

EXHIBIT A-1

TIF Area



EXHIBIT A-2

TIF Legal

BEGINNING AT A POINT ON THE EAST LINE OF THE SE $\frac{1}{4}$ OF SECTION 4-36-12 SAID POINT BEING 545 FEET SOUTH OF THE NE CORNER OF SAID SE $\frac{1}{4}$; THENCE SOUTH ALONG SAID EAST LINE OF THE SE $\frac{1}{4}$ TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WABASH RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF WABASH RAILROAD COMPANY TO THE EAST LINE OF LAGRANGE ROAD; THENCE SOUTH ALONG SAID EAST LINE OF LAGRANGE ROAD TO THE SOUTH LINE OF SECTION 3-36-12; THENCE SOUTH 50 FEET TO A POINT SAID POINT BEING 50 FEET EAST OF THE EAST LINE OF SECTION 9-36-12; THENCE WESTERLY TO A POINT ON THE EAST LINE OF SECTION 9, SAID POINT BEING 50 FEET SOUTH OF THE NE CORNER OF SAID SECTION 9; THENCE WESTERLY ALONG THE SOUTH LINES OF 143RD STREET TO A POINT 244.27 FEET WEST OF THE WEST LINE OF RAVINIA AVE; THENCE NORTH TO THE NORTH LINE OF SAID SECTION 9; THENCE WEST ALONG SAID NORTH LINE OF SECTION 9 TO THE WEST LINE OF THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 9; THENCE SOUTH ALONG SAID WEST LINE OF THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ TO THE SOUTH LINE OF 143RD STREET; THENCE WEST ALONG SAID SOUTH LINE OF 143RD STREET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WABASH RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID SECTION 9; THENCE WEST ALONG SAID NORTH LINE OF SECTION 9 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF SOUTHWEST HIGHWAY EXTENDED TO THE SOUTHWEST; THENCE NORTHEASTERLY ALONG SAID EXTENDED NORTHWESTERLY LINE AND ALONG THE NORTHWESTERLY LINES OF SOUTHWEST HIGHWAY TO A POINT ON THE WEST LINE OF LAGRANGE ROAD; THENCE EASTERLY TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Ground Lease Property

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4 AND 275 FEET WEST OF THE EAST LINE OF SAID SECTION 4; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE 275.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, 7.00 FEET TO A POINT ON A LINE 57.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 4, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, ALONG SAID PARALLEL LINE, 39.94 FEET; THENCE NORTH 48 DEGREES 47 MINUTES 03 SECONDS WEST, 20.44 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, 431.79 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 192.43 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, 10.50 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 77.52 FEET TO A POINT ON A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION, SAID LINE ALSO BEING A WEST LINE OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT 0021061786; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG WESTERLY, NORTHWESTERLY AND NORTHERLY LINES OF SAID WARRANTY DEED FOR THE NEXT THREE COURSES (1) THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 406.27 FEET; (2) THENCE SOUTH 43 DEGREES 12 MINUTES 17 SECONDS WEST, 38.33 FEET; (3) THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, 188.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT C

Parking Deck Property

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4 AND 275 FEET WEST OF THE EAST LINE OF SAID SECTION 4; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE 275.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 7.00 FEET TO A POINT ON A LINE 57.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, ALONG SAID PARALLEL LINE, 39.94 FEET; THENCE NORTH 48 DEGREES 47 MINUTES 03 SECONDS WEST, 20.44 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, 279.00 FEET TO A POINT ON LINE 350.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, ALONG SAID PARALLEL LINE, 280.38 FEET TO A POINT ON THE EAST LINE OF RAVINIA AVENUE AS DEDICATED PER DOCUMENT 1322519095; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID EAST LINE, 300.00 FEET TO THE A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 4 NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, SAID LINE ALSO BEING THE NORTH LINE OF 143RD STREET; THENCE NORTH 87 DEGREES 59 MINUTES 26 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 335.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT D

Ground Lease

(Separate attachment)

EXHIBIT E-1

TIF Notice Certificate of Publication (1 of 2)

CERTIFICATE OF PUBLICATION

LEGAL NOTICE

Village of Orland Park TIF Notice

22nd Century Media

does hereby certify that it is the publisher of **The Orland Park Prairie**, that said **The Orland Park Prairie** is a secular newspaper that has been published **weekly** in the City of Orland Park, County of Will and Cook, State of Illinois, continuously for more than one year prior to the first date of publication of the notice, appended, that it is of general circulation throughout said County and State, that it is a newspaper as defined in "An Act to revise the law in relation to notices," as amended. Illinois Compiled Statutes (715 ILCS 5/1 & 5/5), and that the notice appended was published in the said **The Orland Park Prairie** on July 2, 2015

First publication date:

July 2, 2015

Final publication date:

July 2, 2015

In witness thereof, the undersigned has caused this certificate to be signed and its corporate seal affixed at Orland Park, Illinois.

Authorized Agent:

Dated:

7/16/15



PUBLIC NOTICE PURSUANT TO 65 ILCS 5/11-74.4-4(c)

The Corporate Authorities of the Village of Orland Park (the "Village"), at a Village Board meeting on Monday, May 4, 2015, approved a non-binding Ground Lease Letter of Intent (the "LOI") with the University of Chicago Medical Center ("UCMC"), pursuant to which the Village and UCMC are entering into negotiations relative to the preparation of a Redevelopment Agreement, which will embody the terms and conditions set forth in the LOI in greater detail, and which will involve the granting of a ground lease relative to, and the eventual transfer of title to, the below-described PARCEL 1, which is currently owned by the Village, consisting of approximately 2.72 acres; and which will further involve the granting of an easement to UCMC by the Village pursuant to an easement agreement for parking purposes relative to the below-described PARCEL 2, which is owned by the Village and contemplated to be improved by the Village with a multi-level parking facility with commercial space, consisting of approximately 2.30 acres.

LEGAL DESCRIPTIONS:

PARCEL 1 (UCMC BUILDING PAD AND PARKING LOT AREA) - THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4 AND 275 FEET WEST OF THE EAST LINE OF SAID SECTION 4; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE 275.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, 7.00 FEET TO A POINT ON A LINE 57.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 4, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, ALONG SAID PARALLEL LINE, 39.94 FEET; THENCE NORTH 48 DEGREES 47 MINUTES 03 SECONDS WEST, 20.44 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, 431.79 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 192.43 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, 10.50 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 77.52 FEET TO A POINT ON A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION, SAID LINE ALSO BEING A WEST LINE OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT 0071061786. THENCE

SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG WESTERLY, NORTHWESTERLY AND NORTHERLY LINES OF SAID WARRANTY DEED FOR THE NEXT THREE COURSES (1) THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 406.27 FEET; (2) THENCE SOUTH 43 DEGREES 12 MINUTES 17 SECONDS WEST, 38.33 FEET; (3) THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, 188.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; P.L.N.s.: 27-04-417-007-0000; 27-04-417-013-0000; 27-04-417-015-0000; Pt. 27-04-417-016-0000; and Pt. 27-04-417-017-0000; COMMON ADDRESS: 14290 South La Grange Road, Orland Park, Illinois 60462 -Northwest corner of 143rd Street and La Grange Road;

PARCEL 2 (PARKING FACILITY AREA) - THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4 AND 275 FEET WEST OF THE EAST LINE OF SAID SECTION 4; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE 275.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, 7.00 FEET TO A POINT ON A LINE 57.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, ALONG SAID PARALLEL LINE, 39.94 FEET; THENCE NORTH 48 DEGREES 47 MINUTES 03 SECONDS WEST, 20.44 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, 279.00 FEET TO A POINT ON LINE 350.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, ALONG SAID PARALLEL LINE, 280.38 FEET TO A POINT ON THE EAST LINE OF RAVINIA AVENUE AS DEDICATED PER DOCUMENT 1322519095; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID EAST LINE, 300.00 FEET TO THE A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 4 NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, SAID LINE ALSO BEING THE NORTH LINE OF 143RD STREET, THENCE NORTH 87 DEGREES 59 MINUTES 26 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 335.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; P.L.N.: Pt. 27-04-417-017-0000; COMMON ADDRESS: 9634 143rd Street, Orland Park, Illinois 60462 -Northeast corner of 143rd Street and Ravinia Avenue;

(the "Subject Property") in furtherance of the redevelopment objectives of the Main Street Triangle TIF District in Orland Park, Illinois. The proposed redevelopment will include the development of: (a) a medical office center, with a first floor pharmacy, within a four (4)

story building of approximately 110,000 square feet, and (b) an at-grade parking lot that will provide parking for approximately two hundred (200) motor vehicles, on PARCEL 1; and will also include the development of (c) a multi-story parking facility that will provide parking for approximately five hundred (500) motor vehicles, and (d) an integrated approximately 10,000 square foot commercial space, on PARCEL 2. A copy of the LOI is available for review at the Village of Orland Park Development Services Department, located in the Village Hall at 14700 South Ravinia Avenue, Orland Park, Illinois 60462. Any party interested in submitting an alternative proposal or bid, relative to the redevelopment of the Subject Property, should contact the Orland Park Village Manager, Paul Grimes, at (708) 403-6100. Any alternative proposals must be submitted to the Village Manager no later than Monday, July 20, 2015, at 4:30 p.m. VILLAGE OF ORLAND PARK John C. Mehalek Village Clerk

EXHIBIT E-2

TIF Notice Certificate of Publication (2 of 2)

CHICAGO TRIBUNE

media group

Sold To:
VILLAGE OF ORLAND PARK - CU00410456
14700 S Ravinia Ave
Orland Park, IL 604623167

Bill To:
VILLAGE OF ORLAND PARK - CU00410456
14700 S Ravinia Ave
Orland Park, IL 604623167

Certificate of Publication:

Order Number: 3396028
Purchase Order: N/A

State of Illinois - Cook

Tribune Publishing does hereby certify that it is the publisher of the Daily Southtown. The Daily Southtown is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the County of Cook, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Daily Southtown on Jul 02, 2015.

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

PUBLICATION DATES: Jul 02, 2015.

Daily Southtown

Executed at Chicago, Illinois on this

22nd Day of July, 2015, by
Day Month Year

Chicago Tribune Media Group

Bridget Maloni

Notary Public



Chicago Tribune - chicagotribune.com
435 North Michigan Avenue, Chicago, Illinois 60611
(312) 222-2222 - Fax: (312) 222-4014

PUBLIC NOTICE PURSUANT TO 65 ILCS 5/11-74.4-4(c)

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P.L.N.s: 27-04-417-007-0000; 27-04-417-013-0000; 27-04-417-015-0000; Pt. 27-04-417-016-0000; and Pt. 27-04-417-017-0000;

COMMON ADDRESS: 14290 South La Grange Road, Orland Park, Illinois 60462 - Northwest corner of 143rd Street and La Grange Road;

PARCEL 2 (PARKING FACILITY AREA) -

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VILLAGE OF ORLAND PARK
John C. Mehalak
Village Clerk
7/2/2015 3396028