

CITY OF CHICAGO  
APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
2828 N. Clark St., Chicago, IL

2. Ward Number that property is located in: 44

3. APPLICANT: BAI Century, LLC

ADDRESS: 720 E. Palisade Ave., Ste. 201 CITY: Englewood Cliffs

STATE: New Jersey ZIP CODE: 07632 PHONE: 312-782-1983

EMAIL: nick@sambankslaw.com CONTACT PERSON: Nicholas J. Ftikas

4. Is the Applicant the owner of the property? YES  NO

If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_

STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY: Law Offices of Samuel V.P. Banks, Nicholas Ftikas

ADDRESS: 221 N. LaSalle St., 38<sup>th</sup> Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: (312) 782-1983 FAX: 312-782-2433 EMAIL: nick@sambankslaw.com

6. If the Applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.  
Amit Barnoon and Eyal Lev Ari, Managers
7. On what date did the owner acquire legal title to the subject property? 2010
8. Has the present owner previously rezoned this property? If Yes, when? The Planned Development was established in 1976, and amended 1976
9. Present Zoning District: PD 139 Proposed Zoning District: PD 139, as Amended
10. Lot size in square feet (or dimensions): 64,652.28 sq. ft. (net site area of existing PD)
11. Current Use of the Property: The subject property is improved with an eight-story multi-tenant retail and commercial office building.
12. Reason for rezoning the property: The Applicant is seeking to amend the Planned Development Statements to expand and otherwise clarify the allowed uses within the Planned Development (Use Statement No. 7, as Amended), including but not limited to the licensing restrictions for the sale of liquor for onsite consumption (Use Statement No. 8, as Amended).
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): The Applicant is seeking to amend the Planned Development Statements to expand and otherwise clarify the allowed uses within the Planned Development (Use Statement No. 7, as Amended), including but not limited to the licensing restrictions for the sale of liquor for onsite consumption (Use Statement No. 8, as Amended). There are no changes or expansions proposed to the existing multi-use retail and commercial office building. The building will remain 96 ft. in height. Onsite parking for 409 cars will continue to be provided. The building will continue to be supported by the four (4) existing loading berths.
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?  
  
YES \_\_\_\_\_ NO X

## **ORDINANCE**

### ***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business Planned Development No. 139 District symbols and indications as shown on Map 7-F in the area bound by:

A line 160 feet south of and parallel to N. Orchard Street; N. Clark Street; a line 438.3 feet south of and parallel to N. Orchard Street; a line 124.5 feet east of and parallel to N. Orchard Street; a line 389.3 feet south of and parallel to N. Orchard Street; a line 113 feet east of and parallel to N. Orchard Street; a line 349.3 feet south of and parallel to N. Orchard Street and N. Orchard Street,

To those of Business Planned Development No. 139, as Amended.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Common Address: 2828 N. Clark Street, Chicago, IL

Business Planned Development No. 139, as Amended

UPDATED PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 139, as Amended (“Planned Development”), is owned and controlled by the Applicant, BAI Century, LLC.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development, and in compliance with use and bulk regulations, Article 8.11 of the Chicago Zoning Ordinance subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. Off-street loading facilities shall be provided in compliance with this Plan of Development, and in compliance with the use and bulk regulations, Article 8.10-5 of the Chicago Zoning Ordinance subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, or its Successors, Assignees or Grantees.
5. Any dedication or vacation of Streets and alleys or easements, or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or its Successors, Assignees or Grantees.
6. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved area.
7. The following uses are permitted in the area delineated herein as a Planned Development No. 139, as Amended: one (1) residential (penthouse) unit, and retail and commercial uses otherwise allowed in the B3-5 zoning district, including cultural exhibits and libraries, day care facilities, lodges or private clubs, community centers, recreation and similar assembly uses, movie and performance theaters, postal services, public safety services, minor utilities and service uses, animal services, artist work or sales space, building maintenance services, business equipment sales and service, business support services, communication service establishments, building material sales, eating and drinking establishments, including limited restaurants, general restaurants, taverns, outdoor patios (at grade or above grade), entertainment and spectator sports including indoor special events (with incidental liquor sales), small, medium, and large venues, banquet or meeting halls, financial services, including banks, savings bank, savings and loan associations, currency exchanges, and credit unions, automated teller machine facilities, food and beverage retail sales including packaged goods and/or liquor sales as a principal or accessory use, fortune telling services,

medical offices and related services, general office uses, accessory or non-accessory parking services, personal service uses, massage establishments, general retail sales, outdoor participant sports and recreation uses, indoor participate sports and recreation uses, public places of amusement, children's play centers, artisan manufacturing and/or production services, catering and shared kitchen uses, automobile rentals, and a recycling drop-off unit. All liquor licenses shall be subject to review and approval by the Department of Business Affairs and Consumer Protection and the local liquor commissioner.

8. Deleted.
9. Business and business identification signs may be permitted within the area delineated herein as Business Planned Development No. 139, as Amended, subject to the review and approval of the Department of Buildings and the Commissioner of the Department of Development and Planning.
10. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development No. 139, as Amended, and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Development and Planning.

**Written Notice, Form of Affidavit: Section 17-13-0107**

March 15, 2023

Honorable Thomas Tunney  
Acting Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304 - City Hall  
Chicago, Illinois 60602

To Whom It May Concern:

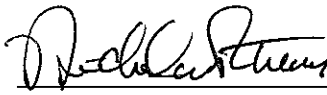
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending amended written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

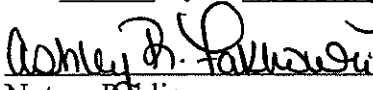
That the undersigned certifies that the amended notice contained the address of the property sought to be rezoned as **2828 N. Clark St., Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicants and Owners; and a statement that the Applicants intend to file an amended application for a change in zoning on approximately **March 15, 2023**.

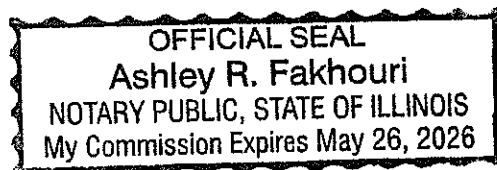
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

**Law Offices of Samuel V.P. Banks**

By:   
Nicholas J. Ftikas  
*Attorney for Applicant*

Subscribed and Sworn to before me  
this 16<sup>th</sup> day of February, 2023.

  
Notary Public



Via USPS First Class Mail

March 15, 2023

**PUBLIC NOTICE**

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about March 15, 2023, I, the undersigned, intend to file an application for a change in zoning from Planned Development No. 139 to Planned Development No. 139, as Amended, on behalf of the Applicant and Property Owner, BAI Century, LLC, for the property located at **2828 N. Clark St., Chicago, IL.**

The Applicant is seeking to amend the Planned Development Statements to expand and otherwise clarify the allowed uses within the Planned Development (Use Statement No. 7, as Amended), including but not limited to the licensing restrictions for the sale of liquor for onsite consumption (Use Statement No. 8, as Amended). There are no changes or expansions proposed to the existing multi-use retail and commercial office building. The building will remain 96 ft. in height. Onsite parking for 409 cars will continue to be provided. The building will continue to be supported by the four (4) existing loading berths.

The Applicant and Property Owner, BAI Century, LLC, maintains principal offices at 720 E. Palisade Ave., Ste. 201, Englewood Cliffs, New Jersey, 07632.

I am the attorney for the Applicant and Property Owner. I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38<sup>th</sup> Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

Law Offices of Samuel V.P. Banks



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Nicholas J. Ftikas

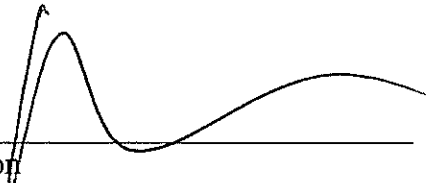
*Attorney for the Applicant*

**\*Please note the Applicant is NOT seeking to purchase or rezone your property.**

**\*The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Map Amendment.**

To whom it may concern:

I, Amit Barnoon, as Manager of BAI Century, LLC, a Delaware limited liability company authorized to transact business in the State of Illinois, the Applicant and Owner of the subject property located at 2828 N. Clark St., Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Planned Development Amendment Application with the City of Chicago for that property.



Amit Barnoon  
BAI Century, LLC




**FORM OF AFFIDAVIT**

Chairman, Committee on Zoning  
Room 304 - City Hall  
Chicago, IL 60602

To Whom It May Concern:

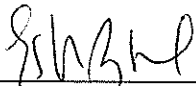
I, Amit Barnoon, as Manager of BAI Century, LLC, a Delaware limited liability company authorized to transact business in the State of Illinois, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying BAI Century, LLC, as the Applicant and Owner holding interest in land subject to the proposed zoning amendment for the property identified as 2828 N. Clark St., Chicago, IL.

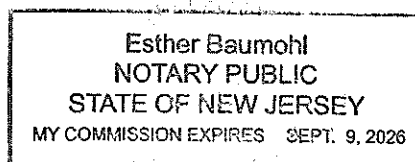
I, Amit Barnoon, as Manager of BAI Century, LLC, a Delaware limited liability company authorized to transact business in the State of Illinois, being first duly sworn under oath, depose and say that BAI Century, LLC, holds that interest for itself and no other person, association, or shareholder.

  
\_\_\_\_\_  
Amit Barnoon Date  
BAI Century, LLC

Subscribed and Sworn to before me

this 15 day of February, 2023.

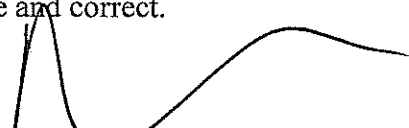
  
\_\_\_\_\_  
Notary Public



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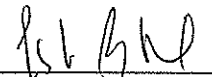
COUNTY OF COOK  
STATE OF ILLINOIS

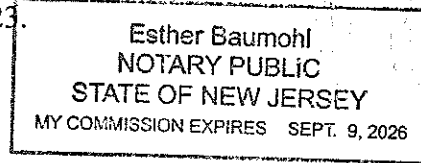
I, Amit Barnoon, as Manager of BAI Century, LLC, a Delaware limited liability company authorized to transact business in the State of Illinois, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.

  
\_\_\_\_\_  
Signature of Applicant

Subscribed and Sworn to before me this

15 day of February, 2023.

  
\_\_\_\_\_  
Notary Public



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For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

**CITY OF CHICAGO  
ECONOMIC DISCLOSURE STATEMENT  
AND AFFIDAVIT**

**SECTION I -- GENERAL INFORMATION**

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

BAI Century, LLC

**Check ONE of the following three boxes:**

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant

OR

2.  a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: \_\_\_\_\_

OR

3.  a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1))  
State the legal name of the entity in which the Disclosing Party holds a right of control:  
\_\_\_\_\_

B. Business address of the Disclosing Party: 720 E. Palisade Ave., Ste. 201  
Englewood Cliffs, NJ 07632

C. Telephone: 312-782-1983 Fax: 312-782-2433 Email: nick@sambankslaw.com

D. Name of contact person: Nicholas Ftikas - Attorney

E. Federal Employer Identification No. (if you have one): \_\_\_\_\_

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Proposed Amendment to Planned Development No. 139 (2828 N. Clark St., Chicago, IL)

G. Which City agency or department is requesting this EDS? DPD/COZ

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # \_\_\_\_\_ and Contract # \_\_\_\_\_

**SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS**

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

- Person
- Limited liability company
- Publicly registered business corporation
- Limited liability partnership
- Privately held business corporation
- Joint venture
- Sole proprietorship
- Not-for-profit corporation
- General partnership
- (Is the not-for-profit corporation also a 501(c)(3))?
- Limited partnership
- Yes       No
- Trust
- Other (please specify)

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

Delaware

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes
- No
- Organized in Illinois

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

**NOTE:** Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
Amit Barnoon	Manager
Eyal Lev Ari	Manager

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

**NOTE:** Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
Amit Barnoon	720 E. Palisade Ave., Ste. 201, Englewood Cliffs, NJ 07632	50%
Eyal Lev Ari	720 E. Palisade Ave., Ste. 201, Englewood Cliffs, NJ 07632	50%

**SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS**

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS?  Yes  No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS?  Yes  No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

N/A

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?

Yes  No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

N/A

**SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES**

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees ( <u>indicate whether paid or estimated.</u> ) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
Law Offices of Samuel V.P. Banks		Attorney	
221 N. LaSalle St., 38th Floor			Est. \$27,500.00
Chicago, IL 60601			

(Add sheets if necessary)

Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

**SECTION V -- CERTIFICATIONS**

**A. COURT-ORDERED CHILD SUPPORT COMPLIANCE**

Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

Yes     No     No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

Yes     No

**B. FURTHER CERTIFICATIONS**

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
  - b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
  - c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
  - d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such



contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

N/A

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If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

N/A

---

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13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

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### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

is  is not

a "financial institution" as defined in MCC Section 2-32-455(b).

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain here (attach additional pages if necessary):

N/A

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

**D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS**

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes

No

NOTE: If you checked "Yes" to Item D(1), proceed to Items D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

Yes

No

3. If you checked "Yes" to Item D(1), provide the names and business addresses of the City officials or employees having such financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial Interest
N/A		

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

\_\_\_\_\_  
N/A  
\_\_\_\_\_

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

**NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII.** For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995, as amended, who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

\_\_\_\_\_  
N/A  
\_\_\_\_\_

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995, as amended, have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee

of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A(1) and A(2) above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(1) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations. N/A - Not Federally Funded

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

Yes

No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

Yes

No

Reports not required

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes

No

If you checked "No" to question (1) or (2) above, please provide an explanation:

N/A

## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at [www.cityofchicago.org/Ethics](http://www.cityofchicago.org/Ethics), and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

**CERTIFICATION**

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS, and all applicable Appendices, on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS, and all applicable Appendices, are true, accurate and complete as of the date furnished to the City.

BAI Century, LLC

(Print or type exact legal name of Disclosing Party)

By: \_\_\_\_\_  
(Sign here)

Amit Barnoon

(Print or type name of person signing)

Manager

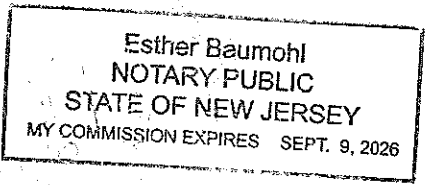
(Print or type title of person signing)

Signed and sworn to before me on (date) January 12, 2023

at Bergen County, New Jersey (state).

Esther Baumohl  
Notary Public

Commission expires: 9-9-26



**CITY OF CHICAGO  
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT  
APPENDIX A**

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS  
AND DEPARTMENT HEADS**

**This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5%. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.**

Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

Yes                       No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

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N/A

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**CITY OF CHICAGO  
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT  
APPENDIX B**

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

Yes                       No

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

Yes                       No                       The Applicant is not publicly traded on any exchange.

3. If yes to (1) or (2) above, please identify below the name of each person or legal entity identified as a building code scofflaw or problem landlord and the address of each building or buildings to which the pertinent code violations apply.

N/A

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**CITY OF CHICAGO  
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT  
APPENDIX C**

**PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION**

This Appendix is to be completed only by an Applicant that is completing this EDS as a “contractor” as defined in MCC Section 2-92-385. That section, which should be consulted ([www.amlegal.com](http://www.amlegal.com)), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants’ wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

Yes

No

N/A – I am not an Applicant that is a “contractor” as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked “no” to the above, please explain.

N/A

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ADJACENT 408 CAR PARKING GARAGE  
(LA FITNESS ABOVE LEVELS 7 & 8)

**COLOR KEY**  
 [Hatched Box] PERMANENT  
 [Dotted Box] TEMPORARY  
 [White Box] AVAILABLE

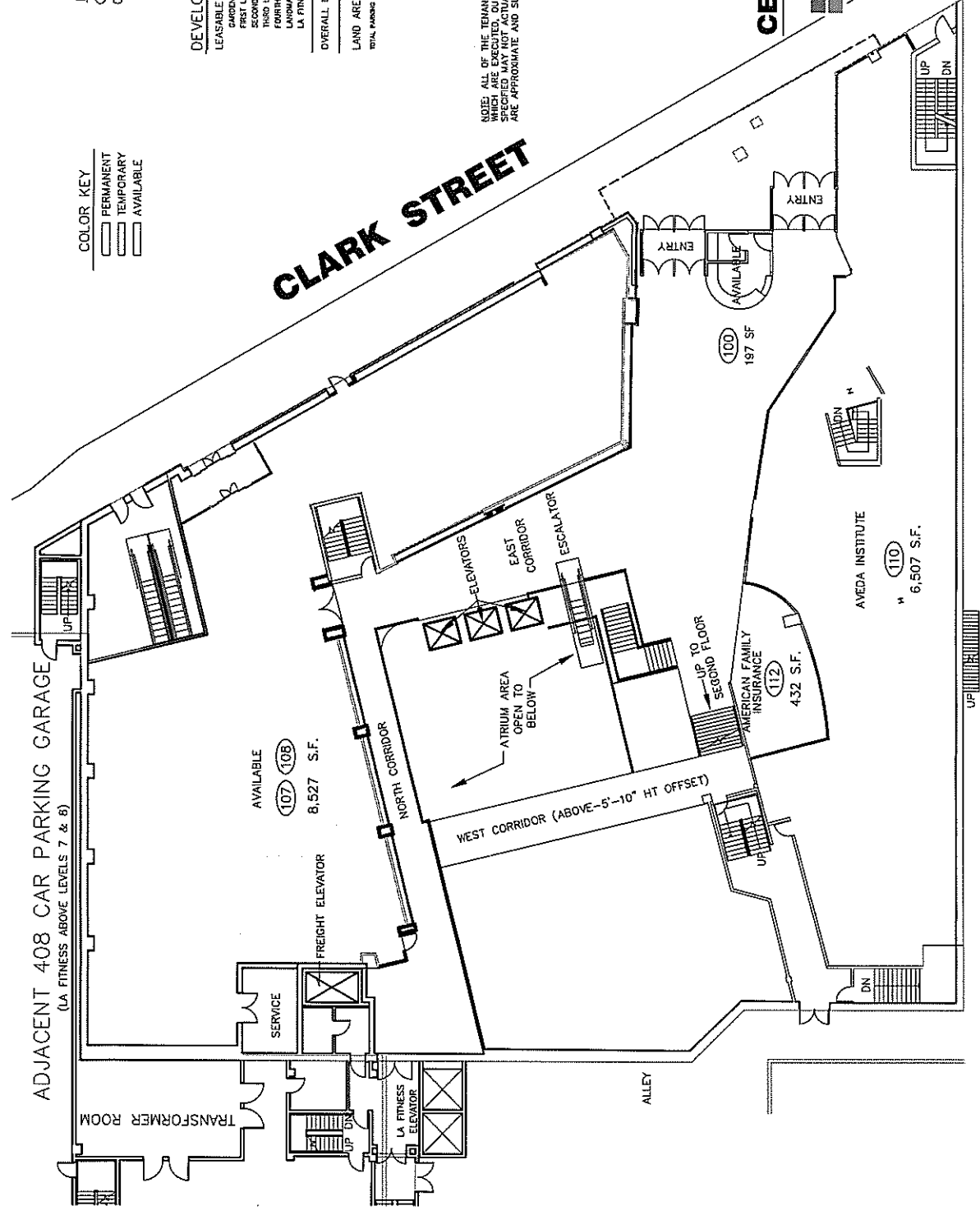
**ROOM KEY**  
 (100) - UNIT NUMBER  
 0,000 S.F. - UNIT SQUARE FOOTAGE

**DEVELOPMENT DATA**

LEASABLE AREA	
OHMA LEVEL	21,713 S.F.
FIRST LEVEL	15,983 S.F.
SECOND LEVEL	20,457 S.F.
THIRD LEVEL	19,914 S.F.
FOURTH LEVEL	19,914 S.F.
LANDMARK'S CENTURY CENTRE OHMA (LEVELS 2 & 6)	24,944 S.F.
LA FITNESS (LEVELS 7 & 8)	50,779 S.F.
OVERALL LEASABLE AREA	174,836 S.F.
LAND AREA	1.39 ACRES
TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE (LEVELS 1-4)	408 CARS

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS WHOSE LEASES ARE NOT EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**CLARK STREET**



**FIRST LEVEL  
LEASE PLAN  
CENTURY SHOPPING CENTRE**

CHICAGO, ILLINOIS

**Bon Aviv Investments**

MANAGED BY

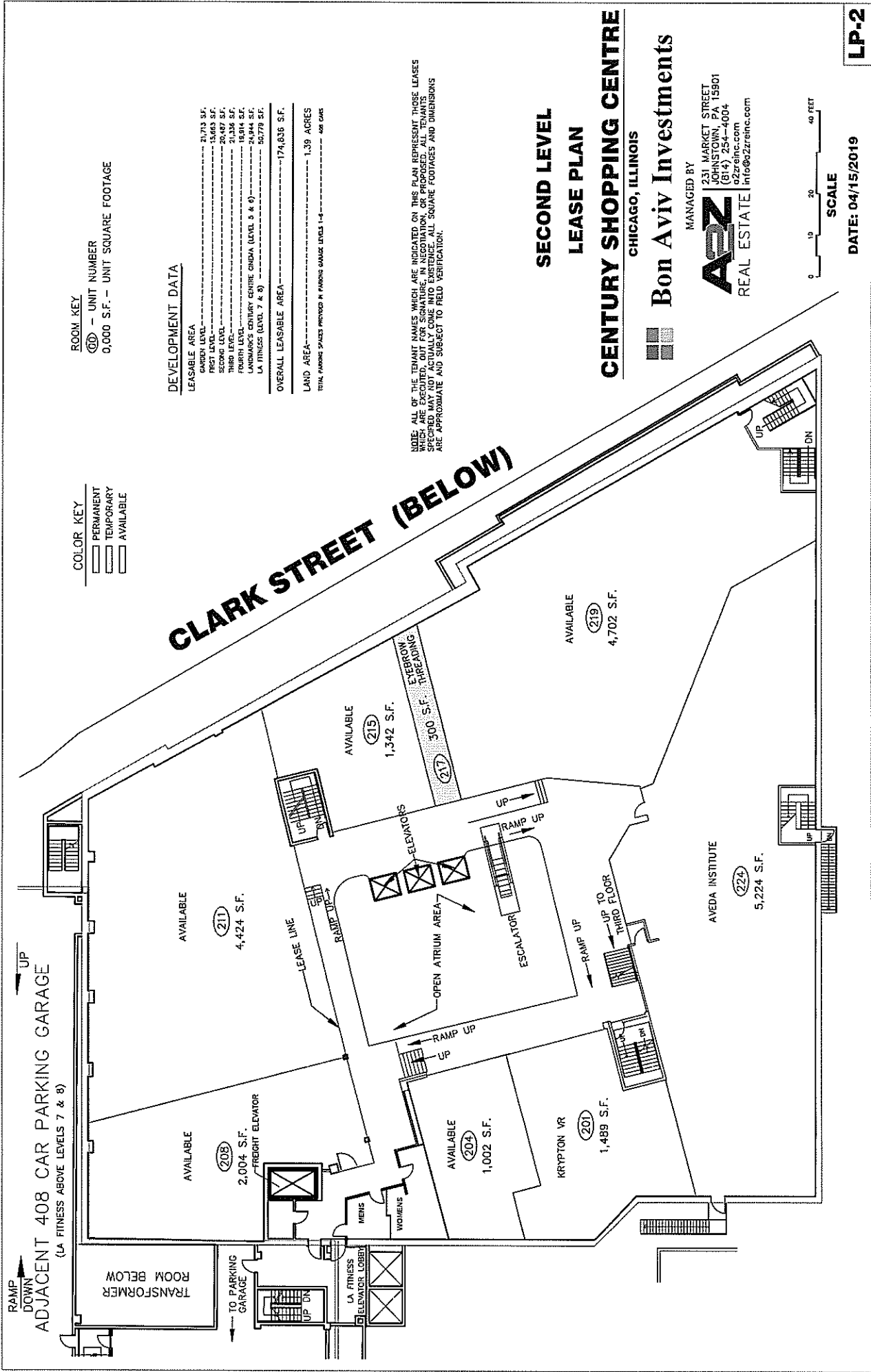


231 MARKET STREET  
JOHNSTOWN, PA 15901  
(814) 254-4004  
abz@abzre.com  
REAL ESTATE | info@abzre.com

SCALE

DATE: 03/20/2019

**LP-1**



**ROOM KEY**  
 (Circled number) - UNIT NUMBER  
 0,000 S.F. - UNIT SQUARE FOOTAGE

**COLOR KEY**  
 [Solid box] PERMANENT  
 [Dotted box] TEMPORARY  
 [Hatched box] AVAILABLE

**DEVELOPMENT DATA**

LEASABLE AREA	2,773 S.F.
GIMDY LEVEL	15,663 S.F.
FIRST LEVEL	20,147 S.F.
THIRD LEVEL	18,914 S.F.
FOURTH LEVEL	24,944 S.F.
LANDMARK'S CENTURY CENTRE GIMDY (LEVEL 5 & 6)	5,077 S.F.
LA FITNESS (LEVEL 7 & 8)	174,836 S.F.
OVERALL LEASABLE AREA	1,339 ACRES
LAND AREA	408 GARS
TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE LEVELS 7-8	

**NOTE:** ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THEIR RESPECTIVE LEASES. SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**SECOND LEVEL  
LEASE PLAN**

**CENTURY SHOPPING CENTRE**

CHICAGO, ILLINOIS

**Bon Aviv Investments**

MANAGED BY



231 MARKET STREET  
 JOHNSTOWN, PA 15901  
 (814) 254-4004  
 aezreinc.com  
 REAL ESTATE info@aezreinc.com



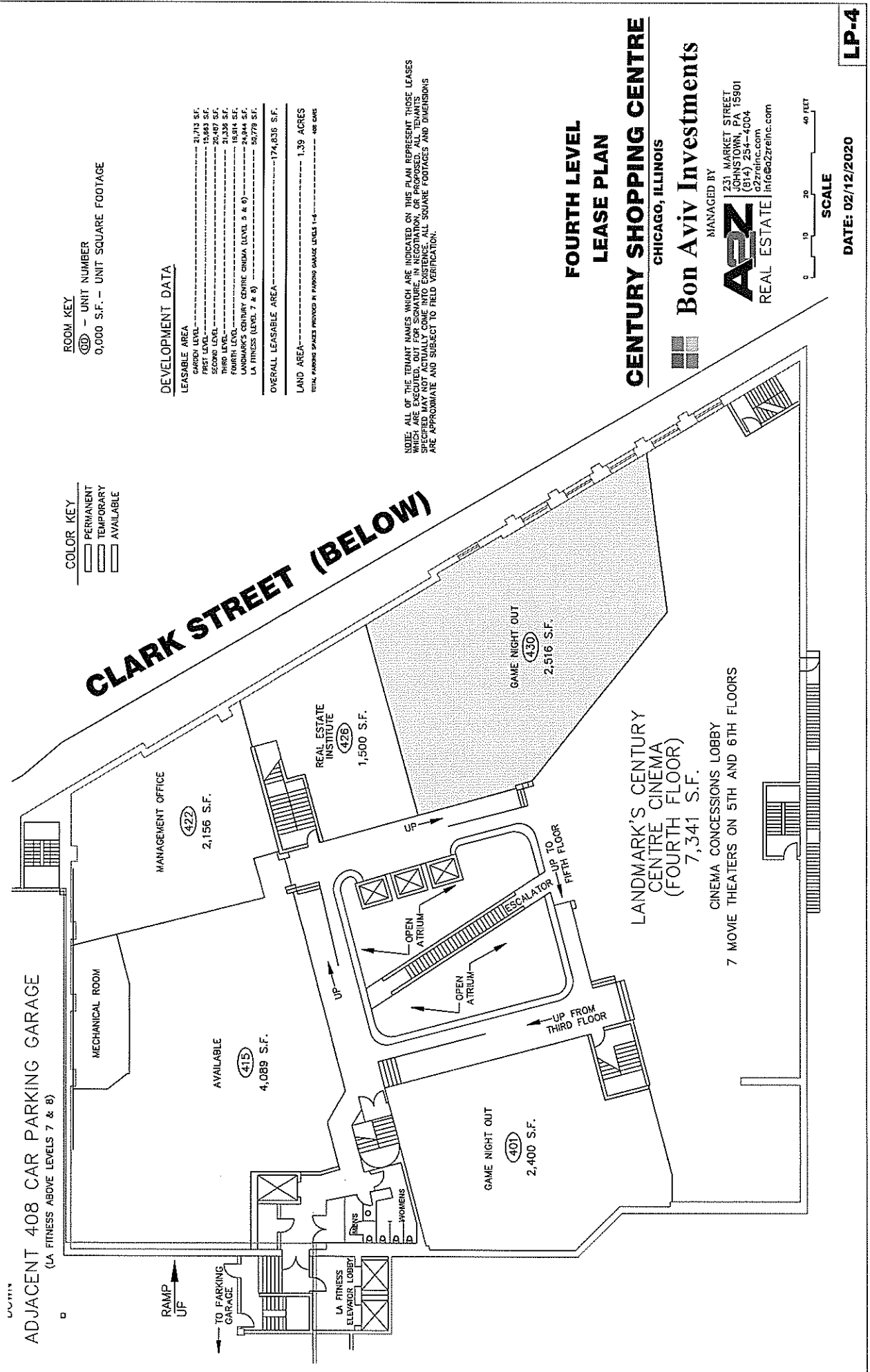
SCALE

DATE: 04/15/2019

ADJACENT 408 CAR PARKING GARAGE  
(LA FITNESS ABOVE LEVELS 7 & 8)

**COLOR KEY**  
 [Solid Box] PERMANENT  
 [Dotted Box] TEMPORARY  
 [Hatched Box] AVAILABLE

**ROOM KEY**  
 (00) - UNIT NUMBER  
 0,000 S.F. - UNIT SQUARE FOOTAGE



**DEVELOPMENT DATA**

LEASABLE AREA	2,713 S.F.
GARDOY LEVEL	15,983 S.F.
FIRST LEVEL	26,407 S.F.
SECOND LEVEL	18,914 S.F.
THIRD LEVEL	18,914 S.F.
FOURTH LEVEL	24,944 S.F.
LANDMARK'S CENTURY CENTRE CHINA (LEVEL 5 & 6)	59,778 S.F.
LA FITNESS (LEVEL 7 & 8)	174,835 S.F.
OVERALL LEASABLE AREA	1,339 ACRES
LAND AREA	TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE, LEVELS 1-6
	408 SPACES

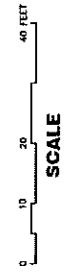
NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS WHOSE NAMES ARE NOT LISTED ON THIS PLAN ARE SUBJECT TO FUTURE NEGOTIATION. SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**FOURTH LEVEL  
LEASE PLAN**

**CENTURY SHOPPING CENTRE**  
CHICAGO, ILLINOIS

**Bon Aviv Investments**  
MANAGED BY

**ABZ**  
REAL ESTATE | info@abzreinc.com  
1231 MARKET STREET  
JOHNS TOWN, PA 15901  
(814) 254-4004



DATE: 02/12/2020

LP-4

DOWN

ADJACENT 408 CAR PARKING GARAGE  
(LA FITNESS ABOVE LEVELS 7 & 8)

**LANDMARK'S CENTURY  
CENTRE CINEMA**  
24,944 S.F.  
(FIFTH & SIXTH FLOOR)

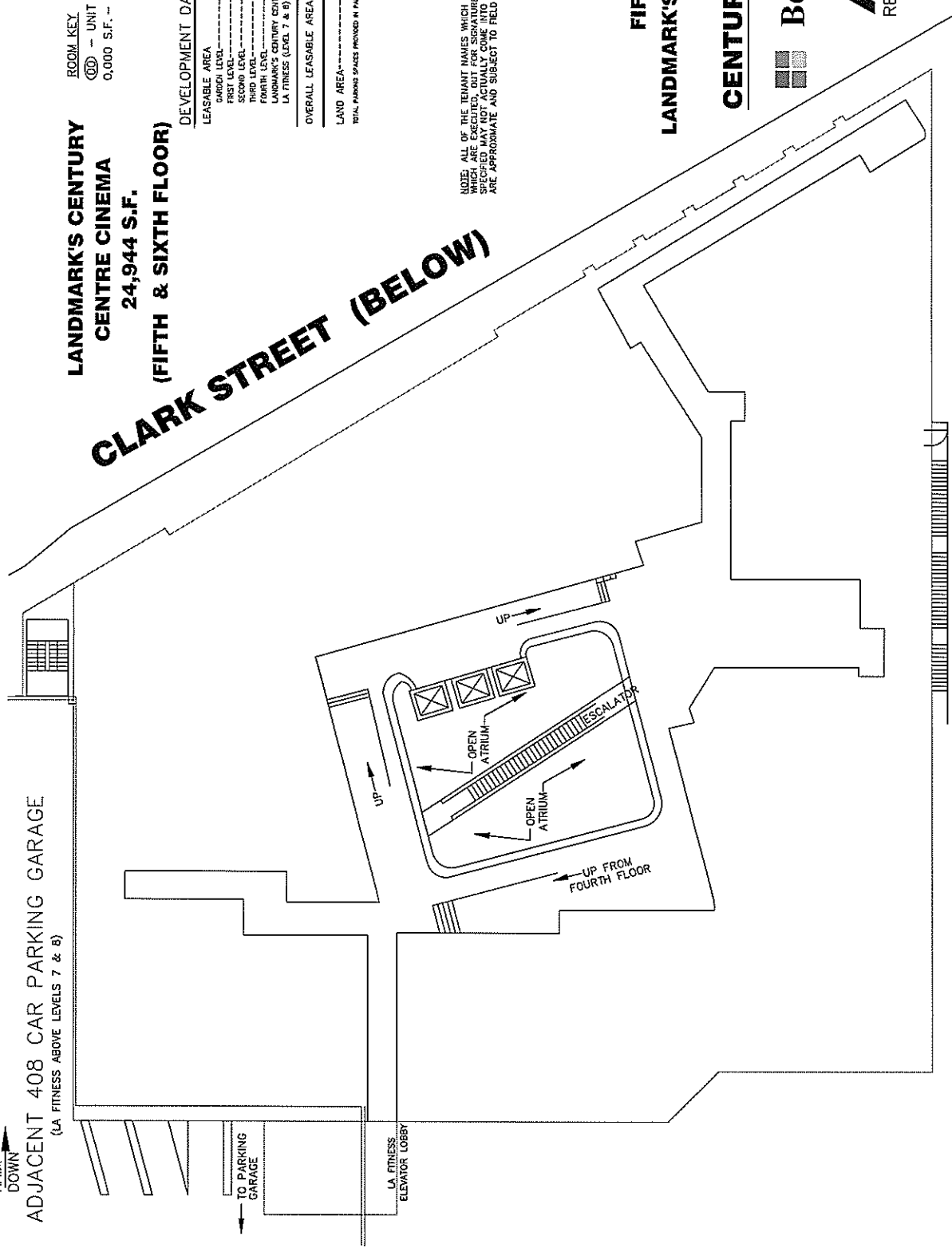
ROOM KEY  
①② - UNIT NUMBER  
0,000 S.F. - UNIT SQUARE FOOTAGE

**DEVELOPMENT DATA**

LEASABLE AREA	-----	174,836 S.F.
CHINA LEVEL	-----	2,713 S.F.
FIRST LEVEL	-----	15,983 S.F.
SECOND LEVEL	-----	20,487 S.F.
THIRD LEVEL	-----	18,914 S.F.
FOURTH LEVEL	-----	24,944 S.F.
LANDMARK'S CENTURY CENTRE CHINA (LEVEL 5 & 6)	-----	50,779 S.F.
LA FITNESS (LEVEL 7 & 8)	-----	174,836 S.F.
OVERALL LEASABLE AREA	-----	174,836 S.F.
LAND AREA	-----	1.39 ACRES
TOTAL PARKING SPACES PROVIDED AT PARKING GARAGE LEVELS 7-8	-----	408 SPACES

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, BUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS WHOSE LEASES ARE NOT EXECUTED, IN NEGOTIATION, OR PROPOSED, ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**CLARK STREET (BELOW)**



**FIFTH AND SIXTH LEVEL  
LANDMARK'S CENTURY CENTRE THEATER  
LEASE PLAN**

**CENTURY SHOPPING CENTRE**  
CHICAGO, ILLINOIS

**Bon Aviv Investments**

MANAGED BY  
**AAZ**  
231 MARKET STREET  
JOHNSTOWN, PA 15901  
(814) 254-4004  
aaz@aaaz.com  
aaazreale.com

SCALE  
0 10 20 40 FEET

DATE: 06/15/2016

**LP-5**

**COLOR KEY**  
 [Hatched Box] OCCUPIED  
 [White Box] VACANT

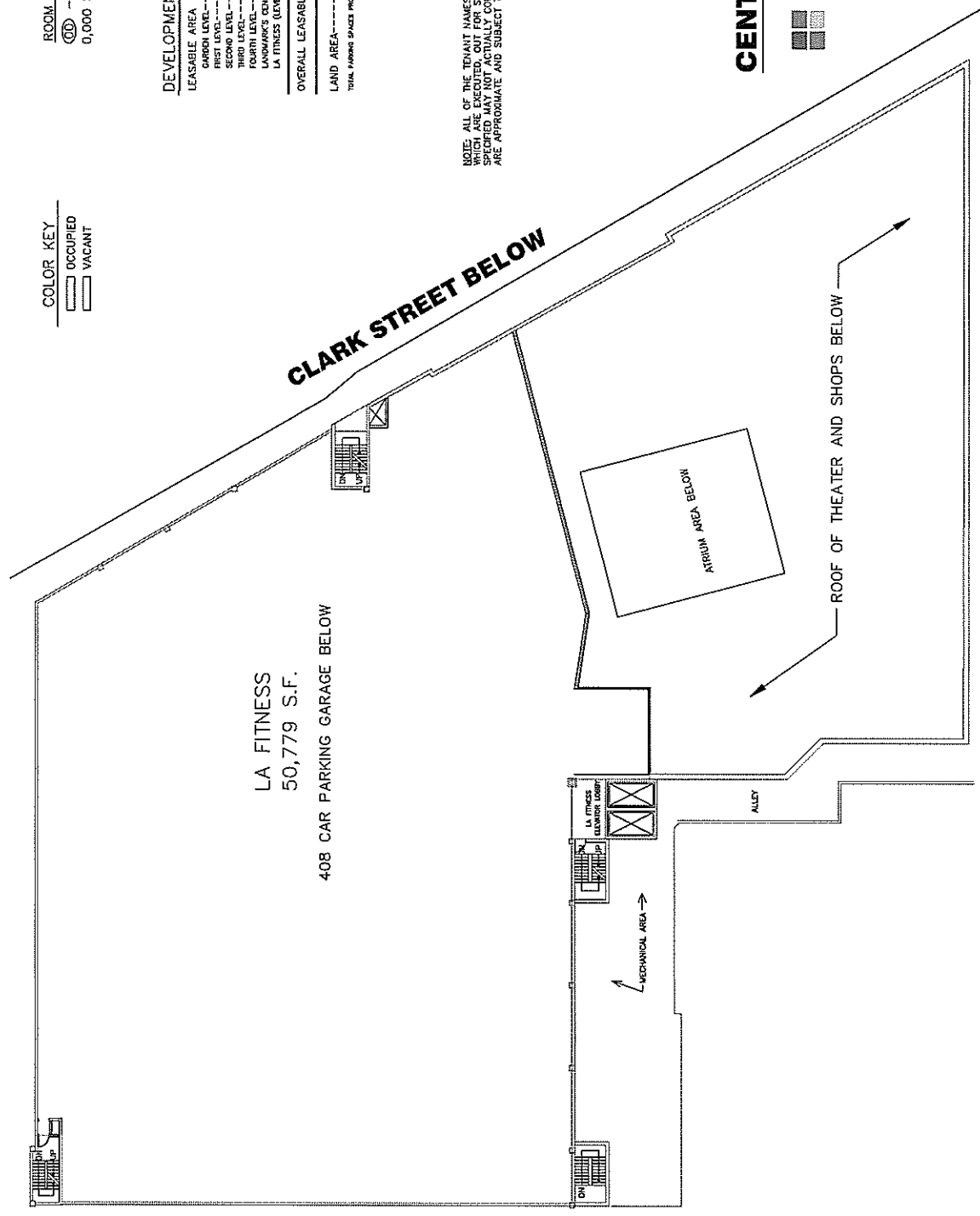
**ROOM KEY**  
 [Circle with '00'] - UNIT NUMBER  
 0,000 S.F. - UNIT SQUARE FOOTAGE

**ORCHARD STREET BELOW**

**LA FITNESS**  
 50,779 S.F.

408 CAR PARKING GARAGE BELOW

**CLARK STREET BELOW**



**DEVELOPMENT DATA**

<b>LEASABLE AREA</b>	
CURRENT LEVEL	21,713 S.F.
FIRST LEVEL	15,083 S.F.
SECOND LEVEL	20,497 S.F.
THIRD LEVEL	15,083 S.F.
FOURTH LEVEL	19,914 S.F.
LANDMARK'S CENTURY CENTRE CHINA (LEVEL 5 & 6)	24,944 S.F.
LA FITNESS (LEVEL 7 & 8)	50,779 S.F.
<b>OVERALL LEASABLE AREA</b>	<b>174,836 S.F.</b>
<b>LAND AREA</b> - 1.39 ACRES	
TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE (LEVELS 1-4) - 408 CARS	

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THEIR RESPECTIVE LEASES. SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**LA FITNESS LEVEL 7  
 LEASE PLAN  
 CENTURY SHOPPING CENTRE**

CHICAGO, ILLINOIS

**Bon Aviv Investments**

MANAGED BY



231 MARKET STREET  
 JOHNSTOWN, PA 15801  
 (814) 254-4004  
 a2zreinc.com

REAL ESTATE info@a2zreinc.com



DATE: 01/23/2018

**LP-7**

**COLOR KEY**  
 [Solid Line] PERMANENT  
 [Dashed Line] TEMPORARY  
 [Dotted Line] AVAILABLE

**ROOM KEY**  
 [Circle with '8'] - UNIT NUMBER  
 0,000 S.F. - UNIT SQUARE FOOTAGE

**DEVELOPMENT DATA**

<b>LEASABLE AREA</b>	
CARDEN LEVEL	21,713 S.F.
FIRST LEVEL	15,663 S.F.
SECOND LEVEL	20,487 S.F.
THIRD LEVEL	7,000 S.F.
FOURTH LEVEL	21,814 S.F.
LANDMARK'S CENTURY CENTRE CHINA (LEVEL 5 & 6)	21,814 S.F.
LA FITNESS (LEVEL 7 & 8)	50,779 S.F.
<b>OVERALL LEASABLE AREA</b>	<b>174,836 S.F.</b>
<b>LAND AREA</b>	
	1.39 ACRES
TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE LEVELS 1-4 408 CARS	

**NOTE:** ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS ARE SUBJECT TO ALL APPLICABLE ORDINANCES AND ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**LA FITNESS LEVEL 8  
 LEASE PLAN  
 CENTURY SHOPPING CENTRE**

CHICAGO, ILLINOIS

**Bon Aviv Investments**

MANAGED BY



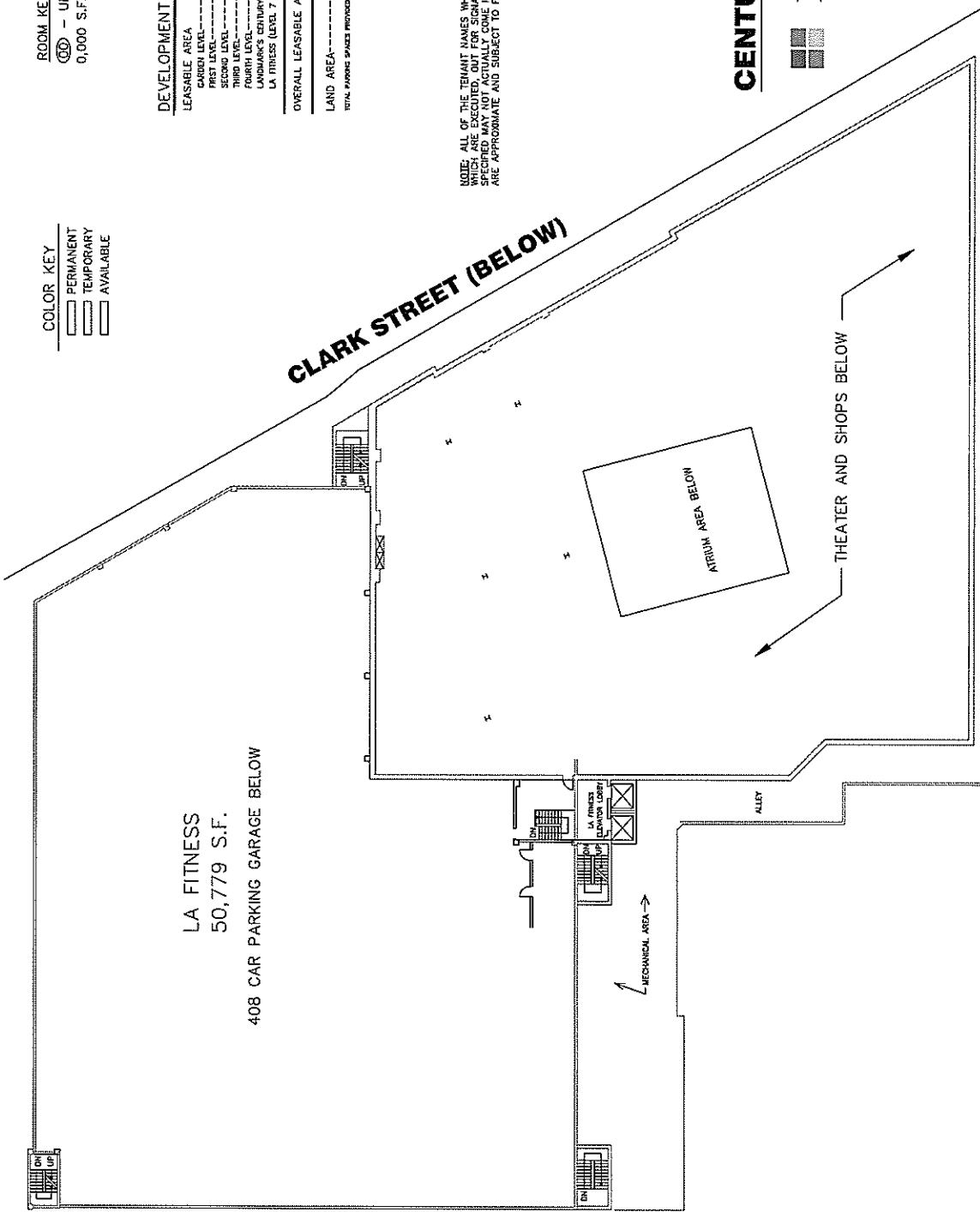
231 MARKET STREET  
 JOHNSTOWN, PA 15801  
 (814) 254-4004  
 a2zreinc.com

REAL ESTATE info@a2zreinc.com



DATE: 01/23/2018

LP-8



**ORCHARD STREET BELOW**

**ADJACENT 408 CAR PARKING GARAGE**  
(LA FITNESS ABOVE LEVELS 7 & 8)

- COLOR KEY**
- PERMANENT
  - TEMPORARY
  - AVAILABLE

**ROOM KEY**  
 (00) - UNIT NUMBER  
 0,000 S.F. - UNIT SQUARE FOOTAGE

**DEVELOPMENT DATA**

<b>LEASEABLE AREA</b>	
GARAGE LEVEL	21,713 S.F.
FIRST LEVEL	15,983 S.F.
SECOND LEVEL	20,497 S.F.
THIRD LEVEL	18,814 S.F.
FOURTH LEVEL	18,814 S.F.
LANDMARK'S CENTURY CENTRE ONYX (LEVEL 5 & 6)	24,944 S.F.
LA FITNESS (LEVEL 7 & 8)	50,779 S.F.
<b>OVERALL LEASEABLE AREA</b>	<b>174,836 S.F.</b>
<b>LAND AREA</b>	
TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE LEVELS 1-4	1,339 ACRES
	408 CARS

**NOTE:** ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THEIR RESPECTIVE LEASES. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**GARDEN LEVEL LEASE PLAN**

**CENTURY SHOPPING CENTRE**

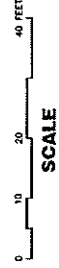
CHICAGO, ILLINOIS

**Bon Aviv Investments**

MANAGED BY

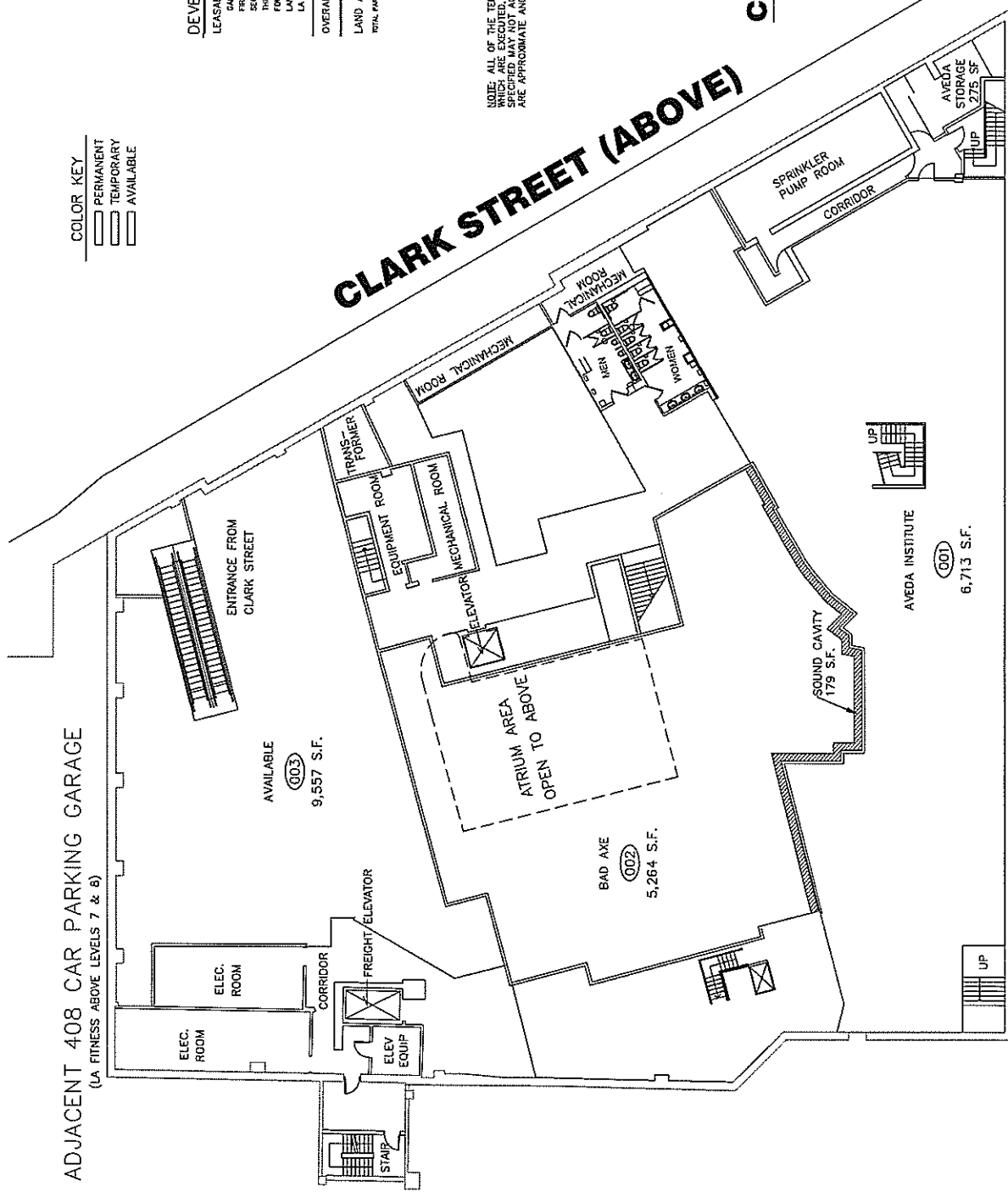


231 MARKET STREET  
 JOHNSTOWN, PA 15901  
 (814) 254-4004  
 a&zreinc.com  
 REAL ESTATE info@a&zreinc.com



DATE: 03/20/2019

**LP-G**





**COLOR KEY**  
 [Solid Box] PERMANENT  
 [Dashed Box] TEMPORARY  
 [Dotted Box] AVAILABLE

**ROOM KEY**  
 [Circle with Number] - UNIT NUMBER  
 [Circle with Number] 0,000 S.F. - UNIT SQUARE FOOTAGE

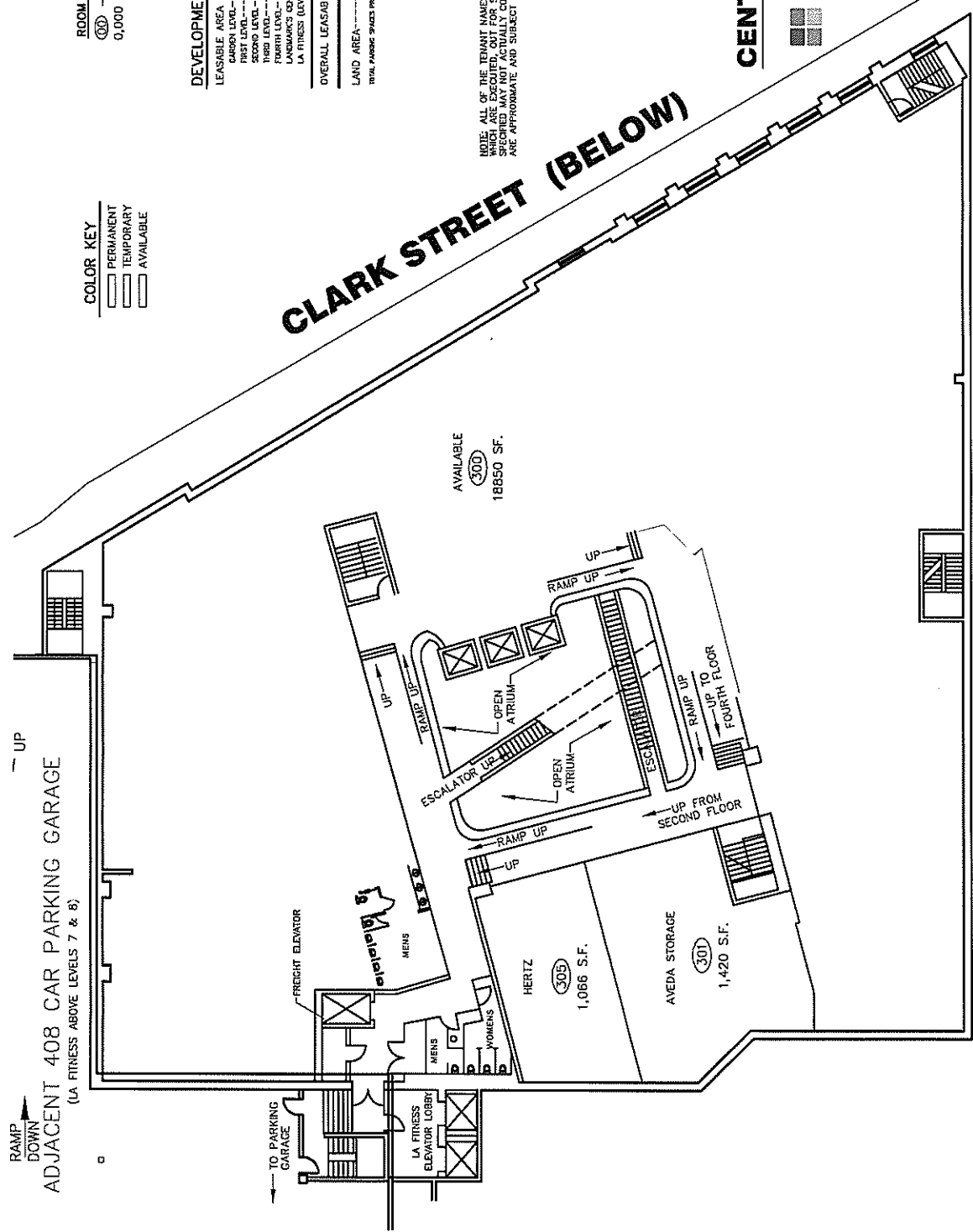
**DEVELOPMENT DATA**

LEASABLE AREA	21,713 S.F.
FIRST LEVEL	15,148 S.F.
SECOND LEVEL	26,497 S.F.
THIRD LEVEL	21,336 S.F.
FOURTH LEVEL	19,914 S.F.
LANDMARKS CENTURY CENTRE CHEDIA (LEVEL 5 & 6)	24,944 S.F.
LA FITNESS (LEVEL 7 & 8)	52,779 S.F.
OVERALL LEASABLE AREA	174,836 S.F.
LAND AREA	1.39 ACRES
TOTAL PARKING SPACES PROVIDED IN PARKING GARAGE LEVELS 1-4	492 CARS

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**CLARK STREET (BELOW)**

ADJACENT 408 CAR PARKING GARAGE  
 (LA FITNESS ABOVE LEVELS 7 & 8)

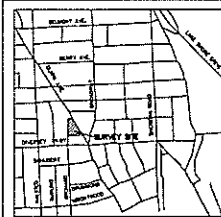


**THIRD LEVEL  
 LEASE PLAN**  
**CENTURY SHOPPING CENTRE**  
 CHICAGO, ILLINOIS

**Bon Aviv Investments**  
 LEASED BY  
**ZAMIAS SERVICES INC**  
 P.O. BOX #55410  
 JOHNSTOWN, PA 15904  
 TELE: (814)955-5565



SCALE  
 DATE: 03/14/2019



VICINITY MAP (NOT TO SCALE)

# GREMLEY & BIEDERMANN

PLCS Corporation

License No. 01-00332

PROFESSIONAL LAND SURVEYORS

1525 NORTH ELSTON AVENUE, CHICAGO, IL 60640  
 TELEPHONE: (773) 845-5122 EMAIL: INFO@PLCS-SURVEY.COM

## Plat of Survey

GRAPHIC SCALE



### Legend

- ⊙ Storm MH
- ⊙ Storm CB
- ⊙ Storm Inlet
- ⊙ Water MH
- ⊙ Telephone MH
- ⊙ Utility Pole
- ⊙ Electric MH
- ⊙ Electric Light Pole
- ⊙ Gas Valve
- ⊙ Gas MH
- ⊙ Sign Post
- ⊙ Undersized Manhole
- ⊙ Auto Sprinkler
- ⊙ Hose Connection
- ⊙ Bke Rock
- ⊙ Electric Meter

PARCEL 1: LOTS 1 AND 2 (EXCEPT THAT PART OF THE SOUTH 0.71 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE, 17.00 FEET, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2) IN BROOMELEY'S SUBDIVISION OF THE EAST PART OF THE SOUTH HALF OF LOT 18 IN BICKERDING'S AND STEELE'S SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 3, 4, 5, 6, 7 AND 8 IN THE SUBDIVISION OF THE NORTH HALF OF LOT 19 IN BICKERDING'S AND STEELE'S SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

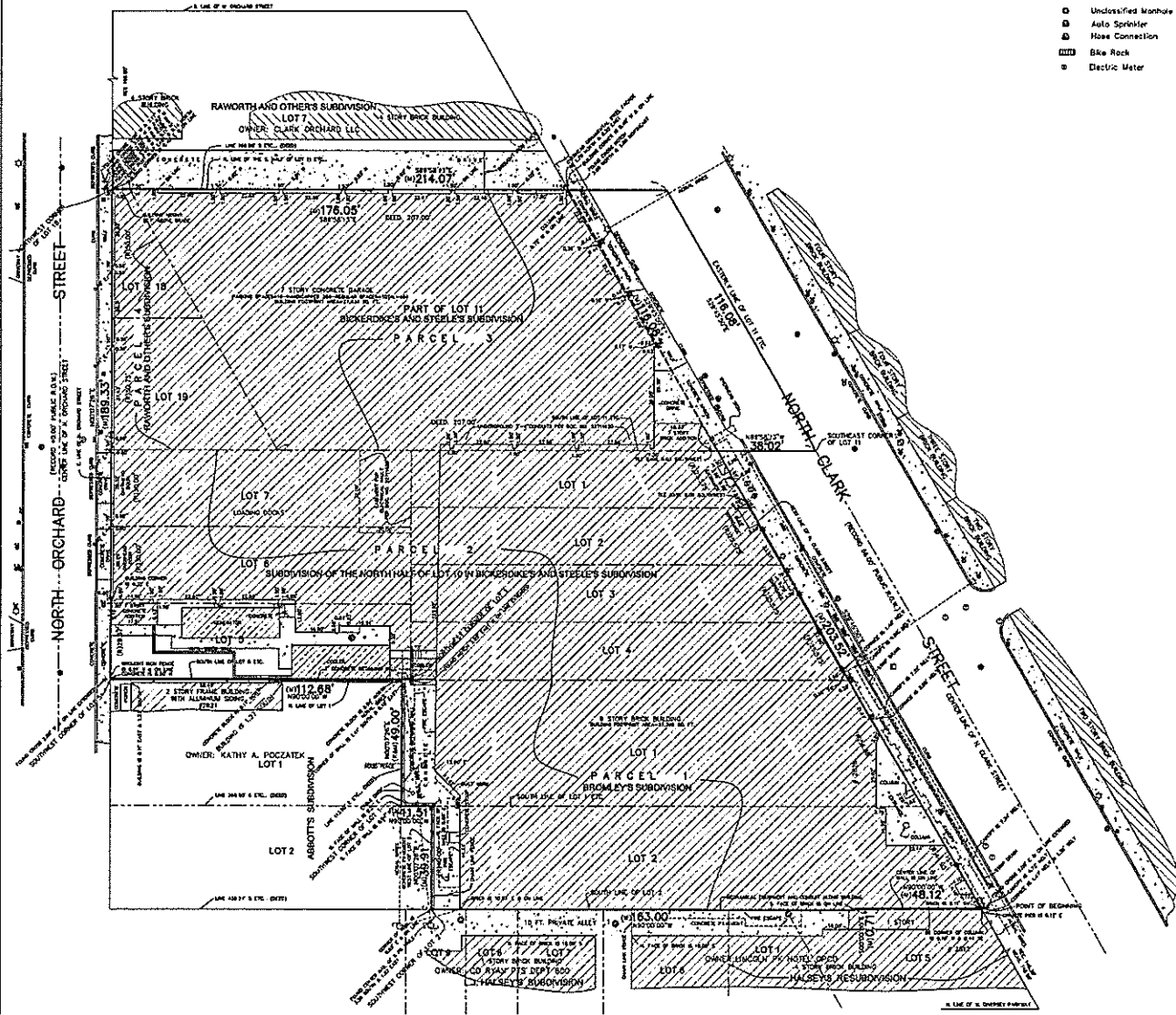
PARCEL 3: THE EAST 207 FEET OF THE SOUTH HALF OF LOT 11 IN BICKERDING'S AND STEELE'S SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY AREA= 40,688 SQ. FT. OR 1.39 ACRES MORE OR LESS.  
 GROSS AREA= 94,495 SQ. FT. OR 1.48 ACRES MORE OR LESS.  
 AREA IN DEDICATED STREETS = 3,800 SQ. FT. OR 0.08 ACRES MORE OR LESS.

### METER AND BOUNDS LEGAL DESCRIPTION:

BEGINNING AT THE INTERSECTION OF A LINE 0.71 FEET NORTH OF THE SOUTH LINE OF LOT 2 IN BROOMELEY'S SUBDIVISION AS SHOWN AT RIGHT ANGLES TO SAID SOUTH LINE AND THE WESTERLY LINE OF NORTH CLARK STREET; THENCE NORTH 89° 20' 00" WEST ALONG SAID LINE 0.71 FEET NORTH OF SAID SOUTH LINE, 48.13 FEET; THENCE SOUTH 89° 20' 00" EAST, 13.11 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89° 20' 00" WEST ALONG SAID SOUTH LINE OF LOT 2, 161.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN BROOMELEY'S SUBDIVISION AS SHOWN; THENCE NORTH 89° 20' 00" EAST ALONG THE WEST LINE OF SAID LOT 3, 28.81 FEET TO THE SOUTH LINE OF LOT 1 IN SAID BROOMELEY'S SUBDIVISION; THENCE NORTH 89° 20' 00" WEST ALONG SAID SOUTH LINE OF LOT 1, 11.81 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN BICKERDING'S & STEELE'S SUBDIVISION, 115.88 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 20' 00" WEST ALONG SAID SOUTH LINE OF LOT 1, 115.88 FEET TO THE EAST LINE OF NORTH ORCHARD STREET; THENCE NORTH 89° 20' 00" EAST ALONG SAID EAST LINE OF NORTH ORCHARD STREET, 182.33 FEET TO THE NORTHWEST CORNER OF LOT 18 IN RAWORTH & OTHERS' SUBDIVISION OF PARTS OF LOTS 11, 12, 13 AND 14 IN SAID BICKERDING'S & STEELE'S SUBDIVISION; THENCE SOUTH 89° 17' 12" EAST ALONG THE CENTERLINE OF SAID LOT 18 AND THE NORTH LINE OF THE SOUTH HALF OF LOT 11 IN SAID BICKERDING'S & STEELE'S SUBDIVISION, 316.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, BEING ALSO THE CENTERLINE OF NORTH CLARK STREET; THENCE SOUTH 29° 48' 30" EAST 118.08 FEET ALONG THE EASTERLY LINE OF SAID LOT 11 AND THE CENTERLINE OF NORTH CLARK STREET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 89° 20' 00" WEST, 38.32 FEET TO THE WEST LINE OF NORTH CLARK STREET; THENCE SOUTH 89° 20' 00" EAST ALONG THE WESTERLY LINE OF NORTH CLARK STREET, 383.22 FEET TO THE POINT OF BEGINNING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 64,438 SQ. FT. OR 1.48 ACRES MORE OR LESS.



ORDERED BY: SAU DEVELOPMENT LLC  
 ORDER NO: 2022-30518-001  
 SHEET NO: 1 OF 1  
 DATE: SEPTEMBER 18, 2022  
 SCALE: AS SHOWN  
 PROJECT: 2022-30518-001

**GREMLEY & BIEDERMANN**  
 PLCS Corporation  
 License No. 01-00332  
 1525 North Elston Avenue, Chicago, IL 60640  
 Telephone: (773) 845-5122 Email: info@plcs-survey.com

**SURVEY NOTES:**  
 SURVEYOR'S LICENSE EXPIRES November 30, 2023.  
 THIS (PLS) DRAWING IS BASED ON MEASUREMENTS TAKEN BY THE SURVEYOR.  
 DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 CONCEPTS ARE SHOWN IN THIS DRAWING AS THEY WERE AT THE TIME OF SURVEY.  
 FOR A COMPLETE LISTING OF ALL MEASUREMENTS, SEE THE SURVEY FIELD NOTES.  
 ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
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STATE OF ILLINOIS  
 COUNTY OF COOK  
 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 CONDUCTED TO THE SATISFACTION OF THE FIELD MEASUREMENTS COMPLETED ON SEPTEMBER 7, 2022.  
 SIGNED ON SEPTEMBER 18, 2022.  
 BY: *[Signature]*  
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2822  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MENSURAN STANDARDS FOR A BOUNDARY SURVEY.

