Bid Addendum #2 to City of Evanston
1714-1720 Chicago Avenue Office Building
Evanston, Illinois

November 7, 2016
November 7, 2016

Mr. Paul Zalmezak  
Economic Development Coordinator  
City of Evanston  
2100 Ridge Avenue, Suite 3600  
Evanston, IL 60201  

RE: 1714 – 1720 Chicago Avenue Office Building Bid – Bid Addendum #2

Dear Mr. Zalmezak,

We would like to take the opportunity to further refine our previous Bid Addendum dated October 18, 2016. In addition to our previous clarifications, we have included a revised sketch on the cover of this document which incorporates the following changes from the previous version:

1. The construction design, materials and colors have been modified to better match the context of neighboring buildings.
2. We understand this revised elevation is a working draft and expect additional modifications and revisions as we work through the approval process with the City of Evanston.
3. The rentable square footage has been held constant despite the smaller floor plates, which was achieved by increasing the floor count to 14.
4. We look forward to a collaborative design process with the City of Evanston to maximize this project’s positive impact on the community.
5. We are sensitive to the needs of the surrounding property owners and will host meetings to gain their feedback.

The following clarifications from October 18, 2016 have remained the same:

6. Increase the building setback from Chicago Avenue from zero to 20’ off of the property line.
7. Developer will explore opportunities to minimize pile driving during construction.
8. Provide three floors of car parking with 124 cars.
9. Developer will work with and engage neighboring property owners to secure offsite additional car parking in the area.
10. Provide bicycle storage within the building in a location to be agreed upon with City of Evanston.
11. Developer will engage with interested community groups to determine needs for a community room.
12. Purchaser will agree to place a deed restriction on the property prohibiting the sale of any portion of the building to a non-real estate tax paying entity.
13. The purchase price of $5 million is unchanged based on the above clarifications but is predicated upon the City of Evanston working in good faith with Purchaser in an expedited manner to provide zoning for the subject development.

Thank you again for your time and consideration and we look forward to working with you and your team!

Very Truly Yours,

Brian Quigley  
Executive Vice President
October 18, 2016

Mr. Paul Zalmezak  
Economic Development Coordinator  
City of Evanston  
2100 Ridge Avenue, Suite 3600  
Evanston, IL 60201  

RE: 1714 – 1720 Chicago Avenue Office Building Bid

Dear Mr. Zalmezak,

Thank you for the opportunity to meet with you and your team last Wednesday. After hearing your comments and concerns we have a few thoughts that we would like to share in an effort to clarify and strengthen our bid.

Based on our discussion, we would like to propose the following list of items to clarify our bid:

1. Increase the building setback from Chicago Avenue from zero to 20’ off of the property line.
2. Shift the office portion of the building toward the alley to maintain office rentable square footage (which would otherwise be lost by the increased setback).
3. Developer will explore opportunities to minimize pile driving during construction.
4. Provide three floors of car parking with the most accessible 74 car stalls to replace the lost existing parking with access/exit from the alley only (No Chicago Ave curb cut).
5. Developer will work with and engage neighboring property owners to secure offsite additional car parking in the area.
6. Provide bicycle storage within the building in a location to be agreed upon with City of Evanston.
7. Developer will engage with interested community groups to determine needs for a community room.
8. Purchaser will agree to place a deed restriction on the property prohibiting the sale of any portion of the building to a non real estate tax paying entity.
9. The purchase price of $5 million is unchanged based on the above clarifications but is predicated upon the City of Evanston working in good faith with Purchaser in an expedited manner to provide zoning for the subject development.

Thank you again for your time and consideration of this exciting project, we look forward to working with you and your team!

Very Truly Yours,

Brian Quigley  
Executive Vice President
Bid Proposal to City of Evanston
1714-1720 Chicago Avenue Office Building
Evanston, Illinois
September 30, 2016
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PRIMARY POINT OF CONTACT FOR BIDDER:

Brian Quigley
Executive Vice President
☎ 847.692.8848
📧 bquigley@conorcommercial.com
The Conor project team believes a 12-story office development project will allow for the following:

- Replace all 74 public parking stalls at the same rate as the Library parking lot.
- Allocate the first three floors to car parking.
- Provide nine floors of new Class A office space at +/- 23,000 square feet per floor for a total of +/- 207,000 square feet. This will help stem the flow of businesses leaving Evanston due to a lack of available high quality office space.
- Bring new office workers to the area who will shop and dine at locally owned businesses and restaurants.
- Create significant new real estate tax revenue for the City of Evanston.
- The realization of full asking price for the land.
- The proposed 12-story height is in context with surrounding office and residential buildings.
- Provide an opportunity to keep local employers such as “LiveWatch” in Evanston.

Conor Commercial, together with its design/build team comprised of McShane Construction Company and Wright Heerema Architects, is pleased to present this bid to the City of Evanston to acquire and develop a 27,000 square foot land parcel for a proposed Class A, 12-story office building located at 1714 – 1720 Chicago Avenue commonly known as the “Library Parking Lot”.

The office building will feature state of the art design, engineering and amenities to attract the highest quality tenants who require modern, functional and efficient office space in a location close to the City center and public transit. The office space will be offered on a lease basis at market rate terms to businesses currently searching for high profile office space in the Evanston market. The target tenant will be existing businesses located in Evanston who are searching for brand new headquarters facilities or expansion space. The Conor Commercial team has had preliminary discussions with more than one Evanston centric customer expressing interest in the project and it’s our expectation that the project will be 50% preleased before construction has commenced.

Phased completion of the award winning Riata Vista Technology office campus in Austin, Texas.
with the first three levels dedicated to car parking. The total rentable square footage of the building will be approximately 207,000 square feet. The car parking count required for this development will not meet code and will require a variance. The developer will seek to secure underutilized alternative car parking in nearby existing car parking structures to meet code.

Conor Commercial has provided the design plans listed below on the following pages:

- Rendering
- Elevations
- Conceptual Site Plan
- Parking and Floor Plans

**Developer Entity**

Conor Commercial Real Estate LLC will be responsible for the proposed development. The firm embodies the best that the commercial real estate market has to offer – energy, enthusiasm and an entrepreneurial approach. An evolution of McShane Development Company, originally formed in 1988, Conor Commercial enjoys a long-standing history of integrity, honesty and creativity that exemplifies The McShane Companies and its unwavering commitment to develop a product that provides economic value and is sought by investors and long-term property holders.

Conor Commercial offers the full range of integrated development services that are delivered on a national basis to investors, partners, clients and tenants. The firm’s expertise incorporates a vast knowledge base of numerous commercial property types, including modern Class A office buildings.

**Project Description**

The overall project design is intended to maximize the development potential of the relatively small 27,000 square foot land parcel while respecting the height, density and character of the surrounding neighborhood.

The 12-story design respects the height of nearby office and residential buildings. The first three floors of the building will be dedicated to car parking to minimize the impact of the project given the density of the neighborhood.

**Design Plans**

The proposed development plan calls for a 12-story office building with the first three levels dedicated to car parking. The total rentable square footage of the building will be approximately 207,000 square feet. The car parking count required for this development will not meet code and will require a variance. The developer will seek to secure underutilized alternative car parking in nearby existing car parking structures to meet code.

Conor Commercial has provided the design plans listed below on the following pages:

- Rendering
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- Parking and Floor Plans

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Conor Commercial offers the full range of integrated development services that are delivered on a national basis to investors, partners, clients and tenants. The firm’s expertise incorporates a vast knowledge base of numerous commercial property types, including modern Class A office buildings.
The organization has delivered over 75 projects totaling 22.4 million square feet valued at over $1.25 billion. Conor Commercial currently has over 5.4 million square feet under development with an approximate value of $500 million.

Conor Commercial Real Estate is comprised of the following Principals:
• Jim McShane - Chief Executive Officer
• David Friedman - President
• Molly McShane - Chief Investment Officer

The following individuals will be involved in the purchase and redevelopment of the City-owned parcel:
• Brian Quigley - Executive Vice President
• Amy Rzepka - Sr. Development Manager
• Robert Mueller - Development Manager

The following references can speak to the economic advantages realized through successful developments completed by Conor Commercial Real Estate and their experienced team members:
• Village of Woodridge
  Michael Mays, Director of Community Development
  5 Plaza Drive
  Woodridge, IL 60517
  630.719.4766
  mmays@vil.woodridge.il.us

• Village of Bolingbrook
  Mayor Roger C. Claar
  375 W. Briarcliff Road
  Bolingbrook, IL 60440
  630.226.8412
  bbmayor@aol.com

• Village of Deerfield
  Mayor Harriet Rosenthal
  850 Waukegan Road
  Deerfield, IL 60015
  847.945.3545
  harrietrose@comcast.net

Resumes outlining each Principal and Team Member’s development experience have been provided following Conor Commercial’s Certificate of Good Standing.

Sources & Uses of Funds
A project budget consisting of land at $5,000,000 and improvements estimated at $65,000,000 will be refined and finalized in the due diligence process. The source of funds will be provided by Conor Commercial together with one of the many institutional joint venture partners with whom Conor Commercial has a relationship.

Project Schedule
Conor Commercial will implement an 18-month timeline for the proposed office development. Below is an outline of milestone activities:
• Bid award: November 15, 2016
• Contract execution: December 15, 2016
• Zoning and Entitlements: March 1, 2017
• Land Closing: March 15, 2017
• Construction Start: April 1, 2017
• Construction Complete: September 1, 2018
Design Plans
Certificate of Good Standing

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "CONOR COMMERCIAL REAL ESTATE LLC" WAS FORMED ON THE TWENTY-THIRD DAY OF JUNE, A.D. 2011.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF “CONOR COMMERCIAL REAL ESTATE LLC” AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF FORMATION, FILED THE TWENTY-THIRD DAY OF JUNE, A.D. 2011, AT 4:53 O’CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID LIMITED LIABILITY COMPANY, “CONOR COMMERCIAL REAL ESTATE LLC”.

Jeffrey W. Bullock, Secretary of State
CERTIFICATE OF FORMATION

OF

CONOR COMMERCIAL REAL ESTATE LLC

* * *

This Certificate of Formation of Conor Commercial Real Estate LLC (the “Company”), is being executed and filed by the undersigned, as an authorized person, for the purpose of forming a limited liability company under the Delaware Limited Liability Company Act.

1. The name of the limited liability company is Conor Commercial Real Estate LLC.

2. The Company's registered office in the State of Delaware is located at Corporation Trust Center, 1209 Orange Street, Wilmington, Delaware 19801, County of New Castle. The registered agent of the Company for service of process at such address is The Corporation Trust Company.

3. This Certificate of Formation shall become effective as of June 23, 2011.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation as of the 23rd day of June, 2011.

/s/ Emily K. Harring
Emily K. Harring
Authorized Person
Team Resumes & Experience
Jim McShane
Chief Executive Officer

Jim serves as Chief Executive Officer of Conor Commercial Real Estate. He founded McShane Construction Company in 1984 following a successful 15-year career in the design/build construction industry. He established Conor Commercial Real Estate as the real estate investment and development branch of the McShane family of companies. Conor Commercial Real Estate supports an expansive portfolio of projects, geographical territories served and real estate personnel. It is nationally recognized as an entrepreneurial and creative development organization with the financial strength to complete sophisticated and complex developments throughout the country.

2016 LIFETIME ACHIEVEMENT AWARD RECIPIENT

REPRESENTATIVE DEVELOPMENT EXPERIENCE

4600 East Washington
Phoenix, AZ
The comprehensive development of a new six-story, 186,000 S.F. Class A transit-oriented facility located within a mixed-use development near Sky Harbor International Airport that includes a five-level parking deck

High-Tech Company
Austin, TX
The sale of a 37-acre land parcel for the development of a two-building, 281,632 S.F. LEED-registered build-to-suit office complex situated in the Riata Vista Business Park

DMG Mori
Hoffman Estates, IL
The development of a two-story, 104,000 S.F. build-to-suit corporate headquarters and showroom for one of the world’s largest tooling machines manufacturers and distributors

NSK America, Inc.
Hoffman Estates, IL
The development, design and construction of a new two-story, 25,000 S.F. corporate headquarters for this global manufacturer of precision hand and power tools for numerous industrial applications

East Gateway Centre
Phoenix, AZ
The phased speculative development of a two four-story, 115,000 S.F. multi-tenant office facilities situated near Sky Harbor International Airport including the 75,500 S.F. corporate headquarters for Clear Channel Communications, Inc. and a multi-tiered parking structure

Cornerstone Campus
Warrenville, IL
The speculative development of a two-building office campus featuring the five-story, 153,000 S.F. corporate headquarters for Exelon Nuclear, an adjacent 157,000 S.F. multi-tenant facility and an integrated two-story parking garage with a heliport

Keystone at Cantera
Warrenville, IL
The speculative development of a three-story, 91,657 S.F. multi-tenant office development situated on a 5.62 acre site

Fort James Corporation
Deerfield, IL
The development of a 125,000 S.F., five-story executive headquarters facility with a lower level parking garage, delicatessen, fitness center and storage

EDUCATION
Bachelor of Civil Engineering
Marquette University

INDUSTRY EXPERIENCE
• 46 years of industry experience
• 32 years of experience with McShane

PROFESSIONAL AFFILIATIONS
• American Society of Civil Engineers (ASCE)
• Associated General Contractors of America (AGC)
• Association of Industrial Real Estate Brokers (AIRE)
• Builders Association (AGC Chicago Chapter) - Founding Board Member, Educational Foundation
• Chicago Building Congress - 2005 - 07 President
• NAIOP (Commercial Real Estate Development Association) - Chicago Chapter
• Society of Industrial and Office Realtors (SIOR)
• U.S. Green Building Council (USGBC)
David Friedman
President

David serves as President of Conor Commercial Real Estate and is a member of the firm’s Executive Committee, Investment Committee and Advisory Board of Directors. He is responsible for leading the firm’s development and investment activities nationwide. David works with Conor Commercial’s team of professionals on a national basis to secure business opportunities within targeted market areas ensuring that objectives are met. He offers proven methodologies in assessing risks and opportunities, formulating investment strategies and maximizing organizational structures to reach corporate goals. David is recognized as an experienced professional with a unique approach to raising capital and cultivating industry relationships resulting in a positive reputation and profile within the institutional investor community.

REPRESENTATIVE DEVELOPMENT EXPERIENCE

**U.S. Department of Veterans Affairs**
Gilbert, AZ
The turnkey development of a 60,000 usable S.F., LEED for Healthcare outpatient clinic featuring a generous waiting area and lobby, numerous physician offices, treatment rooms, staff support areas, diagnostic testing space and laboratories in addition to numerous sustainable features

**AZ|60**
Gilbert, AZ
Acquired a 16-acre site for the development of two Class A industrial facilities totaling 225,600 S.F. featuring a modern design and flexible configurations supporting single or multi-tenant users

**Fountain Square Commerce Center**
Bolingbrook, IL
The speculative development of a 70-acre Class A industrial business park featuring four speculative buildings ranging in size from 109,088 to 320,532 S.F. offering 32’ clear heights, ESFR sprinkler systems, office space to-suit and on-site vehicle and truck parking

**Riata Vista Business Park**
Austin, TX
The sale of a 37-acre land parcel and the new build-to-suit development of a two-building 281,632 S.F., Class A, LEED-Gold registered office complex for a leading technology firm

**Northwest Pointe II**
Elgin, IL
The second phase speculative development of a 385,300 S.F. single- or multi-tenant industrial facility featuring a cross-dock configuration, 32’ clear height, ESFR sprinklers and customized office space to-suit

**Northwest Pointe**
Elgin, IL
The development of a new 342,620 square foot speculative industrial facility featuring single- or multi-tenant capabilities, cross-dock or single load configuration, 32’ clear height, 68 exterior truck docks, four drive-in doors and on-site trailer parking available

**Orbus Exhibit & Display Group**
Woodridge, IL
Representing the largest build-to-suit within metropolitan Chicago in 2013, the new 347,400 S.F. build-to-suit for lease headquarters development features a two-story office component, comprehensive production space with 32’ clear, 20 dock doors

**Cherry Logistics Center**
Newark, CA
The speculative development of a rail-served, Class A, 575,000 S.F., LEED-Registered industrial facility featuring 32’ clear, 4,000 amps, 120 docks, 175’ truck courts and on-site parking for 200 trailers

**EDUCATION**
Bachelor of Science - Economics and Political Science
University of Wisconsin-Madison

**INDUSTRY EXPERIENCE**
• 30 years of industry experience
• Two years of experience with Conor Commercial

**PROFESSIONAL AFFILIATIONS**
• NAIOP (Commercial Real Estate Development Association) - Chicago Chapter
• Urban Land Institute (ULI)
• U.S. Green Building Council (USGBC)
In her role as Chief Investment Officer, Molly is responsible for the overall investment process and assists in the firm’s strategy development, research and best-in-class execution of all development activities. She is a member of the firm’s Investment Committee and sets policy and procedure standards, including risk management and investment strategies with the President and the commercial real estate team. Molly works directly with the firm’s officers and regional development professionals to structure optimal development/investment opportunities. She leads special projects including new product development and equity fundraising. Molly also serves on Conor Commercial’s Advisory Board of Directors.

**EDUCATION**

- Master of Business Administration
  Finance and Real Estate Management
  Northwestern University
- Bachelor of Science - Marketing
  Boston College

**INDUSTRY EXPERIENCE**

- 14 years of industry experience
- Eight years of experience with McShane

**PROFESSIONAL AFFILIATIONS**

- Choose DuPage – Board of Directors
- NAIOP (Commercial Real Estate Development Association) – Chicago Chapter – Board of Directors, Treasurer and Sponsorship Chair
- U.S. Green Building Council (USGBC)

**REPRESENTATIVE DEVELOPMENT EXPERIENCE**

**OakBend Doctors Center - Grand Parkway**
Richmond, TX
The comprehensive development of a two-story, 60,000 S.F. off-campus medical office building to serve the growing needs of the expanding OakBend Medical Center hospital system

**Livingston Medical Arts Pavilion**
Livingston, TX
The comprehensive development services of a two-story, 30,000 S.F., multi-tenant medical office building located on the hospital campus of Memorial Health System - Livingston

**Woodview Apartments**
Deerfield, IL
The development of a new 248-unit, fully-featured Class A luxury residential property located on a prominent in-fill parcel with frontage along Interstate 94 at Deerfield Road

**Culligan International Company**
Libertyville, IL
A full-building, 217,620 S.F. tenant lease for this international water treatment company for light manufacturing and distribution located at the Liberty Point Corporate Center II

**Laser Precision**
Libertyville, IL
The lease of a 30,345 S.F. tenant suite within the multi-tenant Liberty Point III facility to accommodate the growth of this metal forming, laser cutting, punching, welding and machining company

**TCi Tires**
Libertyville, IL
The execution of a seven-year lease for 30,845 S.F. of space on behalf of this national tire service retailer within Liberty Point III, part of a multi-building industrial business park
Brian Quigley

Executive Vice President

As Executive Vice President overseeing Conor Commercial’s Midwest industrial and office group, Brian is responsible for leading a team of commercial real estate professionals in identifying and securing development opportunities on a local and regional basis. Over the course of his 25-year career, Brian has developed over 20 million square feet of industrial and commercial product throughout the Chicagoland area and Midwest Region. He applies his proven track record and industry standing to position the firm for continued growth and achievement of its development objectives. In his role, Brian provides strategic direction for the selection and acquisition of single site and multi-parcel land opportunities throughout Chicago and the Midwest Region. He also directs and manages the completion of both speculative and build-to-suit developments on behalf of the firm.

REPRESENTATIVE DEVELOPMENT EXPERIENCE

35 West Wacker Drive
(Leo Burnett Building)
Chicago, IL
The development of a 1,100,000 SF 50-story, 635 foot steel office building featuring a granite, masonry and glass façade

190 South LaSalle Street
(US Bank Building)
Chicago, IL
Development services for a 798,782 SF, 40-story office building steel and concrete deck construction and a 55-space underground parking deck

Spring Lake Executive Campus
Itasca, IL
The comprehensive development of a single-story 173,000 SF speculative office building

Lakeside Point Office
Waukegan, IL
Development services for a two-building, three-story 200,000 SF speculative office building

Coleman Cable headquarters
Waukegan, IL
The turnkey build-to-suit development of a 30,000 SF corporate headquarters for a manufacturer of wire and cable products

Fountain Square Commerce Center
Bolingbrook, IL
The speculative development of a 70-acre Class A industrial business park featuring four speculative buildings ranging in size from 109,088 to 320,532 S.F. offering 32’ clear heights, ESFR sprinkler systems, office space to-suit and on-site vehicle and truck parking

Northwest Pointe II
Elgin, IL
The second phase speculative development of a 385,300 S.F. single- or multi-tenant industrial facility featuring a cross-dock configuration, 32’ clear height, ESFR sprinklers and customized office space to-suit

PPG Industries
Aurora, IL
The turnkey development of a 304,560 S.F. build-to-suit cross-dock distribution facility featuring a 32’ clear height, 30 dock doors, an ESFR sprinkler system and a 6,000 S.F. office component

EDUCATION
Bachelor of Science - Accounting
DePaul University

INDUSTRY EXPERIENCE
• 28 years of industry experience
• Joined Conor in 2016

DESIGNATIONS
• Certified Public Accountant - Illinois

PROFESSIONAL AFFILIATIONS
• Association of Industrial Real Estate Brokers (AIRE)
• NAIOP (Commercial Real Estate Development Association) - Chicago Chapter
• Society of Industrial and Office Realtors (SIOR)
• U.S. Green Building Council (USGBC)
Amy Rzepka
Senior Development Manager

Amy joined the firm in 2010 and was promoted to Senior Development Manager following her contributions toward the completion of numerous successful development projects. She offers 12 years of financial and commercial real estate experience including projects for PPG Industries, Edward Don & Company, Orbus Exhibit & Display Group, Illinois Tool Works and Kellogg’s. As a Senior Development Manager supporting the firm’s Midwest office and industrial group, Amy is responsible for identifying new build-to-suit and land site development opportunities. Additionally, she prepares financial packages for internal investment committees, lenders and equity partners, while also identifying economic and industry trends. Amy works with the firm’s financial team to support the underwriting of new development projects.

REPRESENTATIVE DEVELOPMENT EXPERIENCE

PPG Industries
Aurora, IL
The turnkey development of a 304,560 S.F. build-to-suit cross-dock distribution facility featuring a 32’ clear height, 30 dock doors, an ESFR sprinkler system and a 6,000 S.F. office component

Fountain Square Commerce Center
Bolingbrook, IL
The speculative development of a 70-acre Class A industrial business park featuring four speculative buildings ranging in size from 109,088 to 320,532 S.F. offering 32’ clear heights, ESFR sprinkler systems, office space to-suit and on-site vehicle and truck parking

Northwest Pointe
Elgin, IL
The development of a new 342,620 S.F. speculative industrial facility that features a cross-dock configuration with 32’ clear height, four drive-in doors (expandable) and 68 exterior truck docks

Edward Don & Company
Woodridge, IL
The build-to-suit development of the new 362,500 S.F., two-story corporate headquarters and distribution facility for the world’s largest distributor of food service equipment and supplies

Huntington 90
Hoffman Estates, IL
The development of a multi-building office and industrial park with I-90 frontage situated on 70.15 acres

Orbus Exhibit & Display Group
Woodridge, IL
The development and construction of a 347,511 S.F. build-to-suit headquarters facility featuring 272,511 S.F. of warehouse space, a 32’ clear height, 20 dock doors, 20,000 S.F. production room, an ESFR sprinkler system and a 55,000 S.F., two-story office component

Kellogg’s
Woodridge, IL
The 135,213 square foot lease and specialized tenant improvement services featuring 20 dock positions, on-site parking for 41 trailers and a 5,136 square foot office component

EDUCATION
Bachelor of Science - Finance
University of Illinois

INDUSTRY EXPERIENCE
• 12 years of industry experience
• Six years of experience with Conor

PROFESSIONAL AFFILIATIONS
• NAIOP (Commercial Real Estate Development Association) - Developing Leaders Member - Chicago Chapter
• U.S. Green Building Council (USGBC)
Robert Mueller
Development Manager

As Development Manager for Conor Commercial, Robert contributes financial analysis support and development management expertise for the Midwest Industrial Group. In this capacity, he works directly with the Executive Vice President and Market Officer to identify and secure development opportunities throughout the Chicagoland area and the greater Midwest markets. Robert identifies economic and industry trends and determines new opportunities for land purchases or build-to-suit developments. Once a potential undertaking has been recognized, he prepares financial packages for internal investment committees, lenders and equity partners. Furthermore, he assists with all areas of financial underwriting including budgeting and financial projections.

REPRESENTATIVE DEVELOPMENT EXPERIENCE

The Standard @ East Library
Milwaukee, WI
The comprehensive development of a mixed-use, public/private partnership featuring a 16,000 S.F. city library, 99 luxury apartments, and 3,000 S.F. of retail space

The Enclave Apartments
Wauwatosa, WI
The development of a 152-unit luxury apartment community with lifestyle amenities including green roof deck, pool, clubroom, game room, business center and state of the art fitness facility

Junior Achievement of Wisconsin Headquarters & Education Center
Milwaukee, WI
The development of a 45,500 sq. ft. LEED Certified, office and educational facility featuring interactive learning centers for students and offices for Junior Achievement staff

The Annex
Wauwatosa, WI
The comprehensive development of a 40-unit urban luxury apartment development

Fountain Square Commerce Center
Bolingbrook, IL
The speculative development of a 70-acre Class A industrial business park featuring four speculative buildings ranging in size from 109,088 to 320,532 S.F. offering 32’ clear heights, ESFR sprinkler systems, office space to-suit and on-site vehicle and truck parking

Northwest Pointe II
Elgin, IL
The second phase speculative development of a 385,300 S.F. single- or multi-tenant industrial facility featuring a cross-dock configuration, 32’ clear height, ESFR sprinklers and customized office space to-suit

EDUCATION
Master of Business Administration
Northwestern University - Kellogg School of Management
Bachelor of Science - Real Estate and Finance
Marquette University

INDUSTRY EXPERIENCE
• Six years of industry experience
• Joined Conor in 2016

PROFESSIONAL AFFILIATIONS
• NAIOP (Commercial Real Estate Development Association) - Developing Leaders Member - Chicago Chapter
• ULI (Urban Land Institute) - Chicago Chapter
• U.S. Green Building Council (USGBC)
MBE/WBE Commitment
Partnering with our clients to meet required participation goals is a core value at our organization. We understand that meeting diversity requirements, as well as the contracting and involvement of local residents and firms, are critical elements of the project and we will work with you to implement these programs designed to increase participation for this endeavor.

Recent jobs that illustrate our participation and achievement of MBE/WBE goals are outlined below:

<table>
<thead>
<tr>
<th>Project - Location</th>
<th>Goal</th>
<th>Participation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hairpin Lofts - Chicago, IL</td>
<td>28%</td>
<td>45%</td>
</tr>
<tr>
<td>Instituto Career Academy - Chicago, IL</td>
<td>25%</td>
<td>42%</td>
</tr>
<tr>
<td>Felton Homes Apartments - Macon, GA</td>
<td>20%</td>
<td>26%</td>
</tr>
<tr>
<td>Verizon Wireless - Multiple Locations</td>
<td>18%</td>
<td>18%</td>
</tr>
<tr>
<td>Park Douglas - Chicago, IL</td>
<td>28%</td>
<td>34%</td>
</tr>
<tr>
<td>Las Brisas Manor - Del Rio, TX</td>
<td>30%</td>
<td>33%</td>
</tr>
<tr>
<td>Oakwood Shores Apartments - Chicago, IL</td>
<td>24%</td>
<td>47%</td>
</tr>
<tr>
<td>The Shops and Lofts at 47 - Chicago, IL</td>
<td>28%</td>
<td>41%</td>
</tr>
<tr>
<td>The University of Chicago - Chicago, IL</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td>Arts &amp; Recreation Center - Chicago, IL</td>
<td>28%</td>
<td>36%</td>
</tr>
<tr>
<td>Park Place Apartments - Chicago, IL</td>
<td>30%</td>
<td>Est. 30%</td>
</tr>
<tr>
<td>Clybourn 1200 Apartments - Chicago, IL</td>
<td>30%</td>
<td>Est. 30%</td>
</tr>
<tr>
<td>Villages of Westhaven - Chicago, IL</td>
<td>32%</td>
<td>Est. 36%</td>
</tr>
</tbody>
</table>

Design/Build Team
Conor Commercial’s design/build team is comprised of McShane Construction Company and Wright Heerema Architects, firms with prior experience working directly with the City of Evanston.

McShane Construction Company was established by James A. McShane in 1984 and has grown to become one of the nation’s largest construction services providers. The firm consistently ranks among the Top 400 Contractors and within the Top 100 Design/Build firms in the nation by Engineering News-Record.

Throughout its 32 years in business, the McShane organization has completed over 8.82 million square feet of office product nationwide, with 3.36 million square feet constructed in Chicagoland.

Wright Heerema Architects was founded in 1996 and provides integrated master planning, programming, branding, architecture and interior design services. To date, they have completed over 8 million square feet of corporate interiors.

Wright Heerema recently planned the Prentiss Properties Office Complex, a similar office project to 1720 Chicago Avenue, also located in Downtown Evanston.

Combining for over 50 years of successful design and construction activity, these firms possess the necessary expertise that is vital to meet the economic development and quality urban design goals of the City of Evanston.
Office Project Experience
Project Team Experience

**Prentiss Properties Office Complex**
Evanston, Illinois
213,000 Square Feet

**American Academy of Orthopaedic Surgeons (AAOS)**
Rosemont, Illinois
180,000 Square Feet

**Pointe O’Hare**
Rosemont, Illinois
263,000 Square Feet

**Cornerstone at Cantera**
Warrenville, Illinois
310,000 Square Feet
### Project Team Experience

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Location</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosemont Corporate Center</td>
<td>Rosemont, Illinois</td>
<td>119,000</td>
</tr>
<tr>
<td>HSBC</td>
<td>Mettawa, Illinois</td>
<td>575,000</td>
</tr>
<tr>
<td>DMG Mori</td>
<td>Hoffman Estates, Illinois</td>
<td>104,000 total square feet</td>
</tr>
<tr>
<td>AON Hewitt</td>
<td>Lincolnshire, Illinois</td>
<td>222,000</td>
</tr>
</tbody>
</table>
Project Team Experience

International Trucks
Warrenville, Illinois
262,000 Square Feet

Woodland Falls I
Mettawa, Illinois
167,000 Square Feet

Fort James Corporation
Deerfield, Illinois
125,000 Square Feet

Keystone at Cantera
Warrenville, Illinois
92,000 Square Feet
Woodfield Preserve Office Center  
Schaumburg, Illinois  
640,000 Square Feet

O’Hare Gateway II  
Rosemont, Illinois  
168,000 Square Feet

Riata Vista  
Austin, Texas  
1,050,000 Square Feet

Texas Association of School Boards (TASB)  
Austin, Texas  
150,000 Square Feet
Project Team Experience

continued

4600 East Washington
Phoenix, Arizona
193,000 Square Feet

Orbital Sciences Corporation
Chandler, Arizona
82,000 Square Feet

East Gateway Centre
Phoenix, Arizona
228,000 Square Feet

Medical Office Building
Menomonee Falls, Wisconsin
145,000 Square Feet