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Doc#: 1509029015 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/31/2015 10:24 AM Pg: 1 of 4

AGREEMENT

THIS Agreement is made and entered into this ~~31~~ day of February, 2015 by and between the Village of Arlington Heights, a municipal corporation, ("Village"), and 3803-15 Ventura Drive, LLC ("Applicant").

WHEREAS, the Village provides industrial businesses the opportunity to apply for a Cook County Real Estate 6b Classification which provides a property tax incentive ("Class 6b"); and

WHEREAS, Applicant is the contract purchaser of the property located at 3815 N. Ventura Drive, Arlington Heights, Illinois (PINs 03-06-304-001-0000, 03-06-304-002-000, 03-06-304-012-0000, and 03-06-304-013-0000) ("Subject Property"); and

WHEREAS, on December 23, 2014, the Applicant applied for a Class 6b; and

WHEREAS, the Village has created a zero percent interest loan program for businesses, which is to be funded by rebates from Class 6b applicants ("Fund"); and

WHEREAS, as one of the conditions of the Village approving a Class 6b, the Applicant agrees to remit to the Village exclusively for the Fund, 10% of its savings from the Class 6b for each of the first five years the Class 6b incentive is applied to the Applicant's property tax bills,

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:


1. Upon approval by the Village Board of the Applicant's request for a Class 6b, this Agreement shall be recorded against the Subject Property.

CCRD REVIEWER

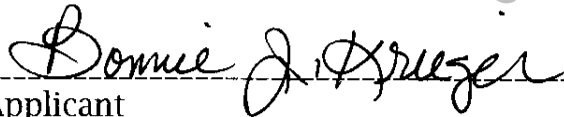
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2. The Applicant agrees to remit to the Village, on an annual basis, 10% of its savings from the Class 6b for each of the first five years the Class 6b incentive is applied to the Applicant's property tax bills. An example of the process used to calculate the 10% is attached to this Agreement as an Exhibit.
3. After five years, the Applicant will retain 100% of the property tax abatement through the life of the 12 year incentive.
4. The Village will invoice the Applicant for the 10% upon Cook County's issuance of the second tax bill in the first full calendar year after the Class 6B abatement and each of the subsequent four calendar years. The Applicant shall pay the invoice within 30 days of the date of the invoice.
5. Should the Applicant fail to pay the invoice in a timely manner, the Village may pursue any and all remedies available, including pursuing collection of the amount due or recording a lien against the Subject Property.
6. If the Village has already invoiced the Applicant for 10% of the tax savings generated by the renewed Class 6b incentive for a certain year and a property tax appeal subsequently reduces the total taxes the Applicant owes on the Subject property for that year, the Village will either lower the following tax year's invoice by 10% of the amount of that reduction, or refund the Applicant 10% of the amount of that reduction via check.
7. This Agreement is null and void if the Applicant does not close the purchase on the property or if the Class 6b is not approved by all necessary entities.
8. This Agreement constitutes the entire understanding of the parties and no amendment or modification thereof will be effective unless in writing and signed by all parties.

VILLAGE OF ARLINGTON HEIGHTS



Randall Recklaus
Village Manager



Applicant

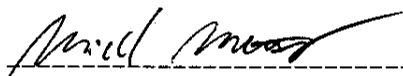
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Date

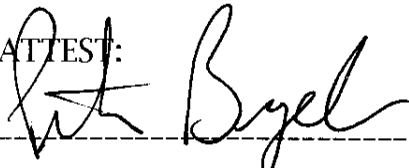
2.3.15

Date

ATTEST:



ATTEST:



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EXHIBIT

EXAMPLE OF CALCULATION OF SAVINGS FROM 6B:

	With 6B	Without 6B
Estimated Market Value from County Assessor	\$ 4,220,000	\$ 4,220,000
Assessment Level	10%	25%
Proposed Assessed Valuation	\$ 422,000	\$ 1,055,000
State Equalizer (2013 used as example)	2.6621	2.6621
Equalized Assessed Value	\$ 1,123,406	\$ 2,808,516
Sample Tax Rate	11.679%	11.679%
Estimated Tax Bill	\$ 131,203	\$ 328,007
Savings from 6B	\$ 196,804	
10% of Savings	\$ 19,680	

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LEGAL DESCRIPTION

Lots 6, 7 and 8 in 53 Park of Commerce, being a subdivision of parts of Governments Lots 1 and 2 in the West ½ of Section 6, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P. I. N.: 03-06-304-001, -002, -012, -013

3815 North Ventura Drive, Arlington Heights, IL 60005

Property of Cook County Clerk's Office