

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**

<b>Name of Redevelopment Project Area: TIF #4</b>
<b>Primary Use of Redevelopment Project Area*: Commercial</b>
<b>If "Combination/Mixed" List Component Types:</b>
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>
<b>Tax Increment Allocation Redevelopment Act <u>  x  </u> Industrial Jobs Recovery Law <u>          </u></b>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment labeled Attachment A</b>	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification labeled Attachment B</b>		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		x
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		x
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>		x
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>		x
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	x	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>	x	
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	x	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	x	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		x
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9) <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		x
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose a copy of the intergovernmental agreements labeled Attachment M</b>	x	

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**  
**Provide an analysis of the special tax allocation fund.**

Reporting Year	Cumulative
----------------	------------

Fund Balance at Beginning of Reporting Period \$ 28,483

**Revenue/Cash Receipts Deposited in Fund During Reporting FY:**

			% of Total
Property Tax Increment	\$ 555,707	\$ 2,479,084	94%
State Sales Tax Increment	\$ -		0%
Local Sales Tax Increment	\$ -		0%
State Utility Tax Increment	\$ -		0%
Local Utility Tax Increment	\$ -		0%
Interest	\$ 4,835	\$ 143,432	5%
Land/Building Sale Proceeds	\$ -		0%
Bond Proceeds			0%
Transfers from Municipal Sources	\$ -		0%
Private Sources	\$ -		0%
Other (credit for real estate taxes Arlin Golf Plaza acquisition)	\$ -	\$ 25,902	1%

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period** \$ 560,542

**Cumulative Total Revenues/Cash Receipts** \$ 2,648,418 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 570,468

**Distribution of Surplus** \$ -

**Total Expenditures/Disbursements** \$ 570,468

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS** \$ (9,927)

**FUND BALANCE, END OF REPORTING PERIOD** \$ 18,557

- if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

**SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**  
**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND**  
 (by category of permissible redevelopment cost, amounts expended during reporting period)

**FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED**

**Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]**

		Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Professional Services	50,659	
Administrative Service Charge	50,000	
		\$ 100,659
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
Acquisition Kitikada Site	445,000	
Property Taxes Kitikada Site	21,809	
		\$ 466,809
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -







**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))**  
**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period**  
**(65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))**

**FUND BALANCE, END OF REPORTING PERIOD** \$ 18,557

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

**Total Amount Designated for Obligations** \$ -      \$ -

**2. Description of Project Costs to be Paid**

Professional Services		\$ 110,000
Redevelopment		\$ 500,000
Infrastructure		\$ 601,700
Administrative Service Charge		\$ 50,000

**Total Amount Designated for Project Costs** \$ 1,261,700

**TOTAL AMOUNT DESIGNATED** \$ 1,261,700

**SURPLUS\*/(DEFICIT)** \$ (1,243,143)

\* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

     **No property was acquired by the Municipality Within the Redevelopment Project Area**

**Property Acquired by the Municipality Within the Redevelopment Project Area**

Property (1):	Kitikada Site
Street address:	20 E Golf Road
Approximate size or description of property:	13,986 square feet
Purchase price:	445,000.00
Seller of property:	Mamoru Yokomori

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)**

Please include a brief description of each project.

  x   **No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area**

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
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<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 2,045,000		
Ratio of Private/Public Investment	0		0

<b>Project 1:</b>			
Corner Redevelopment Golf & AH Roads			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 2,045,000		
Ratio of Private/Public Investment	0		0

<b>Project 2:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 3:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 4:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 5:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 6:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 7:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 8:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 9:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 10:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 11:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 12:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 13:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 14:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 15:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 16:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

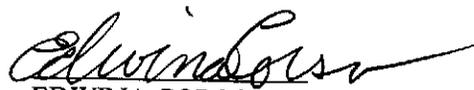


ATTACHMENT A

(TIF IV)

I, EDWINA CORSO, Village Clerk, do hereby certify that there were no amendments to the redevelopment project area and plan as it relates to the Tax Increment Financing District Number IV, in the Village of Arlington Heights, County of Cook, State of Illinois in fiscal year May 1, 2009 to April 30, 2010.

November 17, 2010

  
EDWINA CORSO  
Village Clerk

Attest:

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**ATTACHMENT B**

(TIF IV)

I, Arlene J. Mulder, the duly elected Chief Executive Officer, of the Village of Arlington Heights, County of Cook, State of Illinois, and as such, do hereby certify that the Village of Arlington Heights has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act for Tax Increment Financing District Number IV, during the current municipal fiscal year, May 1, 2009 to April 30, 2010

November 17, 2010.

  
Arlene J. Mulder  
President Board of Trustees  
Village of Arlington Heights

ATTEST:

  
EDWINA CORSO  
Village Clerk

ATTACHMENT C and L

(TIF IV)

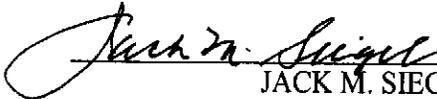
I, JACK M. SIEGEL, Village Attorney of the Village of Arlington Heights, County of Cook,  
State of

Illinois, and have been such throughout the fiscal year covered by this report, May 1, 2009 to  
April

30, 2010, do hereby state as follows:

It is my opinion that the Village of Arlington Heights has in all respects complied  
with the requirements of the Tax Allocation Redevelopment Act as it relates to  
Tax Increment Financing District Number IV, for the fiscal year, May 1, 2009 to  
April 30, 2010.

November 17, 2010

  
JACK M. SIEGEL, P.C.  
Village Attorney

ATTEST:

  
EDWINA CORSO  
Village Clerk

RECEIVED  
NOV 19 2010  
PLANNING & DEVELOPMENT  
DEPT. OF COMMUNITY DEVELOPMENT

**ATTACHMENT F and K**

(TIF IV)

**See Attached.**



998 Corporate Boulevard • Aurora, IL 60502

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE

The Honorable Mayor  
Members of the Board of Trustees  
Village of Arlington Heights, Illinois

We have examined management's assertion included in its representation letter dated September 10, 2010, that the Village of Arlington Heights, Illinois complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2010. As discussed in that representation letter, management is responsible for the Village of Arlington Heights, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village of Arlington Heights, Illinois' compliance based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Arlington Heights, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village of Arlington Heights, Illinois' compliance with statutory requirements.

In our opinion, management's assertion that the Village of Arlington Heights, Illinois complied with the aforementioned requirements for the year ended April 30, 2010 is fairly stated in all material respects.

This report is intended solely for the information and use of the Board of Trustees, management, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink, appearing to read 'Sikich LLP'.

Aurora, Illinois  
September 10, 2010

Village of Arlington Heights  
 Analysis of T.I.F. IV Fund  
 For the Fiscal Year Ended April 30, 2010

Beginning Balance May 1, 2010 \$28,483

Deposits:

Property Taxes	555,707
State Sales Tax	0
Local Sales Tax	0
Interest	4,834
Loan Repayments	0
Miscellaneous	0

Total 560,542

Balance plus Deposits \$589,025

Expenditures:

Redevelopment	520,468
Aministrative Service charge	50,000
Debt Service	0
Bond Issuance Costs	0

Total 570,468

Ending Balance April 30, 2010: \$18,557

Ending Balance by Source:

Property Tax 18,557

18,557

Fund Balance by Source and by Year for Determining Surplus Allocations  
 Village of Arlington Heights -- T.I.F. IV

REPORT YEAR (ENDING YR)

SOURCE YEAR	BALANCE 2006	BALANCE 2007	BALANCE 2008	BALANCE 2009	BALANCE 2010
<b>2005-2006</b>					
PROPERTY	23,038	0			
LOCAL SALES	0	0			
STATE SALES	0	0			
INTEREST	0	0			
BOND PROCEED	0	0			
OTHER	0	0			
TOTAL	<u>23,038</u>	<u>0</u>			
<b>2006-2007</b>					
PROPERTY	162,403	0			
LOCAL SALES	0	0	0		
STATE SALES	0	0	0		
INTEREST	0	0	0		
BOND PROCEED	5,500	0	0		
OTHER	0	0	0		
TOTAL	<u>167,903</u>	<u>0</u>	<u>0</u>		
<b>2007-2008</b>					
PROPERTY	340,233	332,871	288,126		
LOCAL SALES			0	0	
STATE SALES			0	0	
INTEREST	18,768		0	0	
BOND PROCEED			0	0	
OTHER			0	0	
TOTAL	<u>359,001</u>	<u>332,871</u>	<u>288,126</u>	<u>0</u>	
<b>2008-09</b>					
PROPERTY		339,738	339,738	0	0
LOCAL SALES				0	0
STATE SALES				0	0
INTEREST		41,634	41,634	0	0
BOND PROCEED				0	0
OTHER				0	0
TOTAL		<u>381,372</u>	<u>381,372</u>	<u>0</u>	<u>0</u>
<b>2009-10</b>					
PROPERTY			375,325	28,483	18,557
LOCAL SALES				0	0
STATE SALES				0	0
INTEREST			47,577	0	0
BOND PROCEED				0	0
OTHER				0	0
TOTAL			<u>422,901</u>	<u>28,483</u>	<u>18,557</u>
ENDING BALANCE	549,942	714,243	1,092,399	28,483	18,557

Balance required for debt service and additional redevelopment projects.

Village of Arlington Heights  
 Additional T.I.F. IV Information  
 Fiscal 2010 Annual Report

Initial Equalized Assessed Valuation	\$5,971,996
Current Equalized Assessed Valuation (2008)	\$15,723,237
Incremental revenues generated from 2008 EAV	\$574,251
Incremental revenues generated from previous year EAV	540,243
Annual change	<u>\$34,008</u>

Breakdown of change by taxing district:

Cook County & Forest Preserve	(\$197)
Metropolitan Reclamation District of Greater Chicago	1,084
Municipality	3,254
School District(s)	28,263
Park District(s)	875
Other	728
Total	<u>\$34,008</u>

TIF IV

<u>2008</u>	<u>Rate</u>	<u>2007</u>	<u>2008</u>	<u>Variance</u>
0.466	Cook Cty	45,638	45,441	(197)
0.252	MSD	23,489	24,573	1,084
1.072	Mun	101,279	104,533	3,254
3.653	Schools	327,950	356,213	28,263
0.379	Park	36,082	36,957	875
0.067	Other	5,805	6,533	728
<u>5.889</u>		<u>540,243</u>	<u>574,251</u>	<u>34,008</u>

15,723,237	- 2008 EAV
<u>(5,971,996)</u>	- Base
<u>9,751,241</u>	- Increase from Base

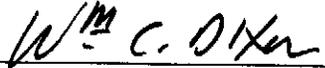
ATTACHMENT D

(TIF IV)

I, WILLIAM C. DIXON, Village Manager, do hereby certify that the following activities were undertaken in furtherance of the objectives of the redevelopment plan for Tax Increment Financing District Number IV, between May 1, 2009 and April 30, 2010.

1. The Village approved two Amendments to a Redevelopment Agreement on May 18, 2009 and November 2, 2009 with Arlington Medical Partners LLC to develop approximately 4.5 acres for a medical office building (Ord.09-014)& (Ord.09-043).
2. The Village authorized acquisition of 20 E. Golf Road on March 15, 2010 for \$445,000 (Ord.10-008; A10-004). Property was acquired on the closing date March 17, 2010.

November 17, 2010

  
WILLIAM C. DIXON  
Village Manager

ATTEST:

  
EDWINA CORSO  
Village Clerk

ATTACHMENT E

(TIF IV)

I, WILLIAM C. DIXON, Village Manager of the Village of Arlington Heights, do hereby state that the Village of Arlington Heights did purchase property and amended a redevelopment agreement within Tax Increment Financing District Number IV, in the fiscal year, May 1, 2009 to April 30, 2010.

1. The Village approved two Amendments to a Redevelopment Agreement on May 18, 2009 and November 2, 2009 with Arlington Medical Partners LLC to develop approximately 4.5 acres for a medical office building (Ord.09-014)& (Ord.09-043).
2. The Village authorized acquisition of 20 E. Golf Road on March 15, 2010 for \$445,000 (Ord.10-008; A10-004). Property was acquired on the closing date March 17, 2010.

November 17, 2010

  
\_\_\_\_\_  
WILLIAM C. DIXON  
Village Manager

ATTEST:

  
EDWINA CORSO  
Village Clerk

former Kita Kata Restaurant property  
20 East Golf Road

**AN ORDINANCE AUTHORIZING THE  
EXECUTION OF A REAL ESTATE CONTRACT**

WHEREAS, it is the desire of the Village of Arlington Heights to acquire the property located a 20 East Golf Road, Arlington Heights, Illinois; and

WHEREAS, the Village and the owner of said property have negotiated the acquisition of said property for the sum of \$445,000.00; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have determined that the best interests of the Village of Arlington Heights will be served by the acquisition of said property at the negotiated purchase price,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the Village of Arlington Heights hereby agrees to purchase the property legally described as:

Parcel 1:

That part of the South East ¼ of the Southeast ¼ of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows:

Commencing at a point of the South line of Section 9, which is 425.08 feet West of the Southeast corner of said Section 9; thence North and parallel with the East line of said Section 159.50 feet to the point of beginning; thence continuing North of said parallel line 7.50 feet; thence East and parallel with the South line of said Section 165.00 feet to a point that is 260.08 feet West of and 167.00 feet North of Southeast corner of said section, as measured on the South and East lines thereof; thence South and parallel with the East line of said section 1 foot; thence West 165.06 feet to the point of beginning in Cook County, Illinois.

Parcel 2:

Lot 1 (excepting therefrom the south 10 feet taken in case 93150353) in tom's acres, a subdivision in the South east ¼ of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois

PIN: 08-09-402-025-0000 and 08-09-402-026-0000

which property is commonly known as 20 E. Golf Road, Arlington Heights, Illinois. The purchase price of said property shall be \$445,000.000.

SECTION TWO: The Village President and Village Clerk are hereby authorized to sign and execute the real estate contract to acquire said real estate as aforesaid.

10-008/10-004

10-008

**REAL ESTATE CONTRACT**

**Purchaser:** The Village of Arlington Heights, a municipal corporation, located at 33 South Arlington Heights Road, Arlington Heights, Illinois, ("**VILLAGE**").

**Seller:** Mamoru Yokomori and Michie Yokomori ("**SELLER**")

The **VILLAGE** agrees to purchase and **SELLER** agrees to sell at a price of \$445,000 on the terms set forth herein, the following described real estate in Cook County, Illinois:

**PARCEL 1:**

THAT PART OF THE SOUTH EAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF THE SOUTH LINE OF SECTION 9, WHICH IS 425.08 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION 159.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH OF SAID PARALLEL LINE 7.50 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 165.00 FEET TO A POINT THAT IS 260.08 FEET WEST OF AND 167.00 FEET NORTH OF SOUTHEAST CORNER OF SAID SECTION, AS MEASURED ON THE SOUTH AND EAST LINES THEREOF; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION 1 FOOT; THENCE WEST 165.06 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 1 (EXCEPTING THEREFROM THE SOUTH 10 FEET TAKEN IN CASE 93L50353) IN TOM'S ACRES, A SUBDIVISION IN THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 08-09-402-025 and 08-09-402-026

Commonly known as 20 East Golf Road, Arlington Heights Illinois.

1. **SELLER** shall deliver a recordable Warranty Deed with release of homestead rights by all parties entitled thereto sufficient to convey the real estate to the **VILLAGE** in fee

A10-004/10-008

A10-004

amount of such taxes is not then ascertainable, prorating shall be on the basis of the most recent year's tax bill plus 10%. The parties agree to re-prorate the taxes once the final tax bills for 2009 and 2010 are received. The VILLAGE authorizes the SELLER to file appeals relative to both the assessed value of the property and a reduction in taxes based on the premises being vacant.

8. The time of Closing shall be on March 17, 2010 at the office of a title company licensed to do business in the State of Illinois. Possession shall be delivered at closing.
9. This sale shall be closed through an escrow with a title company. The cost of the escrow shall be divided equally between the parties.
10. SELLER warrants that neither SELLER nor its agents have received notices from any State or Federal governmental authority of zoning, building, fire or health code violations in respect to the real estate that have not been corrected.
11. The SELLER hereby agrees not to file suit against the VILLAGE or its officers or employees for any cause of action resulting from this transaction and/or in any way relating to this property, including but not limited to inclusion of the property in a tax increment financing district, which agreement given shall survive the closing of this transaction.
12. This Contract contains the entire agreement between the parties and no written or oral representation, warranty, or covenant exists outside of this Contract.
13. Any notice required under this Contract shall be in writing and shall be deemed served upon the parties when personally delivered or mailed by registered or certified mail, return receipt requested.
14. The invalidity of any provision of this Contract shall not impair the validity of any other provisions. Any provision of this Contract determined by a court of competent jurisdiction to be unenforceable will be deemed severable, and the Contract may be enforced with that provision severed or as modified by the court.
15. Time is of the essence of this Contract.

In witness whereof, the parties to this Contract have hereunto set their hands on the date set forth.

Date: March 15, 2010

**VILLAGE OF ARLINGTON HEIGHTS**

By: \_\_\_\_\_

Arline Mulder  
Village President

**SELLER**

By: \_\_\_\_\_

Title: Seller

By: \_\_\_\_\_

Title: Seller

Northeast corner of  
Arlington Heights Road  
and Council Trail Road

**AN ORDINANCE APPROVING A FOURTH AMENDMENT  
TO THE REDEVELOPMENT AGREEMENT BETWEEN THE  
VILLAGE OF ARLINGTON HEIGHTS AND ARLINGTON  
MEDICAL PARTNERS, LLC, RELATED TO TIF DISTRICT #4**

WHEREAS, on December 3, 2007, June 16, and November 17, 2008 and May 18, 2009, the President and Board of Trustees of the Village of Arlington Heights approved a Redevelopment Agreement and Amendments thereto, with Arlington Medical Partners, LLC, for the redevelopment of the property located at the northeast corner of Arlington Heights Road and Council Trail, Arlington Heights, Illinois, which property is located in the TIF #4 District; and

WHEREAS, it is necessary that a fourth amendment be made to the redevelopment agreement, which is set forth in a Fourth Amendment to the Redevelopment Agreement, attached hereto and made a part hereof; and

WHEREAS, the President and Board of Trustees have determined that said amended agreement is in the best interests of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the Fourth Amendment to the Redevelopment Agreement by and between Arlington Medical Partners, LLC, and the Village of Arlington Heights, dated November 3, 2009, concerning the redevelopment of the property located at the northeast corner of Arlington Heights Road and Council Trail, Arlington Heights, Illinois, be and is hereby approved.

SECTION TWO: The Village President and Village Clerk are hereby authorized and directed to execute said amended agreement on behalf of the Village of Arlington Heights.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES: SCALETTA, JENSEN, BREYER, ROSENBERG, GLASGOW, STENGREN, HAYES, MULDER

NAYS: NONE

PASSED AND APPROVED this 2nd day of November, 2009.

ATTEST:

  
Village President

  
Village Clerk

AGRRES:TIF #4 4th Amendment

09-043/A09-024

09-043

**A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT**  
**BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS AND**  
**ARLINGTON MEDICAL PARTNERS**

WHEREAS, on December 3, 2007, the Village of Arlington Heights entered into a redevelopment agreement with Arlington Medical Partners, LLC, for redevelopment of the property located at the northeast corner of Arlington Heights Road and Council Trail, which agreement was amended on June 16, 2008 (First Amendment), November 17, 2008 (Second Amendment) and May 18, 2009 (Third Amendment).

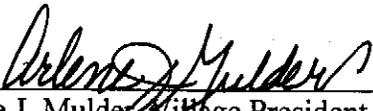
NOW, THEREFORE, it is agreed by and between the parties to amend Section 4.02, Start and Completion Date, of the Agreement by changing the start date, from "October 31, 2009" (as set forth in the Third Amendment) to "October 31, 2010."

IN WITNESS WHEREOF, the parties hereby execute this Fourth Amendment to Redevelopment Agreement this 3rd day of November, 2009.

ARLINGTON MEDICAL PARTNERS, LLC,  
an Illinois limited liability company

VILLAGE OF ARLINGTON HEIGHTS,  
a municipal corporation

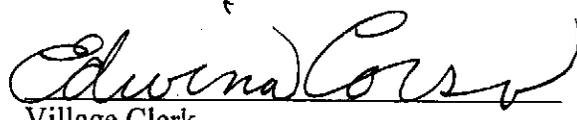
By:   
Michael D. Prost, Manager

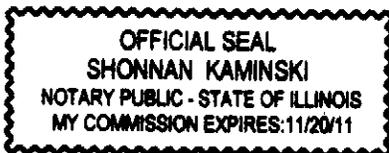
  
Arlene J. Mulder, Village President

ATTEST:

ATTEST:



  
Village Clerk



ATTACHMENT I

(TIF IV)

I, EDWINA CORSO, Village Clerk, do hereby certify that the Village of Arlington Heights, County of Cook, State of Illinois, did not authorize any obligations between May 1, 2009 and April 30, 2010, in Tax Increment Financing District Number IV.

November 17, 2010

  
EDWINA CORSO  
Village Clerk