

LAW OFFICE OF PAUL M. MITCHELL, LLC

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March 6, 2020

Ms. Erin Venard, Project Manager
TED Business Group
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: Central Park Place – PZC 18-1-077 1st Submittal
110 S. Washington Street, Naperville, IL 60540

Dear Ms. Venard:

We are submitting the following:

1. Petition for Development Approval.
2. Legal Description.
3. Disclosure of Beneficiaries for Great Central Properties III, LLC.
4. Preliminary/Final Subdivision Plat for Central Park Place Commercial Subdivision.
5. Condominium Plat for Central Park Place Residential Condominium.
6. Master Declaration of Easements, Covenants and Restrictions for Central Park Place.
7. Declaration of Condominium Pursuant to the Condominium Property Act for Central Park Place Residential Condominium.
8. Check in the sum of \$5,500 (to be delivered to the City today).

As you know, we are presently constructing a four-story building adjacent to the existing old Nichols Library building. Basically, there will be retail on the ground level of the old and new buildings which will have one owner and will be a part of a vertical subdivision under Section 7-2-6 of the Municipal Code. The second, third and fourth floors of the new building will be 17 residential condominiums that will be submitted the Condominium Property Act (common areas will also include the lower level, part of the ground level and the roof level). The condo plat provides for each condo unit to have 2 parking spaces which are limited common elements.

The City's Vertical Subdivision provisions require the submittal of documentation showing the owners' respective responsibilities regarding the operation of the project. The Master Declaration covers the entire development and provides for such things as: (i) cross access easements, (ii) cross easements for utilities and related improvements, (iii) cross easements for structural support, iv cross easements in the event of encroachments due to settlement, and (v) all risk insurance requirements including insurance with the same insurance carrier.

At the present time we have 9 residential condominium units under contract. We, along with our buyers, want to close as soon as possible. The actual interior walls and ceilings have not been completed for both the commercial and residential developments. Thus, the enclosed plats do not include the exact as-built dimensions. As allowed by the Condominium Property Act and the City ordinance regarding Vertical Subdivisions, we want to move forward with the approval process. Then when the as-builts are completed, amendments would be executed by the surveyor showing the actual as-built dimensions. These amendments would then be submitted to the City for its review and approval at the staff level. As you know, this procedure was recently approved by staff and the City's Legal Department.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul M. Mitchell', written in a cursive style.

Paul M. Mitchell

CC: Great Central Properties III, LLC