

Specification No 18-350053

Advertisement Dates: November 2, 2018, November 9, 2018, November 16, 2018

**BID SOLICITATION
FOR THE SALE OF CPS REAL ESTATE**

REQUIRED FOR USE BY THE DEPARTMENT OF REAL ESTATE

**THREE (3) BOUND COPIES OF THE PROPOSAL (INCLUDING TWO (2)
ORIGINAL SIGNATURE SETS TO BE SWORN TO BEFORE A NOTARY PUBLIC),
ONE (1) UNBOUND REPRODUCIBLE COPY OF THE PROPOSAL,
AND ONE (1) ELECTRONIC PDF COPY ARE TO BE PROVIDED.
ALL BIDS SHALL BE ADDRESSED AND RETURNED TO:**

**Jonathan Maples, Chief Procurement Officer
Department of Procurement
Board of Education of the City of Chicago
42 W. Madison Avenue Chicago, IL 60602**

**BIDS MUST BE RECEIVED NO LATER THAN JANUARY 16, 2019 2:00 P.M.
CENTRAL STANDARD TIME. ALL BIDS MUST BE DELIVERED TO THE
CPS SECURITY DESK ON THE FIRST FLOOR OF 42 W. MADISON CHICAGO, ILLINOIS.
LATE BIDS WILL NOT BE ACCEPTED.**

ISSUED BY THE DEPARTMENT OF PROCUREMENT

**RAHM EMANUEL
MAYOR
CITY OF CHICAGO**

**JANICE K. JACKSON, Ed. D.
CHIEF EXECUTIVE OFFICER
CHICAGO BOARD OF EDUCATION**

**FRANK M. CLARK
PRESIDENT
CHICAGO BOARD OF EDUCATION**

**JONATHAN MAPLES
CHIEF PROCUREMENT OFFICER
CHICAGO BOARD OF EDUCATION**

For current Bid Solicitation/RFP information log in at www.csc.cps.k12.il.us/purchasing

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I. GENERAL INVITATION

General Invitation Information

The Board of Education of the City of Chicago (the "Board") invites the submission of bids for the purchase of real estate from interested parties ("Bidders" or singularly, "Bidder"). This Bid Solicitation includes a cover page, this General Invitation page and Exhibits A, B, C, and D. The Board reserves the right, in its sole discretion, to (i) accept the highest responsible bid(s); (ii) reject any or all bids; or (iii) negotiate separately with the two highest and best among the responsible bidders for any piece of real estate concerning the terms of their offers.

EACH PROPERTY OFFERED FOR SALE (singularly, "PROPERTY" or collectively, "PROPERTIES") PURSUANT TO APPLICABLE LAW (INCLUDING, WITHOUT LIMITATION, 105 ILCS 5/34-21), IS FURTHER DESCRIBED ON THE ATTACHED EXHIBIT A. THE BOARD RESERVES THE RIGHT TO MAKE CHANGES TO EXHIBIT A AS NECESSARY. BIDDERS MAY SUBMIT BIDS FOR MORE THAN ONE PROPERTY; HOWEVER, A SEPARATE BID MUST BE RECEIVED FOR EACH PROPERTY.

THE CITY OF CHICAGO IN TRUST FOR USE OF SCHOOLS AND/OR THE PUBLIC BUILDING COMMISSION OF CHICAGO, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD, WILL CONVEY THE PROPERTIES ON AN "AS IS" BASIS (AS SET FORTH IN THE OFFER TO PURCHASE REAL ESTATE) BY QUIT CLAIM DEED SUBJECT TO ALL MATTERS OF ANY KIND OR NATURE INCLUDING LEASEHOLDS, LICENSES AND THE RESPECTIVE USE RESTRICTIONS SET FORTH ON EXHIBIT A (EXCEPT MATERIAL TITLE DEFECTS PREVENTING CONVEYANCE OF TITLE BY QUIT CLAIM DEED).

EACH PROPERTY SHALL BE SUBJECT TO A USE RESTRICTION AS SET FORTH ON EXHIBIT A. THE BOARD RESERVES THE RIGHT TO MODIFY THE FINAL USE RESTRICTION TO BE INCORPORATED INTO THE DEED FOR EACH PROPERTY TO CONFORM THE USE PROPOSAL SUBMITTED BY THE SUCCESSFUL BIDDER TO BE CONSISTENT WITH THE USE RESTRICTION IN THIS BID SOLICITATION. THE DEED FOR EACH PROPERTY WILL INCLUDE THE USE RESTRICTION, AND TITLE TO EACH PROPERTY WILL REVERT TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THE RESTRICTION IS BREACHED WITHOUT THE BOARD'S CHIEF OPERATING OR CHIEF ADMINISTRATIVE OFFICER'S PRIOR WRITTEN APPROVAL.

Bids shall be submitted in a sealed envelope or package. The outside of the envelope must clearly indicate: (i) that the proposal is for Specification No. **18-350053**; (ii) the address of the property for which the bid is being submitted; (iii) the time and date specified for receipt of Bids (**January 16, 2019 at 2:00 p.m.**) and (iv) the name and address of Bidder. If a bid is sent by mail to the Chief Procurement Officer, and the mail is delayed beyond the date and/or hour set for the bid receipt (thus delaying the bid), the bid will not be considered and will be returned unopened. Bidders shall bear all costs of responding to this Solicitation.

All bids must include the following:

1. Section II, Offer to Purchase Real Estate, with all blanks completed and signed by the Bidder (no other changes permitted).
2. Exhibit B, Economic Disclosure Statement and Three Affidavits, with all blanks completed and signed by the Bidder and notarized (no other changes permitted).
3. Exhibit C, Use Proposal, with all blanks completed by the Bidder (no other changes permitted).
4. Exhibit D, Bidder's Disclosure Form (no other changes permitted, signed and notarized).
5. A certified or cashier's check payable to the Board of Education of the City of Chicago in the amount of ten percent (10%) of the bid, which amount will be returned if the bid is not accepted.
6. If Bidder is not an individual, the following documents to confirm Bidder legally exists and is in good standing: A) If Bidder is an entity required to file with the Illinois Secretary of State ("ISOS"), such as a corporation, limited liability company, limited partnership, or limited liability partnership, a copy of the entity's information from the ISOS website dated on the offer date and showing the exact name of the entity and that it is in good standing; or B) If Bidder is an entity operating under an assumed name that is required to be registered with the Illinois County in which located, as provided in the Assumed Business Name Act (805 ILCS 405.0.01, et. seq.), such as a joint venture, general partnership, or sole proprietorship, a copy of the entity's registration information from the

- Assumed Business Name Registry database of the County in which the entity is registered, dated on the offer date.
7. If the proposed Grantee that will take title to the Property is different from the Bidder (Line J in Section II of this Bid Solicitation), the Bidder shall also submit no later than ten (10) business days after being notified by the Board's Chief Procurement Officer that it is the recommended successful bidder, the following information regarding the proposed Grantee to enable the Board to make a complete and thorough determination regarding the award and sale of the Property to the proposed Bidder and Grantee: A) Names and addresses of all principals of the proposed titleholder entity; B) A complete and executed Exhibit B (Economic Disclosure Statement and Three Affidavits) and a complete and executed Exhibit D (Bidder's Disclosure Form); and the information required in No. 6 above for the proposed Grantee - titleholder entity.
 8. Bidders are encouraged to contact the Local Alderman before they submit a bid for a property.

Downloading Bid

This Bid Solicitation, all attachments, and any clarifications and addenda to this Bid Solicitation are available for download from the Board's website at: <http://cps.edu/procurement/Pages/currentcontracts.aspx>

Addenda

Any revisions of this Bid Solicitation deemed necessary by the Chief Procurement Officer will be made only by an addendum issued by the Department of Procurement prior to the bid due date of this Bid Solicitation. Addenda will be posted on the Department of Procurement website: <http://cps.edu/procurement/Pages/currentcontracts.aspx>. Failure on the part of the Bidder to receive any written addenda will not be grounds for withdrawal of the Bid Solicitation. Oral clarifications offered by any Board employees will not be binding on the Board.

Bidders are responsible for checking the website for clarifications and/or addenda. Note that there may be multiple clarifications and/or addenda. Failure to obtain clarifications and/or addenda from the website shall not relieve Bidders from being bound by additional terms and conditions, the clarifications and/or addenda, if any, or from considering additional information contained therein in preparing their bids. Any harm to a Bidder resulting from such failure shall not be valid grounds for a protest against award(s) made under this Bid Solicitation.

Questions

Questions regarding this Bid Solicitation should be addressed to:

Board of Education of the City of Chicago
Department of Procurement
Jonathan Maples Chief Procurement Officer
Attn: Jennifer Ostafinski, Senior Buyer
42 West Madison Ave., 9th Floor
Chicago, IL 60602
Tel: 773-553-5180
[Email: jaostafinski@cps.edu](mailto:jaostafinski@cps.edu)

For information regarding the properties contact:

CBRE, Inc.
Attn: Mike Nardini (312) 935-1030 or Mitch Adams (312) 935-1469
321 North Clark Street, Suite 3400
Chicago, Illinois 60654
Mike.Nardini@cbre.com or mitch.adams@cbre.com

Ware Realty Group, LLC
Attn: Sarah Ware (312) 376-1448 Ext 101 | (312) 576-8466
1507 East 53rd Street, Suite 800
Chicago, Illinois 60615
sarah@warerealtygroup.com

II. OFFER TO PURCHASE REAL ESTATE

Print or type information in all blanks on this form

Property address: _____

PIN(s): _____

Legal Description: (See Legal Description on Exhibit A for Property attached)

To the President and Members of the Board of Education of the City of Chicago (the "Board"):

- A. The undersigned, _____, ("Bidder") offers to purchase (the "Offer") the above described real estate (the "Property") for the sum of _____ Dollars (\$ _____), and hereby deposits, as earnest money towards the purchase of the Property, the sum of _____ Dollars (\$ _____), which is ten percent (10%) of the offered purchase price, by **Certified or Cashier's Check**, payable to the Board of Education of the City of Chicago.
- B. Bidder agrees that, should the Board accept this Offer, the City of Chicago In Trust For The Use of Schools or the Public Building Commission of Chicago, as legal titleholder of record for the benefit of the Board, will only convey to the Bidder a Quit Claim Deed subject to all matters of any kind or nature (except the material title defects specifically referred to in paragraphs (E) and (F) below), including, without limitation, the following:
1. Existing liens and encumbrances,
 2. Taxes,
 3. Questions of survey,
 4. Special assessments and other charges,
 5. Zoning and building ordinances,
 6. Building lines and building and liquor restrictions,
 7. Existing leases and license agreements,
 8. Party Wall rights and agreements,
 9. Payment of all stamp and transfer taxes by the buyer,
 10. Easements,
 11. Roads and highways, and
 12. All other exceptions and restrictions, including without limitation the Use Restriction set forth on Exhibit A of the Bid Solicitation No. **18-350053**.
- C. Bidder hereby acknowledges that, should the Offer be accepted by the Board, the Offer must then be submitted by the Board to the City Council of the City of Chicago ("City Council") or the Public Building Commission of Chicago ("PBC") for approval. If such approval is not received within 180 days from the date of this offer (the "Approval Period"), either party may declare this offer null and void by providing the other party with written notice of such declaration, unless, however, the Board has duly submitted the Offer to the City Council or PBC and approval is pending, then, at the election of the Board and with written notice to the Bidder, the Approval Period may be extended by 90 days. If the Offer is declared null and void for failure to receive City Council or PBC approval, the earnest money, without interest, shall be returned to Bidder, as Bidder's sole and exclusive remedy.
- D. Bidder agrees that the closing of this transaction and the balance of the purchase price will be paid in the form of a wire transfer or a Certified or Cashier's Check made payable to the Board of Education of the City of Chicago within 14 calendar days after the Board or its attorney advises Bidder of such City Council or PBC approval and within 48 hours after the Board or its attorney advises Bidder that the quit claim deed conveying title is ready for recording.
- E. It is understood by Bidder that, should Bidder be selected by the Board and approved by the City Council or the PBC (if required due to title) as the successful buyer but fail to complete the purchase of the Property for any reason (except solely due

to there being a material defect in the title being conveyed that prevents the conveyance of title by Quit Claim Deed and which defect cannot be corrected by the Board within 30 days after written notice thereof by the Bidder), the earnest money deposited by Bidder shall be retained by the Board as liquidated damages and not as a penalty and thereupon this Offer shall terminate and become null and void. It is also understood by the Bidder that it would be extremely difficult and impractical under the presently known and anticipated facts and circumstances to ascertain and fix actual damages in the event that the Bidder fails to complete the purchase of the Property, and the Bidder agrees that such losses would be substantial and that the funds described above constitute a reasonable estimate of such damages.

- F. It is understood by Bidder that, should a material title defect preventing the conveyance of title by quit claim deed be revealed prior to closing, which defect cannot be corrected by the Board within 30 days as referred to in paragraph (E) above, Bidder shall be entitled to have, as its sole and exclusive remedy, all earnest money refunded in full, without interest, and thereupon this Offer shall terminate and become null and void.
- G. It is understood by Bidder that the Department of Procurement of the Board of Education or its attorney will, if appropriate, notify Bidder in writing of the Board's acceptance of this Offer or, in the alternative, arrange for the return of the funds described in paragraph (A) above.
- H. It is understood by Bidder that, pursuant to applicable statutes (including, without limitation, 105 ILCS 5/34-21), the Board may, in its sole discretion, accept the highest responsible bid, reject any and all bids, or negotiate separately with the two highest and best responsible bidders concerning the terms of their respective offers.
- I. Written notices to Bidder may be served by mail, messenger or facsimile to the following address:

Bidder's Name: _____

Address: _____

Contact Person: _____

Daytime Telephone: _____

Email: _____

Facsimile: _____

The Bidder must be an established legal entity or individual on the date the Bid is submitted*. The Grantee that will be taking title to the Property for the successful bidder may be legally established after the bidder is selected. (See Paragraph S below).

- J. **If selected as the successful bidder, title is to be conveyed to (insert exact name of the Grantee that will appear on quit claim deed for the property to be conveyed):**

Names and addresses of all principals of Bidder* (use additional pages, if necessary):

1. _____
2. _____
3. _____
4. _____
5. _____

*This information must also be shown on the attached Economic Disclosure Statement and Affidavits. Note: Pursuant to 105 ILCS 5/34-21 (d)(3), the Board may not consummate any transaction involving the transfer of real estate or interest therein in which there may be an undisclosed principal.

- K. IT IS UNDERSTOOD BY BIDDER THAT BIDDER HAS HAD ADEQUATE OPPORTUNITY TO INSPECT ALL ASPECTS OF THE PROPERTY AND IS NOT RELYING ON ANY EXPRESS OR IMPLIED PROMISES, GUARANTIES OR OTHER UNDERTAKING OR STATEMENT MADE BY THE BOARD OR ANYONE ACTING OR CLAIMING TO ACT ON BEHALF OF THE BOARD IN PURCHASING THE PROPERTY. THE BOARD HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY, OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, OR CONCERNING (i) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF, FOR ANY AND ALL ACTIVITIES AND USES WHICH BIDDER MAY ELECT TO CONDUCT THEREON, (ii) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, ENCUMBRANCE, RESERVATION, CONDITION, OR OTHERWISE, (iii) THE COMPLIANCE OF THE PROPERTY OR THE OPERATION THEREOF WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY, (iv) ANY ENVIRONMENTAL CONDITIONS WHICH MAY EXIST ON THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE EXISTENCE OR NONEXISTENCE OF ASBESTOS, "HAZARDOUS SUBSTANCES," "HAZARDOUS MATERIALS," "TOXIC SUBSTANCES," OR "SOLID WASTE" AS SUCH TERMS ARE DEFINED IN THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED AND REAUTHORIZATION ACT OF 1986, THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, AND THE HAZARDOUS MATERIALS TRANSPORTATION ACT, AND ANY OTHER FEDERAL, STATE OR LOCAL STATUTES, ORDINANCES, CODES, RULES, REGULATIONS, ORDERS OR DECREES REGULATING, RELATING TO OR IMPOSING LIABILITY OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS, TOXIC OR DANGEROUS WASTE, SUBSTANCE, CHEMICAL OR MATERIAL NOW OR HEREAFTER IN EFFECT, AND IN THE REGULATIONS PROMULGATED PURSUANT TO SUCH LAWS, ALL AS AMENDED (ALL OF THE FOREGOING BEING REFERRED TO AS THE "HAZARDOUS WASTE LAWS"); AND (v) THE FINANCIAL EARNING CAPACITY OR HISTORY OR EXPENSE HISTORY OF THE OPERATION OR MAINTENANCE OF THE PROPERTY. THE CONVEYANCE OF THE PROPERTY IS MADE ON AN "AS-IS/WHERE-IS" BASIS, AND BIDDER EXPRESSLY ACKNOWLEDGES, IN CONSIDERATION OF THE AGREEMENTS OF THE BOARD HEREIN, THE BOARD MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY. BIDDER ACKNOWLEDGES, WARRANTS AND REPRESENTS TO THE BOARD THAT NO REPRESENTATIONS OR WARRANTIES HAVE BEEN MADE BY THE BOARD, ITS AGENTS, BROKERS, OR EMPLOYEES IN ORDER TO INDUCE BIDDER TO ENTER INTO THIS TRANSACTION OTHER THAN AS EXPRESSLY STATED HEREIN. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, BIDDER ACKNOWLEDGES, WARRANTS AND REPRESENTS TO THE BOARD THAT NEITHER THE BOARD NOR THE BOARD'S AGENTS, BROKERS OR EMPLOYEES HAVE MADE ANY REPRESENTATION, WARRANTY OR STATEMENT TO BIDDER CONCERNING THE PROPERTY'S PHYSICAL, STRUCTURAL OR ENVIRONMENTAL CONDITION, INVESTMENT POTENTIAL OR RESALE AT ANY FUTURE DATE, AT A PROFIT OR OTHERWISE, NOR HAS THE BOARD OR THE BOARD'S AGENTS, BROKERS OR EMPLOYEES RENDERED ANY ADVICE OR EXPRESSED ANY OPINION TO BIDDER REGARDING ANY INCOME TAX CONSEQUENCES OF OWNERSHIP OF THE PROPERTY. BIDDER ACKNOWLEDGES ANY REPORTS SUPPLIED OR MADE AVAILABLE BY THE BOARD, WHETHER WRITTEN OR ORAL, OR IN THE FORM OF MAPS, SURVEYS, PLATS, SOIL REPORTS, ASBESTOS, ENGINEERING, ENVIRONMENTAL STUDIES OR ANY OTHER REPORTS PERTAINING TO THE PROPERTY ("REPORTS") WERE DELIVERED TO THE BIDDER ON AN "AS-IS/WHERE-IS" BASIS SOLELY AS A COURTESY AND THE BOARD HAS NEITHER VERIFIED THE ACCURACY OF ANY STATEMENTS OR OTHER INFORMATION THEREIN, NOR ANY METHOD USED TO COMPILE THE REPORTS OR THE QUALIFICATIONS OF THE PERSON(S) PREPARING THE REPORTS AND THE BOARD MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, AS TO THE ACCURACY, COMPLETENESS OR ANY OTHER ASPECT OF ANY OF THE REPORTS.
- L. BIDDER ACKNOWLEDGES THAT, IF THE OFFER IS ACCEPTED BY THE BOARD, THE PROPERTY SHALL BE SUBJECT TO THE USE RESTRICTION DESCRIBED IN EXHIBIT A OF THE BID SOLICITATION ATTACHED HERETO FOR THE PROPERTY. **THE BOARD RESERVES THE RIGHT TO MODIFY THE FINAL USE RESTRICTION TO BE INCORPORATED INTO THE DEED FOR EACH PROPERTY TO CONFORM THE USE PROPOSAL SUBMITTED BY THE SUCCESSFUL BIDDER TO BE CONSISTENT WITH THE USE RESTRICTION IN THIS BID SOLICITATION.**
- M. Bidder represents and warrants that no broker, salesman or finder has been engaged by it in connection with the transaction contemplated by this Offer. If there is any claim for any broker's fee or commission in connection with the negotiation, execution or

consummation of this Offer, the Bidder shall defend, indemnify and save the Board harmless from and against any such claim including, but not limited to court costs and attorneys' fees.

- N. It is understood by Bidder that consummation of this Offer shall be subject to obtaining all necessary approvals and compliance with all applicable laws and policies, including, without limitation, the Board's Code of Ethics (11-0525- PO2) as may be amended from time to time, which policy is incorporated herein by reference as if set forth herein. Bidder shall take all steps necessary to comply with such laws and policies and provide any other information requested by the Board. Without limiting the generality of the foregoing, (a) this offer shall under no circumstances be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former members of the Board during the one year period following expiration or other termination of their terms of office; (b) each party to this offer hereby acknowledges that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Board has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations; and (c) the City of Chicago requires clearance of certain debts owed by the Bidder, its principals, and any related companies to the City of Chicago as a condition precedent to the issuance of the quit claim deed.
- O. The terms and conditions outlined in the General Invitation of the Bid Solicitation Specification No. 18-350053 which are incorporated herein by reference, and this Offer constitute the entire understanding with respect to the Property and, unless specified otherwise herein, no prior agreements, oral or written, between Bidder and the Board shall be of any force and effect.
- P. This Offer shall be binding upon and shall inure to the benefit of Bidder's and the Board's respective heirs, successors, legal representatives, executors, administrators and permitted assigns. The interest of Bidder hereunder may not be assigned or transferred to any other individual or entity without the Board's prior written approval. The Board shall have the right at any time to transfer or assign its interest under this Offer.
- Q. **THE BOARD SHALL HAVE NO OBLIGATION TO DELIVER A TITLE POLICY, SURVEY, TAX (PIN) DIVISION OR ANY OTHER INFORMATION TO BIDDER AND ALL COSTS AND EXPENSES TO OBTAIN SAME SHALL BE THE SOLE RESPONSIBILITY OF BIDDER. THE BOARD'S SOLE OBLIGATION IS TO DELIVER THE QUIT CLAIM DEED TO BIDDER (AND EXECUTE ANY REAL ESTATE TAX DECLARATIONS THAT MAY BE NECESSARY) IN EXCHANGE FOR THE PAYMENT OF THE PURCHASE PRICE. ALL COSTS AND EXPENSES IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY SHALL BE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF BIDDER, INCLUDING, BUT NOT LIMITED TO, TRANSFER TAXES, TITLE FEES, SURVEY, TAX DIVISION AND RECORDING FEES.**
- R. **BIDDER REPRESENTS AND WARRANTS THAT ALL STATEMENTS MADE BY BIDDER IN ITS SUBMISSIONS OF EXHIBIT B (ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVITS) AND EXHIBIT D (BIDDER'S DISCLOSURE FORM) ARE TRUE AND CORRECT AS OF THE DATE OF THE OFFER AND SHALL CONTINUE TO BE TRUE AND CORRECT AS OF THE DATE AND TIME OF CLOSING OF THE SALE OF THE PROPERTY(IES) TO BIDDER OR ITS DESIGNATED GRANTEE(S).**
- S. **IF BIDDER IS AWARDED THE BID AND IT HAS DESIGNATED ANOTHER ENTITY OR PARTY TO TAKE TITLE TO THE PROPERTY IN SUBPART J OF THIS OFFER TO PURCHASE REAL ESTATE THEN BIDDER AGREES THAT IT SHALL SUBMIT, NO LATER THAN TEN (10) BUSINESS DAYS AFTER NOTICE OF THE AWARD: A) THE NAMES AND ADDRESSES OF ALL PRINCIPALS OF THE PROPOSED ENTITY TO TAKE TITLE; B) AN EXHIBIT B (ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVITS) AND AN EXHIBIT D (BIDDER'S DISCLOSURE FORM) FOR THE PROPOSED TITLEHOLDER ENTITY (COLLECTIVELY THE "SUPPLEMENTAL DISCLOSURE STATEMENTS"); AND C) A COPY OF THAT ENTITY'S INFORMATION FROM THE ILLINOIS SECRETARY OF STATE WEBSITE OR THE ASSUMED BUSINESS NAME REGISTRY FOR THE COUNTY IN WHICH THE ENTITY IS REGISTERED, AS APPLICABLE, DATED ON THE SUBMISSION DATE AND SHOWING THAT ENTITY EXISTS (AND IS IN GOOD STANDING, IF APPLICABLE).**

BIDDER REPRESENTS AND WARRANTS THAT ALL STATEMENTS MADE IN THE SUPPLEMENTAL DISCLOSURE STATEMENTS SHALL BE TRUE AND CORRECT AS OF THE DATE OF THEIR SUBMISSION TO THE BOARD AND SHALL CONTINUE TO BE TRUE AND CORRECT AS OF THE DATE AND TIME OF CLOSING OF THE SALE OF THE PROPERTY(IES) TO BIDDER OR ITS DESIGNATED GRANTEE(S).

BIDDER'S SIGNATURE

Respectfully submitted this _____ day of _____, 201__.

Bidder: _____

By: _____

Print: _____

Title: _____

ACCEPTANCE BY BOARD OF EDUCATION OF THE CITY OF CHICAGO

Accepted this _____ day of _____, 201__.

By: _____
Frank M. Clark, President

Board Report No.: _____

Approved as to legal form:

Attest: _____
Estela G. Beltran, Secretary

Joseph T. Moriarty, General Counsel

By: _____
Chief Executive Officer

EXHIBIT A

LIST OF PROPERTIES THE CHICAGO BOARD OF EDUCATION RESERVES THE RIGHT TO CORRECT ADDRESSES, LEGAL DESCRIPTIONS, PINS AND TO MODIFY USE RESTRICTIONS AS NECESSARY

No.	PROPERTY	ADDRESS	PIN NOS.
1.	VACANT LAND (FORMER WASHBURNE TRADE SCHOOL SITE)	3100 S. KEDZIE AVENUE	16-35-201-012
2.	VACANT LAND	1418 S. KEDZIE AVENUE	16-23-221-036
3.	VACANT LAND	6717-23 S. WOOD STREET	20-19-404-009 20-19-404-010 20-19-404-011 20-19-404-012 20-19-404-013 20-19-404-014 20-19-404-036 20-19-404-041 20-19-404-042
4.	VACANT LAND	627 N. HARDING AVENUE	16-11-111-005 16-11-111-044 16-11-111-045 16-11-111-046
5.	VACANT LAND	2901 E. 101 ST STREET	26-07-163-001
6.	VACANT LAND	9318 S. CHAMPLAIN	25-03-431-023
7.	VACANT LAND	13311 S. BURLEY	26-31-227-005

EXHIBIT A

PROPERTY OFFERED FOR SALE

THE BOARD RESERVES THE RIGHT TO MAKE CHANGES AS NECESSARY.

MINIMUM BID: \$1,125,000.00

PROPERTY: FORMER WASHBURNE TRADE SCHOOL SITE

ADDRESS: 3100 S. KEDZIE AVE. CHICAGO, IL 60623 (SOUTHWEST CORNER OF 31ST STREET AND KEDZIE AVE.)

PIN No.: 16-35-201-012

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION WHICH IS 747.76 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 528.12 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 30.00 FEET TO A POINT WHICH IS 777.76 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 528.12 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 99.85 FEET TO A POINT WHICH IS 777.76 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 627.97 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 34.89 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 43.88 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 35.37 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 32.15 FEET TO A POINT WHICH IS 848.02 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 704.00 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTHWESTERLY, A DISTANCE OF 10.19 FEET TO A POINT WHICH IS 858.02 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 705.28 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH, A DISTANCE OF 29.26 FEET TO A POINT WHICH IS 887.28 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 705.90 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 6.00 FEET TO A POINT; THENCE NORTH A DISTANCE OF 9.80 FEET TO A POINT WHICH IS 897.08 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 711.87 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTHWESTERLY ALONG A CURVE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 796.14 FEET, A DISTANCE OF 109.69 FEET TO A POINT WHICH IS 924.23 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 818.08 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTHWESTERLY, A DISTANCE OF 106.35 FEET TO A POINT WHICH IS 957.60 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 919.08 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 54.12 FEET TO A POINT ON A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 35 AND RUNNING THROUGH A POINT ON SAID NORTH LINE WHICH IS 974.06 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH ALONG SAID PERPENDICULAR LINE 242.32 FEET TO A LINE DRAWN 133.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 35; THENCE WEST ALONG SAID PARALLEL LINE 97.42 FEET TO LINE DRAWN 57.00 FEET (BY RECTANGULAR MEASURE) EAST OF AND PARALLEL WITH THE EAST FACE OF AN EXISTING BUILDING; THENCE NORTH 0 DEGREES 13 MINUTES 01 SECONDS EAST ALONG SAID PARALLEL LINE 133.00 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 35; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 1071.98 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 586.59 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE NORTH 33 FEET AND THE EAST 33 FEET THEREOF, TAKEN FOR STREETS, EXCEPTING THEREFROM THE CORNER CONVEYED TO THE CITY OF CHICAGO FOR STREET PURPOSES ON FEBRUARY 25, 1974 AND RECORDED AS DOCUMENT NO. 22636686, SUBJECT HOWEVER, TO THE FOLLOWING: (A) PERPETUAL EASEMENT FOR A SANITARY DISTRICT OF CHICAGO SEWER BY GRANT RECORDED AS DOCUMENT NO. 10012620 AND BY GRANT RECORDED AS DOCUMENT NO. 10048604; AND (B) LICENSE TO AIR REDUCTION SALES COMPANY TO CONNECT WITH AND TO

USE GRANTOR'S SEWER SYSTEM GRANTED IN INSTRUMENT RECORDED AS DOCUMENT NO. 12332291 AND DOCUMENT NO. 12332292.

AREA = 470,812.8 SQUARE FEET OR 10.80837 ACRES

USE RESTRICTION:

ALL OR A PART OF THE PROPERTY MUST BE USED FOR ONE OR MORE OF THE FOLLOWING PURPOSES AND BE CONSISTENT WITH INSTITUTIONAL BUSINESS PLAN DEVELOPMENT No. 1221, INCLUDING ANY AMENDMENTS:

- (1) HOSPITAL;
- (2) MEDICAL SERVICES AND OFFICES AND RELATED USES;
- (3) RETAIL;
- (4) RESIDENTIAL;
- (5) EDUCATIONAL USES (EXCEPT NO K-12 CHARTER SCHOOLS ARE PERMITTED);
- (6) CAREER AND VOCATIONAL TRAINING;
- (7) PARKING; AND
- (8) COMMUNITY RECREATIONAL SPACE.

THE PROPERTY MAY NOT BE USED AS A K-12 CHARTER SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER FOR THE BENEFIT OF THE CHICAGO BOARD OF EDUCATION ("BOARD") IF THIS RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OR CHIEF ADMINISTRATIVE OFFICER.

THE GRANTEE OR ITS SUCCESSORS AND/OR ASSIGNS, MUST ENROLL THE SUBJECT PROPERTY IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ("IEPA") VOLUNTARY SITE REMEDIATION PROGRAM ("SRP") AND OBTAIN A COMPREHENSIVE "NO FURTHER REMEDIATION LETTER" ("NFR") FOR THE SUBJECT PROPERTY WITHIN FIVE YEARS OF THE DATE OF THE DEED. THE FIVE YEAR DEADLINE MAY BE EXTENDED BY THE CHIEF OPERATING OFFICER OR THE CHIEF ADMINISTRATIVE OFFICER OF THE BOARD FOR AN ADDITIONAL 18 MONTHS PROVIDED THE PURCHASER/GRAZTEE IS IN THE PROCESS OF REMEDIATING THE PROPERTY AND HAS EXERCISED DUE DILIGENCE TO TIMELY OBTAIN THE NFR. THE NO FURTHER REMEDIATION LETTER SHALL **INCLUDE** THE BOARD OF EDUCATION OF THE CITY OF CHICAGO AS AN ADDITIONAL PROTECTED PARTY.

THE PROPERTY IS BEING SOLD IN "AS IS-WHERE IS" CONDITION. THE GRANTEE AND PURCHASER SHALL AGREE TO INDEMNIFY AND HOLD THE BOARD OF EDUCATION HARMLESS AND TO RELEASE AND DISCHARGE THE BOARD FROM ANY AND ALL LIABILITY, IF ANY, WITH RESPECT TO THE PROPERTY'S PHYSICAL AND ENVIRONMENTAL CONDITION. THE BOARD SHALL NOT BE RESPONSIBLE FOR THE COST OF REMEDIATION OR COST FOR OBTAINING A NO FURTHER REMEDIATION LETTER FROM THE IEPA.

EXHIBIT A

PROPERTY OFFERED FOR SALE

THE BOARD RESERVES RIGHT TO MAKE CHANGES AS NECESSARY

PROPERTY: VACANT LAND

ADDRESSES: 1418 S. KEDZIE AVENUE

PIN: 16-23-221-036-0000

LEGAL DESCRIPTION:

LOTS 25 TO 28, INCLUSIVE, IN SHERMAN AND WALTER'S SUBDIVISION OF BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHEAST QUARTER AND THAT PART OF EAST HALF OF THE SOUTHEAST QUARTER (LYING NORTH OF CENTER LINE OF OGDEN AVENUE) OF SECTION 23 TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

USE RESTRICTION:

THE PROPERTY MAY NOT BE USED AS A K-12 CHARTER SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THIS USE RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OR CHIEF ADMINISTRATIVE OFFICER.

GRANTEE MUST ALSO OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE CITY OF CHICAGO WITHIN FOUR YEARS OF THE DATE OF THE DEED.

EXHIBIT A

**PROPERTY OFFERED FOR SALE
THE BOARD RESERVES RIGHT TO MAKE CHANGES AS NECESSARY**

PROPERTY: VACANT LAND

ADDRESSES: 6717-23 S. WOOD STREET

PINs: 20-19-404-009-0000
20-19-404-010-0000
20-19-404-011-0000
20-19-404-012-0000
20-19-404-013-0000
20-19-404-014-0000
20-19-404-036-0000
20-19-404-041-0000
20-19-404-042-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOT K (AND THE WEST 1/2 OF THE VACATED 16 FOOT ALLEY LYING EAST OF AND ADJOINING LOT K) IN THE SUBDIVISION OF LOTS 42 TO 48 INCLUSIVE IN BLOCK 13, LOTS 1 TO 7 AND LOTS 42 TO 48 INCLUSIVE IN BLOCKS 14 AND 15, LOTS 1 TO 7 INCLUSIVE AND LOTS 18 TO 24 INCLUSIVE IN BLOCK 16, LOTS 18 TO 31 INCLUSIVE IN BLOCKS 9, 10 AND 11, LOTS 1 TO 7 AND LOTS 42 TO 48 INCLUSIVE IN BLOCK 6, 7 AND 8, LOTS 18 TO 31 INCLUSIVE IN BLOCKS 1, 2 AND 3, AND LOTS 25 TO 31 INCLUSIVE IN BLOCK 4, ALL IN E.O. LANPHERE'S ADDITION TO ENGLEWOOD, BEING A SUBDIVISION OF BLOCKS 1 TO 15 INCLUSIVE AND THE NORTH 1/2 OF BLOCK 16 IN SEA'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO PARCEL 2:

LOTS 13, 14, 15, 16 AND 17 IN BLOCK 16 (AND THE WEST 1/2 OF THE VACATED 16 FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 13 THROUGH 17, BOTH INCLUSIVE) IN E.O. LANPHERE'S ADDITION TO ENGLEWOOD, AFORESAID ALSO

ALSO PARCEL 3:

LOTS 17, 18, 19, 20, 21, 22, 23 AND 24 IN CUMMING'S AND FOREMAN'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 16 IN GEORGE SEA'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

USE RESTRICTION:

THE PROPERTY MAY NOT BE USED AS A K-12 CHARTER SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THIS USE RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OR CHIEF ADMINISTRATIVE OFFICER.

GRANTEE MUST ALSO OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE CITY OF CHICAGO WITHIN FOUR YEARS OF THE DATE OF THE DEED.

EXHIBIT A

PROPERTY OFFERED FOR SALE

THE BOARD RESERVES RIGHT TO MAKE CHANGES AS NECESSARY

PROPERTY: VACANT LAND

ADDRESSES: 627 N. HARDING AVENUE

PINs: 16-11-111-005-0000
16-11-111-044-0000
16-11-111-045-0000
16-11-111-046-0000

LEGAL DESCRIPTION:

LOTS 31 TO 42 IN BLOCK 6 IN FITCH'S SUBDIVISION OF BLOCKS 5, 6, AND 11 IN F. HARDING'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

USE RESTRICTION:

THE PROPERTY MAY NOT BE USED AS A K-12 CHARTER SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THIS USE RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OR CHIEF ADMINISTRATIVE OFFICER.

GRANTEE MUST ALSO OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE CITY OF CHICAGO WITHIN FOUR YEARS OF THE DATE OF THE DEED.

EXHIBIT A

PROPERTY OFFERED FOR SALE

THE BOARD RESERVES RIGHT TO MAKE CHANGES AS NECESSARY

PROPERTY: VACANT LAND

ADDRESSES: 2901 E. 101ST STREET

PIN: 26-07-163-001-0000

LEGAL DESCRIPTION:

LOTS 39 TO 46 BOTH INCLUSIVE IN BLOCK 16 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH 3/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

USE RESTRICTION:

THE PROPERTY MAY NOT BE USED AS A K-12 CHARTER SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THIS USE RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OR CHIEF ADMINISTRATIVE OFFICER.

GRANTEE MUST ALSO OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE CITY OF CHICAGO WITHIN FOUR YEARS OF THE DATE OF THE DEED

**EXHIBIT A
PROPERTY OFFERED FOR SALE
THE BOARD RESERVES RIGHT TO MAKE CHANGES AS NECESSARY**

PROPERTY: VACANT LAND

ADDRESSES: 9318 S. CHAMPLAIN

PIN: 25-03-431-023-0000

LEGAL DESCRIPTION:

LOTS 1 TO 5 INCLUSIVE IN BLOCK 7 IN BURNSIDE A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 3 AND THE SOUTH 1/4 OF THE WEST 1/2 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 1/2 OF THE 16 FEET VACATED ALLEY LYING SOUTH AND ADJOINING ABOVE DESCRIBED LOTS IN COOK COUNTY, ILLINOIS.

USE RESTRICTION:

THE PROPERTY MAY NOT BE USED AS A K-12 CHARTER SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THIS USE RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OR CHIEF ADMINISTRATIVE OFFICER.

GRANTEE MUST ALSO OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE CITY OF CHICAGO WITHIN FOUR YEARS OF THE DATE OF THE DEED

EXHIBIT A
PROPERTY OFFERED FOR SALE
THE BOARD RESERVES RIGHT TO MAKE CHANGES AS NECESSARY

PROPERTY: VACANT LAND

ADDRESS: 13311 S. BURLEY, CHICAGO

PIN: 26-31-227-005-0000

LEGAL DESCRIPTION:

LOT 5 IN BLOCK 10 IN HEGEWISCH SUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

USE RESTRICTION:

THE PROPERTY MAY NOT BE USED AS A K-12 CHARTER SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THIS USE RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OR CHIEF ADMINISTRATIVE OFFICER.

GRANTEE MUST ALSO OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE CITY OF CHICAGO WITHIN FOUR YEARS OF THE DATE OF THE DEED

EXHIBIT B

ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVITS – attached
Print or type information in all blanks on this form

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

SECTION I -- GENERAL INFORMATION

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

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

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

OR

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

B. Business address of the Disclosing Party: _____

C. Telephone: _____ Fax: _____ Email: _____

D. Name of contact person: _____

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

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

G. Which City agency or department is requesting this EDS? _____

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

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

- Yes No Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name	Title

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none,

state "None."

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

Name	Business Address	Percentage Interest in the Applicant

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

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

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

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

Does any City elected official or, to the best of the Disclosing Party=s knowledge after reasonable inquiry, any City elected official=s spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party? Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (<u>indicate whether paid or estimated.</u>) NOTE: “hourly rate” or “t.b.d.” is not an acceptable response.
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(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:
 - a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
 - b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
 - c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
 - d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
 - e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
5. Certifications (5), (6) and (7) concern:
 - the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise;
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any “controlling person” [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any “sister agency”; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article’s permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management (“SAM”).

10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

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

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

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

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

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

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)
 is is not

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

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

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

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

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

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

Yes

No

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

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name	Business Address	Nature of Financial Interest
------	------------------	------------------------------

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No Reports not required

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

Yes No

If you checked ANo@ to question (1) or (2) above, please provide an explanation:

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

CERTIFICATION

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

(Print or type exact legal name of Disclosing Party)

By: _____
(Sign here)

(Print or type name of person signing)

(Print or type title of person signing)

Signed and sworn to before me on (date) _____,

at _____ County, _____ (state).

Notary Public

Commission expires: _____

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

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

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

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

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

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

Yes

No

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

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes

No

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

Yes
exchange.

No

The Applicant is not publicly traded on any

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

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

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

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

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

Yes

No

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

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

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

- I. Provide a schedule and anticipated time table for any construction work, renovations and/or improvements to the Property, including conditions to starting or completing the work such as funding, rezoning and permits.

- J. Describe the number and type of local jobs and employment opportunities generated by the proposed use, including apprenticeships and vocational training for students.

- K. Identify and describe any after school programs or social service programs that will be provided at the Property, the days, hours and number of persons who will be served, costs and expenses for providing the services and if the services will be provided at no cost or at a reduced fee.

- L. Describe or attach any additional information or plans to support your proposed use and bid for the Property as well as funding, knowledge and experience to successfully complete the project and operate, maintain and sustain the Property.

EXHIBIT D

BIDDER'S DISCLOSURE FORM ATTACHED

DEPARTMENT OF PROCUREMENT
42 W Madison Street * Chicago, Illinois 60602 * Telephone: 773-553-2280
www.cps.edu/procurement

Jonathan Maples
Chief Procurement Officer

REAL ESTATE BIDDER'S DISCLOSURE FORM
INSTRUCTIONS

1. Every Bidder submitting a bid or proposal to the Board of Education of the City of Chicago ("Board") for the purchase of Board real estate must complete and return a Bidder's Disclosure Form.
2. The Bidder's Disclosure Form must be complete and notarized. Failure to complete all parts of the Bidder's Disclosure Form will make a bid non-responsive and not eligible for award consideration.
3. In the event the Bidder is a joint venture, the joint venture and each of the joint venture partners must submit a complete Bidder's Disclosure Form.
4. If the Bidder is fully or partially owned by one or more legal entities, each legal entity must submit a complete Bidder's Disclosure Form.
5. This Bidder's Disclosure Form need only be filed with the Department of Procurement on a yearly basis. Any future bid or proposal submitted by the Bidder need only reference its previous submittal, the specification /contract number and the date the form was submitted.
6. Any changes in organizational structure, ownership, ethics compliance or any other material change of the Bidder shall require submission of an amended form within five (5) working days of the change which shall be submitted to the Department of Procurement citing the contract number, if applicable, and any such change shall be subject to Board approval.
7. Providing any false, incomplete or inaccurate information in the Bidder's Disclosure Form will make a bid non-responsive and not eligible for award consideration and may result in fines, penalties and/or debarment from bidding on contracts for a period of up to three (3) years.
8. The Board policies referenced in the Bidder's Disclosure Form, including the Ethics Policy and Debarment Policy are available upon request.

BIDDER'S DISCLOSURE FORM

Specification/Contract Number: _____

Bidder Name: _____

Bidder Address: _____

City: _____ State: _____ Zip Code _____

List all other Addresses of Bidder: _____

Assumed Name, if any: _____

Contact Person: _____

Bidder's Phone: _____

Bidder's Fax: _____

Bidder's Email: _____

Business Start Date: _____

Description of Business Operations: _____

Bidder's Federal Employer I.D. #: _____

The undersigned _____, as _____
(Name) (Title)

and on behalf of _____
("Bidder"),

on _____ certifies that all the information above is true and correct.
(Date)

A. DISCLOSURE OF OWNERSHIP INTEREST

All Bidders shall provide the following information with their bid or proposal. If the question is not applicable, answer with "NA." If the answer is none, please answer "none."

- | | | |
|-----------------------------|--|---|
| Bidder is a:
(check one) | <input type="checkbox"/> For Profit Corporation | <input type="checkbox"/> Individual |
| | <input type="checkbox"/> Partnership | <input type="checkbox"/> Sole Proprietor/Agent |
| | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Not-For-Profit Corporation |
| | <input type="checkbox"/> Joint Venture | <input type="checkbox"/> Land Trust |
| | | <input type="checkbox"/> Other: ____ |

SECTION II. PARTNERSHIPS/LIMITED LIABILITY COMPANIES

- a. If the Bidder is a partnership or limited liability company indicate the name, address and ownership interest of each partner or member. Please identify the general partners for limited partnerships and managing members for limited liability companies.

Name (Print or Type)	Address	Ownership Interest
----------------------	---------	--------------------

SECTION III. JOINT VENTURES

- a. If the Bidder is a joint venture indicate the name, address and ownership interest of each partner. Please attach a copy of the fully executed joint venture agreement.

Name (Print or Type)	Address	Ownership Interest
----------------------	---------	--------------------

SECTION IV. SOLE PROPRIETORSHIPS / AGENTS

- a. If the Bidder is a sole proprietor / agent, is the Bidder acting in any representative capacity on behalf of any beneficiary? YES () NO (). If "YES" complete items b and c of this Section.

- b. If the sole proprietorship is held by an agent(s) or a nominee(s), indicate the name, address of the principal(s) for the agent or nominee holding such interest.

Name (s) of Principal (s) (Print or Type)	Address
---	---------

- c. If the interest of a spouse or any party is constructively controlled by another person or legal entity indicate the name, address of such person or entity processing such control and the relationship under which such control is being or maybe exercised:

Name (s) of Principal (s) (Print or Type)	Address	Relationship
---	---------	--------------

SECTION V. NOT-FOR-PROFIT ORGANIZATIONS

- a. Granted Authority to Operate in the State of _____
- b. Authorized to operate in the State of Illinois Yes () No () (Attach Certificate of Authority/Grant of Authority of Rights)
- c. Is the organization a 501(c) organization? Yes () If yes, type: _____ No ()

d. List below the names of all **Officers** of Organization (or Attach List):

Name (Print or Type)	Title (Print or Type)	Address
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e. List below the names of all **Directors** of Organization (or Attach List):

Name (Print or Type)	Title (Print or Type)	Address
----------------------	-----------------------	---------

SECTION VI. LAND TRUSTS, BUSINESS TRUST, ESTATES & OTHER ENTITIES

If the Bidder is a land trust, business trust, estate or other similar commercial or legal entity, indicate the name, address and ownership interest of any representative or entity holding legal title as well as each beneficiary in whose behalf title is held.

Name (Print or Type)	Address	Ownership Interest
----------------------	---------	--------------------

B. ETHICS CODE

The Bidder acknowledges that it is familiar with the Board's Code of Ethics (11-0525-P02) adopted May 25, 2011, as amended from time to time. (http://cps.edu/About_CPS/Policies_and_guidelines/Pages/Ethics.aspx)

- _____ 1. To its knowledge, the Bidder is in compliance.
- _____ 2. To its knowledge, the Bidder is **not** in compliance. If so explain why.

Does any individual who is required to be identified (including Part A, Sections 1 through 6 of this form) have any family member (or member of his or her household) who is a current or former (within the last 12 months) employee of the Board, Board Member, or Local School Council Member? (An "Employee" means any Person working for the Board as an officer, teacher, principal, assistant principal, certified administrator, educational support personnel, or miscellaneous employee, regardless of classification and regardless of whether employed on a full-time or part-time basis).

YES _____ NO _____

If "Yes," please provide the name of such person, and explain briefly the relationship and the circumstances below:

C. GIFTS TO BOARD MEMBERS, BOARD EMPLOYEES OR LOCAL SCHOOL COUNCIL MEMBERS:

The following is a complete list of all gifts that the Bidder has given or caused to be given, at any time during the last 12 months to a Board employee, Board Member or Local School Council member and the name of the recipient.

D. BIDDER CERTIFICATION

The Bidder certifies that the following is true and correct:

1. The Bidder, or any affiliated entity of the Bidder, or any official, agent or employee of the Bidder, has not, during the period of five years prior to the date of execution of this Bidder's Disclosure Form:
 - a. Bribe or attempted to bribe, or been convicted of bribery or attempting to bribe a public officer or employee of the Board of Education of the City of Chicago, the State of Illinois, any agency of the federal government or any state or local government in the United States (if an officer or employee, in that officer's or employee's official capacity); or
 - b. Agreed or colluded, or convicted of agreeing or colluding with, between or among bidders or prospective bidders in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
 - c. Made an admission of guilt of such conduct described in Section 1(a) and (b) above, which is a matter of record but has not been prosecuted for such conduct.
2. The Bidder or any agent, partner, employee or officer of the Bidder is not barred from contracting with any unit of state or local government as a result of engaging in or being convicted of bid-rigging in violation of Section 3 of Article 33E of the Illinois Criminal Code of 1961, as amended (720 ILCS 5/33E-3), or any similar offense of any state of the United States which contains the same elements as the offense of bid-rigging during a period of five years prior to the date of submittal of this Bidder's Disclosure Form.
3. The Bidder or any agent, partner, employee, or officer of the Bidder is not barred from contracting with any unit of state or local government as a result of engaging in or being convicted of bid-rotating in violation of Section 4 of Article 33E of the Illinois Criminal Code of 1961, as amended (720 ILCS 5/33E-4), or any similar offense of any state of the United States which contains the same elements as the offense of bid-rotating during a period of five years prior to the date of submittal of this Bidder's Disclosure Form.

4. **Certification Regarding Suspension and Debarment**

The Bidder certifies to the best of its knowledge and belief, that it and its principals:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from any Federal, State or Local department or agency, including the Board of Education;
- b. Have not within a five year period preceding the Contract been convicted of or had a civil judgment rendered against them for: the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, Local including the Board of Education) transaction or contract under a public transaction; a violation of Federal or State antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local including the Board of Education) with commission of any of the offenses enumerated in Section D(4) (b) above; and
- d. Have not within a five year period preceding the Contract had one or more public transactions (Federal, State, and Local – including the Board of Education) terminated for cause or default.

5. **Anti-Collusion**

The Bidder, its agents, officers or employees have not directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with this Bidder's Disclosure Form.

6. **Punishment**

A Bidder who makes a false statement, material to Section D of this Bidder's Disclosure Form, commits a class 3 felony 720 ILCS 5/33E-11(b).

INCORPORATION INTO BOARD REPORT/CONTRACT DOCUMENT

The above certifications shall become part of any Board Report and/or Contract awarded to the Bidder or entered into during the year that this Bidder's Disclosure Form is in effect. Further, the Bidder shall comply with these certifications during the term or performance of any Board Report and/or Contract awarded to the Bidder, and any extension thereof.

ATTESTATION CLAUSE

Under penalty of perjury, I certify that I am authorized to execute this Bidder's Disclosure Form on behalf of the Bidder set forth on page 1, that I have personal knowledge of all the certifications made herein and that the same are true. Furthermore, that I have examined this Bidder's Disclosure Form and the answers are true and correct. I have not knowingly omitted any information requested. I understand that records and documents may be requested by the Board to verify the information provided in this Bidder's Disclosure Form. I understand that the Inspector General of the Board has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations. I agree to pay all costs, fees and other expenses deemed necessary in connection with any investigation by the Inspector General or the Board, including but not limited to financial audits, credit reports and criminal background checks. I understand that the Board may rely on the information provided herein. I understand that providing any false, incomplete or inaccurate information in this Bidder's Disclosure Form shall make a bid non-responsive and not eligible for award consideration and may result in fines, penalties and/or debarment from bidding on Contracts for a period of up to three years. I understand and acknowledge the Board's Debarment Policy (08-1217-PO1) adopted December 17, 2008. I understand that providing any false, incomplete or inaccurate information constitutes an event of default under the Contract and may result in termination of the Contract. I understand and agree to pay all costs, fees, expenses, including attorney fees, in connection with any legal action or criminal prosecution as a result of providing false, incomplete or inaccurate information in this Bidder's Disclosure Form.

Signature of Authorized Officer or Individual

Name of Authorized Officer or Individual (Print or Type)

Title

Date

State of _____

County of _____

Signed and sworn to before me this _____ day of _____, 2018.

My commission expires:

Notary Public Signature