



City of Chicago



O2020-4562

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1330-1364 W Washington Blvd/100-138 N Ada St/1349-1389 W Randolph St - App No. 20478
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20478
INTRO DATE
SEPT 9, 2020

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all C1-3 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by

West Randolph Street; North Ada Street; West Washington Boulevard; A line 486.65 feet west of and parallel to North Ada Street; A line 190.78 feet north of and parallel to West Washington Boulevard running west for 161.91 feet to the public alley next and west of vacated North Loomis Street; the vacated public alley next and west of vacated North Loomis street running 63.89 feet along the east line and then running 24.94 feet to the westerly point; a line 96.08 feet south of and parallel to West Randolph Street; A line 566.71 feet west of and parallel to North Ada Street to the point of beginning.

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all DX-3 Downton Mixed-Use District symbols and indications as shown on Map No. 1-G in the area bounded by

West Randolph Street; North Ada Street; West Washington Boulevard; A line 486.65 feet west of and parallel to North Ada Street; A line 190.78 feet north of and parallel to West Washington Boulevard running west for 161.91 feet to the public alley next and west of vacated North Loomis Street; the vacated public alley next and west of vacated North Loomis street running 63.89 feet along the east line and then running 24.94 feet to the westerly point; a line 96.08 feet south of and parallel to West Randolph Street; A line 566.71 feet west of and parallel to North Ada Street to the point of beginning.

to those of a Planned Development

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

Common Address of Property: 1330-1364 W. Washington 100-138 N Ada/1349-1389 W Randolph

PROJECT NARRATIVE

The Applicants Chicago Journeyman Plumber Local 130, UA and Chicago Title and Trust Company Land Trust Number 15408 dated September 10, 1925 are the record owners of the property located at 1330-1364 W Washington, 100-138 N Ada, 1349-1389 W Randolph (the "Property"). The Applicant seeks to amend the zoning for the Property from a C1-3 Neighborhood Commercial District to allow for the construction of a seven-story parking garage along Randolph Street (the "Randolph Building") and a six-story office building at along Ada Street (the "Ada Building"). The Property also includes a two-story auditorium (the "Auditorium") that will be included in the planned development; however, the Auditorium will remain as existing with the same use. The planned development is mandatory under Section 17-8-0503-C due to its 630 proposed parking spaces.

The site is a transit served location with close proximity to a bus stop located at Ashland Street and Madison Street. The site is currently utilized by the owner as 249 surface parking spaces with a two-story auditorium and office building.

Located in Subarea A, the Randolph Building will be a seven-story structure measuring 85 feet in height. At the ground level, the Randolph Building will contain 14,726 square feet of commercial space at the ground level with indoor parking spaces and storage. The Randolph Building will include 502 indoor parking spaces on the second through seventh level with an outdoor patio on the third level. The Randolph Building is designed to be complementary of the Plumbers Union's new modernist Training Center as well as the traditional characteristics of the neighborhood in massing, scale and proportion of openings and elements, use of materials, landscape, and signage.

Located in Subarea B, the Ada Building will be a six-story commercial structure measuring 80 feet in height. The Ada Building contain 205,550 square feet of commercial space. The Ada Building will be developed and processed as an amendment to the Planned Development Pursuant to Section 17-13-0602 through Section 17-13-0610 of the Zoning Ordinance and under the terms and conditions of Statement 7 of the Planned Development Statements.

Located in Subarea C, the Auditorium will not be altered or modified and will contain the same assembly and office uses for the Applicant as currently existing in Subarea C. 128 surface parking spaces will also remain on the Subarea C.

BUSINESS PLANNED DEVELOPMENT NO.,
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development Number TBD, ("Planned Development") consists of approximately 179,428 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by Chicago Journeyman Plumber Local 130, UA and Chicago Title and Trust Company Land Trust Number 15408 dated September 10, 1925 (collectively) and is also known as the Applicant.

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

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

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

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

Applicant: Plumber Local 130, UA and Chicago Title and Trust Company Land Trust Number 15408 dated September 10, 1925
Address: 1330-1364 W Washington, 100-138 N Ada, 1349-1389 W Randolph
Introduced: September 9, 2020
CPD Date:

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in

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

5. This Plan of Development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; and Existing Site Plan; a Planned Development Boundary and Property Line Map; a Subarea Plan; a Site Plan; a Landscape Plan; a Subarea A Site Section Plan; a Subarea A ground floor plan; Subarea A floor plans; a Subarea A Roof Plan; Subarea A Vehicular and Loading Access Plan; and Building Elevations (North, South, East, and West) prepared by OKW Architects and dated July 21, 2020. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "Building Code"), the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
6. The following uses are permitted in the Subarea A, Subarea B, and Subarea C delineated herein as the Planned Development.

Subarea A: general retail sales, office, eating and drinking establishments, outdoor patio, personal service, artists work or sales space, business equipment sales and service, business support services, storage, accessory and non-accessory parking, financial services, food and beverage retail sales, medical service, artisan manufacturing uses, including accessory and related uses as well as accessory loading.

Subarea B: general retail sales, office, eating and drinking establishments, personal service, co-located wireless communication facilities, cultural exhibits and libraries, animal services, artists work or sales space, business equipment sales and service, business support services, communication service establishments, financial services, food and beverage retail sales, medical service, artisan manufacturing uses, including accessory and related uses as well as accessory loading.

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Subarea C: general retail sales, office, business equipment sales and service, business support services, colleges and universities, school, community centers, recreation buildings, assembly use, school, accessory and non-accessory parking, artisan manufacturing uses, including accessory and related uses as well as accessory loading.

7. Any material development in Subarea B and Subarea C shall be submitted and processed as an amendment to the Planned Development pursuant to Section 17-13-0602 through Section 17-13-0610 of the Chicago Zoning Ordinance. As such, any material development in Subarea B and C shall be subject to the review and approval of the Department (and such other bureaus, departments or agencies as the Commissioner deems appropriate which may include, without limitation, CDOT, the Department of Water Management, the Fire Department, and the Mayor's Office of Persons with Disabilities), the Chicago Plan Commission, the Zoning Committee, and the City Council. This Statement Number 7 shall not apply to alterations to existing buildings that do not increase their height or alter their footprint and not to demolition or site work.
8. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
10. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 179,428 square feet.

The Applicant acknowledges that the project may receive a bonus FAR of 2.75, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 5.75. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C,

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prior to issuance of the first building permit for any building in the Planned Development that results in the total FAR for the Planned Development to exceed 3.0; provided, however, if the Planned Development is constructed in phases, the bonus may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund, pursuant to Section 17-4-1003-D. Such funds will be utilized pursuant to Section 17-4-1004-B (Neighborhoods Opportunity), Section 17-4-1006-C (Citywide Adopt-a-Landmark) and Section 17-4-1005-C (Local Impact).

11. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
12. The Site and Landscape Plans shall be in substantial conformance with the City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, Sections 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the

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Applicant, the legal title holders and any ground lessors of each Subarea.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/ WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed

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outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to C1-3 Neighborhood Commercial District.

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BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Net Site Area:	
Subarea A:	42,490 SF
Subarea B:	34,550 SF
Subarea C:	102,388 SF
Total Net Site Area:	179,428 SF
Existing Building Area:	
Subarea C:	57,760 SF
Total Existing Building Area:	57,760 SF
Area of Proposed Building	
Subarea A:	272,318 SF
Subarea B:	205,550 SF
Subarea C:	57,760 SF (Existing to Remain)
Total Proposed Building Area:	535,628 SF
Floor Area Ratio:	
FAR Subarea A:	6.4
FAR Subarea B:	5.94
FAR Subarea C:	0.56 (Existing)
Total Project FAR:	2.98 ¹
Maximum Allowable Floor Area:	
Maximum Floor Area Subarea A:	272,318 SF
Maximum Floor Area Subarea B:	205,550 SF
Maximum Floor Area Subarea C:	57,760 SF
Total Maximum Floor Area: ²	535,628 SF
Setbacks:	In accordance with Site Plan

¹ The Total Project FAR may be increased pursuant to Statement Number 10 of the Planned Development Statements; provided, however that the Total Project FAR may not exceed 5.75.

² The Applicant may increase the Maximum Allowable Floor Area pursuant to Statement Number 10 of the Planned Development Statements; provided, however that the Total Maximum Floor Area may not exceed 1,031,711 SF in total for all Subareas. Any Subarea may be developed to the Maximum Allowable Floor Area; however, in no event shall the Maximum Allowable Floor Area be exceeded across all Subareas.

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BUSINESS PLANNED DEVELOPMENT NO. _____,
BULK REGULATIONS AND DATA TABLE

Maximum Building Height:	Subarea A: 85 feet Subarea B: 80 feet Subarea C: (existing, no change)
Minimum Parking Spaces:	
Subarea A:	502
Subarea B:	0 (Transit Served Location)
Subarea C:	128
Bicycle Parking Spaces:	
Subarea A:	24
Subarea B:	50
Subarea C:	0 (existing, no-change)
Loading Spaces:	
Subarea A:	1 (10 x 25)
Subarea B:	2 (10 x 25)
Subarea C:	0 (existing, no-change)

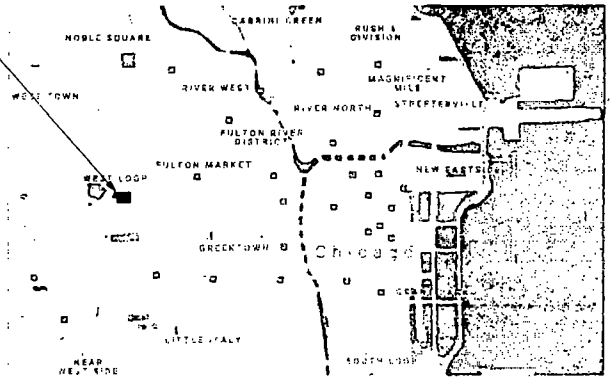
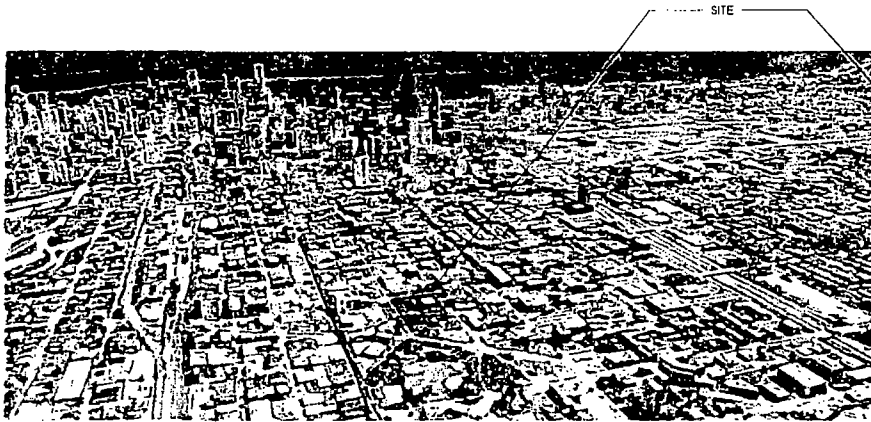
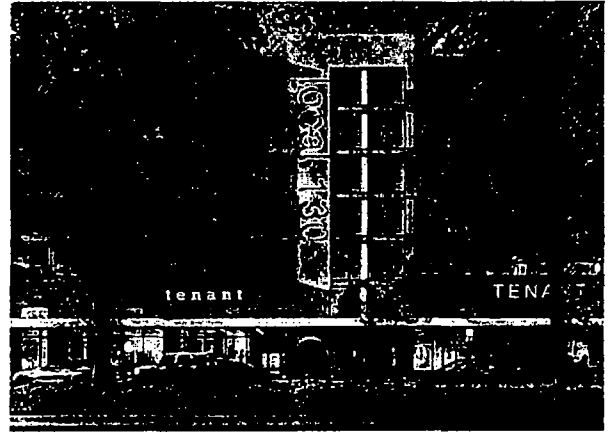
Applicant: Plumber Local 130, UA and Chicago Title and Trust Company Land Trust Number 15408
dated September 10, 1925
Address: 1330-1364 W Washington, 100-138 N Ada, 1349-1389 W Randolph
Introduced: September 9, 2020
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PLUMBERS LOCAL 130-PARKING GARAGE

OWNER: 1340 WASHINGTON BLVD, CHICAGO IL 60607
SITE: 1341 W. RANDOLPH AVE, CHICAGO, IL 60607

PROJECT PROGRAM:
500 PARKING SPACES
12,000 SF OF RETAIL

ZONING:
CURRENT: C1-3
PROPOSED: DX-3



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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

COVER PAGE

DPD SUBMITTAL JULY 21, 2020
DPD INTAKE MEETING JULY 30, 2020
DPD FILING AUGUST 26, 2020

SHEET NO

DPD-01

PROJECT # 20014



1 ADA STREET - LOOKING NORTH WEST



2 RANDOLPH STREET - LOOKING EAST



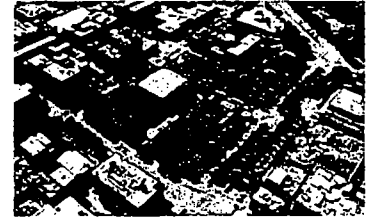
3 RANDOLPH STREET - LOOKING WEST



4 WASHINGTON BLVD - LOOKING NORTH EAST



5 ADA STREET AND RANDOLPH STREET - LOOKING SOUTH WEST



6 AERIAL - LOOKING SOUTH WEST



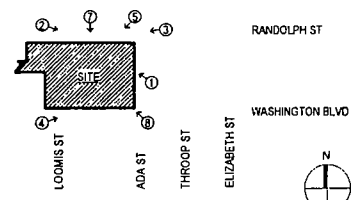
7 RANDOLPH STREET - LOOKING SOUTH



8 ADA STREET AND WASHINGTON BLVD - LOOKING NORTH WEST



9 SITE PLAN



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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
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CHICAGO, IL 60607

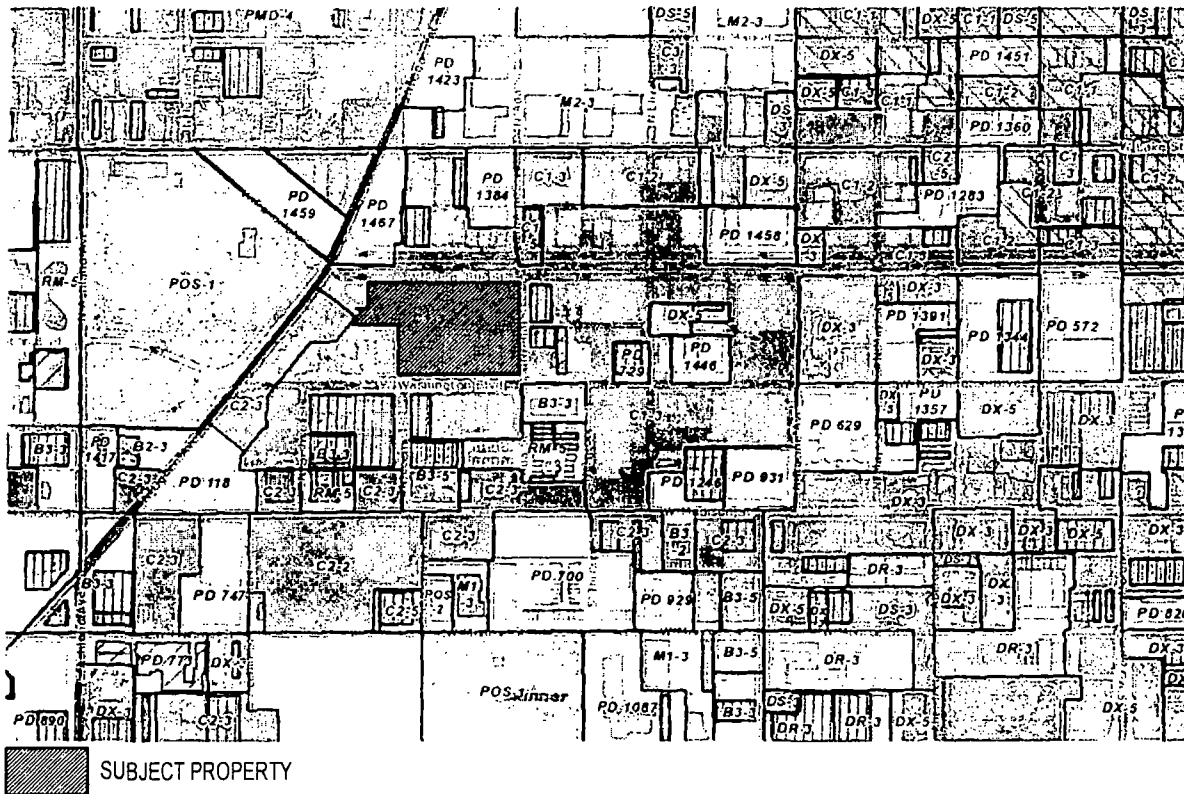
SITE PHOTOS

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SHEET NO

DPD-02



1 EXISTING ZONING MAP
SCALE NTS



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PLUMBERS LOCAL 130 - PARKING GARAGE

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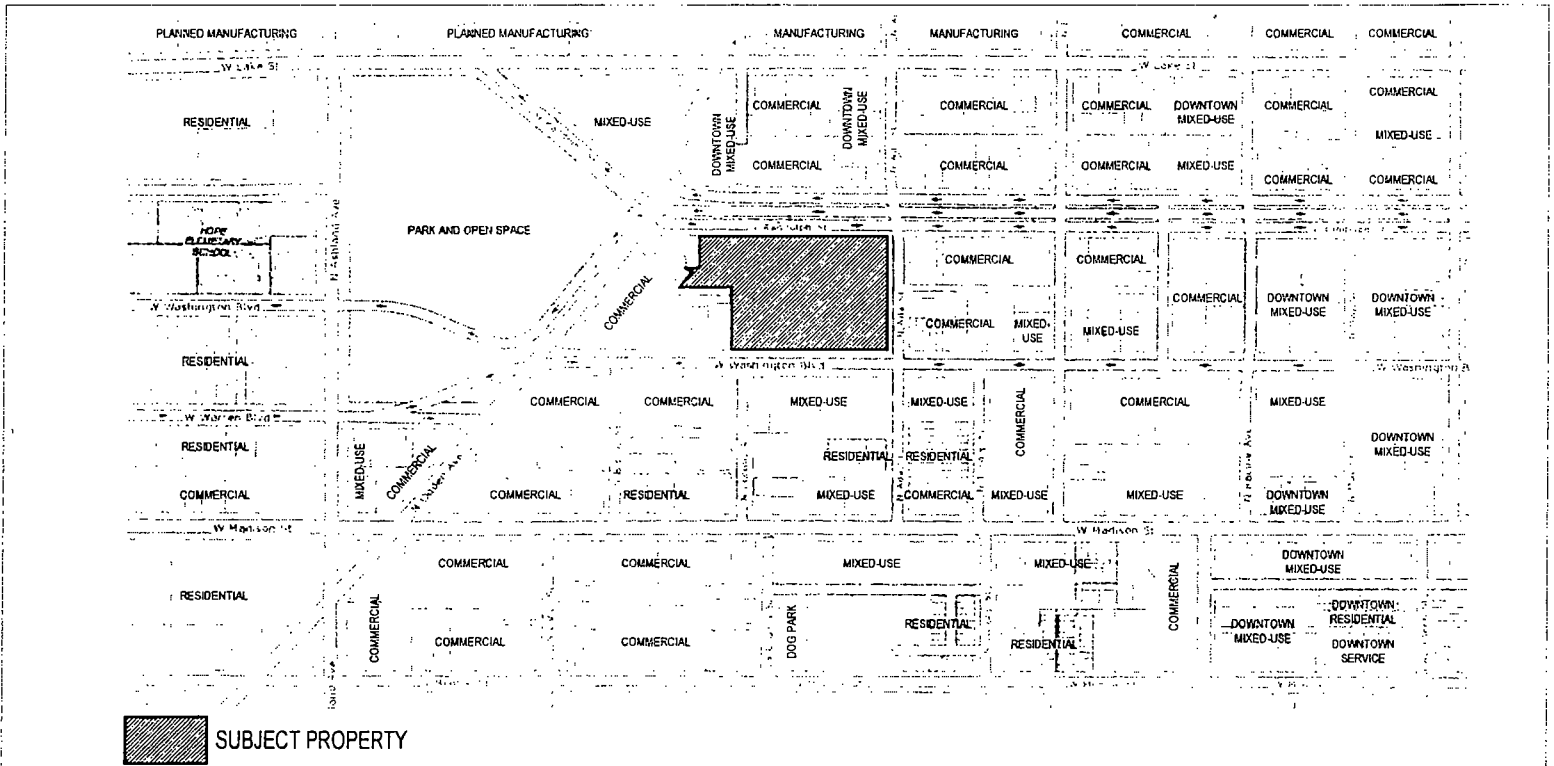
EXISTING ZONING MAP

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DPD-03



1 EXISTING LAND USE MAP
SCALE: NTS



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PLUMBERS LOCAL 130 - PARKING GARAGE

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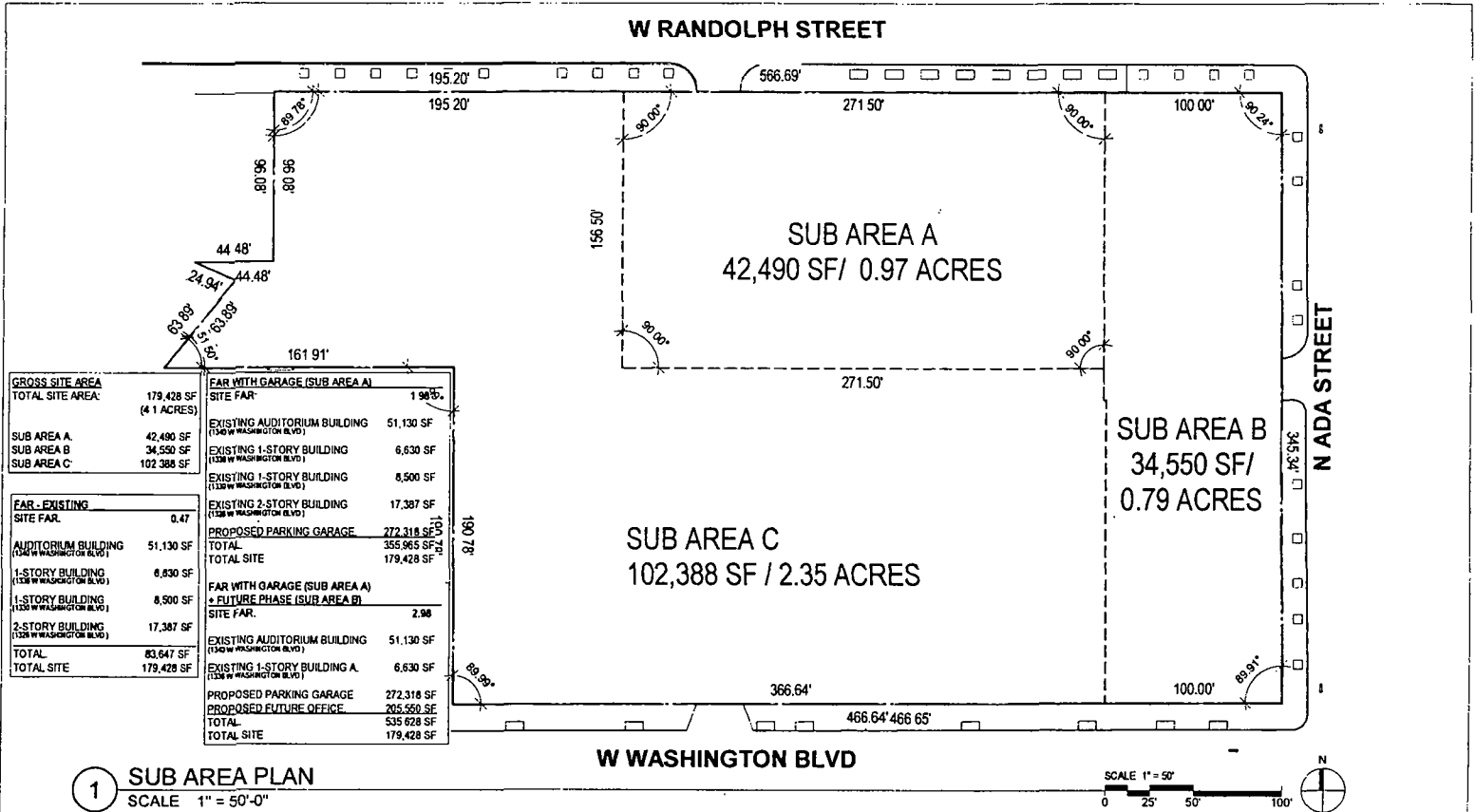
LAND USE MAP

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PROJECT #: 20014

SHEET NO

DPD-04

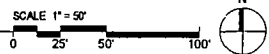


GROSS SITE AREA	179,428 SF
TOTAL SITE AREA:	(4.1 ACRES)
SUB AREA A	42,490 SF
SUB AREA B	34,550 SF
SUB AREA C	102,388 SF

FAR - EXISTING	
SITE FAR	0.47
AUDITORIUM BUILDING (1340 W WASHINGTON BLVD)	51,130 SF
1-STORY BUILDING (1340 W WASHINGTON BLVD)	6,630 SF
1-STORY BUILDING (1132 W WASHINGTON BLVD)	8,500 SF
2-STORY BUILDING (1132 W WASHINGTON BLVD)	17,387 SF
TOTAL	83,647 SF
TOTAL SITE	179,428 SF

FAR WITH GARAGE (SUB AREA A)	
SITE FAR	1.9035
EXISTING AUDITORIUM BUILDING (1340 W WASHINGTON BLVD)	51,130 SF
EXISTING 1-STORY BUILDING (1340 W WASHINGTON BLVD)	6,630 SF
EXISTING 1-STORY BUILDING (1132 W WASHINGTON BLVD)	8,500 SF
EXISTING 2-STORY BUILDING (1132 W WASHINGTON BLVD)	17,387 SF
PROPOSED PARKING GARAGE	272,318 SF
TOTAL	355,965 SF
TOTAL SITE	179,428 SF
FAR WITH GARAGE (SUB AREA A) + FUTURE PHASE (SUB AREA B)	
SITE FAR	2.98
EXISTING AUDITORIUM BUILDING (1340 W WASHINGTON BLVD)	51,130 SF
EXISTING 1-STORY BUILDING A (1132 W WASHINGTON BLVD)	6,630 SF
PROPOSED PARKING GARAGE	272,318 SF
PROPOSED FUTURE OFFICE	205,560 SF
TOTAL	535,628 SF
TOTAL SITE	179,428 SF

1 SUB AREA PLAN
SCALE 1" = 50'-0"



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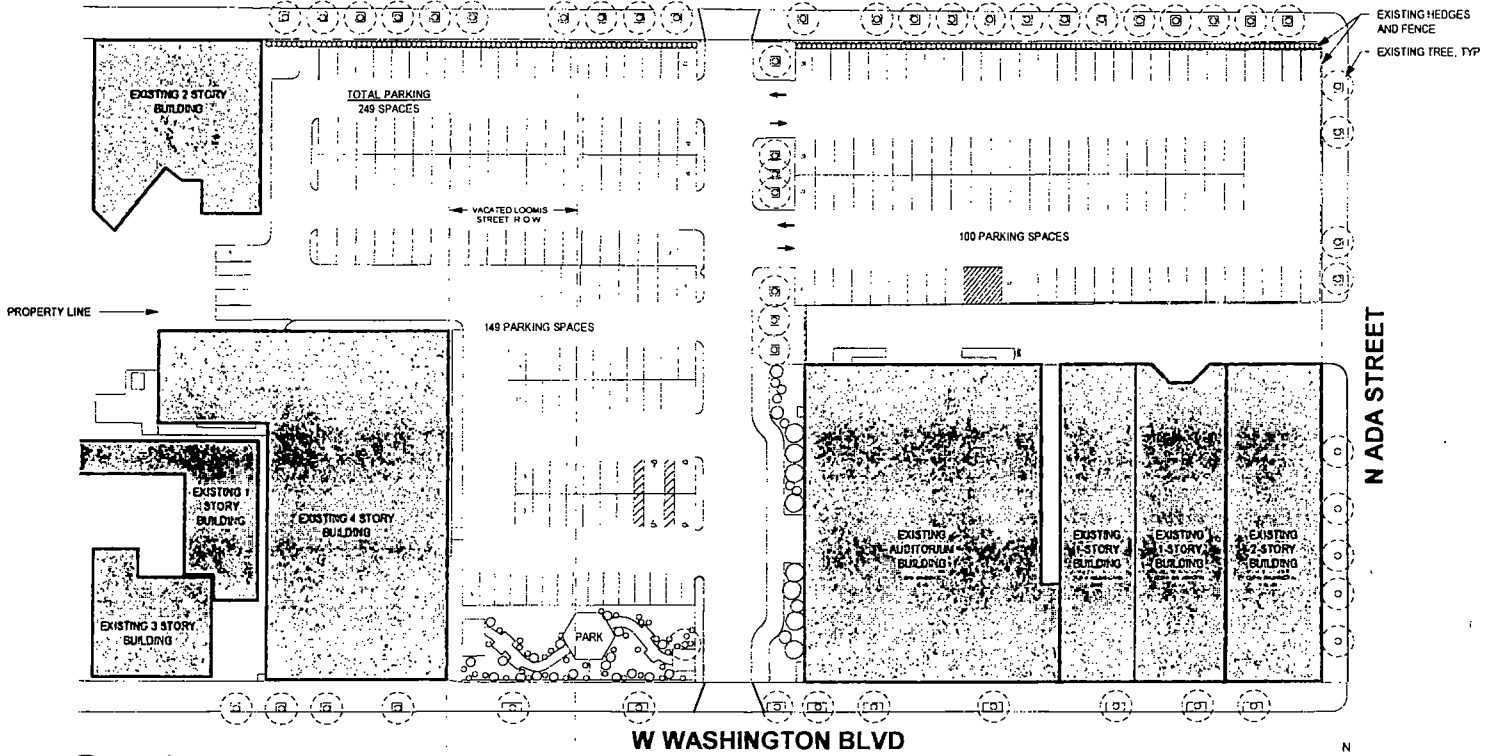
PLUMBERS LOCAL 130 - PARKING GARAGE
APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

SURVEY (WITH SUB AREAS)
DPD SUBMITTAL JULY 21, 2020
DPD INTAKE MEETING JULY 30, 2020
DPD FILING AUGUST 26, 2020

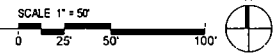
PROJECT #: 20014

SHEET NO
DPD-05

W RANDOLPH STREET



1 EXISTING SITE PLAN
SCALE: 1" = 50'-0"



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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

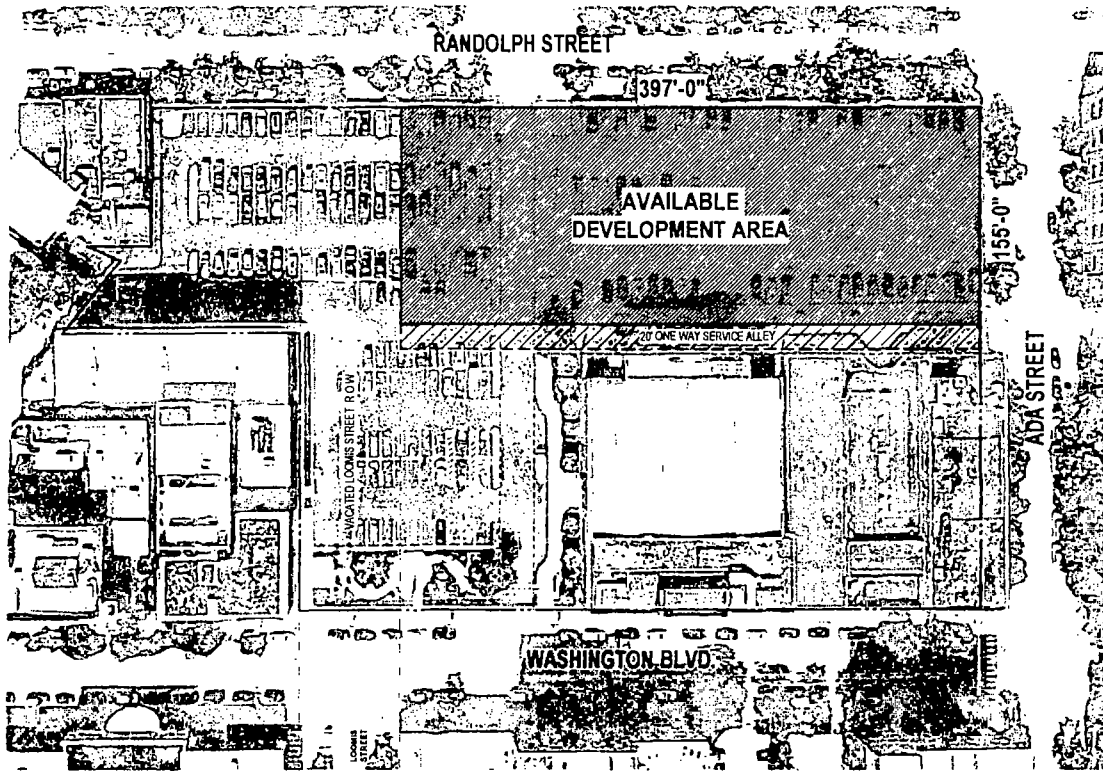
EXISTING SITE PLAN

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DPD FILING AUGUST 26, 2020

PROJECT # 20014

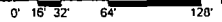
SHEET NO

DPD-06



① DEVELOPMENT AREA
SCALE: 1/64" = 1'-0"

SCALE 1/64" = 1'-0"



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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
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CHICAGO, IL 60607

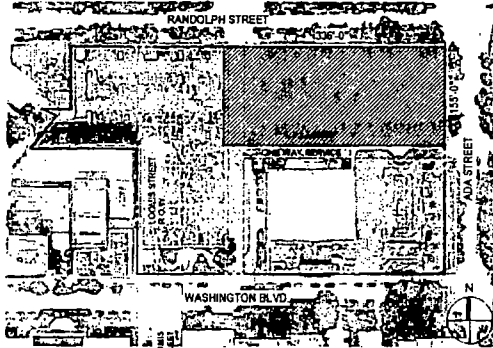
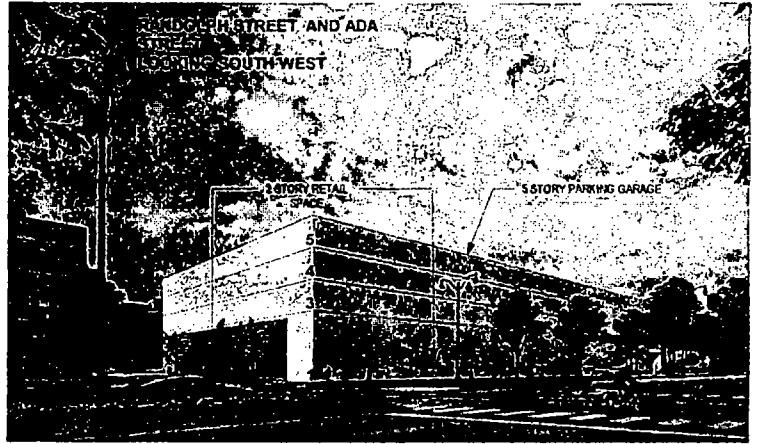
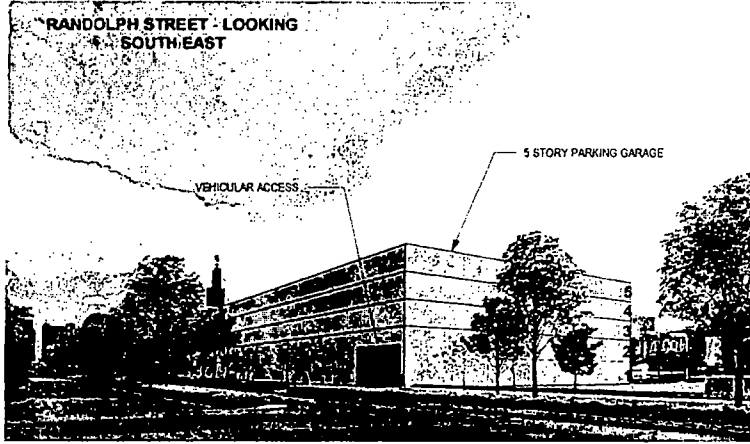
DEVELOPMENT AREA

DPD SUBMITTAL JULY 21, 2020
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SHEET NO

DPD-07

PROJECT # 20014



MASSING STUDY 1

- 5 STORIES - 56'-0" HEIGHT
- 0' SETBACK FROM ADA STREET
- 0' SETBACK FROM RANDOLPH STREET
- 20' SETBACK FROM EXISTING BUILDING TO THE SOUTH

AERIAL VIEW - LOOKING SOUTH WEST

SITE DIAGRAM

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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
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 CHICAGO, IL 60607

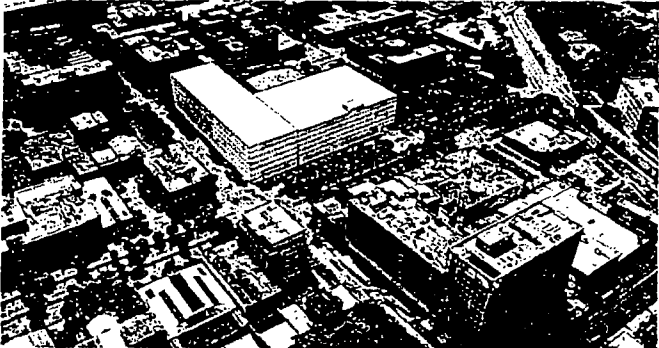
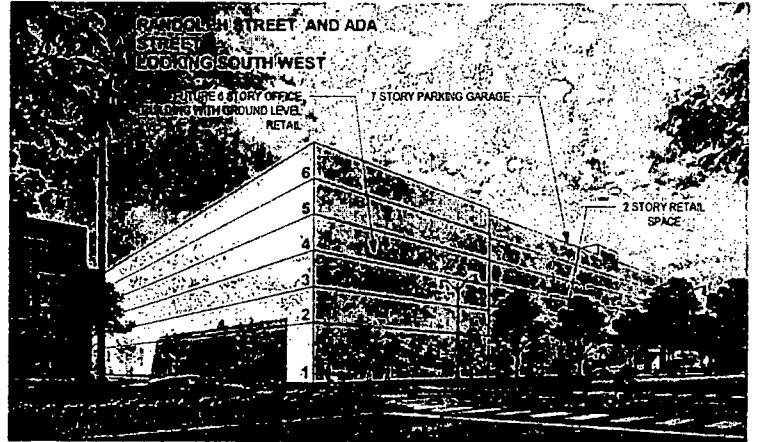
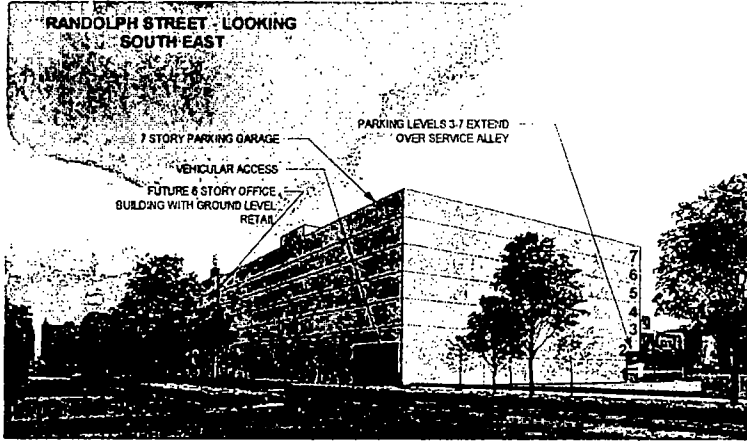
MASSING MODELS

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 DPD FILING AUGUST 26, 2020

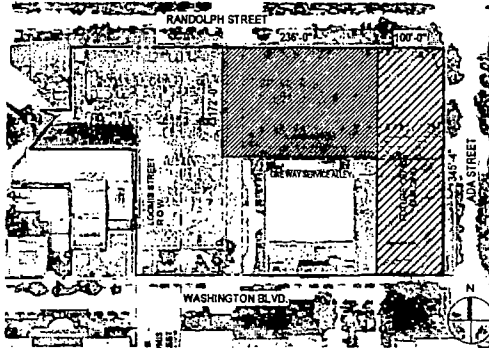
SHEET NO

PROJECT #: 20014

DPD-08



AERIAL VIEW - LOOKING SOUTH WEST



SITE DIAGRAM

MASSING STUDY 2

- 7 STORIES - 80'-0" HEIGHT
- 0' SETBACK FROM RANDOLPH STREET
- 100' SETBACK FROM ADA STREET FOR FUTURE OFFICE BUILDING
- 3' SETBACK FROM EXISTING BUILDING TO THE SOUTH OVER THE SERVICE ALLEY

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CHICAGO, IL 60607

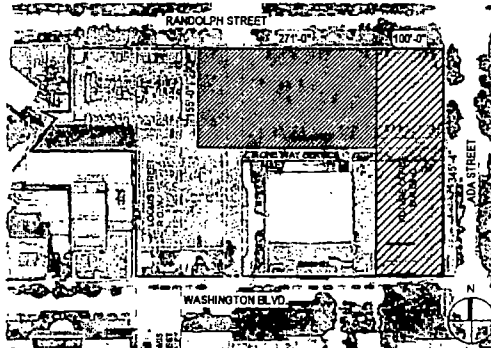
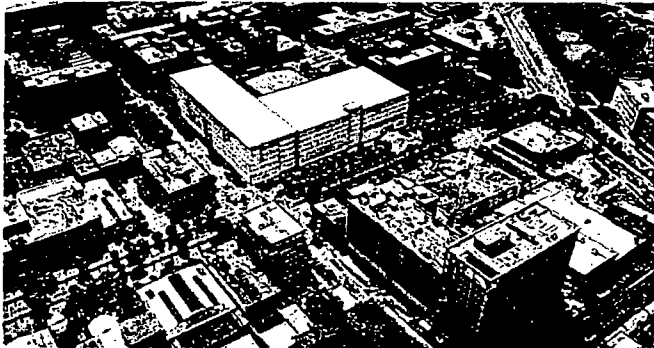
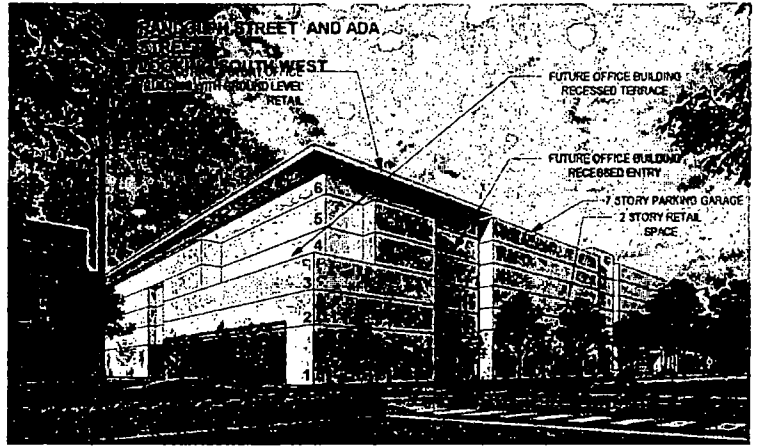
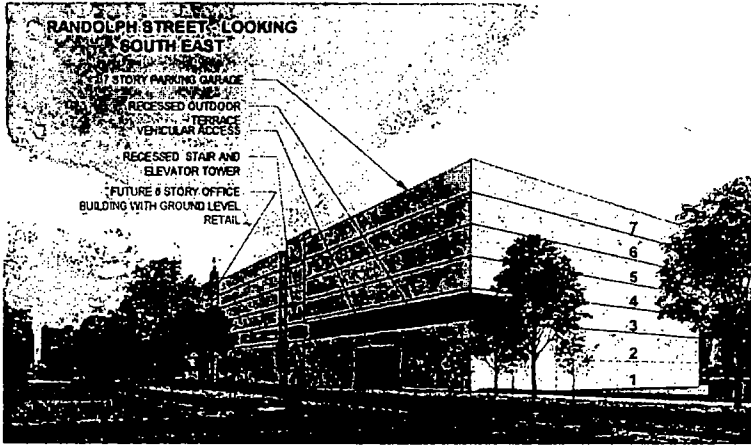
MASSING MODELS

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DPD FILING AUGUST 26, 2020

SHEET NO

PROJECT #: 20014

DPD-09



MASSING STUDY 3

- 7 STORIES - 80'-0" HEIGHT
- 0' SETBACK FROM RANDOLPH STREET
- 100' SETBACK FROM ADA STREET FOR FUTURE OFFICE BUILDING
- 20' SETBACK FROM EXISTING BUILDING TO THE SOUTH

AERIAL VIEW - LOOKING SOUTH WEST

SITE DIAGRAM

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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
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 CHICAGO, IL 60607

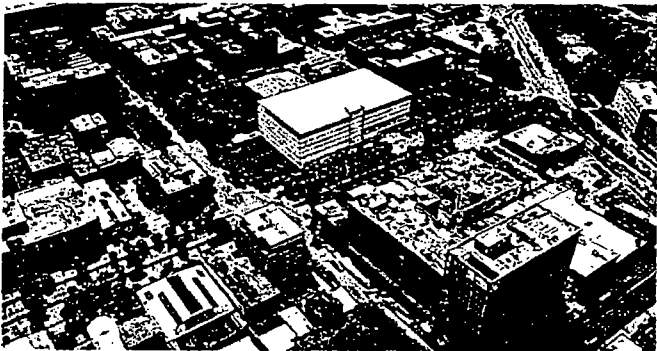
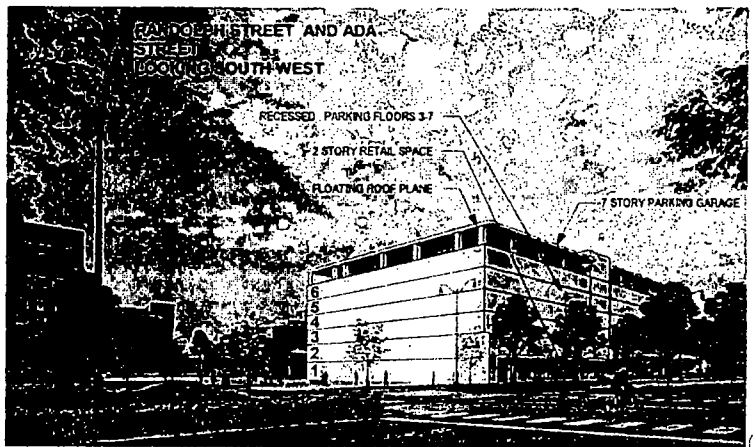
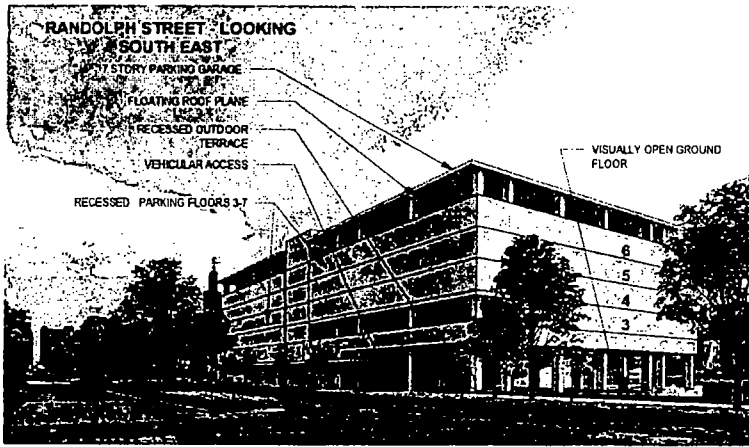
MASSING MODELS

DPD SUBMITTAL JULY 21, 2020
 DPD INTAKE MEETING JULY 30, 2020
 DPD FILING AUGUST 26, 2020

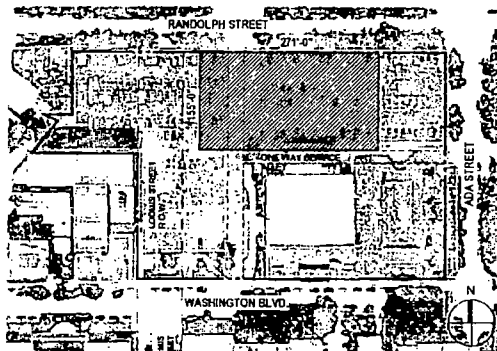
SHEET NO

PROJECT #: 20014

DPD-10



AERIAL VIEW - LOOKING SOUTH WEST



SITE DIAGRAM

MASSING STUDY 4

- 7 STORIES - 80'-0" HEIGHT
- 100' SETBACK FROM ADA STREET
- 3' SETBACK FROM RANDOLPH STREET ON PARKING FLOORS
- 20' SETBACK FROM EXISTING BUILDING TO THE SOUTH

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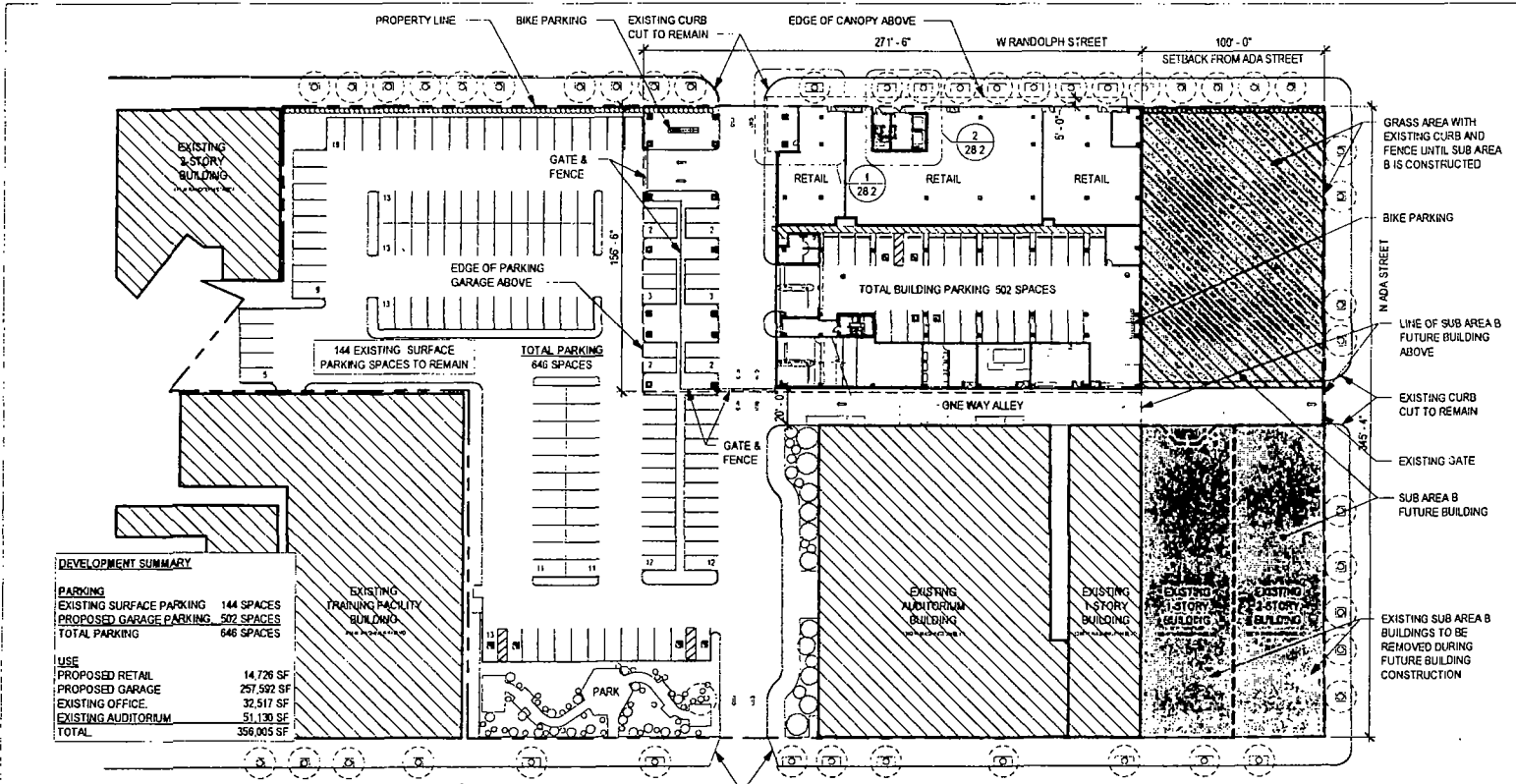
MASSING MODELS

DPD SUBMITTAL JULY 21, 2020
DPD INTAKE MEETING JULY 30, 2020
DPD FILING AUGUST 26, 2020

SHEET NO

DPD-11

PROJECT #. 20014

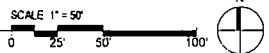


DEVELOPMENT SUMMARY

PARKING	
EXISTING SURFACE PARKING	144 SPACES
PROPOSED GARAGE PARKING	502 SPACES
TOTAL PARKING	646 SPACES

USE	
PROPOSED RETAIL	14,726 SF
PROPOSED GARAGE	257,592 SF
EXISTING OFFICE	32,517 SF
EXISTING AUDITORIUM	51,130 SF
TOTAL	356,005 SF

1 PROPOSED SITE PLAN
SCALE 1" = 50'-0"

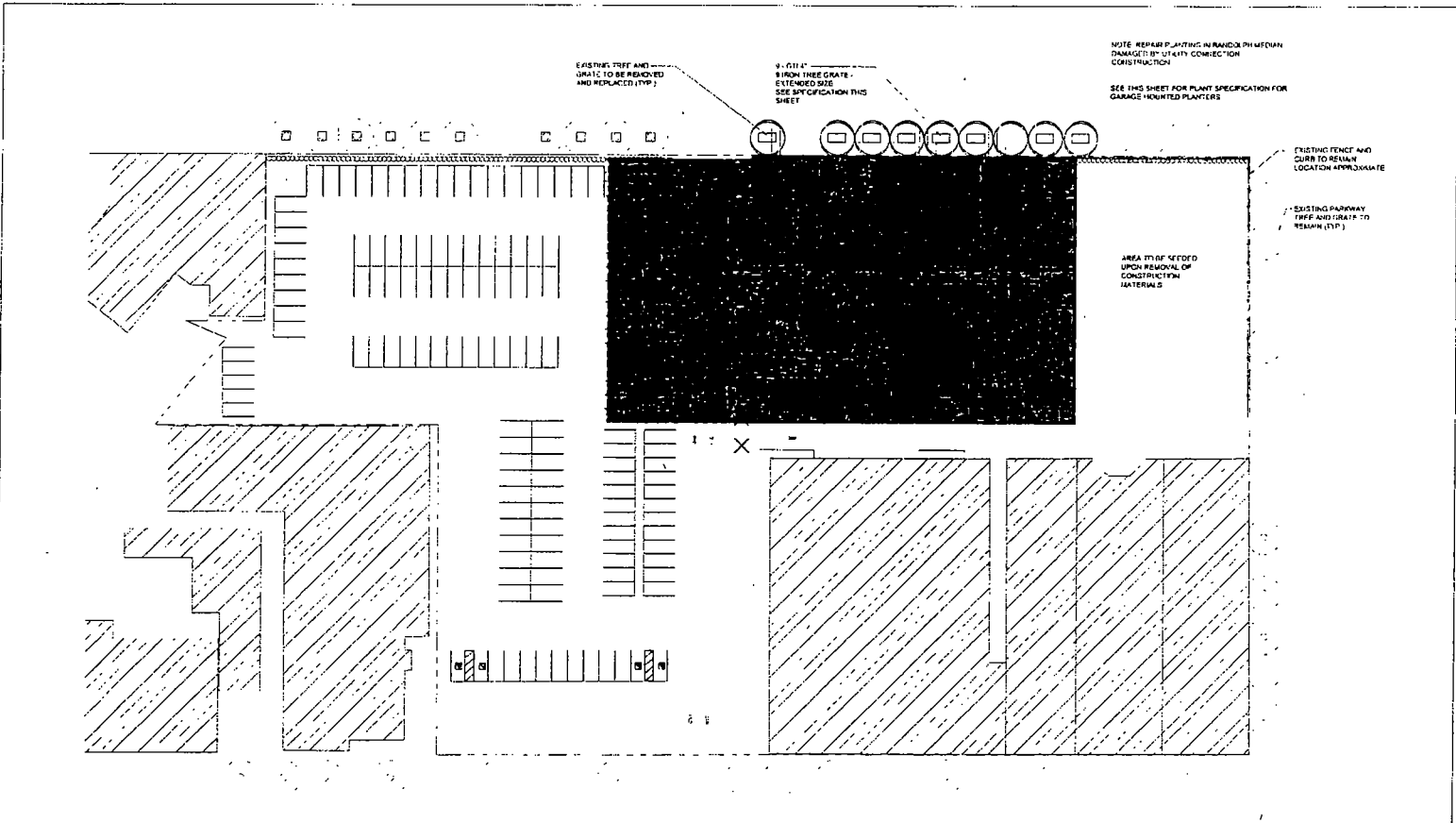


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PROPOSED SITE PLAN
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SHEET NO
DPD-12
PROJECT #: 20014



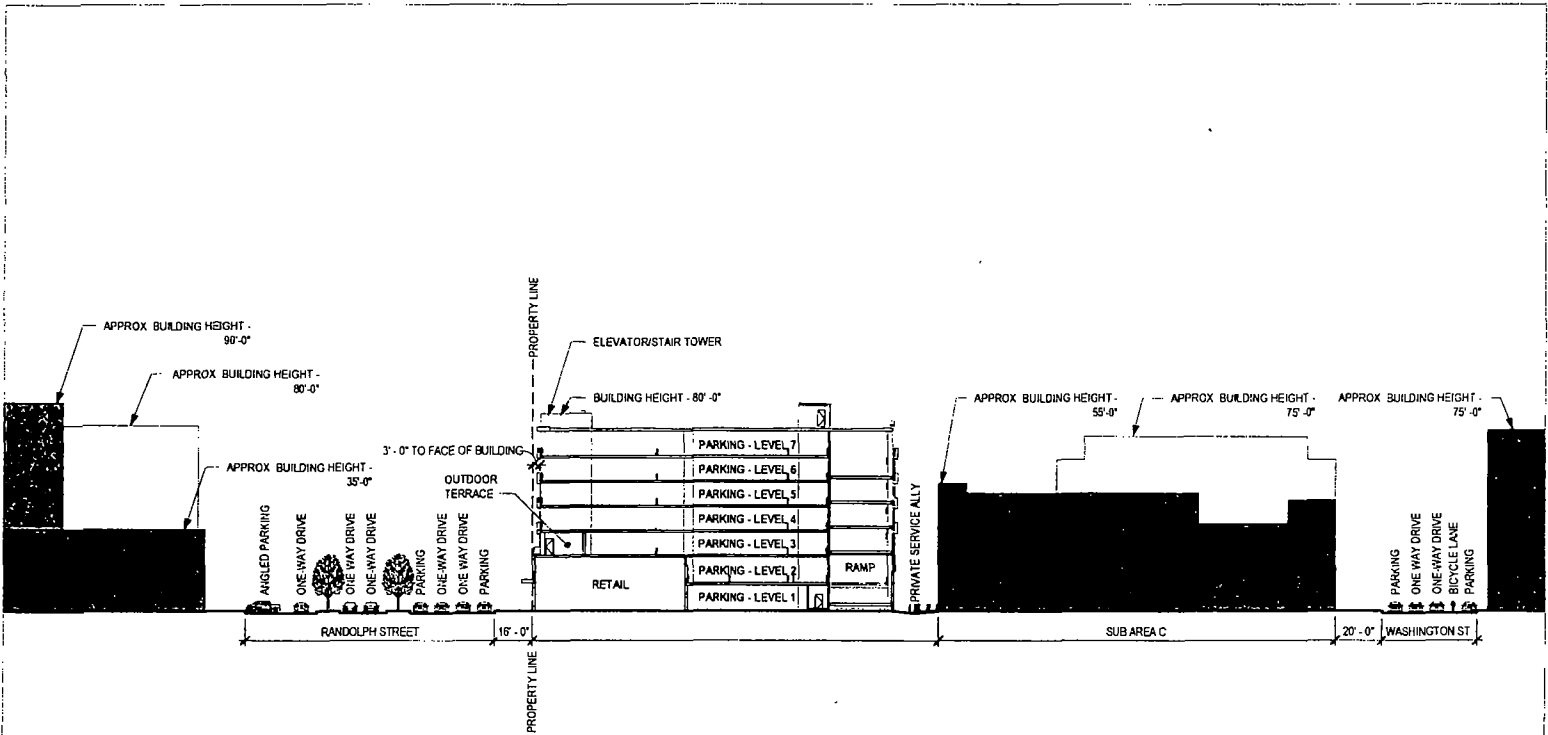
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PROPOSED LANDSCAPE PLAN
 DPD SUBMITTAL JULY 21, 2020
 DPD INTAKE MEETING JULY 30, 2020
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PROJECT #: 20014

SHEET NO
 DPD-13



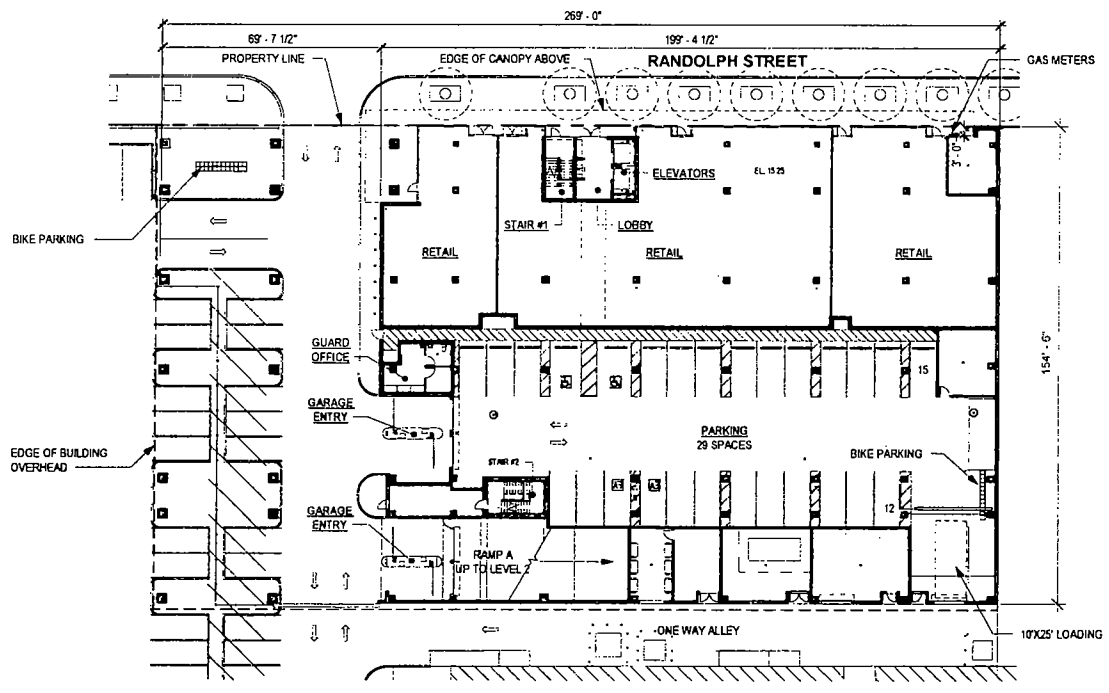
1 SITE SECTION - NORTH/SOUTH
SCALE. 1" = 40'-0"

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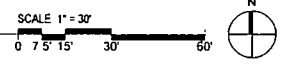
PLUMBERS LOCAL 130 - PARKING GARAGE
APPLICANT - PLUMBERS LOCAL 130 UNION
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CHICAGO, IL 60660

SITE SECTION
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DPD-14
PROJECT #: 20014



1 PROPOSED-GROUND LEVEL
SCALE 1" = 30'-0"

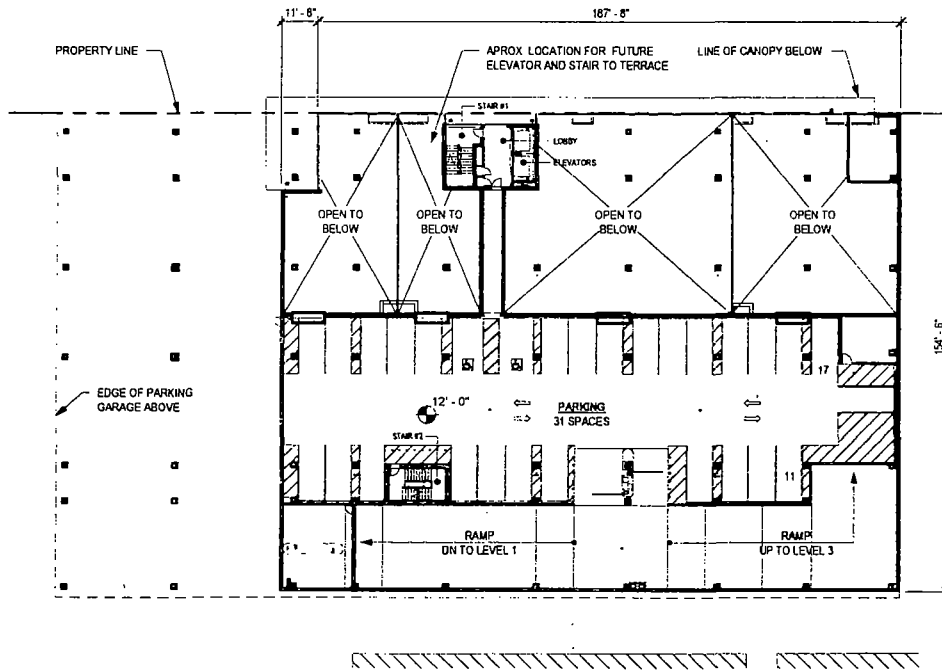


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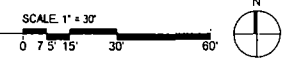
PLUMBERS LOCAL 130 - PARKING GARAGE
APPLICANT - PLUMBERS LOCAL 130 UNION
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GROUND LEVEL PLAN
DPD SUBMITTAL JULY 21, 2020
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SHEET NO
DPD-15
PROJECT #: 20014



1 PROPOSED-LEVEL 02
SCALE. 1" = 30'-0"

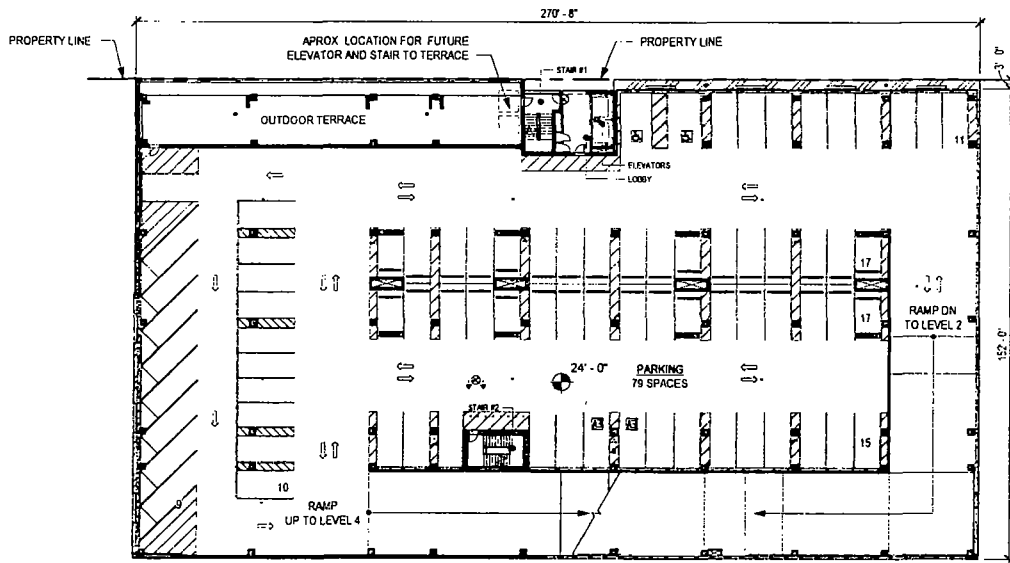


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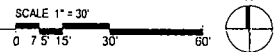
PLUMBERS LOCAL 130 - PARKING GARAGE
APPLICANT - PLUMBERS LOCAL 130 UNION
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CHICAGO, IL 60607

LEVEL 2 FLOOR PLAN
DPD SUBMITTAL, JULY 21, 2020
DPD INTAKE MEETING JULY 30, 2020
DPD FILING AUGUST 26, 2020

SHEET NO
PROJECT # 20014
DPD-16



1 PROPOSED-LEVEL 03
SCALE 1" = 30'-0"



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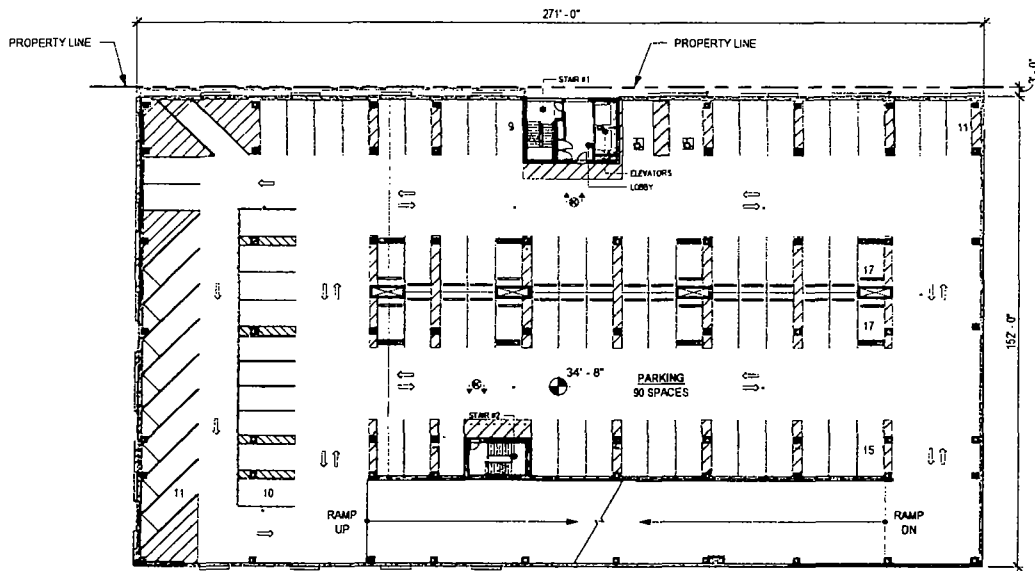
LEVEL 3 FLOOR PLAN

DPD SUBMITTAL JULY 21, 2020
DPD INTAKE MEETING JULY 30, 2020
DPD FILING AUGUST 26, 2020

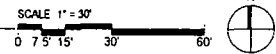
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DPD-17

PROJECT #: 20014



1 PROPOSED-LEVEL 04-06
SCALE. 1" = 30'-0"



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APPLICANT - PLUMBERS LOCAL 130 UNION
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CHICAGO, IL 60607

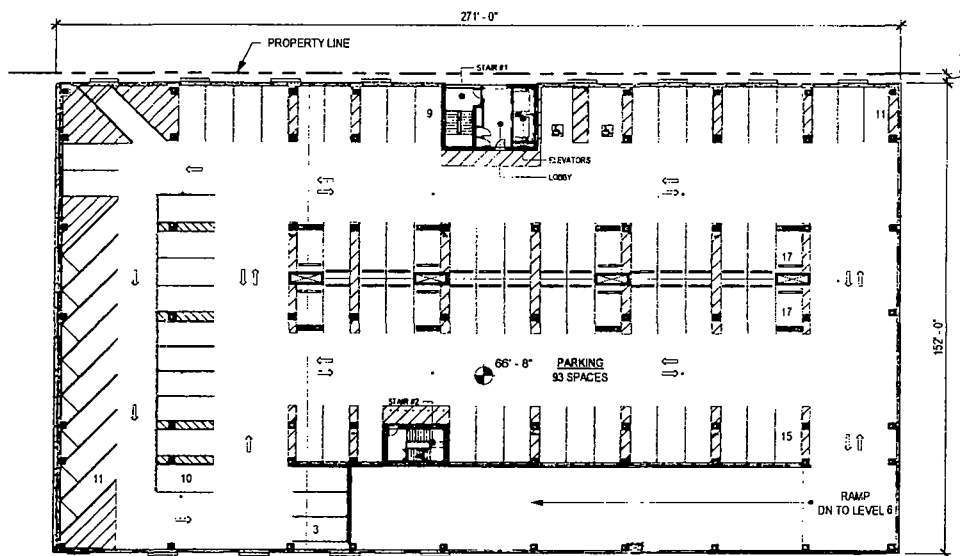
LEVEL 4-6 FLOOR PLAN

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DPD INTAKE MEETING JULY 30, 2020
DPD FILING AUGUST 26, 2020

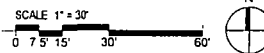
SHEET NO

DPD-18

PROJECT # 20014



1 PROPOSED-LEVEL 07
SCALE 1" = 30'-0"



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APPLICANT - PLUMBERS LOCAL 130 UNION
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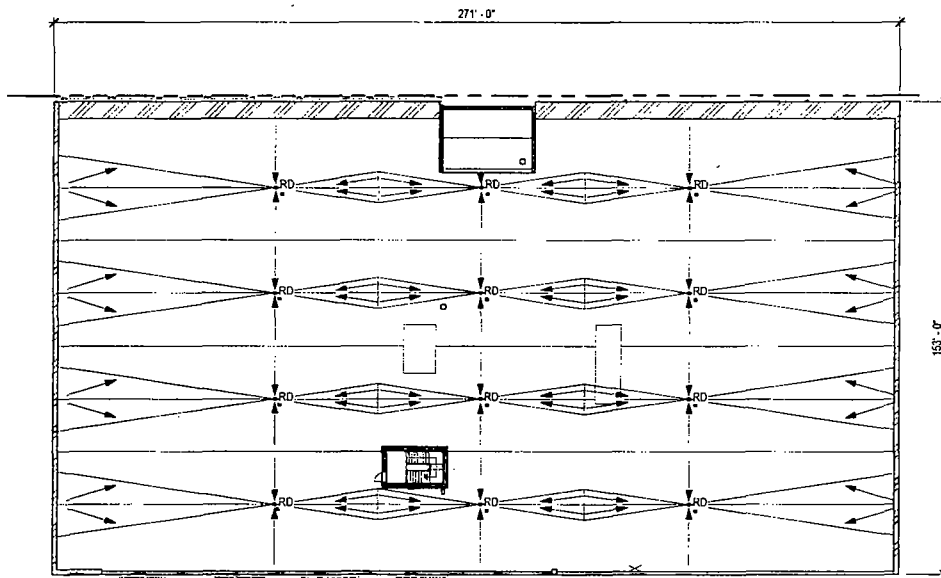
LEVEL 7 FLOOR PLAN

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DPD INTAKE MEETING JULY 30, 2020
DPD FILING AUGUST 26, 2020

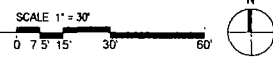
SHEET NO

DPD-19

PROJECT #: 20014



1 PROPOSED-ROOF PLAN
SCALE 1" = 30'-0"



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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
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CHICAGO, IL 60607

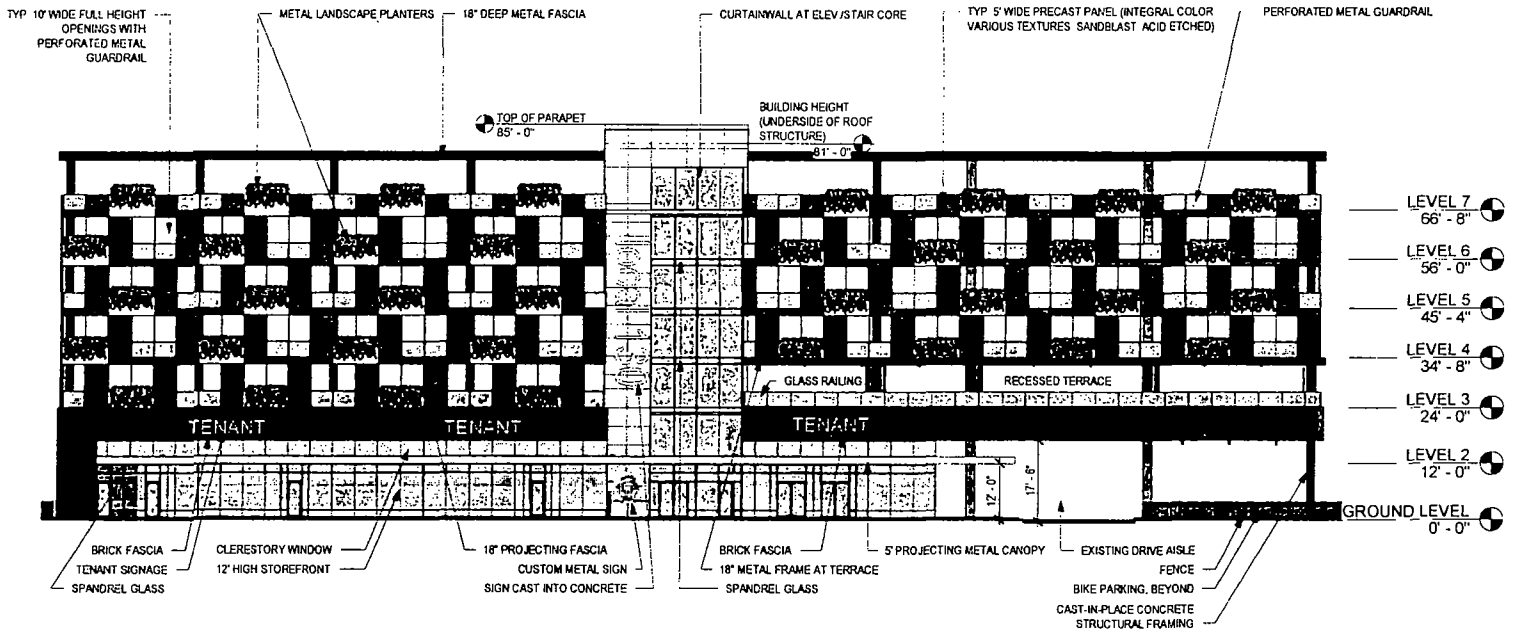
ROOF PLAN

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DPD FILING AUGUST 26, 2020

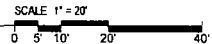
PROJECT # 20014

SHEET NO

DPD-20



1 PROPOSED NORTH ELEVATION - SUB AREA A
SCALE 1" = 20'-0"



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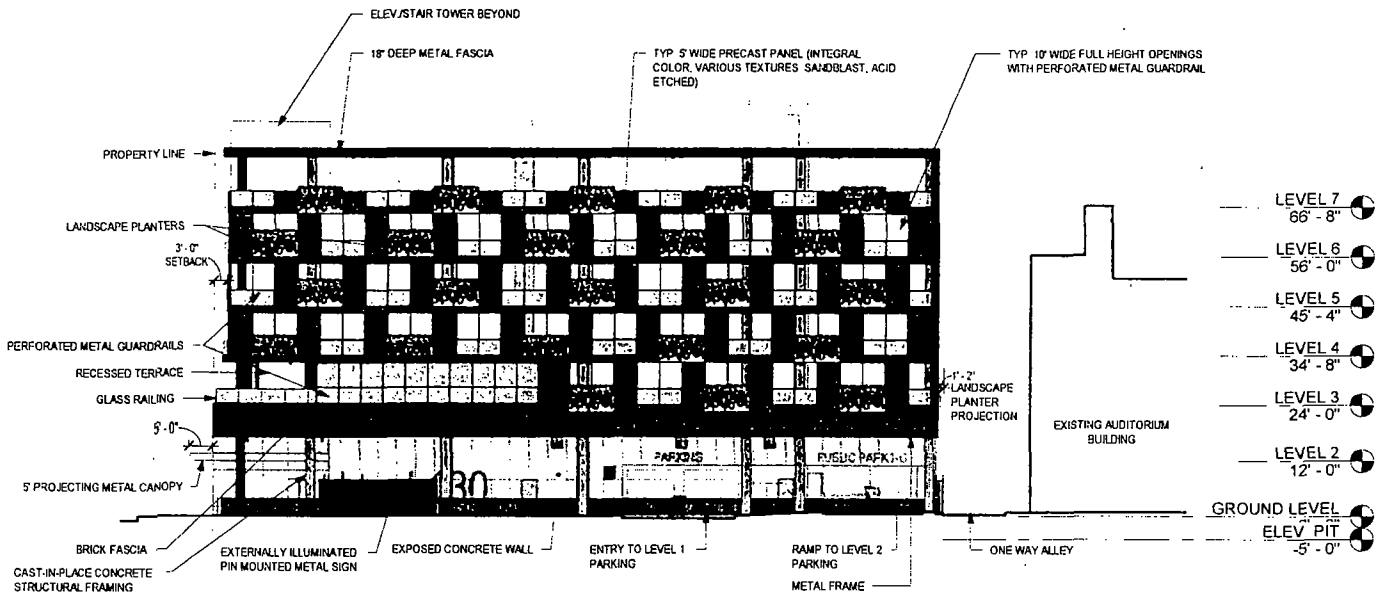
ELEVATIONS

DPD SUBMITTAL JULY 21, 2020
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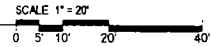
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DPD-21

PROJECT # 20014



1 PROPOSED WEST ELEVATION - SUB AREA A
SCALE 1" = 20'-0"



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CHICAGO, IL 60607

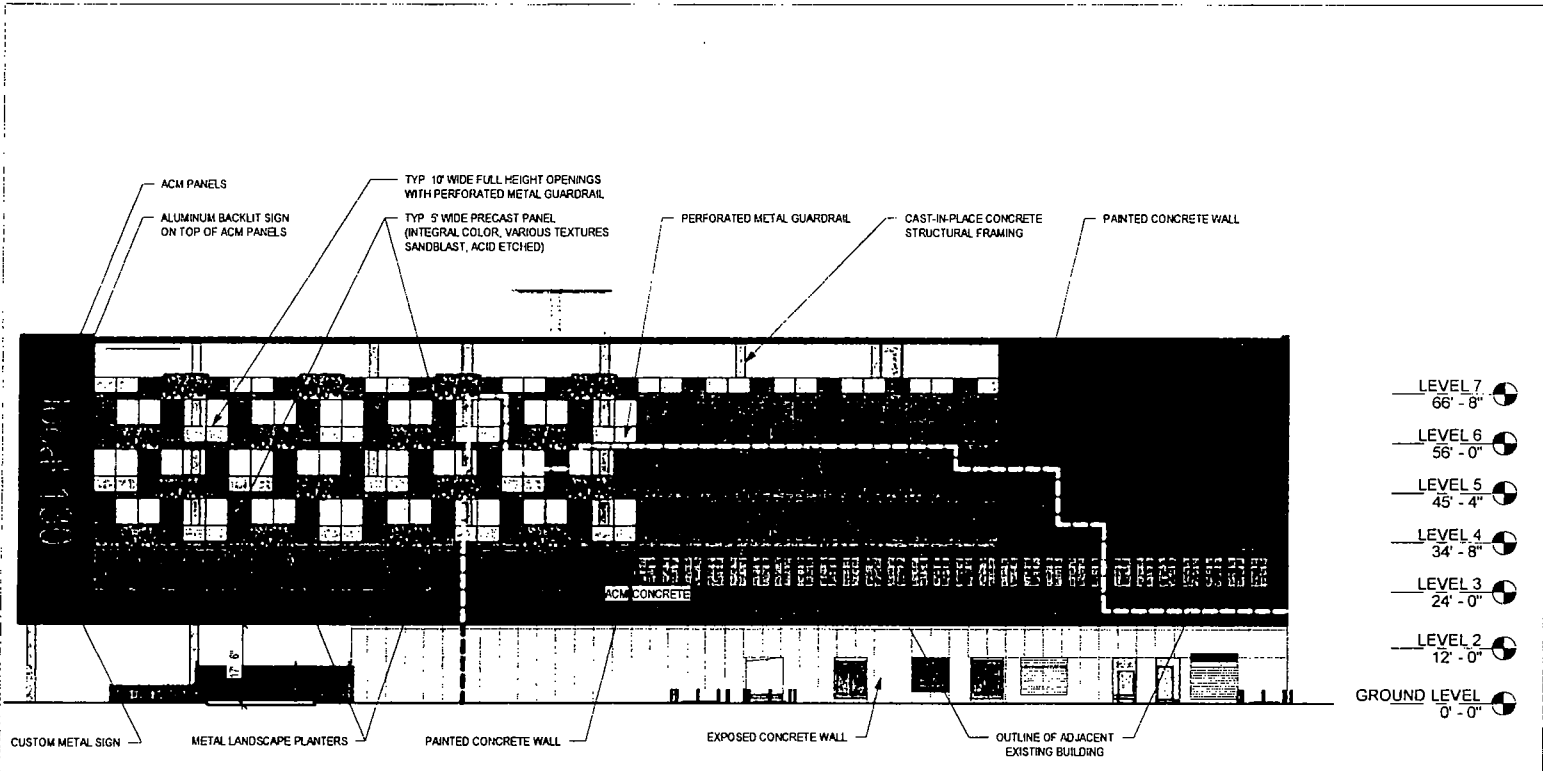
ELEVATIONS

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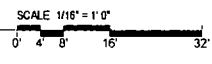
SHEET NO

DPD-22

PROJECT #: 20014



1 PROPOSED SOUTH ELEVATION - SUB AREA A
SCALE 1" = 20'-0"

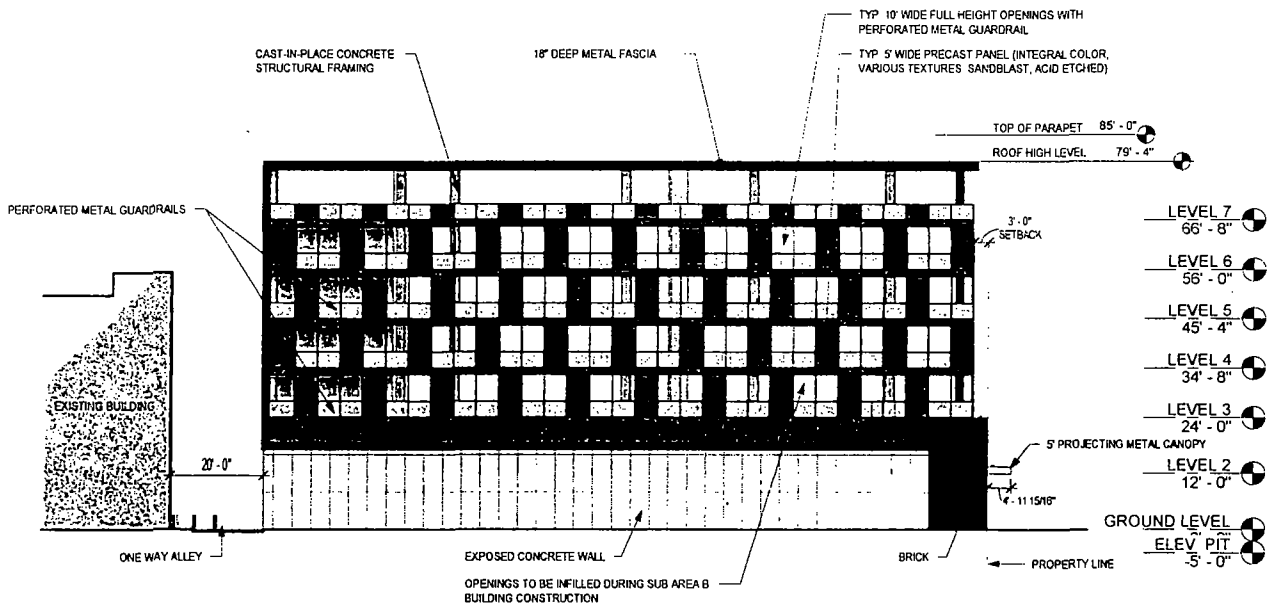


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APPLICANT - PLUMBERS LOCAL 130 UNION
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ELEVATIONS
DPD SUBMITTAL JULY 21, 2020
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DPD FILING AUGUST 26, 2020

SHEET NO
DPD-23
PROJECT #: 20014



1 PROPOSED EAST ELEVATION - SUB AREA A
SCALE 1" = 20'-0"

SCALE 1/16" = 1'-0"
0' 4' 8' 16' 32'

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PLUMBERS LOCAL 130 - PARKING GARAGE

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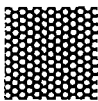

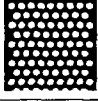







ELEVATIONS

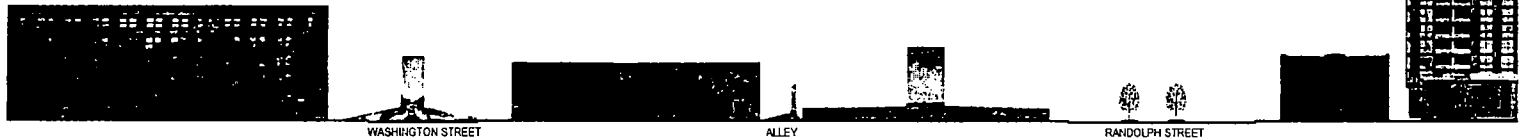
DPD SUBMITTAL JULY 21, 2020
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SHEET NO

DPD-24

PROJECT # 20014

EXTERIOR MATERIAL & PRODUCTS SCHEDULE					
DESCRIPTION	STYLE	PICTURE	DESCRIPTION	STYLE	PICTURE
ALUMINUM FRAMED STOREFRONT SYSTEM	DARK BRONZE		PERFORATED ALUMINUM PANEL (INFILL AT GUARDRAILS)	DARK BRONZE	
ALUMINUM FRAMED STRUCTURAL SILICONE GLAZED CURTAINWALL SYSTEM	DARK BRONZE		PERFORATED ALUMINUM PANEL	DARK BRONZE	
EXPOSED CONCRETE	NATURAL		INTEGRAL COLOR PRECAST PANEL	ACID ETCHED	
FACE BRICK	VINTAGE BLACK SMOOTH		INTEGRAL COLOR PRECAST PANEL	LIGHT SAND BLAST	
ACM PANEL	DARK BRONZE		INTEGRAL COLOR PRECAST PANEL	HEAVY SAND BLAST	
ACM PANEL - CANOPY	LIGHT GREY				



3 EXISTING ADA STREET ELEVATION
SCALE 1" = 60'-0"

SCALE 1" = 60'
0 15' 30' 60' 120'



2 EXISTING RANDOLPH STREET ELEVATION
SCALE 1" = 60'-0"

SCALE 1" = 60'
0 15' 30' 60' 120'



1 EXISTING WASHINGTON BLVD. ELEVATION
SCALE 1" = 60'-0"

SCALE 1" = 60'
0 15' 30' 60' 120'

OKW
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600 West Jackson Blvd
Chicago, IL 60661
T 312 796 7700
F 312 796 7777
www.okwarchitects.com

PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

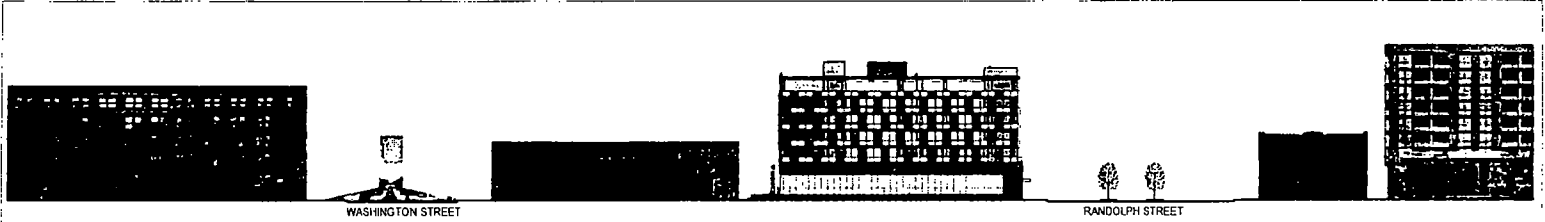
BLOCK ELEVATIONS - EXISTING

DPD SUBMITTAL JULY 21, 2020
DPD INTAKE MEETING JULY 30, 2020
DPD FILING AUGUST 26, 2020

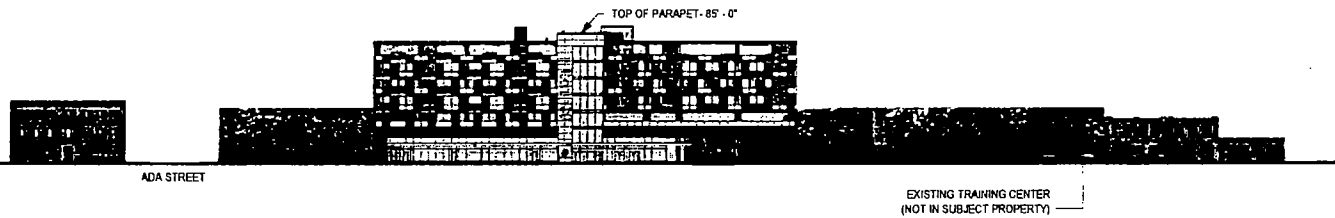
SHEET NO

DPD-25

PROJECT #: 20014



3 PROPOSED ADA STREET ELEVATION
SCALE 1" = 60'-0"



2 PROPOSED RANDOLPH STREET ELEVATION
SCALE 1" = 60'-0"



1 PROPOSED WASHINGTON BLVD. ELEVATION
SCALE 1" = 60'-0"

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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W. RANDOLPH AVE
CHICAGO, IL 60607

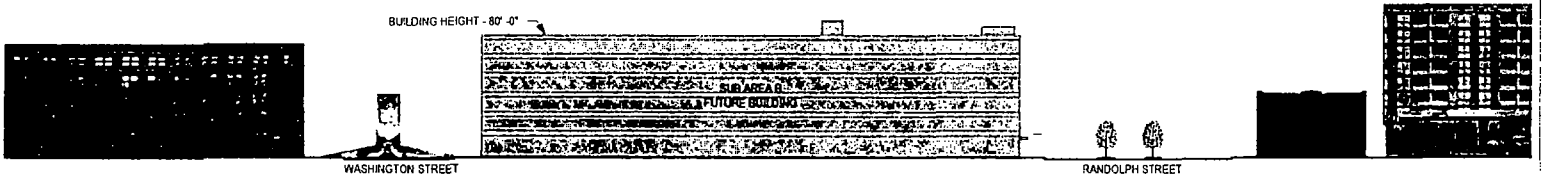
BLOCK ELEVATIONS - PROPOSED

DPD SUBMITTAL JULY 21, 2020
DPD INTAKE MEETING JULY 30, 2020
DPD FILING AUGUST 26, 2020

SHEET NO

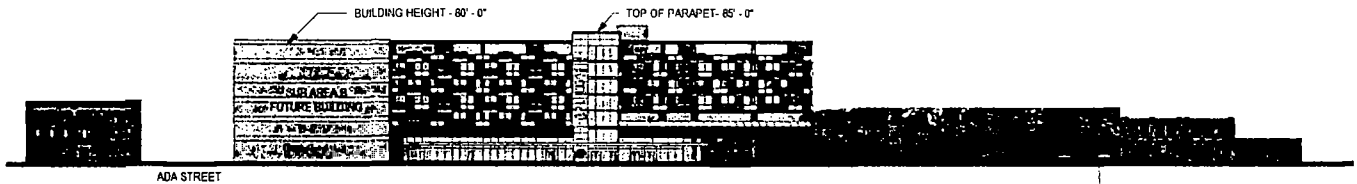
PROJECT #: 20014

DPD-26



3 PROPOSED ADA STREET ELEVATION
SCALE 1" = 60'-0"

SCALE 1" = 60'
0 15' 30' 60' 120'



2 PROPOSED RANDOLPH STREET ELEVATION
SCALE 1" = 60'-0"

EXISTING TRAINING CENTER
(NOT IN SUBJECT PROPERTY)
SCALE 1" = 60'
0 15' 30' 60' 120'



1 PROPOSED WASHINGTON BLVD. ELEVATION
SCALE 1" = 60'-0"

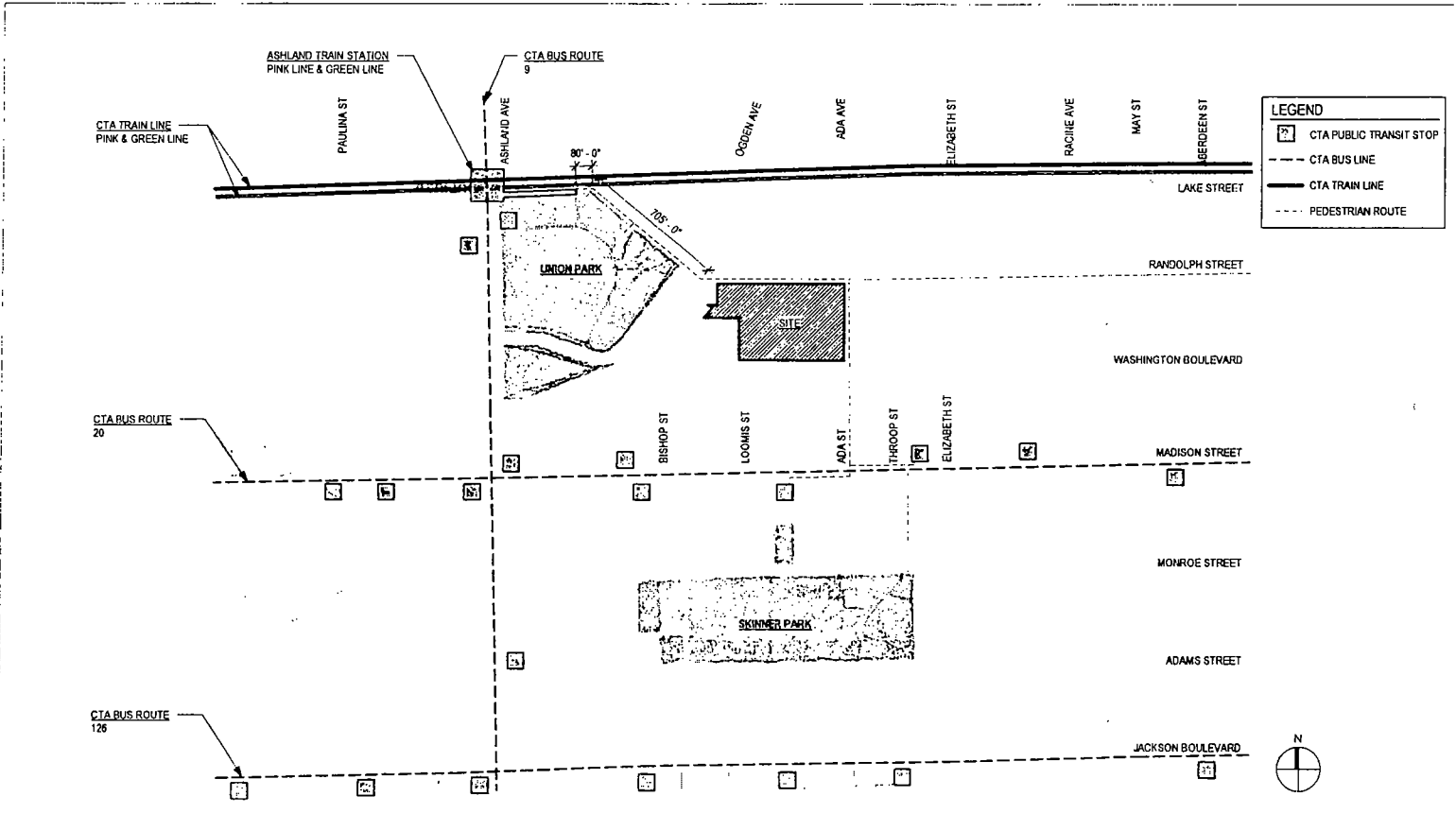
SCALE 1" = 60'
0 15' 30' 60' 120'

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PLUMBERS LOCAL 130 - PARKING GARAGE
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1341 W. RANDOLPH AVE
CHICAGO, IL 60607

BLOCK ELEVATIONS - FUTURE
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DPD-27
PROJECT #: 20014



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 600 West Jackson Blvd
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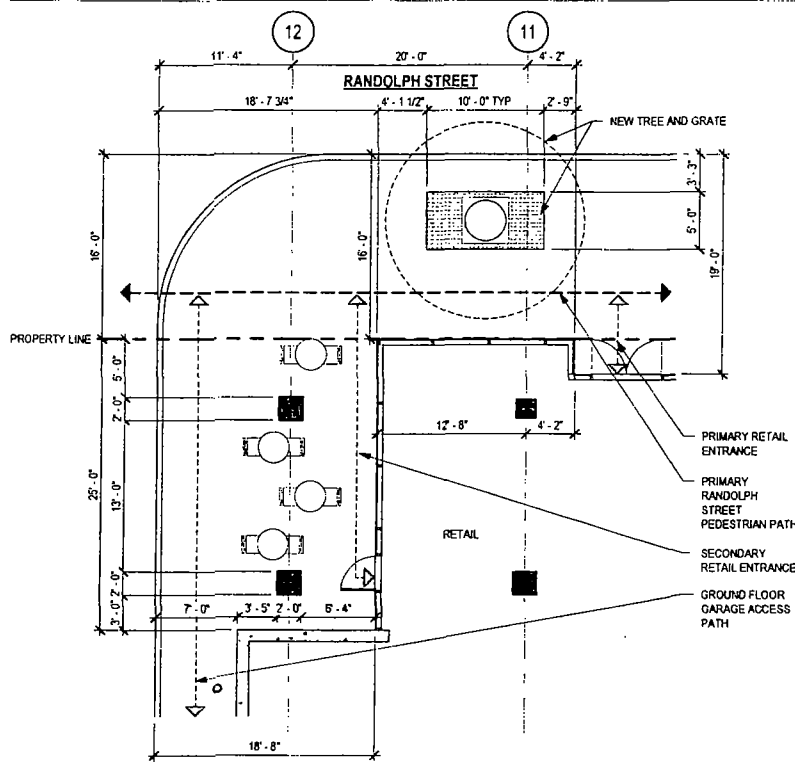
PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
 1341 W RANDOLPH AVE
 CHICAGO, IL 60607

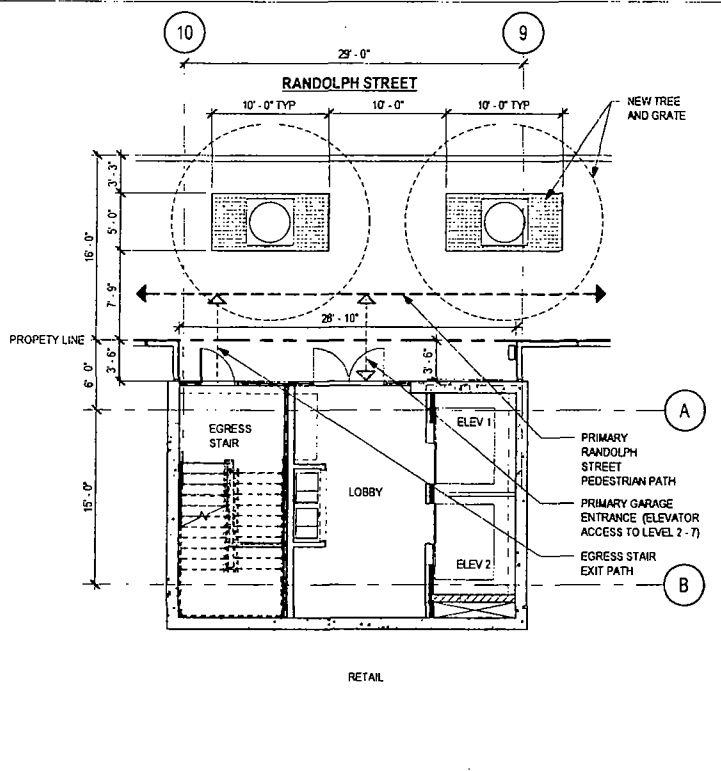
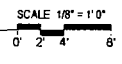
PEDESTRIAN ROUTES & CONNECTIVITY

DPD SUBMITTAL JULY 21, 2020
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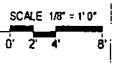
SHEET NO
DPD-28
 PROJECT #. 20014



1 ENLARGED PLAN AT NW CORNER
SCALE 1/8" = 1'-0"



2 ENLARGED PLAN AT NORTH ENTRANCE
SCALE 1/8" = 1'-0"



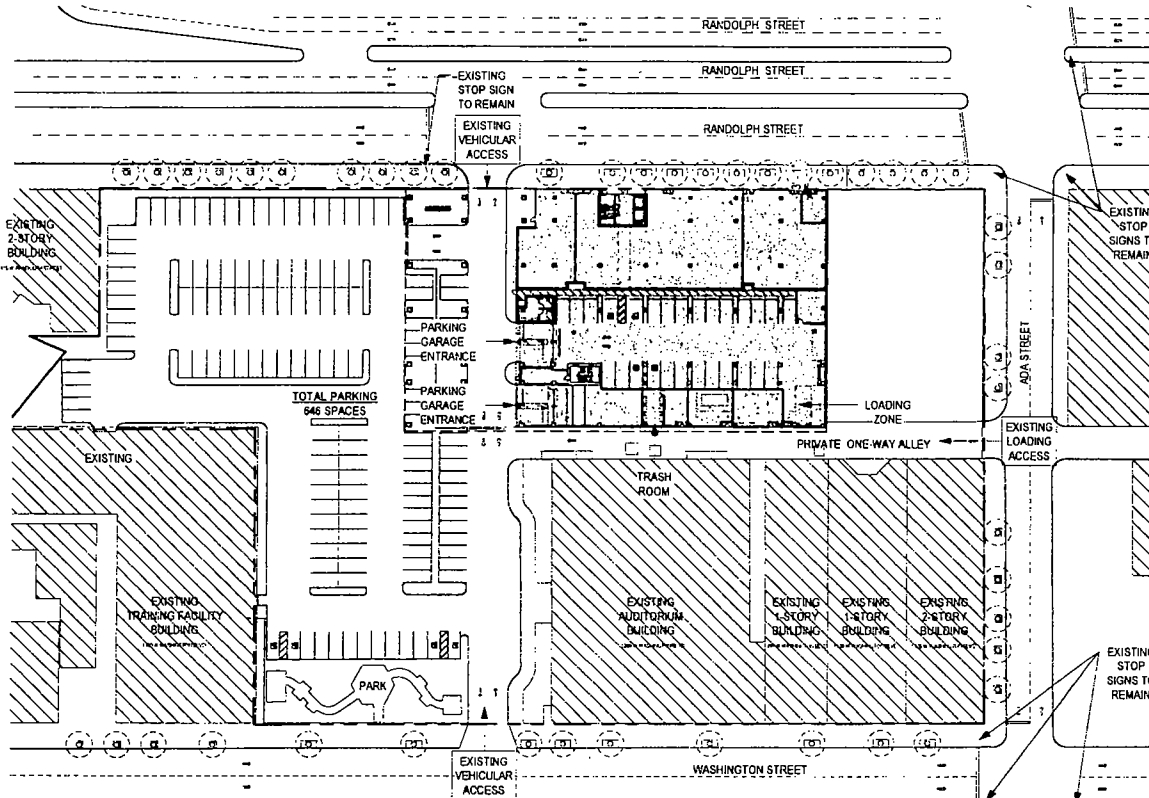
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PLUMBERS LOCAL 130 - PARKING GARAGE
APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

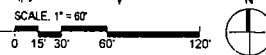


ENLARGED PEDESTRIAN PATHS
DPD SUBMITTAL JULY 21, 2020
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SHEET NO:
PROJECT #: 20014
DPD-28.2



1 VEHICULAR & LOADING ACCESS PLAN
SCALE 1" = 60'-0"



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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

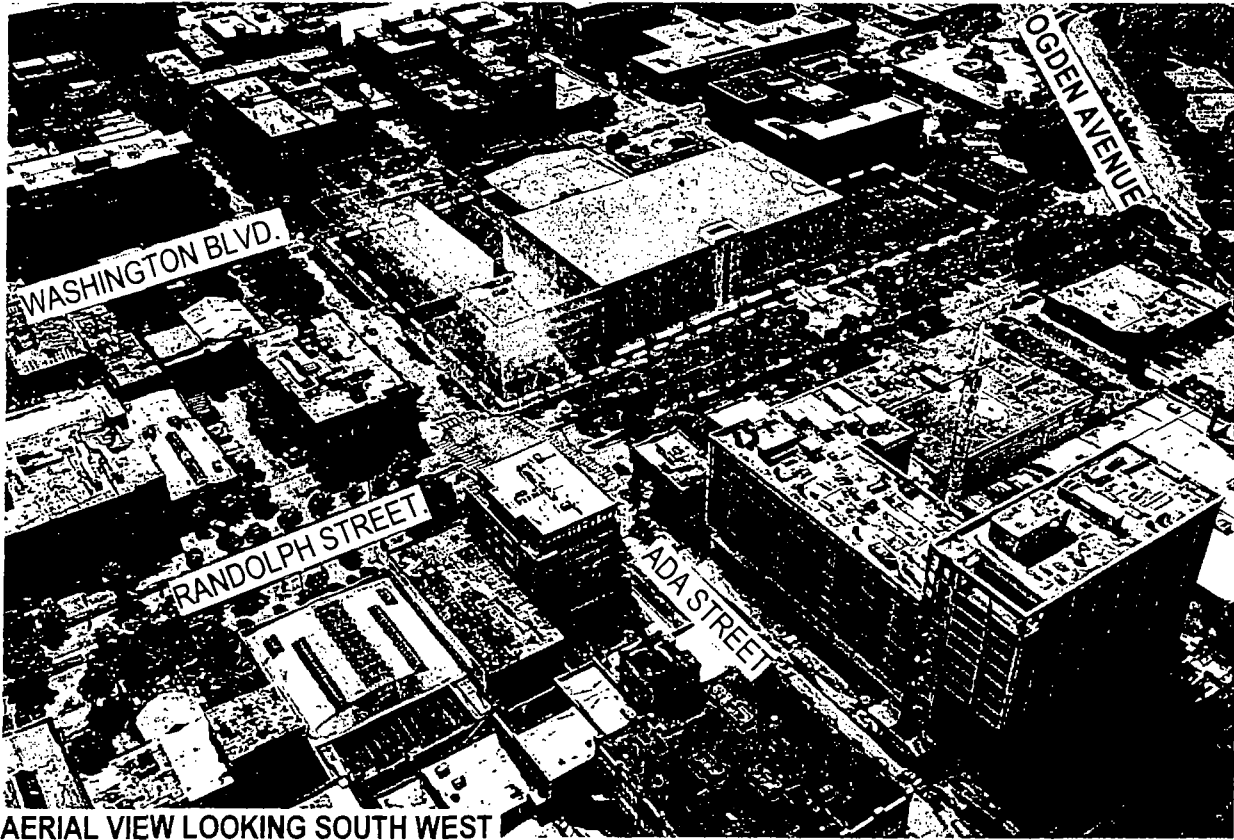
VEHICULAR AND LOADING ACCESS PLAN

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PROJECT #: 20014

SHEET NO

DPD-29



AERIAL VIEW LOOKING SOUTH WEST

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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

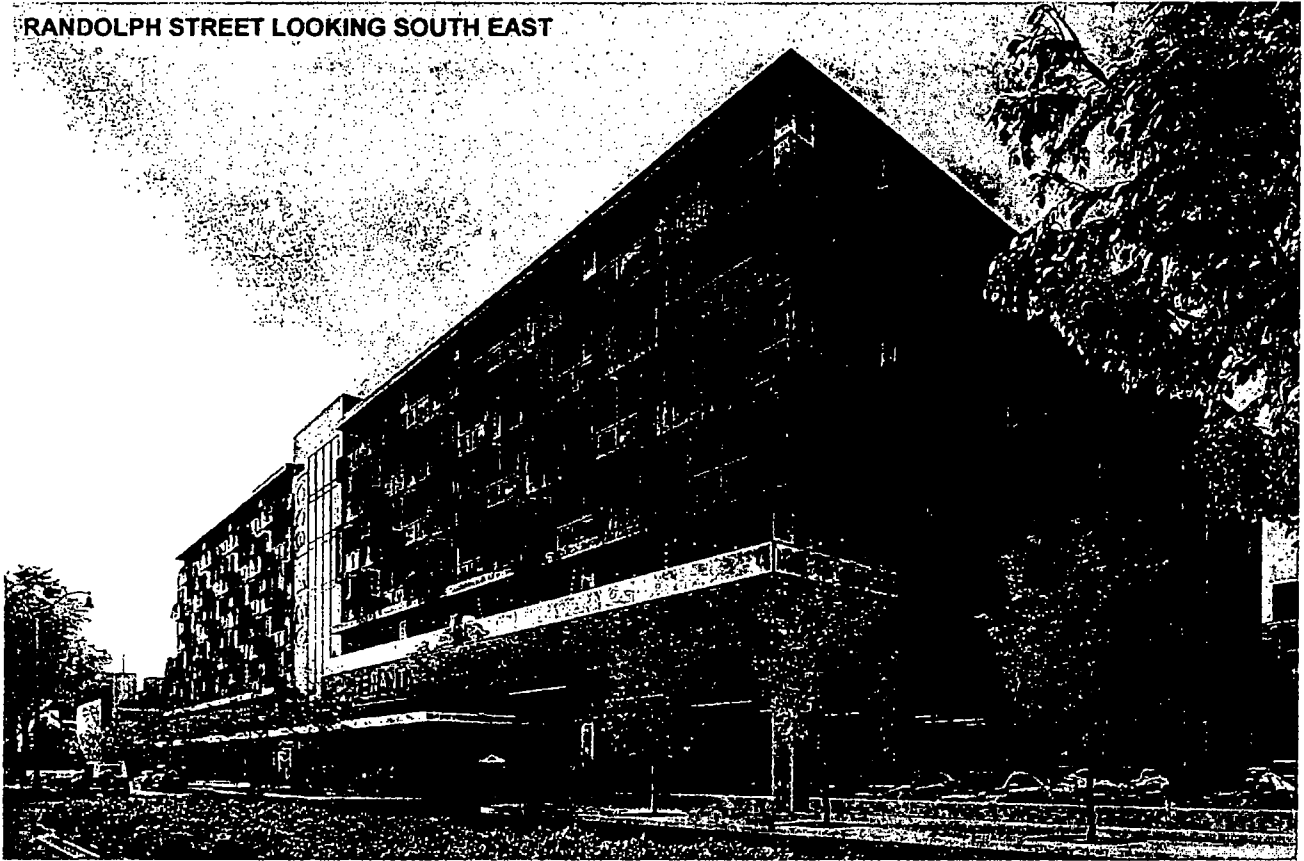
AERIAL DIAGRAM

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PROJECT #: 20014

SHEET NO
DPD-30

RANDOLPH STREET LOOKING SOUTH EAST



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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

PERSPECTIVE RENDERINGS

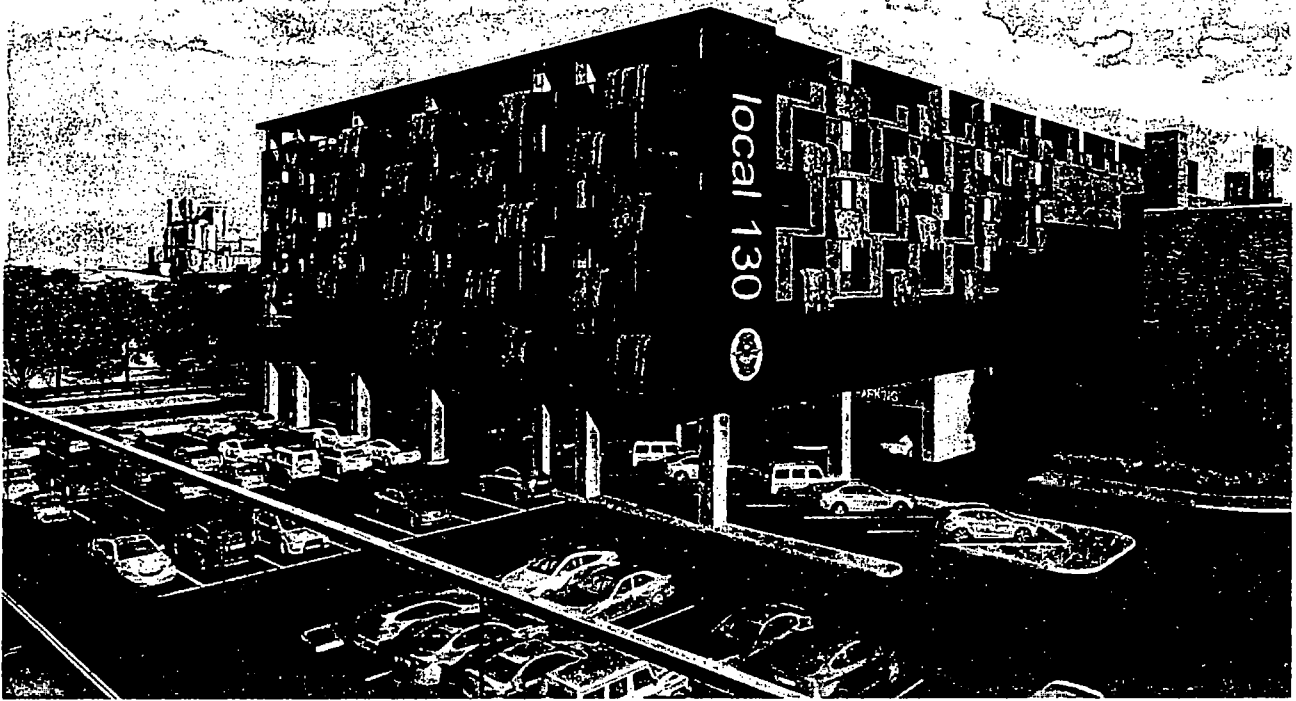
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PROJECT #: 20014

SHEET NO

DPD-31

VIEW FROM ADJACENT BUILDING
LOOKING NORTH EAST



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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

PERSPECTIVE RENDERINGS

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PROJECT #: 20014

SHEET NO

DPD-32

**RANDOLPH STREET AND ADA STREET
LOOKING SOUTH WEST**



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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

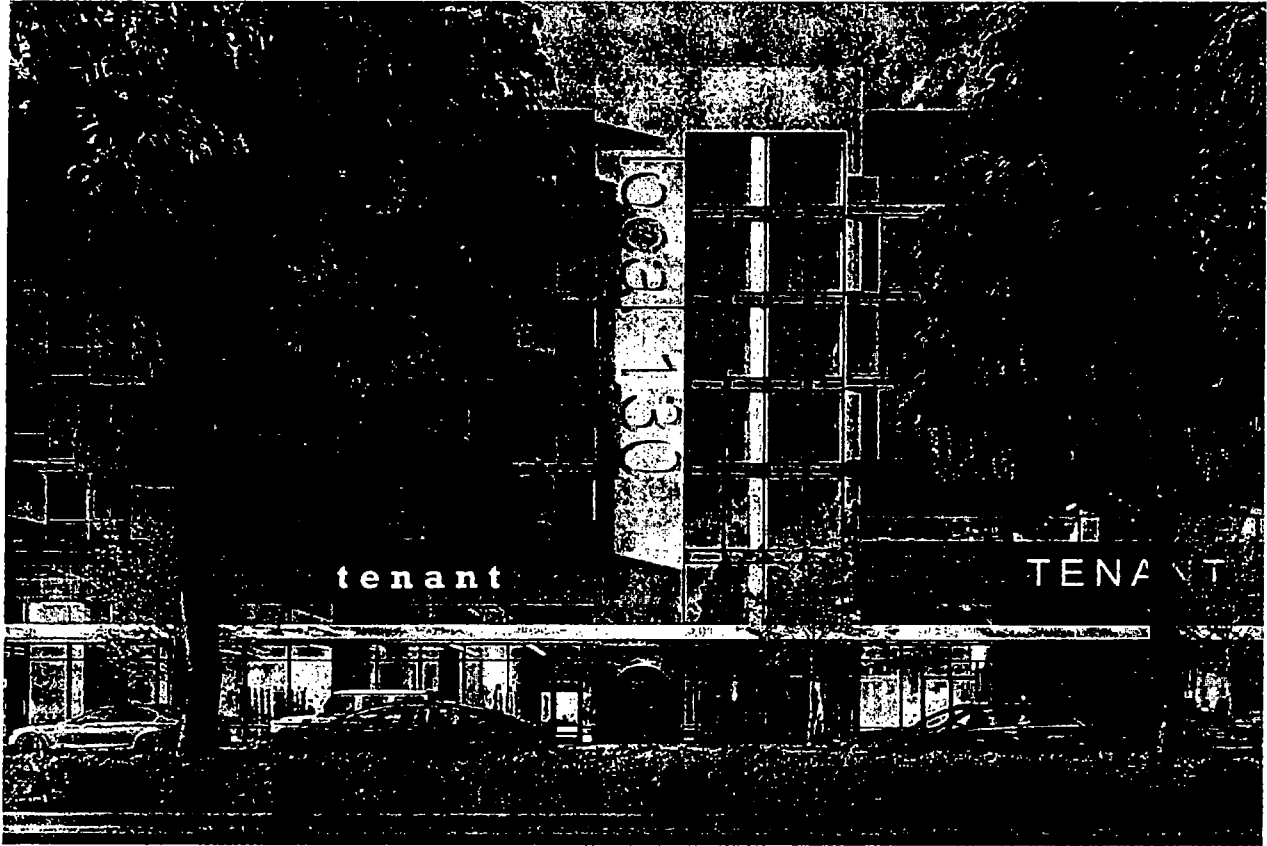
PERSPECTIVE RENDERINGS

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PROJECT #: 20014

SHEET NO

DPD-33



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PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
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PERSPECTIVE RENDERINGS

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PROJECT #. 20014

SHEET NO

DPD-34

Conformance with community, CPC or City Council-approved plans

- City of Chicago Community & Strategic Plans: https://www.chicago.gov/city/en/depts/dcd/supp_info/community_and_strategicplans.html
 - Near West Side Area Land Use Plan (2000): https://www.chicago.gov/city/en/depts/dcd/supp_info/near_west_side_plan.html
 - https://www.chicago.gov/content/dam/city/depts/dcd/Planning_and_Policy/Publications/Near_West_Side_Plan_Part%201.pdf
 - Adding Green to Urban Design: https://www.chicago.gov/city/en/depts/dcd/supp_info/green_urban_design.html
 - https://www.chicago.gov/content/dam/city/depts/dcd/Sustainable_Development/Publications/Green_Urban_Design/GUO_booklet.pdf
 - Reconnecting Neighborhoods Plan: https://www.chicago.gov/city/en/depts/dcd/supp_info/reconnecting_neighborhoodsplan.html
 - https://www.chicago.gov/content/dam/city/depts/dcd/Planning_and_Policy/Publications/Reconnecting_Neighborhoods%20Near_West_Side_Study_Area.pdf

- Planning & Policy Division: https://www.chicago.gov/city/en/depts/dcd/provost/planning_and_policy/division/svcs/community-plans.html
 - West Loop Design Guidelines: https://www.chicago.gov/city/en/depts/dcd/supp_info/west-loop-design-guidelines.html
 - https://www.chicago.gov/content/dam/city/depts/dcd/amp/7949_20171009_WestLoopDesignGuidelinesChecklist.pdf

- Metra Typology Study: https://www.chicago.gov/content/dam/city/depts/dcd/supp_info/industrial/Metra_Typology_Study.pdf

Sub Area A, proposed multi-story building

Use:

- Ground floor Retail fronting Randolph w/air-street Parking behind and above
- Food-use (restaurants, cafes) w/outdoor dining options anticipated for ground floor retail components

Architecture, modern aesthetic relates to both historical and contemporary context

Massing

- Base, Middle and Top clearly defined
- Retail portion of streetscape level, w/Garage portion above setback from property line further emphasizing Retail base
- Recessed portions (entry tower, terrace, top floor) providing relief and articulation to facade especially emphasizing entry and top of building

Scale & Proportion:

- Openings (with guard rail or planters obscuring vehicles)
- Articulated facade of various cladding materials

Materials:

- Masonry (precast in textured earth tones, cast-in-place accents in warm textured tone)
- Glazing (Retail clear, Tower: lightly tinted)
- Metal accents (dark tones)

Landscape

- Facade planters in articulated pattern
- Stormwater harvesting
- Streetscape plantings

Signage

- Clear identification for retail tenants
- Clear wayfinding for garage patrons

Access

Pedestrian

- Retail directly fronts Randolph w/ample glazing for visual connection to Randolph Streetscape
- Recessed entry doors and projecting canopy provide human scale and protection from weather elements
- Deep existing public walkway provides ample space for pedestrian movement and outdoor seating
- Covered outdoor dining terrace at ground floor for corner food-use tenant (NW corner)
- Covered outdoor dining terrace at 2nd level for intermediate food-use tenant (NW corner above retail)
- Garage Lobby access (stairs/elevators) also fronts Randolph. In a pronounced (easily identifiable) red-block recessed portion
- Internal walkway along building's existing N-S oriented entry drive to access thru site
- Bicycle parking beneath garage overhang along Randolph and within garage
- Proximate to public transportation (elevated train and bus)

Vehicular

- DR-Street Parking is conveniently located (easily identifiable), w/entry utilizing existing internal N-S access drive, providing access from Randolph & Washington
- Internal access drive available to ride share & taxi use, minimizing curbside conflicts and congestion
- Service vehicles utilizing private alley between existing Auctionium building and new garage



PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
1341 W RANDOLPH AVE
CHICAGO, IL 60607

CONFORMANCE WITH APPROVED PLANS

DPD SUBMITTAL JULY 21, 2020
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SHEET NO

DPD-35

PROJECT #: 20014




Compliance Options	Points Required	Sustainable Strategies Menu																																				
		Health		Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife										
		1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	3. Onsite Renewable Energy (5%)	3.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Detention by 15%	3.2 Exceed Stormwater Detention by 40%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 10-year detention for detached buildings	3.6 10-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable SITES Certification	5.1 Green Roof 10-16%	5.2 Green Roof 15%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Services	7.2 Bike Share Sponsorship	7.3 Blue Parking (Residential)	7.4 Blue Parking (Commercial & Industrial)	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)				
Compliance Paths	Starting Points	Number of Optional Points Required (see submittal for details regarding how...)	40	30																																		
All Options Available	8	100 / 58 / 25	40	30																																		
Options With Certification																																						
LEED Platinum	95	5 / 8 / 8	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
LEED Gold	90	10 / 8 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
LEED Silver	88	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
Green Globes 4-Globes	98	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
Green Globes 3-Globes	94	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
Green Globes 2-Globes	78	33 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
Living Building Challenge Petal	94	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
Enterprise Green Communities*	94	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
Pasadena House	78	30 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10

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

Planned Development Projects (PD) - New Construction*	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-Family (1-5 units) Projects (DPD-M F) - New Construction	100 points required
PD, TIF, DPD-M F and Class L - Renovation Projects*	25 points required
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*Does not apply to TIF assistance of less than \$1M (including but not limited to Y-F HMP, TIF Purchase Rehab, Streamlined TIF and SBF programs)

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

-  IDENTIFIED FOR THIS PROJECT - 40 PTS
-  UNDER REVIEW WITH OWNER- 75-120 PTS
-  NEED FURTHER INFORMATION- POTENTIAL 25 PTS



PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION
 1341 W RANDOLPH AVE
 CHICAGO, IL 60607

SUSTAINABILITY MATRIX TARGET SECTIONS

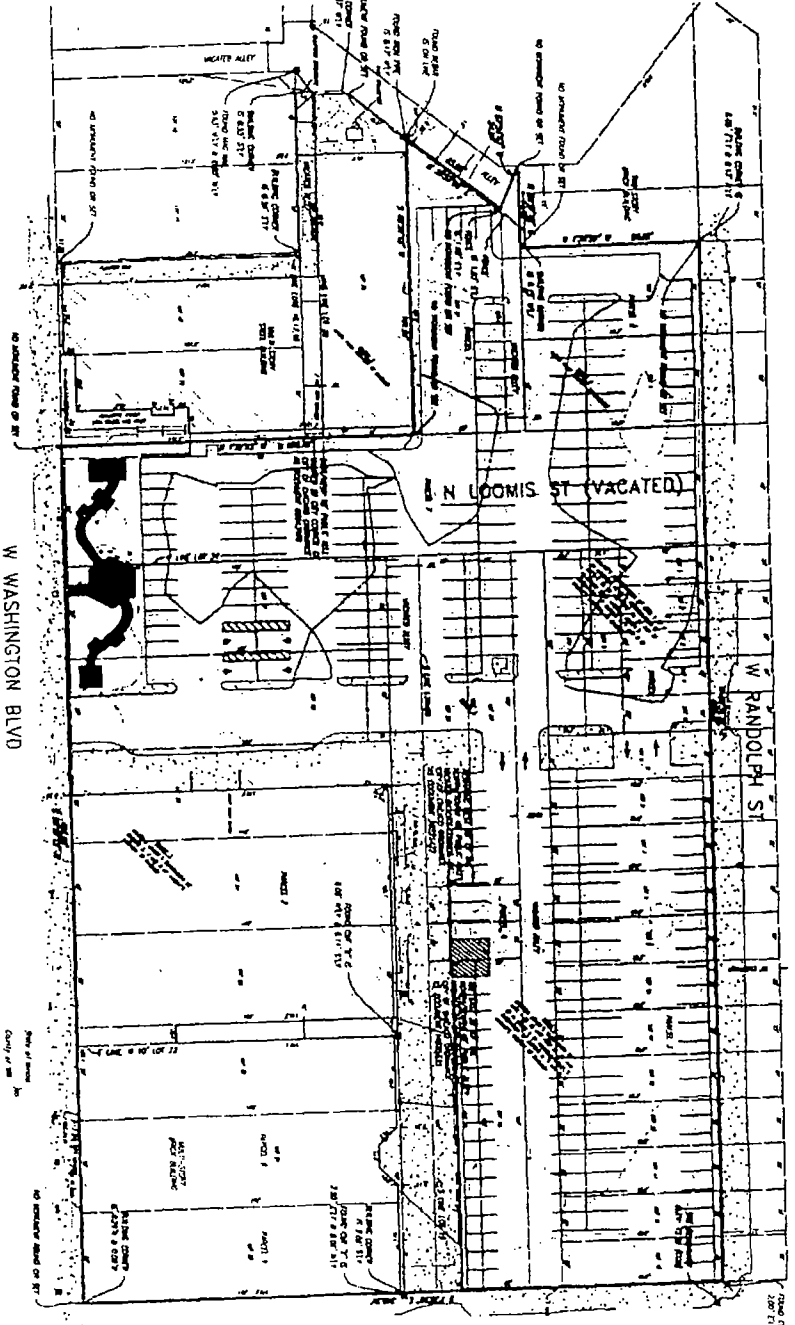
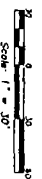
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PROJECT #: 20014

SHEET NO

DPD-36

ALTA/NSPS LAND TITLE SURVEY



Notes:

- 1) The survey was made by the Chicago Topographic Survey, Inc. on the basis of the Chicago City Survey of 1837 and the Chicago City Survey of 1853.
- 2) The survey was made by the Chicago Topographic Survey, Inc. on the basis of the Chicago City Survey of 1837 and the Chicago City Survey of 1853.
- 3) The survey was made by the Chicago Topographic Survey, Inc. on the basis of the Chicago City Survey of 1837 and the Chicago City Survey of 1853.
- 4) The survey was made by the Chicago Topographic Survey, Inc. on the basis of the Chicago City Survey of 1837 and the Chicago City Survey of 1853.
- 5) The survey was made by the Chicago Topographic Survey, Inc. on the basis of the Chicago City Survey of 1837 and the Chicago City Survey of 1853.
- 6) The survey was made by the Chicago Topographic Survey, Inc. on the basis of the Chicago City Survey of 1837 and the Chicago City Survey of 1853.
- 7) The survey was made by the Chicago Topographic Survey, Inc. on the basis of the Chicago City Survey of 1837 and the Chicago City Survey of 1853.
- 8) The survey was made by the Chicago Topographic Survey, Inc. on the basis of the Chicago City Survey of 1837 and the Chicago City Survey of 1853.
- 9) The survey was made by the Chicago Topographic Survey, Inc. on the basis of the Chicago City Survey of 1837 and the Chicago City Survey of 1853.
- 10) The survey was made by the Chicago Topographic Survey, Inc. on the basis of the Chicago City Survey of 1837 and the Chicago City Survey of 1853.



CHICAGO
CHICAGO JOURNEYMAN PLUMBERS
LOCAL 130 CHICAGO CAMPUS
ALTA/TOPOGRAPHIC SURVEY

DATE	BY	REVISION
10/15/70	J. J. [Name]	1.0
10/15/70	J. J. [Name]	1.1
10/15/70	J. J. [Name]	1.2
10/15/70	J. J. [Name]	1.3
10/15/70	J. J. [Name]	1.4
10/15/70	J. J. [Name]	1.5
10/15/70	J. J. [Name]	1.6
10/15/70	J. J. [Name]	1.7
10/15/70	J. J. [Name]	1.8
10/15/70	J. J. [Name]	1.9
10/15/70	J. J. [Name]	1.10

CHICAGO
CHICAGO JOURNEYMAN PLUMBERS
LOCAL 130 CHICAGO CAMPUS
ALTA/TOPOGRAPHIC SURVEY
7070 ALTA

#20478
INTRO DATE
SEPT 9, 2020

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1330-1364 W Washington/100-138 N Ada/1349-1389 W Randolph

2. Ward Number that property is located in: 27

3. APPLICANT Chicago Title Land Trust Co Trust 15408 & Chicago Journeymen Plumbers Local 130, UA

ADDRESS 1340 W Washington CITY Chicago

STATE Illinois ZIP CODE 60607 PHONE 312-421-1010

EMAIL kturnquist@ualocal130.org CONTACT PERSON Kenneth Turnquist

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

OWNER

ADDRESS CITY

STATE ZIP CODE PHONE

EMAIL CONTACT PERSON

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

ATTORNEY William Banks, Schain Banks

ADDRESS 70 W Madison St., Ste. 5300

CITY Chicago STATE IL ZIP CODE 60602

PHONE (312) 345-5700 FAX (312) 345-5701 EMAIL wbanks@schainbanks.com

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

Kenneth Turnquist
~~James Coyne~~
~~Patrick McCarthy~~

7. On what date did the owner acquire legal title to the subject property? 09/1925 & 11/2000

8. Has the present owner previously rezoned this property? If yes, when?
No

9. Present Zoning District C1-3 Proposed Zoning District DX-3 and then to PD

10. Lot size in square feet (or dimensions) 179,428 square feet

11. Current Use of the property 3 story union hall/1 story Auditorium/ 2 story commercial building & parking lot

12. Reason for rezoning the property The purpose of the rezoning is to create a planned development. Sub Area A is a 502 space parking garage that will be 85' height, 272,318 SF with 14,726 SF commercial on ground floor. Sub Area B will require a separate amendment to the Planned Development for any future development. Sub Area C is existing and will remain with no changes.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The rezoning will create a planned development. Sub Area A will be a 502 space parking garage that will be 85' -272,318 SF with 14,726 SF commercial space on ground floor. Sub Area B will require a separate amendment to the Planned Development for any future development. Sub Area C is existing and will remain with no changes.

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

YES _____ NO

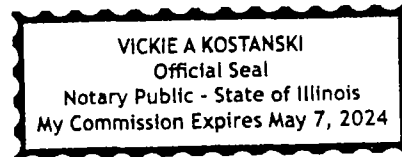
COUNTY OF COOK
STATE OF ILLINOIS

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

James F. Coyne
Signature of Applicant

Subscribed and Sworn to before me this
10th day of July, 2020.

Vickie A. Kostanski
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

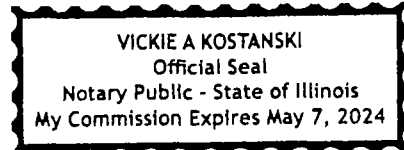
COUNTY OF COOK
STATE OF ILLINOIS

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

Signature of Applicant

Subscribed and Sworn to before me this
10th day of July, 2020.

Vickie A. Kostanski
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

COUNTY OF COOK
STATE OF ILLINOIS

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

Patrick F. McCarthy
Signature of Applicant

Subscribed and Sworn to before me this
10th day of July, 2020.

Vickie A. Kostanski
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

September 2, 2020

Honorable Thomas Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304
Chicago, Illinois 60602

Dear Committee Members:

The undersigned, Tyler Manic, being first duly sworn on oath, deposes and states the following:

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

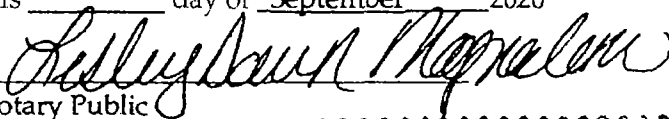
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of intended use of said property; the name and address of the applicant; the name and address of the owners; and a statement that the applicant intends to file an application for a change in zoning on approximately September 9, 2020.

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

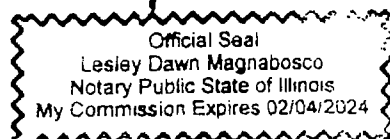


Tyler Manic
Attorney for Applicant

Subscribed and Sworn to before me
this _____ day of September 2020



Notary Public



SCHAIN BANKS

SCHAIN BANKS KENNY & SCHWARTZ LTD

Tyler Manic
70 W. Madison Street
Suite 5300
Chicago, IL 60602
Main (312) 345-5700
tmanic@schainbanks.com
www.schainbanks.com

September 2, 2020

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about September 9, 2020, the undersigned, will file an application for a change in zoning for the property located at 1330-1364 W Washington/100-138 N Ada/1349-1389 W Randolph from a C1-3 Neighborhood Commercial District to a DX-3 Downtown Mixed-Use District and then a Planned Development.

The owner of the property and the applicant of the Zoning Amendment are Chicago Title Land Trust Co Trust 15408 & Chicago Journeymen Plumbers Local 130, UA located at 1340 W Washington, Chicago, IL 60607.

The Applicant seeks a zoning map amendment to create a planned development with three sub areas. Subarea A will consist of a 502 spaces parking garage that will be 85 feet in height and 272,318 square feet with 14,726 square feet of commercial space on the ground floor. Subarea B will require a separate amendment to the Planned Development for any future development. Subarea C is existing and will remain with no changes.

I am the duly authorized attorney for the applicant and owner. My address is 70 West Madison, Suite 5300, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,



Tyler Manic
Attorney for Applicant and Owner

**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:

Chicago Journeymen Plumbers Local 130, UA

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant/Owner

OR -

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

OR

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

B. Business address of the Disclosing Party: 1340 West Washington

Chicago, IL 60607

C. Telephone: 312-421-1010 Fax: _____ Email: kturnquist@ualocal130.org

D. Name of contact person: Kenneth Turnquist

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):

Planned Development for property located at 1330-1364 W Washington/100-138 N Ada/1349-1389 W Randolph

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|--|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input checked="" type="checkbox"/> Other (please specify) |
| | <u>Unincorporated labor association</u> |

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

IL

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

- Yes No 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
James Coyne	Business Manager
Kenneth Turnquist	Financial Secretary/Treasurer
Patrick McCarthy	Recording Secretary

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

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

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

Name	Business Address	Percentage Interest in the Applicant
------	------------------	--------------------------------------

No Individual owns an indirect or direct interest of 7.5% or more

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 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 No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

5. Certifications (5), (6) and (7) concern:

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

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

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

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

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

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 of the City recipient.

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

N/A

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

D. CERTIFICATION REGARDING 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

No

NOTE: If you checked "Yes" to Item D(1), proceed to Items D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and proceed to Part E.

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name	Business Address	Nature of Financial Interest
<hr/>		
<hr/>		
<hr/>		

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee

of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

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

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

Yes

No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

Yes

No

Reports not required

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes

No

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

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

CERTIFICATION

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

Chicago Journeymen Plumbers Local 130, UA

(Print or type exact legal name of Disclosing Party)

By: James F. Coyne
(Sign here)

James F. Coyne

(Print or type name of person signing)

Business Manager

(Print or type title of person signing)

Signed and sworn to before me on (date) July 10, 2024

at Cook County, IL (state).

Vickie A. Kostanski
Notary Public

Commission expires: May 7, 2024



By: Kenneth A. Turnquist
(Sign here)

Kenneth A. Turnquist

(Print or type name of person signing)

Financial Secretary Treasurer

(Print or type title of person signing)

By: Patrick F. McCarthy
(Sign here)

Patrick F. McCarthy

(Print or type name of person signing)

Recording Secretary

(Print or type title of person signing)

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A**

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS
AND DEPARTMENT HEADS**

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

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

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

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

Yes

No

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

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B**

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes

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

The Applicant is not publicly traded on any exchange.

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

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C**

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

Yes

No

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

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

If you checked “no” to the above, please explain.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT**

SECTION I – GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

Chicago Title Land Trust Company Land Trust dated September 10, 1925 and known as Trust Number 15408

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant/Owner

OR -

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

OR

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

B. Business address of the Disclosing Party: 1340 W Washington

Chicago, IL 60607

C. Telephone: 312-421-1010 Fax: _____ Email: kturnquist@ualocal130.org

D. Name of contact person: Kenneth Turnquist

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):

Planned Development for property located at 1336-1364 W Washington/100-138 N Ada/1349-1389 W Randolph

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|--|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |
-

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

IL

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

- Yes No 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
Chicago Journeymen Plumbers Local 130, UA	Beneficiary

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

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

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

Name	Business Address	Percentage Interest in the Applicant
Chicago Journeymen Plumbers Local 130, UA	1340 W Washington, Chicago, IL 60603	100%

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 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 No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

5. Certifications (5), (6) and (7) concern:

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

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

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

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

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

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

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

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

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

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 of the City recipient.

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

N/A

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

D. CERTIFICATION REGARDING 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

No

NOTE: If you checked "Yes" to Item D(1), proceed to Items D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and proceed to Part E.

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name

Business Address

Nature of Financial Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee

of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

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

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

Yes

No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

Yes

No

Reports not required

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes

No

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

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

CERTIFICATION

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

Chicago Title Land Trust Company Land Trust dated September 10, 1925 and known as Trust Number 15408

(Print or type exact legal name of Disclosing Party)

By: James F. Coyne
(Sign here)

James F. Coyne
(Print or type name of person signing)

Business Manager
(Print or type title of person signing)

By: Kenneth A. Turnquist
(Sign here)

Kenneth A. Turnquist
(Print or type name of person signing)

Financial Secretary Treasurer
(Print or type title of person signing)

Signed and sworn to before me on (date) July 10, 2024;

at Cook County, IL (state).

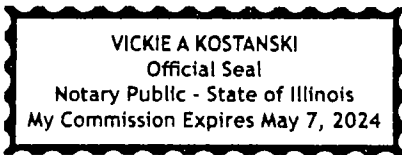
Vickie A. Kostanski
Notary Public

By: Patrick F. McCarthy
(Sign here)

Patrick F. McCarthy
(Print or type name of person signing)

Commission expires: May 7, 2024

Recording Secretary
(Print or type title of person signing)



**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A**

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS
AND DEPARTMENT HEADS**

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

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

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

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

Yes

No

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

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B**

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes

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

The Applicant is not publicly traded on any exchange.

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

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C**

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

Yes

No

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

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

If you checked “no” to the above, please explain.



Chicago Title Land Trust Company

Land Trust Review

Trust number to be used on documents: **15408**

Owners of trust (Beneficiaries):

CHICAGO JOURNEYMEN PLUMBERS' L.U. 130, U.A.....100%

Beneficial Interest

Original signatures needed on direction for the trustee to sign mortgage or deed (Power of Direction):

**ANY TWO OF THE FOLLOWING OFFICERS: JAMES F. COYNE,
KENNETH TURNQUIST, THOMAS E. GAVIN**

Lender's signature required on direction to sign documents (Collateral Assignee / Right to Approve):

AMALGAMATED BANK OF CHICAGO DATED 10/4/2010

***Delinquent Land Trust fees due: \$ 0.00(\$30.00 for certified copy of trust agreement dated 1/3/19)**

Other requirements:

*Please note that additional fees will be billed to your account for the signing of mortgage documents or the issuance of a deed. For a quote of these fees, please contact land trust once you know specifically what documents your transaction requires.

Initials: **ldt**

Date: **January 3, 2019**

Internal account number: **0001015408**

15408
 72
 CHICAGO TITLE LAND TRUST COMPANY
 DATE 1/3/19 BY Samuel D. Hope



CORPORATE RESOLUTIONS

I DO HEREBY CERTIFY that I am the duly elected and qualified Secretary of Chicago Journeymen Plumbers' L.U. 130, U.A., a corporation organized and existing under the laws of Illinois, and that the following is a true and correct copy of certain resolutions duly adopted at a meeting of the Board of Directors thereof held on June 26, 2014, and that such resolutions are now in full force and effect:

BE IT RESOLVED that the officers of this corporation are authorized to execute a Trust Agreement on behalf of the corporation dated September 10, 1925, and known as Trust No. 15408 with Chicago Title Land Trust Company.

OR

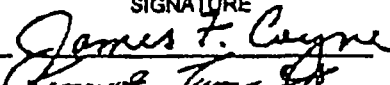
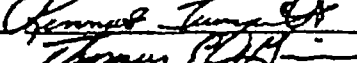
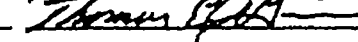
BE IT RESOLVED that this corporation accept an assignment of the beneficial interest in and to that certain Trust known as Trust No. _____ under Trust Agreement dated _____ with Chicago Title Land Trust Company.

AND BE IT FURTHER RESOLVED, that any 2 of the following described officers of this corporation are hereby given the authority to direct the Trustee:

- (1) To convey title to said real estate
- (2) To execute and deliver deeds, mortgages, notes and any and all other documents pertaining to the property
- (3) In all matters regarding the Trust

AND BE IT FURTHER RESOLVED, that any 2 of the following officers are authorized to execute assignments, assigning all or part of the beneficial interest of the aforesaid trust.

AND BE IT FURTHER RESOLVED, that the authority of the following officers be continuing and, unless notified in writing to the contrary, the trustee, any purchaser of the real estate or of the beneficial interest, or any person loaning money or otherwise dealing with the following officers shall be fully protected in relying the direction of these officers and no one shall be required to see to the application of monies or assets paid or delivered to these officers or pursuant to their direction or to inquire into the propriety of the exercise of their authority:

PRINTED NAME	TITLE	SIGNATURE
James F. Coyne	Business Manager	
Kenneth Turnquist	Financial Secr/Treas	
Thomas E. Gavin	Recording Secretary	

AND BE IT FURTHER RESOLVED, that the Secretary of the corporation is authorized to certify under the corporate seal of the corporation, to said Chicago Title Land Trust Company, a copy of these resolutions and the names of the persons authorized to act on behalf of the corporation in the premises, and said Chicago Title Land Trust Company is hereby authorized to rely upon such certificates of the Secretary of the corporation until it is formally advised of any changes herein by a subsequent certificate and under the corporate seal.

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary, and have caused the corporate seal of said corporation to be hereto affixed, this 26 day of June, 2014.


 Secretary

COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST

References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or loan.
Any item above containing "A" has been checked due to last length limitations.

Grantor:	CHICAGO JOURNEMEN PLUMBERS UNION LOCAL 130, U.A. 1340 W. Washington Chicago, IL 60607-1936	Lender:	AMALGAMATED BANK OF CHICAGO ONE WEST MONROE CHICAGO, IL 60603
	City: Chicago		
	Doc. Date: 11-04-2012		
	MORTGAGE DOCUMENT		

THIS COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST dated October 4, 2010, is made and executed between **CHICAGO JOURNEMEN PLUMBERS UNION LOCAL 130, U.A.; 1340 W. Washington; Chicago, IL 60607-1936 ("Grantor")** and **AMALGAMATED BANK OF CHICAGO ("Lender")**.

GRANT OF SECURITY INTEREST. For valuable consideration, Grantor jointly and severally grants a security interest in and assigns to Lender all of Grantor's right, title and beneficial interest in and to the Trust described below to secure payment of the indebtedness and agrees that Lender shall have the rights stated in this Assignment with respect to the beneficial interest in the Trust and the Property held in the Trust. In addition to all other rights which Lender may have by law, Grantor hereby waives and releases to Lender all rights and benefits accruing under and by virtue of any and all statutes of the State of Illinois providing for the exemption of households from sale on execution or otherwise and all other interests in the Property held in the Trust, including without limitation all exemptions Grantor may have under State of Illinois and federal bankruptcy and insolvency laws in the beneficial interest and the Property held in the Trust, which said rights and benefits Grantor does hereby release and waive.

PROPERTY DESCRIPTION. The word "Collateral" as used in this Assignment means all of Grantor's right, title and beneficial interest in and to the Trust and the following property, whether now owned or hereafter acquired and whether now existing or hereafter existing:

- (A) All additions to and all replacements of and substitutions for any property described above.
- (B) All products and produce of any of the property described in this Collateral section.
- (C) All accounts, contract rights, general intangibles, instruments, monies, payments, and all other rights, arising out of a sale, lease, or other disposition of any of the property described in this Collateral section.
- (D) All proceeds (including insurance proceeds) from the sale or other disposition of any of the property described in this Collateral section.
- (E) All records relating to any of the property described in this Collateral section, whether in the form of a writing, microfilm, microfiche, or electronic media.

The word "Property" means all property, or title thereto, held in or by the Trust, including without limitation all interests in the Real Property, whether now existing or hereafter included in the Trust.

The words "Real Property" mean the following described real property, together with all existing or subsequently created or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, located in COOK County, State of Illinois:

See EXHIBIT "A", which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Real Property or its address is conventionally known as 1340-1344 W. WASHINGTON/1344-1407 W. RANDOLPH, CHICAGO, IL. The Real Property tax identification number is 17-08-227-023-0000, 17-08-227-024-0000, 17-08-227-025-0000, 17-08-227-026-0000, 17-08-227-027-0000, 17-08-227-028-0000, 17-08-227-029-0000, 17-08-227-030-0000, 17-08-227-031-0000, 17-08-227-032-0000.

RIGHT OF SETOFF. To the extent permitted by applicable law, Lender reserves a right of setoff in all Grantor's accounts with Lender (whether checking, savings, or some other account). This includes all accounts Grantor holds jointly with someone else and all accounts Grantor may open in the future. However, this does not include any IRA or Keogh accounts, or any trust accounts for which setoff would be prohibited by law. Grantor authorizes Lender, to the extent permitted by applicable law, to charge or setoff all sums owing on the indebtedness against any and all such accounts.

POWER OF DIRECTION. The sole power of direction under the Trust shall be held by Lender.

REPRESENTATIONS AND WARRANTIES CONCERNING COLLATERAL. Grantor represents, warrants and covenants to Lender of all those while this Assignment is in effect as follows:

Perfection of Security Interest. Grantor agrees to execute and deliver to Lender such assignments and other documents and to take whatever other actions are necessary for Lender to perfect and continue Lender's assignment and security interest in the Collateral. Grantor shall deliver to Lender all original documents creating the Trust, unless such documents are held by the Trustee and are not available for delivery to Lender. Upon request of Lender, Grantor will deliver to Lender any and all of the documents evidencing or constituting the Collateral.

Transactions Involving Collateral. Grantor makes the following representations and warranties with respect to the Property:

Additional Liens. Grantor shall not transfer, pledge, mortgage, encumber or otherwise permit the Property to be subject to any lien, security interest, encumbrance, or charge, other than the security interest provided for in this Assignment, without the prior written consent of Lender. This includes security interests even if junior in right to the security interest granted under this Assignment. Grantor expressly authorizes and directs Trustee not to accept, or register upon its trust records, any subsequent assignment while this Assignment is in force and effect and while any portion of the indebtedness remains unpaid. Grantor shall not direct Trustee to lease, sell, transfer or encumber any of the Property in the Trust (nor suffer or permit anyone else to do so) without Lender's prior written consent. Trustee upon acceptance of this Assignment agrees to be bound by the provisions of this Assignment and to recognize and honor the power of direction as being solely vested in Lender, except as otherwise may be specified herein.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owner or co-owner of the Property, or (c) any actual or threatened litigation or claim of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any bank, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Assignment. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such law; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Assignment or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Assignment, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Assignment and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Mulch, Weeds. Grantor shall not cause, conduct or permit any refuse or debris, mulch, or other any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any debris, mulch (including oil and gas), soil, clay, silt, rocks, ash, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace

COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST
(Continued)

Loan No: 0101

Page 2

such improvements with improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Gantor's compliance with the terms and conditions of this Assignment.

Compliance With Laws. Gantor warrants that the Property and Gantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Entry to Possess. Gantor agrees neither to abandon or leave unattended the Property. Gantor shall do all other acts, in addition to those sets set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Assignment:

Payment. Gantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Gantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Assignment, except for those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Control paragraph.

Right to Contest. Gantor or Buyer may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of employment, Gantor or Buyer shall within fifteen (15) days after the first notice or, if a lien is filed, within fifteen (15) days after Gantor or Buyer has notice of the filing, secure discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Gantor or Buyer shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Gantor or Buyer shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Gantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender any lien or written statement of the taxes and assessments against the Property.

Notice of Construction. Gantor shall notify Lender at least fifteen (15) days before any work is contracted, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, subcontractor's lien, or other lien could be asserted on account of the work, services, or materials. Gantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Gantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Real Property are a part of this Assignment:

Maintenance of Insurance. Gantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Gantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be assigned or diminished without a minimum of thirty (30) days prior written notice to Lender.

Application of Proceeds. Gantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Gantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Gantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditures, pay or reimburse Gantor from the proceeds for the reasonable cost of repair or restoration if Gantor is not in default under the Assignment. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Assignment, then to pay account interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Gantor as Gantor's interests may appear.

Uninsured Insurance at Sale. Any uninsured insurance shall issue to the benefit of, and pass to, the purchaser of the Property covered by this Assignment at any trustee's sale or other sale held under the provisions of this Assignment, or at any foreclosure sale of such Property.

Gantor's Report on Insurance. Upon request of Lender, however not more than once a year, Gantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the rate insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Gantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

WARRANTY, DEFENSE OF TITLE. The following provisions relating to ownership of the Collateral and Property are a part of this Assignment:

Title. Gantor warrants and covenants that Gantor is the sole owner of the beneficial interest in the Trust, free and clear of all liens, security interests, and encumbrances, except for those disclosed to, and accepted by, Lender in writing. Gantor also warrants and covenants that it has the right to grant to Lender a security interest in the Collateral and will defend Lender against any and all claims and demands of any person in the Collateral and the Property.

Defense of Title. Subject to the exception in the paragraph above, Gantor warrants and will forever defend the title to the Collateral and Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Gantor's title or the interest of Lender under this Assignment, Gantor shall defend the action at Gantor's expense. Gantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Gantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance with Governmental Requirements. Gantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Gantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Gantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Gantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Assignment:

Application of the Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

Proceedings. If any proceeding in condemnation is filed, Gantor shall promptly notify Lender in writing, and Gantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Gantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Gantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

Payment Default. Gantor fails to make any payment when due under the indebtedness.

Other Defaults. Gantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Gantor.

Fraud Statements. Any warranty, representation or statement made or furnished to Lender by Gantor or on Gantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Involuntary. The dissolution or termination of Gantor's existence as a going organization, the insolvency of Gantor, the appointment of a receiver for any part of Gantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Gantor.

Creditor or Foreclosure Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help,

**COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST
(Continued)**

representation or any other method, by any creditor of Grantor or by any governmental agency against any property securing the indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or tortfeasor proceeding and if Grantor gives Lender written notice of the creditor or tortfeasor proceeding and deposits with Lender a check or a surety bond for the creditor or tortfeasor proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Events Affecting Guarantees. Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the indebtedness or guarantor, endorser, surety, or accommodation party due or business transaction or involves or deprives the validity of, or liability under, any Guaranty of the indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the indebtedness is impaired.

Cure Provisions. If any default, other than a default in payment is curable and if Grantor has not been given a notice of a breach of the same provision of this Assignment within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Grantor demanding cure of such default: (1) cures the default within thirty (30) days; or (2) if the cure requires more than thirty (30) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS OF LENDER. Upon the occurrence of an Event of Default, Lender, at its option, may exercise any one or more of the following rights and remedies in addition to any other rights or remedies that may be available at law, in equity, or otherwise:

Accelerate Indebtedness. Lender may declare the entire indebtedness, including any prepayment penalty which Borrower would be required to pay, immediately due and payable.

Accelerate Property. Lender may require Grantor to deliver to Lender all or any portion of the Property and any and all documents relating to the Property. Lender may require Grantor to accelerate the Property and make it available to Lender at a place to be designated by Lender which is reasonably convenient to both parties. Lender also shall have full power to enter upon the Property to take possession of and manage the Property.

Sell the Collateral. Lender shall have full power to sell, lease, transfer, or otherwise deal with the Collateral or proceeds thereof in its own name or that of Grantor. Lender may sell the Collateral at public auction. Unless the Collateral involves to derive proceeds in value or is of a type customarily sold on a recognized market, Lender will give Grantor reasonable notice of the time and place of any private sale or any other intended disposition of the Collateral to be made. The requirements of reasonable notice shall be met if such notice is given at least ten (10) days before the time of the sale or disposition. All expenses relating to the disposition of the Collateral, including without limitation the expenses of taking over the Collateral, in selling the collateral interest, including reasonable attorney's fees, broker's fees, advertising costs, courier's fees, cost of documentary evidence and reports, notary public's charges, publication costs, appraisal fees (including costs of travel appraisal), fees for abstract of title, title searches and examinations, guaranty policies, title insurance policies and other items and accessories respecting title to the Collateral and the selling, holding, preparing for sale, and selling the Collateral shall become a part of the indebtedness secured by this Agreement, and shall be payable on demand, with interest at the Note rate from date of expenditure until repaid.

Mortgages in Possession. Lender shall have the right to be placed as mortgagee in possession or to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property, proceeding foreclosure or sale, and to collect the rents from the Property and apply the proceeds, over and above the cost of the receivership, against the indebtedness. The mortgagee in possession or receiver may serve without bond if provided by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Collect Revenues. Lender may revoke Grantor's right to manage the Property and to collect the rents, issues and profits from the Collateral, and may, without notice or demand, take possession of the Property, title to which is held by the Trustee, and either itself or through a receiver, collect the rents, issues and profits therefrom. To facilitate collection, Lender may notify Grantor's tenant debtors including any tenants on the Property to make payments directly to Lender.

Obtain Judgment. Lender may obtain a judgment for any deficiency remaining on the indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this Assignment.

Consent to Proceedings. Grantor expressly consents and agrees to the institution of any proceedings by Lender to enforce this Agreement and its lien against the Collateral to effect a sale thereof, or to enforce payment of the Note and indebtedness, without previous sale or reduction to possession of any other property pledged to secure the Note or indebtedness, without regard to the terms or provisions of the Note or written instrument pertaining to the sale or reduction to possession of any such pledged property.

Other Rights and Remedies. Lender shall have and may exercise any or all of the rights and remedies of a secured creditor under the provisions of the Uniform Commercial Code, at law, in equity, or otherwise.

Exhaustion of Remedies. Except as may be prohibited by applicable law, all of Lender's rights and remedies, whether evidenced by this Assignment or by any other writing, shall be cumulative and may be exercised separately or concurrently. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

INDEMNIFICATION OF LENDER. Grantor agrees to indemnify, to defend and to save and hold Lender harmless from any and all claims, suits, obligations, damages, losses, costs and expenses (including, without limitation, Lender's attorney's fees), demands, liabilities, penalties, fines and forfeiture of any nature whatsoever that may be asserted against or incurred by Lender, its officers, directors, employees, and agents arising out of, relating to, or in any manner connected with this Assignment and the exercise of the rights and remedies granted Lender under this. The foregoing indemnity provisions shall survive the termination of this Assignment as to all matters arising or accruing prior to such termination and the foregoing indemnity shall survive in the event that Lender elects to exercise any of the remedies as provided under this Assignment following default hereunder.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that could materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amount Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying of costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during other (1) the term of any applicable insurance policy or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. This Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

RIGHTS TO LENDER (CONTINUED). In the event that Lender declares a default, Lender shall serve a written sixty (60) day Notice of Default allowing Borrower to cure or resolve any claimed default prior to the Lender exercising any right or other action provided herein.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be changed or bound by the alteration or amendment.

Attorneys' Fees Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limit under applicable law, Lender's attorney's fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay of liquidation), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

Caption Headings. Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

Governing Law. This Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Rhode Island with regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the

COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST
(Continued)

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State of Illinois.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of COOK County, State of Illinois.

Merge. There shall be no merger of the interest or estate created by this Assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Notice. Any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by teletransmission (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not render the remaining provisions illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the legality, validity, or enforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

Successors and Assigns. Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and here to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Assignment shall survive the execution and delivery of this Assignment, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's Indebtedness shall be paid in full.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waive Jury. All parties to this Assignment hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Illinois as to all Indebtedness secured by this Assignment.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not constitute or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in United States currency of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code.

Assignment. The word "Assignment" means this Collateral Assignment of Beneficial Interest, as this Collateral Assignment of Beneficial Interest may be amended or modified from time to time, together with all exhibits and schedules attached to this Collateral Assignment of Beneficial Interest from time to time.

Borrower. The word "Borrower" means CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A. and includes all co-signers and co-makers signing the Note and all of their successors and assigns.

Collateral. The word "Collateral" means all of Grantor's right, title and interest in and to all the Collateral as described in the Property Description section of this Assignment.

Default. The word "Default" means the Default set forth in this Assignment in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 49 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

Grantor. The word "Grantor" means CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A..

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or biological characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, tested, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, fixtures, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment.

Lender. The word "Lender" means AMALGAMATED BANK OF CHICAGO, its successors and assigns.

Note. The word "Note" means the promissory note dated October 4, 2010, in the original principal amount of \$3,000,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Property Description" section of this Assignment.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, reverses, income, issues, royalties, profits, and other benefits derived from the Property.

Trust. The word "Trust" means that certain land trust created by a Trust Agreement dated September 10, 1988, Trust Number 10406, and known as TRUST #10406.

Trustee. The word "Trustee" means CHICAGO TITLE LAND TRUST COMPANY, whose address is 171 N. CLARK STREET, SUITE 675, CHICAGO, IL 60601, and any substitute or successor trustee.

COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST
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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST AND GRANTOR AGREES TO ITS TERMS. THIS COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST IS DATED OCTOBER 4, 2010.

GRANTOR:
BENEFICIARY:

CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A.

By: [Signature]
James T. Mariva, Business Manager of CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A.

By: [Signature]
Thomas E. Gault, Recording Secretary of CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A.

By: [Signature]
Kevin D. Mitchell, Vice President of CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A.

By: [Signature]
Kathleen D. Kelson, Trustee of CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A.

By: [Signature]
James P. Coyne, Financial Manager/Treasurer of CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A.

By: [Signature]
Mike J. [Signature], Jr., President of CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A.

By: [Signature]
Paul M. [Signature], Trustee of CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A.

This Collateral Assignment of Beneficial Interest prepared by:
MARIE HARTEN
AMALGAMATED BANK OF CHICAGO
ONE WEST MONROE
CHICAGO, IL 60601

ACCEPTANCE BY LENDER

In consideration of the foregoing Collateral Assignment of Beneficial Interest for security purposes from Grantor to Lender and the mutual benefits and advantages flowing between the parties and other valuable consideration, Lender hereby accepts the foregoing Assignment, subject to all the terms and provisions of the Trust Agreement numbered 18408, dated September 10, 2008, and known as TRUST #18408, but Lender hereby expressly declines any and all of the liabilities imposed by the Trust Agreement upon the beneficiary or beneficiaries thereof, until such time as Lender shall exercise the rights and privileges contained on it by the foregoing Assignment.

Date: 10/4/10

Lender: AMALGAMATED BANK OF CHICAGO
By: [Signature]
Authorized Officer

ACCEPTANCE BY TRUSTEE

CHICAGO TITLE LAND TRUST COMPANY, not individually, but as Trustee, hereby acknowledges the receipt of the Collateral Assignment of Beneficial Interest to Lender, as set forth above, on October 4, 2010, and accepts the same in accordance with the terms and provisions of the Trust Agreement numbered 18408, dated September 10, 2008, and known as TRUST #18408, until the Assignment is released by Lender; CHICAGO TITLE LAND TRUST COMPANY agrees not to assert or allow Grantor to deal with the Trust in any manner inconsistent with the foregoing Assignment unless such act is approved in writing by Lender.

Date: October 5, 2010

Trustee: CHICAGO TITLE LAND TRUST COMPANY
By: [Signature]
Trust Officer

RELEASE (AFTER PAYMENT)

The foregoing Collateral Assignment of Beneficial Interest from CHICAGO JOURNEYMEN PLUMBERS UNION LOCAL 130, U.A. to AMALGAMATED BANK OF CHICAGO is hereby canceled and released.

Date: _____

Lender: AMALGAMATED BANK OF CHICAGO
By: _____
Authorized Officer

PARCEL 6:

LOTS 1 AND 2 IN BLOCK 2 IN UNION PARK ADDITION TO CHICAGO (EXCEPT THE NORTH 35 FEET TAKEN FOR THE WIDENING OF WEST RANDOLPH STREET) IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

ALL THAT PART OF THE EAST/WEST 10-FOOT PUBLIC ALLEY VACATED BY ORDINANCE APPROVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO JUNE 9, 1999 AND NOVEMBER 5, 1999 AS DOCUMENT 09043166, LYING NORTH OF THE NORTH LINE OF LOTS 16, 17 AND 18; LYING SOUTH OF THE SOUTH LINE OF LOT 20; LYING EAST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 18 TO THE POINT OF INTERSECTION OF THE WEST AND SOUTH LINES OF LOT 20 AND LYING WEST OF THE WEST LINE OF THE VACATED EAST/WEST 10-FOOT ALLEY VACATED BY ORDINANCE APPROVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO JANUARY 14, 1997 AND RECORDED JUNE 4, 1997 AS DOCUMENT 97476088, SAID WEST LINE DESCRIBED IN THE LAST RECORDED ORDINANCE AS "THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF LOT 18 ALL IN BLOCK 2" IN UNION PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PART OF PUBLIC ALLEY HEREIN VACATED, BEING FURTHER DESCRIBED AS:

THE REMAINING EAST/WEST 10-FOOT PUBLIC ALLEY BEING THE FIRST EAST/WEST PUBLIC ALLEY NORTH OF WEST WASHINGTON BOULEVARD IN THE BLOCK BOUNDED BY NORTH OGDEN AVENUE, WEST RANDOLPH STREET, VACATED NORTH LOOMIS STREET AND WEST WASHINGTON BOULEVARD.

PARCEL 8:

THE FOLLOWING STREET AND ALLEYS VACATED BY ORDINANCE APPROVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO JANUARY 14, 1997 AND RECORDED JUNE 4, 1997 AS DOCUMENT 97476088:

ALL THAT PART OF NORTH LOOMIS STREET LYING WEST OF THE WEST LINE OF LOT 27 IN BLOCK 5 IN MALCOLM MCNEIL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 OF WRIGHT'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO DESCRIBED AS:

THE WEST 466 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

LYING WEST OF THE WEST LINE OF LOTS 28 AND 29 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION OF LOTS 1 TO 18 AND LOTS 28, 29 AND 30 IN BLOCK 5 IN MALCOLM MCNEIL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 OF WRIGHT'S ADDITION TO CHICAGO

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AFORSAID; LYING WEST OF THE WEST LINE OF LOTS 1, 6 AND 7 IN E. D. TAYLOR'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION AFORESAID; LYING WEST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 27 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION AFORESAID TO THE SOUTHWEST CORNER OF LOT 28 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION AFORESAID; LYING WEST OF THE WEST LINE OF THE EAST/WEST 14-FOOT ALLEY VACATED BY ORDINANCE APPROVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, JUNE 16, 1961 AND RECORDED JULY 24, 1961 AS DOCUMENT 18225422, SAID LINE BEING DESCRIBED AS:

A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 28 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION AFORESAID TO THE SOUTHWEST CORNER OF LOT 7 IN E. D. TAYLOR'S SUBDIVISION AFORESAID; LYING EAST OF THE EAST LINE OF LOTS 1, 19, 20 AND 21; LYING EAST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 1 TO THE NORTHEAST CORNER OF LOT 21; LYING EAST OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 19 TO THE SOUTHEAST CORNER OF LOT 20 ALL IN BLOCK 2 IN UNION PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION AFORESAID; LYING SOUTH OF THE SOUTH LINE OF WEST RANDOLPH STREET, AS WIDENED BY ORDER OF POSSESSION ENTERED BY THE COUNTY COURT OF COOK COUNTY, STATE OF ILLINOIS, ON FEBRUARY 9, 1945 AS DOCKET NO. 43426, ALSO DESCRIBED AS:

A LINE DRAWN FROM THE POINT OF INTERSECTION OF THE WEST LINE OF LOT 1 IN E. D. TAYLOR'S SUBDIVISION AFORESAID WITH THE SOUTH LINE OF THE NORTH 35 FEET OF LOT 5 IN E. D. TAYLOR'S SUBDIVISION AFORESAID TO THE POINT OF INTERSECTION OF THE EAST LINE OF LOT 1 IN BLOCK 2 IN UNION PARK ADDITION AFORESAID WITH THE SOUTH LINE OF THE NORTH 35 FEET OF LOT 1 IN BLOCK 2 IN UNION PARK ADDITION TO CHICAGO AFORESAID;

LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 27 IN BLOCK 5 IN MALCOLM MCNEIL'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 2 IN UNION PARK ADDITION AFORESAID, ALSO

ALL THAT PART OF THE EAST/WEST 18-FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 19 AND 28 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION AFORESAID, LYING SOUTH OF THE SOUTH LINE OF THE EAST 20 FEET OF THE NORTH/SOUTH 40-FOOT PUBLIC ALLEY VACATED BY ORDINANCE APPROVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO OCTOBER 28, 1949 AND RECORDED NOVEMBER 29, 1949, AS DOCUMENT 14685835, SAID LINE BEING DESCRIBED IN SAID RECORDED ORDINANCE AS "THE SOUTH LINE OF SAID LOT 19 PRODUCED WEST 20 FEET IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION" AFORESAID, LYING SOUTH OF THE SOUTH LINE OF THE REMAINING WEST 20 FEET OF THE NORTH/SOUTH 40-FOOT PUBLIC ALLEY VACATED BY ORDINANCE APPROVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, JUNE 16, 1961 AND RECORDED JULY 24, 1961 AS DOCUMENT 18225422, SAID LINE BEING DESCRIBED IN THE LAST RECORDED ORDINANCE AS "THE SOUTH LINE OF SAID LOT 28 PRODUCED EAST 20 FEET, IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION AFORESAID, SAID LINES ALSO BEING DESCRIBED AS:

A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 19 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF LOT 28 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION AFORESAID, LYING NORTH OF THE NORTH LINE OF LOTS 20 TO 27, BOTH INCLUSIVE, IN BLOCK 5 IN MALCOLM MCNEIL'S SUBDIVISION AFORESAID,

CONTINUED ON NEXT PAGE

LYING WEST OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 20 IN BLOCK 5 IN MALCOLM MCNEIL'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION AFORESAID, AND LYING EAST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 27 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION AFORESAID, ALSO

ALL THAT PART OF THE EAST/WEST 10-FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 4, BOTH INCLUSIVE, LYING SOUTH OF THE NORTH LINE OF LOT 21, LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 1 TO THE NORTHEAST CORNER OF LOT 21 AND LYING NORTHEASTERLY OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 21 TO THE MOST SOUTHWESTERLY CORNER OF LOT 4, ALL IN BLOCK 2 IN UNION PARK ADDITION AFORESAID, ALSO

ALL THAT PART OF THE EAST/WEST 10-FOOT PUBLIC ALLEY LYING NORTH OF THE NORTH LINE OF LOTS 18 AND 19, LYING SOUTH OF THE SOUTH LINE OF LOT 20, LYING WEST OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 19 TO THE SOUTHEAST CORNER OF LOT 20 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF EAST 1/2 OF LOT 18 ALL IN BLOCK 2 IN UNION PARK ADDITION AFORESAID, SAID PUBLIC STREET, PUBLIC ALLEY AND PART OF PUBLIC ALLEYS HEREIN VACATED BEING FURTHER DESCRIBED AS:

THE NORTH LOOMIS STREET LYING BETWEEN THE SOUTH LINE OF WEST RANDOLPH STREET, AS WIDENED AND THE NORTH LINE OF WEST WASHINGTON BOULEVARD; TOGETHER WITH ALL OF THE EAST/WEST 18-FOOT PUBLIC ALLEY IN THE BLOCK BOUNDED BY WEST RANDOLPH STREET, AS WIDENED, WEST WASHINGTON BOULEVARD, NORTH LOOMIS STREET AND NORTH ADA STREET; ALSO THE EAST 75 FEET, MORE OR LESS, OF THE FIRST EAST/WEST 10-FOOT PUBLIC ALLEY NORTH OF THE WEST WASHINGTON BOULEVARD; TOGETHER WITH ALL OF THE SECOND EAST/WEST 10-FOOT PUBLIC ALLEY NORTH OF WEST WASHINGTON BOULEVARD ALL IN THE BLOCK BOUNDED BY WEST RANDOLPH STREET, AS WIDENED, WEST WASHINGTON BOULEVARD, NORTH OGDEN AVENUE AND NORTH LOOMIS STREET, IN COOK COUNTY, ILLINOIS.

AMENDMENT TO TRUST AGREEMENT

Whereas, Chicago Title Land Trust Company, Trustee under the terms of a certain agreement Dated SEPTEMBER 10, 1925 and known as Trust Number 1015401, is presently holding the record title to certain real estate;

And, whereas, the undersigned beneficiaries own the beneficial interest in said trust;

And, whereas, said trust is subordinate with the provisions thereof, terminated twenty years from the date of said agreement;

And, whereas, it is the desire of the undersigned to extend the terms of said trust for an additional twenty years;

Now, therefore, for an in-consideration of the sum of one dollar and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the said trust hereby agree that said trust shall continue under the same terms and conditions for an additional twenty years, except however, that the possessions of the Trustee for signing deeds and other instruments shall be its current schedule of charges for services. In addition, the Trustee shall receive each year in addition, corresponding to said title or the real estate under its control, the fee charged by the Trustee prior to the date of this amendment, or if no fee determined by the Trustee's then current rate schedule, such fee to be determined to be made in the sole discretion of the Trustee. Any real estate conveyed of record to the Trustee subsequent to the date of this amendment shall not be subject to this agreement unless the Trustee shall issue its written acceptance thereof.

In witness whereof, the beneficiaries have set their hands and seals, and the Trustee has caused this present to be executed by its Assistant Vice President, and attached its corporate seal, all this 24th day of August, 1945.

Signature(s) of primary beneficiary(ies)
(Includes Social Security and/or Employer's Identification numbers)

James T. Sullivan SSN or EIN 360-40-4730
CHICAGO JOURNEYMEN PLUMBERS LOCAL UNION 130, U.A. AFL-CIO
BY: JAMES T. SULLIVAN, BUSINESS MANAGER
Address: 1340 W. WASHINGTON BLVD., CHICAGO, ILL. 60607 phone 312-521-1010

James F. Coyne SSN or EIN 318-50-5857
CHICAGO JOURNEYMEN PLUMBERS LOCAL UNION 130, U.A. AFL-CIO
BY: JAMES F. COYNE, SECRETARY/TREASURER
Address: 1340 W. WASHINGTON BLVD., CHICAGO, ILL. 60607 phone 312-521-1010

Robert F. Walsh SSN or EIN 248-32-4745
CHICAGO JOURNEYMEN PLUMBERS LOCAL UNION 130, U.A. AFL-CIO
BY: ROBERT F. WALSH, RECORDING SECRETARY
Address: 1340 W. WASHINGTON BLVD., CHICAGO, ILL. 60607 phone 312-521-1010



CHICAGO TITLE LAND TRUST COMPANY

By: Donald Bennett
Assistant Vice President

Acc. No. 1015408
Category EXTEND
Doc. No. 864105
Agent [Signature]

AMENDMENT OF TRUST AGREEMENT

*Amended
FD*

WHEREAS, the CHICAGO TITLE AND TRUST COMPANY, Trustee under the terms of a certain agreement dated 9-10-25 and known as Trust Number 15408, is presently holding the record title to certain real estate;

AND, Whereas, the undersigned First Parties own the beneficial interest in said trust;

AND, Whereas, said trust in accordance with the provisions thereof, terminates ~~twenty years from the date of said agreement~~ September 10, 1985,

AND, Whereas, it is the desire of the parties thereto to extend the term of said trust for an additional twenty years;

NOW, THEREFORE, for and in consideration of the sum of One Dollar and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree that said trust shall continue under the same terms and conditions for an additional twenty years, except however, that the compensation of the Trustee for signing deeds and other instruments shall be its current schedule of charges for services. In addition, the Trustee shall receive each year in advance for continuing to hold title to the real estate an annual fee equal to the fee charged by the Trustee prior to the date of this amendment, or a fee as determined by the Trustee's then current rate schedule, such final fee determination to be made in the sole discretion of the Trustee. Any real estate conveyed of record to the Trustee subsequent to the date of this amendment shall not be subject to this agreement unless the Trustee shall issue its written acceptance thereof.

In WITNESS WHEREOF, the first parties hereto have set their hands and seals, and the Trustee has caused these presents to be executed by its Assistant Vice President, attested by its Assistant Secretary and its corporate seal attached, all the

day of August 9, 1985

CHICAGO JOURNEYMEN PLUMBERS'
LOCAL UNION 130 U.A.

By: *James P. McSherry*
Business Manager

By: *Robert J. [unclear]*
President

By: *Harold [unclear]*
Secretary-Treasurer

By: *Robert [unclear]*
Recording Secretary

BENEFICIARY (SEAL)
1340 W. Washington Blvd., Chicago, IL
ADDRESS ZIP CODE 60607

BENEFICIARY (SEAL)
ADDRESS ZIP CODE

Plus Parties
CHICAGO TITLE AND TRUST COMPANY

By: *[Signature]*
Assistant Vice President

Attest: *[Signature]*
Assistant Secretary

OFFICE USE ONLY

1985

OCT 28 1965

AMENDMENT OF TRUST AGREEMENT

TA
AMENDED

WHEREAS, the CHICAGO TITLE AND TRUST COMPANY, Trustee under the terms of a certain agreement dated Sept. 10, 1925 and known as Trust Number 15408 is presently holding the record title to certain real estate;

AND Whereas, the undersigned First Parties own the beneficial interest in said trust;

AND, Whereas, said trust in accordance with the provisions thereof, terminates ^{as amended} ~~forty~~ ~~twenty~~ years from the date of said agreement;

AND, Whereas, it is the desire of the parties thereto to extend the term of said trust for an additional twenty years;

NOW, THEREFORE, for and in consideration of the sum of One Dollar and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree that said trust shall continue under the same terms and conditions for an additional twenty years, except however, that the compensation of the Trustee for signing deeds and other instruments shall be its current schedule of charges for such services and \$100.20 dollars per year for continuing to hold title to the real estate.

In WITNESS WHEREOF, the first parties hereto have set their hands and seals, and the Trustee has caused them presents to be executed by its Assistant Vice President, attested by its Assistant Secretary and its corporate seal attached, all the day of September 28th, 1965.

CHICAGO JOURNEYMAN PLUMBER'S
LOCAL UNION 130 U. A. A. P. O. P. L. - C. I. O.

[Signature] (SEAL)
Bus. Mgr.

[Signature] (SEAL)
Pres.

[Signature] (SEAL)
Sec. - Treas.

[Signature] (SEAL)
Rec. Sec'y.

CHICAGO TITLE AND TRUST COMPANY

By *[Signature]*
Assistant Vice President

ATTEST:
[Signature]
Assistant Secretary

[Initials]

State of ILLINOIS }
County of COOK } ss. STEPHEN M. BAILEY

15408
Affidavit

of the City of Chicago County of Cook
and State of Illinois being duly sworn, both depose and say, that

I am the Business Manager of Chicago Journeymen Plumbers
Local 139, U.A., AFL-CIO, and that the following presently are
and have been the officers of Chicago Journeymen Plumbers, Local
139, U.A., AFL-CIO from the date indicated:

- Arthur F. Smith, President June 29, 1958
- Edward F. Brahec, Secretary-Treasurer June 29, 1958
- Stephen J. Lamb, Recording Secretary June, 1955

And further this deponent says not.

Stephen M. Bailey
 Stephen M. Bailey
 Subscribed and sworn to before me this 15th day of
December, A.D. 1958
Doris M. Burton
 Notary Public

DEC 1 1959

ASSIGNMENT

ASSI TA 15408

Chicago, Illinois

Dated December 11, 1959

FOR VALUE RECEIVED ^{we} hereby sell, assign, transfer and set over unto CHICAGO JOURNEYMEN PLUMBERS, LOCAL UNION 139, U. A. AFL-CIO

all our rights, power, privileges, and beneficial interest in and to that certain Trust agreement date the 10th day of September, A.D. 1925, and known as Chicago Title and Trust Company Trust Number 15408 including all interest in the property held subject to said trust agreement.

Arthur F. Smith, President
Edward F. Brabec, Secretary-Treasurer
Stephen J. Lamb, Recording Secretary

Witness:

David M. Burner

ACCEPTANCE

We accept the foregoing assignment subject to all of the provisions of said trust agreement.

Arthur F. Smith, President Address 1340 West Washington Blvd. Chicago, Illinois
Edward F. Brabec, Secretary-Treasurer Address "
Stephen J. Lamb, Recording Secretary Address "

Received a duplicate of the foregoing assignment and acceptance.

Dated at Chicago, Illinois,

this 11th day of December, A.D. 1959.

CHICAGO TITLE AND TRUST COMPANY,

By [Signature] ASST. SECRETARY

(Note: This assignment should be executed in duplicate by both assignor and assignee and one executed copy lodged with Chicago Title and Trust Company.)

7th File
L.T. 15408
Amend

AMENDMENT OF TRUST AGREEMENT

WHEREAS, the CHICAGO TITLE AND TRUST COMPANY, Trustee under the terms of a certain agreement dated September 10, 1925 and known as Trust Number L.T. 15408, is presently holding the legal and equitable title to certain real estate;

AND Whereas, the undersigned First Parties hold the beneficial interest in the proceeds and avails of such property in accordance with the terms and provisions of said agreement;

AND, Whereas, said trust in accordance with the provisions thereof, terminates twenty years from the date of said agreement;

AND, Whereas, it is the desire of the parties thereto to extend the term of said trust for an additional twenty years;

NOW, THEREFORE, for and in consideration of the sum of One Dollar and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree that said trust shall continue under the same terms and conditions for an additional twenty years, except however, that the compensation of the Trustee for signing deeds and other instruments shall be its current schedule of charges for such services and 27.60 dollars per year for continuing to hold title to the real estate.

In WITNESS WHEREOF, the first parties hereto have set their hands and seals, and the Trustee has caused these presents to be executed by its Vice President, attested by its Assistant Secretary and its corporate seal attached, all the 26th day of November, 1946

CHICAGO JOURNEYMEN PLUMBERS
LOCAL UNION 13D, U.A. (SEAL)

President William E. Gottle (SEAL)

Secretary-Treasurer Walter S. Pithers (SEAL)

Recording Secretary E. O. Dool (SEAL)
First Parties

CHICAGO TITLE AND TRUST COMPANY
By [Signature]
Vice President

ATTEST [Signature]
Assistant Secretary

T.A. FILE

Amend
L 15408

Chicago Journeymen Plumbers

Local Union IFO, U. A.

1340 W. WASHINGTON BLVD.

CHICAGO 7, ILLINOIS

HAYMARKET 1010

September 30, 1946

Chicago Title & Trust Company
69 W. Washington St.
Chicago 2, Illinois

Attention: Mr. Grant T. Johnson

Re: Trust No. L. T. 15408

Dear Sir:

This is to advise you that Mr. William E. Quirk and Mr. Frank Bent are no longer officers of the Chicago Journeymen Plumbers, Local Union IFO U. A., therefore, they are not eligible to sign agreements for the Union.

If possible, have the Trust Agreement made out under the Union's name, with the understanding that the President, Secretary-Treasurer and Recording Secretary will be signators. The Union to notify your office if and when a new man is elected to any one of these offices.

Yours very truly,

F. C. O'Toole
F. C. O'Toole
Recording Secretary

ECO:ch

Att.

[Handwritten initials]

ASSIGNMENT

ASSI

Chicago, Illinois

Date: July 27th 1921

FOR VALUE RECEIVED ³/₄ We hereby sell, assign, transfer and set over unto.....

Frank J. Bent, W. E. Quirk and B. G. O'Toole

all ~~the~~^{OUT} rights, powers, privileges and beneficial interest in and to that certain trust agreement dated the Tenth day of September, A. D. 1925, and known as Chicago Title and Trust Company Trust Number 15408, including all interest in the property held subject to said trust agreement.

[Handwritten signatures: Edward L. Lewis, Nelson J. Wheeler, Daniel J. McCarty]

Witness:

[Handwritten witness signatures: Dave F. Gagnay, John L. De...]

ACCEPTANCE

³/₄ We accept the foregoing assignment subject to all of the provisions of said trust agreement.

[Handwritten signatures and addresses: Frank J. Bent, W. E. Quirk, B. G. O'Toole]

Received a duplicate of the foregoing assignment and acceptance.

Dated at Chicago, Illinois,

this 27th day of July, A. D. 1921.

CHICAGO TITLE AND TRUST COMPANY,
[Handwritten signature]
Asst. Secretary

(Note: This assignment should be executed in duplicate by both assignor and assignee and one executed copy lodged with Chicago Title and Trust Company.)

Amended

Chicago Journeymen Plumbers' Protective and Benevolent Association, Local 130

General Secretary's Office
1340 WEST WASHINGTON BLVD.
STATION "C"

TELEPHONES HAYMARKET | 1011
1012

Chicago, July 28. 1931.

Chicago Title & Trust Co.
Washington & Clark Sts.
Chicago, Ill.

Attent. Mr. Tansley.

Dear Sir.

This will officially
notify you that it is the desire of Pres. Frank J. Bent
E. C. O'Toole Recording Secy. And W. E. Quirk that
all checks be made payable to W. E. Quirk Secy. Treas.
Trust # I5408.

Trusting this will give the necessary
information

I remain *W. E. Quirk*.

President.....*Frank J. Bent*.....
Recording Secy.....*E. C. O'Toole*.....
Secy. Treas.....*W. E. Quirk*.....

15408
printed

**Chicago Journeymen Plumbers' Protective and
Benevolent Association, Local 130**

General Secretary's Office
1340 WEST WASHINGTON BLVD.
STATION "C"

TELEPHONES HAYMARKET | 1011
1012

Chicago, August 10, 1931

Chicago Title & Trust Company,
69 W. Washington St.,
Chicago, Ill.

Gentlemen:-

Attention - Mr. Hokansen

This is to advise you that we
have appointed Kenny Brothers to act as our agents
on the Chicago Journeymen Plumbers Building located
at 1340 to 1350 W. Washington Blvd.

Kindly give the bearer, Mr. A.
J. Kenny whatever information you may have in regards
to the rents of the stores, halls, etc., and oblige,

Yours very truly,

CHICAGO JOURNEYMEN PLUMBERS
PROTECTIVE & BENEVOLENT
ASSOCIATION LOCAL 130

H. E. Quirk
Secretary-Treasurer

C. P. Cook
Recording Secretary

A. J. Reed
President

REC/D.

T.R.V.

This Trust Agreement, dated this 10th day of September

19 25 and known as Trust Number 15408 is to certify that the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as trustee hereunder, is about to take title to the following described real estate in Cook County, Illinois, to wit:

The West Ten (10) feet of Lot Twenty-two (22) and all of Lots Twenty-three (23) and Twenty-four (24) and the East Half (E. 1/2) of Lot Twenty-five (25) in Block Five (5) in McNeill's Subdivision of Blocks Six (6), Seven (7) and Eight (8) in Wright's Addition to Chicago.

and that when it has taken the title thereto, or to any other real estate deeded to it as trustee hereunder, it will hold it for the ultimate use and benefit of the following named persons according to the respective interests herein set out, to-wit:

B. L. CRUISE

WM. V. WHEELER

D. J. McARTHUR

IT IS AGREED AND UNDERSTOOD between the parties hereto, and by any person or persons who may become entitled to any interest under this trust, that the interest of any beneficiary hereunder shall consist solely of a power of direction to deal with the title to said property and the right to receive the proceeds from rentals or from sales of said premises, and that such right in the event of said property shall be deemed to be personal property, and may be assigned and transferred as such; that in case of the death of any beneficiary hereunder during the existence of this trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law; and that no beneficiary hereunder has, and that no beneficiary hereunder at any time shall have any right, title or interest in or to any portion of said real estate as such, but only an interest in the proceeds as aforesaid; it being the intention of this instrument to vest the full legal and equitable title to said premises in said trustee. No assignment of an interest hereunder shall be binding on the trustee until the original or a duplicate copy of the assignment is lodged with it.

In case said trustee shall make any advances of money hereunder on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case said trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, fraud or penalties under any law or otherwise, the beneficiaries hereunder do hereby jointly and severally agree as follows: (1) that they will forthwith on demand pay the said trustee, with interest thereon at the rate of 7% per annum on all such disbursements or advances or payments made by said trustee, together with its expenses, including reasonable attorney fees; (2) that the said trustee shall not be called upon to convey or otherwise deal with said property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by said trustee shall have been fully paid, together with 7% interest thereon as aforesaid; (3) that in case of non-payment within sixty days after demand, said trustee may sell sufficient property to pay the debt and hand over any surplus to the beneficiaries. However, nothing herein contained shall be construed as requiring the trustee to prosecute or defend any legal proceeding involving this trust or any interest thereunder unless it shall be furnished with funds sufficient therefor or be satisfactorily indemnified to respect thereto.

It shall not be the duty of the purchaser of any part of said premises to see to the application of the purchase money paid therefor; nor shall any one who may deal with said trustee be privileged or required to inquire into the necessity or expediency of any act of said trustee, or of the provisions of this instrument.

This trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere, and the recording of the same shall not be considered as notice of the rights of any person hereunder, derogatory to the title of said trustee.

While the Chicago Title and Trust Company is the sole owner of the real estate referred to herein, and, so far as the public is concerned, has full power to deal with it, it is understood and agreed by the parties hereto and by any person who may hereafter become a party hereto, that said Chicago Title and Trust Company will deal with it only when authorized to do so, in writing, and that it will, on the written direction of

B. L. CRUISE, WM. V. WHEELER and D. J. McARTHUR

or on the written direction of such person or persons as may be beneficiary or beneficiaries at the time, make deeds for,

or otherwise deal with the title to said real estate, provided, however, that the trustee shall not be required to enter into any personal obligation or liability in dealing with said land or to make itself liable for any damages, costs, expenses, fines or penalties, or to deal with the title so long as any money is due to it hereunder. Otherwise, the trustee shall not be required to inquire into the propriety of any such direction.

The beneficiary or beneficiaries hereunder shall have the management and control of said property, and of the selling, renting and handling thereof, and any beneficiary or his agent, shall handle the rents thereon, and the proceeds of any sales of said property, and said trustee shall not be called upon to do anything in the management or control of said property, payment of taxes, assessments, insurance, litigation or otherwise, except on the written direction of the beneficiary or beneficiaries hereunder, and after the payment (up to) of all money necessary to carry out said instructions. If any property remains in this trust twenty years from this date it shall be sold at public sale by the trustee on reasonable notice, and the proceeds of the sale shall be divided among those who are entitled thereto under this trust agreement.

Said Chicago Title and Trust Company shall have and receive for its services the sum of \$ 276.00 for accepting the trust and taking the title; \$ 27.60 per year for holding title after the 10th day of September 1926, so long as any property remains in this trust; the regular schedule fees for making deeds;

and it shall receive reasonable compensation for any special services rendered by it and its attorneys, solicitors and agents hereunder, or for taking and holding other property hereafter deceded to it hereunder.

IN TESTIMONY WHEREOF, the Chicago Title and Trust Company has caused these presents to be signed by its Vice President, and attested by its Assistant Secretary, and has caused its corporate seal to be hereto attached as and for the act and deed of said corporation, the day and date above written.

ATTEST: *M. J. [Signature]* Assistant Secretary. *[Signature]* CHICAGO TITLE AND TRUST COMPANY, By *[Signature]* Vice President.

And on said day the said beneficiaries have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof.

- [Signature]* (SEAL) Address.....
- [Signature]* (SEAL) Address.....
- [Signature]* (SEAL) Address.....
- (SEAL) Address.....
- (SEAL) Address.....
- (SEAL) Address.....
- (SEAL) Address.....
- (SEAL) Address.....
- (SEAL) Address.....

May the name of any beneficiary be disclosed to the public? *[Signature]*
 To whom shall inquirers be referred? *[Signature]* P. 1421-1074 Clerk of

12287

TRUST AGREEMENT AND DECLARATION OF TRUST

Dated this 19 .. and known as

Trust No.

Chicago Title and Trust Company TRUSTEE

EXHIBIT "A"

PARCEL 1:

LOTS 20 AND 21 IN BLOCK 2 IN UNION PARK ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 10 FEET OF LOT 22 AND ALL OF LOTS 23, 24, 25, 26 AND 27 IN BLOCK 5 IN MALCOLM MCNEIL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 OF WRIGHT'S ADDITION TO CHICAGO, ALSO DESCRIBED AS:

THE WEST 466 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 5 TO 16 (EXCEPT THE NORTH 35 FEET THEREOF) AND LOTS 18, 19, 28 AND 29 IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION OF LOTS 1 TO 19 AND LOTS 28, 29 AND 30 IN BLOCK 5 IN MALCOLM MCNEIL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 IN WRIGHT'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE VACATED EAST 20 FEET OF THE NORTH/SOUTH 40-FOOT WIDE VACATED ALLEY BY ORDINANCE RECORDED NOVEMBER 29, 1949 AS DOCUMENT 14685635 LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 18 AND 19 AND LYING SOUTH OF AND ADJOINING THE NORTH LINE OF LOT 18 PRODUCED WEST, 20 FEET AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF LOT 19 PRODUCED WEST, 20 FEET IN BLOCK 5 IN MALCOLM MCNEIL'S RESUBDIVISION OF LOTS 1 TO 19 AND LOTS 28, 29 AND 30 IN BLOCK 5 IN MALCOLM MCNEIL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 IN WRIGHT'S ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 1 TO 7 (EXCEPT THAT TAKEN FOR WIDENING OF RANDOLPH STREET) IN TAYLOR'S SUBDIVISION OF LOTS 1 TO 4 IN MALCOLM MCNEIL'S RESUBDIVISION OF LOTS 1 TO 19 AND LOTS 28, 29 AND 30 IN BLOCK 5 IN MALCOLM MCNEIL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 IN WRIGHT'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTINUED ON NEXT PAGE