

**GLENBROOK HIGH SCHOOLS**  
**Office of the Assistant Superintendent for Business Affairs**  
**Regular Meeting Monday, April 11, 2011**

**TO: Dr. Michael Riggle**

**FROM: Hillarie Siena**

**DATE: April 11, 2011**

**RE: Discussion: Microlink Devices – 300 Wainwright Drive, Northbrook – Cook County 6B Program Request**

Attached is a 6B application from Microlink Devices (the “Applicant”). The applicant has submitted a request for a Cook County 6B Program tax incentive.

The Cook County 6B program basically allows for commercial and industrial properties to be treated as residential property for taxation purposes, for a period of up to thirteen years. As per the Village of Northbrook’s general procedures, 6B tax incentive requests are forwarded for review and comment to the affected school and park districts. Although the Village of Northbrook Board of Trustees is solely responsible for granting a 6B incentive, the Village actively seeks input from the impacted taxing districts.

Microlink Devices is seeking to relocate its business from Niles to 300 Wainwright Drive, Northbrook, Illinois. Microlink plans to invest \$3 million for renovations to the property and would employ approximately 75 people within two years, for an estimated payroll of \$4.5 million. Microlink’s two major products are mobile phones and solar cell panels. In the mobile phone market, the company exports amplifiers to Asian mobile phone manufacturers. The company also recently received a \$5 million DCEO grant to purchase equipment to be used in the manufacture of solar panels.

Without the Class 6B classification, the property would generate a total of approximately \$1.6M in property taxes for District 225 over the thirteen-year incentive period. With the 6B classification, the property would generate approximately \$800,000 in property taxes, a loss in total of \$800,000 of tax revenue to the District, or approximately \$61,500 per year. However, should a Class 6B be awarded, the company agrees to not seek any property tax appeals during the life of the 6B that would reduce the property value less than that set by the Cook County Assessor during the first year of the Class 6B schedule. In addition, the Village of Northbrook will not seek a Class 6B renewal after the initial Class 6B period expires.

District 225 appreciates the opportunity to review and comment on Cook County 6B Program requests. In evaluating the application submitted by Microlink Devices, the direct cost to District 225 represented by lost tax revenue must be weighted in proportion to the larger fiscal impact of economic growth in the Village of Northbrook. If the property sits vacant for an extended period of time, the assessed valuation will drop to a level of assessment far below that of a 6B classification. Microlink’s project brings potential jobs and economic expansion opportunities to the community, which serves to enhance the overall tax base. The company has also agreed to continue its current practice of hosting visits by high school classes to inform students of the opportunities available in their technological field. In consideration of these factors, it is recommended that the Glenbrook Board of Education support the Microlink Devices application for a Cook County 6B Program tax incentive.



# MicroLink Devices

6457 W. Howard St. • Niles, IL 60714 • 847-588-3001 • 847-588-3002 Fax

Mr. David Schoon  
Assistant Director/Economic Development Coordinator  
Department of Development and Planning Services  
Village of Northbrook  
1225 Cedar Lane  
Northbrook, Illinois 60062

March 14, 2011

Re: Application for Cook County Class 6b Property Tax Incentive/300 Wainwright, Northbrook

Dear Mr. Schoon,

We are pleased to submit a copy of the Class 6b Eligibility Application being submitted to Cook County with respects to the property located at 300 Wainwright, as well as our request to the Village of Northbrook for a Resolution of Support for our 6b Application to the County.

Also, enclosed please find our check for \$5,000, payable to the Village of Northbrook, to cover Village staff, legal, and consultant expenses to process the application.

As described, MicroLink Devices or its nominee has signed a Letter of Intent to purchase the subject property. This purchase will be contingent on receiving a Resolution of Support from the Village of Northbrook. Upon closing, MicroLink Devices or its nominee will invest approximately \$3,000,000 in improvements. We will build a 4,000 square foot clean room for manufacturing and fabricating semiconductor components, a testing laboratory, and install the necessary utilities and infrastructure to support the same.

We would like to submit our 6b Application to Cook County in advance of the Village's consideration of our Resolution of Support. As such, we respectfully request a letter from you to the County confirming that we have requested the Resolution of Support.

We look forward to working with the Village now and in the future as we develop our exciting technologies. Please do not hesitate to contact me with any questions.

Sincerely,

Noren Pan  
President and Chief Executive Officer



**CLASS 6b**  
**ELIGIBILITY APPLICATION**

Carefully review the Class 6b Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department, (312) 603-7529. This application, a **filing fee of \$500.00**, and supporting documentation (except drawings and surveys) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

**Applicant Information**

Name: MICROLINK DEVICES INC OR NORAINEE Telephone: (847) 588-3001  
Address: 6457 HOWARD  
City: NILES State: IL Zip Code: 60714

**Contact Person (if different than the Applicant)**

Name: NOREN PAN  
Company: MICROLINK DEVICES INC. Telephone: (847) 588-3001  
Address: 6457 HOWARD  
City: NILES State: IL Zip Code: 60714  
Email Address: NPAN@MLDEVICES.COM

**Property Description (per PIN)**

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 300 WAINWRIGHT DRIVE  
Permanent Real Estate Index Number: 04-05-103-008-0000  
(2) 300 WAINWRIGHT DRIVE  
Permanent Real Estate Index Number: 04-05-103-009-0000  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
City: NORTHBROOK State: IL Zip Code: 60062-1911  
Township: NORTHFIELDA Existing Class: 5-93

Attach legal description, site dimensions and square footage, and building dimensions and square footage.

**.dentification of Persons Having an Interest in the Property**

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

**Industrial Use**

Attach a detailed description of the precise nature and extent of the intended use of the subject property, specifying in the case of multiple uses the relative percentages of each use.

Include copies of materials, which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

**Nature of Development**

Indicate nature of the proposed development by checking the appropriate space:

- New Construction (Read and Complete Section A)
- Substantial Rehabilitation (Read and complete Section A)  
**Incentive only applied to market value attributable to the rehabilitation**
- Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)
- Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

A. If the proposed development consists of *new construction* or *substantial rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition, if any): MAY 15, 2011

Estimated date of construction completion: AUGUST 31, 2011

Attach copies of the following:

1. Specific description of the proposed new construction or substantial rehabilitation.
2. Current plat of survey for subject property.
3. 1<sup>st</sup> floor plan or schematic drawings.
4. Building permits, wrecking permits and occupancy permits (including date of issuance).
5. Complete description of the cost and extent of substantial rehabilitation or new construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc.)

B. If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES             NO

When and by whom was the subject property last occupied prior to the purchase for value?

\_\_\_\_\_  
\_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment.
- (b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of such vacancy.

2. Application must be made to Assessor prior to reoccupation:

Estimated date of reoccupation: \_\_\_\_\_

Date of purchase: \_\_\_\_\_

Name of purchaser: \_\_\_\_\_

Name of seller: \_\_\_\_\_

Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale contract
- (b) Closing statement
- (c) Recorded deed
- (d) Assignment of beneficial interest
- (e) Real estate transfer declaration

C. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was a purchase for value, but the period of *abandonment prior to purchase was less than 24 continuous months*, please complete section (1) below. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was *no purchase for value*, but the period of abandonment prior to application was 24 continuous months or greater, please complete section (2) below.

1. How long was the period of abandonment prior to the purchase for value? 7 MONTHS

When and by whom was the subject property last occupied prior to the purchase for value?

From 1976-2010, THE PROPERTY WAS OCCUPIED BY  
UNIVERSAL FOOTBALL PRODUCTS, A DIVISION OF HENRY SCHEIN CO.

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and duration of vacancy and abandonment.
- (b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicated duration of such vacancy.
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for the less than 24-month abandonment period.*

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: MAY 15, 2011  
 Date of purchase: MAY 10, 2011 (EST.)  
 Name of purchaser: MICROLINK DEVICES, INC. OR NOMINEE  
 Name of seller: JAMES FOSTER D/B/A WAINWRIGHT LLC  
 Relationship of purchaser to seller: NONE WHATSOEVER

Attach copies of the following documents:

- (a) Sale contract
- (b) Closing statement
- (c) Recorded deed
- (d) Assignment of beneficial interest
- (e) Real estate transfer declaration

2. Was the subject property vacant and unused for at least 24 continuous months prior to the filing of this application?

YES       NO

When and by whom was the subject property last occupied prior to filing this application?

\_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment.
- (b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of such vacancy.
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.*

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: \_\_\_\_\_

**Employment Opportunities**

How many construction jobs will be created as a result of this development? 20

How many permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 30 Part-time: 3

How many new permanent full-time jobs will be created as a result of this proposed development? 20-50

How many new permanent part-time jobs will be created as a result of this proposed development?  
\_\_\_\_\_

**Cook County Living Wage Ordinance**

Applicant confirms that it has reviewed a copy of Chapter 34, Article IV, Division 1, of the COOK COUNTY LIVING WAGE ORDINANCE, Sec. 34-123, as amended.

Please mark the appropriate blank below to indicate which statement applies to the applicant:

Applicant acknowledges that during the appeal process it must provide an affidavit to the Cook County Assessor's Office stipulating it is in compliance with the above referenced Living Wage Ordinance because applicant is currently paying a living wage to its employees.

OR

Applicant acknowledges that during the appeal process it must provide an affidavit to the Cook County Assessor's Office stipulating it is in compliance with the above referenced Living Wage Ordinance because applicant is not required to pay a living wage.

**Local Approval**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6b incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

  
Signature

3/10/2011  
Date

NOREN PARK  
Print Name

PRESIDENT  
Title

**1. Provide the North American Industry Classification System (NAICS) code for the business to occupy the subject property. Describe the potential for future growth of the business and of the industry the business is in.**

Two NAICS codes describe the business activities of MicroLink Devices (MicroLink): 334413 (Semiconductor and Related Device Manufacturing) and 541712 (Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)).

There is great potential for future growth for MicroLink's business and for the industries the business is in. MicroLink develops and manufactures semiconductor products for two industries:

- Transistors for electronic amplifiers in mobile phones. This business is poised for rapid growth because of increasing industry demand. Conventional mobile phones need a set of amplifiers to allow the phone to communicate with the network. In contrast, each function of a smart phone (voice, 3G, data, GPS, etc.) requires its own set of amplifiers. Therefore, a smart phone needs several times as many amplifiers as a conventional mobile phone. It is projected that smart phones will account for an increasing share of the mobile phone market over the next few years. MicroLink plans to capture an increasing share of a growing market.
- Solar cells. MicroLink is currently developing low-cost, high-efficiency, lightweight, flexible solar cells using its proprietary epitaxial lift-off (ELO) manufacturing process. These cells are intended for use in a wide variety of applications, including terrestrial power generation, satellites, and military and commercial aircraft. Although MicroLink's solar cell products are in the development stage, they have attracted interest from potential customers in all market sectors. The development of solar power as a source of clean, renewable energy is a high priority in the U.S. and in the rest of the world. The terrestrial solar power market is growing consistently at more than 30% per year; MicroLink is poised to enjoy rapid growth as this industry continues to develop. MicroLink's solar cells enjoy cost and performance advantages over the cells that are currently used in the space and aircraft industries. MicroLink expects to capture a large share of this market as its products mature.

**2. If an existing business, provide information regarding the business's current operations, such as locations, size of current facilities, and number of current employees. Also explain why the business is relocating or expanding to Northbrook.**

Since its founding in 2000, MicroLink has run its development and manufacturing operation from a leased, 30,000 square foot building in Niles, Illinois. MicroLink currently employs more than 30 highly skilled people, including eight who hold Ph.D. degrees in engineering and science disciplines.

MicroLink is relocating to the building at 300 Wainwright in Northbrook for the following reasons:

- The building's 41,453 square foot area is appropriate to accommodate MicroLink's projected growth over the next 3-5 years.



- The lot on which the building is situated is large enough to accommodate an expansion to 60,000 square feet. This will allow additional expansion in the same location as solar cell products come online.
- The building is available for sale. MicroLink management has decided that is important to own its next facility; the building currently occupied by MicroLink is not for sale.
- MicroLink needs additional space in the short term. In 2010, the company received a \$5 million matching grant from the Illinois Department of Commerce and Economic Opportunity (IDCEO). Under the terms of the grant, MicroLink has committed to acquiring \$10 million of capital equipment for solar cell production. Additional space is needed to house this equipment. The DCEO requires that the \$5-million is deployed by February 2012. MicroLink needs to buy a building now to meet this requirement.

**3. Do any Northbrook businesses provide services or supplies to the business that will be locating on the subject property? If so, please list the businesses and describe the services/supplies they would provide.**

MicroLink welcomes dozens of visitors from around the world every year, including officials from the Department of Defense, NASA, the Department of Energy, Lockheed Martin, Boeing, Mitsubishi, and research universities. Northbrook hotels and restaurants will certainly benefit from the traffic that MicroLink will bring.

**4. Does the business that will be locating on the subject property provide services or supplies to Northbrook businesses? If so, please list the businesses and describe the services/supplies that would be provided to them.**

MicroLink will probably not provide services or supplies directly to Northbrook businesses. MicroLink sells to a relatively small number of companies in the wireless communications, solar power, space, and aerospace sectors, none of which are currently located in Northbrook. In fact, 80% of the commercial products that MicroLink currently produces are sold overseas. Having said that, it is likely that in a few years' time, Northbrook residents will use mobile phones that contain MicroLink chips or electronic devices powered by MicroLink solar cells.

**5. Explain by how much the proposed construction of building additions or other significant improvements to the site would increase the assessed value of the property.**

MicroLink will not make any additions to the building or significant improvements to the site at this time. All improvements will occur within the current building envelope. Projections are that the assessed value will increase by 10-20%. However, one of the attractive aspects of this building is that it is easily expandable. Within 3-5 years, MicroLink will know which of the products currently under development will be commercialized. At that time, MicroLink will also determine to what extent to expand the building. Of course, any addition to the building will result in a dramatic increase in the assessed value of the property.

**6. Will the project require the Village to invest in public infrastructure improvements? If so, what percentage of the costs of those improvements will the business/developer contribute?**

The MicroLink expansion project will not require the Village to invest in public infrastructure improvements.

**7. Will the project generate new local sales tax? If so, how much would be annually generated?**

To date, MicroLink products have been exempt from local sales tax; management does not expect that to change.

**8. Is the business a start-up company or an expansion of an existing Northbrook operation?**

MicroLink in Northbrook will be an expansion of a business currently in Niles.

**9. Describe the business's history of contributing to its community through volunteer work, financial contributions, or other means. If a new start-up business, please demonstrate the business's commitment to becoming involved in the community.**

MicroLink is keenly aware of the need to educate the next generation of U.S. scientists and engineers. Because MicroLink manufactures components that are used in high-visibility products like cell phones and solar-powered devices, science classes have been very interested in visiting MicroLink over the years. With this in mind, MicroLink has contributed to the Niles community by hosting visits by high school classes to inform students of the exciting and rewarding opportunities that are available in careers in the technology industry. MicroLink plans to continue such interaction with the local community after relocating to Northbrook. One attractive aspect of this property is that it has a showroom that could be used to demonstrate the operation and uses of solar cells. MicroLink would welcome students who are interested in learning about its technologies.

MicroLink plans to contribute to Northbrook by hiring as many employees as possible from the local community. We anticipate that as we grow our manufacturing business, we will need to hire employees with a wide range of skills. MicroLink anticipates that many of these hires will be made from Northbrook residents.

**10. If purchasing the property, provide documentation from the current property owners that they have made a reasonable effort to market the property, including a description of those efforts. Provide a chronological detail of those efforts.**

In the attachments, please find the marketing materials created by Nicolson, Porter, & List, the real estate brokerage company representing the seller. Page 3 shows that the property was listed for availability during the 4<sup>th</sup> quarter of 2010. MicroLink first visited the building in October 2010. Even though the building was technically vacated in December 2010, the prior occupant began moving out months earlier. When MicroLink first visited the building in October 2010, the warehouse was already empty. Clearly, operations had begun moving out a long time before then. Only a handful of office staff were on hand during this first visit.

**11. Has the current owner of the subject property filed a vacancy appeal with the County within the last two years? If so, please provide a copy of the appeal and details of how the appeal has affected the assessed value of the property.**

The current owner has not filed a vacancy appeal with the County within the last two years.

**12. Submit a tax impact table showing the projected property taxes that would be paid if the 6b is granted over the life of the 6b and the property taxes that would be paid if the property is reused without the 6b. (A suggested format is available in a Microsoft Excel worksheet.)**

A tax impact table, in the format suggest by the Village, is attached.

**13. Submit copies of the property tax bill for the subject property for the past three years.**

The property tax bills requested are attached.

**14. Provide an explanation and documentation for why the site in question is difficult to lease or sell due to age, size, condition, or unique characteristics of the building.**

The market for industrial property has been very weak for 2-3 years. An abundance of buildings with the basic characteristics of this property currently exists in the marketplace. Buildings that are attractive to MicroLink fall into two categories. One category is buildings that are shells, with no improvements that can be used, buildings that MicroLink can look to as "blank canvases." An example of this is the building at 2181 S. Foster in Wheeling. This building is currently available for \$42.00 per square foot, a significant discount to the purchase price of the 300 Wainwright building, which is \$49.94 per square foot. In addition, the 6b incentive is already in place on the Wheeling building. The listing of the Wheeling property is attached. The MicroLink management team has visited the Wheeling property several times, and it is suitable to its needs for the next few years.

The other category of buildings that are attractive to MicroLink is one that has existing infrastructure in place that would significantly reduce the investment required to improve it to MicroLink's needs. An example of this is 1850 South Lakeside Drive in Waukegan, Illinois. This expandable facility has a number of important features already installed for MicroLink. For instance, MicroLink has a budget of \$497,580 to improve the electrical service at 300 Wainwright. The Waukegan building has this electrical service in place. Another example is industrial gases. MicroLink needs compressed air and hydrogen lines, among other systems, to support its manufacturing. The Northbrook building has neither of these; the Waukegan building has both in place and ready to go. A third example is lab space. MicroLink needs to build a laboratory in the Northbrook building for characterization, or testing. The Waukegan building has several labs already in place, any one of which would satisfy MicroLink's needs for many years. Finally, the Waukegan building is in an enterprise zone where tax incentives are in place to induce MicroLink to move there. A listing sheet for the Waukegan building is attached.

In summary, the Northbrook building is not in condition to be attractive to MicroLink in its current state. Other shell buildings, such as the Wheeling building, are available at much lower cost, or

improved buildings that are in condition for MicroLink, such as the building in Waukegan, are also available that would save it almost \$1,000,000 in improvements. MicroLink needs the inducement of the 6b to move to 300 Wainwright in Northbrook.

**15. If purchasing the property, provide a copy of a certified appraisal of the property or other documentation demonstrating that the property's purchase price is not the reason for needing a Class 6b incentive.**

A certified appraisal of the property is not available, although one will be obtained during the financing process. Attached are examples of comparable transactions that demonstrate that the property's purchase price is not the reason for needing a Class 6b incentive.

**16. Provide documentation indicating that deferred maintenance issues are not the reasons for needing the 6b incentive.**

There are no deferred maintenance issues on this property and are not the reasons for needing the 6b incentive.

**17. Provide details regarding the amount of investment the applicant and the business planning to occupy the subject property plan to invest in the property.**

MicroLink's investment in the property has two major components: building a clean room and capital equipment expansion.

MicroLink will invest \$3 million to improve the property at 300 Wainwright to support MicroLink's manufacturing processes. The manufacture of semiconductors, whether for the cell phone or solar cell industries, requires that work be done in a clean room environment. MicroLink will build a clean room of about 4,000 square feet, which will be supported by an infrastructure to supply the various gases and liquids that are necessary for MicroLink's business. A \$3-million budget has been prepared with the help of Richard Hughes, of Hughes Powers Garay Company, a Des Plaines-based clean room contractor. Mr. Hughes supervised the construction of MicroLink's current clean room facility in Niles, IL. A copy of the budget is attached.

MicroLink will also invest \$10-million in capital equipment according to the grant from DCEO. This matching grant requires that MicroLink and the DCEO each contribute \$5-million to the acquisition of this capital equipment. The purpose of the grant is to facilitate the production of solar cells. However, much of this equipment also supports MicroLink's growth in the cell phone industry.

**18. What is the purchase price of the real property on the subject property? Provide support documentation, such as a copy of the purchase contract.**

The purchase price is \$2,070,000. A copy of the Letter of Intent is attached.

**19. Submit a narrative and supporting documents indicating the need for the 6b incentive.**

As described in 14 above, MicroLink has attractive alternatives to the Northbrook property. The Wheeling building already has a 6b incentive in place, and the Waukegan building-in Lake County- has many features that are useful to MicroLink immediately, saving MicroLink time and money, almost \$1,000,000. In addition, the Waukegan building is in an enterprise zone where tax incentives are available to MicroLink if it decides to move there.

**20. Provide the projected number of employees that will be located at the Northbrook facility and the average wage for those employees.**

MicroLink will move all 33 of its employees to Northbrook. Plans are already in place to add two new semiconductor fabrication tools there. The first of these tools has been ordered and will be delivered to MicroLink by June 2011. It is an Aixtron 2800 MOCVD reactor ("the 2800"). MicroLink management expects to order another 2800 in the second half of 2011 for delivery in early 2012. At full capacity, the two new 2800's will require an additional 42 employees, for a total of 75. In the next 5 years, MicroLink plans call for an additional four tools like the 2800, for a total of six. In that scenario, MicroLink will add 112 new employees, for a total of 145. MicroLink staff are generally highly educated and trained, and are paid accordingly. The average wage of MicroLink employees is currently \$65-70,000 per year. As noted above, we anticipate that a wider range of positions will become available as MicroLink's production activities increase.

**21. Provide a break down between full-time, part-time, and seasonal employees at the Northbrook facility.**

MicroLink currently has 30 full-time employees and 3 part-time employees. There are no seasonal employees. After the two new 2800's are at full capacity, MicroLink will employ 65-70 full-time workers and 5-10 part-time workers. Looking farther ahead, MicroLink would employ approximately 130 full-time people and 15 part-time people after 6 new tools are at full capacity.

**22. Provide a break down between current employees, if any, that will transfer from the business's existing facilities and new employees for the local area.**

All current employees are expected to transfer from the current Niles facility to the new facility in Northbrook. MicroLink expects that the new jobs that will be created by this expansion will be very attractive to Northbrook residents. We hope to attract them as candidates as job openings occur. Finally, we note that one of MicroLink's employees resides in Northbrook.

**23. Provide the projected total annual payroll for the Northbrook facility.**

The current annual payroll at MicroLink will be \$2.2-2.3 million after all 33 current employees are moved, which is expected to occur no later than October 2012. When the first two 2800's are at full capacity, MicroLink's annual payroll will be \$4.5-5.0 million. Looking farther ahead, MicroLink's annual payroll would be approximately \$10-million with 6 new tools like the 2800 at full capacity.

**24. Please describe if the business has implemented any of the following as part of its operations:**

- a) **Comprehensive energy and resource efficiency programs, including green buildings (e.g. LEED certification, binding energy efficiency commitment, etc.**
- b) **Comprehensive waste reduction, waste exchange, and recycling programs.**

MicroLink has been a conscientious re-user and recycler for many years. In addition, some of its waste streams are regulated and handled according to stringent guidelines.

**25. Please describe if the company has introduced environmentally sound products/services, including but not limited to:**

- a) **Products/services that expand markets for recycled materials.**
- b) **Development of renewable energy resources or products that conserve energy.**

A key element of MicroLink's solar cell work is the development of epitaxial lift-off (ELO), a process that allows the recycling of the semiconductor wafer on which the solar cell is fabricated. ELO, which is proprietary to MicroLink, allows the semiconductor wafer to be reused up to 10 times, thereby reducing the number of wafers that must be produced, and decreasing the cost of producing solar cells by up to 50%.

A major element of MicroLink's business is the development and manufacture of solar cells for terrestrial power generation. The State of Illinois has made a major investment in this effort in the form of a \$5 million grant from the Green Industry Business Development Program. MicroLink's research is already contributing to the advancement of more highly efficient solar cells, making the solar energy industry more competitive with conventional energy sources. As part of the application for this grant, MicroLink performed an analysis of the amount of greenhouse gas emissions that would be avoided as a result of the solar cells that the MicroLink facility would manufacture. Over the 20 year projected lifetime of the equipment to be purchased for this project, the avoided emissions would be 8,797,000 tons of CO<sub>2</sub>, 17,000 tons of sulfur oxides, and 73 tons of nitrous oxides.

**26. Does the proposal satisfy all applicable Cook County criteria for the approval of a Class 6b incentive?**

MicroLink believes that the proposal satisfies all applicable Cook County criteria for the approval of a Class 6b incentive. As discussed earlier, MicroLink's expansion is being funded, in part, by a \$5-million grant from the DCEO. The grant requires that MicroLink's expansion is complete by February 2012. In order to satisfy this demanding requirement, it is critical that MicroLink begins construction on its clean room and infrastructure by June 2011. A key driver of this project is the purchase and installation of the first 2800, which is scheduled for delivery by June 2011. It is imperative that MicroLink installs this tool as soon as possible in 2011. These special circumstances dictate the application for a 6b incentive now.

**27. Does the applicant agree to develop, operate, and maintain the Subject Property in compliance with all codes and ordinances of the Village of Northbrook?**

MicroLink does so agree.

**28. Does the applicant acknowledge that the Village shall not renew a Class 6b incentive after the initial 12-year Class 6b assessment time period has expired?**

MicroLink does so acknowledge.

**29. Does the applicant agree to tie the property tax relief from the Class 6b classification to a specific business(es) locating and remaining on the subject property for length of the 12-year Class 6b assessment time period?**

MicroLink agrees to tying the property tax relief to MicroLink occupying the subject property for the length of the 12-year Class 6b assessment time period.

**30. Does the applicant agree that during the life of the Class 6b schedule, the applicant shall agree not to seek a property tax protest that would result in a property value less than the fair market value set by the Cook County Assessor's Office during the first year of the Class 6b schedule?**

MicroLink does so agree.

**31. The applicant must acknowledge that it must enter into an agreement with the Village setting the terms and conditions for the Village's support and consent to the Class 6b classification.**

MicroLink does so acknowledge.

## Industrial Use

MicroLink Devices, Inc. (MicroLink) will use the subject property for its business, which is the development and manufacture of semiconductor components for mobile phones and advanced solar cells.

MicroLink manufactures heterojunction bipolar transistors (HBTs) that are used in the power amplifiers that allow mobile phones to communicate with the network. This business is poised for rapid growth because of increasing industry demand. Conventional mobile phones need a set of power amplifiers and switches to allow the phone to communicate with the network. In contrast, each function of a smart phone (voice, 3G, data, GPS, etc.) requires its own set of power amplifier modules and switches. The rapid adoption of smart phones has significantly increased the demand for MicroLink's products. It is projected that shipments of smart phones and devices such as the iPad will double in the next few years. This rapidly growing market is a primary driver of MicroLink's need to move into a new facility. Revenues in this market segment have the potential to grow by a factor of 20 in the next 2-5 years. A slide illustrating the fabrication of HBTs and their incorporation into power amplifiers is attached.

MicroLink also develops and manufactures low-cost, high-efficiency, lightweight, flexible solar cells using its proprietary epitaxial lift-off (ELO) manufacturing process. These cells are intended for use in a wide variety of applications, including terrestrial power generation, satellites, and military and commercial aircraft. Since 2006, MicroLink has secured over \$30 million in research contracts from a variety of Federal agencies to develop solar cells. The attached slides illustrate some potential applications for these cells.

1. **Unmanned Aerial Vehicles (UAVs):** Solar-powered UAVs have great potential for use in military surveillance and reconnaissance applications and are a prime potential application for MicroLink's solar cells. The United State Air Force is currently funding research to incorporate MicroLink's ELO solar cells on the Raven UAV, which is currently in use in Afghanistan. An advanced, very long duration UAV, called Vulture, is under development by United States Defense Advanced Research Projects Agency (DARPA); and MicroLink's ELO solar cells can be a critical part of this project's success. MicroLink expects to manufacture solar cells for these aircraft and others.
2. **Satellites:** NASA, the U.S. Air Force, and defense contractors such as Lockheed Martin, are working closely with MicroLink to develop solar cells suitable for use in satellites. MicroLink plans to space-qualify its solar cells in the next 2-3 years, after which we expect to capture significant market share because of the desirable properties of the cells.
3. **Special Military Applications:** The U.S. military is interested in using solar power to replace the batteries that soldiers use to power equipment such as night vision goggles, radios, and computers. MicroLink has a DARPA-funded program to develop portable photovoltaics (PoP). If this technology is adopted by the military, very large numbers of MicroLink ELO solar cells will be required.
4. **Terrestrial Solar Power:** Terrestrial concentrated photovoltaic (CPV) systems have the potential to convert sunlight to electricity more cheaply and efficiently than the conventional solar panels that are currently in use. MicroLink has received funding from the U.S. Department of Energy to develop cells for this market. MicroLink's solar cells offer superior performance at lower cost than other cells from other vendors. The CPV market is projected to grow rapidly over the next few years; MicroLink is well positioned to capture a share of this market.

Additional information on the activities of MicroLink is available on our website at [www.mldevices.com](http://www.mldevices.com).



MicroLink plans to develop and manufacture HBTs and solar cells in the building at 300 Wainwright in Northbrook. Today, this building is abandoned and is a shell. MicroLink plans to invest about \$3 million to upgrade this facility by building a 4,000 square foot Class 1000 clean room, installing required utilities, and establishing a modern device testing lab. After construction, MicroLink will install over \$20 million of existing and new capital equipment, comprising manufacturing, fabrication, and test tools. New capital equipment purchases for the manufacture of solar cells will be funded in part by a \$5 million grant from the State of Illinois Green Industry Business Development Program.



# MicroLink Devices

6457 W. Howard St. • Niles, IL 60714 • 847-588-3001 • 847-588-3002 Fax

Mr. David Schoon  
Assistant Director/Economic Development Coordinator  
Department of Development and Planning Services  
Village of Northbrook  
1225 Cedar Lane  
Northbrook, Illinois 60062

March 16, 2011

Re: Application for Cook County Class 6b Property Tax Incentive/300 Wainwright, Northbrook

Dear Mr. Schoon:

Please accept this letter as an Addendum to the subject application. This letter should clarify a number of issues we have discussed:

1. Today, we received the purchase and sale agreement back from the seller's attorney. As I understand it, negotiations are proceeding smoothly, and I expect that the agreement will be signed within 7-10 days.
2. Here is a table that clarifies our employment expectations:

	Total Employees	Full Time Employees	Part Time Employees
Initial Relocation	33	30	3
Within 2 years	75	68	7
Within 5 years	145	130	15

3. Attached is another industrial building that has sold in Northbrook in the past 12 months at 3535 Commercial Avenue. This 30k SF building sold for \$50 per square foot on 12/29/10. According to our broker, this is the only Northbrook building that has sold in the last year.
4. Attached you will find a letter from the seller's broker stating the date that he received the listing.
5. MicroLink provides a comprehensive benefits package to all full time employees. The benefits package includes the following:
  - a. Health and dental insurance. The employee, spouse, and children are eligible for coverage under the plan. The health insurance plan includes PPO and HMO options.
  - b. Life insurance
  - c. Long term disability insurance
  - d. 401(k) retirement plan. The plan offers a variety of investment choices and features an employer matching contribution. The match is currently 50% up to 6% of employee salary. In other words, if the employee contributes 6% of salary, MicroLink provides a 3% match.
  - e. Paid vacation. New employees are entitled to 10 days paid vacation per year and 5 days of sick leave per year. The paid vacation allowance increases to 15 days after five years' employment.
  - f. Paid public holidays. Employees are entitled to 10 paid public holidays and one floating personal day off per year.
6. MicroLink will be building a substantial clean room in the new building. We have not engaged with an engineering design firm yet to determine the exact size. We have said 4,000 square feet in our application and prior correspondence. However, I believe this is a conservative estimate. Certainly, a 6-reactor configuration will require more than 4,000 square feet. However, we may design the clean room in such a way that we can expand it easily on an "as needed" basis, which means 4,000 square feet or so may be adequate for our needs during the next 2 years.

March 17, 2011

7. The application states that our estimated date of construction commencement is May 15, 2011. The actual date depends on a number of precedent events occurring. Here is the sequence of events as we see it:
  - a. Sign the purchase and sale agreement
  - b. Retain an engineering design firm to develop the plans for the improvement of 300 Wainwright
  - c. Apply for the required permits as soon as plans are available. We will do this as soon as possible, irrespective of the status of the transaction closing or the Ordinance in support of our 6b application.
  - d. Begin construction. Of course, this process depends on our closing on the purchase of the building, and that transaction is contingent on Northbrook's Ordinance in support of our 6b Application. Given that the Board of Trustee's is scheduled to act on our request on May 11, we chose May 15 as the date to begin construction. Naturally, if we haven't completed steps a-c by that time, construction will start at a later date.

Please feel free to contact me if you have any additional questions or need any additional information.

Sincerely,



Nick Arvis

**PROJECTED PROPERTY TAX OBLIGATION**  
**For Property at 300 Wainwright**  
**Property Index Numbers: 04-05-103-008-0000 and 04-05-103-009-0000**  
**MicroLink Devices**

	Property Tax Obligation on Base Value ('09 taxes payable '10)	Property Tax Obligation on Only the Added Value to Property	Total Property Tax Obligation - Without Class 6B	Total Property Tax Obligation - With Class 6B	Total Property Tax Difference Between Without & With Class 6B	Total Property Tax Difference Between Base Value & With Class 6B
	A	B	C=A+B	D= (C*6b%)	E=C-D	F=A-D
Year 1	\$104,452	\$10,445	\$114,897	\$45,959	\$68,938	\$58,493
Year 2	\$104,452	\$10,445	\$114,897	\$45,959	\$68,938	\$58,493
Year 3	\$104,452	\$10,445	\$114,897	\$45,959	\$68,938	\$58,493
Year 4	\$109,674	\$10,967	\$120,642	\$48,257	\$72,385	\$61,418
Year 5	\$109,674	\$10,967	\$120,642	\$48,257	\$72,385	\$61,418
Year 6	\$109,674	\$10,967	\$120,642	\$48,257	\$72,385	\$61,418
Year 7	\$115,158	\$11,516	\$126,674	\$50,669	\$76,004	\$64,489
Year 8	\$115,158	\$11,516	\$126,674	\$50,669	\$76,004	\$64,489
Year 9	\$115,158	\$11,516	\$126,674	\$50,669	\$76,004	\$64,489
Year 10	\$120,916	\$12,091	\$133,007	\$53,203	\$79,804	\$67,713
Year 11	\$120,916	\$12,091	\$133,007	\$53,203	\$79,804	\$67,713
Year 12	\$120,916	\$12,091	\$133,007	\$53,203	\$79,804	\$67,713
Year 13	\$126,962	\$12,696	\$139,658	\$106,406	\$26,601	\$14,510
<b>Total</b>	<b>\$1,477,562</b>	<b>\$147,754</b>	<b>\$1,625,316</b>	<b>\$813,725</b>	<b>\$811,590</b>	<b>\$663,837</b>

**Local Districts Portion of**

**13-Year Total**

**Village of Northbrook**

School District 225

School District 27

Park District

Library Fund

<b>\$89,836</b>	<b>\$8,983</b>	<b>\$98,819</b>	<b>\$49,475</b>	<b>\$49,345</b>
\$398,203	\$39,820	\$438,023	\$219,299	\$218,724
\$571,373	\$57,136	\$628,510	\$314,668	\$313,842
\$95,303	\$9,530	\$104,833	\$52,485	\$52,348
\$59,102	\$5,910	\$65,013	\$32,549	\$32,464

**Assumptions:**

- (1) Year 1 "property tax obligation on base value" based upon 2009 Taxes Payable 2010 (.Cook County Treasurer's web site.)
- (2) The market value to increase by 5% every triennial year.
- (3) Both the multiplier and the tax rate remain constant & are based upon the 2009 multiplier of 3.3701 & 2009 the total tax rate of 5.177
- (4) Industrial assessments class 6b assessment levels are 10% in years 1 through 10, 15% in year 11, 20% in year 12, and 25% in year 13 & beyond
- (5) The total 2009 tax rate of 5.177 is broken down as follows: Village - 0.315, High School District 225 - 1.395; School District 27 - 2.002; Park District - 0.334; Library Fund - 0.207; All other taxing bodies - 0.924.
- (6) Property tax obligation on only added value of improvements based upon 25% of total invested in improvements.

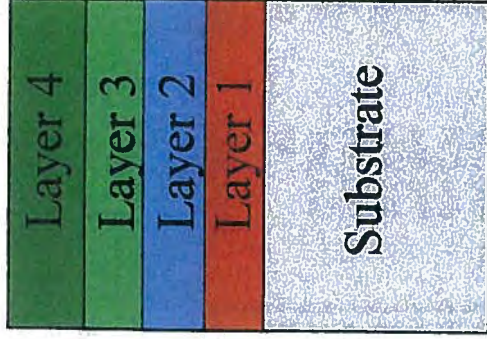
## Our heterojunction bipolar transistors (HBT)



A substrate made of Gallium Arsenide or Indium Phosphide



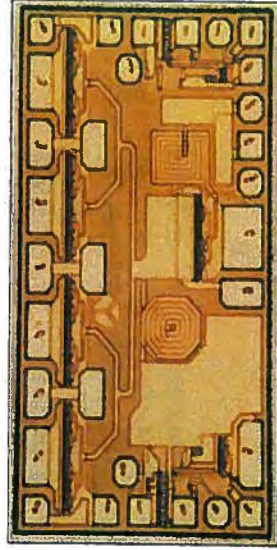
Layers of specialized materials are deposited on the substrate.



This transistor structure offers unique characteristics to a power amplifier



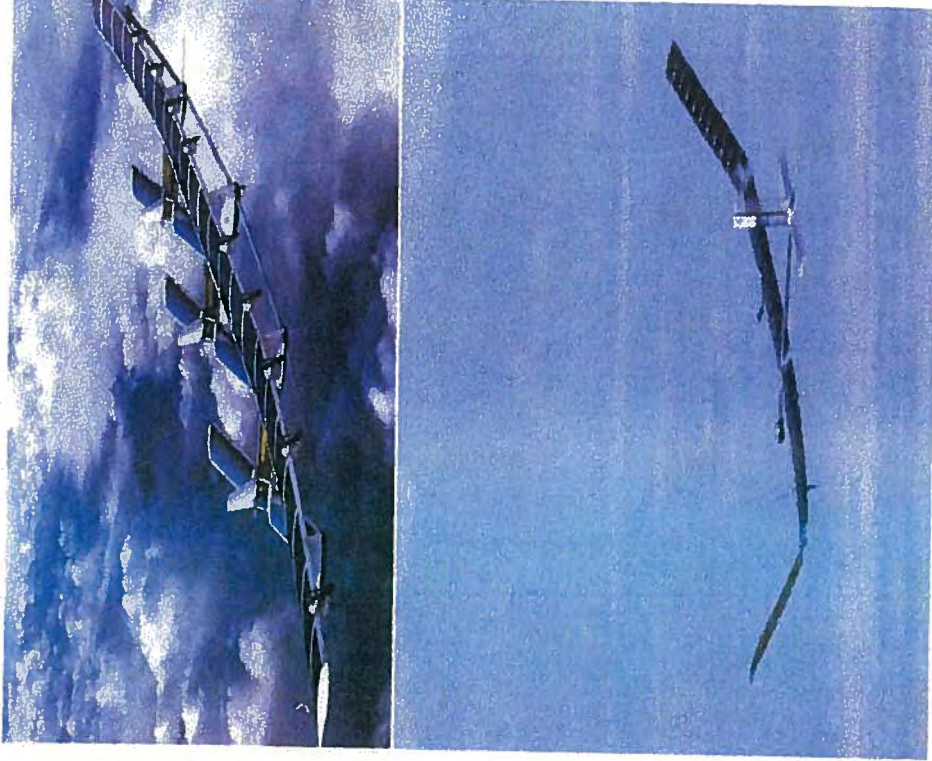
*HBT MMIC Chip for Cellular Power Amplifier*



### 4. Power Amplifier

## Large UAVs

- Solar powered intelligence, surveillance, and reconnaissance aircraft
- Specifications
  - multi-day endurance
  - solar panels and batteries or fuel cells
  - >100 foot wingspan
  - operates at >30,000 feet
- Cells must be high efficiency and low weight and to enable deployment at high latitudes
- Opportunities include
  - DARPA Vulture
  - QinetiQ Zephyr
  - Solar Impulse HB-SIB
- Market size
  - Hundreds of kW per year



## Small UAVs

- Remote-controlled UAVs used for battlefield reconnaissance
- Example is Raven
  - Used by the U.S. military; more than 9,000 airframes shipped
  - Used to see over next hill
- Specification
  - ~90 minute endurance
  - battery powered
  - ~6 foot wingspan
  - operates at <1,000 feet
- Solar panels as an upgrade
  - Range and endurance extension
- Market size
  - ~500,000 cells per year



## Many UAV Opportunities

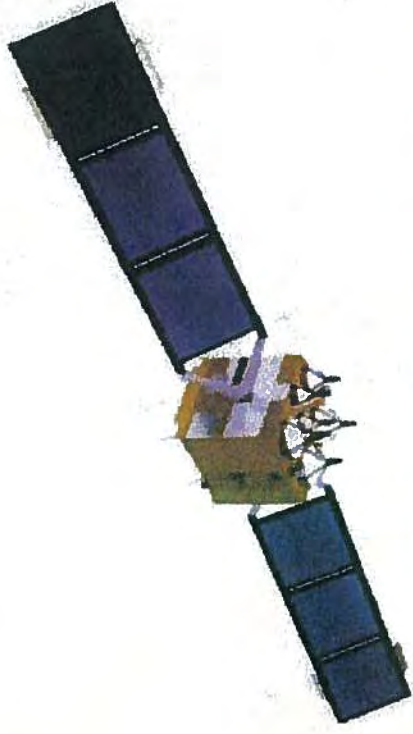
- There are dozens of companies making small UAVs that are suitable for solar upgrade
- Military and civilian applications
- US and European markets





## Satellites

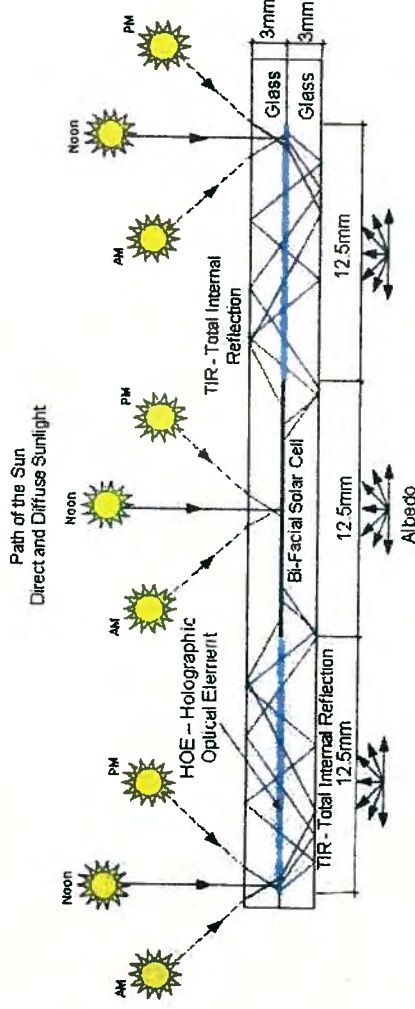
- Well established market for solar cells for satellites
  - 500 kW - 1 MW per year
  - 500,000 - 1,000,000 cells per year
  - Military and commercial
- Incumbents are Spectrolab and Emcore
- MicroLink can displace them initially on basis of cost
- Technical qualification process
- As market matures, expect to see very large arrays introduced
  - Takes full advantage of ELO solar cell properties



# Military Terrestrial: DARPA PoP

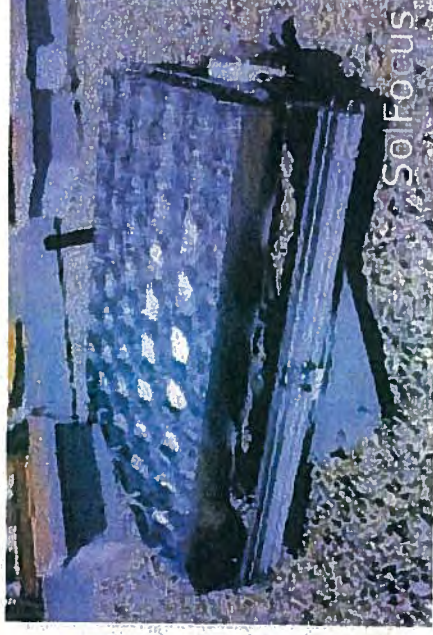
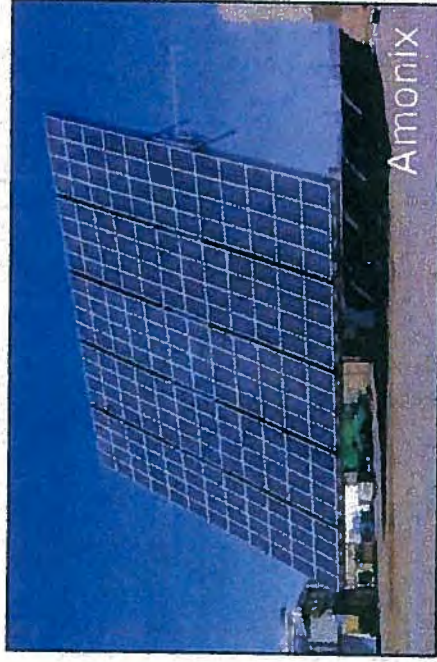


- Low-Cost Lightweight Portable Photovoltaics (PoP)
- DARPA program to develop revolutionary technologies that greatly reduce the mass and cost of high efficiency, portable solar cells
- MicroLink's approach is to combine ELO-fabricated solar cells with holographic planar concentrator (HPC) film from Prism Solar Technologies
- Lightweight, flexible cells are very attractive for this application
- Need to have capacity to make 50,000 cells after three years
- Market size: millions of cells per year in full production



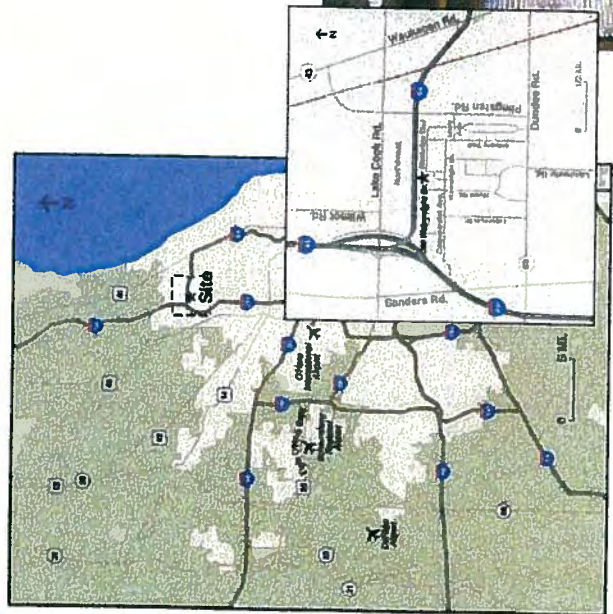
## **Civilian Terrestrial**

- Concentrated photovoltaic (CPV) collectors
  - Utility, commercial, and domestic markets
- Reduce LCOE by using low-cost optics to concentrate light onto relatively costly, high efficiency PV cells
  - Concentration ratios are currently 500:1 to 1000:1
- Market is developing slowly
  - Expect rapid increase when reliability of systems is demonstrated
- Market size
  - Millions of cells per year for 1 GW CPV output



**Office/warehouse/manufacturing facility located in the Sky Harbor Industrial Park. Masonry construction. Built in 1975, immaculately maintained by original owner.**

- LOCATION:** 300 Wainwright Drive, Northbrook, IL
- BUILDING AREA:** 41,453 square feet, expandable to 65,000 +/-
- SITE:** Approximately 3.98 acres (173,229 square feet).
- OFFICE SPACE:** 11,322 square feet of nicely appointed space with open plan and extensive windowline. Renovated lobby, showroom and lunch room. 6 HVAC zones.
- PARKING:** 41 cars, potential expansion to 170+
- CLEAR HEIGHT:** 18' clear
- FIRE PROTECTION:** Fully sprinklered building, wet system with fire alarm system.
- LOADING FACILITIES:** Four (4) interior docks (62' dock enclosure with triple catch basin)
- COLUMN SPACING:** 42'-0" x 29'-6"
- ELECTRICAL SERVICE:** 400 Amps @ 277/480 Volts
- GENERATOR:** Caterpillar 250 kW generator (Model 3306 B) installed July 2001. Generator runs the entire building for 24 hours (100 gallon fuel tank).



**Specific Description of the Proposed Substantial Rehabilitation  
and  
Complete Description of the Cost and Extent of Substantial Rehabilitation**

MicroLink will invest \$3 million to improve the property at 300 Wainwright. The manufacture of semiconductors requires that the work be performed in a clean room environment. MicroLink will build a clean room of about 4,000 square feet, which will be supported by an infrastructure to supply the various gases and liquids necessary for the manufacturing process. The \$3 million investment will include the clean room infrastructure and the necessary facilities for fabrication and growth of semiconductors.

After construction, MicroLink will install over \$20 million of existing and new capital equipment, comprising manufacturing, fabrication, and test tools. New capital equipment purchases for the manufacture of solar cells will be funded in part by a \$5 million grant from the State of Illinois Green Industry Business Development Program.

The budget for construction has been put together with the help of Richard Hughes of Hughes Powers Garay Company, a nationally recognized clean room contracting company. A detailed budget is attached.

Besides constructing a 4,000 square feet, Class 1000 clean room, MicroLink has to support this highly specialized manufacturing area with a number of utilities, including about 2,000 amps of electrical power, chilled water, deionized water, compressed air, and industrial gases such as hydrogen and nitrogen. In addition, a sophisticated air handling system will be installed that can supply HEPA-filtered and humidity-controlled air to the clean room. Finally, a state-of-the art control system will be installed to comply with all applicable health and safety standards.

All appropriate building permits and occupancy permits will be obtained as required by County and Village Ordinance.

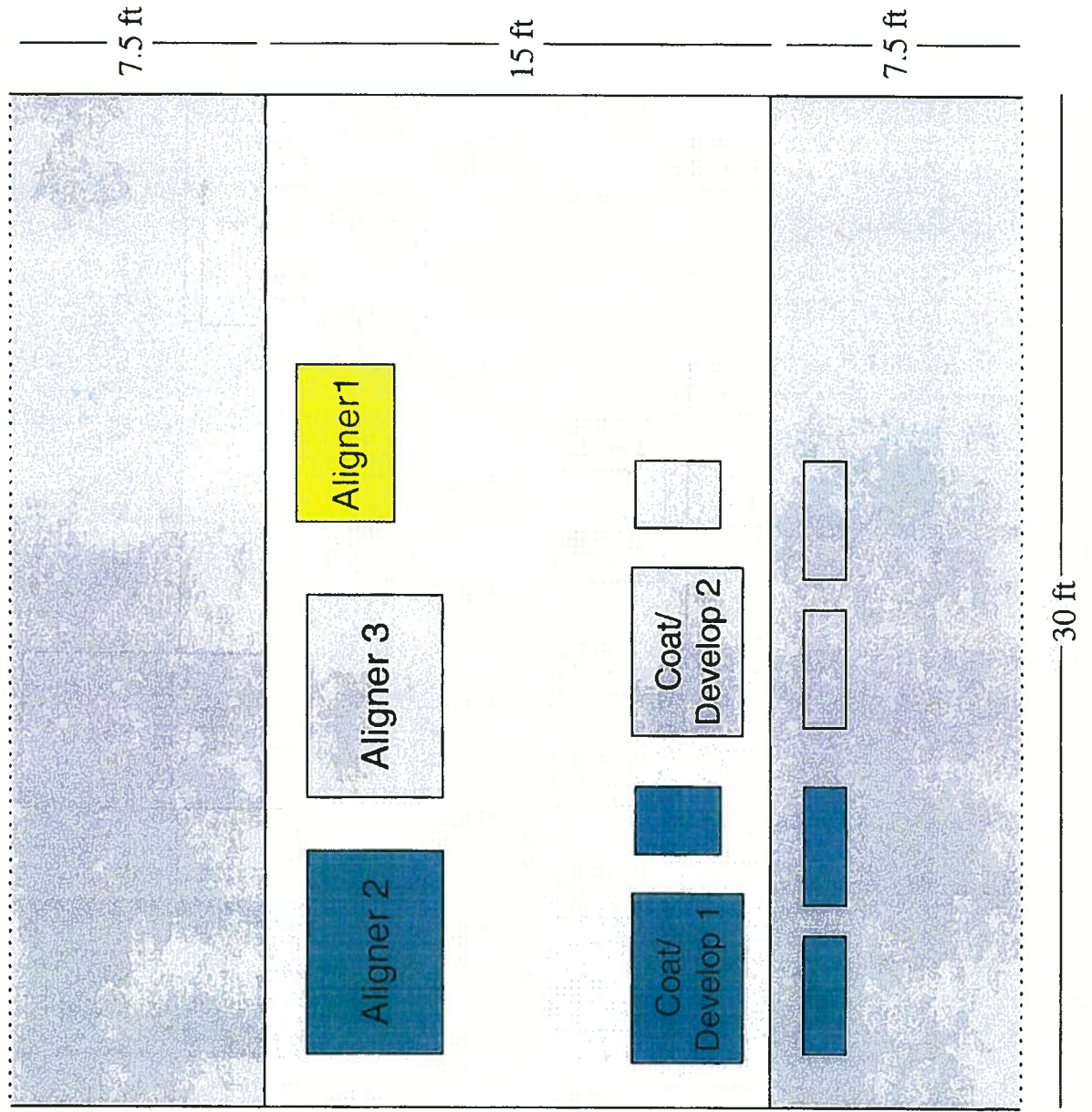
MicroLink Devices Budget to Renovate and Improve 300 Wainwright, Northbrook, IL

Civil / Misc.		\$	29,449
Condenser Pad	1,250		
BOC Pad	1,250		
East Side Pad/Ramp	1,250		
Trenching	2,500		
Acid Pit	1,250		
Bunker Pad	2,500		
Masonry Wall	11,949		
Roof Work	5,000		
Fencing	2,500		
Architectural		\$	766,942
Flooring			
VCT	13,421		
Sealer	3,269		
Sheet Vinyl	52,030		
Epoxy	4,772		
Trench Covers	2,867		
Wall Systems			
Gyp. Full Height	98,231		
Doors/Fm/Hdwr	53,533		
PF 1/4"	44,463		
PF 2"	80,498		
Auto Doors	15,295		
Air Shower	20,648		
Pass Thrus	4,589		
Misc Steel	3,824		
Painting	38,238		
Ceiling Systems			
CR Grid	52,993		
FFUs	89,200		
CR Lights	17,208		
Blanks	18,354		
Support Steel	19,502		
Caulk/Fasteners	4,589		
Mix Plenums	14,530		
Add'l duct connections	12,114		
Drawing Design/Coord	4,589		
Acoustical Ceiling	15,610		
General			
Mobilization	13,300		
Freight	16,968		
Daily cleaning	18,354		
Dumpsters	6,424		
Consummables	4,589		
Site Supervision	22,943		
HVAC		\$	519,880
Ductwork	119,700		

## MicroLink Devices Budget to Renovate and Improve 300 Wainwright, Northbrook, IL

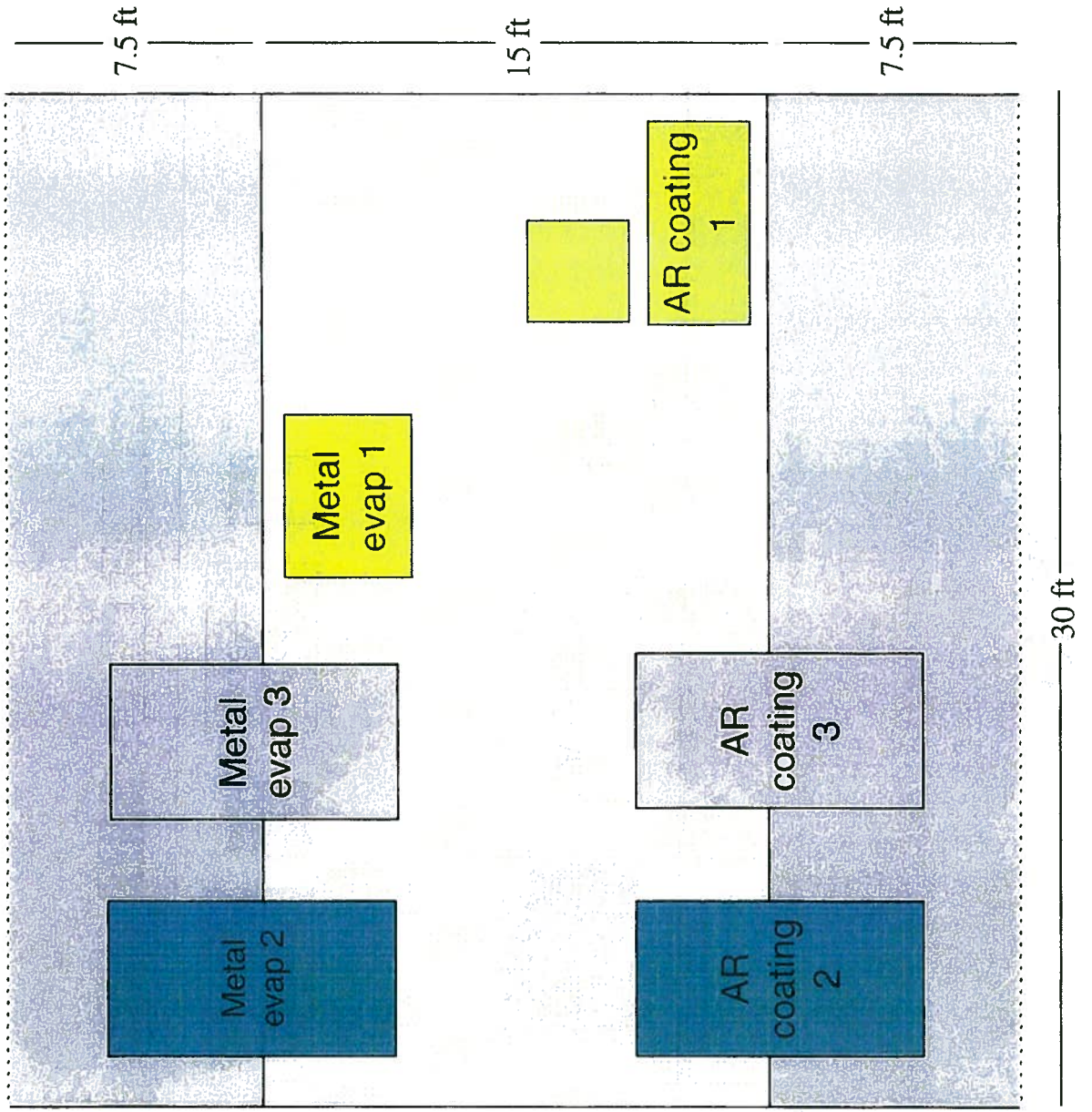
GRD VAV Boxes	20,083	
Insulation	23,940	
Boiler Stack	14,763	
Equipment Labor	27,930	
AHU 1	53,736	
AC1	7,379	
RHC	2,226	
Humidifiers	12,721	
Exhaust Fans	25,266	
Temperature Controls	152,950	
Cleanroom Certification	13,300	
Mobilization	21,280	
Engineering	7,980	
Shop Drawings	13,300	
Lifts/Crane	3,325	
Mech. Piping		\$ 1,024,798
Equipment	429,374	
Material/Labor	322,964	
Plumbing	119,479	
Insulation	28,948	
Testing	13,361	
General Conditions	110,672	
Electrical		\$ 497,580
Distribution	87,136	
Feeders	91,282	
Fixtures	43,704	
Branch Power	81,397	
Mechanical	79,742	
Generator	62,009	
Plenum Blower	14,810	
Wiremold	26,356	
Switchboard upgrade	7,377	
Demolition	3,766	
Fire Protection		\$ 26,600
Nitrogen / Hydrogen Farm		By Vendor
MDA		\$ 66,500
Engineering		\$ 66,500
<b>Total</b>		<b>\$ 2,998,248</b>

# Photo

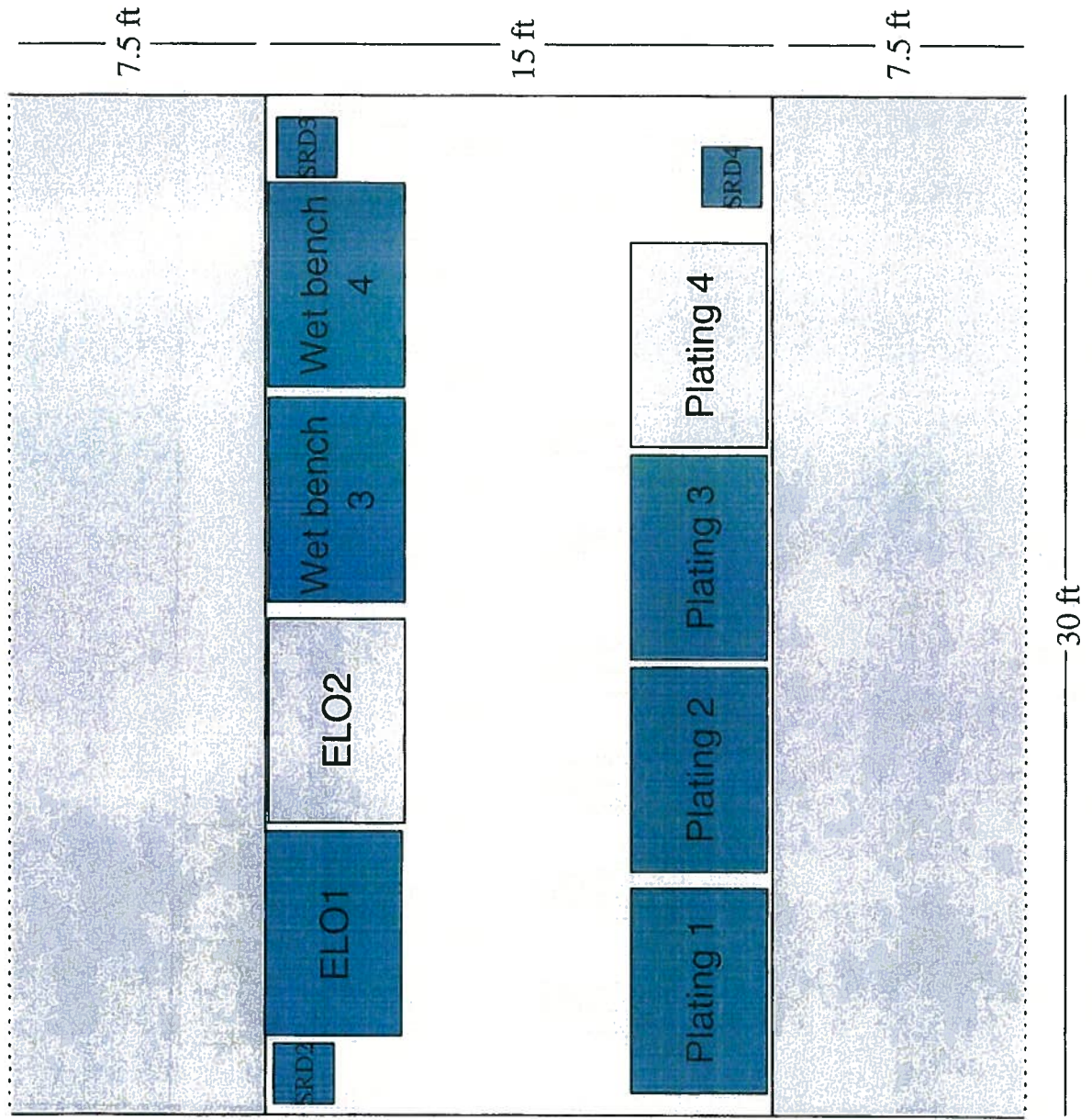




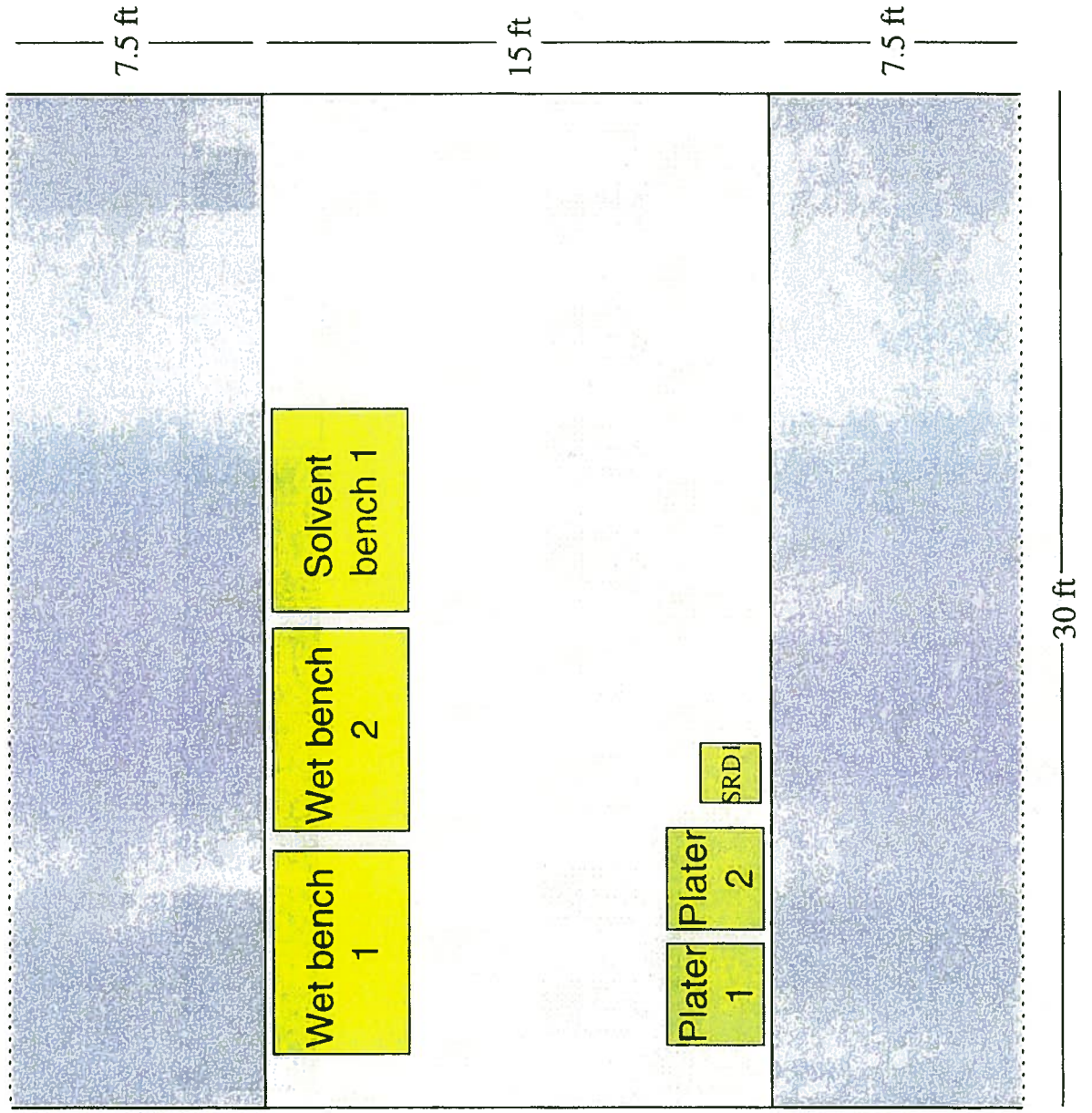
# PVD



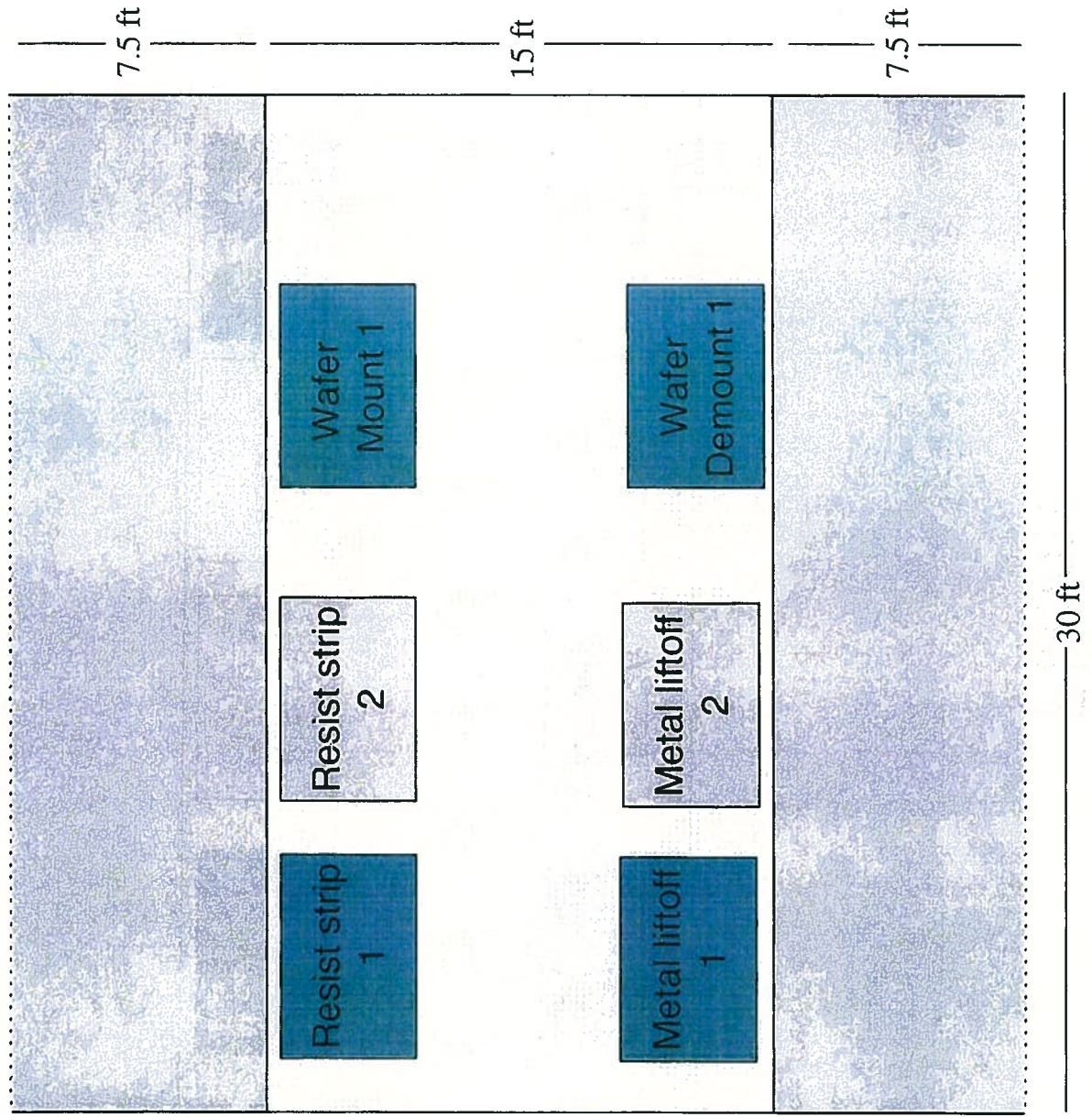
# Wet etch/plating



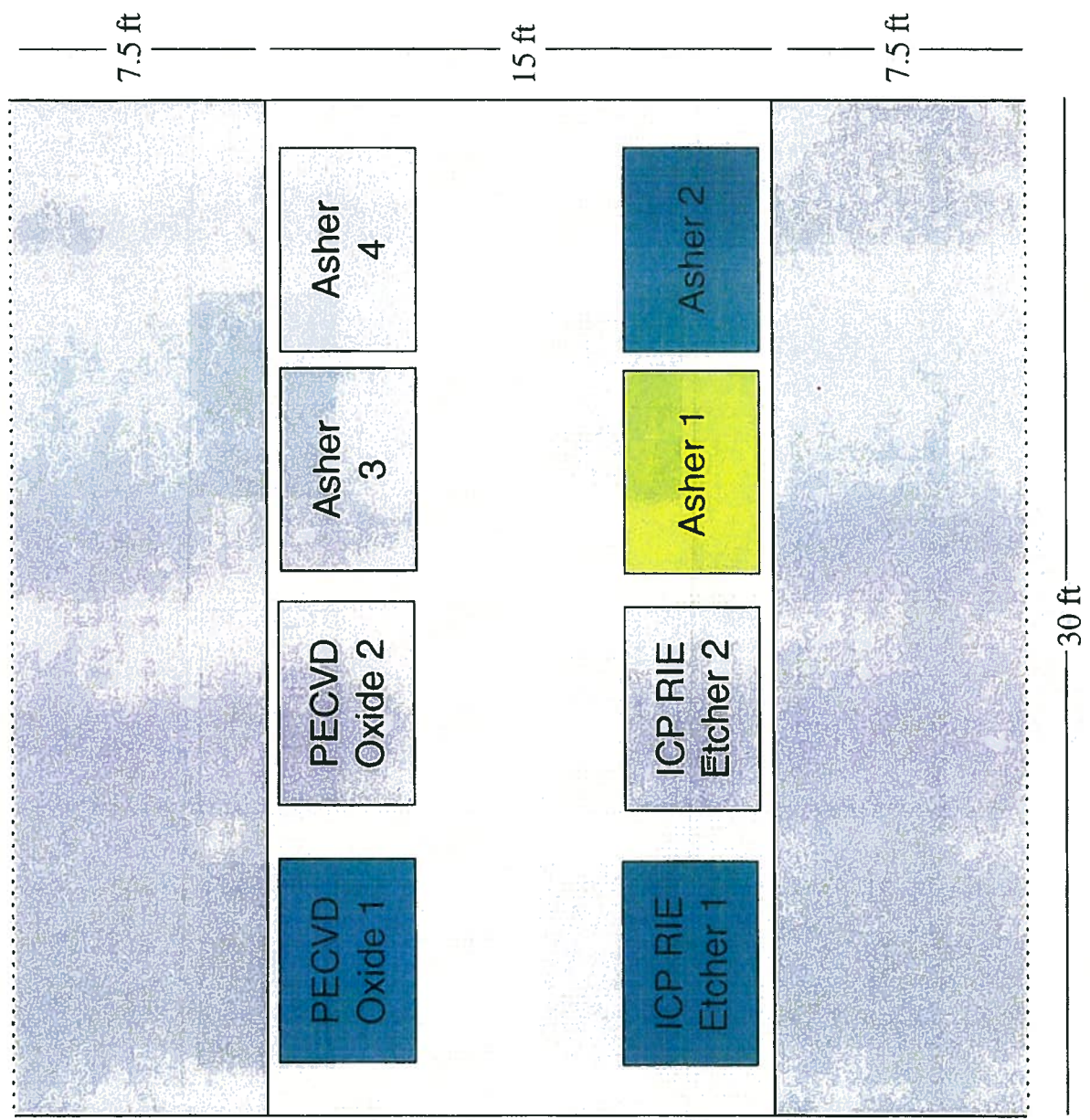
# R&D/QL



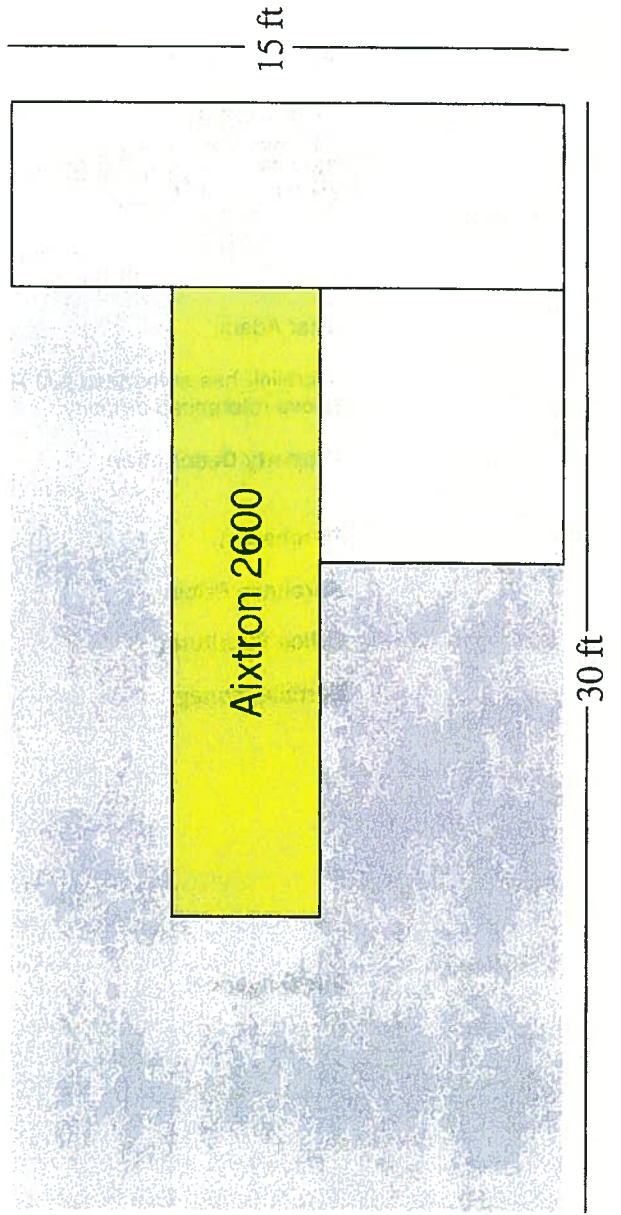
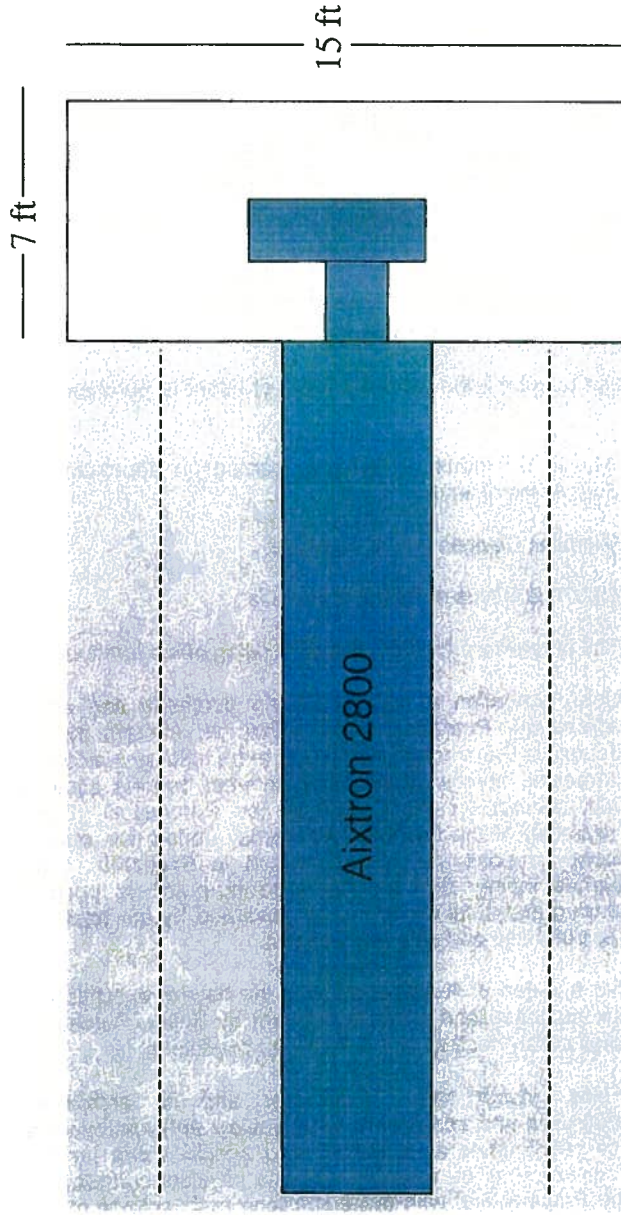
# Cleanup



# Plasma



# Growth bay: Aixtron 2800



# NAI Hiffman

Commercial Real Estate Services, Worldwide.

One Oakbrook Terrace Suite 600  
22<sup>nd</sup> Street and Butterfield Road  
Oakbrook Terrace IL 60181  
tel 630 932 1234  
fax 630 932 7266  
www.hiffman.com

February 24, 2011

Adam Stokes  
Nicolson Porter & List  
1300 West Higgins Rd, Ste 104  
Park Ridge, IL 60068

Re: 300 Walnutwright  
Northbrook, IL

Dear Adam:

Microlink has authorized NAI Hiffman to submit the following letter of intent to purchase the above referenced property.

**Property Description:** 41,453 SF Industrial building located on approximately 3.98 Acres of land.

**Purchaser:** Microlink Devices Inc, or nominee.

**Purchase Price:** \$2,070,000 plus or minus prorations.

**Office Furniture:** The purchase price includes all existing office furniture.

**Earnest Money:** Upon execution of an acceptable purchase and sales agreement, Purchaser shall deliver an earnest money deposit in the amount of \$75,000 to be held by a mutually agreeable escrow agent in an interest bearing account with interest for the benefit of the Purchaser. Upon expiration of the due 6B contingency period the earnest money deposit shall be increased to \$100,000. The earnest money shall be applied to the purchase price at closing and shall otherwise be governed by the terms of the purchase and sales agreement.

**Due Diligence:** For a period of 45 days following the date of execution of the purchase and sales agreement by Seller, Purchaser shall satisfy itself as to the following conditions:

*Plans, Inspections:* Purchaser and its architects, engineers and consultants shall review and approve the "as build" plans as available and specifications for the Property shall be satisfied with the physical condition of the Property and with ownership and maintenance of the Property.

*Engineering, Environmental:* Purchaser and/or its agents shall have access to the Property for the purpose of

making all inspections of the Property which the Purchaser deems necessary and appropriate, including, but not limited to, soil tests, engineering studies and environmental studies, all at Purchaser's expense, all such inspections to be done during normal business hours and at such dates and times as are mutually agreed upon between the parties.

At any time during the due diligence period, Purchaser shall have the right to terminate this agreement by giving written notice to the Seller, and thereupon, the earnest money shall be immediately returned to the Purchaser.

Except as noted below, after the 45 day due diligence period has expired, the earnest money shall be applicable and non-refundable.

**6-B Tax Reduction:**

This offer is further conditioned upon the issuance by the Village of Northbrook of an ordinance supporting and consenting to the Class 6(b) application.

The contingency shall be in effect for sixty (60) days from contract execution.

**Title/Survey:**

Seller shall furnish to Purchaser the existing title insurance policy for the property, an existing plat of survey of the property, a current survey prepared in accordance with the minimum detail requirements established by ALTA/ACSM.

**Real Estate Taxes:**

Real estate taxes shall be pro-rated at the date of closing between the Purchaser and Seller.

**Transfer Taxes:**

Transfer taxes to be paid per city ordinance.

**Closing:**

The closing shall take place no later than fifteen (15) days after the expiration of the due diligence and 6-B contingency period.

**Brokerage:**

NAI Hiffman represents Purchaser. Seller shall be responsible for the brokerage fee due to NAI Hiffman.



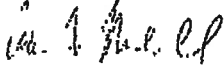
Adam Stokes  
February 24, 2011  
Page 3 of 3

This offer is not a binding agreement between the parties and is merely a guide to the preparation of a mutually satisfactory purchase and sale agreement. Within 10 days after the execution of the offer, Purchaser's counsel shall prepare, and the parties shall work towards, the execution of a definitive purchase and sales agreement acceptable to both parties. This offer shall terminate without liability to either party if it is not executed within 5 business days of the date of receipt.

If the terms and conditions set forth are acceptable, please return a signed copy of this letter of intent and the Purchaser's attorney will prepare a purchase contract for Seller's review. Thank you and we look forward to a response.

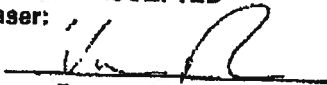
Most Cordially,

NAI HIFFMAN




Adam F. Marshall, CCIM  
Senior Associate  
630.691.0603  
amarshall@hiffman.com

AGREED AND ACCEPTED  
Purchaser:

By:   
Its: President  
Date: March 1, 2011

AGREED AND ACCEPTED  
Seller:

By:   
Its: President  
Date: 3/7/2011

**NAI** Hiffman

nicolsonporter&list 

1300 west higgins road, park ridge, illinois 60068  
tel 847.698.7400 fax 847.698.5167

adam c. stokes  
vice president

direct tel 847.698.7401  
fax 847.539.0501  
cell 312.498.7400  
astokes@npchicago.com

March 10, 2011

To whom it may concern:

I am an Agent of the Seller of the property located at 300 Wainwright, Northbrook, Illinois (the "Property").

Please accept this letter as my sworn statement that Universal Footcare Products, a Division of Henry Schein Co., vacated the Property completely on Friday, December 3, 2010. Our company assumed property management responsibilities effective Monday, December 6, 2010. The property remains unoccupied.

Sincerely,



Adam C. Stokes  
Principal  
Nicolson Porter & List, Inc.  
1300 W Higgins Rd | Suite #104  
Park Ridge, IL 60068

cc: David Sachs, Esq.

nicolsonporter&list 

1300 west higgins road, park ridge, illinois 60068  
tel 847.698.7400 fax 847.698.5167

adam c. stokes  
vice president

direct tel 847.698.7401  
fax 847.539.0501  
cell 312.498.7400  
astokes@nplchicago.com

March 16, 2011

To whom it may concern:

Please be advised that Nicolson Porter & List, Inc. was formally engaged by Wainwright LLC on August 6, 2010 to sell the property located at 300 Wainwright, Northbrook, IL.

Sincerely,



Adam C. Stokes  
Principal  
Nicolson Porter & List, Inc.  
1300 W Higgins Rd | Suite #104  
Park Ridge, IL 60068

cc: Davis Sachs, Esq.

**ATTACHMENT A  
VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
MICROLINK DEVICES – 300 WAINWRIGHT DRIVE**

ELIGIBILITY GUIDELINES	MICROLINK DEVICES
<p><b>ECONOMIC &amp; FISCAL IMPACTS OF BUSINESS ON THE COMMUNITY</b> (50% consideration) <i>Higher consideration to be given for:</i></p>	
<p>1. Potential for future growth of <u>industry</u>.</p>	<p><i>Industries –</i></p> <ul style="list-style-type: none"> <li>• <i>Semiconductor &amp; Related Device Manufacturing (NAICS 334413), and</i></li> <li>• <i>Research &amp; Development in Physical, Engineering, &amp; Life Sciences (except biotechnology) (NAICS 541712)</i></li> </ul> <p><i>The Applicant’s two major products are in two growth industries – mobile phones and solar cell panels. In the mobile phone market, it is an exporter of amplifiers to Asian mobile phone manufacturers. In terms of solar panels, the company recently received a \$5 million grant for the Illinois DCEO to purchase additional equipment to assist in the manufacturing of solar panels. The company’s solar cell products are in the development stage, and they indicate that they have attracted interest from potential customers in all of their targeted sectors. They hope to capture a significant share of the terrestrial solar power market, which has been growing at 30% per year.</i></p>
<p>2. A greater increase in the assessed value of the property through the construction of building additions or making other significant improvements to the site.</p>	<p><i>The applicant intends to invest \$3 million into the facility, which is anticipated to increase the market value of the property by approximately 10% for property tax purposes.</i></p>
<p>3. Projects not requiring new public capital improvements. If public infrastructure improvements are necessary, a greater contribution by the developer for public infrastructure improvements.</p>	<p><i>None required.</i></p>
<p>4. A greater amount of sales tax base expansion.</p>	<p><i>No direct sales tax base expansion; Indirect sales tax base expansion as a result of employees buying goods and services in the community.</i></p>
<p>5. Businesses that have a history of contributing to their communities through volunteer work, financial contributions or other means. If a new start-up business, the business demonstrates its commitment to becoming involved in the community.</p>	<p><i>MicroLink would intend to continue its practice of hosting visits by high school classes to inform students of the opportunities available in the technology field.</i></p>
<p>6. Start-up companies and expansions of</p>	<p><i>Business relocating to the community from Niles.</i></p>

**ATTACHMENT A  
VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
MICROLINK DEVICES – 300 WAINWRIGHT DRIVE**

ELIGIBILITY GUIDELINES	MICROLINK DEVICES
existing local operations.	
<p><b>CONDITIONS OF EXISTING BUILDING /SITE AND PRIVATE FINANCIAL CONTRIBUTION COMPARED TO PUBLIC ASSISTANCE</b> (30% consideration)</p> <p><i>Higher consideration to be given for:</i></p>	
1. Buildings that have been vacant for two years or more.	<i>The building has been vacant since the summer of December 6, 2010. Given that the Applicant is filing under the Class 6b "abandonment" criteria as well as substantial rehabilitation criteria, the Village Board must find that special circumstances exist in order to support the incentive.</i>
2. Sites for which prior to applying for a Class 6b exemption, a vacancy appeal for the site has been granted by Cook County.	<i>A vacancy appeal has not been filed.</i>
3. A property owner demonstrating that reasonable efforts have been made to market the property over time.	<i>MicroLink Devices will be purchasing the building. The building has been on the market since August 2010.</i>
4. Sites that are difficult to lease or sell due to age, size, condition, or unique characteristics of the building.	<i>MicroLink Devices has presented that the building lacks the necessary improvements for its business needs (e.g. clean rooms, and proper ventilation, mechanical piping, and electrical, etc.), and thus will require significant investment. The company has indicated it has other building options, one located in Lake County that contains many of the necessary improvements for its specialized operations and would save \$1 million in improvements.</i>
5. Sites for which the purchase price of the property is market rate and is not the reason for needing a 6b incentive and for which deferred maintenance issues are not the reasons for needing the 6b incentive.	<p><i>MicroLink's will be purchasing the property for \$2.07 million (\$49.94/sq.ft. )</i></p> <p><i>The Applicant has indicated that deferred maintenance is not the reason for the need for the 6b incentive. The need for the incentive is due to the considerable investment (\$3.0) the company must make in the building to convert a portion of</i></p>

**ATTACHMENT A  
VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
MICROLINK DEVICES – 300 WAINWRIGHT DRIVE**

ELIGIBILITY GUIDELINES	MICROLINK DEVICES
	<i>the facility into clean rooms for the development of its products.</i>
6. A greater ratio of investment (value of improvements to existing building) by the assisted business compared to amount of Class 6b relief.	<i>The Applicant plans to invest \$3 million into the facility and the Class 6b relief would provide a savings of approximately \$811,590 in taxes over a 13-year period resulting in an investment to Class 6b relief ratio of 3.70.</i>
7. A lower ratio of Class 6b relief compared to total annual payroll.	<i>The Class 6b tax savings would equal approximately \$811,590 over a 13 year period. The Applicant has stated its total annual payroll when employment expands to 75 employees will be approximately \$4.5 million resulting in a Class 6b relief to total annual payroll ratio of 0.18.</i>
8. A greater ratio of value of improvements to the existing building to purchase price of the real property.	<i>The Applicant plans to invest \$3 million into the facility, which it plans to purchase for approximately \$2.07 million, resulting in an improvement to purchase price ratio of 1.45.</i>
9. Quality of the case being made that the Class 6b is necessary for the project to move forward.	<i>The Applicant has presented a case that the Class 6b is necessary due to the considerable investment the company must make in the building to convert it</i>  <i>The Applicant has indicated that they are considering all factors, including costs associated with operating the proposed facility in Northbrook or at other potential facilities in Wheeling and Waukegan.</i>
<b>QUALITY JOBS TO BE CREATED</b> (20% consideration) <b>Higher consideration to be given for:</b>	
1. Higher wage rates.	<i>MicroLink Devices' average annual salary = \$65,000-70,000. MicroLink Devices estimated total annual payroll within two years = \$4.5 million</i>  <i>For comparison purposes: Cook County Living Wage with benefits = \$9.43/hr (40 hrs/wk for 52 wks = \$19,614) Cook County Living Wage without benefits = \$11.78/hr (40 hrs/wk for 52 wks = \$24,502)</i>  <i>According to the Illinois Department of Employment Services, the median annual salary for all occupations in Cook County</i>

**ATTACHMENT A  
VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
MICROLINK DEVICES – 300 WAINWRIGHT DRIVE**

ELIGIBILITY GUIDELINES	MICROLINK DEVICES																
	<i>is approximately \$37,000, while the annual salary for experienced workers over all occupations in Cook County is approximately \$63,000.</i>																
<p>1. Full-time; long-term, non-seasonal positions.</p>	<table border="1" data-bbox="876 535 1469 703"> <thead> <tr> <th></th> <th>Total Employees</th> <th>Full Time Employees</th> <th>Part Time Employees</th> </tr> </thead> <tbody> <tr> <td>Initial Relocation</td> <td>33</td> <td>30</td> <td>3</td> </tr> <tr> <td>Within 2 years</td> <td>75</td> <td>68</td> <td>7</td> </tr> <tr> <td>Within 5 years</td> <td>145</td> <td>130</td> <td>15</td> </tr> </tbody> </table>		Total Employees	Full Time Employees	Part Time Employees	Initial Relocation	33	30	3	Within 2 years	75	68	7	Within 5 years	145	130	15
	Total Employees	Full Time Employees	Part Time Employees														
Initial Relocation	33	30	3														
Within 2 years	75	68	7														
Within 5 years	145	130	15														
<b>TOTAL (100% Consideration)</b>																	
<p><b>ENVIRONMENTAL IMPACT</b> (<i>Bonus</i> Consideration of up to 5%) <i>Higher consideration to be given for:</i></p>																	
<ul style="list-style-type: none"> <li>• The more environmentally sound the company's operation, including but not limited to: <ul style="list-style-type: none"> <li>○ Comprehensive energy and resource efficiency programs, including green buildings (e.g. LEED certification, binding energy efficiency commitments, etc.)</li> <li>○ Comprehensive waste reduction, waste exchange, and recycling programs.</li> <li>○</li> </ul> </li> </ul>	<p><i>The Applicant states that it has been a conscientious re-user and recycler for many years. In addition, some of its waste streams are regulated and handled according to stringent guidelines. In addition, a key element of its solar cell work has been the development of a process that allows the reuse (up to ten times) of the semiconductor wafer on which the solar cell is created.</i></p>																
<ul style="list-style-type: none"> <li>• The more environmentally sound the company's products/services, including but not limited to: <ul style="list-style-type: none"> <li>○ Products/services that expand markets for recycled materials.</li> <li>○ Development of renewable energy resources or products that conserve energy.</li> </ul> </li> </ul>	<p><i>The Applicant states that its research is contributing to the advancement of more highly efficient solar cells, making the solar energy industry more competitive with conventional energy sources. The use of the solar cells would lead to reductions in the emission of CO<sub>2</sub>, sulfur oxides, and nitrous oxides.</i></p>																
<b>CLASS 6B GENERAL REQUIREMENTS &amp; STANDARDS</b>																	
<p>1. The proposal must satisfy all applicable Cook County criteria for the approval of a Class 6b incentive;</p>	<p><i>Complies with basic criteria. Cook County will make the final determination. Given that the building has been vacant for less than 24 months, the Village must also find that special circumstances exist in order to support the incentive.</i></p>																
<p>2. The proposal must be consistent with the Comprehensive Plan and Strategic Plan for Economic Development</p>	<p><i>The proposal complies with the existing zoning for the site, which is consistent with the Comprehensive Plan, and the proposal is consistent with Strategic Plan for Economic</i></p>																

**ATTACHMENT A  
VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
MICROLINK DEVICES – 300 WAINWRIGHT DRIVE**

<b>ELIGIBILITY GUIDELINES</b>	<b>MICROLINK DEVICES</b>
	<i>Development</i>
3. The applicant shall agree to develop, operate, and maintain the Subject Property in compliance with all codes and ordinances of the Village of Northbrook;	<i>Applicant agrees. Resolution consenting to Class 6b would include such a requirement.</i>
4. The Village shall not renew a Class 6b incentive after the initial 12-year 6b assessment time period has expired.	<i>Applicant has acknowledged this policy. Resolution consenting to Class 6b would include such statement.</i>
5. The Village's support of a particular Class 6b request shall be tied to a specific business(es) that will occupy the subject property and benefit from the Class 6b property classification.	<i>Complies. Resolution consenting to the Class 6b would include such a requirement.</i>
6. During the life of the Class 6b schedule, the applicant shall agree not to seek a property tax protest that would result in a property value less than the fair market value set by the Cook County Assessor's Office during the first year of the Class 6b schedule.	<i>Applicant has agreed. Resolution consenting to Class 6b would include such a prohibition.</i>
7. The Village shall require an agreement with the applicant setting the terms and conditions for Class 6b approval.	<i>Applicant has acknowledged. The resolution of consent or a separate agreement will outline the terms and conditions for the Class 6b property tax incentive.</i>





**Current and Past Class 6b Applications  
As of March 2011**

Business	Property Address	Year	Request Approved or Denied by Village	Type of Application	Project Status	Length of Vacancy of Building (in months)	Vacancy Appeal Granted Prior to 6b Request	Purchase Price of Real Property (Building & Land)	Building Floor Area (Existing Sq.Ft.)	Purchase Price Per Building Square Foot
MicroLink Devices	300 Wainwright	2011	Pending	Abandoned Property and Substantial Rehabilitation	Pending	<4	No	\$ 2,070,000	41,453	\$ 49.94
Nestle USA (lessee)	885 Sunset Ridge	2010	Approved	Substantial Rehabilitation – Incentive Only on Added Improvements	Applicant occupying building	<10	Yes	\$ 4,073,541	74,626	\$ 54.59
Granite America	3200 Arnold Lane	2007	Approved	Abandoned Property and Substantial Rehabilitation	Applicant occupying building	37+	Yes	\$ 3,412,500	84,600	\$ 40.34
Panek Precision Products	455 Academy Lane	2006	Approved	Abandoned Property and Substantial Rehabilitation	Applicant occupying building	13	No	\$ 2,950,000	106,000	\$ 27.83
International Derivatives	2300 Carlson Drive	2006	Approved	Abandoned Property and Substantial Rehabilitation	Applicant occupying building	> 24	No	\$ 1,850,000	16,283	\$ 113.62
Genesis Technologies	2942 MacArthur Blvd.	2006	Approved	Abandoned Property and Substantial Rehabilitation.	Applicant occupying building	20	Significant	\$ 2,994,000	49,700	\$ 59.03
Highland Baking	2301 Shermer Road	2006	Approved	Abandoned Property and Substantial Rehabilitation.	Applicant occupying building	0	No	\$ 8,000,000	250,000	\$ 32.00
Diversified Metal Products	2205 Carlson Drive	2006	Denied	Renewal	Applicant occupying building	NA - Renewal	NA	NA	26,000	NA
Wittek Golf Supply	3865 Commercial Ave.	2006	Denied	Abandoned Property	Applicant occupying building	6	No	\$ 1,800,000	36,000	\$ 50.00
Speculative Building (The Misner Group)	3200 Arnold Lane	2005	Approved	Abandoned Property	See Granite America	25		\$ 2,725,000	84,600	\$ 32.21

NA - Not applicable

A blank means the information is not available.

(1) Improvements to existing building do not necessarily lead to increased EAV.

**Current and Past Class 6b Applications  
As of March 2011**

Business	Property Address	Projected Property Tax Savings for Applicant (Comparing w/ 6b to w/out 6b)	Projected Value of Improvements to Existing Building(1)	Projected Number of Full-Time Jobs	Average Hourly Wage or Annual Salary	Estimated Total Annual Payroll	Projected Class 6b Relief per Job	Ratio of Value of Building Improvements to Property Tax Savings	Ratio of Value of Improvements to Existing Building to Purchase Price of Real Property	Ratio of Class 6b Relief Compared to Total Annual Payroll
MicroLink Devices	300 Wainwright	\$ 811,600	\$ 3,000,000	75	\$65,000 to \$70,000	\$ 4,500,000	\$ 10,821	3.70	1.45	0.18
Nestle USA (lessee)	885 Sunset Ridge	\$ 1,914,000	\$ 15,000,000	168	\$ 110,000	\$ 18,480,000	\$ 11,393	7.84	3.68	0.10
Granite America	3200 Arnold Lane	\$ 1,314,000	\$ 600,000	11	\$14,40 to \$48,00		\$ 119,455	0.46	0.18	
Panek Precision Products	455 Academy Lane	\$ 1,135,400	\$ 1,400,000	135	\$ 14.20	\$ 3,987,360	\$ 8,410	1.23	0.47	0.28
International Derivatives	2300 Carlson Drive	\$ 712,000	\$ 1,000,000	20			\$ 35,600	1.40	0.54	
Genesis Technologies	2942 MacArthur Blvd.	\$ 1,129,000	\$ 1,600,000	65	\$ 49,000	\$ 3,185,000	\$ 17,369	1.42	0.55	0.35
Highland Baking	2301 Shermer Road	\$ 4,500,000	\$ 7,000,000	360	\$ 16.00	\$ 11,980,800	\$ 12,500	1.56	0.88	0.38
Diversified Metal Products	2205 Carlson Drive		NA	17			NA	NA	NA	
Wittek Golf Supply	3865 Commercial Ave.	\$ 680,000		40	\$ 16.00	\$ 1,331,200	\$ 17,000		-	0.51
Speculative Building (The Misner Group)	3200 Arnold Lane	\$ 520,000	\$ 1,100,000	NA	NA	NA	NA	2.12	0.40	

NA - Not applicable

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**Current and Past Class 6b Applications  
As of March 2011**

Business	Property Address	Year	Request Approved or Denied by Village	Type of Application	Project Status	Length of Vacancy of Building (in months)	Vacancy Appeal Granted Prior to 6b Request	Purchase Price of Real Property (Building & Land)	Building Floor Area (Existing Sq.Ft.)	Purchase Price Per Building Square Foot
Nestle Waters North America	310 Huehl Road (31,400 sq.ft. of 71,000 sq.ft. bldg.)	2004	Approved	Substantial Rehabilitation - Incentive Only on Added Improvements	Applicant occupying building	> 24		Lease	31,400	Lease
Revell-Mongram	725 Landwehr Road	2003	Approved	Abandoned Property & Substantial Rehabilitation	Applicant vacated building. Building now occupied by Dreams Retail.	20	Significant	\$ 8,000,000	166,000	\$ 48.19
Bell Flavors	500 Academy Drive	1998	Approved	Enlarge an Existing Building	Applicant occupying building	NA	NA	NA		
Pylon Tools	1855 Holste Road	1998	Tabled by Applicant	Enlarge an Existing Building	NA	NA	NA	NA		
Bernhard Woodwork	3670 Woodhead Drive	1997	Approved	Enlarge an Existing Building	Applicant occupying building	NA	NA	NA		
Gold Realty	1000 Sunset Ridge	1997	Approved	Refurbish an Existing Building. Application denied by County because not all PINS were industrial.	Site Proposed for Senior Housing Project					
Diversified Metal Products	2205 Carlson Drive	1996	Approved	New Building	Incentive expired 2007 Applicant occupying building	NA - New building	NA	NA	26,000	NA
Institutional Foods Packaging	2900 Shermer Road	1995	Approved	New Building	Incentive expired 2006 Building now occupied by Optimum Food	NA - New building	NA	NA		NA
Rose Group	3411 Commercial Drive	1995	Withdrawn	Refurbish an Existing Building	NA					

NA - Not applicable  
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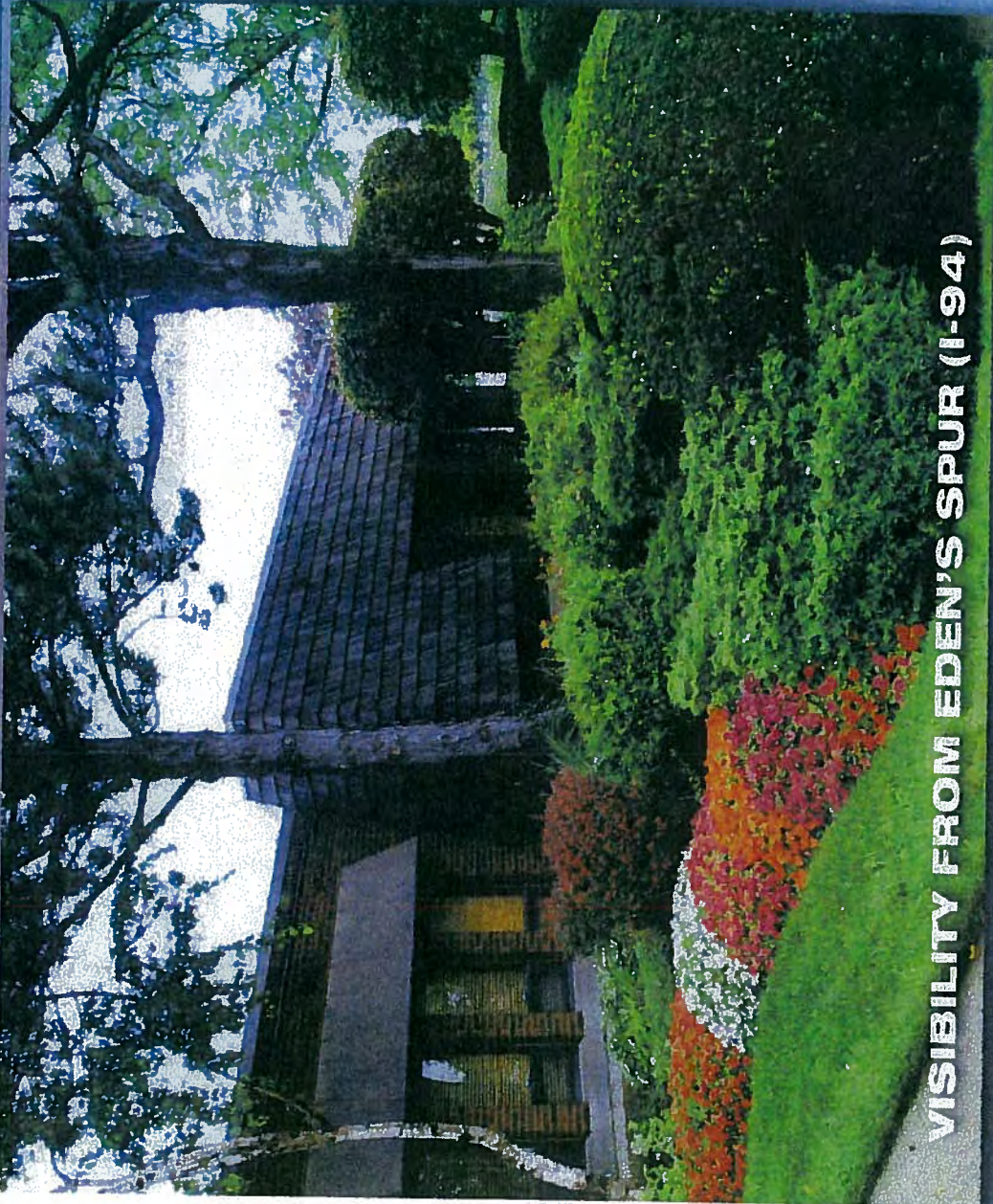
**Current and Past Class 6b Applications  
As of March 2011**

Business	Property Address	Projected Property Tax Savings for Applicant (Comparing w/ 6b to w/out 6b)	Projected Value of Improvements to Existing Building(1)	Projected Number of Full-Time Jobs	Average Hourly Wage or Annual Salary	Estimated Total Annual Payroll	Projected Class 6b Relief per Job	Ratio of Value of Building Improvements to Property Tax Savings	Ratio of Value of Improvements to Existing Building to Purchase Price of Real Property	Ratio of Class 6b Relief Compared to Total Annual Payroll
Nestle Waters North America	310 Huehl Road (31,400 sq.ft. of 71,000 sq.ft. bldg.)	\$ 545,000	\$ 1,300,000	45	\$ 21.75	\$ 2,035,800	\$ 12,111	2.39	NA	0.27
Revell-Mongram	725 Landwehr Road	\$ 3,360,000		160		\$ -	\$ 21,000			
Bell Flavors	500 Academy Drive									
Pylon Tools	1855 Holste Road									
Bernhard Woodwork	3670 Woodhead Drive									
Gold Realty	1000 Sunset Ridge									
Diversified Metal Products	2205 Carlson Drive									
Institutional Foods Packaging	2900 Shermer Road									
Rose Group	3411 Commercial Drive									

NA - Not applicable  
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(1) Improvements to existing building do not necessarily lead to increased EAV.

# Available for Sale or Lease

41,453 Square Foot Building, Expandable On 4-Acre Site



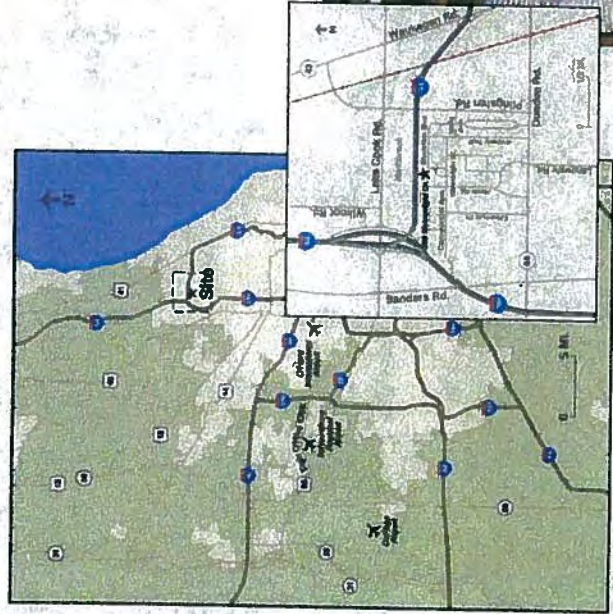
## VISIBILITY FROM EDEN'S SPUR (I-94)

- Property is extremely clean and well maintained
- Backup Generator (diesel fuel) powers entire building for over 24 hours
- Beautifully Landscaped Site
- Additional land for expansion or larger parking requirements
- Separate parking and truck loading areas.



**Office/warehouse/manufacturing facility located in the Sky Harbor Industrial Park. Masonry construction. Built in 1975, immaculately maintained by original owner.**

- LOCATION:** 300 Wainwright Drive, Northbrook, IL
- BUILDING AREA:** 41,453 square feet, expandable to 65,000 +/-
- SITE:** Approximately 3.98 acres (173,229 square feet).
- OFFICE SPACE:** 11,322 square feet of nicely appointed space with open plan and extensive windowline. Renovated lobby, showroom and lunch room. 6 HVAC zones.
- PARKING:** 41 cars, potential expansion to 170+
- CLEAR HEIGHT:** 18' clear
- FIRE PROTECTION:** Fully sprinklered building, wet system with fire alarm system.
- LOADING FACILITIES:** Four (4) interior docks (62' dock enclosure with triple catch basin)
- COLUMN SPACING:** 42'-0" x 29'-6"
- ELECTRICAL SERVICE:** 400 Amps @ 277/480 Volts
- GENERATOR:** Caterpillar 250 kW generator (Model 3306 B) installed July 2001. Generator runs the entire building for 24 hours (100 gallon fuel tank).



**AVAILABLE FOR SALE or LEASE  
VISIBILITY FROM EDEN'S SPUR (I-94)**

**LOCATION:** 300 Wainwright Drive, Northbrook, IL

**DESCRIPTION** Single-story office/warehouse/manufacturing facility located in the Sky Harbor Industrial Park. Masonry construction. Constructed in 1975, immaculately maintained by original owner.

**BUILDING AREA::** 41,453 square feet, expandable to 65,000 +/-

**SITE:** Approximately 3.98 acres (173,229 square feet).

**OFFICE SPACE:** 11,322 square feet of nicely appointed space with open plan and extensive windowline. Renovated lobby, showroom and lunch room. 6 HVAC zones.

**PARKING:** 41 cars, potential expansion to 170+

**CLEAR HEIGHT:** 18' clear

**FIRE PROTECTION:** Fully sprinklered building, wet system with fire alarm system.

**LOADING FACILITIES:** Four (4) interior docks (62' dock enclosure with triple catch basin)

**COLUMN SPACING:** 42'-0" x 29'-6"

**ELECTRICAL SERVICE:** 400 Amps @ 277/480 Volts

**SALE PRICE:** Subject to Offer

**LEASE RATE:** Subject to Offer

**REAL ESTATE TAXES:** 2008 Taxes (Paid in 2009) were \$91,685 (\$2.21 PSF)

**POSSESSION:** 4th Quarter 2010

**COMMENTS:**



- Property is extremely clean and well maintained
- Backup Generator (diesel fuel) powers *entire* building for over 24 hours
- Beautifully Landscaped Site
- Additional land for expansion or heavy parking requirements
- Separate parking and truck loading areas.



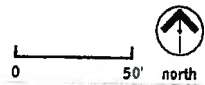






	OFFICE	± 11,407 SF
	WAREHOUSE	± 30,030 SF
	EXISTING BUILDING	41,463 SF
	EXISTING PARKING	44

NOTE:  
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW  
OF ENTITLEMENT REQUIREMENTS AND ON AVAILABLE AND POSSIBLE  
INCOMPLETE SITE INFORMATION, AND IS INTENDED MERELY TO ASSIST  
IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED.



**300 WAINWRIGHT**  
Northbrook, Illinois

**EXISTING SITE PLAN**  
scheme: 01

scale: 1" = 50'  
CH10-0061-0P  
08-26-2010

**WARE MALCOMB**  
Landscape Design for Commercial and Public Spaces  
Integrated with the  
www.waremalcomb.com



OFFICE	± 11,407 SF
WAREHOUSE	± 30,030 SF
EXISTING BUILDING	41,453 SF
EXISTING PARKING	44
FUTURE PARKING	130
TOTAL PARKING	174 (6 ADA)

NOTE:  
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW  
OF ENTITLEMENT REQUIREMENTS AND ON LATEST AVAILABLE PUBLICLY  
AVAILABLE SITE INFORMATION, AND IS INTENDED MERELY TO ASSIST  
IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED.



300 WAINWRIGHT  
Northbrook, Illinois

CONCEPTUAL SITE PLAN  
scheme: 02

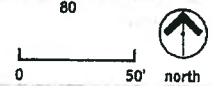
scale: 1" = 50'  
CH10-0063-0P  
08-26-2010

WARE MALCOMB  
Sustainable Design for Commercial Real Estate  
Registered with  
Illinois State Board of Registration



OFFICE	± 11,407 SF
WAREHOUSE	± 30,030 SF
EXPANSION	± 26,246 SF
<b>BUILDING + EXPANSION</b>	<b>± 67,689 SF</b>
EXISTING PARKING	44
FUTURE PARKING	36
<b>TOTAL PARKING</b>	<b>80</b>

NOTE:  
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW  
OF ENTITLEMENT REQUIREMENTS AND ON UNREVIEWED AND POSSIBLY  
INCOMPLETE SITE INFORMATION, AND IS INTENDED EXPLICITLY TO ASSIST  
IN DEVELOPING HOW THE SITE MIGHT BE DEVELOPED.



**300 WAINWRIGHT**  
Northbrook, Illinois

**EXISTING SITE PLAN**  
scheme: 03

scale: 1" = 50'  
CH110-0061-0P  
08-26-2010

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Leading Design for Commercial Real Estate  
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Cook

**Property Report**

**PROPERTY LOCATION**

Address: 300 WAINWRIGHT DR  
 NORTHBROOK IL 60062-1911  
 Township: NORTHFIELD TWP-42 RNG-12 SEC-05  
 School District: NORTHBROOK ELEM  
 High School: NORTHFIELD TWP HIGH  
 Land Use: 5593 INDUSTRIAL PROPERTY  
 INDUSTRIAL

PIN: 04051030080000  
 Full Bath: 0  
 Improved Sq. Ft. 0  
 Census Tract/Block: 8016.01  
 Latitude: 42.148240

Sale Amount: \$0  
 Sale Date: 00/00/0000  
 Record Date: 00/00/0000  
 Mtg Amount: \$1,200,000  
 Mgt Date: 05/16/1996  
 Longitude: -87.859260  
 Units:

**PROPERTY OWNER & TAXPAYER**

Owner Name: FOSTER JAMES L  
 Mailing Addr: 1155 WESTLEIGH RD  
 LAKE FOREST, IL 60045-3333

Taxpayer of Record: JAMES L FOSTER  
 Address: 1155 WESTLEIGH RD  
 LAKE FOREST, IL 60045-3333  
 Land Area: 0.0000 acres  
 Land SqFt: 0 sq ft  
 Lot Frontage: 0  
 Lot Depth: 0

Year Built:

**LEGAL DESCRIPTION**

Plat: 21277673  
 Blk Lot: 41-42 Unit: Qtr: Sct: 05 Twp: 42 Rng: 12  
 Legal: (NORTH) (SUBURBAN) (INDUSTRIAL) PARK (UNIT4) SUB IN N H SEC 05-42-12

**TAXES & ASSESSMENTS**

	<u>2009</u>	<u>Change (%)</u>	<u>2008</u>	<u>Change (%)</u>	<u>2007</u>	<u>Exemptions</u>
Farm Land:						
Farm Bldg:						
Land Value: \$109,827			\$158,151		\$158,151	
Bldg Value: \$237,325			\$189,000		\$189,000	
Tot Value: \$347,152	\$1 (0%)		\$347,151	\$0 (0%)	\$347,151	
Equalized: \$1,169,937			\$1,034,024		\$987,263	
Taxes: \$60,568	\$7,388 (14%)		\$53,180	\$618 (1%)	\$52,562	
Taxes Paid: \$60,568			\$53,180		\$52,562	
Tax Code: 25076			25076		25076	
Tax Payment Date: 12/13/2010						

**DEED & SALE INFORMATION**

Recent Sales (1) Type:		Previous Sale (2) Type:	
Document #:	Amount: \$0	Document #:	Amount: \$0
Recorded: 00/00/0000	Sale Date: 00/00/0000	Recorded: 00/00/0000	Sale Date: 00/00/0000
Inst Type:		Inst Type:	
Grantee: ()	0 Grantees	Grantee: ()	0 Grantees
( )		( )	
( )		( )	
Grantor: ()	0 Grantors	Grantor: ()	0 Grantors
( )		( )	
( )		( )	
Pers Prop: \$0	Parcels: 0	Pers Prop: \$0	Parcels: 0
Down Pay: \$0	Seller Pts: \$0	Down Pay: \$0	Seller Pts: \$0

**MORTGAGES**

<u>Document #</u>	<u>Mtg Type</u>	<u>Date</u>	<u>Amount</u>	<u>Lender</u>	<u>Type</u>	<u>Rate</u>
96370710	CONV	05/16/1996	\$1,200,000	MIDCITY NATIONAL BAN	B	



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Cook

**Property Report**

**PROPERTY LOCATION**

Address: 300 WAINWRIGHT DR  
 NORTHBROOK IL. 60062-1911  
 Township: NORTHFIELD TWP-42 RNG-12 SEC-05  
 School District: NORTHBROOK ELEM  
 High School: NORTHFIELD TWP HIGH  
 Land Use: 5593 INDUSTRIAL PROPERTY INDUSTRIAL

PIN: 04051030090000  
 Full Bath: 0  
 Improved Sq. Ft. 0  
 Census Tract/Block: 8018.01  
 Latitude: 42.148240

Sale Amount: \$0  
 Sale Date: 00/00/0000  
 Record Date: 00/00/0000  
 Mtg Amount: \$1,200,000  
 Mgt Date: 05/16/1996  
 Longitude: -87.859260  
 Units:

**PROPERTY OWNER & TAXPAYER**

Owner Name: FOSTER JAMES L  
 Mailing Addr: 1155 WESTLEIGH RD  
 LAKE FOREST, IL. 60045-3333

Taxpayer of Record: JAMES L FOSTER  
 Address: 1155 WESTLEIGH RD  
 LAKE FOREST, IL 60045-3333  
 Land Area: 0.0000 acres  
 Land SqFt: 0 sq ft  
 Lot Frontage: 0  
 Lot Depth: 0

Year Built:

**LEGAL DESCRIPTION**

Plat:  
 Blk:  
 Legal:

Lot:                      Unit:                      Qtr:                      Sct: 05                      Twp: 42                      Rng: 12

**TAXES & ASSESSMENTS**

	<u>2009</u>	<u>Change (%)</u>	<u>2008</u>	<u>Change (%)</u>	<u>2007</u>	<u>Exemptions</u>
Farm Land:						
Farm Bldg:						
Land Value:	\$119,035		\$171,410		\$171,410	
Bldg Value:	\$132,321		\$79,945		\$79,945	
Tot Value:	\$251,356	\$1 (0%)	\$251,355	\$0 (0%)	\$251,355	
Equalized:	\$847,095		\$748,686		\$714,828	
Taxes:	\$43,854	\$5,349 (14%)	\$38,505	\$448 (1%)	\$38,057	
Taxes Paid:	\$43,854		\$38,505		\$38,057	
Tax Code:	25076		25076		25076	
Tax Payment Date:	12/13/2010					

**DEED & SALE INFORMATION**

Recent Sales (1) Type:				Previous Sale (2) Type:			
Document #	Amount	Sale Date		Document #	Amount	Sale Date	
Recorded: 00/00/0000	\$0	00/00/0000		Recorded: 00/00/0000	\$0	00/00/0000	
Inst Type:				Inst Type:			
Grantee: ()		0 Grantees		Grantee: ()		0 Grantees	
( )				( )			
( )				( )			
Grantor: ()		0 Grantors		Grantor: ()		0 Grantors	
( )				( )			
( )				( )			
Pers Prop: \$0		Parcels: 0		Pers Prop: \$0		Parcels: 0	
Down Pay: \$0		Seller Pts: \$0		Down Pay: \$0		Seller Pts: \$0	

**MORTGAGES**

Document #	Mtg Type	Date	Amount	Lender	Type	Rate
96370710	CONV	05/16/1996	\$1,200,000	MIDCITY NATIONAL BAN	B	



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Nicor Gas  
 P.O. Box 2020  
 Aurora, IL 60507-2020

nicorgas.com/myaccount  
 1 888 Nicor4U 1 888 642-6748

**Account Summary for Wainwright LLC**

<b>Account Number: 95-96-01-0950 2</b>	
<b>Meter Number: 2793077</b>	
<b>Service Address: 300 Wainwright Dr, Northbrook</b>	
<b>Bill Period: 01/04/11 - 02/04/11 (31 days)</b>	
<b>Bill Issue Date: 02/04/11</b>	
Total Previous Balance	\$2,096.31
Payment Received 01/14/2011 - Thank you!	-\$2,096.31
Remaining Balance	\$0.00
New Charges - Utility	\$1,672.20
Adjustments	\$0.00
<b>Total Amount Due by 02/21/2011</b>	<b>\$1,672.20</b>

**New Charges - Commercial - Heat**  
 Rate 4: Commercial Service

<b>Delivery Charges 01/04/2011 - 02/04/2011</b>	<b>\$244.52</b>
Monthly Customer Charge	77.87
First 150 Therms 150.00 @ \$0.1201	18.02
151 - 5000 Therms 2,589.01 @ \$0.0549	142.14
Environmental Cost Recovery 2,739.01 @ \$0.0023 =	6.30
Government Agency Compensation Adjustment	0.03
Franchise Cost Adjustment	0.23
Efficiency Program	-0.07
<b>Natural Gas Cost</b>	<b>\$1,327.98</b>
January @ 2,473.94 Therms x \$0.48	1,187.49
February @ 265.07 Therms x \$0.53	140.49
<b>Taxes</b>	<b>\$99.70</b>
Municipal Utility Tax for Northbrook \$1,572.50 @ 2.06%	32.39
Utility Fund Tax \$1,572.50 @ 0.1%	1.57
State Revenue Tax 2,739.01 @ \$0.024 =	65.74
<b>Total</b>	<b>\$1,672.20</b>

Please see the reverse side of this bill for additional billing explanations.

**A Message for You**

Save money and energy! Rebates for purchasing energy efficient heating equipment are now available through the Nicor Gas Energy Efficiency Program. For details, visit nicorgasrebates.com.

**Adjustment Detail**  
 11/09/2010 - 12/06/2010

<b>Adjustments</b>	<b>\$0.00</b>
Cancelled Charges from 11/09/2010 - 12/06/2010	0.00

**Monthly Energy Profile**

Current Reading 02/04/11 (Actual)	Previous Reading 01/04/11 (Estimated)	Usage CCF	Pressure Factor	BTU Factor	Therms	Avg. Daily Therms 2010	Avg. Daily Therms 2011
18361	15913	2448	1.110	1.008	2,739.01	0.00	88.36

CCF x Pressure Factor x BTU Factor = Therms

**Monthly Therm Use**

Avg Temp	Jan '11	Feb '11
Avg Temp	0	23
Natural Gas Cost	\$ .00	.48





Nicor Gas  
 P.O. Box 2020  
 Aurora, IL 60507-2020

nicorgas.com/myaccount

1 888 Nicor4U 1 888 642-6748

Account Summary for Wainwright/EC	
Account Number: 95-96-01-0960 2	
Meter Number: 2793077	
Service Address: 300 Wainwright Dr, Northbrook	
Bill Period: 12/06/10 - 01/04/11 (29 days)	
Bill Issue Date: 01/04/11	
Total Previous Balance	<del>\$8,791.00</del>
New Charges - Utility	\$2,096.31
<b>Total Amount Due:</b>	<b>\$5,887.61</b>

**A Message for you**  
 Save money and energy! Rebates for purchasing energy efficient heating equipment are now available through the Nicor Gas Energy Efficiency Program. For details, visit [nicorgasrebates.com](http://nicorgasrebates.com).

**Monthly Energy Profile**

Current Reading 01/04/11 (Estimated)	Previous Reading 12/06/10 (Actual)	Usage CCF	Pressure Factor	BTU Factor	Therms	Avg. Daily Therms 2010	Avg. Daily Therms 2011
15913	12674	3239	1.110	1.007	3,620.45	0.00	124.84

$CCF \times Pressure Factor \times BTU Factor = Therms$

**Monthly Therm Use**

Avg. Temp	Natural Gas Cost												
	\$ .00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.48

**New Charges - Commercial - Heat**  
*Rate 4: Commercial Service*

<b>Delivery Charges 12/06/2010 - 01/04/2011</b>	<b>\$294.04</b>
Monthly Customer Charge	80.87
First 150 Therms 150.00 @ \$0.1201	18.02
151 - 5000 Therms 3,470.45 @ \$0.0549	190.53
Environmental Cost Recovery 3,245.92 @ \$0.0011 =	3.57
Environmental Cost Recovery 374.53 @ \$0.0023 =	0.86
Government Agency Compensation Adjustment	0.03
Franchise Cost Adjustment	0.23
Efficiency Program	-0.07
<b>Natural Gas Cost</b>	<b>\$1,672.89</b>
December @ 3,245.92 Therms x \$0.48	1,493.12
January @ 374.53 Therms x \$0.48	179.77
<b>Taxes</b>	<b>\$129.38</b>
Municipal Utility Tax for Northbrook \$1,966.93 @ 2.06%	40.52
Utility Fund Tax \$1,966.93 @ 0.1%	1.97
State Revenue Tax 3,620.45 @ \$0.024 =	86.89
<b>Total</b>	<b>\$2,096.31</b>

Prev Bal is Sec Dep  
 which has been  
 WAIVED



## PROPERTY PROFILE

**AVAILABLE FOR SALE**  
**2181 S. FOSTER**  
**WHEELING, ILLINOIS**

**PRICE REDUCTION!**

<b>Total Building Size:</b>	±31,827 Sq. Ft.
<b>Land Size:</b>	78,930 Sq. Ft.
<b>Office Size:</b>	9,750 Sq. Ft.
<b>Built:</b>	1970's with an addition in 1989
<b>Ceiling Height:</b>	16'
<b>Loading Docks:</b>	2 Loading Docks, one with a leveler 2 Drive-in-Doors
<b>Sprinklered:</b>	100%
<b>Parking:</b>	74 surface parking spaces
<b>Exterior Walls:</b>	Masonry / Structural Brick
<b>Electrical:</b>	800 amps, 250 volts, 3-phase, 4-wire electrical system
<b>HVAC:</b>	The office area has forced air roof mounted HVAC units. 1,750 Sq. Ft. of warehouse is air conditioned.
<b>Plumbing:</b>	Two sets of washrooms in the office area; two set of washrooms in the warehouse area and an additional washroom in the cafeteria and two washrooms in the warehouse area
<b>Lighting:</b>	Fluorescent and metal halide type lighting fixtures
<b>Sale Price:</b>	<b>\$1,340,000.00 (\$42.00 / Sq. Ft.)</b>
<b>Taxes:</b>	\$1.81 per square foot (2008) - Class 6B
<b>Comments:</b>	<b>SELLER FINANCING AVAILABLE!</b>

**For More Information Contact:**

**Samuel C. Badger, Jr.**  
773-714-2099  
[shadger@painewetzel.com](mailto:shadger@painewetzel.com)

**Whit R. Heltman**  
773-714-2138  
[wheltman@painewetzel.com](mailto:wheltman@painewetzel.com)

**Brad Weiner**  
773-714-2098  
[bweiner@painewetzel.com](mailto:bweiner@painewetzel.com)

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

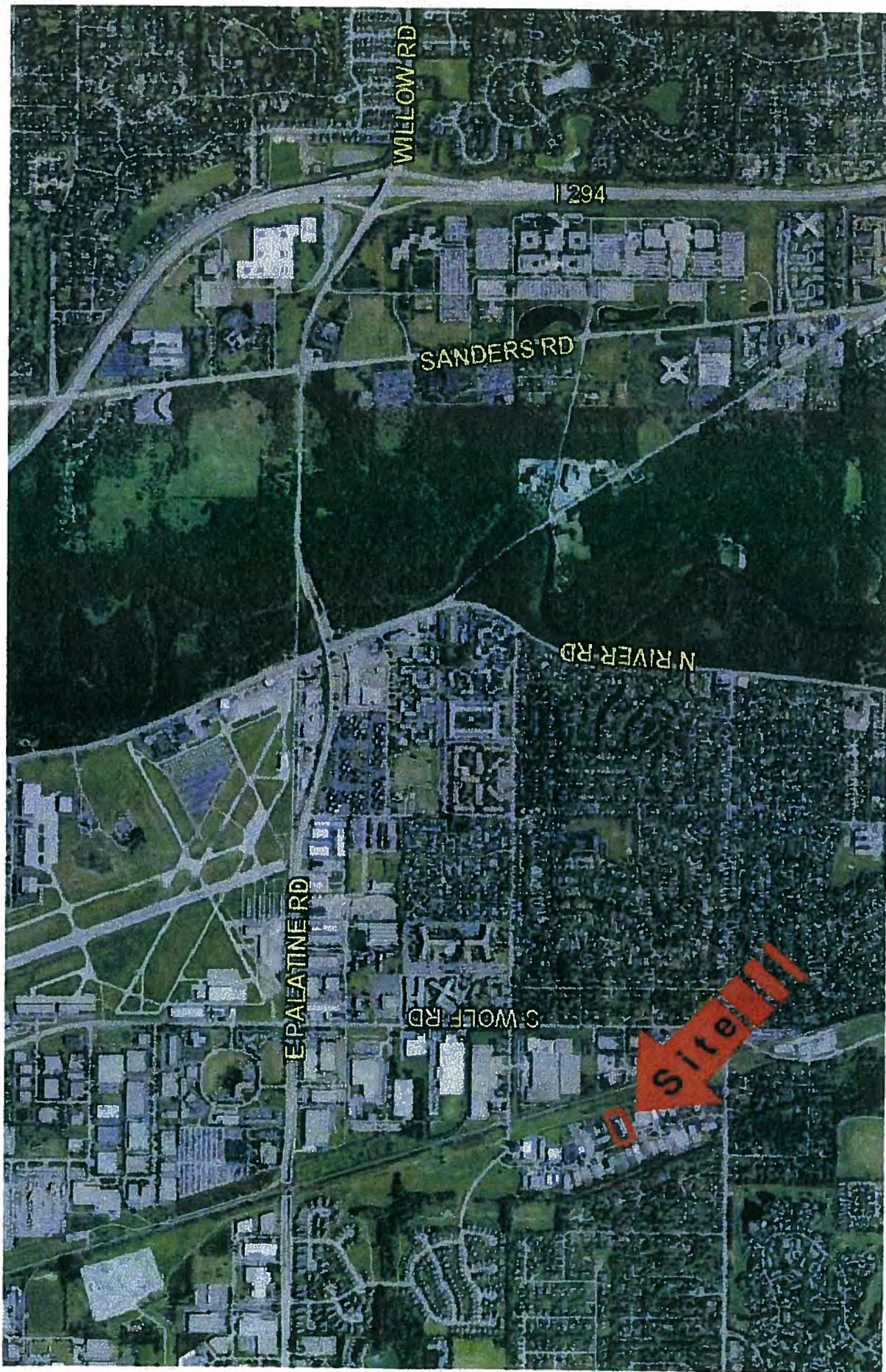
**Industrial/Commercial Real Estate Worldwide**  
8700 West Bryn Mawr Chicago, Illinois 60631 Phone 773.714.9200 Fax 773.714-8253 <http://www.painewetzel.com>

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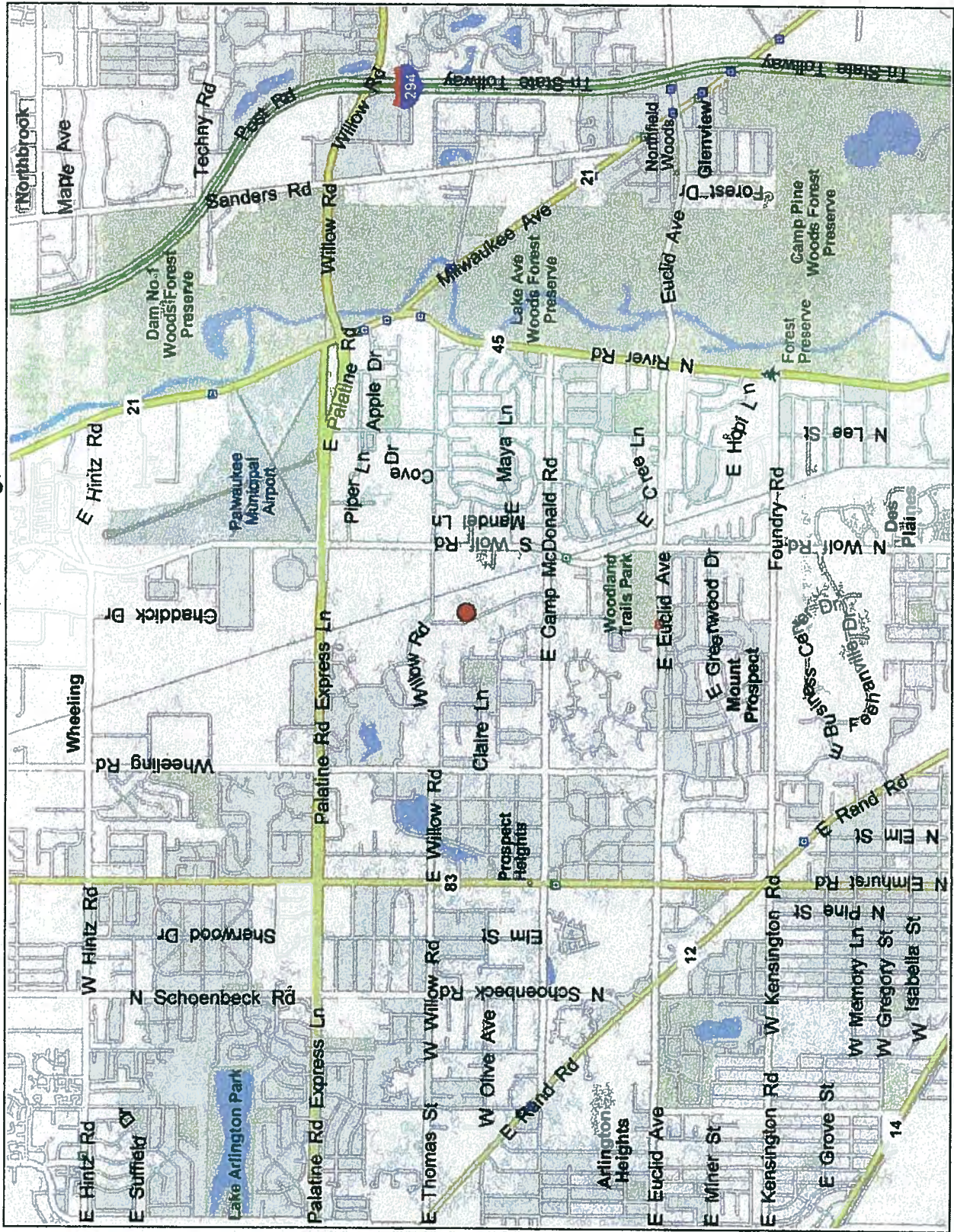
**Samuel C. Badger, Jr.**  
**Whit R. Heitman**  
**2181 S. Foster, Wheeling, Illinois**

**Paine/Wetzel**  
ONCOR INTERNATIONAL  
Worldwide Real Estate Services



**Samuel C. Badger, Jr.**  
**Whit R. Heitman**  
**2181 S. Foster, Wheeling, Illinois**

# 2181 S. Foster, Wheeling, IL



## PROPERTY PROFILE



### High Quality Research Lab/Office Facility

**1850 South Lakeside Drive  
Amhurst Lake Business Park  
Waukegan, Illinois**

<b>Total Building:</b>	35,500 Square Feet
<b>Office Area:</b>	12,000 Square Feet or To Suit
<b>Site Size:</b>	2.7 Acres
<b>Year Built:</b>	1993
<b>Parking:</b>	82 Total Spaces (Expandable)
<b>Loading:</b>	2 Drive-in-Doors (12' x 14') 1 with Hydraulic Lift
<b>Power:</b>	Very Heavy Power – Well Distributed Back-Up Generator On Site
<b>HVAC:</b>	Computer Controlled, Multi-Zoned Heating/Cooling System
<b>Data Connection:</b>	Two (2) T1 Lines
<b>Sprinklered:</b>	Wet
<b>Lease Rate:</b>	Subject to Offer
<b>Taxes:</b>	\$5.15 (2007)
<b>CAM:</b>	\$0.50
<b>Comments:</b>	<ul style="list-style-type: none"><li>▪ Approximately 23,000 square feet of well equipped wet lab and research areas</li><li>▪ Adaptable to variety of research lab and food uses</li><li>▪ Extensive HVAC infrastructure</li><li>▪ Chilled water and gas supplies</li><li>▪ Compressed air system</li><li>▪ Located in the Amhurst Lake Business Park, minutes from I-94 and Route 137</li></ul>

---

## 1850 Lakeside Drive Lab Equipment List

- Lab 1**
- Exhaust hood
  - Safety shower with eye wash station
  - Sink with eye wash station
  - Flammable cabinets
- Lab 2**
- Two 8' stand-by hoods\*
  - Safety shower with eye wash station
  - Flammable cabinets
  - Dishwasher
- Lab 3**
- One 6' stand-by hood\*
  - Flammable cabinets
  - Safety shower with eye wash
  - Humidity control system
- Lab 5**
- 6' stand-by hood\*
  - 8' walk-in hood\*
  - Sink with eye wash station
- Lab 5B**
- Vacuum line
- Lab 6**
- Hydrogen, Nitrogen, Helium and Natural Gas lines
  - Vacuum line
- Lab 6**
- Exhaust hood
  - Sink with eye wash station
  - Natural gas and vacuum line
- Lab 7**
- Hydrogen, Nitrogen, Helium and Natural Gas lines
  - Sink with eye wash station
  - Separate thermostat and HVAC zone

### **Lab 8**

- One 6' stand-by hood\*
- Two 8' stand-by hoods\*
- One 8' walk-in hood with monkey bars\*
- Safety shower with eye wash station
- Hydrogen, Nitrogen, Helium and Natural Gas lines
- Steam, hot and cold water lines
- Gas tank control system
- Two sinks with eye wash stations
- Flammable cabinets
- Glass washing room – equipment removed

### **Lab 9B**

- Sink
- CO<sub>2</sub> line
- Room exhaust system
- Dishwasher
- 4' walk-in hood\*
- Scoop exhaust
- Safety shower with eye wash station
- Two 10' walk-in hoods with monkey bars and catch basins\*
- Explosion proof room
- 5,000 BTU 100% outside air- make up air units

### **Lab 10**

- Sink with eye wash station
- Steam line
- Individual HVAC zone
- Multiple sinks
- Chilled water/hot water lines
- Large washing area

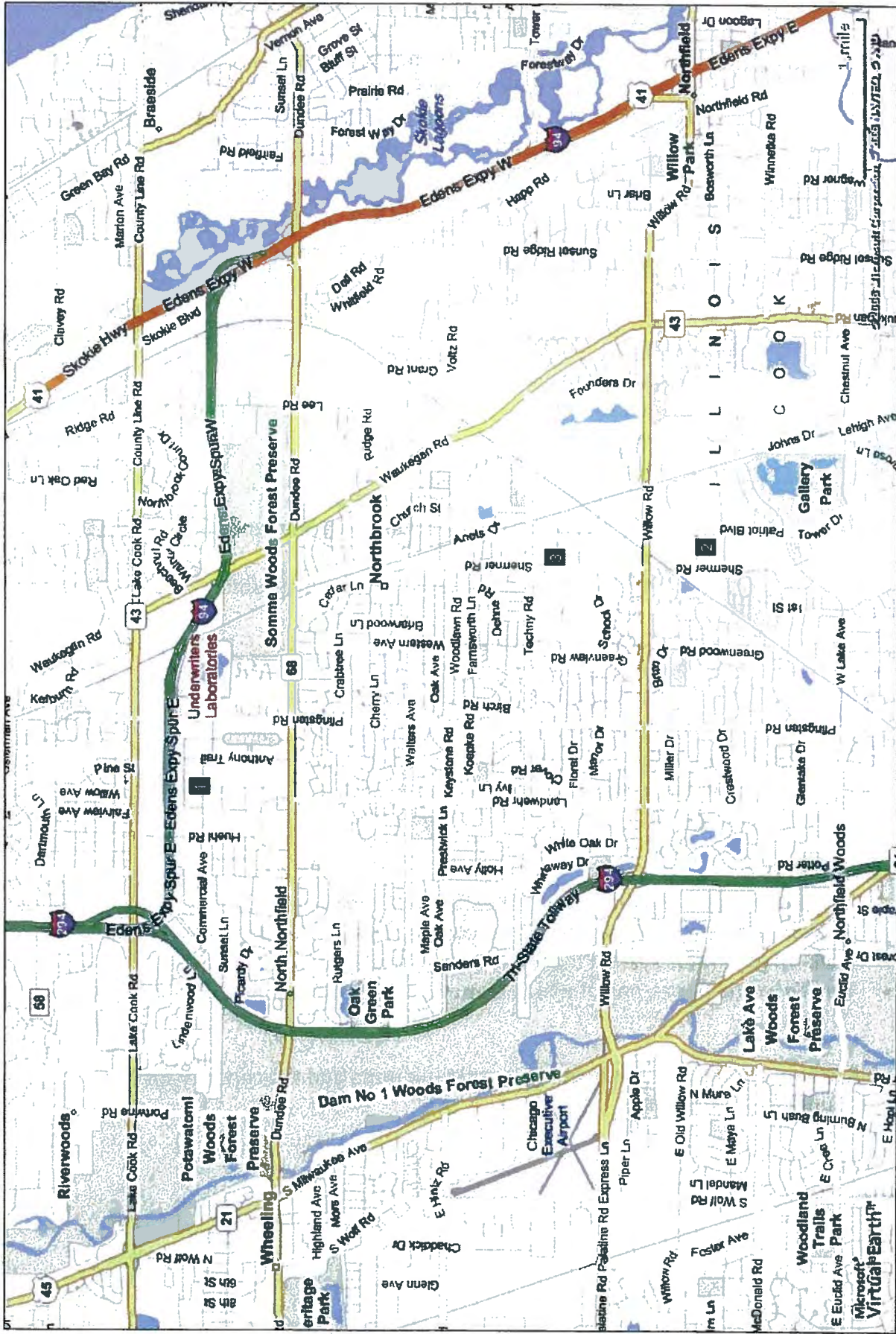
### **Building Features:**

- Computer controlled multi-zoned heating and cooling system.
- Air compression, vacuum line, water cooling and a water heating systems.
- Back-up generator system that runs on Natural Gas
- Two Drive-in-Doors, one of which features a 4000 pound lift

\* All full exhaust hoods contain heated air make-up units and the capacity for Natural Gas, Air, Vacuum and Steam lines.



# Northbrook Sale Comps



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**3100 Commercial Ave**

Northbrook, IL 60062

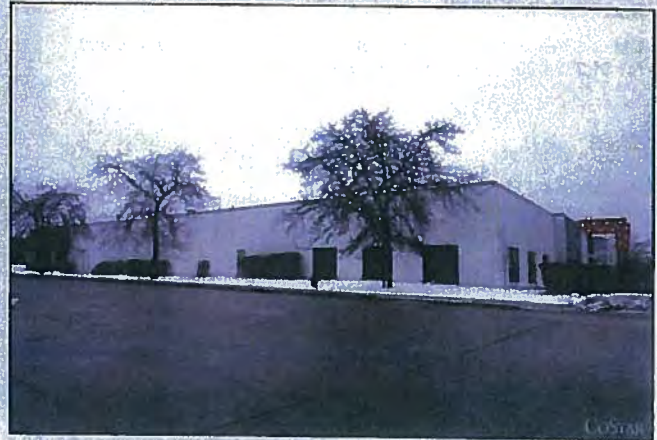
**Class B Industrial Building of 56,838 SF Sold on 10/08/2009 for \$3,763,500 - Research Complete**

**buyer**

**Pavel Shvartsman**  
c/o Pavel Shvartsman  
3150 Commercial Ave  
Northbrook, IL 60062  
(800) 504-5897

**seller**

**Interforum Holdings, Inc.**  
c/o Alex Zhdanov  
1550 Abbot Rd  
Wheeling, IL 60090  
(847) 414-3139



**vital data**

Escrow/Contract: -  
Sale Date: 10/08/2009  
Days on Market: -  
Exchange: No  
Conditions: -  
Land Area SF: 56,136  
Acres: 1.29  
\$/SF Land Gross: \$67.04  
Year Built, Age: -  
Parking Spaces: -  
Parking Ratio: -  
FAR: 1.01  
Lot Dimensions: -  
Frontage: -  
Tenancy: Multi  
Comp ID: 1823287

Sale Price: \$3,763,500  
Status: Full Value  
Building SF: 56,838 SF  
Price/SF: \$66.21  
Pro Forma Cap Rate: -  
Actual Cap Rate: -  
Down Pmnt: \$13,500.00  
Pct Down: 0.4%  
Doc No: 0929426062  
Trans Tax: \$5,645.25  
Corner: No  
Zoning: -  
Percent Improved: 70.5%  
Submarket: North Cook Ind  
Map Page: Rand McNally 16-11w18n  
Parcel No: 04-05-203-037-0000 [Partial List]  
Property Type: Industrial

**income expense data**

**listing broker**

**buyer broker**

**financing**

1st Harris N.A.  
Bal/Pmt: \$3,750,000

**1885 Holste Rd**

Northbrook, IL 60062

**Class C Warehouse Building of 25,000 SF Sold on 07/14/2008  
for \$1,232,000 - Research Complete****buyer****Pappas Real Properties Llc  
8805 Lincoln Ave  
Morton Grove, IL 60053  
(847) 966-0808****seller****1915 Holste Rd., LLC  
1885 Holste Rd  
Northbrook, IL 60062  
(847) 272-7575****vital data**

Escrow/Contract: -  
**Sale Date: 07/14/2008**  
 Days on Market: -  
 Exchange: **No**  
 Conditions: -  
 Land Area SF: **43,560**  
**Acres: 1**  
 \$/SF Land Gross: **\$28.28**  
 Year Built, Age: **1970 Age: 38**  
 Parking Spaces: **45**  
 Parking Ratio: **1.8/1000 SF**  
 FAR: **0.57**  
 Lot Dimensions: -  
 Frontage: -  
 Tenancy: **Multi**  
 Comp ID: **1572670**

Sale Price: **\$1,232,000**  
 Status: **Full Value**  
**Building SF: 25,000 SF**  
**Price/SF: \$49.28**  
 Pct Office: **6.0%**  
 Pro Forma Cap Rate: -  
 Actual Cap Rate: -  
 Down Pmnt: **\$92,000.00**  
 Pct Down: **7.5%**  
 Doc No: **0821026024**  
 Trans Tax: -  
 Corner: **No**  
 Zoning: **I-1**  
 Percent Improved: **80.7%**  
 Submarket: **North Cook Ind**  
 Map Page: **Rand McNally C17**  
 Parcel No: **04-22-300-032-0000**  
 Property Type: **Industrial**

**income expense data****listing broker****buyer broker****financing****1st Ravenswood Bk  
Bal/Pmt: \$1,140,000**

**2121 Shermer Rd**

Northbrook, IL 60062

**Class B Warehouse Building of 51,416 SF Sold on 07/25/2008  
for \$3,800,000 - Research Complete****buyer****Athletes Foot  
3477 W Touhy  
Lincolnwood, IL 60712****seller****SAFCO Dental Supply Co.  
1100 Busch Pky  
Buffalo Grove, IL 60089  
(847) 412-9331****vitaj data**

Escrow/Contract: -	Sale Price: <b>\$3,800,000</b>
Sale Date: <b>07/25/2008</b>	Status: <b>Confirmed</b>
Days on Market: <b>184 days</b>	Building SF: <b>51,416 SF</b>
Exchange: <b>No</b>	Price/SF: <b>\$73.91</b>
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: <b>131,116</b>	Actual Cap Rate: -
Acres: <b>3.01</b>	Down Pmnt: <b>\$1,123,000.00</b>
\$/SF Land Gross: <b>\$28.98</b>	Pct Down: <b>29.6%</b>
Year Built, Age: <b>1969 Age: 39</b>	Doc No: <b>0821242034</b>
Parking Spaces: <b>32</b>	Trans Tax: -
Parking Ratio: <b>1.08/1000 SF</b>	Corner: <b>Yes</b>
FAR: <b>0.39</b>	Zoning: <b>I-1, Northbrook</b>
Lot Dimensions: <b>486x270</b>	No Tenants: <b>1</b>
Frontage: <b>270 feet on Shermer 486 feet on Janke</b>	Percent Improved: <b>72.2%</b>
Tenancy: <b>Single</b>	Submarket: <b>North Cook Ind</b>
Comp ID: <b>1576078</b>	Map Page: <b>Rand McNally C17</b>
	Parcel No: <b>04-15-301-021-0000</b>
	Property Type: <b>Industrial</b>

**income expense data****listing broker****SJS Realty Services  
1101-1161 Lake Cook Rd  
Deerfield, IL 60015  
(847) 236-9256  
Marc Siegel****buyer broker****No Buyer Broker on Deal****financing****prior sale****1st Foster Bk  
Bal/Pmt: \$2,677,000**

Date/Doc No:	<b>03/01/1999</b>
Sale Price:	<b>\$1,430,000</b>
CompID:	<b>349235</b>

**3535 Commercial Ave**

Northbrook, IL 60062

**Class B Industrial Building of 30,000 SF Sold on 12/29/2010 for \$1,500,000 - Research Complete**

**buyer**

**Dalohs Usa Inc  
c/o Melody Trolai  
13030 Alondra  
Cerritos, CA 90703**

**seller**

**3535 Building Lic**



**vital data**

Escrow/Contract: -	Sale Price: <b>\$1,500,000</b>
Sale Date: <b>12/29/2010</b>	Status: <b>Full Value</b>
Days on Market: -	Building SF: <b>30,000 SF</b>
Exchange: <b>No</b>	Price/SF: <b>\$50.00</b>
Conditions: -	Pct Office: <b>6.7%</b>
Land Area SF: <b>34,848</b>	Pro Forma Cap Rate: -
Acres: <b>0.8</b>	Actual Cap Rate: -
\$/SF Land Gross: <b>\$43.04</b>	Down Pmnt: -
Year Built, Age: <b>1969 Age: 41</b>	Pct Down: -
Parking Spaces: -	Doc No: <b>1100418060</b>
Parking Ratio: -	Trans Tax: -
FAR: <b>0.86</b>	Corner: <b>No</b>
Lot Dimensions: -	Zoning: -
Frontage: -	Percent Improved: <b>72.2%</b>
Tenancy: -	Submarket: <b>North Cook Ind</b>
Comp ID: <b>2040850</b>	Map Page: <b>Rand McNally C16</b>
	Parcel No: <b>04-05-104-002-0000</b>
	Property Type: <b>Industrial</b>

**income expense data**

**listing broker**

**buyer broker**

**financing**

**LEGAL DESCRIPTION**

LOTS 41 AND 42 IN NORTH SUBURBAN INDUSTRIAL PART UNIT 4, BEING A  
SUBDIVISION OF THE NORTH HALF OF SECTION 5, TOWNSHIP 42 NORTH, RANGE  
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Identification of Persons Having an Interest in the Property**

**Current Owner:**

**James L Foster d/b/a Wainwright LLC  
1155 Westleigh Road  
Lake Forest, IL 60045-3333**

**Prospective New Owner:**

**MicroLink Devices, Inc. or Nominee  
6457 Howard  
Niles, IL 60714**



# GREMLEY & BIEDERMANN, INC.

408 N. ELSTON AVENUE

Telephone 571-685-5102

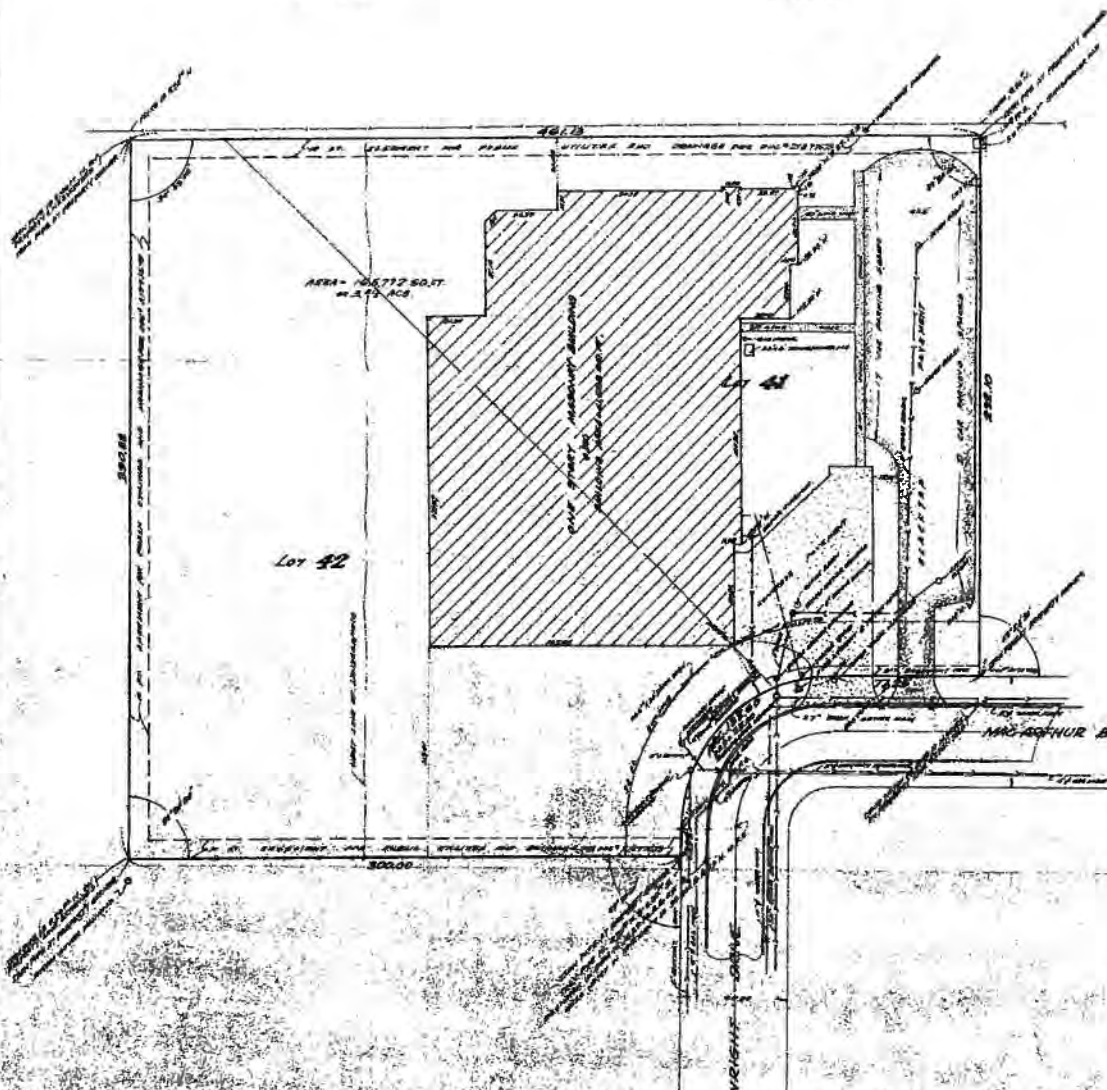
CHICAGO, ILLINOIS, 60680

## PLAT OF SURVEY

LOTS 41 AND 42 IN NORTH SUBURBAN INDUSTRIAL PARK UNIT 4, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOLL

ROAD



THE SURVEY HEREON IS BASED UPON THE LATEST AVAILABLE SURVEY RECORDS AND FIELD NOTES OF THE SURVEYOR AND HIS PREDECESSORS AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE DATA HEREON. THE SURVEYOR HAS MADE A VISUAL CHECK OF THE LOCATION OF THE CORNERS AND POINTS OF THE PROPERTY AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORDANCE WITH THE RECORDS AND FIELD NOTES. THIS SURVEY IS MADE IN ACCORDANCE WITH THE SURVEYING STATUTES OF THE STATE OF ILLINOIS AND THE SURVEYOR'S ETHICAL OATH AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE DATA HEREON.

May 7, 1938





# COOK COUNTY ASSESSOR'S OFFICE

JAMES M. HOULIHAN, ASSESSOR

118 NORTH CLARK STREET, CHICAGO, IL 60602

PHONE: 312.443.7550 WEBSITE: WWW.COOKCOUNTYASSESSOR.COM

## INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

NOREN PAN as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

- As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
- The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

Class 6b       Class 8 (industrial property)       Class 9

- The Cook County Assessor's Office has issued the following control number regarding this application renewal (circle as appropriate), \_\_\_\_\_.

- I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Noren Pan  
Agent's Signature

NOREN PAN, PRESIDENT  
Agent's Name & Title

6457 HOWARD NILES IL 60714  
Agent's Mailing Address

847-588-3001  
Agent's Telephone Number

MICROLINK DEVICES, INC. OR NOMINEE  
Applicant's Name

6457 HOWARD NILES IL 60714  
Applicant's Mailing Address

NPAN@MLDEVICES.COM  
Applicant's e-mail address

Subscribed and sworn before me this 10<sup>th</sup> day of MARCH, 2011.

Aranda Barkley  
Signature of Notary Public



**EXHIBIT A**

(Please type or Print)

**PIN(s)**

04-05-103-008-0000

04-05-103-009-0000

**Common Address**

300 WAINWRIGHT, NORTHBROOK, IL 60062

300 WAINWRIGHT, NORTHBROOK, IL 60062

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