Version:	1

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 Par	rty the Applicar	nt?
[]Yes	[] No	
If "Yes," answer the	three questions	s below:
1. Have you develo federal regulations? [] Yes	(See 41 CFR Pa	have on file affirmative action programs pursuant to applicable art 60-2.)
•	ns, 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 participequal opportunity cl		evious contracts or subcontracts subject to the
[] Yes	[] No	
If you checked "No"	' to question (1)	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.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.

File #	t: O2	020-1	1916.	Ve	rsion:	1
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Page 11 of 15

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.

Commission expires:

File #: O2020-1916, Version: 1	
Page 12 of IS	
CALIFORNIA JURAT	GOVERNMENT CODE § 8202
Anotarypublicoratheroffira	
thedoc mentiownichinisc «runk» te is attached, a	and nottiie truthfulness, accuracy, orvalidity of that document.
State of California County of Los Angeles	
	Subscribed and sworn to (or affirmed) before me on
	this day of LW^X^ , 20 , by
	Date Month Year
PATRICIA GUTIERREZ I Notary Public • California I I os And	(1) David Thompson geles County E Commission » 2256753 r My Comm. Expires Aug 31, 2022 I
(and (2) Namel/rfof Signenflf),
proved to me on the basis of satisfactory evidence	ce to be the personj^fwho appeared before me.
Place Notary Seal and/or Stamp Above	
Tace Notaly Geal and/or Stamp Above	
	ΓΙΟΝΑL infonnation can deter alteration ofthe document or fraudulent
	achment 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:	

Office of the City Clerk Page 209 of 292 Printed on 4/15/2022

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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.

File #	: 020	020-1	916.	Version:	1
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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.

File #: O2020-1916, Version: 1

Page 14 of 15

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.

File #: O2020-1916, Version: 1
Page 15 of 15
(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
acknowledgments.
CIM Fund VIII (Parallel-1), LP Date." (Print or type legal name of Disclosing Party)
Print or type name of signatory:
Devid Thompson Vice Pib&idtH it-

Print or type name of signatory:

Devid Thompson Vice Pib&idtHitand
A Financiai Officar

Signed and sworn to before me on [date]

, by

, at

County,

Notary Public.

Commission expires:

.

File #:	O2020-	-1916	Version:	1

Ver. 11-01-05

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

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

APS MIbk\£S

Subscribed and sworn to (or affirmed) before me on this day rtMOtek 20M. by Date Month Year

(D

MAGGIE MURAD1AN i Comm.! 2198264 £ notary public-california 81 Los Angeles County \ BY Conn. Exp. June 17,20211

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

Name(s) ofSigner(s)

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 ofthe document or fraudulent reattachment of this form to an unintended docum

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Description of Attached Document

Title or Type of Document

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Document Date:

Number of Pages:.

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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:

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

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: 4700 wilshire Blvd.

Los Angeles, CA 90010

C. Telephone: 646-582-0502 Fax: N/A Email: dwellspring@cimgroup.com

<mailto:dwellspring@cimgroup.com>

D. Name of contact person: David C. Wellspring

File #: O2020-1916, Version: 1				
E. Federal Employe	er Identification No.	(if you have one):		
F. Brief description property, if applicab		nich this EDS pertains. (Include project number and location of		
Grant of easement for	Tribune Tower, located at	435 North Michigan		
G. Which City agen	cy or department is	requesting this EDS? Transportation		
If the Matter is a c complete the follow	_	led by the City's Department of Procurement Services, please		
Specification #		and Contract #		
Ver.2018-1		Paget of 15		
SECTION II - DIS	SCLOSURE OF O	WNERSHIP INTERESTS		
A. NATURE OF T	HE DISCLOSING I	PARTY		
[] Person [] Publicly registered [] Privately held bu [] Sole proprietorsh [] General partnersh [] Trust [] Limited liability [] Limited liability [] Joint venture [] Not-for-profit conditions [] Yes [] Yes	siness corporation ip nip [x] Limited parti company partnership rporation	nership 501(c)(3))?		
2. For legal entities	es, the state (or for	reign country) of incorporation or organization, if applicable		
Delaware				
3. For legal entities business in the State		e State of Illinois: Has the organization registered to do eign entity?		
[] Yes	[x] No	[] Organized in Illinois		
B. IF THE DISCLO	SING PARTY IS A	A LEGAL ENTITY:		

File #: O2020-1916, Versi	on: 1	
the entity; (ii) for not- are no such members, similar entities, the tru limited partnerships, li each general partner, r	for-profit corporations, all write "no members which astee, executor, administratimited liability companies,	cable, of: (i) all executive officers and all directors of members, if any, which are legal entities (if there are legal entities"); (iii) for trusts, estates or other or, or similarly situated party; (iv) for general or limited liability partnerships or joint ventures, er or any other person or legal entity that directly or fthe Applicant.
NOTE: Each legal ent	ity listed below must subm	it an EDS on its own behalf.
Name Title		
Tribune Tower West (Chicag	go) 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 more of 7.5% of the Applicant. Ex	cerning each person or legal entity having a direct or oths after City action) beneficial interest (including examples of such an interest include shares in a or joint venture, interest of a member or manager in a
Page 2 of 15		
limited liability comp state "None."	eany, or interest of a benef	iciary of a trust, estate or other similar entity. If none
NOTE: Each legal ent	tity listed below may be re-	quired 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 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 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

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), LP4700 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

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.

File #: O2020-1916, V	ersion: 1
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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 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 ofthe 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.

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, 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."

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

File #: O2020-1916, V	ersion: 1	
conclusively presu	med that the Disclosing Party cer	rtified to the above statements.
D. CERTIFICATI	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,		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	
	eked "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 employed person or entity in assessments, or (iii Sale"). Compensate	e shall have a financial interest in the purchase of any property that) is sold 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 in	volve 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
	Party further certifies that no party official or employee.	prohibited financial interest in the Matter will be

Page 8 of 15

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

Ver.2018-1

Page 9 of 15

File #:	O2020-	-1916.	Version:	1
CIIC #.	02020	- 19 10.	version.	- 1

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 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 Applicar	nt?
[]Yes	[] No	
If "Yes," answer th	e three questions	s below:
1. Have you developed federal regulations?	(See 41 CFR Pa	have on file affirmative action programs pursuant to applicable art 60-2.)
•	ms, or the Equal	eporting 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 partic equal opportunity c		evious contracts or subcontracts subject to the
[] Yes	[] No	
If you checked "No	" to question (1)	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.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 #: O2020-1916. Versi d	n:	- 1
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Chapter 1 -23 and Section 2-154-020.

Page 11 of 15

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,

File #: O2020-1916, Version: 1	
if the Disclosing Party is a limited liability company; (2) all princip and (3) any person having more than a 7.5% ownership interest in tofficers" means the president, chief operating officer, executive direct treasurer or secretary of a legal entity or any person exercising similar	the Disclosing Party. "Principal ector, chief financial officer,
Does the Disclosing Party or any "Applicable Party" or any Spo currently have a "familial relationship" with an elected city official	
[] Yes [] No	
If yes, please identify below (1) the name and title of such person which such person is connected; (3) the name and title of the electer whom such person has a familial relationship, and (4) the precise name and title of the electer whom such person has a familial relationship, and (4) the precise name and title of such person which is the electer whom such person has a familial relationship, and (4) the precise name and title of such person which is the electer whom such person has a familial relationship, and (4) the precise name and title of such person which is the electer whom such person has a familial relationship.	ed city official or department head to
Page 13 of 15 CITY OF CHICAGO ECONOMIC DISCLOSURE STA	ΓΕΜΕΝΤ AND AFFIDAVIT
APPENDIX B	
BUILDING CODE SCOFFLAW/PROBLEM LANDI	LORD CERTIFICATION
This Appendix is to be completed only by (a) the Applicant, and (bownership interest in the Applicant exceeding 7.5% (an "Owner"). legal entity which has only an indirect ownership interest in the Applicant	It is not to be completed by any
1. Pursuant to MCC Section 2-154-010, is the Applicant or any Ox scofflaw or problem landlord pursuant to MCC Section 2-92-416?	wner identified as a building code
[] Yes [] No	
2. If the Applicant is a legal entity publicly traded on any exchang Applicant identified as a building code scofflaw or problem landlor 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.



Page 14 of 15

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.

ı	Γ	1	Y	es
		ı	1	CD

[]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

(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)

File #: O2020-1916, Version: 1				
(sign herej Print or type name of signatory:				
<u>Dfivid</u> <u>President</u>		Thomp	son	yice
rresident and Chief RnancialOfficar				
Title of signatory:				
Signed and sworn to before me on [date]		, by		
, at	County,		[state].	
No	otary Public.			
Commission expires:_				
Ver. 11-01-05				
CALIFORNIA JURAT		GOVE	RNMENT CODE § 8202	
A notary public or other officer completing this cer which this certificate is attached, and not the truthful				d the document to
State of California				
County of	this -' day Dot	e		
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. Jun	ne 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 be the person(s) who appeared before me. ignature of Notary Public Signature

OPTIONAL

Completing this information can deter alteration fraudulent reattachment of document or 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: A/(fflS-

©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:

T-Tribune West Co-Investor, 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:

B. Business address of the Disclosing Party: 4700 Wilshire Blvd.

File #: O2020-1916, Version: 1			
Los Angeles, CA 90010			
C. <u>Telephone: 646-582-0502</u> <u>F</u>	ax: WA	Email: dwellspring@cimgroup.com	
<mailto:dwellspring@cimgroup.com></mailto:dwellspring@cimgroup.com>			
D. Name of contact person: David c	. Weiispi	ring	
E. Federal Employer Identification	No. (if yo	ou have one):	
F. Brief description of the Matter to property, if applicable):	which th	nis EDS pertains. (Include project number and location of	
Grant of easement for Tribune Tower, loca	ated at 435 I	North Michigan	
G. Which City agency or departmen	t is reque	sting this EDS? Transportation	
If the Matter is a contract being had complete the following:	andled by	the City's Department of Procurement Services, please	
Specification # ^		and Contract #	
Ver.2018-1	Pa	get of 15	
SECTION II - DISCLOSURE OF	F OWNE	RSHIP INTERESTS	
A. NATURE OF THE DISCLOSIN	IG PART	Y	
1. Indicate the nature of the Disc] Person] Publicly registered business corp] Privately held business corporate] Sole proprietorship] General partnership] Limited partnership] Trust	ooration	[x] Limited liability company	
2. For legal entities, the state (or fo	reign cou	ntry) of incorporation or organization, if applicable:	
Delaware			
3. For legal entities not organized in business in the State of Illinois as a		e of Illinois: Has the organization registered to do ntity?	

File #: O2020-1916, Version: 1			
[] 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 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 Copr. for list of Directors

File #: O2020-1916, Version	: 1				
12-month period preced	ling the date of this EDS?		[] Yes	[x] No)
•	ty reasonably expect to provide a ne 12-month period following the	•	•	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:					and
inquiry, any City elected	fficial or, to the best of the Disclo d official's spouse or domestic par nicipal Code of Chicago ("MCC" [x] No	tner, have a finan	cial interest		
•	ify below the name(s) of su 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.

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

Venture, LLC

Tribune Tower West (Chicago) c/o Golub & Company 625 N. Michigan Ave., Suite 2000 Chicago, Illinois 60611

100% Direct Interest

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

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

435 North Michigan Holdco c/o CIN

Ltd. Los Angeles, CA 90010

435 North Michigan Onshore

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

Feeder Fund, L.P.

Los Angeles, CA 90010 4700 Wilshire Blvd. Los Angeles, CA 10.12% Indirect Interest

(Parallel-1), LLC 90010

Tribune Tower West Partners

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

(Parallel-1), LLC 90010

CIM Fund VIII (Parallel-1), LP 4700 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

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 [] 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

File #: O2020-1916, Version: 1

- 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 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

 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.

File #: O2020-1916. Version:	File	#:	02020 -	1916	Version:	1
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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 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."

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 ofthe 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 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.

Page 8 of 15

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

File #: O2020-1916, Version: 1		
behalf of the Disclosing Party	with respect to the Matter.)	
any person or entity listed in	not spent and will not expend any federally appropriated funds to pay in paragraph A(l) above for his or her lobbying activities or to pay any e or attempt to influence an officer or employee of any agency, as	-
	member of Congress, an officer or employee of Congress, or an	
Ver.2018-1	Page 9 of 15	
federally funded grant or loan,	connection with the award of any federally funded contract, making and entering into any cooperative agreement, or to extend, continue, reneally funded contract, grant, loan, or cooperative agreement.	-
.	ill submit an updated certification at the end of each calendar quarte that materially affects the accuracy of the statements and information (2) above.	
(4) of the Internal Revenue Code of the Internal Revenue Code of	ertifies that either: (i) it is not an organization described in section 501 de 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 Activities obbying Disclosure Act of 1995, as amended.	of
form and substance to paragrapany subcontract and the Disclo	is the Applicant, the Disclosing Party must obtain certifications equal phs $A(l)$ through $A(4)$ above from all subcontractors before it awards using Party must maintain all such subcontractors' certifications for the st make such certifications promptly available to the City upon request	e
B. CERTIFICATION REGAR	RDING EQUAL EMPLOYMENT OPPORTUNITY	
	funded, federal regulations require the Applicant and all propo following information with their bids or in writing at the outset	
Is the Disclosing Party the App	plicant?	

[] 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

File #: O2020-1916, Ver	sion: 1	
Compliance Program applicable filing requ	_	Employment Opportunity Commission all reports due under the
[] Yes	[] No	[] 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:
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 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.

Page 11 of 15

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

File #: O2020-1916, Version: 1	
Commission expires:	
•	
Page 12 of 15	
CALIFORNIA JURAT	GOVERNMENT CODE § 8202
A notary public^rofteroffra^ the document to which this certificate Is at	ttached, and not the truthfulness, accuracy, or validity ofthat document.
Chata of California County of Las Angulas	
State of California County of Los Angeles	
	Subscribed and sworn to (or affirmed) before me on
	^{ml} » /ff day of ^UUyfLiA , 20 <7 . by
	Date Month Year
7	PATRICIA GUTIERREZ f otarv Public - California i
1	
(1) David Thompson	
(and(2)_	
Nameffifof Signen/f	
proved to me on the basis of satisfactory evi	idence 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:

©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 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

File #: O2020-1916, Version	: 1
	s" means the president, chief operating officer, executive director, chief er or secretary of a legal entity or any person exercising similar authority.
	Party or any "Applicable Party" or any Spouse or Domestic Partner thereof al relationship" with an elected city official or department head?
[] Yes	[] No
to which such person is	y below (1) the name and title of such person, (2) the name of the legal entity connected; (3) the name and title of the elected city official or department head has a familial relationship, and (4) the precise nature of such familial
Page 13 of 15	
STAT	CITY OF CHICAGO ECONOMIC DISCLOSURE EMENT AND AFFIDAVIT n/a APPENDIX B
BUILDING (CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION
ownership interest in the	completed only by (a) the Applicant, and (b) any legal entity which has a direct explicant exceeding 7.5% (an "Owner"). It is not to be completed by any an indirect ownership interest in the Applicant.
	ction 2-154-010, is the Applicant or any Owner identified as a building code dlord pursuant to MCC Section 2-92-416?
[] Yes	[] No
	egal entity publicly traded on any exchange, is any officer or director of the building code scofflaw or problem landlord pursuant to MCC Section 2-92-

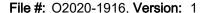
3. If yes to (1) or (2) above, please identify below the name of each person or legal entity identified as

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

[] No

416?

[] Yes



a building code scofflaw or problem landlord and the address of each building or buildings to which the pertinent code violations apply.

Page 14 of 15

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.

Page 15 of 15

(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 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) reaifirms its acknowledgments.

File #: O2020-1916, Version: 1	
T-Tribune West Co-Investor, LLC Date: (Print or type legal Party)	name of Disclosing
Print or type name of signatory:	
Dsvid Thompson Vice? President and	
Title of signatory: Chief Financral Office	
Signed and sworn to before me on [date] v , at Count	, by ty, [state].
Notary Pub	lic.
Commission expires:_	
Ver. 11-01-05	GOVERNMENT CODE § 8202
A notary public or other officer completing this certificate verific which this certificate is attached, and not the truthfulness, accura	es only the identity of the individual who signed the document to cy, or validity of that document
State of California County of	
Subscribed a this ^ day of/ Date Month	

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

File #	# : O20	20-191	16 V	ersion:	1

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:.

©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: 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
- 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
 - 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 Bivd

File #: O2020-1916, Version: 1				
	Jersey City, N	J 07310		
C. Telephone: 212-5 <mailto:arlene.brownstein@citi.com></mailto:arlene.brownstein@citi.com>	559-0401	Fax:	Email:	arlene.brownstein@citi.com
D. Name of contact person: Arlene Brownstein				
E. Federal Employer Identification No. (if y	ou have one)	: N/A		
F. Brief description of the Matter to which the	his EDS perta	ins.(Inclu	de project 1	number and location of
F. property, if applicable):				
Grant of Easement for Tribune Tower, located at 435 N	lorth Michigan			
G. Which City agency or department is requ	esting this E	DS? Trans	portation	
If the Matter is a contract being handled be complete the following:	by the City's	Departme	nt of Proci	urement Services, please
Specification #	and Contra	ct#		
Ver.2018-1 Pa	age 1 of 15			
SECTION II - DISCLOSURE OF OWNI	ERSHIP INT	TERESTS		
A. NATURE OF THE DISCLOSING PART	TY			
 Indicate the nature of the Disclosing F Person Publicly registered business corporation Privately held business corporation Sole proprietorship General partnership Limited partnership Trust 	[] Limited [] Limited [] Joint ve [] Not-for (Is the not- [] Y [x] Other (d liability enture -profit corfor-profit	partnership poration corporation No ecify)	n also a 501 (c)(3))?
2. For legal entities, the state (or foreign cou	untry) of inco	rporation o	or organiza	tion, if applicable:
Cayman Islands				
3. For legal entities not organized in the Sta	ate of Illinois	Has the c	rganization	registered to do

business in the State of Illinois as a foreign entity?

File #: O2020-1916, Versio	on: 1	
[] Yes	[X] No	[] Organized in Illinois
B. IF THE DISCLOSI	NG PARTY IS A LI	EGAL ENTITY:
the entity; (ii) for not-fare no such members, values imilar entities, the trust limited partnerships, limited	or-profit corporations write "no members wastee, executor, adminated liability compananaging member, me	applicable, of: (i) all executive officers and all directors of s, all members, if any, which are legal entities (if there thich are legal entities"); (iii) for trusts, estates or other istrator, or similarly situated party; (iv) for general or unies, limited liability partnerships or joint ventures, anager or any other person or legal entity that directly or ent of the Applicant.
NOTE: Each legal enti	ty 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 ofthe Applicant's Sole Member
Golub Real Estate Corp.		Manager of Golub Trib Investors, LLC
indirect, current or prosownership) in excess o	Collowing information spective (i.e. within 6 f 7.5% ofthe Applica	of Directors a concerning each person or legal entity having a direct or b months after City action) beneficial interest (including, nt. Examples of such an interest include shares in a rship or joint venture, interest of a member or manager in a
Page 2 of 15		
limited liability compastate "None."	any, or interest of a l	peneficiary of a trust, estate or other similar entity. If none,
NOTE: Each legal enti	ity 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 official during the 12-month period preceding the date of this EDS? [] Yes [%\ No

File #:	O2020-1916,	Version:	1
---------	-------------	----------	---

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 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.

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 **Ownership Interest Business Address** 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

Office of the City Clerk Page 257 of 292 Printed on 4/15/2022

powered by Legistar™

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

LC 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), LP 4700 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

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,

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:

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.

- 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.

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

File #: (D2020-1	916.	Version:	1
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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."

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):

File #: O2020-1916, Version: 1		

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?

ı	٦ ا	Yes	[xj No
- 1		168	

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 constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

[] Yes	Γ.	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.

Page 8 of 15

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

File #: O2020-1916, Versi	on: 1		
defined			
by applicable feder employee	al law, a men	mber of Congress, an officer or employee of Congress, or an	
Ver.2018-1		Page 9 of 15	
federally funded grant	or loan, ente	ection with the award of any federally funded contract, making ering into any cooperative agreement, or to extend, continue, rended contract, grant, loan, or cooperative agreement.	•
	y event that m	bmit an updated certification at the end of each calendar quarte naterially affects the accuracy of the statements and information bove.	
(4) of the Internal Revenue of the Internal Revenue	enue Code of Code of 198	es that either: (i) it is not an organization described in section 50 (1986; or (ii) it is an organization described in section 501(c)(4) (86 but has not engaged and will not engage in "Lobbying in the Lobbying Disclosure Act of 1995, as amended.	
form and substance to any subcontract and the	paragraphs A e Disclosing	Applicant, the Disclosing Party must obtain certifications equal A(1) through A(4) above from all subcontractors before it award Party must maintain all such subcontractors' certifications for the such certifications promptly available to the City upon requestions.	ls the
B. CERTIFICATION	REGARDIN	G EQUAL EMPLOYMENT OPPORTUNITY	
	•	ded, federal regulations require the Applicant and all propowing information with their bids or in writing at the outs	
Is the Disclosing Party	the Applicar	nt?	
[] Yes	[] No		
If "Yes," answer the th	ree questions	s below:	
Have you develope federal regulations? (S [] Yes		have on file affirmative action programs pursuant to applicable art 60-2.)	e
<u>•</u>	or the Equal	eporting Committee, the Director of the Office of Federal Contr I Employment Opportunity Commission all reports due under the	
[] Yes		[] Reports not required	
3. Have you participa equal opportunity clau		evious contracts or subcontracts subject to the	

File #: O2020-1916, Version: 1				
[]Yes	[]No			

If you checked "No" to question (1) 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.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 Chapter 1-23 and Section 2-154-020.

Page 11 of 15

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)

<u>2019</u>

File	#•	02020 - 1	1916 \	Version:	1

Page 12 of 15 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

on this

day of.

(D-

by Date Month Year

JiUi A--G | | 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-

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.

File #:	O2020-1916,	Version:	1
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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.

File	#:	02020	-1916	Version:	1

Page 14 of 15

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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.

[]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.

File #:	02020-	1916 \	Version:	1

Page 15 of 15

(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 Pul	[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|-UI^

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:.

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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 Onshore Feeder Fund, L P.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [] the Applicant

File #: O2020-1916, Version: 1	
the contract, transaction or other undertaking "Matter"), a direct or indirect interest in excess name: Tribune Tower West (Chicago) Owner, LLC OR	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)) Disclosing Party holds a right of control:
B. Business address of the Disclosing Party:	480 Washington Blvd, 30th Floor Jersey City, NJ 07310
C. <u>Telephone: 212-559-0401</u> <u>Fax:</u> Fax:	Email: arlenebrownstein@citi.com
D. Name of contact person: Arlene Brownste	in
E. Federal Employer Identification No. (if yo	ou have one): N/A
F. Brief description of the Matter to which the property, if applicable):	is EDS pertains. (Include project number and location of
Grant of Easement for Tribune Tower, located at 435 No.	rth Michigan
G. Which City agency or department- is reque	esting this EDS? Transportation
If the Matter is a contract being handled by complete the following:	the City's Department of Procurement Services, please
Specification #	and Contract #
Ver.2018-1 Pa	get of 15
SECTION II - DISCLOSURE OF OWNE	RSHIP INTERESTS
A. NATURE OF THE DISCLOSING PART	Y
[] Person [] Publicly registered business corporation [] Privately held business corporation [] Sole proprietorship [] General partnership [x] Limited partnersh [] Trust [] Limited liability company	ip

File #: O2020-1916, Ve r	rsion: 1	
	•	
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	te of Illinois: Has the organization registered to do entity?
[] Yes	[X] No	[] Organized in Illinois
B. IF THE DISCLO	SING PARTY IS A LE	GAL ENTITY:
the entity; (ii) for no are no such members similar entities, the t limited partnerships, each general partner	t-for-profit corporations, write "no members wrustee, executor, admin limited liability compa	applicable, of: (i) all executive officers and all directors of s, all members, if any, which are legal entities (if there hich are legal entities"); (iii) for trusts, estates or other istrator, or similarly situated party; (iv) for general or nies, limited liability partnerships or joint ventures, anager or any other person or legal entity that directly or ent of the Applicant.
NOTE: Each legal e	ntity listed below must	submit an EDS on its own behalf.
Name Title Tribune Tower West (Chica Golub Trib Investors, LLC		The Applicant's Sole Member Managing Member of the Applicant's Sole Member

*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

Manager of Golub Trib Investors, LLC

Page 2 of 15

Golub Real Estate Corp.

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

File #: O2020-1916, Versio	n : 1		
NOTE: Each legal enti	ty listed below may be requir	red to submit an EDS on its o	wn behalf.
Name See attached Schedule A	Business Address	Percentage Interest in	n the Applicant
SECTION III - INCO OFFICIALS	OME OR COMPENSATIO	N TO, OR OWNERSHIP B	SY, CITY ELECTED
	ty provided any income or co	ompensation to any City elect	
_		vide any income or compensa ng the date of this EDS? [] Y	• •
If "yes" to either of the describe such income of	-	the name(s) of such City elec	cted official(s) and
inquiry, any City electe	ed official's spouse or domest	Disclosing Party's knowledge ic partner, have a financial in MCC")) in the Disclosing Par	terest (as defined in
	atify below the name(s) of and describe the financial int	of such City elected officerest(s).	cial(s) and/or spouse
SECTION IV - DISC	LOSURE OF SUBCONTR	ACTORS AND OTHER RE	ETAINED PARTIES
The Disclosing Party m	nust disclose the name and bu	siness address of each subcor	ntractor, attorney,

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.

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
`) 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	24700 Wilshire Blvd. Los Angeles, CA	10.10% Indirect Interest
	90010	

EASTM66176397.1

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.

File #4, 00000 4040 Maralana 4					
File #: O2020-1916, Version: 1					
(Add sheets if necessary)					
[x] Check here if the Disclosing Party has not retained, nor expects to retain, any such persons o					
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 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.					
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 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

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 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 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 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).

File #: O2020-1916, Version: 1
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 Lx] 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?

3. If you checked "Yes" to Item D(l), provide the names and business addresses of the City officials or

[] No

[] Yes

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.

Page 8 of 15

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

Ver.2018-1

Page 9 of 15

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 the Applicant?

File #: O2020-1916, Version: 1						
[]Yes	[] No					
If "Yes," answer the three	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 of the Equal Employment Opportunity Commission all reports due under the ments? [] 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 q	uestion (1) 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.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.

Page 11 of 15

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

Fila	#•	O2020-	1016	Version:	1
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(Print or type title of person signing)

Page 12 of 15 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 Qy^cio^v-l *Mr(jrr>OAt

Title or Type of Document: GfrA Fr-f^jAA Vi'-f- Document Date: \2\n\CA)\\\(^2\)

Number of Pages: \io 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 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.

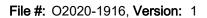
Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date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

File #: O2020-1916, Vers	ion: 1 	
[] Yes	[] No	
to which such person	is connected; (3)	he name and title of such person, (2) the name of the legal entity (3) the name and title of the elected city official or department head lial relationship, and (4) the precise nature of such familia
Page 13 of 15		
STA	ATEMENT AND	CITY OF CHICAGO ECONOMIC DISCLOSURE O AFFIDAVIT n/a 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 direct xceeding 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.

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.



Page 14 of 15

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.

File #: O2020-1916, Version: 1	
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.	

Page 15 of 15

(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^^CCovaity, [state].

V\$y_ Notary Public.

Commission expires: $,, < S \setminus$

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.

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