



Elliott & Associates
PROPERTY TAX ATTORNEYS

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March 18, 2019

Village of Orland Park
Mayor Keith Pekau
c/o Ed Lelo
Economic Development Advisory Board
14700 Ravina Avenue
Orland Park, IL 60462

Matter #: 37446-001
Property Address: 16155-16160 S. 96th Avenue
Orland Park
Township: Orland
PIN: 27-21-202-014-0000; 27-21-202-015-0000; & 27-21-202-016-0000

Dear Mayor Pekau and Trustees of the Village Board:

I am writing to request that you pass a Resolution supporting the Class 7c Property Tax Incentive for the property located at 16155-16160 S. 96th Avenue, on behalf of my client, Wrigley Hospitality, Inc. ("Applicant"). The above listed parcel is identified by Permanent Index Number 27-21-202-014-0000 through and including 27-21-202-016-0000 and the legal description for the property is attached hereto.

The Applicant intends to develop the property and construct a 150-room hotel that measures approximately 83,357 square feet, however, the development of this property will likely not be feasible without the 7c Tax Incentive. As a result, my clients are seeking a resolution from the village supporting the granting of the 7c Tax Incentive – Commercial Urban Relief Eligibility (CURE) for this site. Under this five (5) year tax incentive, the newly constructed property and the land it is constructed on would be assessed at 10% instead of 25% for the first 3 years of the incentive. In year 4, it would be assessed at 15% and in year 5 it would be assessed at 20%. In year 6, it would be assessed at 25% like all other commercial property in Cook County.

Justification for the 7c Incentive

As you know, the 7c Incentive is one of the few economic tools available to the Village to encourage commercial development projects. Please find below the justification and evidence regarding the Applicant's eligibility for the 7c Incentive. To be eligible for the 7c incentive, the Applicant must meet four eligibility factors set forth by the Ordinance, and thus, demonstrate that the area is "in need of commercial development."

1. Proof that taxes at this location have been stagnant or declining for 3 out of 6 prior years.

Subject property's Assessed Value has remained stagnant due to the depressed condition of the property from 2014 to 2016 and then decreased in 2017 and 2018 (i.e. 5 years it was stagnant and declining). Specifically, the Assessed Value of the property from 2014 to 2016 was stagnant at \$319,094 and then the Assessed Value decreased in 2017 and 2018 from \$319,094 to \$210,000. Please find a spreadsheet detailing the properties' history of Assessed Value attached hereto. Additionally, because new construction is contemplated, the assessment will significantly increase even with this incentive if the 150-room hotel is built.

2. There is a reasonable expectation that the commercial development of the property is viable and will go forward on a timely basis if granted the 7c designation

As detailed below, we believe the commercial development is viable and that the Applicant has the ability to move forward on a timely basis.

The subject property is vacant land. Applicant purchased the subject property in December, 2015 for \$1,050,000 with the intent to construct a hotel on this property (subject to various Village approvals). Applicant has already invested significant resources and funds in the planning of a proposed 150-room hotel, which would be approximately 83,357 square feet. See the attached proposed site plan.

If a resolution supporting the granting of this tax incentive is approved, the construction of the 150-room hotel would commence in April/May, 2019 and would be completed on or about October 31, 2020. The Applicant will operate a Hampton Inn at this location and hopes to open for business by the end of November, 2020. The total redevelopment, excluding the purchase of the land, is estimated to cost around \$20,000,000 and financing arrangements for the construction have already been approved.

The Applicant, Wrigley Hospitality, Inc., will be the sole owner of the property. The members of Wrigley Hospitality, Inc. are Balvantbhai G. Patel, Mihir Patel, Jatin Patel, Monty Patel, and Belvant B. Patel. The members of Wrigley Hospitality, Inc. are owners of other hotel properties in Illinois and Iowa. All of the hotels owned and operated by the members of Wrigley Hospitality, Inc. are successful and still in business today. Some of the hotel locations were new construction projects that were successfully developed by the members of Wrigley Hospitality, Inc. For instance, they have completed construction and successfully operating hotels at the following locations: 120 SW Water Street, Des Moines, IA; 2781 Wild Rose Circle South, Clinton, IA; 4 Sturgis Corner Drive, Iowa City, IA; 3303 North Port Drive, Muscatine, IA and 943 N. Quincy Avenue, Ottumwa, IA.

We offer the above as evidence that the Applicant has the business experience and financial ability to open and operate the proposed 150-room hotel in a profitable and timely manner that will economically enhance the Orland Park property.

3. Evidence the project meets the "But For and Condition Subsequent" certification

As stated above, the development of this property will likely not be feasible without the 7c Tax Incentive, thereby, satisfying the "But For" test.

Additionally we believe the Applicant's history of successfully operating hotels (without the benefit of an incentive) supports the Applicant's position that they will be able to successfully operate the proposed hotel when the incentive expires. As stated above, projects that qualify for the 7c incentive will receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year and 20% for the fifth year. It is our contention that, while the incentive will help the Applicant thrive during

the start up years when their expenses will be high, their experience will give them the ability to continue to operate successfully once the 7c expires. As discussed in detail above, the Applicant has a great deal of knowledge and experience in the hotel industry. However, given the low profit margins in these type of businesses and the high start up costs the incentive is necessary to make this project viable.

4. Evidence the project will result in increased Tax Revenue and Employment

As shown on the attached chart subject real estate currently generates approximately \$54,794 in real estate taxes as vacant land. Real estate taxes will increase as a result of the construction of the new improvement. The real estate taxes during the early years of the incentive (based on a conservative estimated fair market value of \$8,400,000) would be around \$219,177 per year for the first three years of the 7c incentive, gradually rising to approximately \$547,942 once the incentive expires. Additionally, the new business will result in new sales tax revenues and new employment opportunities. Therefore, even after the expiration of the incentive at a conservative market value estimate of \$8,400,000 the property would still be generating over \$493,148 per year in additional property tax revenue.

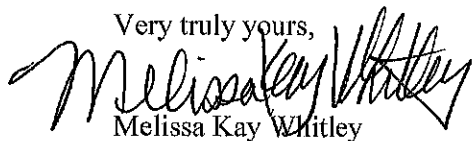
Furthermore, the property will generate employment opportunities in Orland Park. The Applicant projects that forty-five (45) jobs, thirty full-time and fifteen part-time, will be created as a result of the proposed development. Please note that the Applicant's other hotels currently has 80 employees in Cook County. Additionally, at least three hundred and fifty construction jobs will be created during the development of the project. Therefore, the proposed 150-room hotel will be economically beneficial to the Village of Orland Park.

As discussed above, the Applicant requests that you pass a Resolution supporting the Class 7c Property Tax Incentive. As set forth above we believe the Applicant meets the four eligibility factors set forth by the Ordinance and the proposed project will be ultimately beneficial to the Village of Orland Park.

We have attached a copy of the Class 7c Eligibility Application that was submitted/filed to the Cook County Assessor on August 24, 2018. Also enclosed is an Economic Disclosure Statement per the requirements set forth in the ordinance. We respectfully request that the Village resolution include a statement that Applicant submitted an Economic Disclosure Statement.

We appreciate your careful consideration of this request and are happy to answer any further questions you might have regarding the Class 7c Incentive Application.

Very truly yours,



Melissa Kay Whitley

Enclosures

ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN REQUEST FOR CLASS 7c RESOLUTION

Signature
On Behalf of the Village of Orland Park

Date

ECONOMIC DISCLOSURE AFFIDAVIT

State of Illinois)

County of Cook)

Affiant's Name Jatin Patel
Affiant's Address..... 6251 Joliet Road
.....City, State, Zip..... Countryside, IL 60525
.....Phone Number 860-510-2540

The undersigned Affiant being first duly sworn on oath state and affirm that I have personal knowledge of the facts set forth in this Affidavit and that I am competent to testify to the following:

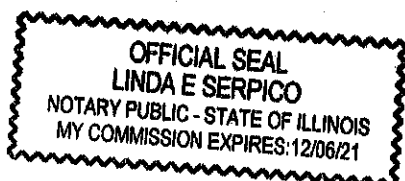
1. That I am the owner property manager / agent (circle one) of/for the property commonly known as 16155-16160 S. 96th Avenue, Orland Park, Illinois (the "Property");
2. That the Property is identified by Permanent Tax Index Number (s) 27-21-202-014-0000; 27-21-202-015-0000; and 27-21-202-016-0000.
3. That the ownership interests of the applicant, Wrigley Hospitality, Inc., and of the future hotel are as follows: Balvantbhai G. Patel (70%); Mihir Patel (15%); Jatin Patel (5%); Monty Patel (5%) and Balvant B. Patel (5%).
4. The Property is currently vacant land. If the Class 7c tax incentive is granted, then Wrigley Hospitality, Inc. will construct a 150-room hotel that measures approximately 83,357 square feet.
5. That the applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.
6. That the Property is the only property in Cook County that is owned by Wrigley Hospitality, Inc..

J. Patel
Signature of Affiant

Jatin Patel
Print Affiant's Name

Subscribed and Sworn before me on 20 day of
March, 2019.

Linda E. Serpico
Notary Public



CONSTRUCTION SCHEDULE

	ESTIMATED COMPLETION DATE
Mobilization	9/1/2019
Grading/Excavation	9/7/2019
Foundation Walls	10/30/2019
MEP Underground	11/7/2019
Slab on Grade	11/15/2019
Framing 1st floor	11/30/2019
Framing 2nd floor	12/15/2019
Framing 3rd floor	12/30/2019
Framing 4th floor	1/15/2020
Framing 5th floor	1/30/2020
Parapet	2/14/2020
Roofing	2/28/2020
Windows	3/7/2020
Brick/EIFS	4/7/2020
Interior Finishes	10/15/2020
FFE	10/31/2020
Add 1 month for Winter Condition Delays	
Hotel Open	11/30/2020

CLASS 7C APPLICATION

COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.8584
WWW.COOKCOUNTYASSESSOR.COM

37446-001

CLASS 7C
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7c Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department. **OFFICE OF COOK COUNTY ASSESSOR RECEIVED**
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, the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the Reoccupation of Vacant/Abandoned Property. **AUG 24 2018**

INCENTIVES DEPT.

Applicant Information

Name: Wrigley Hospitality, Inc. Telephone: (319) 752-7400
Address: 2706 James Street
City: Coralville State: IA Zip Code: 52241
Email: john.hall@hawkeyehotels.com

Contact Person (if different than the Applicant)

Name: Joanne P. Elliott
Company: Elliott & Associates
Address: 1430 Lee Street
City: Des Plaines State: IL Zip Code: 60018
Email: joanne@elliottlaw.com Telephone: (847) 298-8300

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) 16160 S. 96th Avenue
Permanent Real Estate Index Number: 27-21-202-014-0000
(2) 16158 S. 96th Avenue
Permanent Real Estate Index Number: 27-21-202-015-0000
(3) 16155 S. 96th Avenue
Permanent Real Estate Index Number: 27-21-202-016-0000
City: Orland Park State: IL Zip Code: 60467
Township: Orland Existing Class: 5-90

Revised 8/3/2016

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.

Property Use

General Description of Proposed Property Usage: 150 room hotel

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): March 2019
Estimated date of construction completion: September 2020
Total redevelopment cost, excluding land: \$ 20 million

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)
- Recent Appraisal (for Substantial Rehabilitation projects)
- 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

N/A 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?

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

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? 350

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

Full-time: 55 Part-time: 25

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

30

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

15

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

Jay Patel

Print Name

Date

8/21/18

Owner Authorized Rep.

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.

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Jay Patel 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, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended
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.

[Signature]
Agent's Signature

Jay Patel, Owner Authorized Rep.
Agent's Name & Title

2706 James St, Coralville, IA 52241
Agent's Mailing Address

860-510-2540
Agent's Telephone Number

Wrigley Hospitality, Inc.
Applicant's Name

2706 James St, Coralville, IA 52241
Applicant's Mailing Address

john.hall@hawkeyehotels.com
Applicant's e-mail address

Subscribed and sworn before me this 21st day of Aug, 2018

[Signature]
Signature of Notary Public

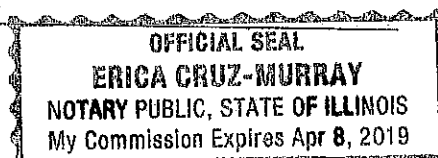


EXHIBIT A
(Please type or Print)

PIN(s)

Common Address

27-21-202-014-0000

16160 S. 96th Ave, Orland Park

27-21-202-015-0000

16158 S. 96th Ave, Orland Park

27-21-202-016-0000

16155 S. 96th Ave, Orland Park

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.

J. Patel

Signature

8/21/18

Date

Jay Patel

Print Name

Owner Authorized Rep.

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 8/03/16

LEGAL DESCRIPTION / PARTIES OF INTEREST

Legal Description for 16155-16160 S. 96th Avenue, Orland Park, IL

PARCEL 1:

LOTS 4, 5, AND 6 IN MAIN STREET VILLAGE – WEST, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2006 AS DOCUMENT 0636109060, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, PARKING AND UTILITIES, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF MAIN STREET VILLAGE WEST DATED JUNE 20, 2006 AND RECORDED JULY 7, 2006 AS DOCUMENT 0618826081, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 27-21-202-014-0000 (Lot 4)
 27-21-202-015-0000 (Lot 5)
 27-21-202-016-0000 (Lot 6)

Interested Parties (members of Wrigley Hospitality, Inc. will also own/operate the hotel)

Members of Wrigley Hospitality, Inc.

Balvantbhai G. Patel (70% ownership)
Mihir Patel (15% ownership)
Jatin Patel (5% ownership)
Monty Patel (5% ownership)
Balvant B. Patel (5% ownership)



Doc#: 1536416060 Fee: \$48.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/30/2015 02:31 PM Pg: 1 of 6

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 29th day of December, 2015, between OLD SECOND NATIONAL BANK, a national banking association, of 37 S. River St., Aurora, IL 60506, duly authorized to transact business in the State of Illinois, as Grantor, and Wrigley Hospitality Inc., an Illinois corporation, of 13330 Cicero Ave., Crestwood, IL 60445, as Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, alien and convey unto the Grantee, and to the Grantee's successors and assigns forever, all of the Grantor's rights, title, and interest in and to the following described real estate (the "Premises"), situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described Premises, with the hereditaments and appurtenances: to have and to hold the Premises as above described, with the appurtenances, unto the Grantees and the Grantee's successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee and the Grantee's successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, it has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and defend the Premises for the period of time that Grantor held fee simple title to the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

FIDELITY NATIONAL TITLE

999101840

CCRD REVIEWER

6

1

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to this instrument on the day and year first above written.

OLD SECOND NATIONAL BANK,
a national banking association

By: *John Giuffre*
John Giuffre, Senior Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Giuffre personally known to me to be a Senior Vice President of OLD SECOND NATIONAL BANK (the "Bank"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of the Bank for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of December, 2015.



Richard M. Furgason
Notary Public

Send tax bills to:

Wrigley Hospitality Inc., 13330 Cicero Ave., Crestwood, IL 60445

This instrument was prepared by:

Richard M Furgason of Dreyer Foote Streit Furgason & Slocum, P.A., 1999 W. Downer Pl., Ste 101, Aurora, IL 60506. Tel. 630-897-8764

After recording return this instrument to:

Fred R. Sherman, Law Offices of Fred R. Sherman, 2222 Chestnut Ave., Ste 101, Glenview, IL 60026

LEGAL DESCRIPTION

LOTS 4, 5 AND 6 IN MAIN STREET VILLAGE - WEST, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2006 AS DOCUMENT 0636109060, IN COOK COUNTY, ILLINOIS.

EASEMENT FOR INGRESS AND EGRESS, PARKING AND UTILITIES, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MAIN STREET VILLAGE WEST DATED JUNE 20, 2006 AND RECORDED JULY 7, 2006 AS DOCUMENT 0618826081, IN COOK COUNTY, ILLINOIS.

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Common address of real estate: 16158 S 96th Ave, Orland Park, Illinois

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.

2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

6. COVENANTS AND RESTRICTIONS OF MAIN STREET VILLAGE WEST (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING IN PART TO ASSOCIATION, ASSESSMENTS AND LIEN THEREFOR, CONTAINED IN THE DOCUMENT RECORDED JUNE 20, 2006 AS DOCUMENT 0618826081, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

7. THE PLAT OF SURVEY NUMBER 3794 PREPARED BY SPACECO INC. DATED MARCH 24, 2005 AND LAST REVISED MARCH 31, 2005 INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NUMBER 17031C0701 F WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000.

8. EASEMENTS IN FAVOR OF THE VILLAGE OF ORLAND PARK AS CONTAINED IN PLAT OF EASEMENT RECORDED JUNE 5, 1985 AS DOCUMENT 85048141 MADE BY JACK SEAR, AS OWNER, WHICH GRANTS A PUBLIC UTILITY EASEMENT OVER, UNDER, THROUGH AND ACROSS THE SAID PROPERTY FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF PUBLIC UTILITIES WITHIN SAID DESCRIBED PROPERTY.

(AFFECTS THE NORTH 15.00 FEET AND THE EAST 20.00 FEET OF THE EAST 70.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS)

9. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS AS REFERRED TO IN DEED RECORDED AS DOCUMENT 95458366.

10. RIGHTS OF THE PUBLIC IN AND TO THAT PART OF THE LAND IF ANY USED AS A PUBLIC HIGHWAY AS PER ORDER OF THE HIGHWAY COMMISSIONERS OF THE TOWNSHIP OF ORLAND, COOK COUNTY, ILLINOIS MARCH 22, 1851 AS APPEARS IN SAID HIGHWAY COMMISSIONERS RECORD BOOK NO. 1 PAGE 16.

11. POSSIBLE EASEMENTS FOR DRAINAGE AND INGRESS AND EGRESS IN FAVOR OF ADJOINING OWNERS, AS NOTED IN STATEMENT IN SURVEYOR'S CERTIFICATE SHOWN ON SURVEY NUMBER 3794 PREPARED BY SPACECO INC., DATED APRIL 1, 2005, AS FOLLOWS:

"THE PROPERTY DOES SERVICE ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS, OR ANY OTHER APPARENT PURPOSE".

12. TERMS AND PROVISIONS CONTAINED IN DEVELOPMENT AGREEMENT (MAIN STREET VILLAGE WEST, 16202 SOUTH LAGRANGE ROAD) DATED JUNE 19, 2006 AND RECORDED JULY 7, 2006 AS DOCUMENT 0618826082, MADE BY AND BETWEEN THE VILLAGE OF ORLAND PARK AND MAIN STREET VILLAGE WEST - PART 1 LLC.

13. TERMS, PROVISIONS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT RECORDED JULY 14, 2006 AS DOCUMENT 0619532083 BY AND BETWEEN THE VILLAGE OF ORLAND PARK AND MAIN STREET VILLAGE WEST - PART 1, LLC.

14. TERMS AND PROVISIONS CONTAINED IN DECLARATION OF RECIPROCAL EASEMENT DATED JUNE 30, 2006 AND RECORDED JULY 31, 2006 AS DOCUMENT 0621218065 MADE BY AND BETWEEN MAIN STREET VILLAGE WEST PART 1 LLC AND BRYAN LANTOW, D.V.M.

15. TERMS AND PROVISIONS CONTAINED IN RESTRICTION AGREEMENT RECORDED JULY 7, 2006 AS DOCUMENT 0618826084 MADE BY AND BETWEEN MAIN STREET VILLAGE WEST - PART 1 LLC AND JAKE LXXXVI, "THAT THE RESTRICTED PROPERTY SHALL NOT BE USED FOR THE OPERATION OF A FULL-SERVICE, SIT-DOWN RESTAURANT AND BREWERY/BREW PUB AND/OR TO SELL HAND-CRAFTED MICRO-BREW BEER", ALONG WITH THE OTHER TERMS AND PROVISIONS THEREIN CONTAIN.

16. EASEMENTS, COVENANTS AND RESTRICTIONS AS SHOWN ON PLAT OF SUBDIVISION FOR MAIN STREET VILLAGE-WEST RECORDED DECEMBER 27, 2006 AS DOCUMENT 0636109060.

17. TERMS AND PROVISIONS AS CONTAINED IN THE AGREEMENT RECORDED JULY 31, 2008 AS DOCUMENT 0821318029 BY AND BETWEEN MAIN STREET VILLAGE WEST - PART 1 LLC AND ALL OF THE FOLLOWING: TATUM & SHEA LTD, WALNUT BREWERY INC DOING BUSINESS AS SWH CORP DOING BUSINESS AS MIMIS CAFE REGARDING A RESTRICTIONS AGREEMENT.

18. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT; AND (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

19. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

20. GENERAL REAL ESTATE TAXES FOR THE YEAR 2015 AND YEARS SUBSEQUENT THERETO.

ASSESSMENT HISTORY

16155-16160 S. 96th Avenue, Orland Park, IL										37446-001	
PIN	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Numbers	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV
27-21-202-014-0000	\$55,304	\$55,304	\$71,580	\$71,580	\$71,580	\$71,580	\$71,580	\$71,580	\$71,580	\$71,580	\$46,350
27-21-202-015-0000	\$132,435	\$132,435	\$169,930	\$169,930	\$169,930	\$169,930	\$169,930	\$169,930	\$169,930	\$169,930	\$103,451
27-21-202-016-0000	\$77,584	\$77,584	\$77,584	\$77,584	\$77,584	\$77,584	\$77,584	\$77,584	\$77,584	\$77,584	\$60,199
TOTAL	\$265,323	\$265,323	\$319,094	\$319,094	\$319,094	\$319,094	\$319,094	\$319,094	\$319,094	\$319,094	\$210,000

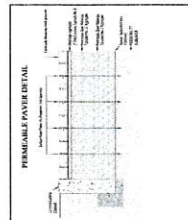
Please note that the property was reassessed in 2014. However, the owner of the property in 2014 and 2015 did not contest the tax assessment.
Please also note that the assessment decreased from 2016 to 2017 and that Applicant will appeal to the Board with a request for reinstatement of the 2017 assessment.

SITE PLAN

SITE DATA TABLE		
AREA DESCRIPTION	NUMBER	UNIT
GROSS AREA	169,518	S.F.
NET BUILDABLE AREA	169,518	S.F.
WETLAND AREA	0	S.F.
FLOOD PLAIN AREA	0	S.F.
FLOODWAY AREA	0	S.F.
OPEN WATER AREA	0	S.F.
LANDSCAPE AREA	52,939	S.F.
NO. OF PARKING STALLS REQUIRED	153	EACH
NO. OF PARKING STALLS PROVIDED	199	EACH
GROSS IMPERVIOUS AREA	115,534	S.F.
PERCENTAGE OF SITE COVERAGE	68.1540	%
NUMBER OF LOTS	1	EACH
NUMBER OF BUILDINGS	1	EACH

PARKING SUMMARY:
 REGULAR STALLS: 192
 HI-STALLS: 7
 TOTAL STALLS: 199

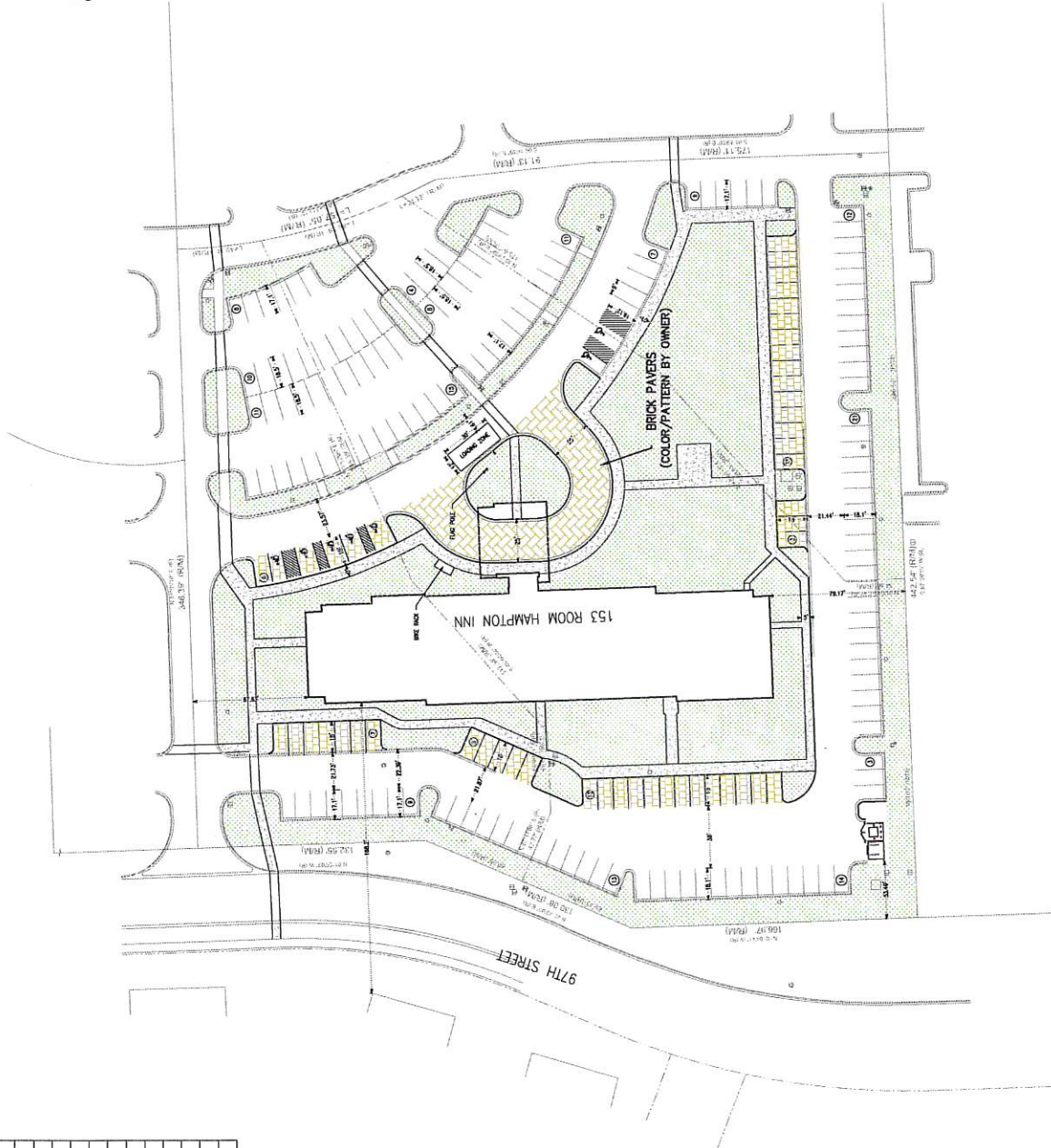
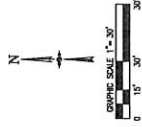
PERVIOUS PAVEMENT AND BRICK
 PAVEMENT LOCATION, COLOR,
 AND MATERIAL TO BE AS
 SPECIFIED IN THE FINAL
 LANDSCAPE PLAN.



PERVIOUS PAVEMENT



LOCATION MAP



PRELIMINARY
 SITE PLAN
 HAWKEYES HOTELS
 DEVELOPMENT

ADVANTAGE
 CONSULTING ENGINEERS
 60 MAIN STREET - SUITE 17 - LEWISTON, IOWA 50458
 515-250-1750

HAWKEYES HOTELS
 160 SOUTHGATE AVENUE, SUITE A
 IOWA CITY, IOWA 52240

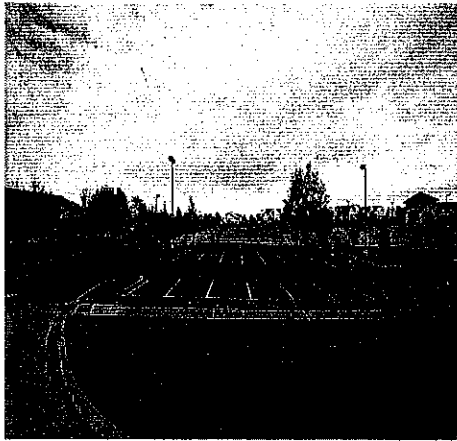
SHEET:
 1 OF 1
 DATE: 03-14-2018
 JOB: 18-005

STATISTICAL ANALYSIS

16155-16160 S. 96th Ave	37446-001			\$8,400,000 Value	\$8,400,000 Value
Orland Park, IL				taxes	taxes
				based on	based on
				8,400,000	8,400,000
				w/o 7c	with 7c
PIN	2017	2018	Total		
Numbers	AV	AV	AV		
27-21-202-014-0000	\$46,350	\$46,350	\$46,350	\$463,500	\$185,400
27-21-202-015-0000	\$103,451	\$103,451	\$103,451	\$1,034,510	\$413,804
27-21-202-016-0000	\$60,199	\$60,199	\$60,199	\$601,990	\$240,796
Total Avs	\$210,000	\$210,000	\$210,000	\$2,100,000	\$840,000
Equalizer	2.9627	2.9627	2.9627	2.9627	2.9627
Tax Rate	8.8070%	8.8070%	8.8070%	8.8070%	8.8070%
Total Taxes	\$54,794	\$54,794	\$54,794	\$547,942	\$219,177

Property Characteristics for PIN:

27-21-202-014-0000



PROPERTY ADDRESS

16160 S 96TH AVE
ORLAND PARK
60467
Township: ORLAND

MAILING ADDRESS

WRIGLEY HOSPITALITY
2706 JAMES STREET
CORALVILLE, IA 52241

INFO FOR TAX YEAR 2018

Estimated Property Value:
Total Assessed Value: 46,350
Lot Size (SqFt): 37,204
Building (SqFt):
Property Class: 5-90
Tax Rate (2017): 8.807
Tax Code (2018): 28011

**TAX BILLED AMOUNTS
& TAX HISTORY**

2018: \$6,651.62* Paid in Full
2017: \$12,093.86 Paid in Full
2016: \$19,973.00 Payment History
2015: \$19,781.10 Payment History
2014: \$19,488.19 Payment History
*=(1st Install Only)

EXEMPTIONS

2018: Not Available
2017: 0 Exemptions Received
2016: 0 Exemptions Received
2015: 0 Exemptions Received
2014: 0 Exemptions Received

APPEALS

2018: Not Available
2017: Appeal Filed
2016: Appeal Information
2015: Appeal Information
2014: Appeal Information

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
2017: Tax Sale Has Not Occurred
2016: No Tax Sale
2015: No Tax Sale
2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

1536416060 - SPECIAL WARRANTY DEED -
12/30/2015
1122322031 - RELEASE - 08/11/2011
1122322030 - RELEASE - 08/11/2011
1122322029 - RELEASE - 08/11/2011
1120042118 - DECLARATION - 07/19/2011

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.

Property Characteristics for PIN:

27-21-202-015-0000



PROPERTY ADDRESS

16158 S 96TH AVE
ORLAND PARK
60467
Township: ORLAND

MAILING ADDRESS

WRIGLEY HOSPITALITY
2706 JAMES STREET
CORALVILLE, IA 52241

INFO FOR TAX YEAR 2018

Estimated Property Value:
Total Assessed Value: 103,451
Lot Size (SqFt): 85,703
Building (SqFt):
Property Class: 5-90
Tax Rate (2017): 8.807
Tax Code (2018): 28011

**TAX BILLED AMOUNTS
& TAX HISTORY**

2018: \$14,846.11* Paid in Full
2017: \$26,992.93 Paid in Full
2016: \$47,415.68 Payment History
2015: \$46,960.11 Payment History
2014: \$46,264.69 Payment History

*(1st Install Only)

EXEMPTIONS

2018: Not Available
2017: 0 Exemptions Received
2016: 0 Exemptions Received
2015: 0 Exemptions Received
2014: 0 Exemptions Received

APPEALS

2018: Not Available
2017: Appeal Filed
2016: Appeal Information
2015: Appeal Information
2014: Appeal Information

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
2017: Tax Sale Has Not Occurred
2016: No Tax Sale
2015: No Tax Sale
2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

1536416060 - SPECIAL WARRANTY DEED -
12/30/2015
1122322029 - RELEASE - 08/11/2011
1120042118 - DECLARATION - 07/19/2011
1102144112 - DEED - 01/21/2011
1101044112 - LIS PENDENS - 01/10/2011

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.

Property Characteristics for PIN:

27-21-202-016-0000



PROPERTY ADDRESS

16155 S 97TH AVE
ORLAND PARK
00000
Township: ORLAND

MAILING ADDRESS

WRIGLEY HOSPITALITY
2706 JAMES STREET
CORALVILLE, IA 52241

INFO FOR TAX YEAR 2018

Estimated Property Value:
Total Assessed Value: 60,199
Lot Size (SqFt): 45,911
Building (SqFt):
Property Class: 5-90
Tax Rate (2017): 8.807
Tax Code (2018): 28011

**TAX BILLED AMOUNTS
& TAX HISTORY**

2018: \$8,639.10* Paid in Full
2017: \$15,707.46 Paid in Full
2016: \$21,648.26 Payment History
2015: \$21,440.34 Payment History
2014: \$21,122.86 Payment History

*=(1st Install Only)

EXEMPTIONS

2018: Not Available
2017: 0 Exemptions Received
2016: 0 Exemptions Received
2015: 0 Exemptions Received
2014: 0 Exemptions Received

APPEALS

2018: Not Available
2017: Appeal Filed
2016: Appeal Information
2015: Appeal Information
2014: Appeal Information

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
2017: Tax Sale Has Not Occurred
2016: No Tax Sale
2015: No Tax Sale
2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

1536416060 - SPECIAL WARRANTY DEED -
12/30/2015
1122322031 - RELEASE - 08/11/2011
1122322030 - RELEASE - 08/11/2011
1122322029 - RELEASE - 08/11/2011
1120042118 - DECLARATION - 07/19/2011

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.

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