

KGGLLC

JT.

Attorneys at Law

Nathaniel P. Washburn
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Morris Office:
First Midwest Bldg.
220 W. Main Street
Suite 302
Morris, IL 60450
(815) 942-1881 T
(815) 942-6444 F

December 16, 2022

HAND DELIVERED

Attention: Jim Torri
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

Re: Annexation of 18651 W. Manhattan Road and Contiguous 46 Acres

Dear Jim:

Enclosed please find the follow:

1. Petition to Annex 18651 W. Manhattan Road;
2. Ownership Disclosure form for TCIH Land Holdings, LLC
3. Plat of Annexation for 18651 W. Manhattan Road;
4. Petition to Annex 46 Acres of Vacant Ground Contiguous to 18651 W. Manhattan Road;
5. Ownership Disclosure form for Dale Steffes and the Janet A. Steffes Trust;
6. Plat of Annexation for 46 Acres of Vacant Ground Contiguous to 18651 W. Manhattan Road;
7. Check in the amount of \$1,500.00 for petition fees for both requests

Procedurally as the contiguity of the 46 Acres is dependent upon the annexation of 18651 W. Manhattan Road the annexation of 18651 W. Manhattan Road should be heard and addressed first. Both annexations will be without an annexation agreement. If you need anything further at this time, please let me know.

Very truly yours,

KGGLLC


Nathaniel P. Washburn

NPW:jme

Enclosures

cc: Chris Regis

972704

A-4-23

STATE OF ILLINOIS)
) SS. BEFORE THE MAYOR AND CITY COUNCIL
COUNTY OF WILL) OF THE CITY OF JOLIET, ILLINOIS

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.
4. The Territory is not within the corporate limits of any municipality.
5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: 12/15/2022

TCIH Land Holdings, LLC, a Delaware limited liability company; by East Gate - Logistics Park Chicago, LLC, a Delaware limited liability company, its sole member; by NorthPoint Development, LLC, a Missouri limited liability company, its manager;

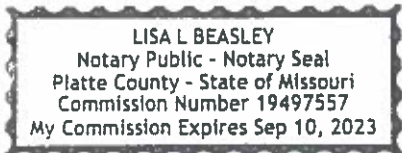
Subscribed and Sworn to before me this 15th day of December, 2022.



NOTARY PUBLIC



By: Nathaniel Hagedorn, its Manager



2023 APR04 PM04:17:51
CHRISTA M. DESIDERIO
City Clerk
Joliet, Illinois
RECEIVED

EXHIBIT A

Legal Description

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION
15, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
WILL COUNTY, ILLINOIS.

2023 APR04 PM04:18:10
CHRISTA M. DESIDERIO
City Clerk
Joliet, Illinois
RECEIVED

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

18651 W. Manhattan Road

PIN(s): 10-11-15-400-013-0000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

TCIH Land Holdings, LLC - SEE ATTACHED MEMBERSHIP

E-MAIL: _____ FAX: _____

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: _____

DATE: 12-13-2022

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Tom George, Vice President of Acquisitions, 630-258-5299

PRINT

Ownership Disclosure Form Attachment:

Property Owner (See Attached Sheet for PIN(s) and Property Address(es)): TCIH Land Holdings, LLC

Owner Contact Person: Tom George

Owner Address: 3010 N Highland Parkway, Suite 440, Downers Grove, IL, 60515

Owner Phone: (630) 258-5299

Owner(s) of Property Owner: East Gate – Logistics Park Chicago, LLC

Owner(s) of: East Gate – Logistics Park Chicago, LLC

1. Abrams Capital Partners I, L.P., a Delaware limited partnership
2. Abrams Capital Partners II, L.P., a Delaware limited partnership
3. Riva Capital Partners IV, L.P., a Delaware limited partnership
4. NP East Gate, LLC, a Missouri limited liability company

Owner(s) of NP East Gate, LLC

1. Brandmeyer Holdings IX, LLC
2. MAV Boys LLC
3. FFIP III, L.P.
4. Pamela A. Breuckmann, not individually, but as Trustee of the Amended and Restated Pamela A. Breuckmann Revocable Trust u/t/a dated March 10, 2017
5. NorthPoint Holdings, LLC
6. Patrick Robinson

Owners of NorthPoint Holdings, LLC

1. Nathaniel Hagedorn
2. FFIP III, LP
3. Brandmeyer Holdings – Northpoint, LLC
4. Pamela A. Breuckmann, not individually, but as Trustee of the Amended and Restated Pamela A. Breuckmann Revocable Trust u/t/a dated March 10, 2017
5. Brandmeyer Holdings – Northpoint II, LLC

PLAT OF ANNEXATION TO THE CITY OF JOLIET

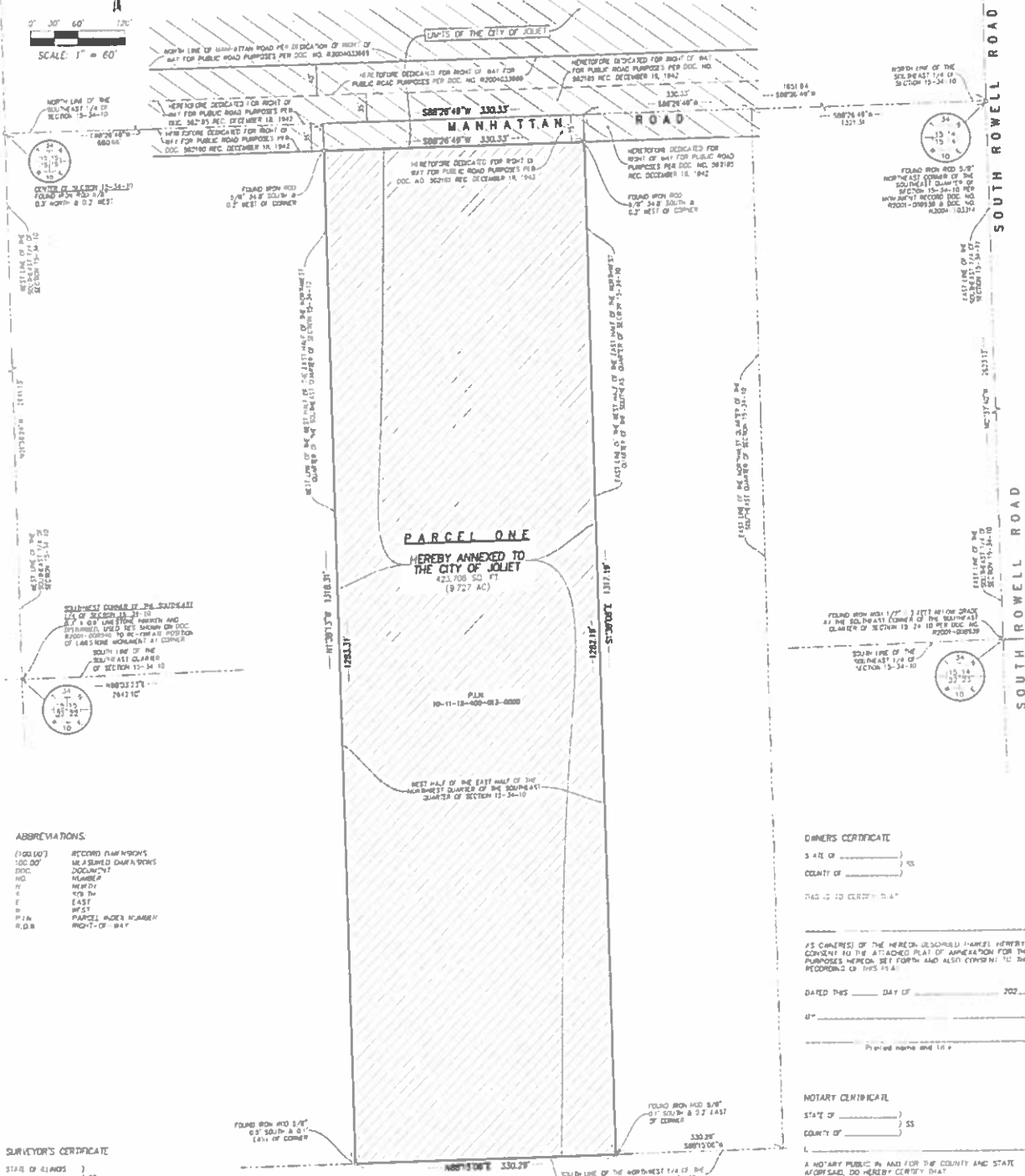
OF

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

BASIS OF MEASUREMENTS

ALL DISTANCES AND
CORRECTIONS ARE
BASED UPON THE
MEASUREMENTS
MADE BY THE
SURVEYOR IN THE
FIELD AND THE
RECORDS THEREOF.

SCALE: 1" = 60'



ABBREVIATIONS

(100.00) RECORD NUMBER
100.00' MEASURED DISTANCE
DOC DOCUMENT
NO NUMBER
N NORTH
S SOUTH
E EAST
W WEST
P.P. PARCEL NUMBER
R.D.B. RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, JACOB & HEFNER ASSOCIATES, INC., a PROFESSIONAL SURVEYING FIRM, DO HEREBY CERTIFY THAT I, TIMOTHY G. HEFNER, A LICENSED PROFESSIONAL SURVEYOR, HAVE PREPARED THE MAP HEREON FROM SURVEYS AND OTHER RECORDS FOR THE PURPOSE OF ANNEXING THE SAME INTO THE CITY OF JOLIET, ILLINOIS, AND THE MAP HEREON IS A FAITHFUL REPRESENTATION OF THE PROPERTY TO BE ANNEXED.

DRAWN UNDER MY HAND AND SEAL,
THIS 15th DAY OF DECEMBER, 2022.

Timothy G. Heffner
Timothy G. Heffner
Jacob & Heffner Associates, Inc.
Illinois Professional Land Surveyor No. 035-003335
My License Expires November 30, 2024



LEGEND
 PARTS OF THE CITY OF JOLIET
 HEREBY ANNEXED TO THE CITY OF JOLIET (PARCEL 1)

LEGAL DESCRIPTION PROPERTY
(P.L.N. 10-11-15-400-013-0000)

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF ANNEXATION AREA (PARCEL 1)

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART PREVIOUSLY ANNEXED TO THE CITY OF JOLIET.

Survey No.:	1736b
Ordered By:	Mark/Peter Development
Drawn/Plotted By:	Timothy G. Heffner
Date Prepared:	December 15, 2022
Scale:	1" = 60'

OWNER'S CERTIFICATE

I, _____, of the County of _____, State of _____, do hereby certify that I am the owner of the above described property.

AS OWNER(S) OF THE HEREIN DESCRIBED PARCEL I HEREBY CONSENT TO THE ATTACHED PLAT OF ANNEXATION FOR THE PURPOSES HEREON SET FORTH AND ALSO CONSENT TO THE RECORDING OF THIS PLAT.

DATED THIS _____ DAY OF _____, 2022.

Printed name and title

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that

PERSONALLY KNOWN TO ME TO BE THE SAID PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SAID OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) SIGNED THIS PLAT AS HIS (HER) OWN FREE AND VOLUNTARY ACT FOR USE AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 2022.

By _____ Notary Public

JACOB & HEFNER ASSOCIATES
 1300 Rutherford Road, Suite 700, Downers Grove, IL 60130
 Phone: 630-581-1111 Fax: 630-581-1112
 www.jacobandheffner.com
 Illinois Professional Land Surveyor License No. 034-003071 Exp. 6/30/23

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

BEFORE THE MAYOR AND CITY COUNCIL
OF THE CITY OF JOLIET, ILLINOIS

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.
4. The Territory is not within the corporate limits of any municipality.
5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: 12-15-2022

Dale M. Steffes

Dale M. Steffes (Petitioner)

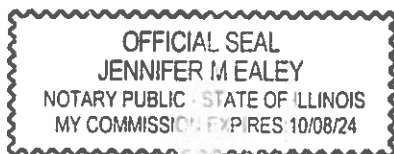
JAS Family Trust w/t/a Janet A. Steffes Trust dated
December 31, 2012

Christi Benson, Trustee

By: Christi Benson, Trustee (Petitioner)

Subscribed and Sworn to before me
this 15th day of December, 2022.

Jennifer M. Ealey
NOTARY PUBLIC



2023 APR 04 PM 04:18:40
CHRISTA M. DESIDERIO
City Clerk
Joliet, Illinois
RECEIVED

EXHIBIT A

The Southeast Quarter of the Southwest Quarter of Section 15 in Township 34 North, (excepting therefrom that part of said Southeast Quarter of the Southwest Quarter lying Southwesterly of the centerline of Manhattan Creek) and that part of the Southwest Quarter of the Southeast Quarter of Section 15, in Township 34 North lying Northeasterly of the centerline of Manhattan Creek, in Range 10 East of the Third Principal Meridian, in Will County, Illinois.

2023 APR04 PM04:18:56
CHRISTA M. DESIDERIO
City Clerk
Joliet, Illinois
RECEIVED

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

46 Acres in Jackson Township, Will County, Illinois

PIN(s): 10-11-15-400-011-0000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Dale M. Steffes - 25217 S. Chicago Road, Elwood, Illinois 60421 - Undivided 50%

Christi Benson, Trustee of the JAS Family Trust u/t/a Janet A. Steffes Trust dated

December 31, 2012 - 25217 S. Chicago Road, Elwood, Illinois 60421 - Undivided 50%

E-MAIL: _____ FAX: _____

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ FAX: _____

NOTE:
 If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: Waleed Safar Christi Benson, Trustee

DATE: Dec. 15, 2022

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
Dole Steffes, Individually
Christi Benson, Trustee

PRINT

PLAT OF ANNEXATION TO THE CITY OF JOLIET

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24 NORTH, (EXCEPTING THAT PART OF SAID SOUTHWEST QUARTER OF SECTION 24 NORTH LYING SOUTHWESTERLY OF THE CENTERLINE OF MANHATTAN CREEK) AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 NORTH LYING SOUTHWESTERLY OF THE CENTERLINE OF MANHATTAN CREEK, IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF EMMAUS, MISSOURI.

OWNERS CERTIFICATE
 STATE OF _____
 COUNTY OF _____
 THIS IS TO CERTIFY THAT _____
 AS OWNER OF THE HEREIN DESCRIBED PARCEL, RECEIVED FROM _____ AND ALSO CONVEYED TO THE RECORDS OF THIS PLAT.

DATED THIS _____ DAY OF _____, 2024.
 BY _____
 (Printed Name and Title)

MAYOR CERTIFICATE
 STATE OF _____
 COUNTY OF _____
 I, _____, MAYOR OF THE CITY AND STATE OF _____, DO HEREBY CERTIFY THAT _____
 PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) AS SHOWN ON THE PLAT AND THAT THE PLAT IS A VOLUNTARY ACT FOR LOCAL AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
 THIS _____ DAY OF _____, 2024.
 BY _____
 (Printed Name)

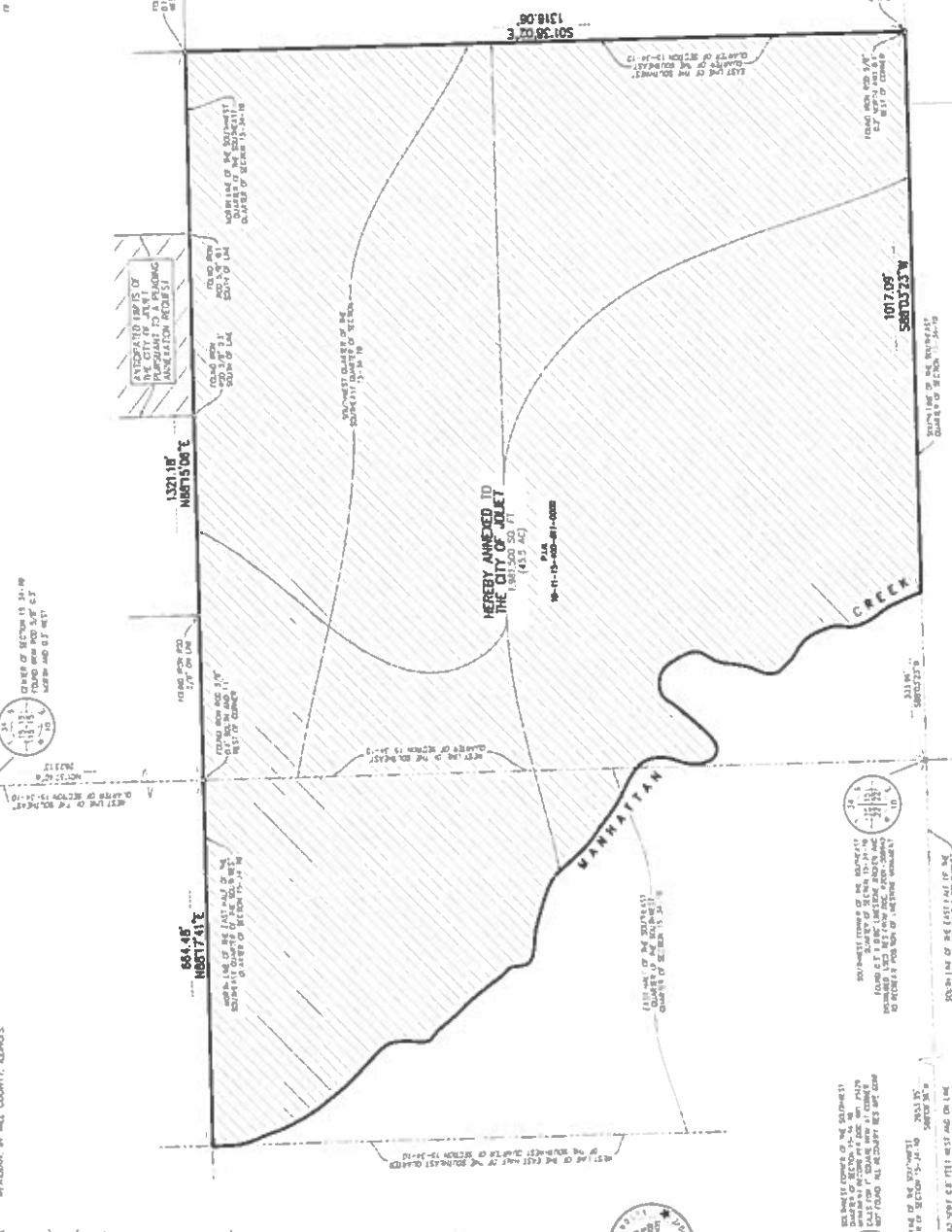
SURVEYOR'S CERTIFICATE
 STATE OF MISSOURI
 COUNTY OF EMMAUS
 I, _____, SURVEYOR OF THE COUNTY OF EMMAUS, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE PROPERTY DESCRIBED THEREON IS THE SAME AS SHOWN ON THE PLAT AND THAT THE PLAT IS A VOLUNTARY ACT FOR LOCAL AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL
 THIS 10th DAY OF DECEMBER, 2024.

 (Printed Name)
 Surveyor of the County of Emmaus, Missouri

JACOB & HEFNER
 1000 Pennsylvania Avenue, Suite 100
 Joliet, Missouri 64501
 Phone: 816-426-1111
 Fax: 816-426-1112
 Email: info@jacobandhefner.com
 License No. 00000000000000000000000000000000

THE SOUTHWEST QUARTER OF SECTION 24 NORTH, (EXCEPTING THAT PART OF SAID SOUTHWEST QUARTER OF SECTION 24 NORTH LYING SOUTHWESTERLY OF THE CENTERLINE OF MANHATTAN CREEK) AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 NORTH LYING SOUTHWESTERLY OF THE CENTERLINE OF MANHATTAN CREEK, IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF EMMAUS, MISSOURI.



LEGEND
 UNANNEXED LAND OF THE CITY OF JOLIET
 PURSUANT TO A PREVIOUS ANNEXATION RECORD
 HEREBY ANNEXED TO THE CITY OF JOLIET

Drawn By	Surveyor
Checked By	Surveyor
Date Prepared	December 11, 2024
Sheet	1 of 1

N



Annexation Area for Eastgate Logistics Park

CITY OF
JOLIET


MANHATTAN RD

S ROWELL AVE

S CHICAGO RD

W BROWN RD

Legend

 Annexation Area

 City of Joliet