



Doc#: 1117231074 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2011 12:05 PM Pg: 1 of 3

First American Title Order # NCS-488091 3088 88

ZONING RIGHTS ALLOCATION AGREEMENT

June 15, 2011

Lakeshore East Parcel A LLC
225 North Columbus Drive, Suite 100
Chicago, Illinois 60601

Re: Illinois Center – Parcel A, part of Lot 4, as more particularly described on Exhibit A attached hereto (the "Parcel A Property")

Ladies and Gentlemen:

Reference is made to Residential-Business Planned Development No. 70, as amended ("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 the Parcel A Property, as the property is referred to in the Master Plan (Part of Lot 4 as referred to in the Lakeshore East Plat of Subdivision), being an aggregate area consisting of approximately 29,038 square feet, Lakeshore East LLC, an Illinois limited liability company (the "Grantor"), hereby conveys and irrevocably commits to Lakeshore East Parcel A LLC, an Illinois limited liability company (the "Grantee"), and its successors and/or assigns, the right, but not the obligation, to undertake the following development and uses on the Parcel A Property:

- 1. 499 dwelling units, or such lesser amount as is actually constructed by Grantee;

Prepared by:

Kimberly J Sharon, Esq.
Joel M. Carlins and Associates, Ltd.
225 North Columbus Drive, Suite 100
Chicago, Illinois 60601

After recording return to:

Kimberly J Sharon, Esq.
Joel M. Carlins and Associates, Ltd.
225 North Columbus Drive, Suite 100
Chicago, Illinois 60601

UNOFFICIAL COPY

2. 18,010 square feet of retail floor area; and
3. No more than 509,410 square feet of floor area, with a height measuring no more than 486 feet above 0.00 Chicago City Datum. For purposes of hereof, 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.
4. Approximately 272 parking spaces.

This letter shall inure to the benefit of Grantee, as owner of the Parcel A Property, and its successors and/or assigns.

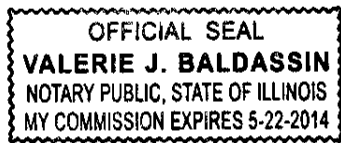
The undersigned covenants, warrants, acknowledges and agrees that it shall not grant any rights within the Property which would diminish the foregoing development rights allocated to the Parcel A Property or would preclude Grantee (and/or its successors and/or assigns) from fully utilizing the above-described development rights.

LAKESHORE EAST LLC, an
Illinois limited liability company

By: [Signature]
Name: David Carlson
Title: One of Its Managers

Subscribed and Sworn to me
this 15 day of June, 2011

[Signature]
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 4 (EXCEPT THE WEST 60 FEET) IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE 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 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 60.00 FEET OF LOT 4 LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 3 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF 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 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION, RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 41.00 FEET ABOVE CHICAGO CITY DATUM, AND LYING BELOW THE CENTER LINE OF THE STRUCTURAL SLAB OF THE ROADWAY AT THE PLAZA LEVEL, BEING AN INCLINE PLANE HAVING AN ELEVATION OF 53.55 FEET ABOVE CHICAGO CITY DATUM ALONG THE NORTH LINE OF SAID LOT 4 AND AN ELEVATION OF 55.33 FEET ABOVE CHICAGO CITY DATUM ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF LOT 3 IN COOK COUNTY, ILLINOIS.

PTN: 17-10-318-061-0000

17-10-318-062-0000 (affects Parcel 2
and other parcels)

Property address : 345 E. Wacker Dr.
Chicago, IL