

**GLENBROOK HIGH SCHOOLS**  
**Office of the Assistant Superintendent for Business Affairs**  
**Regular Meeting Monday, May 12, 2014**

**TO: Dr. Michael Riggle**

**FROM: Hillarie Siena**

**DATE: May 12, 2014**

**RE: Discussion/Action: Village of Northbrook 6B Classification**

Attached is a Village of Northbrook report regarding a request by HP Real Estate LLC, for a Cook County Class 6B tax incentive. The request is relative to the purchase of existing property located at 1880 Holste Road, Northbrook, IL. This property has been vacant since June 2010, approximately 46 months.

The Cook County Class 6B program allows for commercial or industrial property to be treated as residential property for taxation purposes, for a period of up to thirteen years. A Class 6B designation is eligible for renewal upon the expiration of its initial term however, Village of Northbrook policy prohibits renewals. 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.

HP Real Estate LLC plans to renovate and lease the existing facility to TZAM Diagnostics LLC, a clinical laboratory testing service. TZAM Diagnostics LLC is expected to grow from 11 employees to a staff of 20. With the Class 6B classification, the renovated property would generate an estimated \$35,890 in additional property taxes to District 225. This amount is based upon the most recent sales value of \$750,000.

On July 2, 2012, the Village of Northbrook's Economic Development Ad Hoc Committee toured a handful of vacant industrial buildings, including 1880 Holste, which could possibly benefit from a Class 6B incentive, making them more attractive for sale. The committee included Hillarie Siena, Assistant Superintendent for Business for Glenbrook High School District 225. It was the opinion of the committee that the facility located at 1880 Holste Road may benefit from a Class 6B.

The Village of Northbrook is asking for a letter of support that will be submitted as part of the application process. District 225 appreciates the opportunity to review and comment on Cook County Class 6B Program requests. After meeting with the Village of Northbrook Economic Development Committee and after careful review of the positive impact of this project upon District 225, it is recommended that the Glenbrook Board of Education support HP Real Estate's request for a Cook County Class 6B program tax incentive.



**Special Meeting of the  
Northbrook Economic Development Committee  
Wednesday, April 30, 2014, at 7:30 AM  
Northbrook Village Hall – Board Room**

**Agenda**

- 1) Call to Order & Introductions**
- 2) Review of Minutes - January 8, 2014 Joint ICDC-EDC Meeting Minutes**
- 3) Public Comment – Hear from the Audience**
- 4) Review of a Request for the Class 6b Classification for the Property at 1880 Holste Road**
- 5) Update Regarding Development Activity in the Community**
- 6) Discussion Regarding Frequency of Regular Committee Meetings**
- 7) Old Business**
- 8) New Business**
- 9) Adjourn**

**James Kahan, Chairman of EDC**

Questions? Contact David Schoon at 847/664-4052 or [david.schoon@northbrook.il.us](mailto:david.schoon@northbrook.il.us).

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of this meeting or the facilities, are requested to contact Greg Van Dahm (847/664-4014) or Debbie Ford (847/664-4013) promptly to allow the Village of Northbrook to make reasonable accommodations for those persons. Hearing impaired Individuals may call the TDD number, 847/564-8645, for more information.



## VILLAGE OF NORTHBROOK MEMORANDUM DEVELOPMENT & PLANNING SERVICES

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**TO: ECONOMIC DEVELOPMENT COMMISSION**  
**FROM: DAVID SCHOON, ECONOMIC DEVELOPMENT COORDINATOR**  
**DATE: APRIL 24, 2014**  
**SUBJECT: APRIL 30, 2014, SPECIAL EDC MEETING, AT 7:30 A.M., VILLAGE HALL BOARD ROOM**

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### **CLASS 6B REQUEST FOR 1880 HOLSTE ROAD**

Please find enclosed a separate memo regarding this request.

On April 22, 2014, the Industrial and Development Commission reviewed the request, and after a brief discussion unanimously recommended that the Board adopt a resolution supporting and consenting to the Class 6b Classification for the property at 1880 Holste Road.

### **UPDATE REGARDING DEVELOPMENT PROJECTS IN THE COMMUNITY**

I will provide a verbal report at the April 30 meeting.

### **FREQUENCY OF REGULAR ECONOMIC DEVELOPMENT COMMITTEE MEETINGS**

The Chair would like to discuss with Committee members regarding what they think of the Committee having two regular meetings a year.

### **QUARTERLY ECONOMIC DATA REPORT**

Enclosed is a copy of the quarterly economic data report that was provided to the Administration and Finance Committee at their meeting in March.

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**DRAFT**  
**MINUTES OF A JOINT MEETING OF THE VILLAGE OF NORTHBROOK**  
**INDUSTRIAL AND COMMERCIAL DEVELOPMENT COMMISSION**  
**AND ECONOMIC DEVELOPMENT COMMISSION**

**Village Hall Board Room**  
**January 8, 2014**

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**Members Present:** ICDC Members: Chairman Patrick Lederer, Tensley Garris, David Gottlieb, Jill Narens, Richard Rushkewicz, Dick Leopold, Tom Washburn, Curt Wilens, Mark Freeman and Brian Lee.  
EDC Members: Chairman James Kahan, Karen Roloff, Ken Spero, Dr. Kroeze, Dr. Riggle, Hillarie Siena, Joel Taub, Michael Ziering, Harley Korman, Jay Glaubinger, Sally Larmore, Larry Hewitt, Tensley Garris, Laura Paulus, Catherine Lauria and Richard Rushkewicz.

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**Others Present:** Gina Speckman (Chicago's North Shore Convention & Visitors Bureau), Sandra Frum and Irv Levitt.

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**Staff Present:** Tom Poupard, Mike Strong, David Schoon and Colleen Brunner.

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**Call to Order & Introductions**

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EDC Chairman Kahan called the meeting to order in the Board Room of Village Hall at 7:30 a.m.

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**Review of Minutes:**

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On a motion made and seconded, the minutes from the July 10, 2013 EDC meeting were approved as presented.

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On a motion made and seconded, the minutes from the October 22, 2013 ICDC meeting were approved as presented.

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**Public Comment- Hear from the Audience**

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None

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**State of the Village and Development Activity by President Frum**

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This winter has been very demanding on the Public Works Department. They have been putting in considerable overtime with all the snowfall and water main breaks. She will meet with 1000 Skokie property owner (proposed Wal-Mart site) to discuss the future of property. The 770 Skokie Developers will present their application to the Village Board on Tuesday January 14. The developer leases signed and letters of commitments from tenants for 90% of the space. The Village is working with IDOT on roadway improvements for the site.

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In response, Member Kahan thought that the EDC would have had the opportunity to weigh in with the Village on the Wal-Mart development. Since they only meet twice a year the timing was off. He feels the economic view point they would offer would be of value. He would like to discuss this in more detail at a later time.

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2 **Presentations by Northbrook Chamber of Commerce and Chicago's North Shore Convention & Visitors**  
3 **Bureau**  
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5 Gina Speckman passed out materials related to the Chicago's North Shore Convention & Visitor Bureau's  
6 function. They have a staff of five, three of which are in sales. Their annual budget is \$1.2 million. The  
7 organization attends conferences and social events where they promote and market the north shore suburbs.  
8 They partnered with 4 organizations for promoting events. The Renaissance Hotel will be the headquarters for  
9 the PGA tournament coming to Glenview in June.

10  
11 Chamber President, Tensley Garris stated the chamber organization is strong with 728 members. They partner  
12 with the Convention Bureau and work closely with the Village. They often act as a liaison between the  
13 business community and the Village, by fielding calls concerning regulations. They provide marketing,  
14 networking and educational opportunities. They worked with the Village to promote the live, shop, dine  
15 campaign through print media and a commercial on Comcast. They publish a newsletter for area businesses  
16 with vital information. They provide feedback to the Village as to what issues its members are concerned  
17 about. Additionally, they help facilitate business growth, meet with local, state and federal legislatures and  
18 gives back to the community by promoting community service events and scholarships.

19  
20 Chairman Kahan entertained a motion to continue to fund the Village's memberships with each organization.  
21 ICDC members made a motion; it was seconded and approved with one abstention (Member Garris). The EDC  
22 members made a motion; it was seconded and approved with two abstentions (Member Garris and Member  
23 Korman).  
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25 **Update Regarding Changes to Cook County Class 6b Program**  
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27 A written report was included in the packet and Schoon conducted a power point presentation. He recapped  
28 what the programs basic rules and regulations entail. The County has added two programs under the Class 6b  
29 called TEERM and SER. Schoon reviewed the two programs. These allow the county or municipality to  
30 determine if a property would qualify under these special circumstances. Member Sienna asked what happens  
31 to the 6b if a business leaves before the 10 year term is up? Member Lederer feels the county is just putting in  
32 writing what other communities are doing in practice, such as Wheeling and Elk Grove Village. Northbrook  
33 properties are aging and falling into this category. Newer areas have properties with higher ceilings, loading  
34 docks and wider roads. This is an attempt to make Cook County more competitive with the surrounding  
35 counties.  
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37 **Update Regarding Development Activity in the Community**  
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39 Schoon provided updates regarding the following development projects (1) NorthShore 770 at Dundee &  
40 Skokie – zoning relief and TIF request; (2) 1000 Skokie- Wal-Mart withdrew its zoning relief application, (3) 430  
41 Skokie- Marathon property owner still working on redevelopment plans. (4) Nestle Foods is moving its pizza  
42 division to Ohio, (5) a gas station/car wash is proposed for the property north of Chase Bank on Waukegan  
43 Road, (6) Accelerated Recreation Center on Old Willow Rd is under construction, (7) a proposed three-story  
44 building proposed for Village Green Center in downtown, (8) The Village continues to work with the developer  
45 and her plans for 1856 Walters, (9) Timbers Edge a 24-unit planned development on Dundee is currently under  
46 review; (10) Pulte Homes is proposing a 24-unit planned development of single family homes on Jasper Court;  
47 (11) Phase I of the Lodge is complete and Phase II is in for permit approval, (12) The North Shore Senior home  
48 is under construction on Sunset Ridge Road; (13) the Anetsberger property located at Voltz/Waukegan is on

Joint ICDC/EDC Meeting Minutes  
January 8, 2014

1 the market. This is 17 acres, zoned R4 (3 units per acre), and (14) staff is seeing an increase in small 2-3 lot  
2 subdivisions.

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4 **Updates from Each Taxing District**

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6 School District #27- Concerned with the new pension legislation approved by the general assembly which shifts  
7 the cost from the state to the local level. A law suit is pending. If it fails there will be an 8% shift and if not a 1-  
8 2% shift. District is following Common Core and implemented a new math and writing curriculum. The  
9 website has been revised and includes more social aspects. Working on revising the Emergency Preparedness  
10 Plan.

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12 School District #28- They are in good financial shape. They are watching the state pension reform closely.  
13 Westmoor School will be remodeled for better security and moving the entrance to the east side.

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15 School District #225- District is in good financial shape and on budget. District does have pension concerns and  
16 are watching it closely. There are capacity issues at the high schools. GBS can handle 3100 students and  
17 currently has 3100. GBN's capacity is 2400 and currently has 2000. The district has hired a demographer to  
18 work with the grade schools to determine future growth. There additionally has been much development in  
19 District #31 with 2-3 apartment complexes being built. A hearing will be held when the district considers  
20 redistricting to make the schools function properly.

21  
22 School District #30- The Willowbrook remodeling project is in progress. They are in good fiscal shape.

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24 School District #31- They share the same concerns as the others on pension reform. The district has seen an  
25 increase in students with special needs.

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27 Northbrook Library – They are finalizing plans and budget for the construction project. Hope to break ground  
28 late spring. A new assistant director has been hired. They are financially sound.

29  
30 Northbrook Park District -They hold an AAA bond rating. The dog park at Coast Guard Park opened in  
31 December and has 120 dogs signed up. They are building brick & mortar bathroom on the course at  
32 Sportsman's. This past 4<sup>th</sup> of July the Park District partnered with the Village with organizing the festivities. It  
33 went well and an agreement was signed to continue the partnership. The Park District offered 6000 fall  
34 programs and had 2500 participants in summer camp. The Winter carnival is this Saturday, January 11.

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36 **Old Business - None**

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38 **New Business-** The January 28, 2014 ICDC is cancelled. It has been rescheduled to February 25, 2014. The  
39 next regular EDC meeting will be held July 9, 2014.

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41 **Adjourn -**

42 On motion made and seconded, the joint meeting was adjourned at 9:05 a.m.

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44 Respectfully Submitted –  
45 Colleen Brunner



# MEMORANDUM VILLAGE OF NORTHBROOK

## DEVELOPMENT AND PLANNING SERVICES DEPARTMENT

**TO:** RICHARD A. NAHRSTADT, VILLAGE MANAGER  
**FROM:** DAVID SCHOON, ECONOMIC DEVELOPMENT COORDINATOR  
**DATE:** April 8, 2014  
**SUBJECT:** 1880 HOLSTE - TZAM DIAGNOSTICS/HP REAL ESTATE - CLASS 6B  
**REQUEST**

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### Introduction

HP Real Estate LLC (the "Applicant") has entered into a contract with the Martin J. Spalding, Living Trust ("Owner") owner of 1880 Holste Road (the "Subject Property") to purchase the site. The Applicant intends to lease the space to TZAM Diagnostics LLC ("TZAM"). The principals of the Applicant and TZAM are one in the same. The Applicant plans to submit a Class 6b Program application to Cook County to receive the 6b property tax classification for occupation of an "abandoned property" purchased for value.

The Applicant is seeking initial Board comments on their request for the Village to adopt a resolution supporting and consenting to the filing of their Class 6b application. The application materials submitted by the Applicant are attached to this report.

### The Company

TZAM provides clinical laboratory testing services related to detecting gastrointestinal infections and other gastrointestinal diseases. The company currently occupies a 2,000 square foot facility in Wilmette.

The company currently employs 11 individuals. Once it moves to Northbrook, it plans to grow to 20 employees with an average annual salary of \$60,000. The company provides its employees the following benefits: health, dental and vision insurance, a 401k and profit sharing programs, and provides paid vacation.

### The Building

The 1880 Holste building was most recently occupied by SGS, and the building has been vacant since June 2010. The 21,700-square foot building contains lab/flex/tech space. The building is currently divided into 50 small, outdated rooms.

On July 2, 2012, the Village's Economic Development Ad Hoc Committee toured a handful of industrial buildings, including 1880 Holste Road, that could possibly benefit by the Class 6b incentive, making them more attractive for sale and reuse. The task force consisted of Trustees Heller, Scolaro, and Ciesla, and ICDC Chairman Patrick Lederer, EDC Chairman Jim Kahan, Chamber of Commerce President Tensley Garris, School District 225 Business Manager Hillarie Sienna, and School District 27 Board member Ed Feld. All of the ad hoc committee members were on the July 2 tour except Mr. Feld. Though the Ad Hoc Committee did not have a formal discussion of all the buildings nor did it take a formal vote, during the tour of the 1880 Holste building Committee members expressed the opinion that due to the layout of the building and its condition, that it may be necessary to grant the Class 6b incentive in order to get a business to occupy the building.

The size of the building would allow the TZAM Diagnostics to grow. In addition to purchasing the property for \$750,000, the Applicant would invest approximately \$300,000 in the facility. The Applicant has indicated that receiving the Class 6b approval is necessary in order for it to move forward with acquiring and occupying the building. It hopes to acquire the building by the end of May.

### **The 6B Program**

The Cook County Class 6b program reduces the overall property tax bill for industrial and warehouse buildings over the course of 12 years. Under the program, properties are assessed at 10% of market value for the first 10 years, 15% in the 11<sup>th</sup> year, and 20% in the 12<sup>th</sup> year. In year 13, the property is assessed at the normal assessed value of 25% of market value.

Real estate is eligible for Class 6b status if it is used primarily for "industrial purposes" and is either (a) new construction, (b) substantial rehabilitation, or (c) occupation of "abandoned" property. An "abandoned" property is defined as "a building and other structures that, after having been vacant and unused for at least 24 continuous months, have been substantially rehabilitated or purchased for value by a purchaser in whom the seller has no direct financial interest." If a building has been vacant for less than 24 months, it still may be considered abandoned if the Village Board and County Board both find the special circumstances justify granting the incentive for a building vacant less than two years.

The Applicant requests that the Subject Property qualify under the program for occupation of "abandoned" property as the building has been vacant since June 2010, or approximately 45 months. **Given that the building has been vacant for more than two years, the Village Board does not have to find that special circumstances exist to justify granting the incentive.**

Under the occupation of "abandoned" property category, the lower assessment rates would apply to the entire value of the property, thus reducing the Applicant's property tax obligation by approximately half during the term of the Class 6b schedule.

### **Village Procedures for Processing Class 6b Applications**

Resolution No. 07-R-48, "Establishing Eligibility Guidelines and Procedures for Review and Approval of Cook County Class 6B Classification Requests" contains the Village's guidelines for considering a Class 6b request. The guidelines consist of three basic categories:

1. Economic & Fiscal Impacts of the Business on the Community (50% consideration)
2. Conditions of Existing Building/Site and Private Financial Contribution Compared to Public Assistance (30% consideration)
3. Quality of Jobs Created (20% consideration)

In addition, bonus consideration of up to 5% can be awarded due to environmental features of the proposed business. When the Village Board established these eligibility guidelines, they were adopted as general guidelines as a way for the Board to evaluate requests. The "consideration" percentages were provided as a means to weigh the three guidelines categories in terms of their importance to the Village Board. *Attachment A to this memo elaborates further as to how this request is consistent with the guidelines.* In addition, attached is a spreadsheet comparing the current request with previous Class 6b requests that past Village boards have considered.

The Village's general procedures for processing a County 6b tax incentive request provides impacted school districts (in this case, School Districts 30 & 225) as well as the Northbrook Park District and Library District with a 45-day time period to comment on the proposed request prior to the Board taking final action on the resolution of support. **Based upon this time schedule, we would hope to have the other taxing districts comments back and ready to present to the Board of Trustees at its May 13 meeting.** At that same meeting the Village Board would consider the resolution of support and consent.



The Village’s procedures also provide the ICDC and EDC an opportunity to comment on the proposed requests. Staff has already forwarded the application material along with this staff report to the other taxing districts, ICDC, and EDC for review during the month of April.

**Property Tax Impact of Providing the Class 6b Incentive.**

The following table summarizes the potential property tax savings to the Applicant from receiving the Class 6b property tax incentive.

**Total Difference in Projected Property Taxes Collected from 1880 Holste Road  
Over the 12-Year Period of the Class 6b Schedule**

	Property Tax Obligation Without Class 6b	Property Tax Obligation With Class 6	Difference Between Property Tax Obligation Without & With Class 6b
<b>All Taxing Districts</b>	<b>\$479,380</b>	<b>\$215,720</b>	<b>\$263,660</b>
Village	\$33,080	\$14,885	\$18,195
School District 225	\$128,040	\$57,620	\$70,420
School District 30	\$189,305	\$85,190	\$104,115
Park District	\$29,720	\$13,375	\$16,345
Library District	\$18,935	\$8,520	\$10,415

The Board will need to decide if the incentive is necessary to encourage the occupancy of the building and the attraction of a growing business to Northbrook.

**Summary**

Staff suggests that the Board of Trustees focus on the following questions in reviewing this request:

- 1 Does the Applicant’s Class 6b request satisfy the general Cook County criteria for the approval of a Class 6b incentive involving occupation of an abandoned property purchased for value?
- 2 Does the Applicant’s 6b proposal satisfy the general Village criteria for the approval of a 6b incentive?
- 3 Is the incentive necessary to encourage the relocation of this business to the community?

I, along with the Applicant, will be present at the April 8 meeting to answer any questions from the Board.

**ATTACHMENT A  
VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
TZAM Diagnostics LLC/HP Real Estate LLC**

<b>ELIGIBILITY GUIDELINES</b>	<b>TZAM DIAGNOSTICS LLC/HP REAL ESTATE LLC</b>
<b>ECONOMIC &amp; FISCAL IMPACTS OF BUSINESS ON THE COMMUNITY (50% consideration)</b> <i>Higher consideration to be given for:</i>	
1. Potential for future growth of <u>industry</u> .	<i>Industries –</i> <ul style="list-style-type: none"> <li>• (Bacteriological laboratories, diagnostic (NAICS 621511))</li> </ul> <i>TZAM is provides clinical laboratory testing services related to detecting gastrointestinal infections and other gastrointestinal diseases. The Applicant's current gross revenue is \$4.3 million and anticipates it growing to \$15 million in 2016.</i>
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.	<i>The applicant intends to invest \$300,000 into the facility within the next year.</i>
3. Projects not requiring new public capital improvements. If public infrastructure improvements are necessary, a greater contribution by the developer for public infrastructure improvements.	<i>None required.</i>
4. A greater amount of sales tax base expansion.	<i>No direct sales tax base expansion.</i>
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.	<i>TZAM encourages its employees and staff to be involved in local events and activities.</i>
6. Start-up companies and expansions of existing local operations.	<i>Business relocating to the community from Wilmette.</i>

**ATTACHMENT A  
VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
TZAM Diagnostics LLC/HP Real Estate LLC**

ELIGIBILITY GUIDELINES	TZAM DIAGNOSTICS LLC/HP REAL ESTATE LLC
<p><b>CONDITIONS OF EXISTING BUILDING /SITE AND PRIVATE FINANCIAL CONTRIBUTION COMPARED TO PUBLIC ASSISTANCE (30% consideration)</b> <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 June 2010, which is 3 ¼ years.</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 appeals have been filed in 2011, 2012 and 2013.</i>
3. A property owner demonstrating that reasonable efforts have been made to market the property over time.	<i>HP Real Estate LLC will be purchasing the building and leasing to TZAM Diagnostics. Both entities have the same principals. The building has been on the market since June 2010.</i>
4. Sites that are difficult to lease or sell due to age, size, condition, or unique characteristics of the building.	<i>Though the building is designed for lab space, its current condition is very dated and not functional for a modern laboratory. Is has over 50 small office/limited lab space laid out specifically for the previous tenant. Nearly any business looking to reuse the building would need to spend a significant amount to re-layout the floor plan of the building.</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>TZAM's will be purchasing the property for \$750,000 (\$34.55/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 outdated nature of the existing lab space and the need for the company to invest \$300,000 in the building to convert the facility into a more modern lab space. TZAM plans to knockdown many of the interior walls, making a larger, open laboratory space and limited offices. The space will be brighter, more open and more modern. They also plan to install a new sprinkler system.</i></p>
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 \$300,000 into the facility and the Applicant estimates the Class 6b relief would provide a savings of approximately \$263,660 in taxes over a 12-year period resulting in an investment to Class 6b relief ratio of 1.14.</i>

**ATTACHMENT A  
VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
TZAM Diagnostics LLC/HP Real Estate LLC**

<b>ELIGIBILITY GUIDELINES</b>	<b>TZAM DIAGNOSTICS LLC/HP REAL ESTATE LLC</b>
7. A lower ratio of Class 6b relief compared to total annual payroll.	<i>The Class 6b tax savings would equal approximately \$263,660 over a 12-year period. The Applicant has stated its total annual payroll when employment expands to 20 employees will be approximately \$1.2 million resulting in a Class 6b relief to total annual payroll ratio of 0.22.</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 \$300,000 into the facility, which it plans to purchase for \$750,000, resulting in an improvement to purchase price ratio of 0.40.</i>
9. Quality of the case being made that the Class 6b is necessary for the project to move forward.	<i>The Applicant states in its application "The 6b incentive is required for us to own and operate this facility. We would not be able to bear the property's tax burden while continuing to invest in and grow our business."</i>
<b>QUALITY JOBS TO BE CREATED (20% consideration)</b> <i>Higher consideration to be given for:</i>	
1. Higher wage rates.	<p><i>TZAM average annual salary = \$60,000. TZAM estimated total annual payroll = \$1.2 million</i></p> <p><i>For comparison purposes: Cook County Living Wage with benefits = \$11.32/hr. (40 hrs/wk for 52 wks. = \$23,545) Cook County Living Wage without benefits = \$14.15/hr. (40 hrs/wk for 52 wks. = \$29,430)</i></p> <p><i>According to the Illinois Department of Employment Services, the median annual salary for all occupations in Cook County is approximately \$37,180, while the annual salary for experienced workers over all occupations in Cook County is approximately \$64,170.</i></p>
1. Full-time; long-term, non-seasonal positions.	<i>16 full-time, 4 part-time, for a total of 20 employees.</i>
<b>ENVIRONMENTAL IMPACT</b> <i>(Bonus Consideration of up to 5%) Higher consideration to be given for:</i>	

**ATTACHMENT A  
VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
TZAM Diagnostics LLC/HP Real Estate LLC**

<b>ELIGIBILITY GUIDELINES</b>	<b>TZAM DIAGNOSTICS LLC/HP REAL ESTATE LLC</b>
<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 they are required by law to use medical grade waste disposal. They contract with Stericycle, based in Northbrook, for weekly disposal of its waste.</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 has indicated not applicable.</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.</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 Development</i></p>
<p>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;</p>	<p><i>Applicant agrees. Resolution consenting to Class 6b would include such a requirement.</i></p>
<p>4. The Village shall not renew a Class 6b incentive after the initial 12-year 6b assessment time period has expired.</p>	<p><i>Applicant has acknowledged this policy. Resolution consenting to Class 6b would include such statement.</i></p>
<p>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.</p>	<p><i>Complies. Resolution consenting to the Class 6b would include such a requirement.</i></p>
<p>6. During the life of the Class 6b schedule, the</p>	<p><i>Applicant has agreed. Resolution consenting to Class 6b</i></p>

**ATTACHMENT A  
 VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
 TZAM Diagnostics LLC/HP Real Estate LLC**

<b>ELIGIBILITY GUIDELINES</b>	<b>TZAM DIAGNOSTICS LLC/HP REAL ESTATE LLC</b>
<p>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.</p>	<p><i>would include such a prohibition.</i></p>
<p>7. The Village shall require an agreement with the applicant setting the terms and conditions for Class 6b approval.</p>	<p><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></p>

**Current and Past Class 6b Applications  
As of April 2, 2014**

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
TZAM Diagnostics	1880 Holste	2014	In Process	Abandoned Property	In Process	45	Yes	\$ 750,000	21,708	\$ 34.55
MicroLink Devices	300 Wainwright	2011	Approved only Substantial Rehabilitation	Abandoned Property and Substantial Rehabilitation	Applicant did not occupy building; Building now occupied	<4	No	\$ 2,070,000	41,453	\$ 49.94
Nestle USA (Iessee)	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	Bell Flavors purchased building in 2011	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	\$ 2,934,000	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 did occupy 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  
Abandoned property - lower assessment on entire property value  
Substantial rehabilitation - lower assessment applies only on added value to property

**Current and Past Class 6b Applications  
As of April 2, 2014**

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
TZAM Diagnostics	1880 Holste	\$ 263,658	\$ 300,000	20	\$ 60,000	\$ 1,200,000	\$ 13,183	1.14	0.40	0.22
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  
A blank means the information is not available  
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Substantial rehabilitation - lower assessment applies only on added value to property



**Current and Past Class 6b Applications  
As of April 2, 2014**

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 <small>Applicant vacated building. Building now occupied by Dreams Retail</small>	> 24		Lease	31,400	Lease
Reveille-Mongram	725 Landwehr Road	2003	Approved	Abandoned Property & Substantial Rehabilitation	Incentive expired. Applicant occupying building	20	Significant	\$ 8,000,000	166,000	\$ 48.19
Bell Flavors	500 Academy Drive	1998	Approved	Enlarge an Existing Building	NA	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	Incentive expired. 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 Approved 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 most recently occupied by Tasty Breads	NA - New building	NA	NA		NA
Rose Group	3411 Commercial Drive	1995	Withdrawn	Refurbish an Existing Building	NA					

NA - Not applicable  
A blank means the information is not available  
Abandoned property - lower assessment on entire property value  
Substantial rehabilitation - lower assessment applies only on added value to property

**Current and Past Class 6b Applications  
As of April 2, 2014**

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 Huehli 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
Reveil-Mongram	725 Landwehr Road	\$ 3,360,000		160		\$ -	\$ 21,000			
Bell Flavors	500 Academy Drive									
Pylon Tools	1855 Holiste 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  
A blank means the information is not available  
Abandoned property - lower assessment on entire property value  
Substantial rehabilitation - lower assessment applies only on added value to property

April 1, 2014

Richard D. Worsek  
Robert S. Vihon  
Edwin M. Wittenstein  
Francis W. O'Malley  
Brian Grossman  
Lauren Brougham Glennon  
Nicholas T. McIntyre  
Jessica L. MacLean

Matthew E. Panush  
Senior Analyst

Mr. David Schoon, Economic Development Coordinator  
Village of Northbrook, Community Planning Department  
1225 Cedar Lane  
Northbrook, Illinois 60062

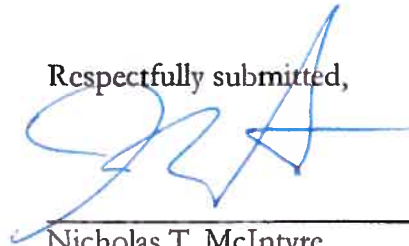
**Re: *Class 6b Incentive Application***  
***TZAM Diagnostics LLC***  
***1880 Holste Road***  
***Northbrook, Illinois 60062***  
***Permanent Index Number: 04-22-300-043-0000***

Dear Mr. Schoon:

Enclosed please find a completed Class 6b application for the subject property and all applicable supporting documentation. The applicant is TZAM Diagnostics LLC, a clinical testing laboratory, currently based in Wilmette. The applicant anticipates growing their business in the next several years and desires to relocate to the subject property in Northbrook. However, a Class 6b incentive is required to facilitate the applicant's purchase and occupation of the subject property.

Please contact me if you have any questions or concerns. We look forward to discussing this application at the next meeting of the Northbrook Trustees.

Respectfully submitted,



Nicholas T. McIntyre  
Worsek & Vihon LLP  
(312) 917-2314

April 1, 2014

Richard D. Worssek  
Robert S. Vihon  
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Mr. David Schoon, Economic Development Coordinator  
Village of Northbrook, Community Planning Department  
1225 Cedar Lane  
Northbrook, Illinois 60062

**Re: *Class 6b Incentive Application***  
***\*Delay of Closing\****  
***TZAM Diagnostics LLC***  
***1880 Holste Road***  
***Northbrook, Illinois 60062***  
***Permanent Index Number: 04-22-300-043-0000***

Dear Mr. Schoon:

I am writing to clarify an issue with our incentive application. The original sales contract for the subject property had a listed closing date of February 3, 2014. The closing has been delayed until the end of May, 2014. The purchaser will not be able to finance the purchase and renovation of the subject without the 6b incentive and needs to find out whether the incentive is approved prior to closing.

Please contact me if you have any questions or concerns. We look forward to discussing this application at the next meeting of the Northbrook Trustees.

Respectfully submitted,



---

Nicholas T. McIntyre  
Worssek & Vihon LLP  
(312) 917-2314



## COOK COUNTY CLASS 68

### VILLAGE OF NORTHBROOK APPLICATION

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When submitting a request to the Village of Northbrook for a Cook County Class 6b resolution of support, please submit one reproducible copy of the following information to the Economic Development Coordinator, Community Planning Department, 1225 Cedar Lane, Northbrook, IL 60062. If you have questions regarding the application materials or process, you may contact the Community Planning Department at (847) 664-4052 or by e-mail at david.schoon@northbrook.il.us.

#### GENERAL INSTRUCTIONS

- » Prior to completing an application, an applicant is strongly encouraged to contact the Village's Economic Development Coordinator to discuss the property and project for which they are requesting the Class 6b classification. The contact information is listed above.
- » Fill out the application materials completely. If any questions are left unanswered or required documents not submitted, an explanation for the omission must be included.
- » Only typed applications will be accepted and reviewed.
- » Only complete applications will be presented to the Board of Trustees for consideration.

#### REQUIRED APPLICATION MATERIALS

Please submit a completed Cook County Assessor's Office *Class 6b Eligibility Application* & all applicable attachments, plus the following information.

#### Economic & Fiscal Impacts of Business on the Community

1. Provide the North American Industry Classification System (NAICS) code(s) 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.

NAICS Code: 621511

The current business had 4.3M of gross revenue in 2013.

The business will continue to grow, and we conservatively estimate having 20 W-2 employees and 15M of gross revenue in 2016.

2. If an existing business, provide information regarding the business' 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.  
The current business is located at:  
1824 Wilmette Ave.  
Wilmette, IL 60091

We are housed in a 2000 sq ft facility and have 11 employees currently.

The business keeps growing and expanding. The lab has developed and bought more tests to run. The current space does not allow us to run more tests, limiting the growth potential of the business.

Please see attached for more detail.

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?

Yes, Stericycle Inc. They provide us with the following:  
Cleaning service  
Recycle waste service  
Decontamination service

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.

Maybe. We provide clinical laboratory testing services to hospitals, nursing facilities and clinics.

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.

No building addition is planned. We do plan on renovating portions of the property and investing roughly \$300,000 in 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?

No

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

No, TZAM is a service company.

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

A start-up company in Northbrook. Our current facility is in Wilmette.

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

Our company is committed to the personal and professional development of our employees. This will benefit our local communities. It also enables our company to provide a high quality of service to local hospital, clinics and nursing facilities, and will eventually benefit any local residents who needs the laboratory test. Our company encourages our employee and staff to be involved in local events, and activities.

Benefits provided to employees include insurance, retirement and vacation. Medical, dental and vision insurance are all provided through Humana. The company provides a 401 k program and profit sharing, which reaches as high as 3%. All full-time employees are eligible for up to two weeks of vacation per year.

**Conditions of Existing Building /Site and Private Financial Contribution Compared to Public Assistance**

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.

See attached listing. The property has been actively marketed for sale or lease since the prior tenant, SGS, vacated in June of 2010.

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.

Yes, vacancy relief was granted in 2011, 2012 and 2013. Copies of the appeals were unavailable. Parcel record cards for those years are attached.

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).

See attached.

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

See 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.

Not applicable. The property will be owner occupied.

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;

See attached.

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

Not applicable.

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.

TZAM Diagnostics LLC /TZAM clinical laboratory is going to occupy the subject property. TZAM lab is an independent clinical laboratory, providing diagnostic reference services to hospital, clinics or nursing facilities. TZAM lab will invest in remodeling the property.



**Village of Northbrook**  
**Cook County Class 68 Incentive Request**

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Specifically, TZAM plans extensive remodeling of the property's interior. In its current condition it is very dated and not functional for a modern laboratory. It has a significant number of small interior offices and a limited laboratory space. TZAM plans to knockdown many of the interior walls, making a larger, open laboratory space and limited offices. The space will be brighter, more open and more modern. We are also required to install a new sprinkler system in the building. See current floor plan, attached.

We anticipate that the work will be done in two installments, over roughly one year, and will cost approximately \$300,000.

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.

Contract attached. \$750,000 purchase price.

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

The 6b incentive is required for us to own and operate this facility. We would not be able to bear the property's tax burden while continuing to invest in and grow our business.

**Quality Jobs to be Created**

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

We plan to expand to 20 employees with an average annual salary of \$60,000.

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

Of the 20 employees we will have, 16 will be full-time and 4 will be part-time.

22. Provide a breakdown between current employees, if any, that will transfer from the business' existing facilities and new employees from the local area.

11 employees transferring from existing facilities  
9 new employees from local area

23. Provide the projected total annual payroll for the Northbrook facility.  
1.2M

**Environmental Impact**

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 commitments, etc.) N/A
  - b. Comprehensive waste reduction, waste exchange, and recycling programs. Yes, we are

required by law to use medical grade waste disposal. We contract with Stericycle, based in Northbrook, for weekly recycling and disposal of our waste.

- c.
25. Please describe if the company has introduced environmentally sound products/services, including but not limited to:
- Products/services that expand markets for recycled materials. N/A
  - Development of renewable energy resources or products that conserve energy. N/A

**Class 6b General Requirements & Standards**

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

Yes

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?

Yes

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?

Yes

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?

Yes

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.

Yes

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.

Acknowledged

**APPLICATION FEES & DEADLINES**

Along with the application materials, please submit a check in the amount of \$5,000 to cover Village staff, legal and consultant expenses to process the application.

The Village Board meets on the second and fourth Tuesday of each month. Completed applications should be submitted to the Economic Development Coordinator two weeks prior to the meeting at which the applicant wishes to have the Board review the preliminary application.



**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: HP Real Estate LLC Telephone: (847) 2563238  
Address: 1824 Wilmette Ave.  
City: Wilmette State: IL Zip Code: 60091

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

Name: Nicholas T. McIntyre/Worsek & Vihon LLP Telephone: (312) 917-2314  
Address: 180 N. LaSalle, Suite 3010  
City: Chicago State: IL Zip Code: 60601  
Email: nmcintyre@wvproptax.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) 1880 Holste Rd  
Permanent Real Estate Index Number: 04-22-300-043-0000  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
City: Northbrook State: IL Zip Code: 60062  
Township: Northfield Existing Class: 5-93

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

**Identification of Person 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.

Business Name	Name of Owner	Address	Notes
HP Real Estate LLC	Tat-Kin Tsang	738 Tower Road Winnetka, Illinois 60093	Purchaser
	Hongjun Zhang	2316 Birchwood Court N Buffalo Grove, Illinois 60089	
	Xiangwen Meng	604 Hackberry Court W Buffalo Grove, Illinois 60089	

Business Name	Name of Owner	Address	Notes
TZAM Diagnostics LLC	Tat-Kin Tsang	738 Tower Road Winnetka, Illinois 60093	Related Lessee
	Hongjun Zhang	2316 Birchwood Court N Buffalo Grove, Illinois 60089	
	Xiangwen Meng	604 Hackberry Court W Buffalo Grove, Illinois 60089	

**Industrial Use**

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

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

**Nature of Development**

Indicate nature of 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 the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance (Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance (Read and Complete Section C)
- Occupation of Abandoned Property - (TEERM Supplemental Application) (Read and Complete Section C)

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): \_\_\_\_\_

Estimated date of construction completion: \_\_\_\_\_

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 the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)**

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?

[ X ] YES    [ ] NO

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

SGS was the most recent occupant. They vacated the property in June of 2010.

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment *See attached.*
  - (b) Information (*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 the Assessor prior to occupation:

Estimated date of reoccupation:    June 1, 2014  
Date of Purchase:    May 30, 2014 (anticipated)  
Name of purchaser:    HP Real Estate LLC  
Name of seller:    Martin Spalding Lining Trust  
Relationship of purchaser to seller:    None

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

**SECTION C (SPECIAL CIRCUMSTANCES)**

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 months*, complete section (1).

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 the application 24 continuous months or greater**, complete section (2).

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 the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? \_\_\_\_\_

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 the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of 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 from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

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

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

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- Less than 12 continuous months (*Not Eligible for Special Circumstance*)

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

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Attach copies of the following documents:

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

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



**TEERM SUPPLEMENTAL APPLICATION**

*(This form will ONLY be utilized for applicants who specifically elect for TEERM)*

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.*

*Under the TEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.*

*No applications will be taken after November 30, 2018.*

I \_\_\_\_\_ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

**EMPLOYMENT OPPORTUNITIES**

How many construction jobs will be created as a result of this development? 5

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

Full-time: 7 Part-time: 2

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

6

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

5

**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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

# INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

\_\_\_\_\_ 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:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. 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

3. 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.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public





**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: HP Real Estate LLC Telephone: (847) 2563238  
Address: 1824 Wilmette Ave.  
City: Wilmette State: IL Zip Code: 60091

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

Name: Nicholas T. McIntyre/Worsek & Vilhon LLP Telephone: (312) 917-2314  
Address: 180 N. LaSalle, Suite 3010  
City: Chicago State: IL Zip Code: 60601  
Email: nmcintyre@wvproptax.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) 1880 Holste Rd  
Permanent Real Estate Index Number: 04-22-300-043-0000  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
City: Northbrook State: IL Zip Code: 60062  
Township: Northfield Existing Class: 5-93

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

**Identification of Person 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.

Business Name	Name of Owner	Address	Notes
HP Real Estate LLC	Tat-Kin Tsang	738 Tower Road Winnetka, Illinois 60093	Purchaser
	Hongjun Zhang	2316 Birchwood Court N Buffalo Grove, Illinois 60089	
	Xiangwen Meng	604 Hackberry Court W Buffalo Grove, Illinois 60089	

Business Name	Name of Owner	Address	Notes
TZAM Diagnostics LLC	Tat-Kin Tsang	738 Tower Road Winnetka, Illinois 60093	Related Lessee
	Hongjun Zhang	2316 Birchwood Court N Buffalo Grove, Illinois 60089	
	Xiangwen Meng	604 Hackberry Court W Buffalo Grove, Illinois 60089	

**Industrial Use**

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

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

**Nature of Development**

Indicate nature of 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 the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance (Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance (Read and Complete Section C)
- Occupation of Abandoned Property - (TEERM Supplemental Application) (Read and Complete Section C)

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): \_\_\_\_\_

Estimated date of construction completion: \_\_\_\_\_

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 the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)**

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?

[ X ] YES [ ] NO

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

SGS was the most recent occupant. They vacated the property in June of 2010.

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment *See attached.*
  - (b) Information (*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 the Assessor prior to occupation:

Estimated date of reoccupation: June 1, 2014  
Date of Purchase: May 30, 2014 (anticipated)  
Name of purchaser: HP Real Estate LLC  
Name of seller: Martin Spalding Lining Trust  
Relationship of purchaser to seller: None

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



**SECTION C (SPECIAL CIRCUMSTANCES)**

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 months**, complete section (1).

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 the application 24 continuous months or greater**, complete section (2).

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 the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? \_\_\_\_\_

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 the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of 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 from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

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

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

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- Less than 12 continuous months (*Not Eligible for Special Circumstance*)

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

---

---

Attach copies of the following documents:

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

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

**TEERM SUPPLEMENTAL APPLICATION**

*(This form will ONLY be utilized for applicants who specifically elect for TEERM)*

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.*

*Under the TEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.*

*No applications will be taken after November 30, 2018.*

I \_\_\_\_\_ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

**EMPLOYMENT OPPORTUNITIES**

How many construction jobs will be created as a result of this development? 5

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

Full-time: 7 Part-time: 2

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

6

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

5

**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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

# INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

\_\_\_\_\_ 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:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. 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

3. 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.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public



Sam Zhang 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:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. 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

3. 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.

<input checked="" type="checkbox"/>	<u>[Signature]</u> Agent's Signature	<u>Sam Zhang / vice president</u> Agent's Name & Title
	<u>1824 Wilmette Ave, Wilmette, IL</u> Agent's Mailing Address	<u>847-256-3238</u> Agent's Telephone Number
	<u>TZAM Diagnostics LLC</u> Applicant's Name	<u>1824 Wilmette Ave, Wilmette, IL</u> Applicant's Mailing Address
	<u>s.zhang@tzamdiagnostics.com</u> Applicant's e-mail address	

Subscribed and sworn before me this 21<sup>st</sup> day of March, 2014

[Signature]  
Signature of Notary Public



## **TZAM Diagnostics LLC**

### **Mission Statement**

The mission of our company is to make full use of molecular biology technologies to develop diagnostic tests to detect infectious agents or other diseases with high accuracy, sensitivity and specificity.

### **Motto**

We strive to become Beyond ExtraOrdinary in the field of diagnosis in molecular biology.

### **Company Summary**

TZAM Diagnostics is set up by a group of gastroenterologist, pathologist and biologists. TZAM developed a novel assay, a Multiplex PCR test, for detection of H. pylori. TZAM continues to work hard in R&D. A new assay for H. pylori sub typing and another to detect C. Difficile by Multiplex PCR were recently developed. TZAM continues to contribute more novel molecular diagnostic assays to detect G.I. infection or other G.I diseases, and will continue to pursue the highest quality of services for patients and physicians.



**TZAM Clinical Laboratory**



**TZAM Clinical Laboratory**

### **Multiplex PCR**

#### **Diagnosis of Helicobacter Pylori**

##### **Genomic Character of Helicobacter pylori**

Sequence diversity within *H. pylori* is greater than that of most other bacteria and about 50-fold greater than that of human beings, and DNA sequences differ with the geographical source of isolation.

##### **Introduction**

TZAM multiplex PCR assay can amplify 10 DNA fragments from 5 gene loci in the genomic DNA of *H. pylori*. Amplifying more than one DNA region simultaneously increases the sensitivity because the probability of amplifying several selected DNA regions is much higher than the chance of amplifying only one region. This technique also increases the specificity because probing different loci at the same time, more accurately distinguishes one pathogen from another. In this assay, each amplicon at the same amplifying DNA region serves as an internal control, which can exclude the false-positives and false-negatives results.

##### **Specimen Collection**

**Specimen in CLiOtest Gel:** Both CLiOtest positive specimens and CLiOtest negative specimens can be used for detecting *H. pylori*.

**Fresh Specimen:** The fresh specimen can be transferred into a TZAM provided collecting tube, which has cell lysis buffer.

### **Multiplex PCR**

#### **Diagnosis of Helicobacter Pylori**

## **Indications**

### **A. Secondary Indications** After the primary tests including CLiOtest and Pathology are negative

- Non-ulcer Dyspepsia
- Gastric Ulcer
- Duodenal Ulcer
- Gastritis
- GERD
- MALToma
- Gastric Carcinoma
- On Proton Pump Inhibitors (PPIs)

### **B. Primary Indications-First Time**

- All indications for A above
- Others

## **A Dream Comes True**

### **The Ultimate Diagnostic Test for Helicobacter Pylori**

### **High Sensitivity • High Specificity**

#### **TZAM Diagnostics LLC**

**1824 Wilmette Ave. Wilmette, IL 60091**  
**Tel: 847-256-3238 • Fax: 847-256-3239**

**Call 1-888-319-3238 now**  
**[www.tzamdiagnostics.com](http://www.tzamdiagnostics.com)**

# TZAM Diagnostics

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TZAM Diagnostics is set up by a group of gastroenterologist, pathologist and biologists. About 11 years ago, Dr Tat-Kin Tsang asked the question: If H. pylori are transmitted by oral-fecal route, why is it more often found in Asians, Mexicans and Africans. Therefore he found a research laboratory to target the area of transmission of H. pylori. His initial emphasis was frustrated by the difficulty in culturing the organisms. The research group suspected that foods might be sources or vehicles for H. pylori transmission. Because of the tedious culture technique and the inaccurate chemical analysis...[Read more](#)



**Call 1-888-319-3238 now !**  
[www.tzamdiagnostics.com](http://www.tzamdiagnostics.com)



# Company Event & News

- The first patent US 7,381,547 B2 was obtained in June, 2008.
- The second patent was filed and pending since January, 2009.
- TZAM Clinical Laboratory starts testing services from May 15, 2009.

## Helicobacter pylori

Helicobacter pylori are spiral shaped bacteria, which are found in the human stomach. It plays a significant pathogenic role in chronic gastritis, gastric and duodenal ulcers, and perhaps gastric cancers and cardiovascular diseases in humans. H. pylori infect a large population, as high as... [Read more](#)

- [Multiplex PCR Testing](#)
- [H. Pylori Diagnosis](#)
- [H. Pylori Subtype](#)
- [Other tests](#)
- [Indication](#)
- [Test Requisition](#)
- [Specimen Collection Instruction](#)
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- [Q & A for H. Pylori PCR Test](#)

TZAM Diagnostics LLC

1824 Wilmette Ave.

Wilmette, IL 60091

Tel: 847-256-3238

1-888-319-3238 Fax: 847-256-3239

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## Product & Services

TZAM Clinical Laboratory now offers the test of Multiplex PCR for detection of H. pylori. TZAM continues to work hard in R&D. A new assay for H. pylori sub typing and another to detect C. Difficile by Multiplex PCR were recently developed. TZAM continues to contribute more novel molecular diagnostic assays to detect G.I. infection or other G.I diseases, and will continue to pursue the highest quality of services for patients and physicians.

- [Multiplex PCR Testing](#)
- [H. Pylori Diagnosis](#)
- [H. Pylori Subtype](#)
- [Other tests](#)
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Wilmette, IL 60091

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1-888-319-3238 Fax: 847-256-3239

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## Helicobacter Pylori

Helicobacter pylori are spiral shaped bacteria, which are found in the human stomach.

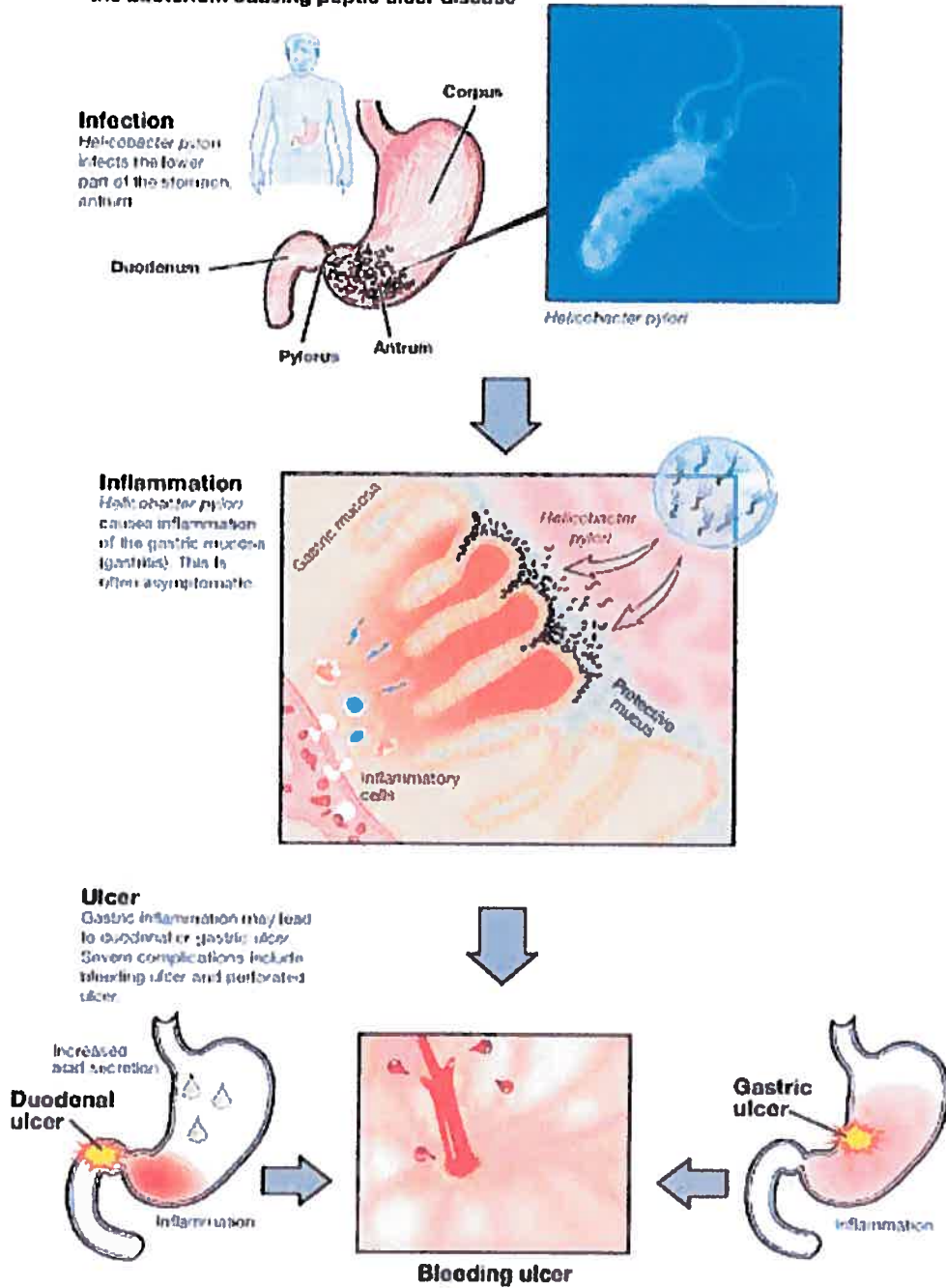
It plays a significant pathogenic role in chronic gastritis, gastric and duodenal ulcers, and perhaps gastric cancers and cardiovascular diseases in humans

H. pylori infect a large population, as high as 80% in developing countries and up to 40% in developed countries. Most patients have epigastric pain, heart-burn, or vague symptoms ( non-ulcer dyspepsia).

With the diagnosis of H. pylori infection, patients are usually treated with double or triple antibiotics and proton pump inhibitor to eradicate the H. pylori. However, limited to the current diagnostic methods, such as CLOtest, pathology, stool antigen, serum HP antibody or breath test, a number of patients continue to have the symptoms even if the patients have a negative diagnosis for H. Pylori infection.

# Helicobacter pylori

– the bacterium causing peptic ulcer disease



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## Research & Development

### Articles

1. Weiss J, Tsang T, Meng X, Zhang H, Kilner E, Wang E, Watkin W: **Detection of Helicobacter pylori gastritis by PCR: Correlation with inflammation scores, immunohistochemistry, and CLOtest. 2008; Am J Clin Pathol 129: 89-96**
2. Meng X, Zhang H, Law J, Tsang R and Tsang TK: **Detection of Helicobacter pylori from food sources by a Novel Multiplex PCR Assay. Journal of Food Safety 28: 609-619, 2008.**

### Presentations

1. Meng XW, Zhang HJ, Tsang TK: **Comparison of a novel multiplex PCR assay and CLOtest test for the diagnosis of H. pylori. Present as a poster presentation at ACG 69th Annual Scientific Meeting for poster presentation, Orlando, FL, 2004.**
2. Tsang TK, Meng XW, Zhang HJ, Tsang RW: **False Negative H. Pylori – Negative Gastritis and GERD. Present as a poster presentation at ACG 69th Annual Scientific Meeting for poster presentation, Orlando, FL, 2004.**
3. Watkin WG, Zhang HJ, Meng XW, Kilner E, Weiss JR, Tsang TK: **Detection of Helicobacter Pylori by**

Multiplex PCR: comparison with Immunohistochemistry and CLO test. Modern Pathology Voll 8 Supplement 1 page122A, 2005.

4. Meng XW, Zhang HJ, Tsang TK: Diagnosis of H. Pylori Infection in UPN (urease – pathology negative.) Patients by Novel Multiplex PCR Assay. Present as a poster presentation at AGA Digestive Disease Week, Chicago, IL, 2005.
  5. Tsang TK, Meng XW, Zhang HJ: UPN H. pylori Infection in Patients with Non-ulcer Dyspepsia. Present as a poster presentation at ACG 70th Annual Scientific Meeting for poster presentation, Honolulu, Hawaii, 2005.
  6. Meng XW, Zhang HJ, Tsang TK: Detection of H. pylori in Urease Test Negative Gastric Samples by a Novel Multiplex PCR Assay. Present as a poster presentation at ACG 70th Annual Scientific Meeting, Honolulu, Hawaii, 2005.
  7. Meng XW, Zhang HJ, Tsang TK: Detection of H. pylori at Distal Esophageal Mucosa by a Novel Multiplex PCR Assay. Present as a poster presentation at ACG 70th Annual Scientific Meeting for poster presentation, Honolulu, Hawaii, 2005.
  8. Meng XW, Zhang HJ, Tsang TK: H. pylori Infection at Distal Esophageal Mucosa and the Efficacy of Antibiotic Therapy in Patients with GERD/Gastritis. Present as a poster presentation at ACG 71st Annual Scientific Meeting, Las Vegas, Nevada.2006
  9. Meng XW, Zhang HJ, Tsang TK: Relevance of cagA Genotype and the Efficacy of Antibiotic Therapy in Patients with Non-Ulcer Dyspepsia. Present as a poster presentation at ACG 71st Annual Scientific Meeting, Las Vegas, Nevada. 2006
  10. Meng XW, Tsang TK: Detection and Typing of Helicobacter pylori Caga/Vaca Genes By a One-Step Polymerase Chain Reaction from Urease Positive and Negative Gastric Biopsies. . Presented as a poster presentation at AGA Digestive Disease Week, at Washington DC. May 2007 (S1447).
  11. Meng XW, Scheer M, Tsang TK: Barrett's Esophagus and Helicobacter pylori Infection. Present as a poster presentation at ACG 72nd Annual Scientific Meeting, Philadelphia, Pennsylvania. November 2007.
  12. Meng XW, Singh V, Tsang TK: Multiplex PCR to Detect H. Pylori in MALToma and It's Role in Treatment and Prognosis: A case Series. Present as a poster presentation at ACG 72nd Annual Scientific Meeting, Philadelphia, Pennsylvania. November 2007.
  13. Meng XW, Scheer MA, Tsang TK: GERD,Barrett's Esophagus and Helicobacter pylori infection. Mi976 P-232 Gastroenterology, May 2008. Presented in DDW, San Diego, CA, May 17-22, 2008.
- [Multiplex PCR Testing](#)
  - [H. Pylori Diagnosis](#)
  - [H. Pylori Subtype](#)
  - [Other tests](#)
  - [Indication](#)
  - [Test Requisition](#)
  - [Specimen Collection Instruction](#)
  - [Supply & Information Request](#)

- [Q & A for H. Pylori PCR Test](#)

TZAM Diagnostics LLC

1824 Wilmette Ave.

Wilmette, IL 60091

Tel: 847-256-3238

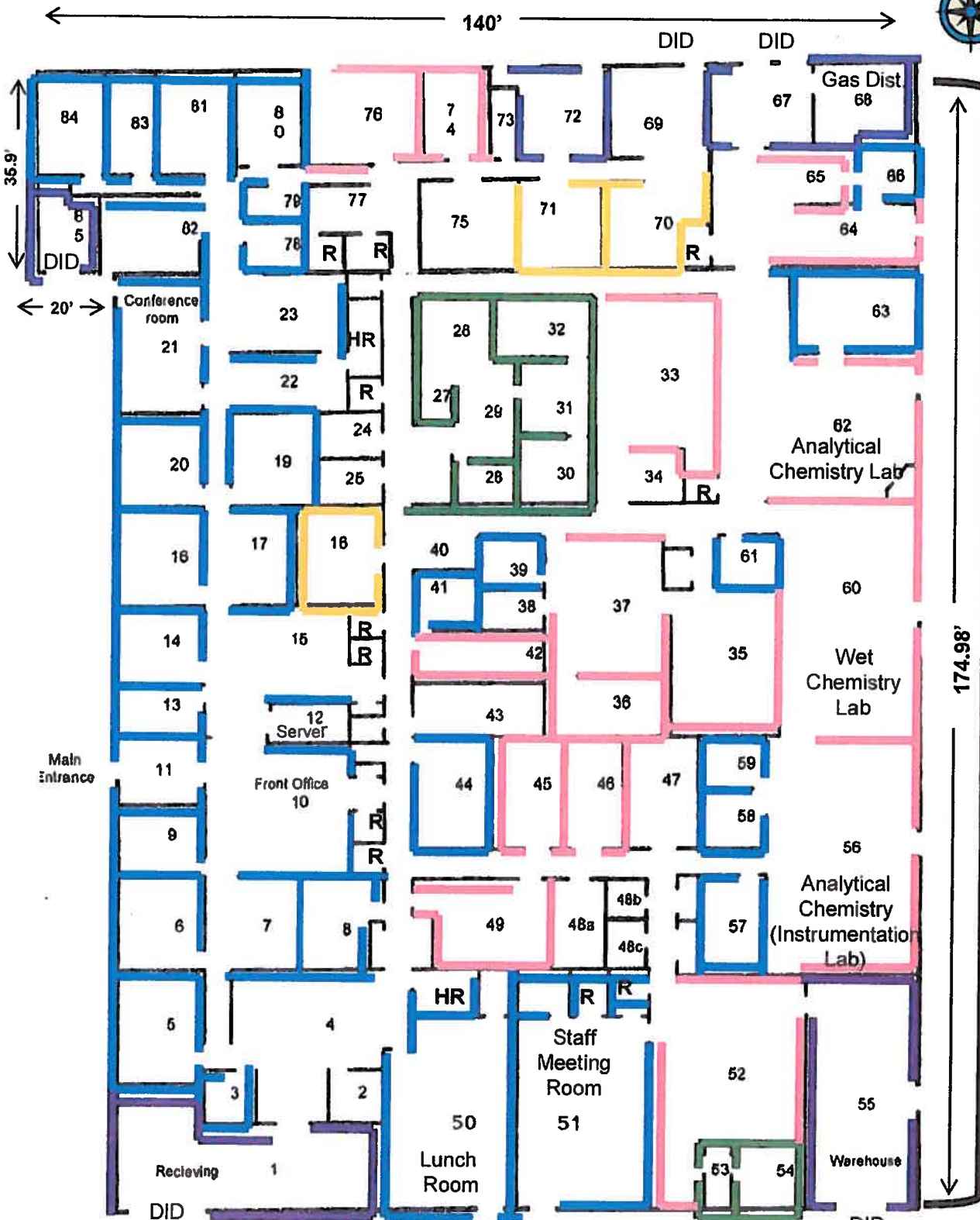
1-888-319-3238 Fax: 847-256-3239

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Tax Impact Table  
Class 6b application - 1880 Holste Road

	Property Tax Obligation without the 6b*	Property Tax Obligation with the 6b*	
Year 1	\$39,948	\$15,979	
Year 2	\$39,948	\$15,979	
Year 3	\$39,948	\$15,979	
Year 4	\$39,948	\$15,979	
Year 5	\$39,948	\$15,979	
Year 6	\$39,948	\$15,979	
Year 7	\$39,948	\$15,979	
Year 8	\$39,948	\$15,979	
Year 9	\$39,948	\$15,979	
Year 10	\$39,948	\$15,979	
Year 11	\$39,948	\$23,969	
Year 12	\$39,948	\$31,959	
Total over the life of the 6b	\$479,376	\$215,718	
*based on the anticipated purchase price (\$750,000), a county equalizer of 2.8056 and an overall rate of 7.594%			
Taxing Districts	% of Total	Total Tax without the 6b	Total Tax with the 6b
North Shore Mosquito Abatement	0.13%	\$624	\$281
Metro Water Reclamation District	4.87%	\$23,346	\$10,505
Northbrook Park District	6.20%	\$29,721	\$13,375
Oakton Community College District 535	2.88%	\$13,806	\$6,213
Northfield Township High School District 225	26.71%	\$128,041	\$57,618
School District 30	39.49%	\$189,306	\$85,187
Northbrook Library Fund	3.95%	\$18,935	\$8,521
Village of Northbrook	6.90%	\$33,077	\$14,885
Road & Bridge Northfield	0.61%	\$2,924	\$1,316
General Assistance Northfield	0.12%	\$575	\$259
Town of Northfield	0.32%	\$1,534	\$690
Cook County Forest Preserve District	0.83%	\$3,979	\$1,790
Cook County	3.78%	\$18,120	\$8,154
Cook County Public Safety	2.38%	\$11,409	\$5,134
Cook County Health Facilities	0.83%	\$3,979	\$1,790
	<b>100.00%</b>	<b>\$479,376</b>	<b>\$215,718</b>

# 1880 Holste Road- Northbrook



21,708 +/- SF

Legend		
Office = <span style="color: blue;">—</span>	Clean Room = <span style="color: green;">—</span>	DID = Drive-in-Door
Laboratories = <span style="color: pink;">—</span>	Storage = <span style="color: purple;">—</span>	R= Restroom
Bldg Maintenance = <span style="color: yellow;">—</span>	HR= Handicap Restroom	

© CTK Chicago 2011



# Vacancy/Occupancy Affidavit

Cook County  
Assessor's Office

2013 Appeal No: \_\_\_\_\_

I, Greg Wernisch, being first duly sworn, on oath depose and say that I am the owner/managing agent of the property located at 1880 Holsta Road in Northbrook (CITY) (PROPERTY INDEX NUMBER(S)) subject of the above complaint, and that I have personal knowledge that the occupancy of the building(s) for the year 2012 is as follows:

	Total Sq. Ft. of Commercial/Industrial Area Occupied *	Total Sq. Ft. of Commercial/Industrial Area Vacant *	Total Sq. Ft. of Commercial/Industrial Area *	Condos or Apartments (Please circle)		
				Total Number of Residential Condos/Apartments Occupied	Total Number of Residential Condos/Apartments Vacant	Total Number of Residential Condo/Apartments
January	0	21708	21708			
February	0	21708	21708			
March	0	21708	21708			
April	0	21708	21708			
May	0	21708	21708			
June	0	21708	21708			
July	0	21708	21708			
August	0	21708	21708			
September	0	21708	21708			
October	0	21708	21708			
November	0	21708	21708			
December	0	21708	21708			
Total	0	260496	260496			

Total annual percent weighted vacancy of Industrial/commercial space 100

Total annual percent weighted vacancy of Residential condo/apartments \_\_\_\_\_

\* Include Commercial condos here.

(Please check all boxes that apply)

- Photos of the vacant space are included with this appeal
- Attempts to lease the vacant space were made Advertised for sale and lease  
(List all attempts made to lease vacant space)
- No attempts were made to lease the vacant space because: \_\_\_\_\_

For vacancy appeals, the following information is needed: Three preceding years of actual historical income and expense information and a current year rent roll.

Subscribed and sworn before me,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public

(Notary Seal or Stamp)

Further affiant sayeth not.

Affiant

# Vacancy/Occupancy Affidavit

Cook County  
Assessor's Office

2013 Appeal No: \_\_\_\_\_

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June	0	21708	21708			
July	0	21708	21708			
August	0	21708	21708			
September	0	21708	21708			
October	0	21708	21708			
November	0	21708	21708			
December	0	21708	21708			
Total	0	260496	260496			

Total annual percent weighted vacancy of Industrial/commercial space

100

Total annual percent weighted vacancy of Residential condo/apartments

\* Include Commercial condos here.

(Please check all boxes that apply)

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Notary Public

(Notary Seal or Stamp)

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Affiant

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Cook County  
Assessor's Office

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	Total Sq. Ft. of Commercial/Industrial Area Occupied *	Total Sq. Ft. of Commercial/Industrial Area Vacant *	Total Sq. Ft. of Commercial/Industrial Area *	Condos or Apartments (Please circle)		
				Total Number of Residential Condos/Apartments Occupied	Total Number of Residential Condos/Apartments Vacant	Total Number of Residential Condo/Apartments
January	0	21708	21708			
February	0	21708	21708			
March	0	21708	21708			
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>	<b>0</b>	<b>65124</b>	<b>65124</b>			

Total annual percent weighted vacancy of Industrial/commercial space

100

Total annual percent weighted vacancy of Residential condo/apartments

\* Include Commercial condos here.

(Please check all boxes that apply)

- Photos of the vacant space are included with this appeal
- Attempts to lease the vacant space were made. Advertised for sale and lease  
(list all attempts made to lease vacant space)
- No attempts were made to lease the vacant space because: \_\_\_\_\_

For vacancy appeals, the following information is needed: Three preceding years of actual historical income and expense information and a current year rent roll.

Subscribed and sworn before me,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public

[Notary Seal or Stamp]

Further affiant sayeth not.

Attant



# For Sale, Lease or for Investor/User

## 1880 Holste Rd., Northbrook, IL

### FREE-STANDING LAB/FLEX/TECH FACILITY

For more information  
or to arrange for an inspection,  
please contact

Greg Wernisch, CDIM, SIOR  
Vice President  
847-768-6547 (direct)  
gwernisch@clkc.com

Dan Tobin, SIOR  
Principal  
847-699-2162 (direct)  
dtobin@clkc.com

Available Space : 21,708+/- SF  
Year Built: 1968 (addition added approx. 1972)  
Site Size: 1+/- Acres (43,678 +/- SF)  
Office/Lab: Approximately 90%  
Sale Price: ~~\$1,300,000 (\$59.88 PSF)~~ **PRICE REDUCED - \$950,000 (\$43.76 PSF)**  
Lease Rate: Subject to offer (STO)  
RE Taxes: **\$32,509.29 2010, payable in 2011 (\$1.49 PSF)**  
Construction: Brick & Block Construction  
Zoning: I-1 Industrial Zoning  
Sprinklers: None  
HVAC: Fully air-conditioned w/exception of small storage areas  
Power: Heavy  
Loading: (5) Drive-in-Doors  
Other Features: The subject property is currently used as a laboratory facility and has many amenities of value to a laboratory user in the food, pharmaceutical, bio-tech, cosmetic, environmental, specialty chemical or oil/gas business, etc. Specialized features include:

- Good distribution of water, vacuum, air, electricity and gas lines
- Purified water system, including reverse osmosis (RO) and de-ionized water systems
- Liquid Chromatography (LC) & Gas Chromatography (GC) labs
- Microbiology and Chemistry labs
- Clean rooms (ISO 6 & ISO 8), etc.

A list of equipment that might be included is being put together. This equipment could include fume hoods, steam generator, laboratory casework & work surfaces, etc. Please call listing brokers for further details.

**NOTE: Although the facility is currently used as lab and office, it was originally constructed as an 8 unit multi tenant building and would be suitable for conversion to other flex/tech uses. New drawings recently done and available on AutoCad to interested prospects.**



Submitted subject to error, change in status or withdrawal without notice. Not to scale.



# For Sale, Lease or for Investor/User

1880 Holste Rd., Northbrook, IL

FREE-STANDING LAB/FLEX/TECH FACILITY

**Microbiology Lab North Unit**



**Microbiology Lab Center North Unit**



**Microbiology Lab Southeast Unit**



**Microbiology Lab Center-Middle Unit**



**Chemistry Lab Center-Middle Unit**



**Chemistry Lab Center-South Unit**



**Prep Lab North Unit**



**Clean Room Prep Area**



**GC Lab Northeast Unit**

For more information  
or to arrange for an inspection,  
please contact

Greg Wernisch, CDIM, SIOR  
Vice President  
847-768-6547 (direct)  
gwernisch@clkcp.com

Dan Tobin, SIOR  
Principal  
847-699-2162 (direct)  
dtobin@clkcp.com





**For Sale, Lease or for Investor/User**  
**1880 Holste Rd., Northbrook, IL**  
**FREE-STANDING LAB/FLEX/TECH FACILITY**



Subject to error, change in status or withdrawal without notice

**For more information or to arrange for an inspection,  
please contact:**

**Greg Wernisch, CCIM, SIOR**  
**CTK Chicago Partners**  
847-768-6547 (direct)  
gwernisch@ctkcp.com

**Dan Tobin, SIOR**  
**CTK Chicago Partners**  
847-699-2162 (direct)  
dtobin@ctkcp.com



# Parcel Data Sheet

**Parcel** 04-22-300-043-0000 Northfield 25037 160 132 2 2013 0 42 0000000 43723 0/0 01-01-1993 1000000  
**1880** HOLSTE RD NORTHBROOK  Linked **0** **0** **1** **0** **0** **0** **0** **0** **0** **0**

**Industrial** **2013** **2012** **2011**  
**Land** **40990** **40990** **40990**  
**Improvements** **73215** **60981** **60676**  
**Total** **114205** **101971** **101666**

### Division Info

Div Year 0  
 Div Trans  
 Div Indicator FALSE  
 Div No 0

Land Measurement	Class	Level	Unit Price	Market Value	% Assessed	Assessed Value	Record
43723 SF	550	0.250	3.75	163960	0.0000000	40990	1

Class	Type	Code	C D U	Age	Level	Rel Parcel	Split	Full Market Va	Partial MV	Occ %	Proration%	Assessed Value	Record
593	5	5	GD	38	0.250	0	289116	289116	57534	19.9	0.0000000	14383	2
580	5	5	GD	42	0.250	0	27950	27950	5562	19.9	0.0000000	1390	3
593	5	5	GD	42	0.250	0	1154628	1154628	229771	19.9	0.0000000	57442	4

Docket Info		Appeal Count		Appeal#		Status		Result		Reason		Description		Pin_Result		Assessed Value Adjusted		PropAV		CurrAV		ReslDate	
1		1		A 113433		Appeal Review Complete		Assessed Value Adjusted		7		This is the result of the total vacancy of your property.		407078		114205		407078		114205		10/03/2013	
B 0		0						0		0				0		0		0		0		0	
C 0		0						0		0				0		0		0		0		0	
D 0		0						0		0				0		0		0		0		0	

# Parcel Data Sheet

Parcel: 04-22-300-043-0000 Northfield 1880 HOLSTE RD  
 TaxCode: 25037  
 Neighborhood: 180  
 Vol: 132  
 PassLev: 2  
 PassYear: 2012  
 ImpYear: 0  
 Age: 39  
 BldgSqFt: 0000000  
 LandSqFt: 43723  
 Baths: 0 / 0  
 SaleDate: 01-01-1993  
 SaleAmt: 1000000  
 Landmark: Multi Indicator 1  
 Prorate indicator: 0  
 Board Indicator: 0  
 Partial: 1  
 Exem Home: 0  
 Exem Senior: 0  
 OpenSpace: 0  
 Unique: 0

Industrial  
 2012  
 40990  
 60981  
 101971  
 2010  
 40990  
 127121  
 168111  
 Division Info  
 Div Year: 0  
 Div Trans: 0  
 Div Indicator: FALSE  
 Div No: 0

Land Measurement	Class	Level	Unit Price	Market Value	% Assessed	Assessed Value	Record
43723 SF	550	0.250	3.75	163960	0.00000000	40990	1

Class	Type	Code	C D U	Age	Level	Rel Parcel	Split	Full Market Va	Partial MV	Occ %	Proration%	Assessed Value	Record
593	5	5	GD	35	0.250	0	240804	47920	47920	19.9	0.00000000	11980	2
Industrial building								GOOD					
580	5	5	GD	39	0.250	0	23281	4633	4633	19.9	0.00000000	1158	3
Industrial minor improvement								GOOD					
593	5	5	GD	39	0.250	0	961683	191375	191375	19.9	0.00000000	47843	4
Industrial building								GOOD					

Docket Info		Appeal Count	Status	Result	Reason	Reason Description	Pin_Result	PropAV	CurAV	ResitDate
A	96248	1	Appeal Review Complete	Assessed Value Adjusted	7	This is the result of the total vacancy of your property.	345901	101971	09/25/2012	
B	0			Assessed Value Adjusted	0		0	0	0	
C	0			Assessed Value Adjusted	0		0	0	0	
D	0			Assessed Value Adjusted	0		0	0	0	

# Parcel Data Sheet

Parcel 04-22-300-043-0000 Northfield 1880 Holste  
 TaxCode 25037 Neighborhood 160 Northbrook Rd  
 PassYear 2011 PassLev 2 Vol 132 Age 39 BldgSqFt 0 LandSqFt 43723 Baths 0  
 ImpYear 0  
 Linked  
 SaleDate 01/01/1993 SaleAmt 1000000 Landmark Multi indicator 1  
 Cert of Error Prorate indicator 0  
 Year Board Indicator 0  
 Number Partial 1  
 Type Exem Home  
 Reason Exem Senior  
 Status OpenSpace 0  
 Unique 0

Industrial  
 Land 2011 40990 2009 40990  
 Improvements 80676 127121 191650  
 Total 101666 168111 232640

Land Measurement	Class	Level	Unit Price	Market Value	% Assessed	Assessed Value	Record
43723 SF	550	.250	3.75	163960	.0000000	40990	1

Class	Type	Code	C D U	Age	Level	Rel Parcel	Split	Full Market Va	Partial MV	Occ %	Proration%	Assessed Value	Record
593	5	5	GD	35	.250	0	239603	47681	47681	19.9	.0000000	11920	2
Industrial building								GOOD					
560	5	5	GD	39	.250	0	23171	4611	4611	19.9	.0000000	1152	3
Industrial minor improvement								GOOD					
593	5	5	GD	39	.250	0	956879	190419	190419	19.9	.0000000	47604	4
Industrial building								GOOD					

Docket Info	Appeal Count	Appeal#	Status	Result	Reason	Reason Description	Pin_Result	PropAv	CurrAv	ResitDate
	1	A 82073	Appeal Work In Progress					344382	0	

DUPLICATE

CERTIFICATE OF PAYMENT OF GENERAL TAXES 2011 VOLUME 132

STATE OF ILLINOIS )  
 )SS.  
COUNTY OF COOK )

I, DAVID D. ORR, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County, do hereby certify that the GENERAL TAXES FOR THE YEAR 2011, levied on the property described below were:

PERMANENT REAL ESTATE INDEX NUMBER: 04-22-300-043-0000

FIRST INSTALLMENT 17,880.11

PAYMENTS:  
DATE PD SERIAL NO. TAX AMT PD INTEREST PD  
02-27-12 022712701473 17,880.11

SECOND INSTALLMENT 2,508.52

PAYMENTS:  
DATE PD SERIAL NO. TAX AMT PD INTEREST PD  
07-29-12 073012702403 2,508.52

All of which appears from the records and files in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office, in the City of Chicago, in said County, this 24 day of MARCH 2014.

  
County Clerk





TOTAL PAYMENT DUE

**\$0.00**

By 04/01/14

# 2013 Proof of Payment Property Tax Bill

Property Index Number (PIN) 04-22-300-043-0000 Volume 132 Code 25037 Tax Year (Payable In) 2013 (2014) Township NORTHFIELD Classification 5-93

IF PAYING LATE  
PLEASE PAY

04/02/14 - 05/01/14  
\$0.00

05/02/14 - 06/01/14  
\$0.00

06/02/14 - 07/01/14  
\$0.00

LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT DEBT AND FINANCIAL DATA

1st INSTALLMENT ORIGINAL AMOUNT DUE DATE PAID 02-26-14	TAX AMOUNT PAID 11,949.12	11,949.12 INTEREST PAID	PUBLICATION FEE	SERIAL NO 030114500720	STATUTORY INTEREST
--	------------------------------	----------------------------	-----------------	---------------------------	--------------------

IMPORTANT MESSAGES

TAX CALCULATOR

2012 TOTAL TAX		21,725.67
2013 ESTIMATE	X	55%
2013 1st INSTALLMENT DUE MARCH 4, 2014	=	11,949.12

PROPERTY LOCATION

MAILING ADDRESS

1680 HOLSTE RD  
NORTHBROOK IL 60062 7716

MARTIN J SPALDING  
1404 SEQUOIA TRAIL  
GLENVIEW IL 60025-2017

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

**\$0.00**

BY 04/01/14  
If paying later, refer to amounts above.

IMPORTANT MESSAGES

Use of this coupon authorizes the Treasurer's office to reduce the check amount to prevent overpayment. Include only one check and one original coupon per envelope.  
SN 0020130100 RTN 500001075 AN (see PIN) TC 008911

Property Index Number (PIN) 04-22-300-043-0000 TPP2 Volume 132

Amount Paid  
\$ [ ]

Name/Mailing Address change? Check box and complete form on back to update your name and/or mailing address.

Include name, PIN, address, location, phone and e-mail on check payable to Cook County Treasurer.

0020130100004223000430000000&9112000



20 04-22-300-043-0000 013 0  
MARTIN J SPALDING  
OR CURRENT OWNER  
1404 SEQUOIA TRAIL  
GLENVIEW IL 60025-2017

COOK COUNTY TREASURER  
PO BOX 805438  
CHICAGO IL 60680-4118



04223000430000/0/13/E/0000000000/1

**COMMERCIAL REAL ESTATE  
PURCHASE AGREEMENT**

**THIS AGREEMENT is made this 2nd day of December, 2013, in Chicago, Illinois, by and between the Owner of Record ("Seller") and HP Realty LLC ("Purchaser"), an Illinois company, under the following circumstances:**

**RECITALS:**

**WHEREAS, the Seller is fee owner of the Real Property (as hereinafter defined "Real Property") and commonly known as 1880 Holste Rd., Northbrook, IL 60062.**

**WHEREAS, the Seller desires to sell and the Purchaser desires to purchase the Real Property upon the terms and conditions set forth hereafter.**

**Therefore, in consideration of the respective representations, warranties, agreements, covenants and conditions herein contained, and other good and valuable consideration, Seller and Purchaser agree as follows:**

**DEFINITIONS:**

**When used herein, the following terms shall have the following meanings:**

**Acceptance Date**      **The date of Seller's acceptance of this Agreement.**

**Agreement**      **This Agreement including the exhibits attached hereto which are incorporated herein and made a part hereof.**

**Closing Date**      **Closing or escrow payout shall be 14 days following the issuance of the loan commitment or after the issuance of loan commitment at such time as mutually agreed upon by the parties, in writing, but in any event, not later than March 30, 2014. If all of the contingencies set forth in this Agreement have been waived by Purchaser or satisfied within the respective Review Periods thereof, the closing shall occur on February 3, 2014, at the office of title company to be chosen by the Seller or at the same place on an earlier date mutually agreed to by the parties.**

**Earnest Money**      **Within one business day after the date of Seller's acceptance hereof, the sum of \$50,000.00 which shall be deposited by Purchaser with the Seller's attorney, as escrowee, who shall hold said earnest money for the mutual benefit of both parties.**

**Real Property**      **The real estate including the land thereon, having the common address of 1880 Holste Rd., Northbrook, IL 60062, and legally described on Exhibit A, together with all improvements**

hereon or therein (including all replacements or additions thereto between the acceptance date and the closing date); all systems, facilities fixtures, machinery, equipment and conduits to provide fire protection, security, heat, exhaust, ventilation, air conditioning, electrical power, light, plumbing, refrigeration, gas, sewer and water thereto (including all replacements or additions thereto between the acceptance date and the closing date); all privileges, rights, easements, hereditament, and appurtenances thereto belonging; and all right, title and interest of the Seller in and to all streets, alleys, passage and other rights-of-way included therein or adjacent thereto (before or after the vacation thereof).

**Title Commitment** A commitment for ALTA title insurance policy with extended coverage by Title Insurance Company, bearing a date on or subsequent to the date of the acceptance of this Agreement, but not issued more than 45 days prior to this closing, in the amount of the Purchaser price subject only to: the general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements if any so long as they do not interfere with Purchaser's use and enjoyment of the Property, and the usual permitted exceptions which may be removed by the payment of money at closing. *(Title issued by ATG or PNTN is not an acceptable title company.)*

#### AGREEMENTS:

In consideration of the mutual representations, promises and covenants contained herein, the parties hereto agree as follows:

1. **PURCHASE PRICE.** The purchase price of seven hundred and fifty thousand dollars (\$750,000) plus or minus prorations, in cash or by certified or cashier's check or bank wire transfer of collected federal funds. The Earnest Money shall be applied against the Purchaser price at closing.
2. **CLOSING.** The closing or escrow payout will be on the Closing Date or sooner by mutual agreement, at the office of title insurance company's office in Skokie, Illinois. Possession shall be delivered at closing.
3. **CLOSING COSTS.** Seller shall pay all title charges and premiums for the owner's policy with extended coverage and all other charges customarily associated with said coverage. Seller shall also pay all charges customarily attributable to Sellers, including but not limited to survey, state and county transfer stamps, and recordation fees. Purchaser shall pay all charges customarily attributable to Purchasers, including but not limited to lender's coverage, recordation, money lender's escrow charges, and city transfer tax. Purchaser shall also pay the cost of any money lender's escrow fee required by Purchaser's lender.
4. **SURVEY.** Seller shall provide at Seller's sole expense to Purchaser an ALTA survey (conforming with the requirements of this Agreement) dated not more than five months prior to the closing date under certification by an Illinois licensed surveyor. Seller shall provide said survey

after the waiver of all contingencies, but at least twenty (20) days prior to closing. In the event said Survey discloses encroachments or violations or title exceptions, these encroachments shall be insured by the title company for Purchaser and Purchaser's lender at Seller's expense.

**5. TITLE COMMITMENT.** Seller at his expense, shall furnish no later than 10 days prior to the Closing Date a Title Commitment with extended to Purchaser. If the Title Commitment discloses exceptions to title other than the permitted exceptions provided herein, the Seller shall have thirty (30) days from the date thereof to have such exceptions removed from the Title Commitment and provide evidence thereof to Purchaser. If Seller fails to remove said exceptions or obtain additional insurance within the time stated herein, Purchaser may elect (i) accept title subject to the exceptions with the right to deduct from the purchase price the amounts secured by or constituting the unpermitted liens or encumbrances of an ascertainable amount or (ii) to terminate this Agreement and all Earnest Money paid shall be refunded to Purchaser without further notice.

**6. PRORATIONS.** The following items shall be prorated as of the Closing Date: general and special real estate taxes and assessments; rents and other charges collected by Seller for the month of closing, security and other tenant deposits if applicable; water, electric, sewer, gas, telephone and other utility charges based on final meter readings and final invoices. Seller shall pay all taxes for the year prior to the year of the closing. General taxes shall be prorated on the basis of 110% of the last full ascertainable bill.

**7. BROKERS.** It is understood that Seller is being represented by CTK Chicago Partners. Purchaser is also being represented by CTK Chicago Partners. Both parties agree to this disclosed dual agency representation.

**8. DESTRUCTION OR DAMAGE.** If subsequent to the Acceptance Date and prior to the Closing Date, any portion or all of the Property shall be destroyed or damaged by one or more incidents of vandalism, fire, and or other casualty, whether or not covered by insurance, Seller shall give immediate notice to Purchaser of such casualty. Purchaser may within five (5) business days after receipt of such notice, elect to terminate this Agreement or close this transaction as scheduled (except if the Closing Date is less than 14 days following the Purchaser's receipt of such notice, then the closing shall be delayed until 14 days after receipt of such notice). If Purchaser elects to close this transaction, then Seller agrees to assign or pay to the Purchaser at closing all insurance proceeds or other related proceeds, if any, collected or claimed with respect to said loss or damage.

**9. CONDEMNATION.** If subsequent to the Acceptance Date and prior to the Closing Date, any proceeding, judicial, administrative, or otherwise, which shall relate to the proposed taking of all or any substantial portion of the Real Property by condemnation or eminent domain or the taking or closing of any right of access to the Real Property, is instituted or commenced, Purchaser shall have the right to terminate this Agreement by giving Seller written notice within five (5) business days after the receipt of such notice. All Earnest Money shall be refunded to the Purchaser without further notice. Upon the termination of this Agreement, the parties hereto shall be released from any and all further obligations hereunder.

**10. TENANTS.** If applicable, Seller shall provide copies of all leases within five business days of the acceptance date. At closing, Seller shall assign all leases to Purchaser and Purchaser shall receive a credit for all security deposits and prorated rent for the month of closing.

**11. INSPECTION.** Upon reasonable notice to Seller, Seller shall permit representatives, agents, employees, lenders, contractors, appraisers, architects, environmental engineers, and engineers designated by Purchaser access to and entry upon the Real Property and its improvements thereon to examine, inspect, measure and test the Property (including an Environmental Study). Purchaser agrees to indemnify, defend and hold Seller harmless against and from any and all lost, cost, liability and expense with respect to such persons and activities. This Agreement is contingent upon the Purchaser's review and approval of the inspection results. If for any reason whatsoever, the Purchaser in his sole discretion, is not satisfied with the inspection results within 45 days of the acceptance date, then within two (2) business days after the expiration of such 45 day period, the Purchaser may elect to terminate this Agreement by tendering written notice to Seller. If Purchaser fails to notify Seller, then this contingency will be deemed to be waived by the Purchaser.

**12. SELLER'S REPRESENTATIONS AND WARRANTIES:** In addition to those warranties contained elsewhere herein, Seller warrants and covenants to the best of Seller's knowledge the following to Purchaser, said warranties to survive closing and delivery of deed.

- a. There are not any special taxes or assessments for improvements heretofore completed and there are not any special taxes or assessments for improvements not yet completed.
- b. There are no pending eminent domain proceedings against all or any part of said premises or the threat thereof know to the Seller.
- c. There are no existing or pending notices, suits, or judgments relating to fire, zoning, building, environmental protection violations, health violations or any other matters relating to the Property which have or might in the future create a lien against the Property that have not been corrected or disclosed in writing to the Purchaser, nor are there any threats thereof which are known to the Seller.
- d. Except for existing tenants disclosed to Purchaser on a rent roll delivered by Seller to Purchaser, if applicable, there are no persons in possession or occupancy of the Real Property or any part thereof, nor are there any persons with present or future possessory rights in respect to the Real Property. Seller represents further that there are no forcible detainers pending with respect to any of the tenants nor are there any contemplated, nor are there any rent arrearages.
- e. Seller represents that the Property is not located in a flood zone as determined by the National Flood Insurance Agency.
- f. No new or renewal leases shall be made by the Seller or its agents after acceptance of this contract without Purchaser's review and approval. Purchaser shall have the right to review the qualifications and the applications of any prospective new tenants for any apartments prior to

closing. Purchaser shall not unreasonably eject any prospective tenants but may reject any such tenants whose credit reports are not acceptable.

g. Seller or its agents shall deliver to Purchaser or his agent at the closing, keys to each apartment unit and all keys to the building. All keys to the Real Property are to be properly identified and tagged.

**13. FINANCING.** This Agreement is contingent upon Purchaser obtaining within 75 days of the acceptance date, a firm commitment for a loan to be secured by a mortgage on the property at 67% of the purchase price or such lesser sum as Purchaser accepts, with interest not to exceed seven percent and principal to be amortized over 30 years, and with the commissions and points not to exceed 0%. If after making reasonable efforts, Purchaser is unable to procure such commitment within the time specified herein, and so notifies Seller within such 75 day period (or within two business days thereafter), this Agreement shall become null and void and the Earnest Money shall be refunded to Purchaser. If Purchaser fails to notify Seller, then this contingency will be deemed waived by the Purchaser.

**14. ENVIRONMENTAL REVIEW.** Seller shall forward to Purchaser all environmental inspections, audits, and reviews in their possession, including but not limited to a recent Phase I and Phase II (if any) Environmental report. Further, Seller states that to the best of their knowledge the facility has no environmental concerns, and is free and clear of environmental hazards. If required by the lender and at Purchaser's cost, the Purchaser may order an environmental report to be conducted by an environmental engineering firm selected by Purchaser. This Agreement is contingent upon the Purchaser's review and approval of the environmental study results. If for any reason whatsoever, the Purchaser in his sole discretion, is not satisfied with the study results within 45 days of the acceptance date, then within two (2) business days after the expiration of such 45 day period, the Purchaser may elect to terminate this Agreement by tendering written notice to Seller. If Purchaser fails to notify Seller, then this contingency will be deemed to be waived by the Purchaser.

**15. FURTHER ASSURANCES.** Seller and Purchaser agree that each of them will, whenever and as often as it shall be reasonably requested, execute, and acknowledge and deliver any further instructions or additional documents necessary to carry out the intent of this Agreement and to complete this transaction.

**16. IRPTA.** Seller and Purchaser agree to comply with the disclosure requirements of the Illinois Responsible Property Transfer Act if applicable.

**17. NOTICES.** Notice transmitted by facsimile between the parties' attorneys shall be considered sufficient notice and effective the date of said transmission. Notice sent to the parties shall be delivered personally or sent by certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below. Notice to the parties shall be effective upon receipt.

**18. CLOSING.** On the Closing Date, Seller shall deposit or cause to be delivered to the title company as escrowee the following:

- a. Deed;
- b. Bill of sale to all personal property described herein indicating title free and clear of all liens and encumbrances;
- c. Affidavit of title in the usual and customary form;
- d. Title documents and waived copy of owner's Title Commitment with extended coverage;
- e. ALTA statement in form required by title company;
- f. Survey;
- h. closing statement detailing the prorations;
- i. Transfer tax declaration forms; and

**MISCELLANEOUS.**

- A Seller will remove from the premises by the date of possession all debris and personal property not conveyed by the Bill of Sale to the Purchaser and will leave the premises in broom-clean condition. Attached to this Agreement is a list of personal property that Seller intends to remove or which are not included in this sale. Seller agrees to surrender possession of the real estate, including all fixtures and equipment as enumerated in the attached inventory list, in the same condition as it was at the Date of Offer, ordinary wear and tear excepted. All mechanicals and fixtures will be in the same condition at Closing Date as they were at the Date of Offer, ordinary wear and tear excepted. Purchaser reserves the right to inspect the premises within 72 hours prior to the closing to determine Seller's compliance with the foregoing, as a condition of closing.
- B Time is of the Essence of this Agreement.
- C This Agreement contains the entire agreement and understanding of the parties with respect to the Real Property hereof, and the same may not be amended, waived, modified, or discharged except by an instrument in writing signed by the parties to be bound thereby.
- D All representations, warranties, agreements, obligations and indemnities of the parties shall survive closing for one year and the same shall inure to the benefit of and be binding upon the respective successors and assigns of the parties.
- E The invalidity of any paragraph or subparagraph of this Agreement shall not impair the validity of any other paragraph or subparagraph. If any provision of this Agreement is determined to be unenforceable by a court, such provision shall be deemed severable and this Agreement may be enforced with such provision severed or as modified by such court.
- F Where in this Agreement masculine pronouns are used or words indicating the singular number appear, such words shall be considered as if feminine or neuter pronouns or words indicating the plural number where used where the context indicates the propriety of such use.

G Property shall be taken in "as-is" condition with the exception of environmental.

H Seller agrees to support Purchaser's efforts to obtain a Class 6B tax incentive from the Village of Northbrook and Cook County.

IN WITNESS WHEREOF, this Agreement has been executed and delivered by Seller and Purchaser on their respective dates set forth below.

Seller  
By: *Martin J. Spalding*  
Trustee  
Martin J. Spalding Living Trust  
U/T/A Dated 7/1/84

Purchaser: HP Real Estate, LLC.  
By: *TAT-KIN TSANG* MD, Manager.  
*Tat Kin Tsang*

\_\_\_\_\_  
(Seal)  
Address:  
11301 SW 62nd Ave.  
Pinecrest FL 33156

\_\_\_\_\_  
(Seal)  
Address: 1824 Wilmette Avenue  
Wilmette, Illinois 60091

Acceptance Date: Jan. 3, 2014

Offer Date: Jan. 2, 2014.



## **EXHIBIT A**

**LOT 4 AND THE WEST 1/2 OF LOT 5 (EXCEPT THE NORTH 110.67 FEET OF SAID LOTS 4 AND 5) IN GLENDALE INDUSTRIAL DISTRICT, A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.**

**P.I.N. 04-22-300-043-0000**

**1880 Holste Road, Northbrook, Illinois**

**List of items to be retained and removed by Seller and excluded from sale under this Commercial Real Estate Purchase Agreement Property:**

**Equipment owned by Pacific Biolabs:**

**Blinder Vacuum Oven**

**VWR Forced Air Ovens, Model 1330F (2 units)**

**VWR Vacuum Oven, Model 1410**

**EM Aquastar Titrator**

**Neslab Refrigerated Bath**

**Millipore Water Purifier**

**New Brunswick Aquatherm Bath**

**Nalgene plastic carboys (3)**

**Pyrex glass pot, 5 gallon**

**PBL accounting records**

**Personal Items:**

**Michael: Boat in SE garage**

**Wiggly Tails owner: camper in parking lot**

**Mart: SkatBlast sand blast cabinet with supplies; 3 step ladder, a few tools**

**Judi: cart (laminated top, wood legs), rocking chair**

**Joe: 4 black metal patio chairs**

**Brit: white bed frame, speakers, books, 2 bins**

**APPRAISAL OF REAL PROPERTY**

**1880 Holste Road  
Northbrook, Cook County, IL 60062-7716**

**Parcel 04-22-300-043  
RIMS PROJECT NO. 13-002679-01-1  
Client: Michael Foster  
The Northern Trust Company**

**IN A SELF CONTAINED REPORT**

**As of February 10th, 2014**

**Prepared For:  
Cushman & Wakefield  
Appraisal Management Firm For  
The Northern Trust Company  
1700 Green Bay Road  
Highland Park, IL 60035  
ATTN: Michael Foster**

**File #13-000111413-025**

**Prepared By:  
Wayne L. Wnek, MAI, CCIM, MRICS  
Wayne L. Wnek & Associates  
30 Old Barn Road  
Hawthorn Woods, IL 60047**

February 10th, 2014

Mr. Michael Foster  
Appraisal Management Firm  
The Northern Trust Company  
1700 Green Bay Road  
Highland Park, IL 60035

Re: 1880 Holste Road  
Northbrook, IL 60062  
RIMS PROJECT NO. 13-002679-01-1

Dear Mr. Foster:

In fulfillment of our agreement as outlined in the Letter of Engagement, we are pleased to transmit our appraisal of the above property in a Self-Contained appraisal report dated February 10th, 2014. The effective date of value is December 10<sup>th</sup>, 2013; the date of inspection.

This is a Self-Contained appraisal, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents limited discussions of the data, reasoning, or analyses used in the appraisal process to develop the appraisers' opinion of value. Additional supporting documentation concerning the data, reasoning, and analyses is retained in our files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below.

This appraisal report has been prepared in accordance with our interpretation of The Northern Trust Bank institution's guidelines, Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), and the *Uniform Standards of Professional Appraisal Practice* (USPAP).

### **MARKET VALUE AS IS**

Based on the agreed to Scope of Work, and as outlined in the report, we developed an opinion that the Market Value of the Fee Simple estate of the above property, subject to the assumptions and limiting conditions, certifications, extraordinary assumptions and hypothetical conditions, if any, and definitions, "As-Is" on December 11<sup>th</sup>, 2013, was:

**SEVEN HUNDRED SIXTY THOUSAND DOLLARS**  
**\$760,000**

The value opinion in this report is qualified by certain assumptions, limiting conditions, certifications, and definitions. We particularly call your attention to the extraordinary assumptions and hypothetical conditions listed below.

### **. EXTRAORDINARY ASSUMPTIONS**

For a definition of Extraordinary Assumptions please see the Glossary of Terms & Definitions.

This appraisal does not employ any extraordinary assumptions.

### **HYPOTHETICAL CONDITIONS**

For a definition of Hypothetical Conditions please see the Glossary of Terms & Definitions.

This appraisal does not employ any hypothetical conditions.

This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addenda.

Respectfully submitted,

**Wayne L. Wnek and Associates**



---

Wayne L. Wnek, MAI, CCIM, MRICS  
President  
Illinois Certified General Appraiser  
License No. 553-000241  
847.363.8004 Office Direct  
224.677.5291 Fax



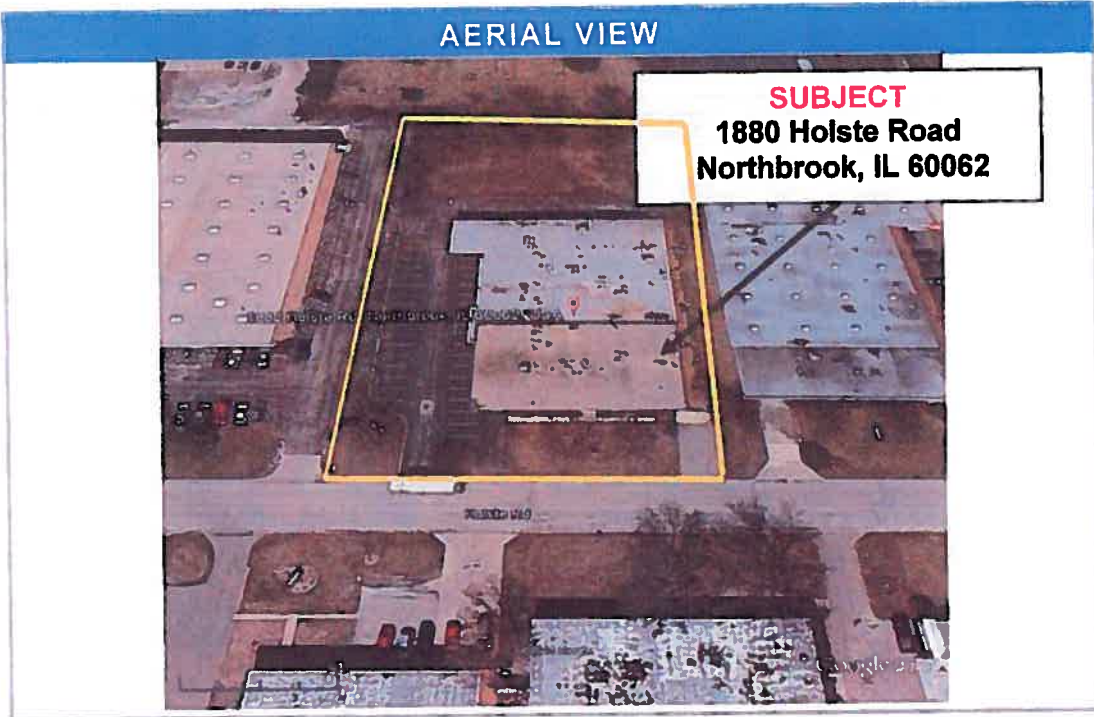
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Gerry D. Bertacchi  
Associate Senior Appraiser  
Illinois Certified General Appraiser  
License No. 553-000612  
847.363.8004 Office Direct  
224.677.5291 Fax

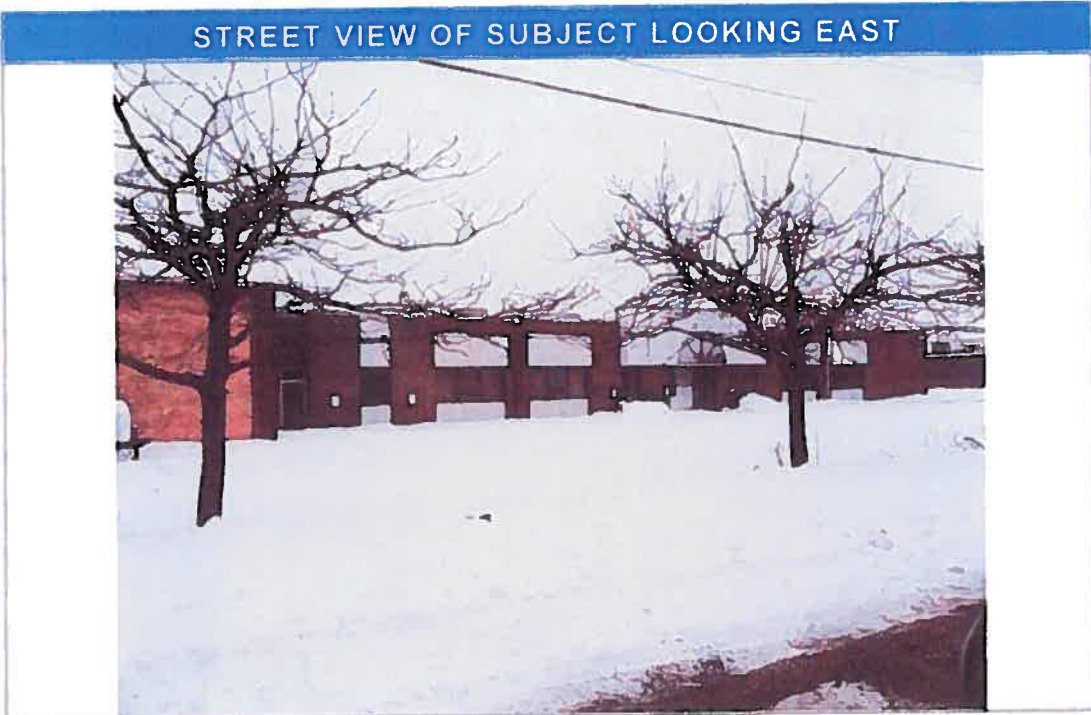
**COMPETENCY PROVISION:** Based on our understanding of the assignment to be completed, which we have addressed in the Scope of Work and Intended Use of the Appraisal, it is our opinion that we are fully competent to perform this appraisal, due to the following facts that:

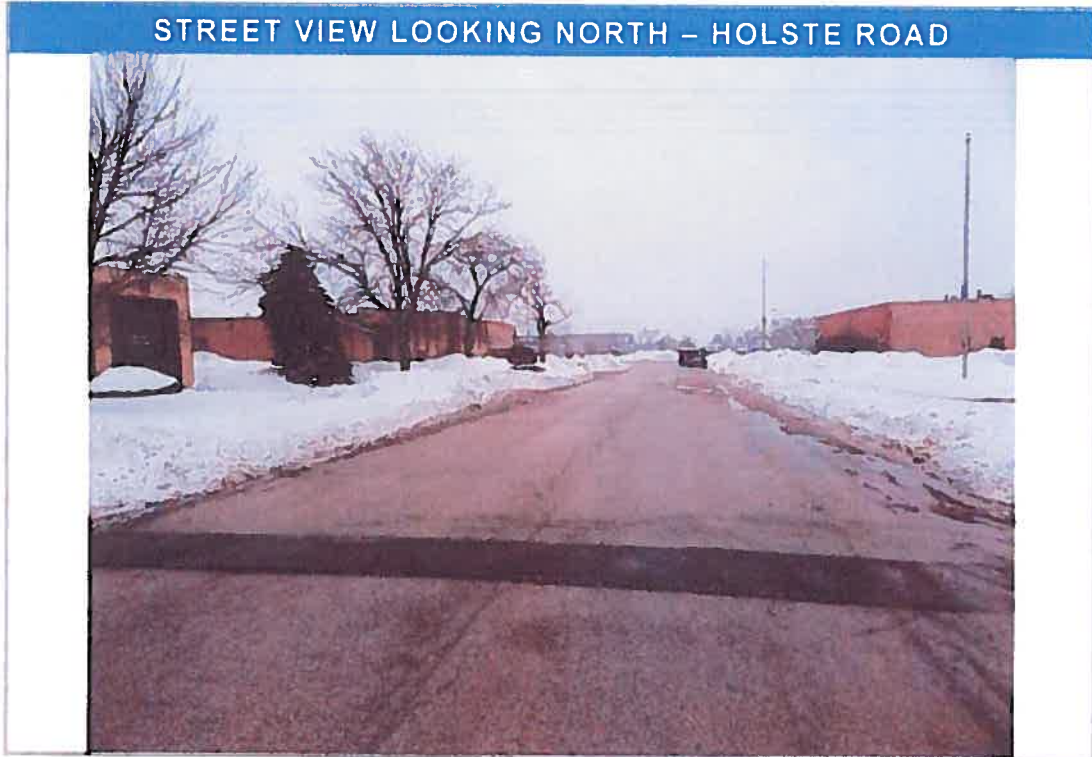
1. The appraisers have full knowledge and experience in the nature of this assignment.
2. All necessary and appropriate steps have been taken in order to complete the assignment competently.
3. There is no lack of knowledge or experience that would prohibit this assignment from being completed in a professional competent manner or where an unbiased or misleading opinion of value would be rendered.

AERIAL VIEW



STREET VIEW OF SUBJECT LOOKING EAST







CUBICLES



INTERIOR LAB ROOM

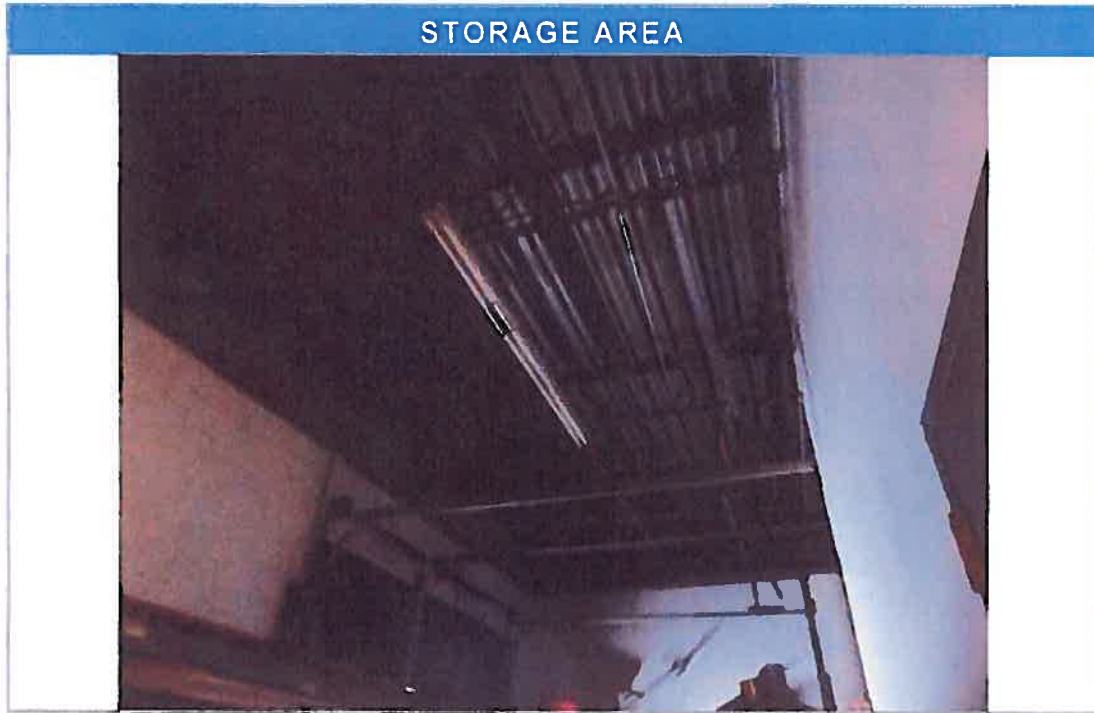




RESTROOM







**APPRAISAL OF REAL PROPERTY**

**1880 Holste Road  
Northbrook, Cook County, IL 60062-7716**

**Parcel 04-22-300-043  
RIMS PROJECT NO. 13-002679-01-1  
Client: Michael Foster  
The Northern Trust Company**

**IN A SELF CONTAINED REPORT**

**As of February 10th, 2014**

**Prepared For:  
Cushman & Wakefield  
Appraisal Management Firm For  
The Northern Trust Company  
1700 Green Bay Road  
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ATTN: Michael Foster**

**File #13-000111413-025**

**Prepared By:  
Wayne L. Wnek, MAI, CCIM, MRICS  
Wayne L. Wnek & Associates  
30 Old Barn Road  
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February 10th, 2014

Mr. Michael Foster  
Appraisal Management Firm  
The Northern Trust Company  
1700 Green Bay Road  
Highland Park, IL 60035

Re: 1880 Holste Road  
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**SEVEN HUNDRED SIXTY THOUSAND DOLLARS**  
**\$760,000**

The value opinion in this report is qualified by certain assumptions, limiting conditions, certifications, and definitions. We particularly call your attention to the extraordinary assumptions and hypothetical conditions listed below.

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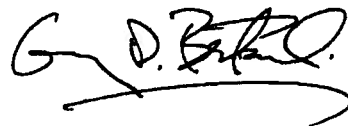
Respectfully submitted,

**Wayne L. Wnek and Associates**



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Wayne L. Wnek, MAI, CCIM, MRICS  
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Associate Senior Appraiser  
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1. The appraisers have full knowledge and experience in the nature of this assignment.
2. All necessary and appropriate steps have been taken in order to complete the assignment competently.
3. There is no lack of knowledge or experience that would prohibit this assignment from being completed in a professional competent manner or where an unbiased or misleading opinion of value would be rendered.

## Northbrook Economic Data

- Office, Industrial & Retail Vacancies
- Unemployment Rates
- Local Sales Tax Collections
- Hotel Market
- Housing Market
- Equalized Assessed Values
- Building Permits

March 2014



## Northbrook Economic Data

March 2014

- Office, Industrial, & Retail Vacancy Rates

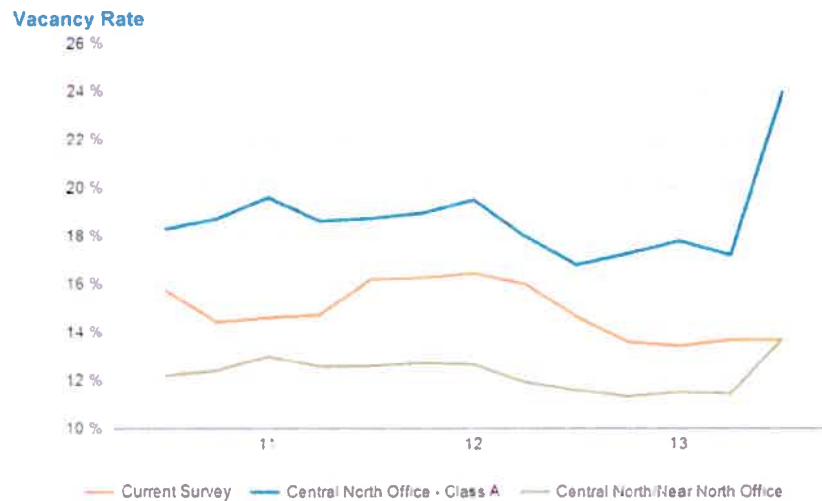


## Central North & Near North Office Submarkets

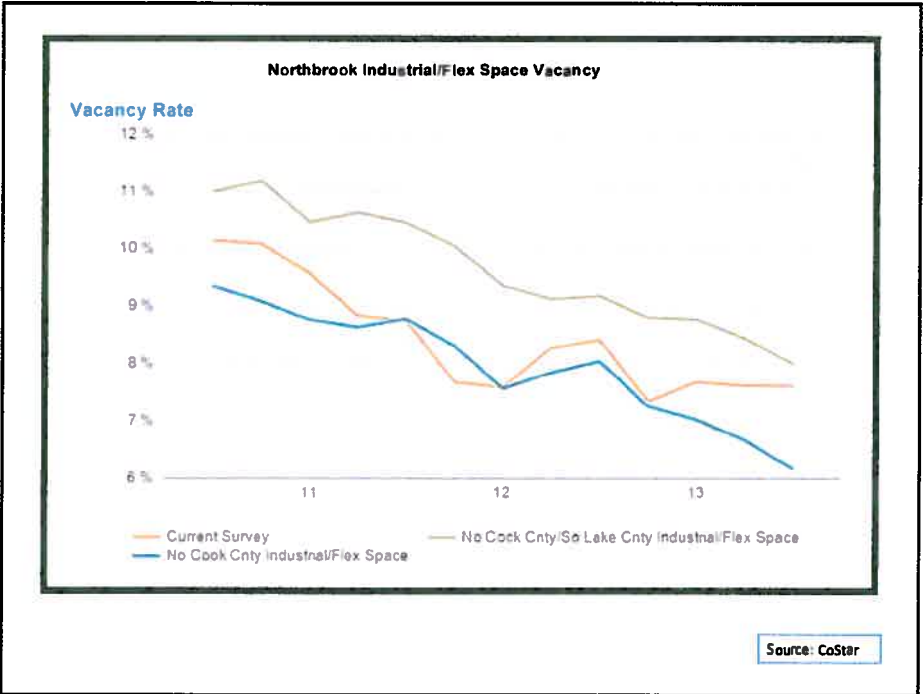


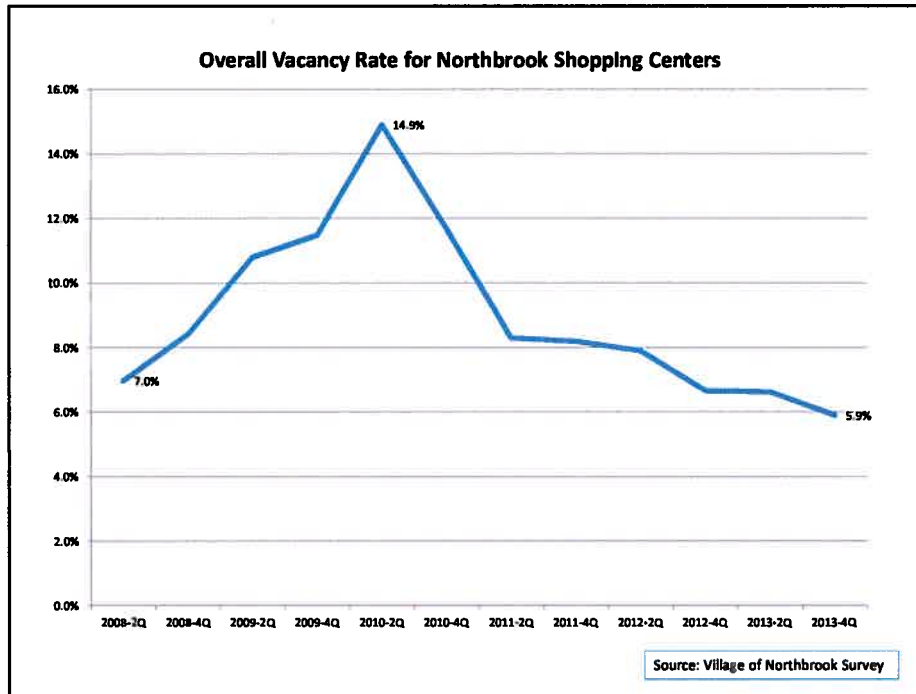
Source: CoStar

### Northbrook Office Vacancy Rate



Source: CoStar





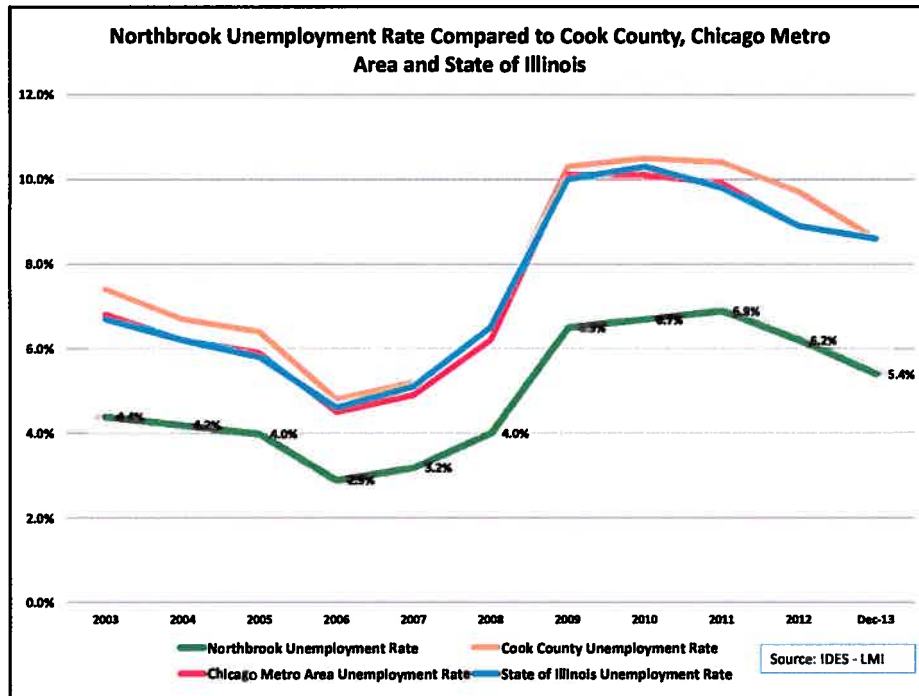
# Northbrook Economic Data

March 2014

- Unemployment Rates







### Unemployment Rate by Area Municipalities Not Seasonally Adjusted

CITIES	Dec-13	Nov-13	Dec-12	Change Over the Month	Change Over the Year
GLENVIEW VILLAGE	5.1	5.2	5.5	-0.1	-0.4
<b>NORTHBROOK VILLAGE</b>	<b>5.4</b>	<b>5.5</b>	<b>6.1</b>	<b>-0.1</b>	<b>-0.7</b>
WILMETTE VILLAGE	5.5	5.7	5.2	-0.2	0.3
ARLINGTON HEIGHTS VILLAGE	5.6	5.7	6.3	-0.1	-0.7
ELMHURST CITY	5.7	5.8	6.0	-0.1	-0.3
MOUNT PROSPECT VILLAGE	5.8	5.7	6.5	0.1	-0.7
SCHAUMBURG VILLAGE	6.0	6.1	6.2	-0.1	-0.2
HOFFMAN ESTATES VILLAGE	6.1	5.9	6.6	0.2	-0.5
MORTON GROVE VILLAGE	6.1	6.4	6.2	-0.3	-0.1
HIGHLAND PARK CITY	6.2	6.3	5.7	-0.1	0.5
EVANSTON CITY	6.3	6.6	6.5	-0.3	-0.2
PALATINE VILLAGE	6.4	6.1	7.0	0.3	-0.6
SKOKIE VILLAGE	6.5	6.7	6.9	-0.2	-0.4
BUFFALO GROVE VILLAGE	6.6	6.8	6.3	-0.2	0.3
NILES VILLAGE	6.8	7.0	6.6	-0.2	0.2
WHEELING VILLAGE	7.1	6.3	7.7	0.8	-0.6
DES PLAINES CITY	8.0	7.4	8.3	0.6	-0.3
CHICAGO CITY	9.5	9.6	9.7	-0.1	-0.2

Source: IDES - LMI

# Northbrook Economic Data

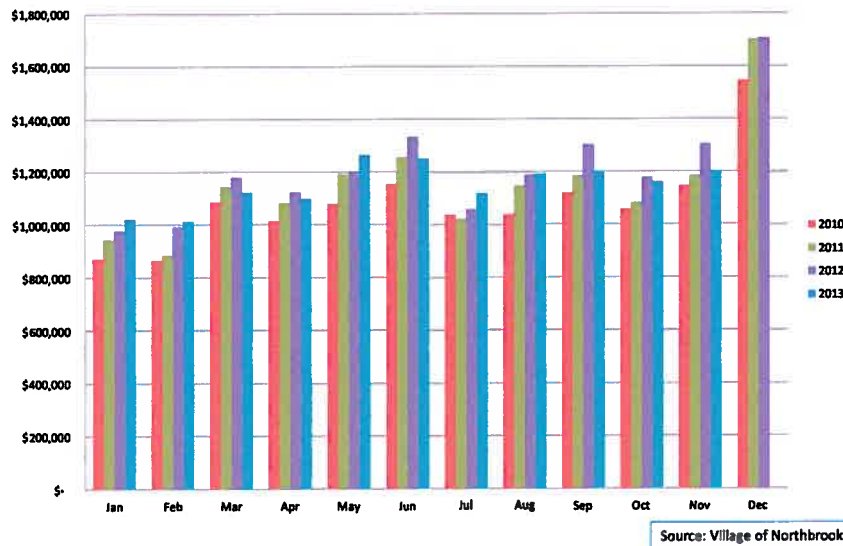
March 2014

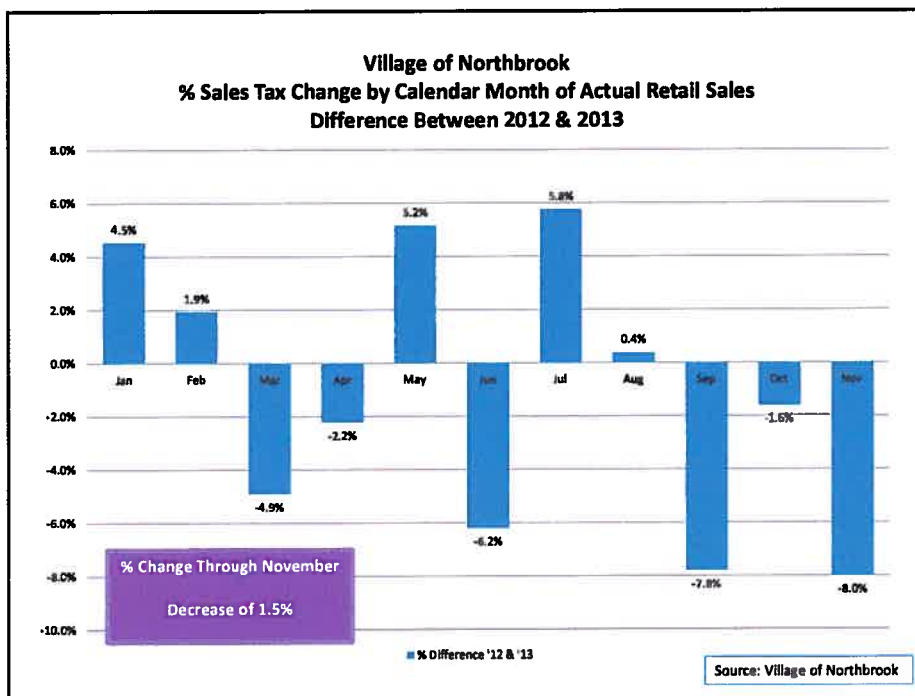
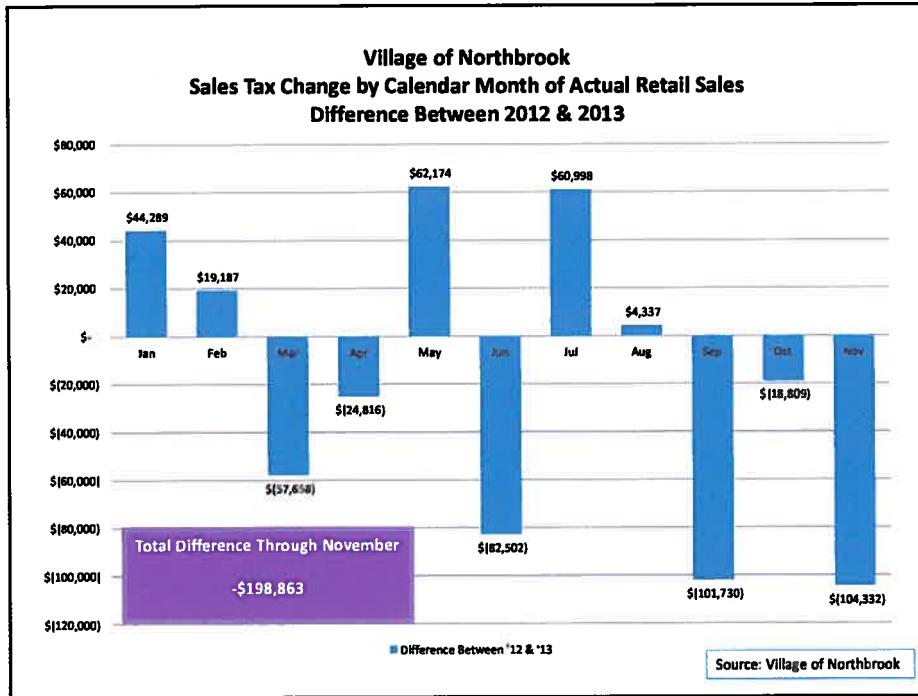
- Local Sales Tax Collections



**NORTHBROOK**  
— North Shore's Forefront for Business —

**Village of Northbrook  
Sales Tax by Calendar Month of Actual Retail Sale  
Through May 2013**





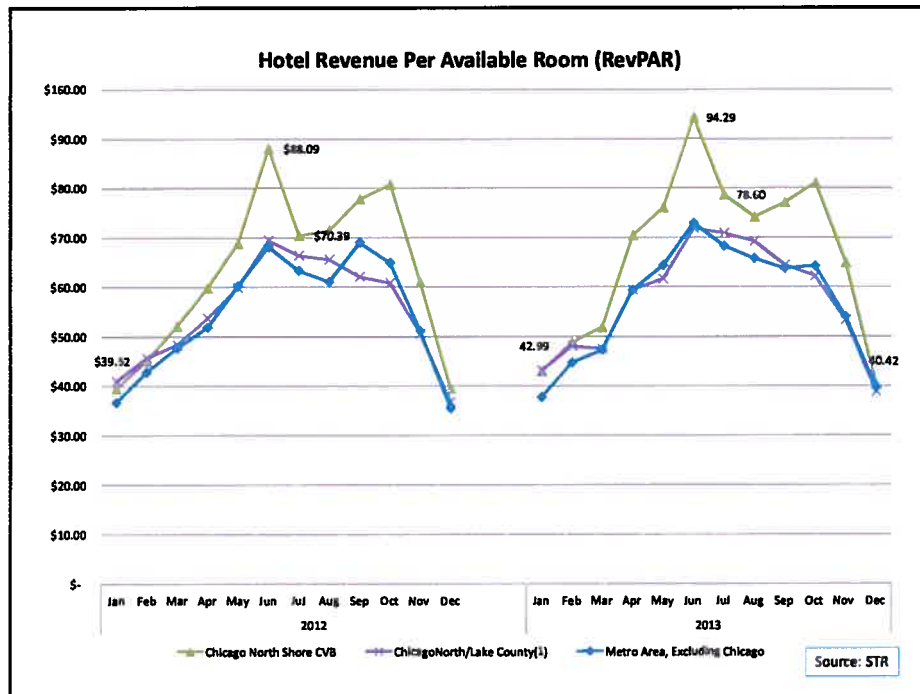
# Northbrook Economic Data

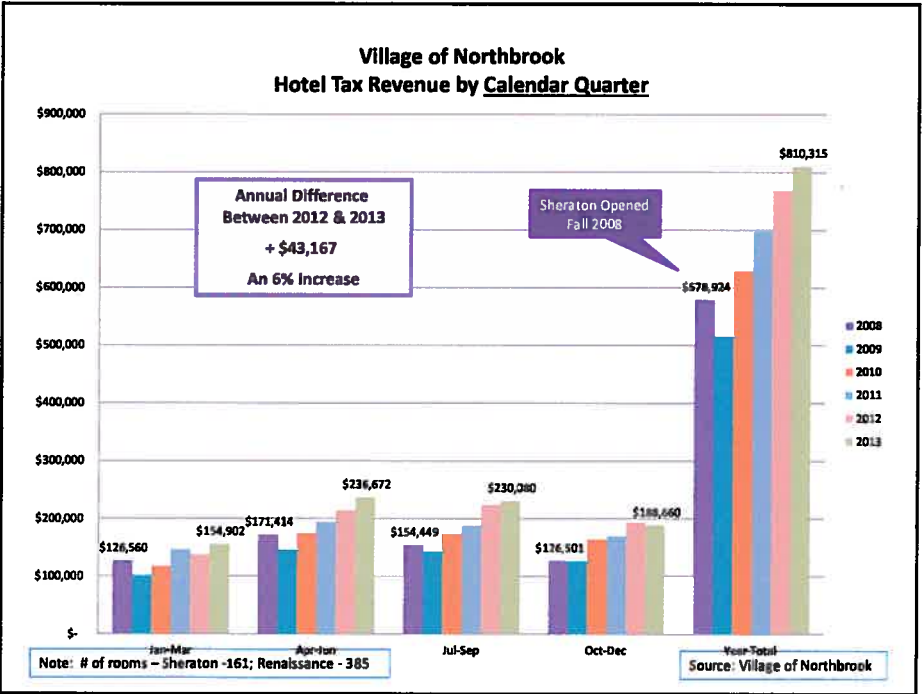
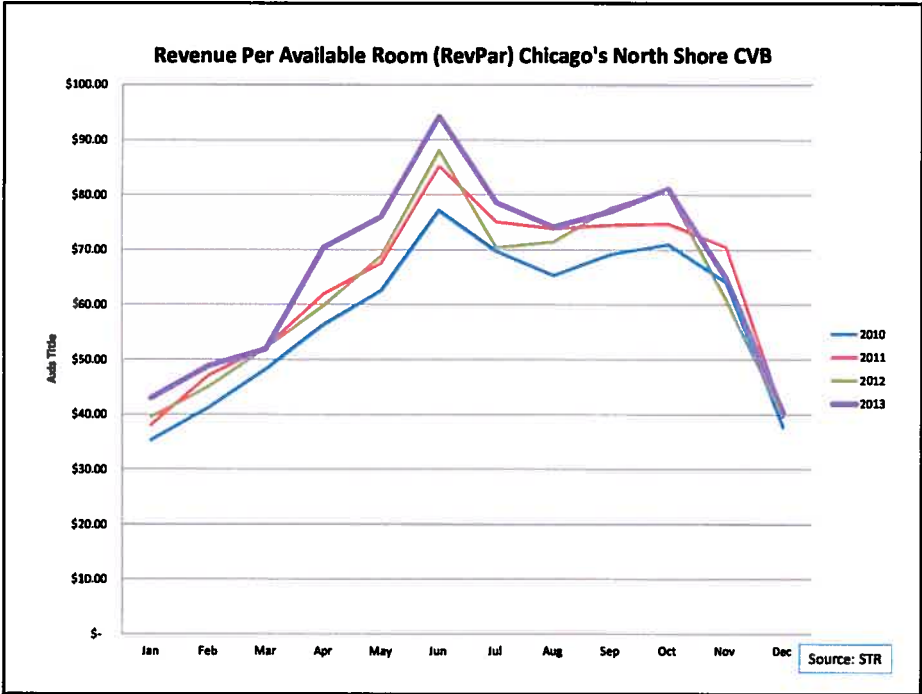
March 2014

- Hotel Market



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# Northbrook Economic Data

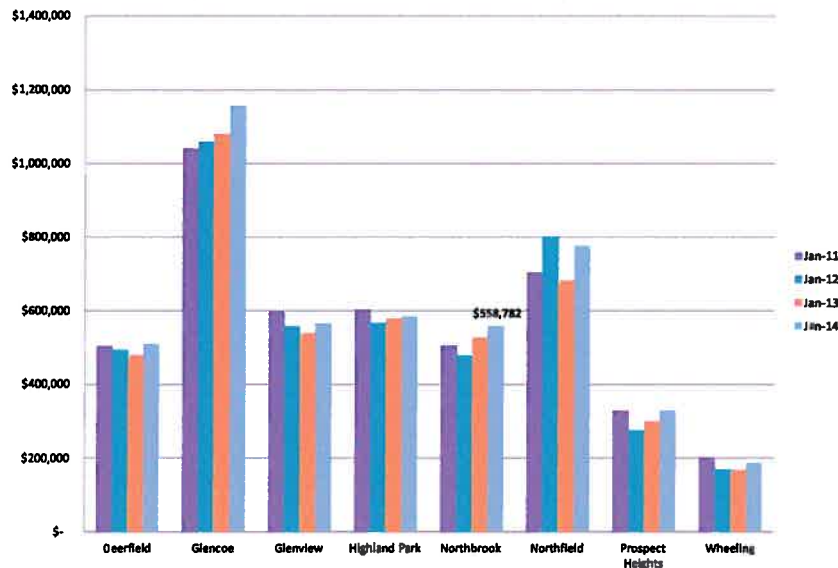
March 2014

- Housing Market

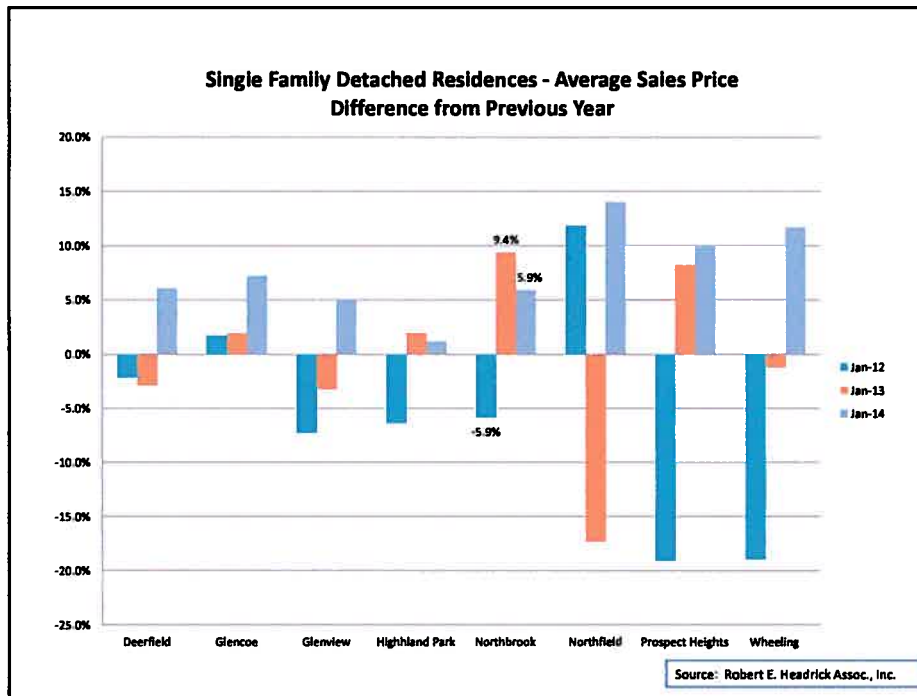


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Single Family Detached Residences - Average Sales Price



Source: Robert E. Headrick Assoc., Inc.



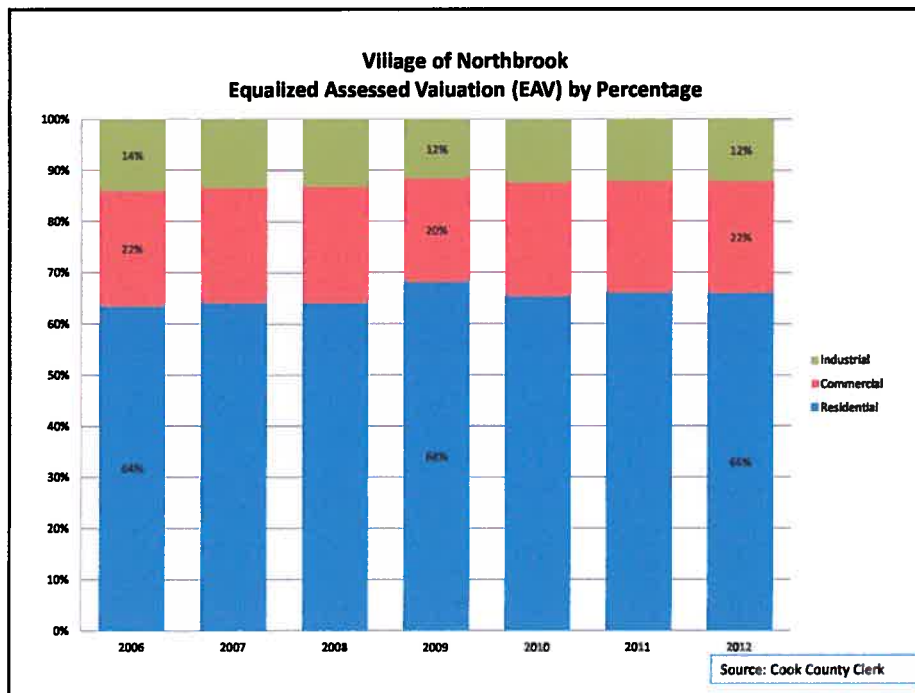
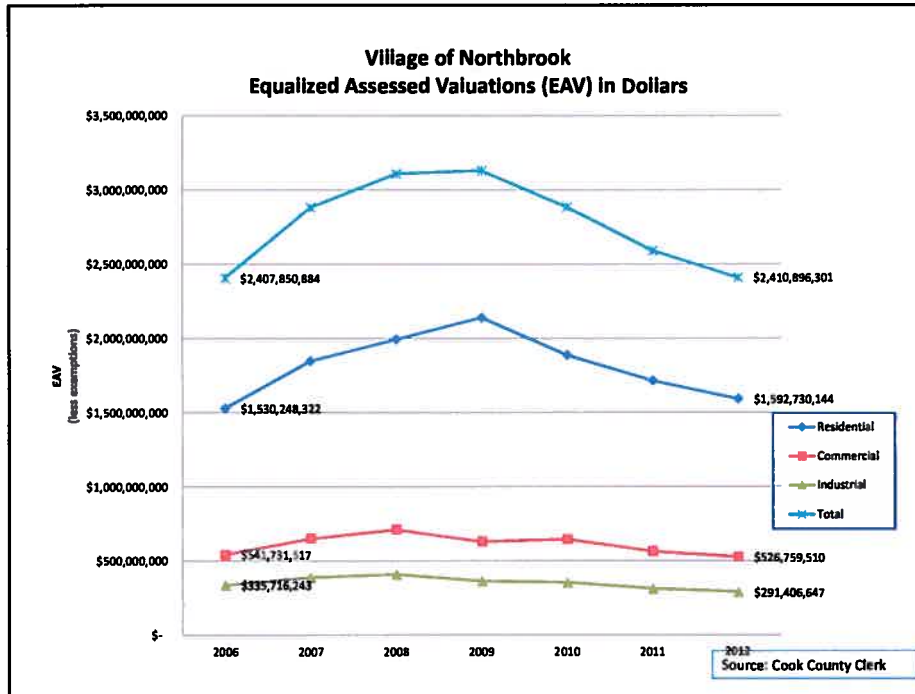
# Northbrook Economic Data

## March 2013

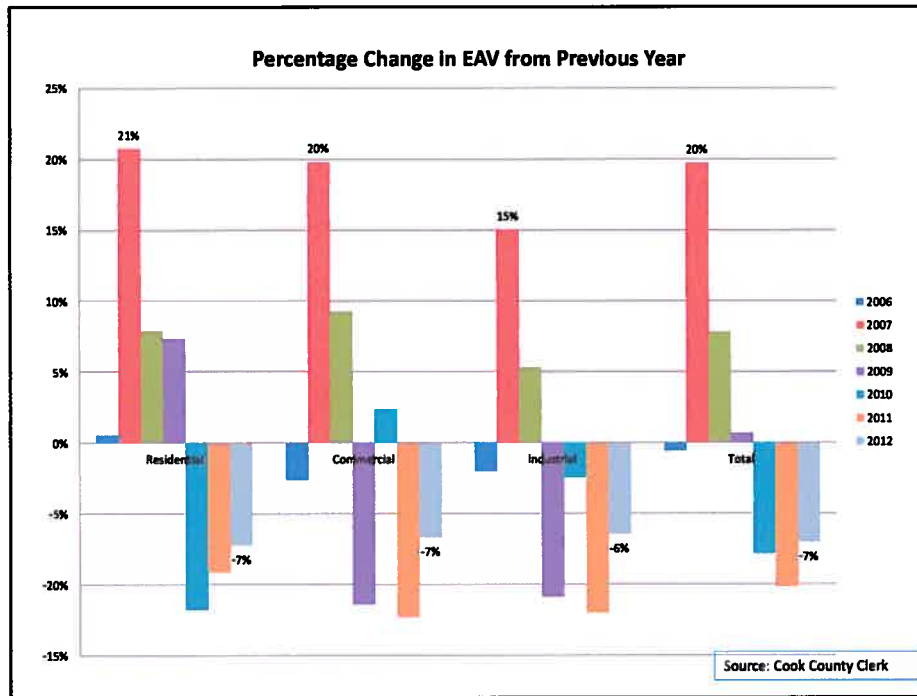
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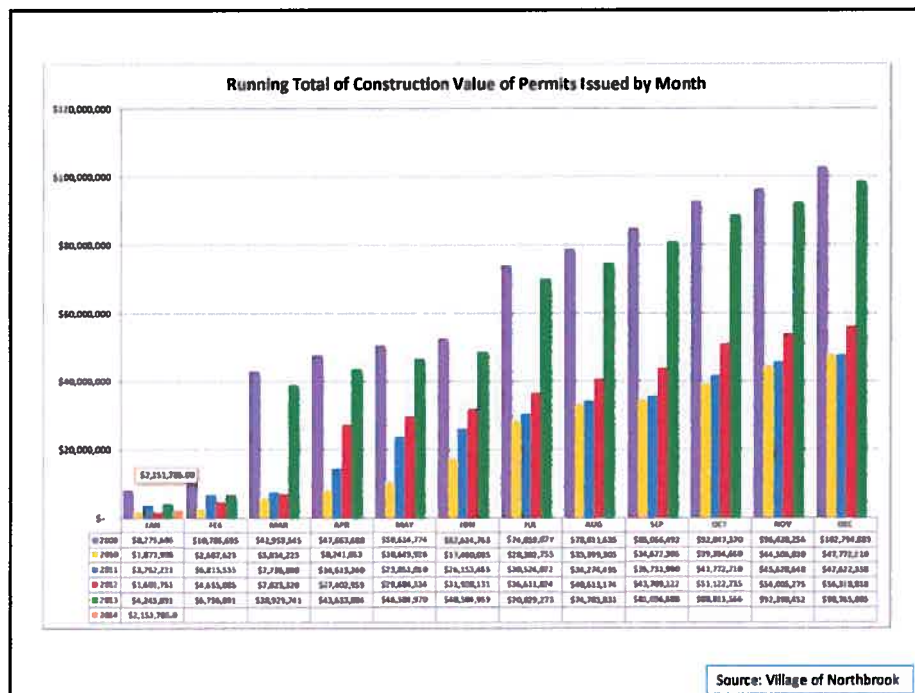
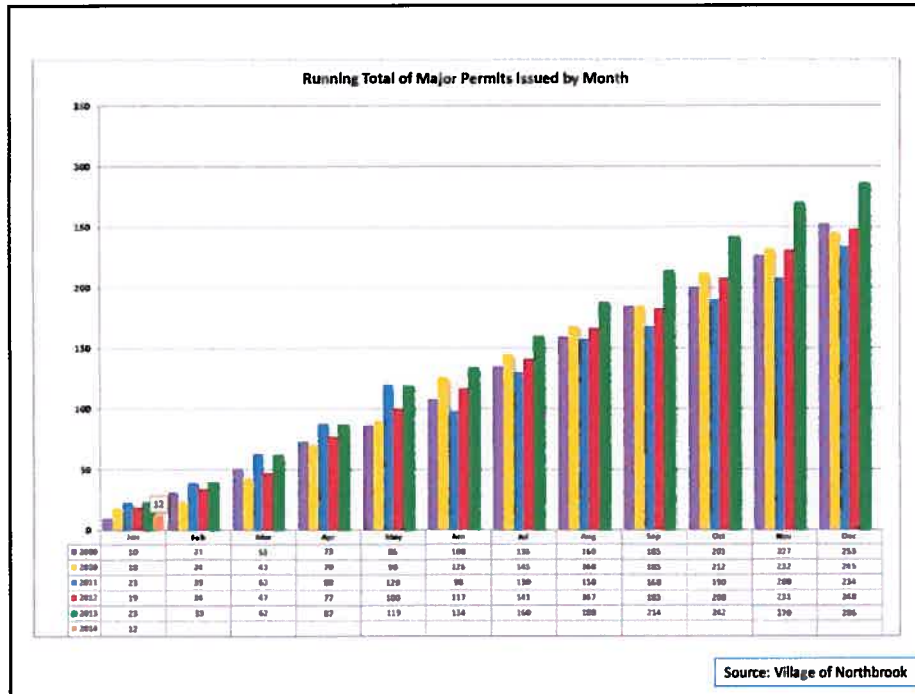
# Northbrook Economic Data

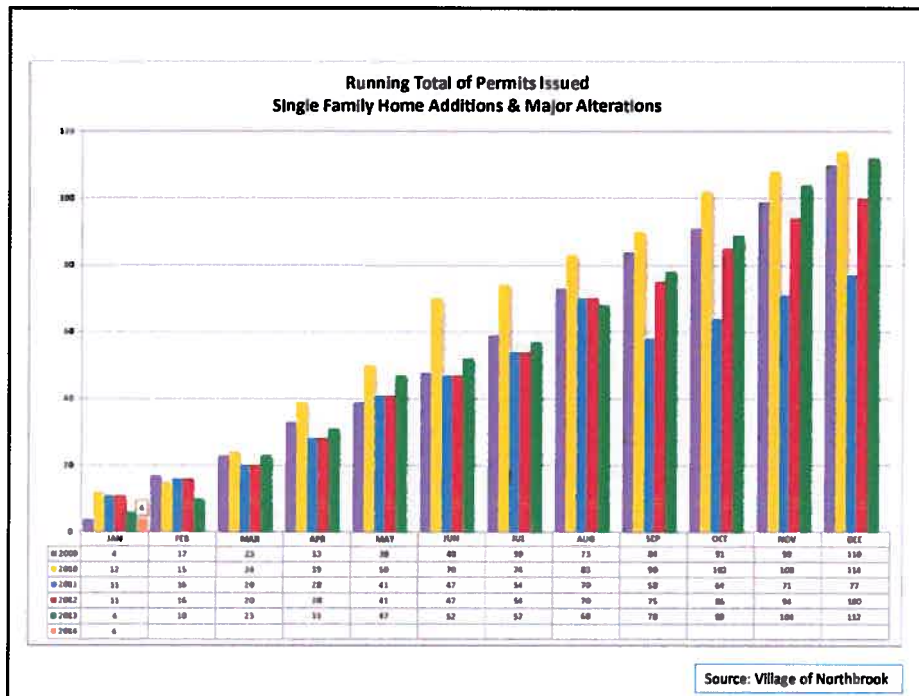
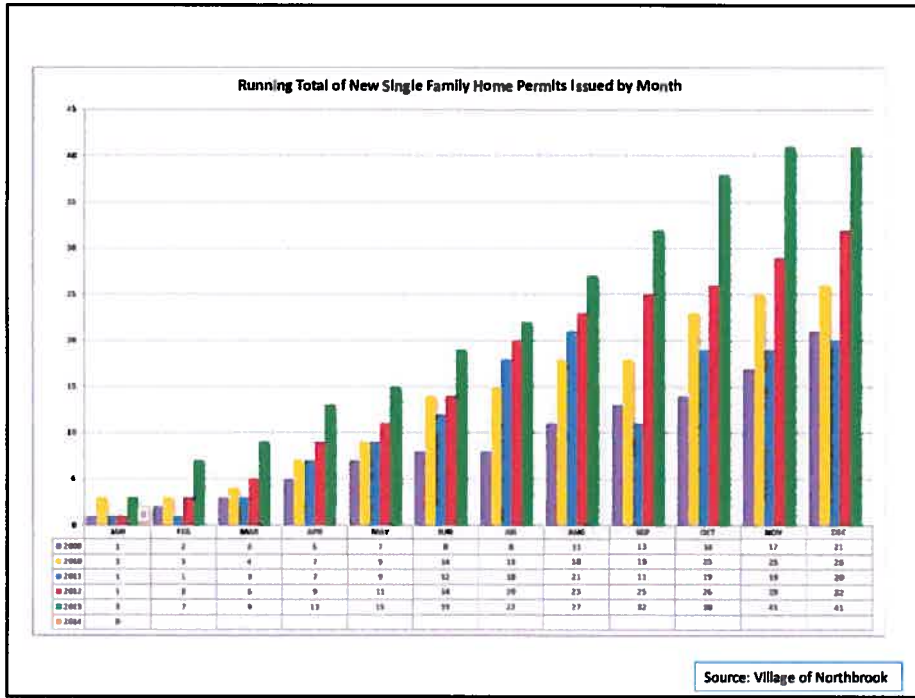
March 2014

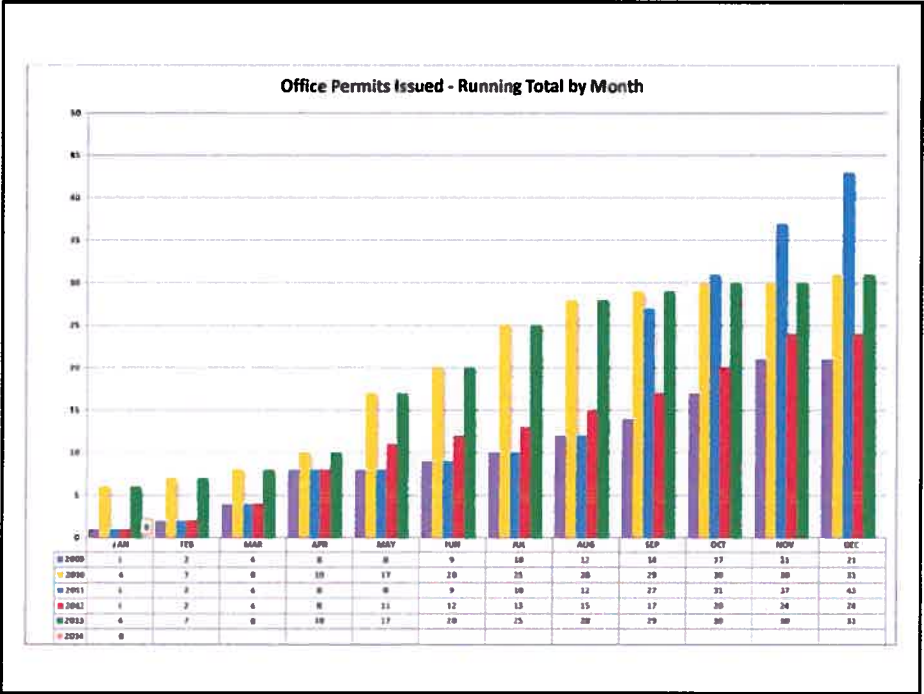
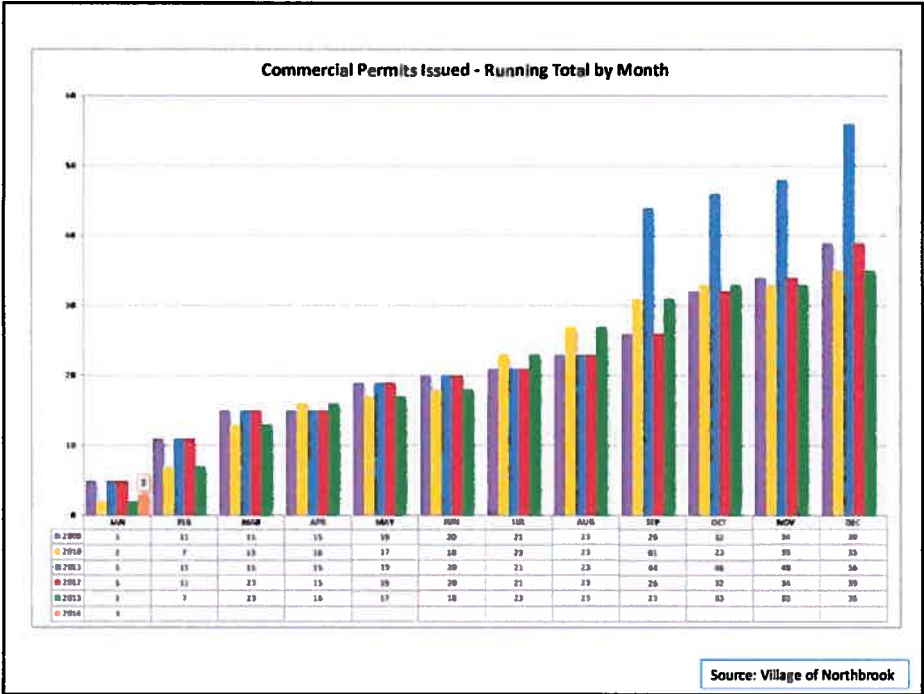
- Building Permits

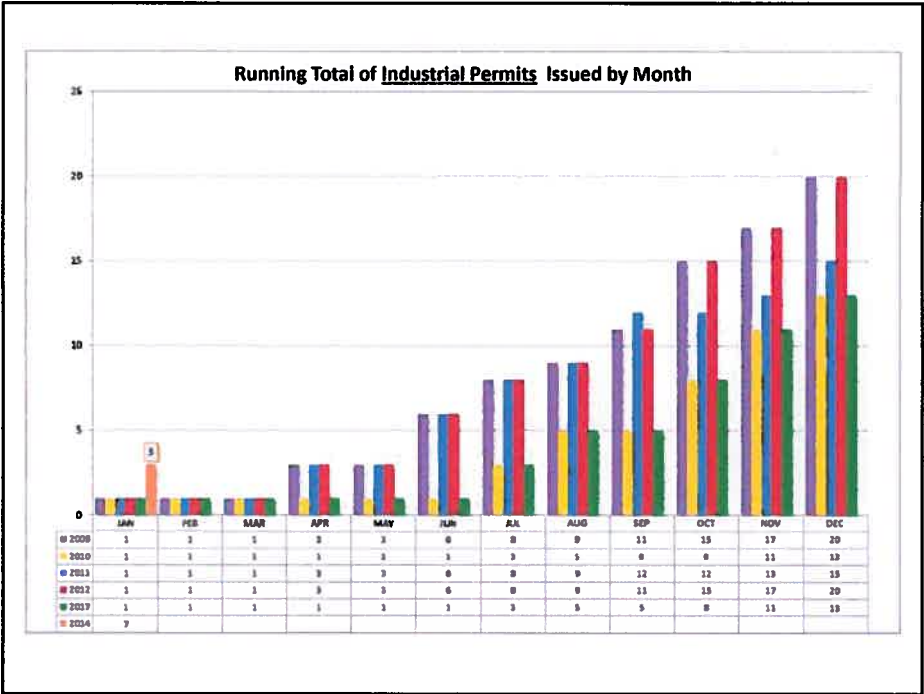


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# Northbrook Economic Data

Prepared by the Village of Northbrook  
 Department of Development & Planning Services



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 North Shore's Preferred for Business

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