

FIELD AND GOLDBERG, LLC
ATTORNEYS AT LAW

RECEIVED
NOV 04 2019

STEVEN J. FIELD
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www.fieldandgoldberg.com

November 1, 2019

VIA EMAIL AND FEDERAL EXPRESS

Ms. Bethany Salmon
Senior Planner, Development Services Department
Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Re: Request for Resolution supporting approval of Class 7c Incentive for the property located at 66 Orland Square Drive, Orland Park, Illinois; P.I.N. 27-10-400-043-0000 (the "Property"). Requested jointly, by the co-owners of the Property, GW Property Group, LLC – Series 8 and BlitzLake Orland Park, LLC ("Applicants").

Dear Ms. Salmon

Field and Goldberg, LLC, on behalf of Applicants, hereby requests that the Village of Orland Park issue a resolution supporting the approval of a Class 7c Incentive for the Property. Attached hereto are Applicant's 7c Application and supporting documentation which were filed with the Cook County Assessor's Office and with the Cook County Bureau of Economic Development, including an Economic Disclosure Statement.

The Property consists of a two-unit, 100% vacant commercial building containing approximately 74,650 square feet of improvement, located at 66 Orland Square Drive, Orland Park, Illinois. One unit contains 66,934 square feet of space and was most recently leased by Carson's Furniture Gallery ("Carson's"). The other unit, identified as Suite A, contains 7,716 square feet of space and has been vacant for years. The Property's history, summarized below, sheds light on why the incentive is critical to the success of the Applicants, their tenants and the community.

HISTORY OF 66 ORLAND SQUARE

66 Orland Square has a history of significant and prolonged economic hardship. As a result, in 2010, a foreclosure action was instituted against the title holder of 66 Orland Square. As part of that proceeding, on July 19, 2011, a receiver was appointed to manage the property.

In 2014, the Applicants' predecessor-in-interest purchased P.I.N. 27-10-400-018-0000 which included the Property and approximately 83,944 square feet of undeveloped commercial (collectively "66 Orland Square"). Based on 66 Orland Square's total vacancy for approximately 13 years and fulfillment of other requirements, the 83,944 square foot vacant space was approved for Class 7c Incentive status in 2015.

FIELD AND GOLDBERG, LLC

At the Assessor's request, in 2016, Applicants petitioned the Assessor's office to divide the foregoing P.I.N. into two separate PINs (P.I.N. 27-10-400-044-0000, the "7c Parcel"), and P.I.N. 27-10-400-043-0000, the Property. In 2017, the Class 7c incentive was activated.¹ Due to the substantial economic impact of the incentive, both the Cook County Assessor's Office and Village of Orland Park approved the Applicants' request to renew the 7c Parcel's incentive in 2019. As set forth below, a 7c Incentive is also warranted for the Property.

OCCUPANCY HISTORY OF THE PROPERTY

Suite A has been vacant since at least 2011. From 2011 forward, Applicant has been actively marketing the site for rental. Suite A is located within a portion of the Carson's Space (which occupies the southern "End Cap" of the building). Suite A's highest and best use would be to incorporate it into the larger Carson's Space; however, this was not possible prior to the termination of Carson's lease (see below). As a result of Suite A's inefficient layout/location, the site has remained vacant.

The history of the Carson's Space is set forth below. On August 23, 2007 Orland Holdings, LLC (Applicants predecessor-in-interest) entered into a lease with McRIL, LLC, a subsidiary of The Bon-Ton Department Stores, Inc. ("Bon-Ton"). At that time, Bon-Ton was the parent company of Carson's Furniture Gallery. In February of 2018, Bon-Ton filed for Chapter 11 Bankruptcy protection. As a result of the bankruptcy proceedings, a joint venture was created to liquidate Carson's merchandise through August of 2018. The new joint venture notified Applicants that they were rejecting the lease and planned on vacating the premises by August 21, 2018. The tenant vacated the premises on August 21, 2018 and ceased paying rent. The Carson's Space has been vacant since that time.

While the Carson's Space has remained vacant since August 21, 2018, unsuccessful efforts to continue the Carson's store at the site were undertaken by a third-party that had acquired the rights to Carson's stores. On November 29, 2018, the third-party entered into a new lease with Applicants. While they made a good faith payment of \$15,000 to Applicants, they never occupied the space and were unable to re-launch the retail enterprise. In late April of 2019, they notified the Applicants that the lease was being abandoned. As a result of breaching the lease, a settlement payment of \$45,000 was made to the applicants. In spite of the foregoing activity, the Carson's Space has remained vacant since August 21, 2018.

Throughout 2018 and 2019 all vacant space, not otherwise subject to a lease, was aggressively marketed for rental by brokers with Mid-America Asset Management, Inc. A primary impediment to marketing the vacant spaces is the subject's significant tax liability.

¹ The 7c Incentive (for PIN 27-10-400-044-0000) was originally granted to 66 Orland Square, LLC. The Applicants are the successors-in-interest to 66 Orland Square LLC, and equally own the subject as co-tenants in common. 66 Orland Square, LLC executed a quit claim deed on May 19, 2017, conveying a 50% interest in the subject property to GW Property Group, LLC – Series 8 and a 50% interest to BlitzLake 3D, LLC as co-tenants in common. An additional quit claim deed was executed on September 7, 2017, conveying all of BlitzLake 3D, LLC's interest to BlitzLake Orland Park, LLC.

FIELD AND GOLDBERG, LLC

This is demonstrated by reviewing the adjacent 7c Parcel's tax liability both with and without the incentive. The 7c Parcel's 2017 tax liability was \$1.51 per square foot; however, without the incentive taxes would have increased 150% to \$3.77 per square foot! Similarly, any prospective tenants of the Property will have to contend with significantly higher taxes which will discourage future leases and impair efforts to stabilize the Property.

The financial success of the Property also has far reaching implications to the local community. Specifically, future tenants will pay sales taxes, employ multiple employees and provide benefits to the local community. Additionally, the closest portion of the Orland Park mall has historically been economically underperforming for years. By stabilizing the Property, additional customers and traffic will be driven into the vicinity of the mall and will enhance the overall economic performance of the local area.

Based on the potential 7c's impact on the Property's economic performance, benefits to the local economy, and general well-being of the community, Applicants respectfully request that the Village of Orland Park issue a Resolution approving a 7c Incentive for the Property and that the Resolution includes the following language:

The owner of the Property has provided the Village of Orland Park with an Economic Disclosure Statement containing: (i) a true and correct list of all the owner's real estate located in Cook County; (ii) as described in the Cook County's Code of Ethical Conduct, a list of all Ownership Interests in the Property; (iii) a statement that owner is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality; and (iv) a representation that owner is in compliance with all applicable laws, as required by the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time.

While the Village's Resolution is pending, Applicant respectfully requests that the Village provide Applicant with a letter confirming Applicant's request for the approval of a 7c Incentive for the Property. The Village's letter will be presented to the Cook County Assessor's Office in conjunction with the filing of Applicant's 7c application.

Please contact me with any questions.

Very truly yours,

FIELD AND GOLDBERG, LLC

A handwritten signature in blue ink that reads "Steven J. Field".

Steven J. Field, Esq.

Enclosures

FIELD AND GOLDBERG, LLC
ATTORNEYS AT LAW

SUITE 2910
10 SOUTH LA SALLE STREET
CHICAGO, ILLINOIS 60603-1056

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www.fieldandgoldberg.com

March 11, 2020

VIA EMAIL (Elo@orlandpark.org)

Mr. Ed Lelo
Director of Development Services
Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Re: Class 7C Real Estate Tax Analysis for the property located at 66 Orland Square Drive, Orland Park, IL, P.I.N. 27-10-400-043-0000 (the "Property")

Dear Mr. Lelo

Pursuant to the 7c Incentive Ordinance, an applicant must demonstrate that a property's taxes, assessment or equalized assessed values were either stagnant or decreased over the last six years. As the attached Cook County Property Tax Portal summary and 2019 Assessor Certified print out demonstrate, the subject fulfills that requirement.

The subject's taxes have consistently decreased over the last three years. Below is a summary of each year's taxes, including estimated taxes for 2019 (using the known 2019 assessed value of 318,021 and the known 2018 tax rate of .09171 and multiplier of 2.91019):

Year	Taxes
2016	\$197,875
2017	\$196,664
2018	\$133,023
2019 (estimated)	\$84,898

Additionally, the subject's 2018 assessed value of 498,293 has decreased in 2019 to 318,021. This provides additional grounds to grant the incentive. Based on all of the foregoing, the Property satisfies the requisite real estate tax analysis and otherwise qualifies to be approved as a Class 7c Incentive.

Please let us know if you have any questions.

Very truly yours,

FIELD AND GOLDBERG, LLC



Steven J. Field

Enclosures

Property Characteristics for PIN:

27-10-400-043-0000

No Image
Available

PROPERTY ADDRESS

66 ORLAND SQUARE DR

ORLAND PARK

60462

Township: ORLAND

MAILING ADDRESS

Mitch Goltz

2211 N. Elston, Suite

Chicago, IL 60614

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Tax Year 2019 Assessed Value:

Most Recent Assessment
Information: 318,021
(2019 Assessor Certified)

Estimated Property Value:

Lot Size (SqFt): 115,365

Building (SqFt):

Property Class: 5-17

Tax Rate: 9.171

Tax Code: 28011

TAX BILLED AMOUNTS

3: TAX HISTORY

2019: \$73,162.99* Paid in Full
2018: \$133,023.61 Paid in Full
2017: \$196,664.89 Payment History
2016: \$197,875.07 Payment History
2015: Not Available

*=(1st Install Only)

EXEMPTIONS

2019: Not Available
2018: 0 Exemptions Received
2017: 0 Exemptions Received
2016: 0 Exemptions Received
2015: Not Available

APPEALS

2019: Not Available
2018: Appeal Filed
2017: Appeal Filed
2016: Appeal Filed
2015: Not Available

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2019: Tax Sale Has Not Occurred
2018: Tax Sale Has Not Occurred
2017: No Tax Sale
2016: No Tax Sale
2015: Not Available

DOCUMENTS, DEEDS & LIENS

17265450-15 - AGREEMENT - 09/22/2017
1725413055 - QUIT CLAIM DEED - 09/11/2017
96143093 - RELEASE - 02/26/1996

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

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

VOLUME 146 PROPERTY INDEX NUMBER 27-10-400-043-0000 TOWNSHIP ORLAND TAX CODE 28011 HEIGHT 036 STREET CODE 10920
 LOCATION 66 ORLAND SQUARE DR ORLAND PARK
 TAXPAYER NO NAME
 ADDRESS
 CITY-ST ZIP

	ASSESSMENT VALUATIONS			LAST TRI YEAR
	2017	2018	2019 PROPOSED	2017
LAND	209,099	209,099	209,099	
IMPROVEMENTS	544,623	289,194	108,922	
TOTAL	753,722	498,293	318,021	
CLASS				5-17

LAND SQ FEET 115,365 IRREGULAR LOT NO
 ASSESSOR DIVISION 2006

HOMEOWNERS EXEMPTION 2018
 SENIOR EXEMPTION 2018 NO
 CERTIFICATE OF ERROR 2018 NO
 DISABLED VETERANS EXEMPTION 2018 NO

*
 --LAND DESCRIPTION-- --IMPROVED LOT-- RECORD 001
 LAND MEASUREMENT UNIT-PRICE
 115,365 SQUARE FEET 7.25

CLASS	LEVEL OF ASSESSMENT	ADJUSTMENT FACTOR	ASSESSED VALUE
5-00	25.0%		209,099

*
 --IMPROVEMENT DESCRIPTION-- PARTIAL ASSESSMENT EXPIRES - 2020 RECORD 002
 CLASS DEPRECIATED COST OCCUPANCY FACTOR C.D.U. MARKET VALUE
 5-17 6,348,301 19.9 AV 1,263,312

AGE	LEVEL OF ASSESSMENT	PRORATION FACTOR	RELATED PARCEL	ASSESSED VALUE
039	25.0%	32.70000%	43	103,275

*
 --IMPROVEMENT DESCRIPTION-- PARTIAL ASSESSMENT EXPIRES - 2020 RECORD 003
 CLASS DEPRECIATED COST OCCUPANCY FACTOR C.D.U. MARKET VALUE
 5-90 106,728 19.9 AV 21,239

AGE	LEVEL OF ASSESSMENT	PRORATION FACTOR	RELATED PARCEL	ASSESSED VALUE
039	25.0%			5,309

*
 --IMPROVEMENT DESCRIPTION-- PARTIAL ASSESSMENT EXPIRES - 2020 RECORD 004
 CLASS DEPRECIATED COST OCCUPANCY FACTOR C.D.U. MARKET VALUE
 5-90 6,804 19.9 AV 1,354

AGE	LEVEL OF ASSESSMENT	PRORATION FACTOR	RELATED PARCEL	ASSESSED VALUE
039	25.0%			338

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3352
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7C
ELIGIBILITY APPLICATION

CONTROL NUMBER

This Application will not be accepted after November 30, 2019.

Carefully review the Class 7c Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a **filing fee of \$500.00**, and supporting documentation must be filed as follows:

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

Applicant Information

Name: GW Property Group, LLC - Series B and BlitzLake Orland Park, LLC, as co-tenants in common Telephone: (773) 304-8600
Address: 2211 N. Elston Ave. #304
City: Chicago State: IL Zip Code: 60614
Email: mitch@gwproperties.com

Contact Person (if different than the Applicant)

Name: Steven J. Field, Esq.
Company: Field and Goldberg, LLC
Address: 10 S. LaSalle, Suite 2910
City: Chicago State: IL Zip Code: 60603
Email: sfield@fieldandgoldberg.com Telephone: (312) 408-7200

Property Description (per PIN)

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

Street Address: (1) 66 Orland Square Drive
Permanent Real Estate Index Number: 27-10-400-043-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Orland Park State: IL Zip Code: 60462
Township: Orland Park Existing Class: 5-17

Identification of Person Having an Interest in the Property

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

See attached list of interested parties

Property Use

General Description of Proposed Property Usage: _____

See attached. Seeking retail or flex tenant to occupy vacant space

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

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

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- ☐ New Construction (Read and Complete Section A)
- ☐ Substantial Rehabilitation (Read and Complete Section A)
Incentive only applied to the market value attributable to the rehabilitation
- ☒ Occupation of Abandoned Property
(Read and Complete Section B)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

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

Estimated date of construction commencement (excluding demolition if any): _____

Estimated date of construction completion: _____

Total redevelopment cost, excluding land: \$ _____

Attach copies of the following:

___ **Construction Documentation:**

- ___ Architectural Plans
- ___ Description of Improvement to be demolished or reoccupied
- ___ Development Schedule
- ___ Permits

___ **Financial Documentation**

- ___ Income Tax Statements (last three years)
- ___ Agreements with any taxing district for sharing profits

___ **Identification of Persons Having an Interest in the Property**

SECTION B (VACANT/ABANDONED PROPERTY)

Application must be made to Assessor prior to reoccupation

If the proposed development consists of the re-occupancy of *abandoned property* (*property must be twelve months or more vacant*), provide the following information:

1. Vacancy Information:

a. How long has the property been vacant?

The prior tenant vacated the property on August 21, 2018. See attached affidavit.

b. When and by whom was the subject property last occupied and used?

Carson's Furniture Gallery (see attached affidavit).

2. Attach copies of the following documents:

- ☒ Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment
- ☐ Records (*such as statements of utility companies*), indicating that the property has been vacant and unused and the duration of such vacancy
- ☐ Records indicating that the property was marketed for 6 continuous months
- ☐ Income Tax Statements (*last three years*)

3. If a sale has taken place:

Estimated date of reoccupation: _____

Date of purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) sale contract
- (b) recorded deed
- (c) assignment of beneficial interest
- (d) real estate transfer declaration

EMPLOYMENT OPPORTUNITIES

How many **construction jobs** will be created as a result of this development? Estimated at fifteen

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

Full-time: 0 Part-time: 0

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

Estimated at eight

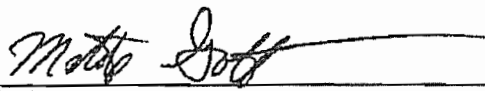
How many **new permanent part-time jobs** will be created as a result of this proposed development?

Estimated at four

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7C Application and that it finds Class 7C necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 7C incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal" requesting the Class Change be applied to the property.

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


Signature

Mitch Goltz

Print Name

10/8/19
Date

GW Property Group, LLC - Series 8, authorized agent

Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7C Eligibility Application must be signed by a beneficiary, officer or general partner.*

REVOCATION OR CANCELLATION AGREEMENT

In return for receiving the Class 7c incentive classification for the subject property, the undersigned owner(s) hereby stipulates and agrees that in the event of a voluntary cancellation of the Incentive or upon revocation, that the undersigned shall be personally liable for and shall reimburse to the County Collector an amount equal to the difference, if any, in the amount of taxes that would have been collected had the subject property been assessed without the Class 7c classification and the amount of taxes actually billed and collected upon the subject property for the tax year in which the incentive was revoked or cancelled during which the property was being assessed with the Class 7c classification. Failure of the undersigned to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in personam liability, which may be enforced against the owners. Further, the undersigned certifies that he/she has read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as to those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true. The undersigned further certifies that he/she has received and reviewed a copy of the COOK COUNTY LIVING WAGE ORDINANCE.

I, the undersigned, hereby agree to be bound by the terms of the revocation or cancellation agreement.

	10/8/19
Signature	Date
Mitch Goltz	Principal
Print Name	Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7c Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 7/18/19

CLASS 7C ELIGIBILITY APPLICATION

Interested Parties:

Applicants	Owners:	
GW Property Group, LLC – Series 8	Mitch Goltz Living Trust U/T/A DTD 6/11/14* Shai Wolkowicki	2211 N. Elston Ave. Suite 304 Chicago, IL 60614
BlitzLake Orland Park, LLC	David Blitz Jeff Lake	2211 N. Elston Ave. Suite 304 Chicago, IL 60614

Each entity owns 50% of the subject property as co-tenants in common.

** Mitchell Goltz is the sole beneficiary of the trust*

AFFIDAVIT OF MITCH GOLTZ

I, MITCH GOLTZ, being first duly sworn on oath, depose and state that I am a member of GW Property Group, LLC-Series 8, an owner of the property (the "Applicant") located at 66 Orland Square Drive, Orland Park, Illinois and that I have personal knowledge of the following:

1. The property is identified in the Cook County Assessor's Office as permanent index number 27-10-400-043-0000 (the "Subject Parcel").

EXISTING 7c INCENTIVE HISTORY

2. In 2014, Applicant's predecessor-in-interest purchased P.I.N. 27-10-400-018-0000. In 2014, the site contained one improvement with two distinct areas: (i) the Subject Parcel, which contained 74,650 square feet of partially leased retail space and (ii) an additional 83,944 square feet of historically vacant, commercial space.

3. In 2015, the 83,944 square foot vacant portion of the building was designated as Class 7c (Control Number 7C 0008). As a requirement of the 7c incentive, in 2016, the foregoing P.I.N. was formally divided into P.I.N. 27-10-400-044-0000 which is designated as Class 7c and **P.I.N. 27-10-400-043-0000**, which is the subject of this application.

4. The -044 P.I.N. is currently 100% occupied by three separate tenants: (i) Charter Fitness occupies 18,298 square feet; (ii) Orland Park FEC LLC occupies 37,000 square feet; and (iii) Sky Zone Franchise Group occupies 28,646 square feet. This P.I.N. stabilized primarily due to the implementation of the 7c incentive which made rent and tax reimbursements affordable to tenants.

OCCUPANCY HISTORY OF THE SUBJECT PARCEL

5. The Subject Parcel contains two units. A smaller space, Suite A (7,716 square feet) and a larger space (66,934 square feet) historically rented by Carson's (the "Carson's Space").

6. Suite A has been vacant since at least 2011. From 2011 forward, Applicant has been actively marketing the site for rental. Suite A is located within a portion of the Carson's Space (which occupies the southern "End Cap" of the building). Suite A's highest and best use would be to incorporate it into the larger Carson's Space; however, this was not possible prior to the termination of Carson's lease in April of 2019 (see below). As a result of Suite A's inefficient layout/location, the site has remained vacant.

7. The history of the Carson's Space is set forth below. On August 23, 2007 Orland Holdings, LLC (Applicant's predecessor-in-interest) entered into a lease with McRIL, LLC, a subsidiary of The Bon-Ton Department Stores, Inc. ("Bon-Ton"). At that time, Bon-Ton was the parent company of Carson's Furniture Gallery.

8. In February of 2018, Bon-Ton filed for Chapter 11 Bankruptcy protection. As a result of the bankruptcy proceedings, a joint venture was created to liquidate Carson's merchandise through August of 2018. The new joint venture notified applicant that they were rejecting the lease and planned on vacating the premises by August 21, 2018. The tenant vacated the premises on August 21, 2018 and ceased paying rent. The Carson's Space has been vacant since that time.

9. While the Carson's Space has remained vacant since August 21, 2018, unsuccessful efforts to continue the Carson's store at the site were undertaken by a third-party that had acquired the rights to Carson's stores. On November 29, 2018, the third-party entered into a new lease with Applicant. While they made a good faith payment of \$15,000 to Applicant, they never occupied the space and were unable to re-launch the retail enterprise. In late April of 2019, they notified Applicant that the lease was being abandoned. As a result of breaching the lease, a settlement payment of \$45,000 was made to the Applicant. In spite of the foregoing activity, the Carson's Space has remained vacant since August 21, 2018.

10. Throughout 2018 and 2019 all vacant space, not otherwise subject to a lease, was aggressively marketed for rental by brokers with Mid-America Asset Management, Inc.

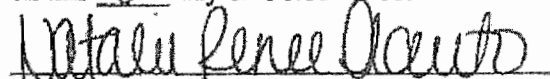
Further Affiant Sayeth Not.

FURTHER AFFIANT SAYETH NOT.

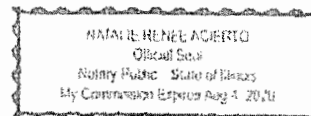


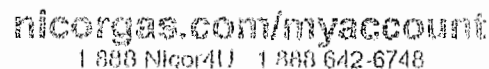
Mitch Goltz, as authorized agent of,
GW Property Group, LLC – Series 8

SUBSCRIBED AND SWORN TO BEFORE ME
on this 8 day of October 2019



Notary Public

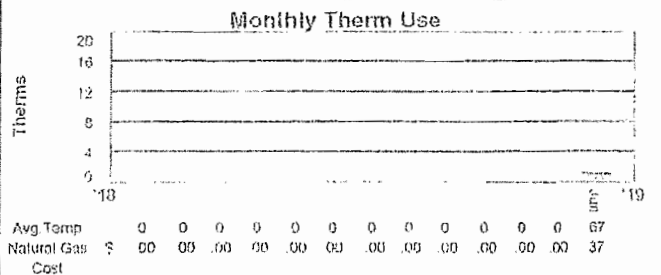




Account Number: 07-95-41-0181 7	
Meter Number: 2836441	
Service Address: 66 Orland Square Dr Orland Park	
Bill Period: 05/13/19 - 06/19/19 (37 days)	
Bill Issue Date: 06/19/19	
New Charges - Utility	\$126.75
Total Amount Due by 07/05/2019	\$126.75

Your safety is important to us. Ask to see an employee ID when our field team is working in or around your premises. Also, verify your account information with customer service before making a transaction over the phone.

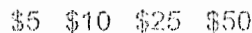
Current Reading	Previous Reading	Usage CCF	Pressure Factor	BTU Factor	Therms	Avg. Daily Therms	Avg. Daily Therms
06/19/19	05/13/19	1	1.050	1.039	1.09	2018	2919
(Actual)	(Actual)					0.00	0.93
3245	3244						

$$\text{CCF} \times \text{Pressure Factor} \times \text{BTU Factor} = \text{Therms}$$


Delivery Charges 05/13/2019 - 06/18/2019	\$126.19
Monthly Customer Charge	\$115.75
First 150 Therms 1.09 @ \$0.1201	\$0.13
Government Agency Compensation Adjustment	\$0.05
Franchise Cost Adjustment (for 37 of 30 days)	\$0.14
Efficiency Program 1.09 @ \$0.0092	\$0.01
Qualified Infrastructure Chrg \$ 56.01 @ 8.99%	\$5.04
Qualified Infrastructure Chrg \$ 53.06 @ 9.55%	\$5.07
Natural Gas Cost	\$0.40
May @ 0.56 Therms x \$0.3669	\$0.21
June @ 0.53 Therms x \$0.3669	\$0.19
Taxes	\$0.16
Utility Fund Tax \$126.59 @ 0.1%	\$0.13
State Revenue Tax 1.09 @ \$0.024	\$0.03
Total	\$126.75

75 6/25/17

Please circle an amount to add a one-time charitable donation to Sharing:

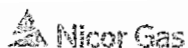


Payment Due By
07/05/2019
\$126.75

Current bill \$126.75 due by 07/05/2019

PO BOX 5407
CAROL STREAM IL 60197-5407

07 95 41 0181 7 0000126755 0000126755 922



nicorgas.com/myaccount
1 888 Nicor4U 1 888 642-6748

Account Summary for GW Property Group LLC	
Account Number: 75-03-81-6050 5	
Meter Number: 4744622	
Service Address: 66 Orland Square Dr Unit A Orland Park	
Bill Period: 05/17/19 - 06/18/19 (32 days)	
Bill Issue Date: 06/19/19	
Total Previous Balance (Credit)	-\$751.29
New Charges - Utility	\$32.35
Total Amount Due	\$0.00
Your account has a credit balance of	-\$718.94

A Message for You

Your account has been billed to estimated usage for two or more consecutive months. Either the reading did not pass our quality review or there was difficulty accessing your natural gas meter.

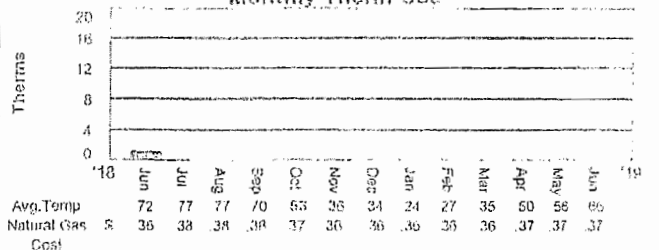
Your safety is important to us. Ask to see an employee ID when our field team is working in or around your premises. Also, verify your account information with customer service before making a transaction over the phone.

Monthly Energy Profile

Current Reading 06/19/19 (Estimated) 1790	Previous Reading 05/17/19 (Estimated) 1790	Usage CCF 0	BTU Factor 1.039	Therms 0.00	Avg. Daily Therms 2019 0.03	Avg. Daily Therms 2019 0.06
--	---	----------------	---------------------	----------------	--------------------------------------	--------------------------------------

CCF x BTU Factor = Therms

Monthly Therm Use



New Charges - Commercial - Heat

Rate 4: Commercial Service

Delivery Charges 05/17/2019 - 06/17/2019	\$32.32
Monthly Customer Charge	\$20.00
Government Agency Compensation Adjustment	\$0.04
Franchise Cost Adjustment	\$0.11
Qualified Infrastructure Chrg \$ 11.43 @ 8.99%	\$1.03
Qualified Infrastructure Chrg \$ 12.96 @ 9.55%	\$1.24
Taxes	\$0.03
Utility Fund Tax \$32.32 @ 0.1%	\$0.03
Total	\$32.35

DS 6/25/19

PRT

Please see the reverse side of this bill for additional billing explanations.

Please do not include written inquiries as the stub is processed by machine. Return this portion with your check made payable to Nicor Gas.

Please circle an amount to add a one-time charitable donation to Sharing:

\$5 \$10 \$25 \$50

Total Amount Due
None

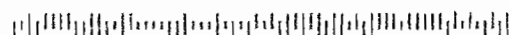


PO Box 2020
Aurora, IL 60507-2020

AB 01 069638 74810 B 243 A
GW Property Group LLC
2211 N Elston Ave Ste 304
Chicago IL 60614-9278

Account Number:
7503816050 5

PO BOX 5407
CAROL STREAM IL 60197-5407



75 03 81 6050 5 0000000000 0000718940 922



An Exelon Company

Visit ComEd.com

Customer Service / Power Outage

English

1.877.4COMED1 (1.877.426.6331)

Español

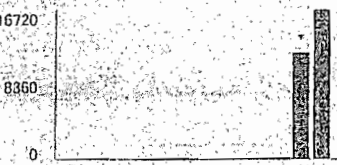
1.800.95.LUCES (1.800.955.8237)

Hearing/Speech Impaired

1.800.572.5789 (TTY)

Your Usage Profile

13-Month Usage (Total kWh)



* Non-regular billing period

Electric Usage

Month	kWh
May-19	11885
Jun-19	16715

Month Billed	Average Daily kWh	Temp
Last Year	0.0	0
Last Month	516.7	61
Current Month	642.9	67

Page 1 of 2

Account Number 0302061114

Name GW PROPERTY GROUP LLC

Service Location UNIT STD 66 ORLAND SQUARE DR

ORLAND PARK

Phone Number 312-656-7491

Issue Date June 27, 2019

Bill Statement	
Previous Balance	\$1,851.63
Total Payments	\$0.00
Amount Due on July 12, 2019	\$3,653.95

Read Dates	Meter Number	Load Type	Reading Type	Previous	Meter Reading Present	Difference	Multiplier X	Usage
5/31-6/26	230094466	General Service	Total kWh	Actual	Actual			16715
5/31-6/26	230094466	General Service	On Pk kW	Actual	Actual			46.56
5/31-6/26	230153086	General Service	Total kWh	Actual	Actual			0
5/31-6/26	230153086	General Service	On Pk kW	Actual	Actual			0.00

Service from 5/31/2019 to 6/26/2019 - 26 Days

Commercial Hourly - 0 to 100 kW

Electricity Supply Services

\$1,233.04

Electricity Supply Charge	16,715 kWh			401.75
Transmission Services Charge	16,715 kWh	X	0.00715	119.51
Capacity Charge	131.88 kW	X	5.90804	779.15
Purchased Electricity Adjustment				-83.58
Misc Procurement Component Chg	16,715 kWh	X	0.00097	16.21

Delivery Services - ComEd

\$394.13

Customer Charge				18.35
Standard Metering Charge				10.14
Distribution Facilities Charge	46.56 kW	X	7.11000	331.04
IL Electricity Distribution Charge	16,715 kWh	X	0.00121	20.23
Meter Lease				14.37

For Electric Supply Choices visit
pluginillinois.org

(continued on next page)

Return only this portion with your check made payable to ComEd. Please write your account number on your check.



An Exelon Company

0100325 01 AV 0.380 **AUTO T3 1 1128 60514-927879 -C05-B1-P00325-11



GW PROPERTY GROUP LLC SERIES 8

UNIT 304

2211 N ELSTON

CHICAGO, IL 60614-9278



COMED

PO BOX 6111

CAROL STREAM, IL 60197-6111



To pay by phone call 1-800-588-9477.
A convenience fee will apply.

Account Number

0302061114

Payment Amount

Please pay this
amount by 7/12/2019

\$3,653.95

030206111400036539591933653950

1128-05-0100325-0001-0000600



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Customer Service / Power Outage

English

1.877.4COMED1 (1.877.426.6331)

Español

1.800.95.LUCES (1.800.955.8237)

Hearing/Speech Impaired

1.800.572.5789 (TTY)

Your Usage Profile

13-Month Usage (Total kWh)



Electric Usage

Month	kWh
Jun-18	240
Jul-18	120
Aug-18	360
Sep-18	240
Oct-18	120
Nov-18	2880
Dec-18	8280
Jan-19	11760
Feb-19	15120
Mar-19	11040
Apr-19	2880
May-19	600
Jun-19	120

Month Billed	Average Daily kWh	Temp
Last Year	7.5	73
Last Month	18.8	56
Current Month	4.1	67

Page 1 of 2

Account Number 0459036081

Name 66 ORLAND SQUARE LLC

Service Location UNIT A 66 ORLAND SQUARE DR
ORLAND PARK

Phone Number 999-999-9999

Issue Date June 26, 2019

Bill Summary	
Previous Balance	\$106.09
Total Payments	\$0.00
Amount Due on July 11, 2019	\$148.04

Meter Information								
Read Dates	Meter Number	Load Type	Reading Type	Previous	Meter Reading Present	Difference	Multiplier X	Usage
5/28-6/26	230076383	General Service	Total kWh	914 Actual	915 Actual	1	120	120
5/28-6/26	230076383	General Service	On Pk kW	0.00 Actual	0.00 Actual	0.00	120	0.29
5/28-6/26	230076383	General Service	Off Pk kW	0.00 Actual	0.00 Actual	0.00	120	0.29

Service from 5/28/2019 to 6/26/2019 - 29 Days

Commercial Demand - 0 to 100 kW

Electricity Supply Services

\$8.03

Electricity Supply Charge	120 kWh	X	0.05664	6.80
Transmission Services Charge	120 kWh	X	0.01106	1.33
Purchased Electricity Adjustment				-0.10

Delivery Services - ComEd

\$30.70

Customer Charge				18.35
Standard Metering Charge				10.14
Distribution Facilities Charge	0.29 kW	X	7.11000	2.06
IL Electricity Distribution Charge	120 kWh	X	0.00121	0.15

Taxes and Other

\$1.63

Environmental Cost Recovery Adj	120 kWh	X	0.00034	0.04
Renewable Portfolio Standard	120 kWh	X	0.00189	0.23
Zero Emission Standard	120 kWh	X	0.00195	0.23

For Electric Supply Choices visit
pluginillinois.org

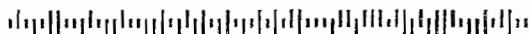
(continued on next page)

Return only this portion with your check made payable to ComEd. Please write your account number on your check.



An Exelon Company

0125041 02 AB 0.409 **AUTO T8 0 1127 60614-927879 -C04-B1-P25086-1123

66 ORLAND SQUARE LLC
2211 N ELSTON AVE STE 304
CHICAGO, IL 60614-9278COMED
PO BOX 6111
CAROL STREAM, IL 60197-6111To pay by phone call 1-800-588-9477.
A convenience fee will apply.Account Number
0459036081

Payment Amount

Please pay this
amount by 7/11/2019

\$148.04

045903608100001480491920148046

1127-04-0125041-0001-0051785



Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Water Billing: (708) 403-6175
www.orlandpark.org

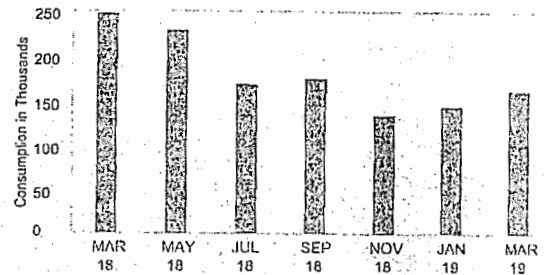
Account Number: 244731
Service Address: 66 ORLAND SQUARE DRIVE
Service Period: 12/18/2018 to 02/19/2019
Service Days: 63
Meter Number: 1569880
Meter Reading: Previous: 6589
Current: 6753
Consumption: 164.000
Bill Type: Actual

Previous Balance \$2,201.09
Payment - Thank You \$-2,201.09

Water Service 1,811.67
Sewer Service 189.72
Storm Water Service 322.56
Service Charge 10.46

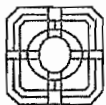
Total Charges Due By 04/15/2019 \$2,334.41
Total Due After 04/15/2019 \$2,567.85

DS 3/25/19
CAM



The Orland Park Police Department would like to remind everyone to lock their car doors and remove their car keys and valuables from their vehicles. Follow the Orland Park Police on Facebook and Twitter for tips and updates on happenings in the community. If you see something, say something, now!

The CodeRED Emergency Notification System is a telephone communication service the Village uses to notify residents and businesses of an emergency or urgent situation that requires immediate attention. Register for Code Red notifications from the Village of Orland Park at orlandpark.org/contact. The information you provide is used by the Village for notification purposes only and will be kept confidential.



Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

DONATIONS

*Orland Park Open Lands Fund ☐ \$ _____
Community Dog Park ☐ \$ _____
*PADS ☐ \$ _____
*Tax-deductible

ORND319A AUTO MIXED AADC 604
7000009525 00.0028.0285 9525/1



66 ORLAND SQUARE LLC
2211 NORTH ELSTON AVENUE SUITE 304
CHICAGO IL 60614-9278

Account Number: 244731
Bill Date: 03/31/2019
Payment Due Date: 04/15/2019
Total Amount Due: \$2,334.41
Amount Enclosed:

☐ To pay by credit card, check box and complete information on reverse side.



VILLAGE OF ORLAND PARK
PO BOX 74713
CHICAGO IL 60694-4713

8223 0000000000002447310000 0000233441 0000256785 041519 4

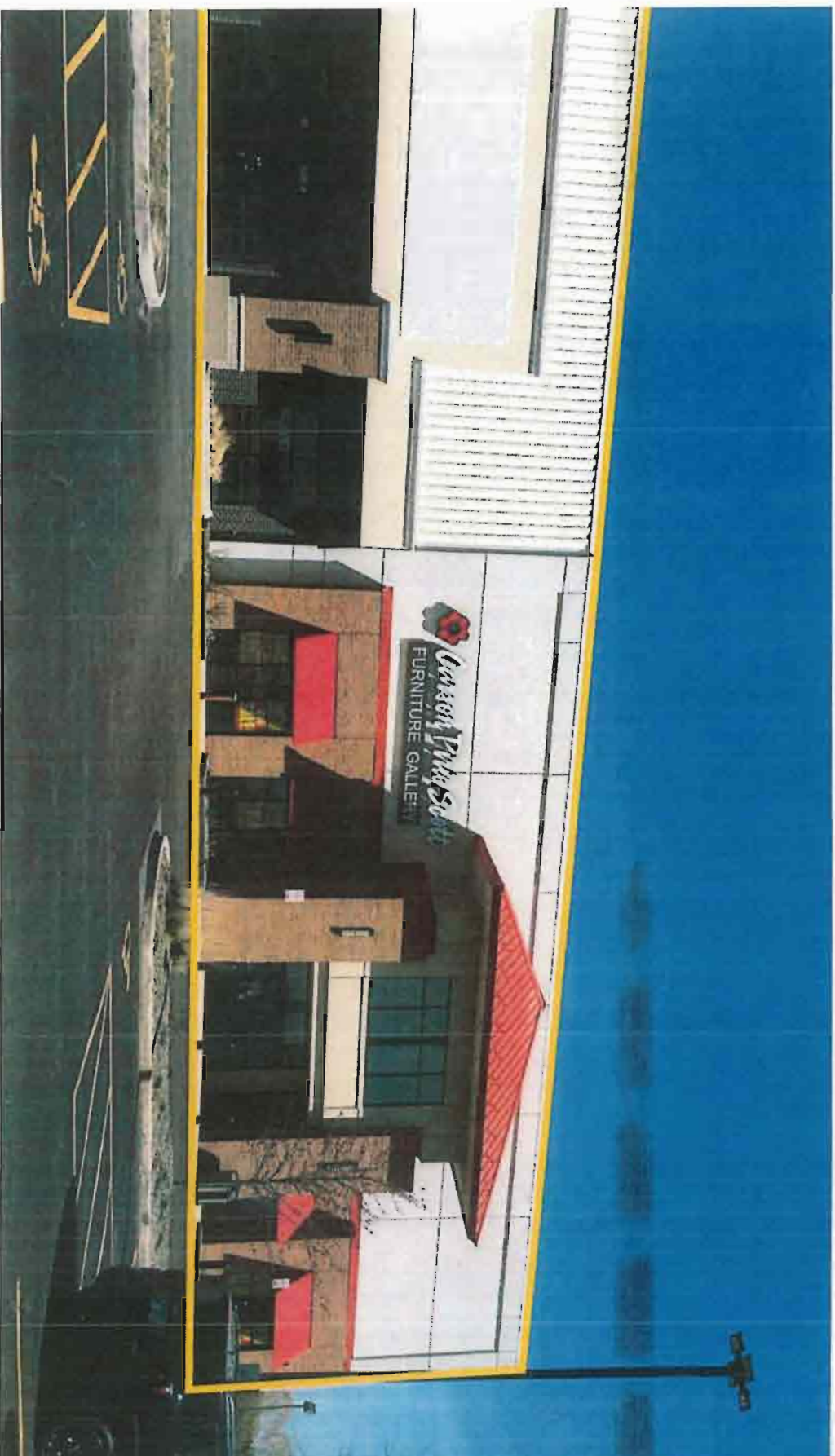
ORLAND PARK FORMER CARSON'S FURNITURE

66 Orland Square Drive / Orland Park, IL



MID-AMERICA®

ANCHOR SPACE AVAILABLE



RETAIL OPPORTUNITY

ORLAND PARK FORMER CARSON'S FURNITURE



Address

66 Orland Square Drive
(Ping Road to Orland
Square Mall)
Orland Park, IL 60462

Features

- Anchor space available
- Join recreational co-tenants Gizmo's and SkyZone, providing ample traffic to the site
- Well positioned shadow anchored center to the newly renovated and re-tenanted Orland Square Mall; the premier shopping destination serving the southwest Chicago suburbs with AMC and Von Maur coming soon

Availability

Up to 83,700 SF
on Two Levels

Area Retailers



NORDSTROM
i RACK

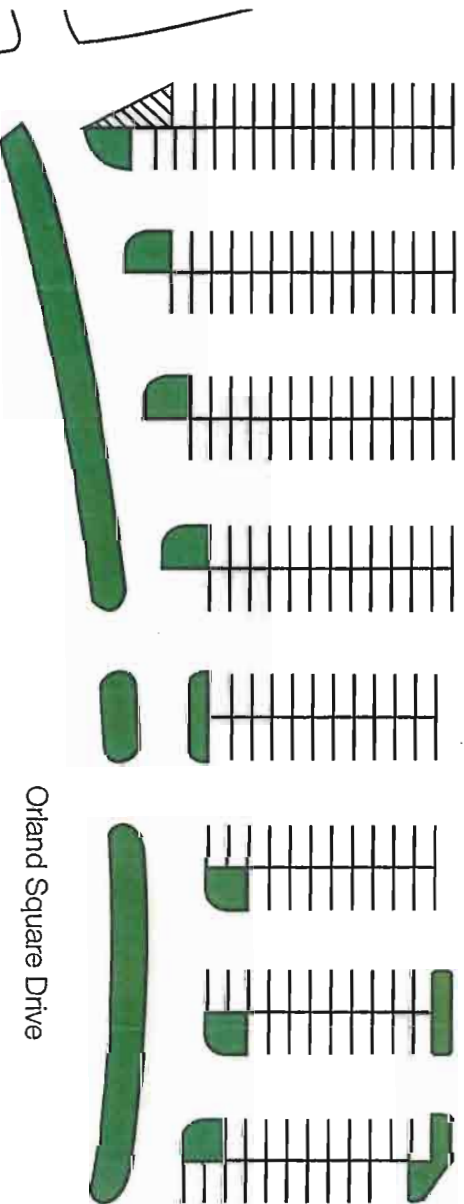


Demographics

	3 Miles	5 Miles	10 Miles
POPULATION	73,307	172,173	721,230
HOUSEHOLDS	28,252	65,245	263,343
AVG HOUSEHOLD INCOME	\$106,426	\$107,777	\$93,662
DAYTIME POPULATION	71,297	154,995	648,456

SPACE DETAILS

ORLAND PARK FORMER CARSON'S FURNITURE



SITE PLAN



ORLAND PARK FORMER GARSON'S FURNITURE



**Barb
Kading**

Mid-America Asset
Management, Inc.

T: 630.954.7233

F: 630.954.7306

BKading@MidAmericaGrp.com

**Danielle
Kling**

Mid-America Real
Estate Corporation

T: 630.954.7329

F: 630.954.7306

DKling@MidAmericaGrp.com



MID-AMERICA®

One Parkview Plaza, 9th Floor
Oakbrook Terrace, Illinois 60181
630.954.7300
MidAmericaGrp.com

CONTACT



Share

66 Orland Square Dr - 66 Orland Square
83,700 SF of Retail Space Available in Orland Park, IL



PROPERTY FACTS FOR 66 ORLAND SQUARE DR ORLAND PARK, IL 60462

Min. Divisible	7,700 SF	Gross Leasable Area	176,443 SF
Property Type	Retail	Year Built	1979
Property Sub-type	Freestanding		

Listing ID: 12424073

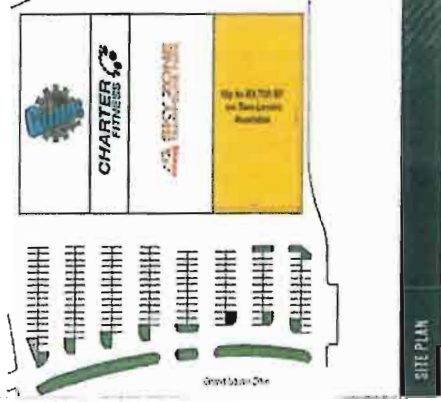
Date Created: 5/1/2018

Last Updated: 9/13/2019

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE
Ground	7,700-83,700sf	5 - 15 Years	upon request
Barb Kading	Danielle Kling		Contact

ORLAND PARK FORMER CARSON'S FURNITURE



7,700 SF available immediately.

Space leased directly from landlord

Space divisible to 7,700sf

Highly Desirable End Cap Space

SELECT TENANTS AT THIS PROPERTY <

Gizmos

Sky Zone

Charter
Fitness

AERIAL SATELLITE REGIONAL



Barb Kading



Danielle Kling

[f](#) Contact

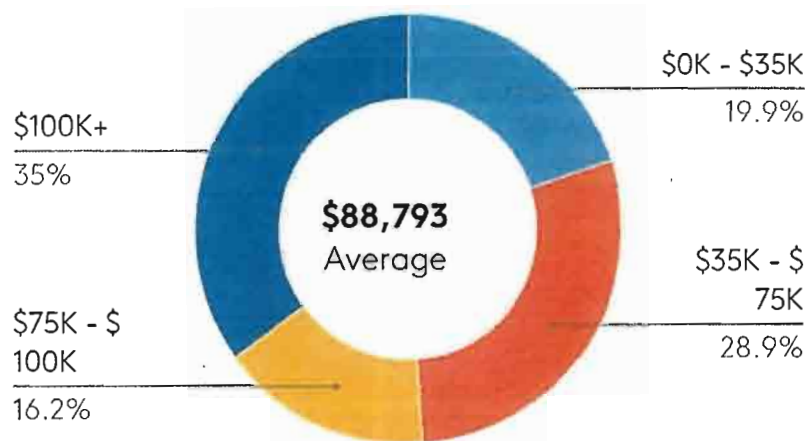


DEMOGRAPHICS

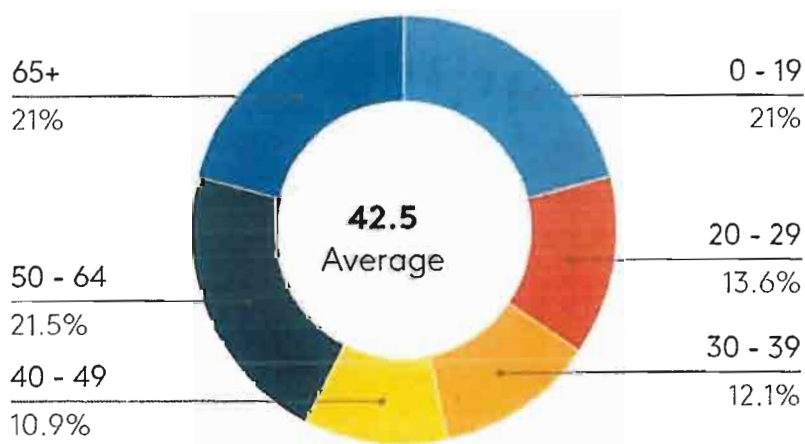


1 mile

HOUSEHOLD INCOME



AGE DISTRIBUTION



Barb Kading

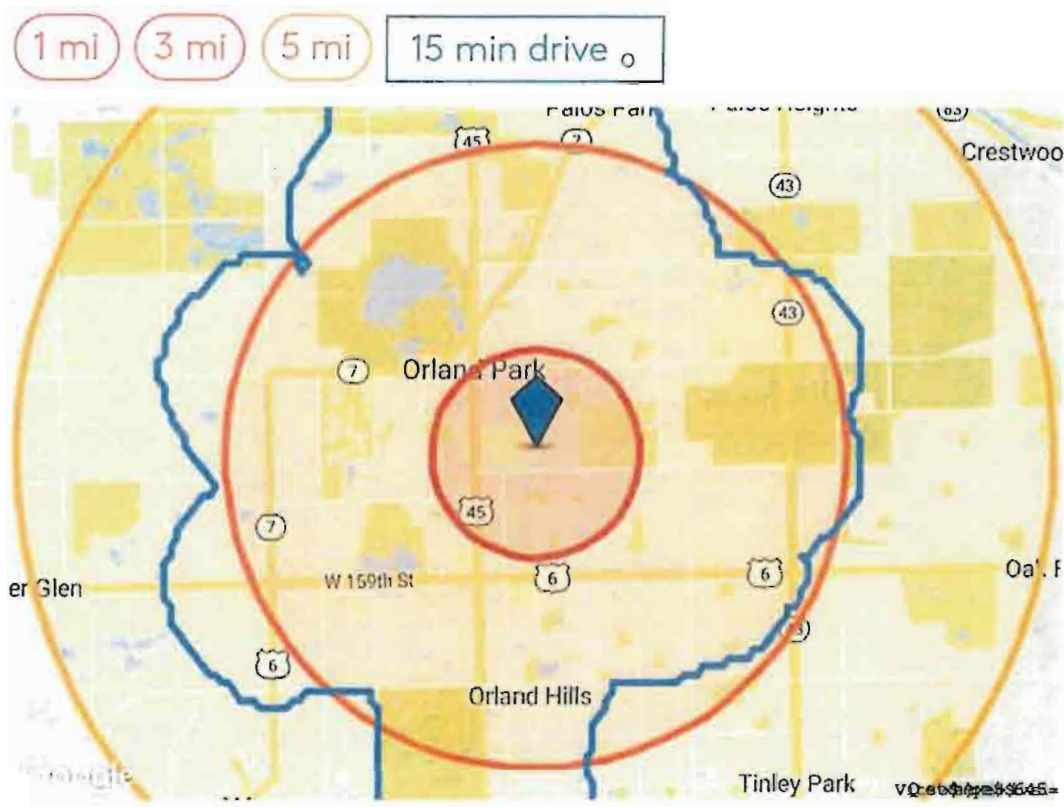


Danielle Kling



Contact

TRADE AREAS



	1 MILE	3 MILE	5 MILE
Total Population	12,205	73,215	173,430
2010 Population	10,428	71,705	171,615
2024 Population	12,453	72,950	172,665
Employees	13,910	37,249	75,387



Total Businesses
Barb Kading

Danielle Kling

1,122 3,504 7,418
Contact

Average Household Income	\$88,793	\$102,670	\$103,123
Median Household Income	\$76,854	\$85,914	\$84,963
Total Consumer Spending	\$130.28M	\$840.53M	\$2B
Median Age	43.3	43.0	42.8
Households	4,669	27,750	65,181
Percent College Degree or Above	21%	22%	21%
Average Housing Unit Value	\$255,723	\$304,684	\$298,637

FEATURES AND AMENITIES

Signage

TRAFFIC

COLLECTION STREET CROSS STREET TRAFFIC VOL YEAR DISTANCE

151st St 94th Ave, W 18,154 2015 0.31 mi

151st St Windsor Dr, W 18,155 2015 0.34 mi

151st St 88th Ave, W 18,419 2018 0.48 mi



Barb Kading



Danielle Kading

18,069 2018 0.49 mi

Contact

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
94th Ave	151st St, N	14,185	2018	0.53 mi

3/4 COMMUTER RAIL**DRIVEDISTANCE**

Orland Park - 153rd Street Station Commuter Rail (SouthWest Service)	9 min	2.3 mi
--	-------	--------

Orland Park - 143rd Street Station Commuter Rail (SouthWest Service)	8 min	2.4 mi
--	-------	--------

AIRPORT**DRIVEDISTANCE**

Chicago Midway International Airport	29 min	17.0 mi
--------------------------------------	--------	---------

Chicago O'Hare International Airport	49 min	28.8 mi
--------------------------------------	--------	---------

WALK SCORE ®**67** Somewhat Walkable**TRANSIT SCORE ®****33** Some Transit

Retail Property at 66 Orland Square Dr, Orland Park is currently available for
 Contact Barb Keding - A Real Estate Corp. for more information. [f](#) [Contact](#)





LoopNet™



Share

66 Orland Square Dr - 66 Orland Square

83,700 SF of Retail Space Available in Orland Park, IL



ABOUT 66 ORLAND SQUARE DR, ORLAND PARK, IL 60462

Min. Divisible	7,700 SF	Gross Leasable Area	176,443 SF
Property Type	Retail	Year Built	1979
Property Sub-type	Freestanding		

Listing ID: 12424073

Date Created: 5/1/2018

Last Updated: 8/13/2019

1 SPACE AVAILABLE

Display Rental Rate as \$/SF/Yr ▾

Ground

Rental Rate	Upon Request	Date Available	30 Days
Service Type	Negotiable	Space Use	Retail
Space Available	7,700 - 83,700 SF	Build Out As	Full BuildOut
Space Type	Relet	Floor	Ground
Lease Term	5 - 15 Years		



Barb Kading



Danielle Kling



Contact



AERIAL PLAT MAP SATELLITE REGIONAL



1 mile

HOUSEHOLD INCOME

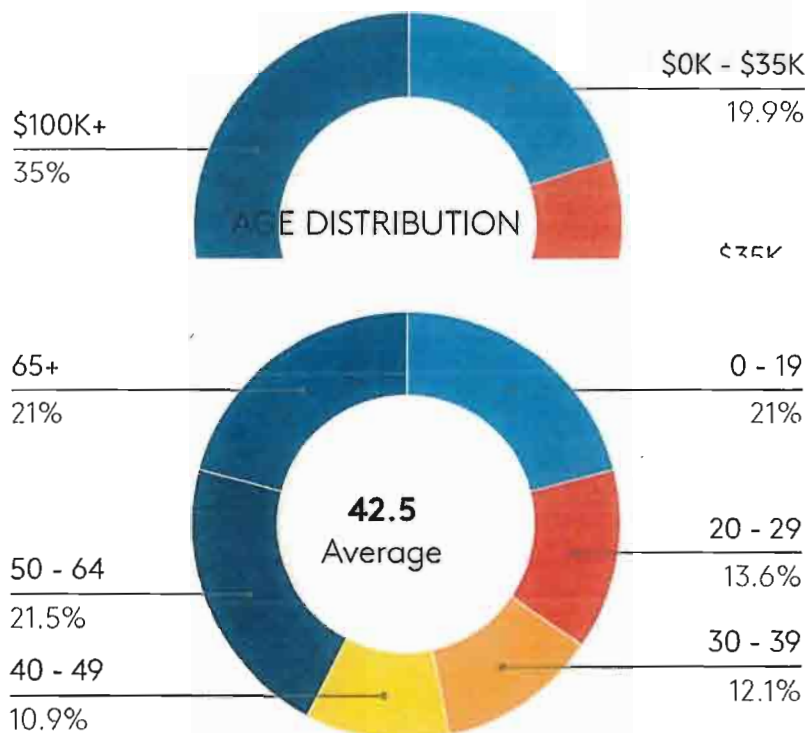


Barb Kading



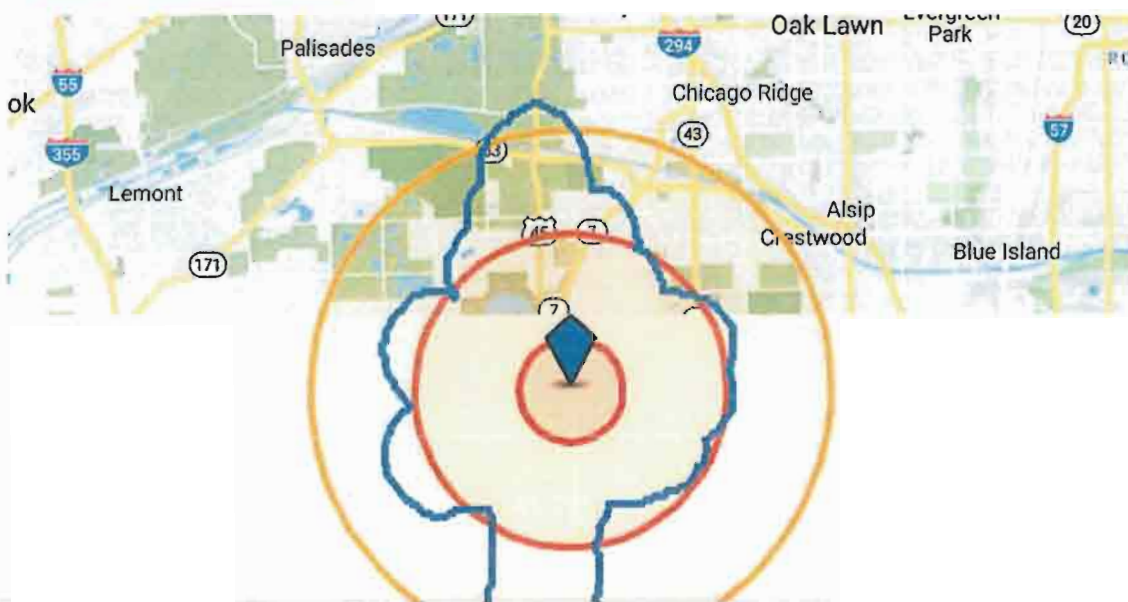
Danielle Kling

 Contact



TRADE AREAS

1 mi 3 mi 5 mi 15 min drive ▾



Barb Kading



Danielle Kling



Contact

	1 MILE	3 MILE
Total Population	12,205	73,215
2010 Population	10,428	71,705
2024 Population	12,453	72,950
Employees	13,910	37,249
Total Businesses	1,122	3,504
Average Household Income	\$88,793	\$102,670
Median Household Income	\$76,854	\$85,914
Total Consumer Spending	\$130.28M	\$840.53M
Median Age	43.3	43.0
Households	4,669	27,750
Percent College Degree or Above	21%	22%
Average Housing Unit Value	\$255,723	\$304,684



Barb Kading



Danielle Kling



Contact

TENANT	SF OCCUPIED	LEASE END DATE
Carson's	71,000	January 2024
Charter Fitness	18,298	September 2025
Gizmos	37,000	August 2026
Orland Park Fec LLC	-	
Sky Zone	28,646	August 2026

AMENITIES

Signage

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL YEAR	DISTANCE
151st St	94th Ave, W	18,154 2015	0.31 mi
151st St	Windsor Dr, W	18,155 2015	0.34 mi
151st St	88th Ave, W	18,419 2018	0.48 mi
151st St	96th Ave, W	18,069 2018	0.49 mi
94th Ave	151st St, N	14,185 2018	0.53 mi



COMMUTER RAIL

DRIVE DISTANCE



Barb Kading



Danielle Kling



Contact



COMMUTER RAIL

DRIVE DISTANCE

Orland Park - 153rd Street Station Commuter Rail
(SouthWest Service)

9 min 2.3 mi

Orland Park - 143rd Street Station Commuter Rail
(SouthWest Service)

8 min 2.4 mi

AIRPORT

DRIVE DISTANCE

Chicago Midway International Airport

29 min 17.0 mi

Chicago O'Hare International Airport

49 min 28.8 mi

WALK SCORE ®

67 Somewhat Walkable

TRANSIT SCORE ®

33 Some Transit

SIMILAR LISTINGS



10482 163rd Pl
Orland Park, IL



15601-15625 S 94th
Ave



10811 W 143rd St
Orland Park, IL



15601-15625 S 94th
Ave



Barb Kading



Danielle Kling



Contact

8/29/2019

66 Orland Square Dr, Orland Park, IL, 60462 - Retail Space For Lease | LoopNet.com

9,000 SF Building

\$11.00 /SF/Yr

23,250 SF

\$10.25 /SF/Yr

59,835 SF

Building

59,835 SF

Building

Building

[View All >](#)

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Barb Kading



Danielle Kling



Contact

EXHIBIT 1

List below or attach all real estate owned in Cook County, Illinois by the Applicant,
Including all permanent index numbers associated with such real estate

P.I.N. 27-10-400-043-0000 (the requested "7c Parcel")

P.I.N. 27-10-400-044-0000 (the existing "7c Parcel")

EXHIBIT 2

List below or attach Cook County Disclosure of Ownership Interests of the Applicant

Applicants**	Owners:	Address:
GW Property Group, LLC – Series 8	Mitch Goltz Living Trust U/T/A DTD 6/11/14 * Shai Wolkowicki	2211 N. Elston Ave., Suite 304 Chicago, IL 60614
BlitzLake Orland Park, LLC	David Blitz Jeff Lake Brian Lake	2211 N. Elston Ave., Suite 304 Chicago, IL 60614

* Mitchell Goltz is the sole beneficiary of the Mitchell Goltz Living Trust U/T/A DTD 6/11/14. Mr. Goltz can be reached at 2211 N. Elston Ave., Suite 304, Chicago, IL 60614

**66 Orland Square LLC purchased the Property in 2014 and subsequently executed a quit claim deed on May 19, 2017, conveying a 50% interest in the subject property to GW Property Group, LLC – Series 8 and a 50% interest to BlitzLake 3D, LLC as co-tenants in common. An additional quit claim deed was executed on September 7, 2017, conveying all of BlitzLake 3D, LLC's interest to BlitzLake Orland Park, LLC.

EXHIBIT 3

See attached Cook County Assessor's Living Wage Affidavit for Applicant

COOK COUNTY ASSESSOR
FRITZ KAEGI



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

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

David Blitz as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development incentives provided by the Code of Ordinances of Cook County, (Sec. 74-71), as amended:

 Class 6B Class 8 (*Industrial property*) Class 9

3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

 Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

 X Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Agent's Signature

2211 N. Elston, Suite 304

Agent's Mailing Address

BlitzLake Orland Park, LLC

Applicant's Name

JBL@BlitzLake.com

Applicant's Email Address

Agent's Name & Title

312-923-0075

Agent's Telephone Number

2211 N. Elston, Suite 304, Chicago, IL 60614

Applicant's Mailing Address

Subscribed and sworn before me this 23 day of October, 20 19

Brian Lake

Signature of Notary Public



EXHIBIT A
(Please type or Print)

PIN(s)

27-10-400-043-0000

Common Address

66 Orland Square Drive, Orland Park

09-26-12

COOK COUNTY ASSESSOR
FRITZ KAEGI



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

FEDERAL/STATE LABOR LAW AFFIDAVIT

Introduction

This affidavit arises from Sections 74-71, 74-72, 74-74. Please see the following website for the Cook County Ordinances: Municode.com

Instructions

Recipients of Incentives: all recipients of an incentive are required to submit this affidavit.

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All Substantial owners, owners, occupiers (includes all tenants) must file this affidavit.

Mail each office an original completed affidavit:

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Incentives Department
118 North Clark, 3rd Floor
Chicago, Illinois 60602

Cook County Bureau of Economic Development
Department of Planning and Development
69 West Washington, Suite 2900
Chicago, Illinois 60602

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A substantial owner means: "any person who owns or holds a 25 percent or more percentage of interest in any business entity seeking a County privilege, including those shareholders, general or limited partners, beneficiaries and principals; except where a business entity is an individual or sole proprietorship, substantial owner means that individual or sole proprietor." See Section 34-367.

Five Years prior to application means: five years prior to the 10-year term of the incentive. That means if you are on a renewal term, your time frame for the statement is 5 years prior to the renewal of the current incentive term. Five years prior to the application shall also mean (365 x 5) days prior to the date stamp on your application.

SWORN STATEMENT

I David Blitz (print your name) as agent for the applicant set for the below, who is seeking a classification Incentive as referenced below and having personal knowledge of all facts stated herein, I do hereby state under oath subject to penalties of perjury as follows:

The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of this Application/ Renewal (circle as appropriate) for one of the following Development Incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, as amended (circle all that apply to your property):

Class 6 (all) Class 7(all) Class 8 (all) Class S Class SRO

Class 9 Class S Class L Class C

NO VIOLATION OF ANY LABOR LAWS

1. The Cook County Assessor's Office has issued the following Control Number regarding this Application/ Renewal (circle as appropriate) _____ and the application was submitted on _____.

A. If you are applying for an Incentive, the applicant (circle one) Has / Has Not violated the Illinois Wage Payment and Collection Act, The Illinois Minimum Wage Act, the Illinois Worker Adjustment Retraining Notification Act, the Illinois Employee Classification Act, the Federal Worker Adjustment and Retraining Notification Act, the Federal Fair Labor Standards Act and/or any comparable state statute or regulation of any state and including five years prior to the application of the Incentive. If you state a violation, you are not qualified to receive an Incentive class and you should not continue the application process.

B. If you are an existing Incentive, the applicant (circle one) Has / Has Not violated the Illinois Wage Payment and Collection Act, The Illinois Minimum Wage Act, the Illinois Worker Adjustment Retraining Notification Act, the Illinois Employee Classification Act, the Federal Worker Adjustment and Retraining Notification Act, the Federal Fair Labor Standards Act and/or any comparable state statute or regulation of any state and including five years prior to the application of the Incentive.

C. If after having received the Incentive classification, you have violated any labor law anywhere in the United States, state that the applicant (*circle one*) Has / Has Not cured the violation within 45 days of receiving this affidavit. If you did not cure within 45 days, you must request that the Incentive be terminated. Failure to return the affidavit within 45 days of mailing shall result in an automatic termination of the Incentive for failure to state compliance.

Further affiant sayeth not.

Agent's Signature

2211 N. Elston, Suite 304

Agent's Mailing

BlitzLake Orland Park, LLC

Applicant's Name

JB@BlitzLake.com

Applicant's E-Mail Address

Agent's Name & Title

David Blitz Manager

Address Agent's Telephone Number

312-923-0075

2211 N. Elston, Suite 304, Chicago, IL 60614

Applicant's Mailing Address

Subscribed and sworn before me this 23 day of October, 20 19.

Signature of Notary Public

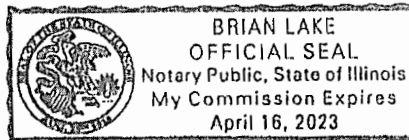


EXHIBIT A

(Please type or Print)

PIN(s)

27-10-400-043-0000

Common Address

66 Orland Square Drive, Orland Park

COOK COUNTY ASSESSOR
FRITZ KAEGI



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

COOK COUNTY MINIMUM WAGE AFFIDAVIT

Introduction

This affidavit arises from section 74-74. Please see the following website for the Cook County Ordinances:
Municode.com

Instructions

Applications: all new applicants are required to submit this affidavit with their eligibility application and their appeal for class change.

Renewals: all renewal applicants are required to submit this affidavit with their renewal application.

Annual Affidavit: all incentives classes are required to submit this affidavit on an annual basis.

Original applicant occupied incentive property must sign the affidavit.

Non-original applicant occupied incentive property requires that the owner(s) and tenant(s) are required to submit this affidavit.

All Substantial owners must file this affidavit.

Mail each office an original completed affidavit:

Cook County Assessor's Office
Incentives Department
118 North Clark, 3rd Floor
Chicago, Illinois 60602

Cook County Bureau of Economic Development
Department of Planning and Development
69 West Washington, Suite 2900
Chicago, Illinois 60602

Definitions

A substantial owner means: "any person who owns or holds a 25 percent or more percentage of interest in any business entity seeking a County privilege, including those shareholders, general or limited partners, beneficiaries and principals; except where a business entity is an individual or sole proprietorship, substantial owner means that individual or sole proprietor." See Section 34-367.

If you have any questions regarding this affidavit you should contact the Cook County Department of Human Rights.

SWORN STATEMENT

I David Blitz (print your name) as agent for the applicant set for the below, who is seeking a classification Incentive as referenced below and having personal knowledge of all facts stated herein, I do hereby state under oath subject to penalties of perjury as follows:

The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of this Application / Renewal (circle as appropriate) for one of the following Development Incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, as amended (circle all that apply to your property):

Class 6 (all) Class 7 (all) Class 8 (all) Class S Class SRO
Class 9 Class S Class L Class C

COOK COUNTY MINIMUM WAGE COMPLIANCE

1. The Cook County Assessor's Office has issued the following Control Number regarding this Application / Renewal (circle as appropriate), _____ and the application was submitted on _____.
2. The applicant (circle one) Has / Has Not violated the Cook County Minimum Wage Ordinance, Chapter 42, Division 2 as amended. If you claim a violation, you must request that the Incentive be terminated.

Further affiant sayeth not.

[Signature]
Agent's Signature
2211 N. Elston, Suite 304
Agent's Mailing
BlitzLake Orland Park, LLC
Applicant's Name
JB@BlitzLake.com
Applicant's E-Mail Address

David Blitz Manager
Agent's Name & Title
312-923-0075
Address Agent's Telephone Number
2211 N. Elston, Suite 304, Chicago, IL 60614
Applicant's Mailing Address

Subscribed and sworn before me this 23 day of October, 20 19.

[Signature]
Signature of Notary Public

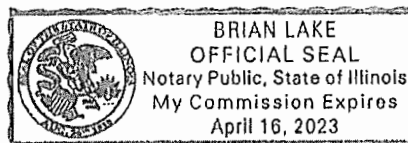


EXHIBIT A
(Please type or Print)

PIN(s)

27-10-400-043-0000

Common Address

66 Orland Square Drive, Orland Park

**Cook County Bureau of Economic Development (CCBED)
AFFIDAVIT FOR COOK COUNTY TAX INCENTIVES**

Please check the box to indicate the tax incentive category:

- ☐ Class 6b, 6B CEERM, 6b TEERM, 6B SER ☒ Class 7a, Class 7b, Class 7c ☐ Class 8, Class 8 CEERM, Class 8 TEERM
☐ Class C

On behalf of GW Property Group, LLC - Series 8 (the "Applicant"), I hereby certify, represent and warrant the following to the CCBED:

1. Attached as Exhibit 1 hereto and hereby incorporated herein is a true and correct list of all real estate owned in Cook County, Illinois by the Applicant, including all permanent index numbers associated with such real estate.
2. Attached as Exhibit 2 hereto and hereby incorporated herein is a true and correct Disclosure of the Ownership Interests of the Applicant as set forth in Cook County's Code of Ethical Conduct (Cook County, Ill., Code, Ch. 2, Art. VII, Div. 2, Subdiv. VI, Section 2-610).
3. The Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.
4. The Applicant is in compliance with all applicable laws, as required by the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "Tax Incentive Ordinance").

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

I hereby acknowledge that the CCBED has not, and will not independently verify the certifications, representations and warranties contained herein. I further acknowledge that the CCBED is entitled to and is in fact relying upon the certifications, representations and warranties contained herein in connection with its support and consent for the above stated tax incentive request of the Applicant to the Office of the Assessor of Cook County, Illinois pursuant to the Tax Incentive Ordinance in connection with property located at 68 Orland Square, in Orland Park, Illinois, 60462 (the "Subject Property").

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

APPLICANT:

Name of Company: GW Property Group, LLC - Series 8

By: *Mitch Goltz*

Print Name of Signatory: Mitch Goltz

Print Title of Signatory: Manager

Signed and sworn before me on October 23, 2019 (Date)
at Cook (County) IL (State)
Natalie Renee Acierio (Notary Public)
My Commission expires on 8/4/20

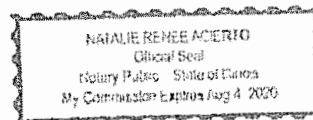


EXHIBIT 1

List below or attach all real estate owned in Cook County, Illinois by the Applicant,
Including all permanent index numbers associated with such real estate.

EXHIBIT 2

List below or attach Cook County Disclosure of Ownership Interests of the Applicant

Applicants**	Owners:	Address:
GW Property Group, LLC – Series 8	Mitch Goltz Living Trust U/T/A DTD 6/11/14 * Shai Wolkowicki	2211 N. Elston Ave., Suite 304 Chicago, IL 60614
BlitzLake Orland Park, LLC	David Blitz Jeff Lake Brian Lake	2211 N. Elston Ave., Suite 304 Chicago, IL 60614

* Mitchell Goltz is the sole beneficiary of the Mitchell Goltz Living Trust U/T/A DTD 6/11/14. Mr. Goltz can be reached at 2211 N. Elston Ave., Suite 304, Chicago, IL 60614

**66 Orland Square LLC purchased the Property in 2014 and subsequently executed a quit claim deed on May 19, 2017, conveying a 50% interest in the subject property to GW Property Group, LLC – Series 8 and a 50% interest to BlitzLake 3D, LLC as co-tenants in common. An additional quit claim deed was executed on September 7, 2017, conveying all of BlitzLake 3D, LLC's interest to BlitzLake Orland Park, LLC.

EXHIBIT 3

See attached Cook County Assessor's Living Wage Affidavit for Applicant

COOK COUNTY ASSESSOR
FRITZ KAEGI



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

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Mitch Goltz

as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development incentives provided by the Code of Ordinances of Cook County, (Sec. 74-71), as amended:

Class 6B

Class 8 (Industrial property)

Class 9

3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

X Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Mitch Goltz
Agent's Signature

Mitch Goltz

Agent's Name & Title

2211 N. Elston, Suite 304

Agent's Mailing Address

773.382.0590

Agent's Telephone Number

GW Property Group, LLC-Series 8

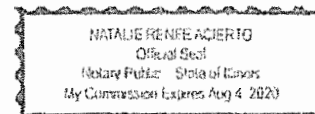
Applicant's Name

2211 N. Elston, Suite 304, Chicago, IL 60614

Applicant's Mailing Address

mitch@gwproperties.com

Applicant's Email Address



Subscribed and sworn before me this 23 day of October, 20 19

Natalie Renee Acierio
Signature of Notary Public

EXHIBIT A
(Please type or Print)

PIN(s)

27-10-400-043-0000

Common Address

66 Orland Square Drive, Orland Park

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FRITZ KAEGI



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FEDERAL/STATE LABOR LAW AFFIDAVIT

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SWORN STATEMENT

I Mitch Goltz (print your name) as agent for the applicant set for the below, who is seeking a classification Incentive as referenced below and having personal knowledge of all facts stated herein, I do hereby state under oath subject to penalties of perjury as follows:

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Further affiant sayeth not.

Mitch Goltz
Agent's Signature

2211 N. Elston, Suite 304

Agent's Mailing

GW Property Group, LLC-Series 8

Applicant's Name

mitch@gwproperties.com

Applicant's E-Mail Address

Mitch Goltz

Agent's Name & Title

773.382.0590

Address Agent's Telephone Number

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Applicant's Mailing Address

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Natalie Renee Acierio
Signature of Notary Public

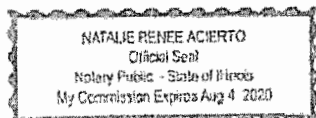


EXHIBIT A

(Please type or Print)

PIN(s)

27-10-400-043-0000

Common Address

66 Orland Square Drive, Orland Park

COOK COUNTY ASSESSOR
Fritz Kaegi



COOK COUNTY ASSESSOR'S OFFICE
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PHONE: 312.443.7550 FAX: 312.603.6584
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COOK COUNTY MINIMUM WAGE AFFIDAVIT

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COOK COUNTY MINIMUM WAGE COMPLIANCE

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Mitch Goltz
Agent's Signature
2211 N. Elston, Suite 304
Agent's Mailing
GW Property Group, LLC-Series 8
Applicant's Name
mitch@gwproperties.com
Applicant's E-Mail Address

Mitch Goltz
Agent's Name & Title
773.382.0590
Address Agent's Telephone Number
2211 N. Elston, Suite 304, Chicago, IL 60614
Applicant's Mailing Address

Subscribed and sworn before me this 23 day of October, 2019.
Natalie Renee Acierio
Signature of Notary Public

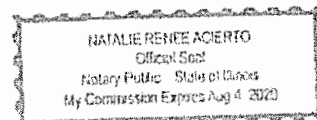


EXHIBIT A
(Please type or Print)

PIN(s)

27-10-400-043-0000

Common Address

66 Orland Square Drive, Orland Park

**Cook County Bureau of Economic Development (CCBED)
AFFIDAVIT FOR COOK COUNTY TAX INCENTIVES**

Please check the box to indicate the tax incentive category:

- ☐ Class 6b, 6B CEERM, 6b TEERM, 6B SER ☒ Class 7a, Class 7b, Class 7c ☐ Class 8, Class 8 CEERM, Class 8 TEERM
☐ Class C

On behalf of BlitzLake Orland Park, LLC (the "Applicant"), I hereby certify, represent and warrant the following to the CCBED:

1. Attached as Exhibit 1 hereto and hereby incorporated herein is a true and correct list of all real estate owned in Cook County, Illinois by the Applicant, including all permanent index numbers associated with such real estate.
2. Attached as Exhibit 2 hereto and hereby incorporated herein is a true and correct Disclosure of the Ownership Interests of the Applicant as set forth in Cook County's Code of Ethical Conduct (Cook County, Ill., Code, Ch. 2, Art. VII, Div. 2, Subdiv. VI, Section 2-610).
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4. The Applicant is in compliance with all applicable laws, as required by the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "Tax Incentive Ordinance").

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I hereby acknowledge that the CCBED has not, and will not independently verify the certifications, representations and warranties contained herein. I further acknowledge that the CCBED is entitled to and is in fact relying upon the certifications, representations and warranties contained herein in connection with its support and consent for the above stated tax incentive request of the Applicant to the Office of the Assessor of Cook County, Illinois pursuant to the Tax Incentive Ordinance in connection with property located at 66 Orland Square, in Orland Park, Illinois, 60462 (the "Subject Property").

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

APPLICANT:

Name of Company: BlitzLake Orland Park, LLC

By: _____

Print Name of Signatory: David Blitz

Print Title of Signatory: Manager

Signed and sworn before me on 10/23/19 (Date)
at COOK (County) Illinois (State)

Brian Lake (Notary Public)
My Commission expires on 4/16/23

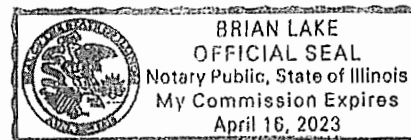


EXHIBIT 1

List below or attach all real estate owned in Cook County, Illinois by the Applicant,
Including all permanent index numbers associated with such real estate.