

CONTENTS

1. Introduction and Standards/Financial Capability
2. Development Team and Schedule
3. Legal Description/Ownership and Authority
4. Site Plans/Engineering/Turning Exhibits
5. Architecture/Shadow Study
6. Landscape Plan
7. Zoning Relief
8. Environmental Report (Executive Summary)
9. Market Study
10. Economic Impact Study
11. Summary of Neighborhood Meetings
12. Noise Study
13. Traffic Study (without Appendix)
14. Photometric/Fixture Plan
15. Surveys

APPLICATION FOR PLANNED DEVELOPMENT

Standards for Review

The Applicant, Kaufman Jacobs LLC, is requesting approval of a Planned Development to permit the development of a 125 unit senior care community (assisted living) on a 1.45 acre site at the northwest corner of Harlem and Chicago Avenues, the details of which are presented in the pages that follow. The proposed project will be an asset to the Village and fulfill a residential and societal need that is not currently accommodated in the Village. The development will also satisfy the Standards for Review as set forth in Chapter 19 of the Village Code, as more specifically set forth below.

A. Comprehensive Plan.

The Village Comprehensive Plan was adopted as of November, 2003, and has not been updated since. The plan addresses the then current uses and future development focusing on commercial, institutional, recreational and residential uses, with emphasis on specific areas, districts and "corridors". The uses at the subject location are noted (commercial and residential) but the area is not otherwise specifically addressed.

Most relevant to this proposal is the fact that the Plan does not mention the need for residential senior care, which since 2003 has, percentage wise, become the most rapidly expanding segment of residential housing and, because of an aging population and increased life spans, shows little sign of diminishing demand.

Notwithstanding the omission of senior care as a subject specifically addressed in the Plan, the need for such facilities have been discussed and recognized by both staff and the lay leadership of the Village. Such facilities will accommodate both local aging residents who do not want to leave the community in which they feel most comfortable, and younger residents who want to relocate aging parents or other relatives to a more proximate, comfortable living environment.

In light of the foregoing, it can be said that the approval of this project would be a *de facto* and much needed update to the Plan.

Finally, it should be noted that the major portion of the subject property is a commercial district and has been developed for various uses over the years, including the current TCF bank. The bank site and the gas station on the southeast corner are small parcels within an overwhelmingly residential environment, and the proposed community would represent a more compatible residential transition from the adjacent single family homes on the north and west to the more intense residential use to the south.

B. Public Health and Safety.

The development and operation of the project will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare of the residents. The facility will be a benefit to the health and welfare of the community by providing sheltered care for aging members of the Village and aging relatives of Village residents.

C. Use and Enjoyment.

The proposed use will not diminish the use and enjoyment of other property in the vicinity. The facility will not produce significant pedestrian or vehicular traffic, noise or otherwise intrude on neighboring residential uses and will be less impacting than some commercial uses permitted under the current zoning classification.

D. Surrounding Development

The proposed use will have little or no impact on the redevelopment or improvement of surrounding properties.

E. Property Values.

The proposed development will not diminish property values. Replacing the current commercial use with a \$45,000,000.00 residential project of this nature will not adversely impact the neighboring properties.

F. Utilities, Etc.

Adequate utilities, police and fire service, road access and other necessary facilities exist to service the proposed use. Proper drainage will be provided as shown in the proposed Preliminary Engineering Plans.

G. Ingress and Egress.

The existing means of ingress and egress to the current use will be modified per the Site Plan to eliminate three curb-cuts on Harlem Avenue and otherwise provide vehicular and pedestrian access that is more suitable and safe for the proposed use.

H. Consistent with Character.

The proposed use of multi-family residential with assisted and memory care services is consistent with the character of the Village in that the proposed

building sits amongst both residential and non-residential uses. The neighborhood to the west is primarily comprised of single-family residential, while the existing fabric to the north and to the south is a mix of single-family and multi-family residential along with commercial and institutional uses. Additionally, the use of multi-family residential for an aging population is one consistent with the demographics of the Village, which is comprised with persons of all ages including seniors and those with needs of the services provided by the proposed applicant.

I. Resources.

The project will have no effect on any historical or cultural resources.

J. Design.

The design of the proposed building is strongly rooted in the fabric of the neighborhood and community through its placement on the property and its architectural expression. The proposed 4-story building sits along Harlem Ave. and along Chicago Ave., maximizing the setbacks from the residential properties to the west and to the north. Portions of the building facing the residential to the west are further reduced in height, which in turn minimizes or eliminates the early morning shadows cast onto those neighboring properties garages and backyards. The north and west perimeters of the property are landscaped with strategically placed trees so as to maximize the benefits of those natural landscape elements, including screening portions of the proposed building, providing shade during summer months, and creating year-round visual appeal. The architectural expression is inspired by the surrounding "Early Prairie Style" context in its composition and use of materials. The proposed building is comprised of a three-story brick base with punched windows set into a richly detailed masonry wall. The top floor is slightly setback and comprised of detailed light-toned (simulated) wood panels. The building is capped by a low-pitched hip roof with deep overhangs, much in keeping with the architectural character found throughout the Village.

K. Safety.

The design of the proposed project promotes a safe and comfortable pedestrian environment through its placement of pedestrian connections to the Village sidewalk system and within the site. The main pedestrian entry is connected to the calmer and more "residential in nature" Chicago Ave. setting, with a sidewalk extending from the public sidewalk through a protected porte-cochere that is separate from the on-site vehicular movement. Emergency egress from the building is clearly defined and directly tied to the on-site sidewalk system, leading to the public walkway. The visibility of the pedestrian crosswalk along the Harlem Ave. vehicular entry is maximized by substantial ground level openings, providing clear view between pedestrians and exiting vehicles.

L. Applicant's Capacity.

The Applicant and its venture partners have the capacity, both financial and technical, to complete all elements of the proposed project and has made or will make prior to the issuance of permits, adequate provisions to guarantee the development of buffers, landscaping and other improvements, integrated or incidental, to the proposed project.

M. Economic Viability.

As supported by the Market and Economic Impact studies presented by the Applicant, the proposed project is economically viable and will not impose a burden upon the Village's services or tax base. The project when completed will generate approximately \$450 -500,000.00 in real estate taxes annually, and will further benefit the Village by providing a service currently available in the Village.

N. General.

The proposed project will meet the objectives and other requirements set forth in Chapter 19 of the Village Code.

FINANCIAL CAPABILITY

SENIOR LIFESTYLE CORPORATION

Senior Lifestyle ("SLC") is a Chicago based developer and full service operator and owner of high quality seniors housing communities. SLC was founded by William B. Kaplan and James B. Klutznick in 1985 and currently operates approximately 19,000 residential units, with communities located in 27 states across the country. As the seventh largest seniors housing manager in the nation, SLC has established a significant presence in the industry with a reputation for providing the highest quality housing and related services for seniors. Throughout its 33 year history, SLC has grown through both development and acquisitions. This growth includes the successful development of 55 seniors housing communities aggregating more than \$983 million of total development costs. SLC currently manages a portfolio with annual revenue of approximately \$750 million, and having an aggregate asset value of approximately \$4.0 billion. Its diverse stable of institutional financial partners allows SLC the ability to execute complex transactions of any size.

KAUFMAN JACOBS LLC

KJ is a family owned and operated real estate investment company established in 1947. The Company is based in Chicago, but owns and operates properties throughout the United States. Its current portfolio consists of approximately 2.8 million square feet of developed properties valued at more than \$400,000,000. Product types include office, industrial, retail and senior communities. Most recently, KJ and SLC have joined forces to develop several high end senior care communities

WINTRUST BANK

August 9, 2018

Kaufman Jacobs LLC
Attn: Mr. Robert Saunders
30 West Monroe Street, Suite 17033
Chicago, IL 60603

RE: Proposed Seniors Housing project in River Forest, IL

Dear Mr. Saunders,

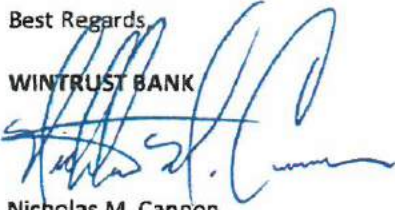
Thank you for considering Wintrust Bank as your capital partner with respect to the construction loan financing for your proposed seniors housing project in River Forest, Illinois with an approximate full cost budget of \$50 million.

Based on our longstanding relationship with Kaufman Jacobs, including acquisition and construction financing for several properties and, in particular, financing the construction of your seniors housing community opening soon in Park Ridge, we would be eager to further review the River Forest project with you and provide construction financing for that project. We look forward to continuing our banking relationship together and discussing further as your plans for this project evolve.

This letter is not meant to be binding on the parties now or at any time in the future. No legally binding obligation will be created until a definitive agreement is reached, formal credit approval is received and execution of loan documentation customary for a transaction of this nature is received.

Best Regards,

WINTRUST BANK



Nicholas M. Cannon
Group Senior Vice President
231 South LaSalle Street, Suite 200
Chicago, Illinois 60604

Senior Care Community – NWC Harlem and Chicago Avenues

Development Team

Applicant:

Kaufman Jacobs
300 West Monroe St. Suite 1700
Chicago, IL 60603
Attn: Lee Winter
847. 772-3003
lee@kaufmanjacobs.com

Operator:

Senior Lifestyle Corporation
303 East Wacker Drive Suite 2400
Chicago, IL 60601
Attn: Bob Gawronski
312. 673-4376
rgawronski@seniorlifestyle.com

Architects:

OKW Architects
600 West Jackson Suite 250
Chicago, IL 60661
Attn: Mike Fitzgerald
312.798-7706
mfitzgerald@okwarchitects.com

Engineers:

V3 Companies
7325 Janes Ave
Woodridge, IL 60517
Attn: Brad Prischman
630. 724-9200
bradprischman@v3co.com

Traffic Consultant:

KLOA
9575 West Higgins Suite 400
Rosemont, IL 60018
Attn: Luay Aboona
847. 518-9990
laboona@kloainc.com

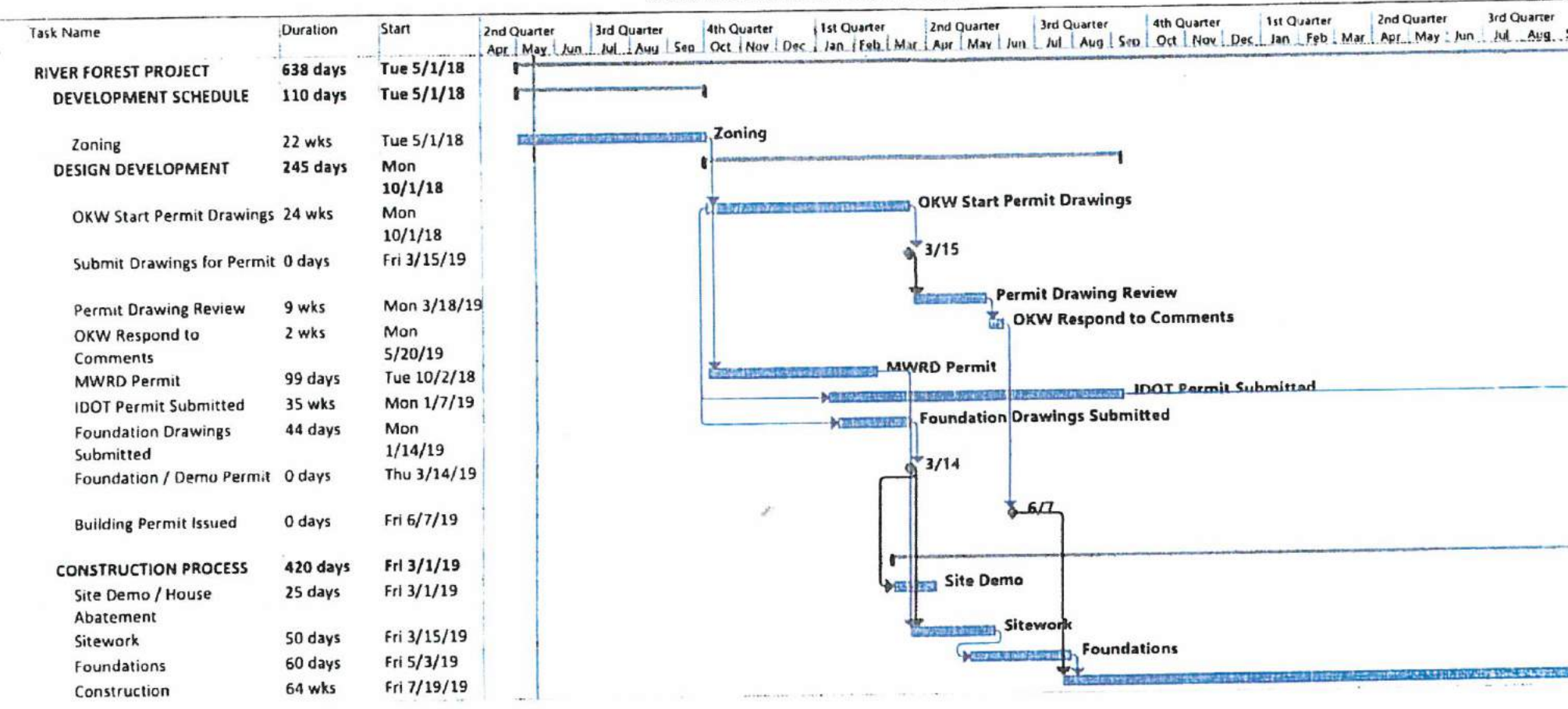
Landscape Design:

Daniel Weinbach & Partners, Ltd.
53 West Jackson Blvd. Suite 250
Chicago, IL 60604
Attn: Wendy Schulenberg
312. 427-2888
wschulenberg@dwpltd.com

Attorney:

David L. Shaw
Shaw Fishman Glantz & Towbin LLC
601 Skokie Blvd. Suite 306
Northbrook, IL 60062
224.235-4165
dshaw@shawfishman.com

RIVER FOREST SENIOR HOUSING PROJECT DEVELOPMENT SCHEDULE



PROPERTY OWNERS/PROOF OF OWNERSHIP
AND AUTHORIZATION TO APPLY

800, 806, 810 and 814 North Harlem Ave.
TCF National Bank
CTT Commitment No. 18006767NC (attached).

822 North Harlem Ave.
Aaron M. and Jamie N. Johnson
CTT Commitment No.18008277NC (attached)

818 North Harlem Ave
Kahn and Ruth Sam
CTT Commitment No. 18008278NC (attached)

826 North Harlem Ave.
Udo Wegner
Fidelity National Title Commitment No. OC18020033 (attached)



May 18, 2018

Village of River Forest
400 Park Avenue
River Forest, IL 60305
Attn; Eric Palm, Village Administrator

Re: Application of Kaufman Jacobs LLC
NWC Harlem and Chicago Avenues

To Whom it May Concern:

The undersigned is an authorized signatory of TCF National Bank, the owner of certain parcels of real property commonly known as 800 North Harlem Avenue, River Forest, Illinois.

This letter will confirm that TCF National Bank has authorized Kaufman Jacobs LLC and its consultants to apply for and, effective after (and conditioned on) closing of the conveyance from TCF, obtain from Village and other necessary governmental entities, approvals of a Planned Development to permit construction and operation of a senior care community at this location.

Very truly yours:

K. Kirschenbaum
SVP, Prop. Development

ALTA COMMITMENT FOR TITLE INSURANCE



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

18006767NC

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)



Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Issued By: Chicago Title Insurance Company
 10 South LaSalle Street, Suite 3100
 Chicago, IL 60603

Order Number: 18006767NC

Property Ref.: 800, 806, 810 and 814 N Harlem Ave, River Forest, IL 60305

SCHEDULE A

1. Commitment Date: April 4, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
 Proposed Insured: Kaufman & Jacobs, LLC
 Proposed Policy Amount: _____
 - (b) ALTA Loan Policy 2006
 Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy

 Proposed Policy Amount: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
 Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
 TCF National Bank, a National Bank Association, Formerly Known as TCF Bank Savings, F.S.B.
5. The Land is described as follows:

 Lots 11 and 12 and the vacated alley West of and adjoining said Lots in Block 16 in Subdivision of Blocks 1, 8 through 11, and 14 through 16 in Bogue's Addition to Oak Park being a Subdivision of the East 1/2 of the Southeast 1/4 and the East 1/3 of the West 1/2 of the Southeast 1/4 of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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May/4/2018

Village of River Forest
400 Park Avenue
River Forest, IL 60305
Attn: Eric Palm, Village Administrator

Re: Kaufman Jacobs
NWC Harlem and Chicago Avenues

Gentlemen:

We are the owners of record of the property commonly known as 818 Harlem Avenue,
River Forest, Illinois.

This letter will confirm that we have authorized Kaufman Jacobs and its consultants to apply for
and obtain from Village and other necessary governmental entities, approvals of a Planned
Development to permit construction and operation of a senior care community at this location.

Very truly yours:

Khank Sam
Ruth Sam

ALTA COMMITMENT FOR TITLE INSURANCE



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

18008278NC

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

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THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary



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ALTA Commitment for Title Insurance (08/01/2016)



Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Issued By: Chicago Title Insurance Company
10 South LaSalle Street, Suite 3100
Chicago, IL 60603

Order Number: 18008278NC

Property Ref.: 818 N Harlem Ave, River Forest, IL 60305

SCHEDULE A

1. Commitment Date: April 18, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: Kaufman & Jacobs, LLC, an Illinois limited liability company
Proposed Policy Amount: \$10,000.00
 - (b) ALTA Loan Policy 2006
Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy, its successors and/or assigns as their respective interests may appear
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
Khan Sam and Ruth Sam, husband and wife, as tenants by the entirety
5. The Land is described as follows:

Parcel 1:

The south 1/2 of Lot 10 in Block 16 in the subdivision of Blocks 1, 8 to 11, 14, 15 and 16 in Bogue's Addition to Oak Park, being a subdivision in the south east 1/4 of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook county, Illinois.

Parcel 2:

The 20 feet vacated alley west of and adjoining the north 1/2 of Lot 10 aforesaid, in Cook county, Illinois.

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ALTA Commitment for Title Insurance (08/01/2016)



May 17, 2018

To: Village of River Forest
400 Park Avenue
River Forest, IL 60305
Attn; Eric Palm, Village Administrator

Re: Kaufman Jacobs - NWC Harlem and Chicago Avenues

Gentlemen:

We are the owners of record of the property commonly known as 822 N. Harlem, River Forest, IL 60305.

This letter will confirm that we have authorized Kaufman Jacobs and its consultants to apply for and obtain from Village and other necessary governmental entities, approvals of a Planned Development to permit construction and operation of a senior care community at this location.

Sincerely,



Mr. Aaron Johnson
822 N. Harlem
River Forest, IL 60305

ALTA COMMITMENT FOR TITLE INSURANCE



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

18008277NC

NOTICE

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THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary



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Issued By: Chicago Title Insurance Company
10 South LaSalle Street, Suite 3100
Chicago, IL 60603

Order Number: 18008277NC

Property Ref.: 822 N Harlem, River Forest, IL 60305

SCHEDULE A

1. Commitment Date: April 18, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
 Proposed Insured: Kaufman & Jacobs, LLC, an Illinois limited liability company
 Proposed Policy Amount: \$10,000.00
 - (b) ALTA Loan Policy 2006
 Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy, its successors and/or assigns as their respective interests may appear
 Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is:
 Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
 Aaron M. Johnson and Jamie N. Johnson, husband and wife, as tenants by the entirety
5. The Land is described as follows:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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July 19, 2018

Village of River Forest
400 Park Avenue
River Forest, IL 60305
Attn: Eric Palm, Village Administrator

Re: Kaufman Jacobs LLC
NWC Harlem and Chicago Avenues

Gentlemen:

I am the owner of record of the property commonly known as 826 N. Harlem Ave.,
River Forest, Illinois.

This letter will confirm that I have authorized Kaufman Jacobs LLC and its consultants to apply
for and obtain from Village and other necessary governmental entities, approvals of a Planned
Development to permit construction and operation of a senior care community at this location.

Very truly yours:



Udo Wegner

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



Fidelity National Title
Insurance Company

Commitment Number:

OC18020033

NOTICE

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THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a California corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:



Authorized Officer or Agent

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (09/01/2015)



Transaction Identification Data for reference only:

ORIGINATING OFFICE	FOR SETTLEMENT INQUIRIES CONTACT
Fidelity National Title Company, LLC 6250 W 95th St Oak Lawn, IL 60453 Main Phone: (708)430-3030 Email: iloakdawn@fnf.com	Fidelity National Title Company, LLC 6250 W 95th St Oak Lawn, IL 60453 Main Phone: (708)430-3030 Main Fax: (708)430-3434

Name and Address of Title Insurance Agent: Martin Ptasinski
8517 S Archer Avenue
Willow Springs, IL 60480

Order Number: OC18020033

Property Ref.: 826 N Harlem Ave , River Forest, IL 60305

SCHEDULE A

1. Commitment Date: July 6, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2008
Proposed Insured: Kaufman & Jacobs LLC
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is:
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:
Udo Wegner, a married man
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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ALTA Commitment for Title Insurance (08/01/2016)



Printed: 07.19.18 @ 04:40 AM

EXHIBIT "A"
Legal Description

THE SOUTH 1/2 OF LOT 9 AND ALL OF THE VACATED 20 FOOT ALLEY WEST AND ADJOINING THE SOUTH 1/2 OF LOT 9 IN BLOCK 16 IN THE SUBDIVISION OF BLOCKS 1, 8 TO 11, 14 TO 16 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ALTA Commitment for Title Insurance (08/01/2018)

Page 3

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