

# UNOFFICIAL COPY

## ZONING RIGHTS ALLOCATION AGREEMENT



November 19, 2004

Doc#: 0432427092  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/19/2004 03:45 PM Pg: 1 of 3

### The Lancaster Development Group LLC

c/o Joel M. Carlins, Manager  
One West Superior St., Suite 200  
Chicago, Illinois 60610

Re: Illinois Center – Parcel E1 / Lot 11

Ladies and Gentlemen:

Reference is made to Residential-Business Planned Development No. 70, ("RBPd No. 70") and the Master Plan & Design Standards for Lakeshore East (the "Master Plan"), all with respect to the property governed thereby (the "Property"). In connection with your acquisition of Parcel E1, as the parcel is referred to in the Master Plan (Lot 11 as referred to in the Lakeshore East Plat of Subdivision), being an aggregate area consisting of approximately 37,039 square feet measured at the Upper Level located within Subarea E of the Property, Lakeshore East, LLC, an Illinois limited liability company, hereby conveys and irrevocably commits to you and your successors and assigns ("Owner") the right, but not the obligation, to undertake the following development and uses on Parcel E1:

1. 205 Dwelling Units
2. 0 square feet of retail sales and service Floor Area.
3. 317,475 square feet of Floor Area. For purposes of the foregoing, the definition of Floor Area contained in the Chicago Zoning Ordinance as of the date hereof, as modified by the RBPd #No. 70 and the Master Plan, shall apply.

This letter shall inure to the benefit of Owner, as owner of Parcel E1, and its successors and assigns.

The undersigned acknowledges and agrees that it shall not grant any rights within Subarea E of the Property which would diminish the foregoing development rights allocated to Parcel E1 or would preclude Owner from fully utilizing the above-described development rights.

20f3  
02040193

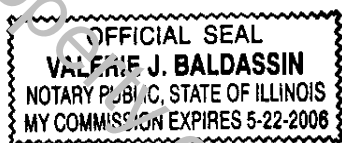
# UNOFFICIAL COPY

**LAKESHORE EAST, LLC**, an  
Illinois limited liability company

By: [Signature]  
Name: James R. Loewenberg  
Title: Manager

Subscribed and Sworn to before me  
this 19<sup>th</sup> day of November, 2004

[Signature]  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Lot 11 in LakeshoreEast Subdivision of part of the un subdivided lands lying east of and adjoining Fort Dearborn Addition to Chicago, said addition being in the Southwest fractional Quarter of Section 10, Township 39 North, Range 14, East of the Trhird Principal Meridian, according to the Plat thereof recorded March 4, 2003 as document 0030301045, in Cook County, Illinois.

Property of Cook County Clerk's Office

17-10-400-015  
17-10-401-012  
17-10-401-013