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Doc# 1815106049 Fee \$96.00

KAREN A. YARBROUGH
 COOK COUNTY RECORDER OF DEEDS
 DATE: 05/31/2018 11:08 AM PG: 1 OF 30

STATE OF ILLINOIS)
)SS.
 COUNTY OF COOK)

I, ANDREA M. VALENCIA, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office authorizing Dedication of Portion of Public Way in area bounded by S. Washtenaw Ave., W. 15th St., S. Rockwell St. and W. 15th Pl. and Vacation of Portion of W. 15th Pl. and W. 15th St. in area bounded by S. Western Ave., W. 16th St. and S. Washtenaw Ave.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the eighteenth (18th) day of April, 2018.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:

Yeas 50 Nays 0

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor failed to return the said ordinance to the said City Council with his written objections thereto at the next regular meeting of the said City Council occurring not less than five (5) days after the passage of the said ordinance.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this twenty-fifth (25th) day of May, 2018.

[T.P.]

Andrea M. Valencia
 ANDREA M. VALENCIA, City Clerk

RECORDING FEE 96.00
 DATE 5/31/2018 COPIES 60
 OK BY [Signature]

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The following is said ordinance as passed:

WHEREAS, The City of Chicago ("City") is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City has experienced a significant loss of industry and jobs in recent years, accompanied by a corresponding erosion of its tax base, due in part to industrial firms' inability to acquire additional property needed for their continued viability and growth; and

WHEREAS, Many industrial firms adjoin streets and alleys that are no longer required for public use and might more productively be used for plant expansion and modernization, employee parking, improved security, truck loading areas or other industrial uses; and

WHEREAS, The City can strengthen established industrial areas and expand the City's jobs base by encouraging the growth and modernization of existing industrial facilities through the vacation of public streets and alleys for reduced compensation; and

WHEREAS, The properties at 2514 to 2558 West 15th Street, 2515 to 2559 West 15th Street, 2601 -- 2611 West 15th Street, 2600 -- 2612 West 15th Place, 2601 -- 2613 West 15th Place, 1500 -- 1560 South Rockwell Street and 1501 -- 1559 South Rockwell Street are owned by Chicago Film Studios Industrial Real Estate Holdings LLC, an Illinois limited liability company ("Developer"); and

WHEREAS, The Developer employs eighteen (18) full-time employees; and

WHEREAS, The Developer proposes to use the portion of the streets and alley to be vacated herein for the creation of a secure film studio campus ("Developer's Campus"); and

WHEREAS, The Developer agrees to maintain landscaping for the public good, on that portion of the area to be vacated and made private property as identified in, and in accordance, with the terms established in the maintenance agreement ("Maintenance Agreement") hereby made part of this ordinance as Exhibit D; and

WHEREAS, The City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of public use and the public interest to be subserved is such as to warrant the vacation of that part of the public streets and alley described in the following ordinance; now, therefore,

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Be It Ordained by the City Council of the City of Chicago:

SECTION 1.

Dedication:

The east 16 feet of Lot 6 in Pope's Subdivision of Lots 1, 2, 3, 4, 10, 11, 12 and 13 in Block 5 (recorded April 30, 1869, ante-fire) of Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian (recorded September 21, 1854, ante-fire), in Cook County, Illinois containing = 1,992 square feet or 0.046 acre, more or less, as shaded and legally described by the words "Hereby Dedicated" on the plat hereto attached as Exhibit A, which drawing for greater clarity is hereby made a part of this ordinance.

Vacation:

That part of South Rockwell Street (having a 66-foot right-of-way) lying south of the southerly line of West 15th Street and lying north of the north line of West 16th Street, in the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian; together with that part of West 15th Place (having a 66-foot right-of-way) lying west of the west line of South Rockwell Street and lying east of the southerly extension of the west line of Lot 17 in Pope's Subdivision of Lots 1, 2, 3, 4, 10, 11, 12 and 13 in Block 5 (recorded April 30, 1869, ante-fire) of Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian (recorded September 21, 1854, ante-fire); together with that part of the east/west 16-foot wide public alley lying west of the west line of South Rockwell Street and lying east of the southerly extension of the east line of Lot 6 in Pope's Subdivision of Lots 1, 2, 3, 4, 10, 11, 12 and 13 in Block 5 (recorded April 30, 1869, ante-fire) of Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian (recorded September 21, 1854, ante-fire), all in Cook County, Illinois. Containing = 50,876 square feet or 1.168 acres, more or less. Also that part of West 15th Street (having a 66-foot right-of-way) lying east of the east line of South Rockwell Street and lying west of a line beginning at the southeast corner of Lot 23 in Block 7; thence south to the northeast corner of Lot 2 in Block 10 and the point of terminus of said line, all in the subdivision of Lots 2, 3, 5, 6, 7, 8 and 13 to 18 (recorded June 17, 1858, ante-fire) of Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian (recorded April 13, 1852, ante-fire); all in Cook County, Illinois. Containing = 31,348 square feet or 0.720 acre, more or less. Said parcels containing, in the aggregate, 82,224 square feet or 1.888 acres, more or less, as shaded and legally described by the words "Hereby Vacated" on the plat hereto attached as Exhibit B, which drawing for greater clarity is hereby made a part of this ordinance, be and the same is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacations.

SECTION 2. The Commissioner of Transportation is hereby authorized to accept and approve a restrictive covenant or similar instrument restricting the use and improvement of the public way vacated in Section 1 of this ordinance to industrial uses and for such use and improvements that are accessory as that term is defined in the Chicago Zoning

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Ordinance. The restriction on use and improvement in the covenant agreement or instrument shall be for a term of forty (40) years and upon breach of such restriction the public way herein vacated shall revert to the City and be subject to the terms and conditions of the dedication by which it has been heretofore held by the City.

SECTION 3. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, AT&T/SBC, Comcast and their successors or assigns, a non-exclusive utility easement to operate, maintain, construct, replace and renew overhead wires, poles, and associated equipment and underground conduit, cables, and associated equipment for the transmission and distribution of electrical energy, telephonic and associated services under, over and along the streets and alley herein vacated, with the right of ingress and egress. The grade of the vacated public way shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison, AT&T/SBC, and/or Comcast facilities. No construction, buildings, permanent structures or obstructions shall occur or be placed over the area herein vacated without express written release of easement by the involved utilities. Any future Developer-prompted relocation of facilities lying within the area being vacated will be accomplished by the involved utility, and be done at the expense of the Developer, its successors or assigns.

SECTION 4. The City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Company an easement to operate, maintain, repair, renew and replace existing underground facilities and to construct new facilities in all of the area to be vacated, with the right of ingress and egress at all times for any and all such purposes. It is further provided that no buildings or other structures shall be erected upon or over said easement herein reserved for The Peoples Gas Light and Coke Company or other use made of the said area which would interfere with the construction, operation, maintenance, repair, removal, or replacement of said facilities, or the construction of additional facilities. No construction, buildings, permanent structures or obstructions shall occur or be placed over the area herein vacated without express written release of easement by the involved utility. Any future Developer-prompted relocation of Peoples Gas facilities lying within the area herein vacated will be accomplished by Peoples Gas, and completed at the expense of the Developer, its successors or assigns.

SECTION 5. The dedication for public way herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns, and constructing the newly dedicated public alley, in accordance with the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices, and in accordance with the executed Duty to Build Agreement attached herein and made a part of this ordinance as Exhibit C.

SECTION 6. The City of Chicago hereby reserves an easement over the area herein vacated for existing Water Department sewer and associated sewer structures, and for the installation of any additional sewers, as now located, or which in the future may be located in the street herein vacated, and for the maintenance, renewal and reconstruction of such facilities. It is also provided that, the City shall have 24-hour access to the area to be vacated, that no buildings, permanent structures, or trees (within 10 feet of the sewer structure) shall be erected on or over said easement herein reserved, or other use made of said area, which in the sole discretion of the respective municipal officials having control of the aforesaid service facilities, would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-owned service facilities. It is further provided that any Developer-prompted adjustments to the area herein

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vacated be submitted to the Department of Water for review and express approval prior to construction. Any repair, renewal or replacement of private improvements, or private property damaged within the vacation area as a result of the City exercising its easement rights shall be repaired/replaced at the expense of the Developer, its successors or assigns. Any surface drainage from the adjacent right-of-way upstream of the area to be vacated must be separated and accommodated at the expense of the Developer, its successors or assigns.

SECTION 7. The Developer acknowledges that any private sewers, appurtenances and connections within the area to be dedicated shall be sealed, removed or relocated to private property at the Developer's expense, in accordance with the standard procedures of the Department of Water Management, Sewer Section; or established as public through a separate City Council action. In the event that any sewer is abandoned, the abandonment plans must meet the Department of Water Management, Sewer Section's requirements and be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section prior to work. The Developer understands that it is Developer's responsibility to provide proper drainage, and lay new sewer main and associated structures, at Developer's expense within the area herein dedicated, in accordance with plans reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to work. Acceptance of new sewers is contingent upon submittal of as-built drawings and physical and videotape inspection provided by the Developer to the Department of Water Management within 30 days of completion. All sewer work in both the public way and on private property requires a permit of a Licensed Drainlayer as secured through the Department of Buildings-Sewer Permit Section.

SECTION 8. Further, the dedication herein provided for is accepted upon the express condition that all newly required sewers and appurtenances within the areas herein dedicated shall be built at the Developer's expense and in accordance with plans reviewed, approved and permitted by the Department of Water Management Sewer Design Section prior to work.

SECTION 9. The City of Chicago hereby reserves the streets as herein vacated, as a right-of-way for an existing Water Department main and appurtenances thereto, and for the installation of any additional water mains and appurtenances which in the future may be located in the streets as herein vacated, and for the maintenance, renewal, and reconstruction of such facilities, with the right of ingress and egress at all times upon reasonable notice. It is further provided that the City shall have 24-hour access and that no buildings or other structures shall be erected upon or above the said right-of-way herein reserved, or other use made of said area, which in the judgment of the municipal officials having control of the aforesaid service facilities would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-owned service facilities. It is further provided that any Developer-prompted adjustments to water facilities in the area to be vacated, and the repair, renewal or replacement of any private materials, or private property damaged in the area to be vacated as a result of the City exercising its easement rights shall be done at the sole cost and expense of the Developer, its successors or assigns.

SECTION 10. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall pay or cause to

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be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois, a certified copy of this ordinance, together with a restrictive covenant, complying with Section 2 of this ordinance and approved by the Corporation Counsel, and the attached plats approved by the Department of Transportation's Acting Superintendent of Maps and Plats. The recording of this ordinance shall constitute the Developer's agreement, for itself and its successors and assigns, that Section 12 of this ordinance supersedes paragraph Number 3 of the "Understandings" provision of the MOU (as defined below).

SECTION 11. The vacation herein provided for is part of the Developer's investments, benefits, and enhancements (collectively, the "Enhancements") to the City of Chicago and the North Lawndale community which will include, but not be limited to, certain infrastructure improvements, job creation, M/WBE contracting, and community apprenticeship programs, all through the Developer's Campus redevelopment, as such Enhancements are more fully detailed in the Public Way, Community Benefits, and Economic Development Memorandum of Understanding ("MOU") executed by and between the City and Developer, attached hereto as Exhibit E and made a part hereof.

SECTION 12. The City reserves its right to reenter and take possession of all or any portion of the vacated right-of-way; terminate the estate conveyed to Developer, and revert title to all or any portion of the vacated right-of-way in the City where Developer defaults on this ordinance and the MOU.

SECTION 13. This ordinance shall take effect and be in force from and after its passage and publication. The vacation shall take effect and be in force from and after its recording.

Vacation and Dedication Approved:

(Signed) Rebekah Scheinfeld
Commissioner

Approved as to Form and Legality:

(Signed) Lisa Misher
Chief Assistant Corporation Counsel

(Signed) Jason Ervin
Alderman, 28th Ward

(Signed) Michael Scott, Jr.
Alderman, 24th Ward

[Exhibits "A" and "B" referred to in this ordinance printed on pages 76868 through 76874 of this *Journal*.]

Exhibits "C", "D" and "E" referred to in this ordinance read as follows:

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EXHIBIT C



July 17, 2017

DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY

In support of my current application with the Chicago Department of Transportation's Public Way unit, for a dedication of my private property for new public way, I hereby state that I am the applicant or the company agent for the applicant company involved in the project, and that I have the authority to agree to the below terms of the dedication.

PLEASE INITIAL AGREEMENT:



I am aware that I am responsible for the construction of all public and private rights of way (streets, alleys, etc) described on the Plat of Subdivision/Dedication associated with unique


CDOT FILE: 21-28-17-3700



I further understand that all rights of way (both public and private) must be built to City specifications as detailed in the most current version CDOT's Regulation for Openings, Construction and Repair in the Public Way.



Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub-par or that do not adhere to the City's standards.

Signed Date: 

Date: 7/17/17

Printed name: Mark Deegen

Title: Member

Organization: Chicago Film Studios Industrial Real Estate Holdings, LLC

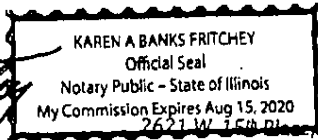
Address with Zip: 2621 W. 15th Place Chicago, IL 60608

Phone / Fax: (773) 521-8000 / (773) 521-9424

Email: mark@chicagofilmstudios.com

Notary:





2621 W. 15th Pl., Chicago IL 60608
773.521.8000

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EXHIBIT D**MAINTENANCE AGREEMENT**

Commissioner Scheinfeld
 Chicago Department of Transportation
 CDOT Maps and Plats/ Right of Way
 30 North LaSalle Street, Suite 500
 Chicago, Illinois 60602

File Number: 24-28-17-3700

Dear Commissioner:

Please be advised that Chicago Film Studios Industrial Real Estate Holdings, LLC is willing and able to maintain the planter west of the cul-de-sac located on 15th place approximately 144 feet from the east line of Rockwell Avenue. See the attached landscape plan for West 15th Place prepared by McCallum Associates, which describes the planter in detail.

I understand that the approvability of the associated project is dependent upon masking of our site from the adjacent residences, and that it is our responsibility to maintain landscaping for the benefit of the public. Responsibilities include: upkeep of the above structure including the removal of litter, and graffiti, and its repair in the event of damage. Maintenance of the landscaping includes consistent watering during establishment period (2 years), upkeep and the replacement of trees/plants that fall below 50% dead threshold. I understand that our organization is responsible for the safety and security of the above items. The Chicago Department of Transportation will keep this agreement on file and may contact me concerning maintenance of the site. The undersigned agrees to indemnify and hold harmless the City of Chicago for any liability, or any costs associated with damage to the above structure occurring as a result of official City work in the right of way in the City's exercise of any easement rights.

Authorized company agent (signed):

A handwritten signature in black ink, appearing to read "Mark J. Degen", written over a horizontal line.

Date: 03/02/18

Printed Name and Title:

Mark J. Degen - Manager

Organization:

Chicago Film Studios Industrial Real Estate Holdings, LLC

Co. Address:

2621 W. 15th Place, Chicago, IL 60608

Co. Telephone:

773-521-800

E-mail:

mark@chicagofilmstudios.com

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Exhibit "E".

Public Way, Community Benefits, And Economic Development Memorandum Of Understanding.

This Public Way, Community Benefits, and Economic Development Memorandum of Understanding ("MOU") is made on or as of the 22nd day of March 2018 ("Effective Date"), by and between the City of Chicago, an Illinois municipal corporation, by and through its Department of Transportation ("CDOT") and its Department of Planning and Development ("DPD") (collectively, the "City"), and Chicago Film Studios Industrial Real Estate Holdings LLC, an Illinois limited liability company ("Cinespace"). The City and Cinespace shall collectively be referred to herein as the "Parties" and individually as a "Party".

Recitals.

Whereas, The City owns, for the benefit of the public, the public ways within the City of Chicago, including but not limited to the public ways falling within the 24th and 28th Wards located between Ogden Avenue to the north, South Western Avenue to the east, West 16th Street to the south, and South California Avenue to west, all commonly known as the North Lawndale community; and

Whereas, Cinespace assembled and owns approximately one and a half million square feet of the formerly vacant Ryerson industrial property ("Cinespace Property") as legally described on (Sub)Exhibit A attached hereto and made a part hereof. The Cinespace Property was converted into what is now the largest filming and soundstage operation in North America outside of Hollywood, California. The Cinespace Property offers highly functional, state-of-the-art studio space, multiple soundproof offices with or without connectivity to studios, carpentry shops and paint areas, prop storage facilities, casting, wardrobe and dressing room spaces, on-site dining areas, in-house prop and decor rental facility, equipment rental facility and additional space for charitable, community, and corporate events; and

Whereas, Cinespace is interested in enhancing the North Lawndale community through the expansion of its Cinespace Property campus. As part of its campus expansion, Cinespace is proposing to provide certain CDOT and DPD investments and projected economic benefits to the City of Chicago and the North Lawndale neighborhood that are anticipated to result in a more secure Cinespace Property campus working environment and an improvement to the safety and security of the North Lawndale neighborhood by separating the commercial and industrial uses from the residents; and

Whereas, As part of its campus expansion Cinespace is seeking the following public way transactions:

- (1) Pursuant to CDOT's public way commercial vacation program and subject to a separate ordinance ("Vacation Ordinance"), on or about August 17, 2017, Cinespace applied for a vacation at Cinespace's sole cost and expense of the following:

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(a) South Rockwell Avenue, from the south line of West 15th Street to the north line of West 16th Street; and

(b) West 15th Place, from the west line of South Rockwell Avenue to the west line of Lot 17 in Block 5; and

(c) a portion of the east west alley, between West 15th Street and West 15th Place from the west line of South Rockwell Avenue to the east line of a new north/south public alley to be dedicated through Lot 6 in Block 5; and

(d) West 15th Street, from the east line of South Rockwell Avenue to approximately the east lines of Lots 2 and 23 in Block 7;

all as legally described as follows (subject to CDOT confirmation and modification):

That part of South Rockwell Avenue (having a 66-foot right-of-way) lying south of the southerly line of West 15th Street and lying north of the north line of West 16th Street in the northeast quarter and the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian;

Together with that part of West 15th Place (having a 66-foot right-of-way) lying west of the west line of South Rockwell Avenue and lying east of the southerly extension of the west line of Lot 17 in Pope's Subdivision of Lots 1, 2, 3, 4, 10, 11, 12 and 13 in Block 5 (recorded April 30, 1869, ante-fire) of Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian (recorded September 21, 1854, ante-fire);

Together with that part of the east/west 16-foot wide public alley lying west of the west line of South Rockwell Avenue and lying east of the southerly extension of the east line of Lot 6 in Pope's Subdivision of Lots 1, 2, 3, 4, 10, 11, 12 and 13 in Block 5 (recorded April 30, 1869, ante-fire) of Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian (recorded September 21, 1854, ante-fire), all in Cook County, Illinois.

Containing = 50,876 square feet or 1.168 acres, more or less.

Also,

That part of West 15th Street (having a 66-foot right-of-way) lying east of the east line of South Rockwell Avenue and lying west of a line beginning at the southeast corner of Lot 23 in Block 7; thence south to the northeast corner of Lot 2 in Block 10 and the point of terminus of said line, all in the subdivision of Lots 2, 3, 5, 6, 7, 8 and 13 to 18 (recorded June 17, 1858, ante-fire) of Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian (recorded April 13, 1852, ante-fire); all in Cook County, Illinois.

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Containing = 31,348 square feet or 0.720 acre, more or less.

Total area vacated, 82,224 square feet or 1.888 acres, more or less (collectively, the "Vacation"); and

(2) The Vacation Ordinance shall include terms and conditions that provide that the City reserves its right to reenter and take possession of all or any portion of the vacated right-of-way, terminate the estate conveyed to Cinespace, and revert title to all or any portion of the vacated right-of-way in the City where Cinespace defaults on this MOU and/or the Vacation Ordinance. Cinespace shall have thirty (30) days to cure the default after written notice of default from the City.

(3) Pursuant to the City's Department of Business Affairs and Consumer Protection's Grant of Privilege ("Grant of Privilege") program and subject to separate ordinances, Cinespace applied, on or about October 25, 2017, for a Grant of Privilege permits, at its sole cost and expense, for (1) the use of the public way and (2) occupation of space at 16th Street from Washtenaw Avenue to the abutment east of the railroad tracks to accommodate two security gates, to be constructed by Cinespace, at its sole cost and expense, across 16th Street. One gate will be constructed across 16th Street at the intersection of 16th Street and Washtenaw Avenue and the second gate will be constructed across 16th Street west of Western Avenue before the viaduct; and

Whereas, As part of the Cinespace Property campus expansion, Cinespace shall provide the City with the following North Lawndale public way, community benefits, and economic development enhancements (collectively, the "Cinespace Property Campus Enhancements"):

(1) In an effort to accommodate traffic and the bus route displaced by the Grant of Privilege closure of 16th Street, between Washtenaw and the CSX railroad viaduct, Cinespace shall, at its sole cost and expense, provide for the following public way infrastructure improvements, as required by CDOT, and as shall be in place subsequent to the approval by the City Council of the City of Chicago's approval of the Vacation Ordinance and before the 16th Street Grant of Privilege closure to traffic:

A. Traffic Signal Infrastructure.

- Install actuated northbound left turn arrow on Western at Ogden;
- Install actuated southwest bound left turn arrow on Ogden at Washtenaw;
- Install/replace video detection for the Ogden service drives, the Ogden left-turn lanes, and 13th Street at the Western/Ogden/13th Street intersection;
- Replace non-functional detection in left turn lanes and service drives at Ogden/California with video detection to restore actuation capabilities to the traffic signal;

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- Replace non-function detection in service drives at Ogden/Washtenaw with video detection to restore actuation capabilities to the traffic signal; and
- Install countdown pedestrian signals at Western/16th.

(2) The following public way infrastructure improvements shall be completed within nine (9) months of approval of drawings from the City, weather permitting:

A. Geometric Improvements.

- Bump out the medians at the northwest and southeast corners of Ogden and Washtenaw into the service drive parking lanes and provide ADA compliant paths to relocated bus stops. If geometrically feasible, extend medians through the existing crosswalks. Install bus shelters as shall be coordinated with CDOT and CTA;
- Bump out the medians at the southwest and northeast corners of Ogden and Rockwell into the service drive parking lanes and provide ADA compliant paths to relocated bus stops. If geometrically feasible, extend medians through the existing crosswalks. Install bus shelters as shall be coordinated with CDOT and CTA; Bump out all four corners at Ogden and California to improve walkability for pedestrians and to allow more green time to be shifted from California to Ogden; and
- Extend the median at the southwest corner of Ogden and Western into crosswalk across Ogden in order to provide a pedestrian refuge area between the service drive and mainline of Ogden.

B. Infrastructure Improvements in accordance with the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices.

- Resurface 16th Street from Western Avenue to a point 480 feet west thereof, at the Norfolk Southern Rail Road viaduct (the "Project"). The Project shall be undertaken solely by the Chicago Department of Transportation, or its designees, at the cost of approximately \$55,627.90 the ("16th Street Resurfacing Cost"), as indicated in the estimate attached hereto as (Sub)Exhibit B. Subsequent to completion of a work order, and within ten (10) days of receipt of an invoice for the Project, Cinespace shall pay the Chicago Department of Transportation for the 16th Resurfacing Cost before the work is carried out. The parties acknowledge and agree that in the event of any cost increases or overruns experienced by the Chicago Department of Transportation in the undertaking of the Project, Cinespace shall not be liable for any additional amounts or costs in excess of two percent of the total 16th Street Resurfacing Cost.

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(3) Cinespace agrees to provide the City with the following community and economic development benefits:

- The City shall have design approval over the Cinespace plans to fence and otherwise close off the Cinespace Property campus.
- Cinespace shall provide a plan to the Commissioner of the Department of Planning and Development detailing efforts to provide the City with job creation as part of the Cinespace Property campus redevelopment.
- Cinespace shall develop a plan, subject to the City's approval, to benefit the North Lawndale community through the construction, security, and contracting expansion and redevelopment of the Cinespace Property by (1) leveraging minority- and women-owned business enterprises for construction, catering, or other contracting; (2) working with the City and associated agencies to hire locally where possible and to develop an apprenticeship or filmmaker-in-residence program to facilitate the growth of residents interested in the industry; and (3) hosting occasional open-houses for local community organizations to engage with the studio.
- Cinespace shall provide a tour component for the Cinespace Property campus and shall allow daily guided tours of the campus studio and grounds. Cinespace shall also incorporate the adjacent Lagunitas Brewery as part of the guided tour component to this agreement.
- Cinespace shall commit to working with Choose Chicago, or its successor as identified by the City, in relation to social media marketing campaigns and will do so on an ongoing basis.

Understandings.

1. The Parties acknowledge that the Cinespace Property Campus Enhancements shall be provided to the City in relation to the Cinespace expansion of its campus and through the Vacation and Grant of Privilege public way transactions.

2. Cinespace acknowledges and understands that the vacation and Grant of Privilege processes are separate public way transactions requiring Cinespace's active participation and provision of documentation necessary to complete the separate ordinances that will be necessarily submitted to City Council for ultimate passage and approval of the vacations and Grant of Privilege permits.

3. The Parties agree that neither party may claim any legal rights against the other by reason of this MOU.

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Chicago Film Studios Industrial Real Estate Holdings LLC,
an Illinois limited liability company

(Signed) By: Alexander Pissios
Member

City of Chicago, an Illinois municipal corporation

(Signed) By: Rebekah Scheinfeld
Commissioner of Transportation

(Signed) By: David L. Reifman
Commissioner of Planning and Development

[(Sub)Exhibit "B" referred to in this Public Way, Community Benefits
and Economic Development Memorandum of Understanding
unavailable at time of printing.]

(Sub)Exhibit "A" referred to in this Public Way, Community Benefits and Economic
Development Memorandum of Understanding reads as follows:

(Sub)Exhibit "A".

Cinespace Property.

Legal Description:

Parcel A.

Tract 1:

All that part of Block 2 in Walker's Douglas Park Addition to Chicago, a subdivision of the east half of the west half of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, lying west of and adjoining the 100-foot strip conveyed to Thomas D. Messier, trustee, by deeds recorded as Document Numbers 438943 and 448416 in Book 1256, page 88 and Book 1273, page 618; in Cook County, Illinois.

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Tract 2:

All that part of said Block 2 in Walker's Douglas Park Addition to Chicago, described as follows, to-wit:

beginning at a point in the line dividing the land of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company, from the land of Joseph T. Ryerson & Son, Inc., at a distance of 44 feet, measured southwardly along said land dividing line, from a point in the north line of said Block 2, said north line of Block 2 being also the south line of West 16th Street, said beginning point being also 100 feet west of the east line of said Block 2 and being also distant 160 feet westwardly from a point in and measured at right angles to the line established as the original centerline of the railroad of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company known as the Chicago Terminal Division, extending from said beginning point, by the land of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company, the five following courses: (1) eastwardly on a line parallel with the said north line of Block 2, a distance of 40 feet to a point; (2) southwardly on a line parallel with the said east line of Block 2, said course being also on a line parallel with and distant 120 feet westwardly from and measured at right angles to the said original centerline of railroad, the distance of 65 feet to a point; (3) eastwardly on a line parallel with the said north line of Block 2, the distance of 24 feet to a point; (4) northwardly on a line parallel with the said east line of Block 2, said course being also on a line parallel with and distant 96 feet westwardly from and measured at right angles to the said original centerline of railroad, the distance of 347 feet to a point; and (5) westwardly on a line parallel with the said north line of Block 2, a distance of 64 feet to a point in the said line dividing the land of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company from the land of Joseph T. Ryerson & Son, Inc.; thence northwardly by said land of Joseph T. Ryerson & Son, Inc., on a line parallel with the said east line of Block 2, said course being also on a line parallel with and distant 160 feet westwardly from and measured at right angles to the said original centerline of railroad, the distance of 432 feet to the place of beginning, in Cook County, Illinois.

Parcel B.**Tract 1:**

All of Lots 1, 2 and 3 in the subdivision of Lot 18 in Block 8 in Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 2:

Lots 1, 2, 3, 4, 5 and 6 in Geissler's Douglas Park Addition to Chicago, a subdivision of Lots 4, 5 and 6 of the subdivision of Lot 18 in Block 8 in Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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Tract 3:

Lots 13, 14 and 15 in the subdivision of Lots 6, 8 and 17 in Block 8 in Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 4:

Lots 16, 17 and 18 in Halls Subdivision of Lots 6, 8, and 17 in Block 8 in Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 5:

Lots 1 through 10 in the subdivision of Lots 14 and 15 in Block 8 in Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 6:

Lots 23 to 44, inclusive, in Pope's Subdivision of Lots 1 to 4 and 10 to 13, all inclusive, in Block 8 in Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 7A:

The south 124 feet, $7\frac{5}{8}$ inches of Lot 16 in Block 8 in Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 7B:

Lot 16 (except the south 124 feet, $7\frac{5}{8}$ inches thereof) in Block 8 in Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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Together with vacated alleys located within the land, taken as a tract;

All being more particularly described as follows:

beginning at the intersection of the westerly right-of-way line of Rockwell Street (66'W) and the northerly right-of-way line of 16th Street (66'W); thence along said northerly right-of-way line, north 89 degrees, 58 minutes, 27 seconds west, a distance of 598.92 feet to a point on the easterly right-of-way of South Washtenaw Avenue (66'W); thence along said easterly right-of-way line, north 00 degrees, 01 minute, 53 seconds east, a distance of 265.43 feet to a point on the southerly right-of-way line of 15th Place (66'W); thence along said southerly right-of-way line, north 89 degrees, 57 minutes, 21 seconds east, a distance of 598.35 feet to a point on the westerly line of Rockwell Street (66'W); thence along said westerly right-of-way line, south 00 degrees, 05 minutes, 22 seconds east, a distance of 266.16 feet to the point of beginning.

Parcel C.

That part of Block 2 and that part of the 30-foot strip of land as "reserved for the right-of-way for railroad tracks" lying east of and adjoining the east line of said Block 2, all taken as a tract, excepting therefrom that part thereof lying easterly, of the following described line:

beginning at the point of intersection of the north line of said Block 2 with a line 60.00 feet (as measured perpendicularly) west of and parallel with the east line of said block; thence southerly along said parallel line, 44.00 feet to the northwest corner of land as described in Document Number 14046993 recorded May 1, 1947; thence east along the boundary line of said land as described in Document Number 14046993, said boundary line being more particularly described as follows:

commencing at the aforesaid northwest corner of said land thence easterly parallel with the north line of said Block 2, a distance of 21.15 feet; thence south 16 degrees, 54 minutes east, 24.00 feet; thence south 20 degrees, 42 minutes east, 66.96 feet; thence easterly crossing the east line of said Block 2, a distance of 11.10 feet; thence southerly 65.41 feet to the southeast corner of said land as described in Document Number 14046993 also excepting from the aforesaid tract that part lying easterly of the easterly line of land as described in Document Number 17869398 recorded June 1, 1960, being more (particularly described as follows:

commencing at the southwest corner of said land per Document Number 17869398, being a point in the south line of said Block 2 and 64.00 feet east of the west line of the east 100.00 feet of said Block 2; thence east along the south line of said Block 2, a distance of 31.58 feet; thence northerly along a curve to the left, having a radius of 523.0 feet, a central angle of 6 degrees, 58 minutes, 02 seconds, a chord of 63.56 feet, the arc distance of 63.60 feet to point of tangent distant 63.13 feet north of the south line of said Block 2 extended

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east; thence northerly on a line parallel with and 102.90 feet east easterly, at right angles from said west line of the east 100.0 of said Block 2, a distance of 341.80 feet to the southeast corner of the aforesaid land as described in Document 14046993 also excepting from the aforesaid tract the west 33.00 feet of said Block 2 as dedicated for street purposes per Document Number 3340353 recorded January 9, 1903, all in the aforesaid Walker's Douglas Park Addition, in Cook County, Illinois.

Parcel D.

Lots 1 to 11, inclusive, and Lots 17 to 22, inclusive, in Pope's Subdivision of Lots 1, 2, 3, 4, 10, 11, 12 and 13 in Block 8 in Cook and Anderson's Subdivision of the west half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel E.

Tract 1:

Lots 1 and 2 in Ryerson's Resubdivision of Lots 17 and 18 of Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 2:

Parts of Sublots 2, 3 and 6 in Block 10 in the subdivision of Lots 2, 3, 5 to 8 and 13 to 16, all inclusive, of Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, and being further described as follows, to-wit:

beginning at the northeast corner of said Sublot 2 in the south line of 15th Street; thence westwardly along said south line, 55.6 feet to a corner; thence southwardly parallel with the east line of said sublots, 143 feet to a point 1 foot north of the south line of said Sublot 6; thence northwardly by a curve convex to the east having a radius of 441.88 feet for a distance of 154.21 feet to the place of beginning, in Cook County, Illinois.

Tract 3:

Sublots 2, 3 and 6 in Block 10 in the subdivision of Lots 2, 3, 5 to 8 and 13 to 16, all inclusive, of Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, except that part of said sublots described as follows, to-wit:

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beginning at the northeast corner of said Sublot 2 in the south line of 15th Street; thence westwardly along said south line, 55.6 feet to a corner; thence southwardly parallel with the east line of said sublots, 143 feet to a point 1 foot north of the south line of said Sublot 6; thence northwardly by a curve convex to the east having a radius of 441.88 feet for a distance of 154.21 feet to the place of beginning, in Cook County, Illinois.

Tract 4:

The west 12.4 feet of Sublots 1, 4 and 5, part of the west 12.4 feet of Sublot 8 in Block 10 of Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 5:

Sublots 7, 10, 11, 14, 15, 18, 19, 22 and 23 in Block 10 in the subdivision of Lots 2, 3, 5 to 8 and 13 to 16, all inclusive, of Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, together with that part of Lots 8, 9, 12, 13, 16, 17, 20, 21 and 24 in Block 10 falling in the following described property: beginning where the north line of West 16th Street meets the west line of the east 55.6 feet of Lot 23 in said Block 10; thence due north 435 feet to a point; thence due east 81.5 feet to a point; thence due south 434.31 feet to a point in said northerly line of West 16th Street in the southerly line of Lot 24; thence south 89 degrees, 52 minutes west, along said north line of West 16th Street, being along said southerly line of Lots 24 and 23 in said Block 10, 81.5 feet to the place of beginning.

Parcel F.**Tract 1:**

The west 348.25 feet (as measured along the north line of Block 5) north of the Chicago, Burlington and Quincy Railroad right-of-way of Block 5 of Walker's Douglas Park Addition, a subdivision of the east three-quarters of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, together with a strip of land 17 feet wide (measured on east and west sides thereof) lying north of and adjoining the north right-of-way line of Chicago, Burlington and Quincy Railroad and across the east 62.97 feet of the west 411.22 feet of the northeast quarter of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, all in Cook County, Illinois.

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Tract 2:

That part of Block 5 of Walker's Douglas Park Addition, a subdivision of the east three-quarters of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, excepting "railroad lands", described as follow, to-wit:

beginning at a point on the south line of 18th Street, 348.25 feet east of the west line of said block, measured along said south line (said west line being the west line of the northeast quarter of the southeast quarter of said section); thence running east, along said south line, to a line 100 feet west of the east line of said block (said east line being 30 feet west of the west line of the 60-foot strip of land conveyed to the Chicago & Great Eastern Railway Company by George S. Robbins by deed dated October 17, 1864); thence south, parallel to the east line, to a line northerly of and 75 feet distance from the northerly line of the right-of-way of the Chicago, Burlington & Quincy Railroad Company (said right-of-way being the south line of said block); thence southwesterly, parallel to said right-of-way line, 120 feet; thence south, along a line parallel to the east line of said block, to a point 17 feet north of said right-of-way, measured along said parallel line; thence southwesterly, parallel to said right-of-way line to a point 348.25 feet east of the west line of said block, measured along a line parallel to the north line of said block; thence south, along a line, parallel to said west line, to said right-of-way line; thence southwesterly, along said right-of-way line, to a line which is parallel to the east line of said block and which passes through the point of beginning; thence north, along said parallel line, to the place of beginning, in Cook County, Illinois.

Tract 3:

That part of Block 5 of Walker's Douglas Park Addition, a subdivision of the east three-quarters of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian (excepting railroad lands), bounded and described as follows:

beginning at the point of intersection with the north line of said block with a line drawn 100 feet west of and parallel with the east line of said block (said east line being 30 feet west of the west line of the 60-foot strip of land conveyed to the Chicago & Great Eastern Railway Company by George S. Robbins by deed dated October 17, 1864); thence south, parallel to the east line, to a line northerly of and 75 feet distance from the northerly line of the right-of-way of the Chicago, Burlington & Quincy Railroad Company (said right-of-way being the south line of said block); thence southwesterly, parallel to said right-of-way line, 120 feet; thence south, along a line parallel to the east line of said block, to a point 17 feet (as measured along a line parallel with the southeasterly line of said block); thence northeasterly along said parallel line to the point of intersection with the east line of the west 411.22 feet of said block; thence south along said east line of the west 411.22 feet, a distance of 17.00 feet to the southeasterly line of said block; thence northeasterly along the southeasterly line of said block to the southeast corner thereof; thence north along the east line of said block to the northeast corner thereof; thence west along the north line of said block 100 feet to the herein designated place of beginning, all in Cook County, Illinois.

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Parcel G.**Tract 1:**

Lots 1 through 25, inclusive, in the subdivision of the north 141 feet of Block 4 of Walker's Douglas Park Addition, a subdivision of the east three-quarters of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 2:

Lots 1 through 25, inclusive, in the subdivision of Block 4 (except the north 141 feet thereof) of Walker's Douglas Park Addition, a subdivision of the east three-quarters of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel H.

Lots 26 to 42, inclusive, in the subdivision of Block 4 (except the north 141 feet thereof) of Walker's Douglas Park Addition, a subdivision of the east three-quarters of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois (except railroad lands).

Parcel I.

Lots 51 through 100, inclusive, all in Block 3 of Walker's Douglas Park Addition, a subdivision of the east three-quarters of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel J.**Tract 1:**

Lots 1 through 10, inclusive, in Kerr And Crowley's Subdivision of Lots 1, 2, 3, 4, 47, 48, 49 and 50 in the subdivision of Block 3 of Walker's Douglas Park Addition, a subdivision of the east three-quarters of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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Tract 2:

Lots 5 through 46, inclusive, all in Block 3 of Walker's Douglas Park Addition, a subdivision of the east three-quarters of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Together with the vacated streets, as follows:

1. That part of vacated Rockwell Street lying south of 16th Street and north of the Chicago, Burlington & Quincy Railroad (vacated by Document 97841683).
2. That part of 17th Street lying between Parcel I to the south and Parcel J to the north (vacated by Document 39222848).
3. That part of vacated 18th Street lying between Parcels A, C and I to the north and F and G to the south (vacated by Document 25616478).
4. That part of vacated 18th Place lying between Parcel G to the north and Parcel H to the south (vacated by Document 15722574).
5. That part of vacated 18th Place lying south of Parcel H (vacated by Document 25616478).
6. Vacated alleys located within the land, taken as a tract.

Parcel K.

Lots 1 through 25, both inclusive, on Block 8 in Ogden & Coghill's Subdivision of Lots 2, 3, 5, 6, 7, 8, 13, 14, 15, 16, 17 and 18 in William B. Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel L.

Lots 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22 and 23 in Block 7 in Ogden & Coghill's Subdivision of Lots 2, 3, 5, 6, 7, 8, 13, 14, 15, 16, 17, and 18 in William B. Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian.

Also,

A tract of land bounded and described as follows:

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commencing at the northeast corner of Lot 2 in Block 7 in Ogden and Coghill's Subdivision aforesaid and running thence north 33 feet; thence west 148.55 feet; thence north 24 degrees, 16 minutes west, 108.4 feet to the southerly line of Ogden Avenue; thence southwesterly along the southerly line of Ogden Avenue 33 feet to the northeast corner of Block 8 in said Ogden and Coghill's Subdivision; thence southerly along the east line of said Block 8 to the north line of West 15th Street; thence east 66 feet to the southwest corner of said Block 7; thence north along the west line of said Block 7 to the northwest corner thereof; and thence east along the north line of said Block 7 to the place of beginning, all in Cook County, Illinois.

Parcel M.

The west 5 feet of Lots 1, 4, 5, 8, 9, 12, 13, 16, 17, 20, 21 and 24 in Block 7 in Ogden & Coghill's Subdivision of Lots 2, 3, 5, 7, 8, 13, 14, 15, 16, 17, and 18 in William B. Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel N.

Lots 7 and 8 in Block 5 in Ogden & Coghill's Subdivision of Lots 2, 3, 5, 6, 7, 8, 13, 14, 15, 16, 17 and 18 in William B. Ogden's Subdivision of the east half of the northeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Together with vacated as follows:

All vacated alleys located within the land, taken as a tract.

Parcel O.

Lots 32 to 39, inclusive, (except the north 7 feet, 11½ inches of said Lot 39) and that part of Lots 29, 20, and 31 in Block 3 in McMahan's Subdivision of the west half of the west half of the southeast quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, described as follows:

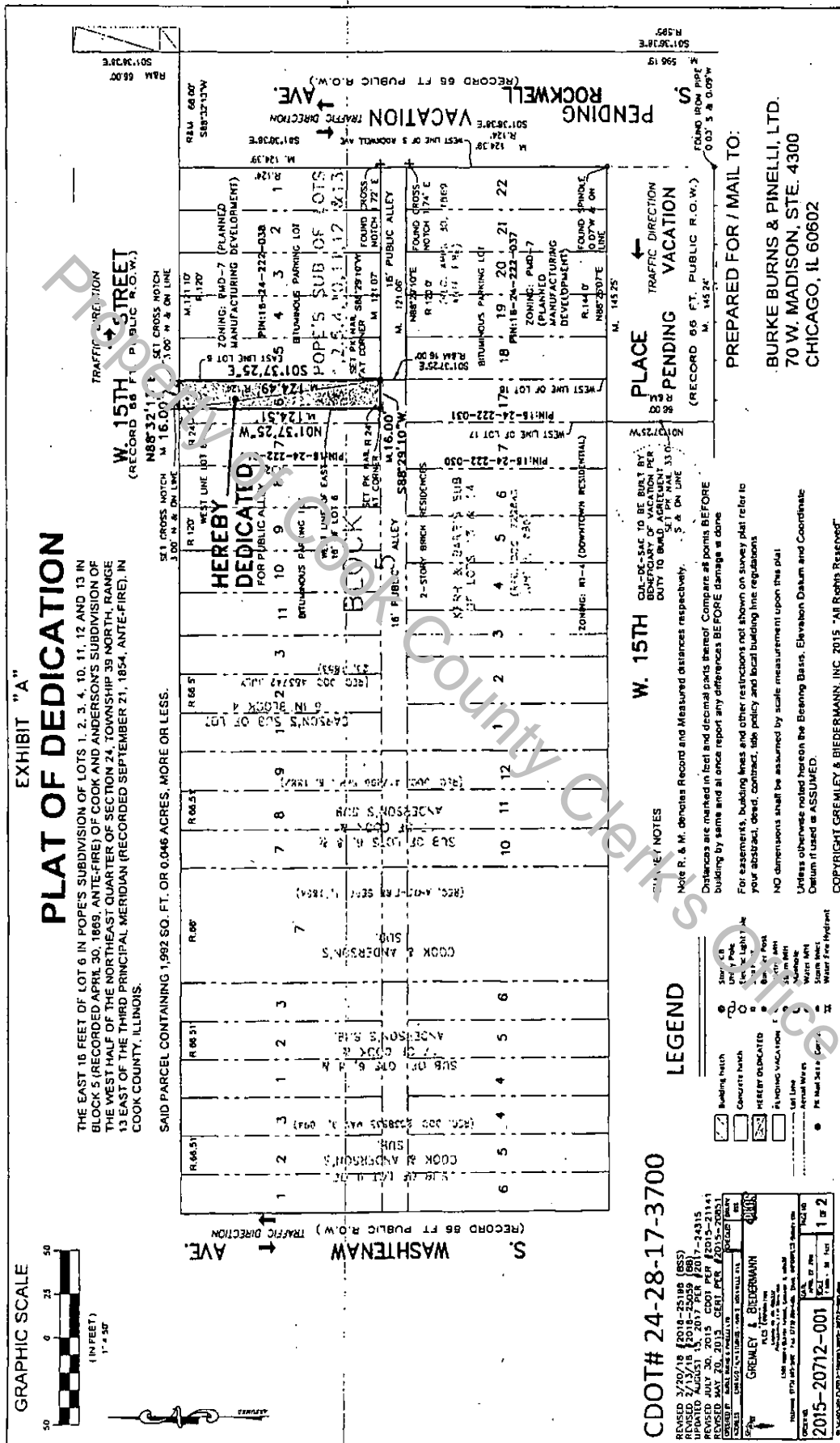
beginning at the northeast corner of Lot 31, running thence west to the northwest corner of said Lot 31; thence south on the west line of Lots 29, 30 and 31 to a point 0.3 of a foot south of the northwest corner of said Lot 29; thence northeasterly on a straight line to a point in the east line of said Lot 31, which point is 13.8 feet south of the northeast corner of said lot, thence north 13.8 feet to the place of beginning, in Cook County, Illinois.

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CITY OF CHICAGO APPROVED

P. D. Grew
 EXAMINER
 CO. SUBDIVISION
 COOK COUNTY,
 Date: 5/31/18
 Maps File # 24-28-17-3700
 City Council Approved 4/18/18
 COOK CO.

EXHIBIT "A"
**I FIND THAT THE DEFERRAL OF
 OUTSTANDING UNPAID SPECIAL ASSESSMENTS OF
 DUE AGAINST THE LAND INCLUDED IN THE
 ABOVE PLAT.**
 DEPT. OF FINANCE - CHICAGO
 BY: *[Signature]*
 CITY - DEPT. OF FINANCE

OWNER'S CERTIFICATE
 State of Illinois
 County of Cook
 Chicago Film Studios Ind (aka: Real Estate Holdings, LLC, formerly known as Chicago Film Studios, Inc., LLC, hereby certifies that it is the owner of the property described hereon and as such owner has caused said property to be surveyed for the purpose of dedicating a public alley as shown and depicted on plat hereon in witness whereof said Chicago Film Studios Industrial Real Estate Holdings, LLC, formerly known as Chicago Film Studios, Inc., LLC, has caused this certificate to be signed by its duly authorized managing member on its behalf on this _____ day of _____, A.D. 2017.

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL, TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT

_____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____ personally known to me to be the same person who appeared before me this day in person and acknowledged that he (she) is the owner of the property described on the plat hereon drawn and that as such owner he (she) signed, sealed and delivered the said instrument for the uses and purposes therein set forth. Given under my hand and seal this _____ day of _____, A.D. 2017.

DATE *[Signature]*
 COUNTY CLERK

NOTARY CERTIFICATE
 State of Illinois
 County of Cook

Notary Public

SURVEY NOTES:

Note R. & M. denotes Rec'd and Measured distances respectively. Distances are measured in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE operation is done.
 For easements, building lines and other restrictions not shown on survey plots, refer to your abstract, deed, contract, title policy and local building code regulations.
 NO. mentions shall be assumed by scale measurement upon this plat.
 Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2015 All Rights Reserved

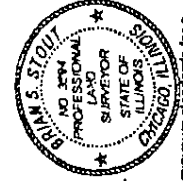
We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on September 27, 2013.

Signed on MARCH 20, 2018.

By: *[Signature]*

Professional Illinois Land Surveyor No. 3584
 My license expires November 30, 2018
 This professional service conforms to the current Illinois minimum standards for a boundary survey.



CDOT# 24-28-17-3700

REVISION	DATE	BY	REASON
1	3/27/18	GREMLEY & BIEDERMANN	ISSUED
2	4/18/18	GREMLEY & BIEDERMANN	APPROVED

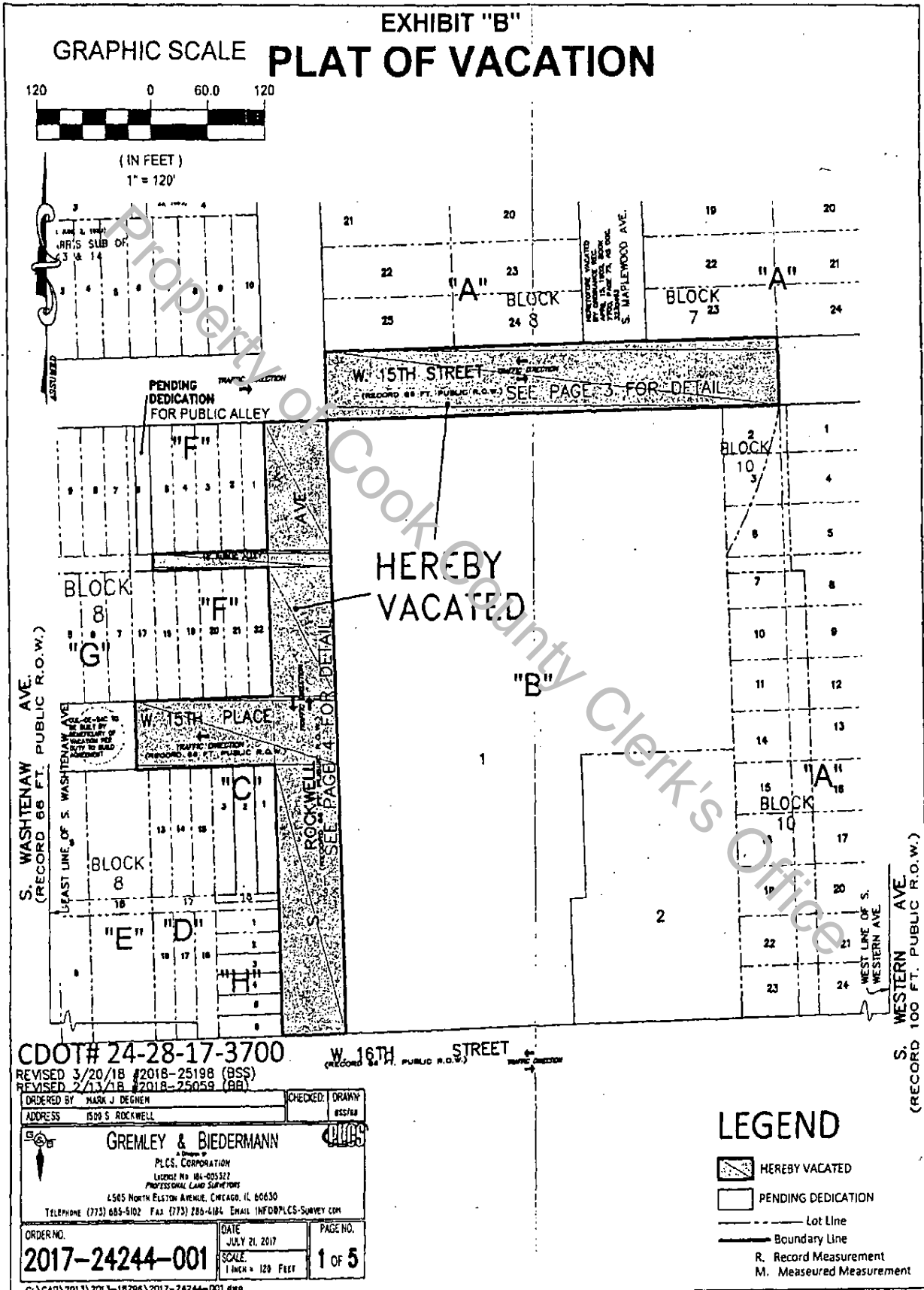
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RD
5/22/18

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EXHIBIT "B" PLAT OF VACATION

THAT PART OF S. ROCKWELL AVENUE (HAVING A 66 FOOT RIGHT OF WAY) LYING SOUTH OF THE SOUTHERLY LINE OF W. 15TH STREET AND LYING NORTH OF THE NORTH LINE OF W. 16TH STREET, IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THAT PART OF W. 15TH PLACE (HAVING A 66 FOOT RIGHT OF WAY) LYING WEST OF THE WEST LINE OF S. ROCKWELL AVENUE AND LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17 IN POPE'S SUBDIVISION OF LOTS 1, 2, 3, 4, 10, 11, 12 AND 13 IN BLOCK 5 (RECORDED APRIL 30, 1869, ANTE-FIRE) OF COOK AND ANDERSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (RECORDED SEPTEMBER 21, 1854, ANTE-FIRE); TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT WIDE PUBLIC ALLEY LYING WEST OF THE WEST LINE OF S. ROCKWELL AVENUE AND LYING EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 6 IN POPE'S SUBDIVISION OF LOTS 1, 2, 3, 4, 10, 11, 12 AND 13 IN BLOCK 5 (RECORDED APRIL 30, 1869, ANTE-FIRE) OF COOK AND ANDERSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (RECORDED SEPTEMBER 21, 1854, ANTE-FIRE); ALL IN COOK COUNTY, ILLINOIS.
CONTAINING= 50,876 SQ. FT. OR 1.168 ACRES, MORE OR LESS.

ALSO

THAT PART OF W. 15TH STREET (HAVING A 66 FOOT RIGHT OF WAY) LYING EAST OF THE EAST LINE OF S. ROCKWELL AVENUE AND LYING WEST OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF LOT 23 IN BLOCK 7; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 2 IN BLOCK 10 AND THE POINT OF TERMINUS OF SAID LINE, ALL IN THE SUBDIVISION OF LOTS 2, 3, 5, 6, 7, 8 AND 13 TO 18 (RECORDED JUNE 17, 1858, ANTE-FIRE) OF OGDEN'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (RECORDED APRIL 13, 1852, ANTE-FIRE); ALL IN COOK COUNTY, ILLINOIS.
CONTAINING= 31,348 SQ. FT. OR 0.720 ACRES, MORE OR LESS.

SAID PARCELS CONTAINING, IN THE AGGREGATE, 82,224 SQ. FT. OR 1.888 ACRES, MORE OR LESS.

"A"
SUBDIVISION OF LOTS 2, 3, 5, 6, 7, 8, 13 TO 18 OF OGDEN'S SUBDIVISION of the East 1/2 of the NE 1/4 of Section 24-39-13
Recorded June 17, 1858 Ante-Fire

"D"
SUBDIVISION OF LOT 18 IN COOK & ANDERSON'S SUBDIVISION of the West 1/2 of the NE 1/4 of Section 24-39-13
Recorded September 6, 1882 Document #417998

"B"
RYERSON'S RESUBDIVISION OF LOT 17 & 18 OF OGDEN'S SUBDIVISION of the East 1/2 of the NE 1/4 of Section 24-39-13
Recorded July 29, 1907 Document #4073699

"E"
COOK & ANDERSON'S SUBDIVISION of the West 1/2 of the NE 1/4 of Section 24-39-13
Recorded September 21, 1854 Ante-Fire

"C"
SUBDIVISION OF LOT 18 IN COOK & ANDERSON'S SUBDIVISION of the West 1/2 of the NE 1/4 of Section 24-39-13
Recorded August 6, 1888 Document #989522

"F"
POPE'S SUB OF LOTS 1,2,3,4,10,11,12 & 13, in Block 8 of COOK & ANDERSON'S SUBDIVISION of the West 1/2 of the NE 1/4 of Section 24-39-13
Recorded April 30, 1869 Ante-Fire

CDOT# 24-28-17-3700

"G"
KERR & BARR'S SUB OF LOTS 13 & 14 in Block 5 of COOK & ANDERSON'S SUBDIVISION of the West 1/2 of the NE 1/4 of Section 24-39-13
Recorded June 2, 1886 Document #722843

ORDERED BY: PARY J. DEGEN	CHECKED	DRAWN
ADDRESS: 1500 S. ROCKWELL		WS/BB
GREMLEY & BIEDERMANN A DIVISION OF PLCS, CORPORATION LICENSE NO. 02-025322 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 693-5102 FAX: (773) 268-4186 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2017-24244-001	DATE JULY 21, 2017	PAGE NO. 2 OF 5
SCALE 1 INCH = 120 FEET		

"H"
GEISSLER'S DOUGLAS PARK ADDITION TO CHICAGO A SUBDIVISION OF LOTS 4, 5, & 6 OF THE SUBDIVISION OF LOT 18 IN BLOCK 8 OF COOK & ANDERSON'S SUBDIVISION
RECORDED APRIL 15, 1890 DOCUMENT 1250971

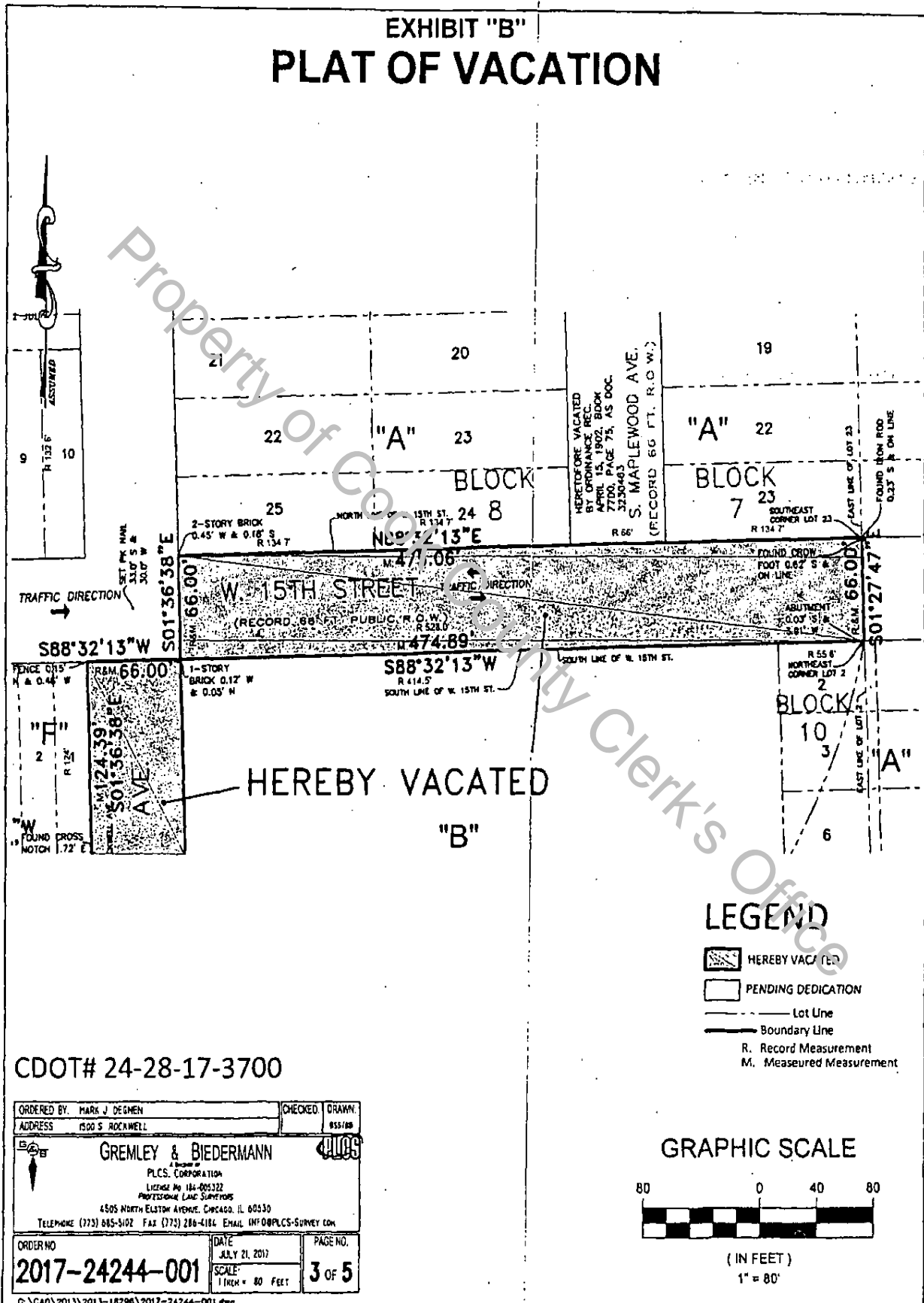
VCAD\2017\2017-18208\2017-24244-001.dwg
R 3/21/18

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4/18/2018



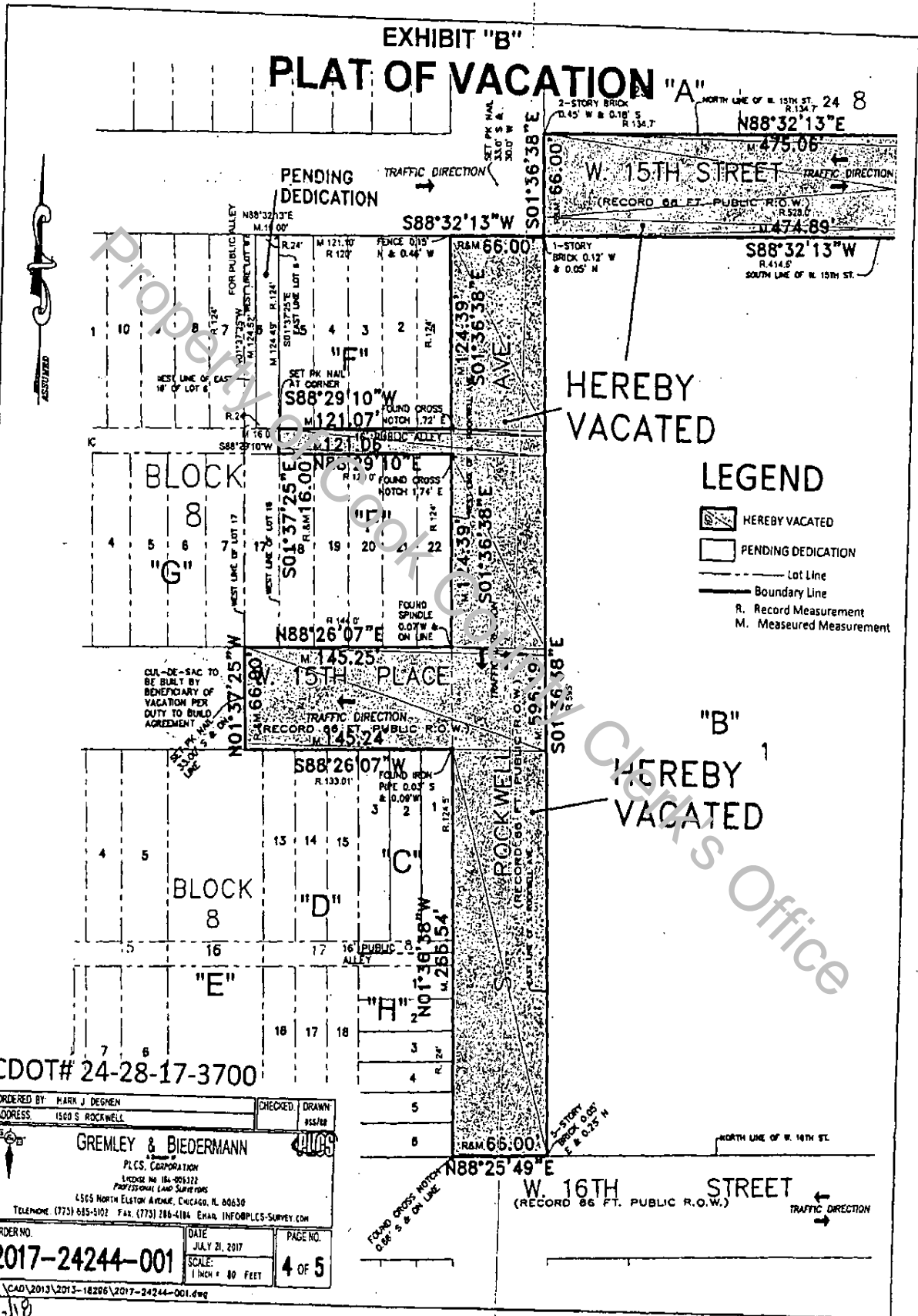
RD 3/22/18

UNOFFICIAL COPY

4/18/2018

REPORTS OF COMMITTEES

76873



3/22/18

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76874

JOURNAL--CITY COUNCIL--CHICAGO

4/18/2018

EXHIBIT "B"

PLAT OF VACATION

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DEPT. OF FINANCE-CHICAGO
BY *[Signature]* 5/30/18

CITY - DEPT. OF FINANCE

CITY OF CHICAGO APPROVED

EXAMINER OF COOK SUBDIVISIONS COOK COUNTY, ILLINOIS

Date: 5/31/18
Maps File # 24-28-17-3700
City Council Approved 4/18/18

C.D.O.T.

DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

[Signature]
COUNTY CLERK
DATE 5/29/18 COOK CO.

SURVEY NOTES:

ZONING - PMD-7

Note R. & M. denotes Record and Measured distances respectively.

IMPROVEMENTS NOT SHOWN HEREON

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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PREPARED FOR / MAIL TO:
BURKE BURNS & PINELLI, LTD.
70 W. MADISON, STE. 4300
CHICAGO, IL 60602

State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

CDOT# 24-28-17-3700

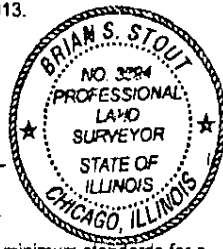
Field measurements completed on SEPTEMBER 27, 2013.

REVISED 3/20/18 #2018-25198 (BSS)
REVISED 2/13/18 #2018-25059 (BB)

Signed on MARCH 20, 2018.

ORDERED BY: MARK J. DEGEN	CHECKED	DRAWN
ADDRESS: 1501 S ROCKWELL		SSJ/BB
GREMLEY & BIEDERMANN		
PLCS, CORPORATION		
LICENSE NO. 06-005372		
PROFESSIONAL LAND SURVEYOR		
4505 NORTH ELLISON AVENUE, CHICAGO, IL 60630		
TELEPHONE (773) 685-5102 FAX (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		

By: *[Signature]*



Professional Illinois Land Surveyor No. 3584
My license expires November 30, 2018

This professional service conforms to the current Illinois minimum standards for a boundary survey.

ORDER NO.	DATE	PAGE NO.
2017-24244-001	JULY 21 2017	5 OF 5
SCALE: 1 INCH = 80 FEET		

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[Handwritten initials]