



Jones Lang LaSalle Americas (Illinois), L.P.
Leasing and Management
1033 Skokie Boulevard, Northbrook, IL 60062
tel +1 847 509 1121 fax +1 847 509 1131

March 28, 2024

RE: Corporate Center of Northbrook II, 1033 Skokie Boulevard, Northbrook, Illinois

- **2023 Operating/Amenities Expense and Real Estate Tax Reconciliation, and**
- **2020 (Pay 2021) Real Estate Tax Refund**

Dear Tenant:

Per the terms of your Lease Agreement, during each calendar year your firm is invoiced monthly for its pro-rata share of estimated Operating Expenses, Amenities Expenses, and Real Estate Taxes with a reconciliation completed the following year once the actual numbers are confirmed.

The attached April 2024 rent statement includes an adjustment amount resulting from the reconciliation of the 2023 actual Operating Expenses, Amenities Expenses, and Real Estate Taxes to the estimated expenses paid by your firm during the 2023 calendar year. Following is a summary of the actual expenses compared to the budget with an overall net credit to your firm:

- ☐ 2023 Operating Expenses equal \$1,160,400 or \$9.02/RSF which is approximately 3.2% above budget. This variance reflects an increase in material costs/labor costs, additional parking lot/parking lot lighting repairs, hvac repairs, and utility costs.
- ☐ 2023 Real Estate Taxes equal \$1,025,889 or \$7.97/RSF are 4.5% favorable to budget for the first year of the triennial assessment. This was a solid result to offset some of the large increases we have received in the past few years. Maintaining the taxes at this level stemmed from our tax attorney's diligent effort to continue to appeal the assessments each year to ensure the most favorable results possible. In addition, our Real Estate Tax Attorney filed a valuation objection on our behalf for previous years in the Circuit Court of Cook County which has resulted in a Tax Refund credit on your rent statement for the tax year 2020 (Pay 2021) tax year. Our real estate tax attorney will continue to appeal the real estate tax assessments for each tax year, including 2022 and 2023, and any additional savings that are received will be passed on to you through these tax refunds.
- ☐ 2023 Amenities Expenses equal \$229,933 or \$1.79/RSF are slightly above budget related to the addition of a new display monitor for the conference center and new tv's for the fitness center.

We will also continue to seek opportunities to contain property expenses while still providing superior service and preserving the "high image" appearance of the building. Please review the calculations, and feel free to give me a call if you have any questions.

Very truly yours,

Barbara Liebers

Barbara Liebers
General Manager
Jones Lang LaSalle Americas (Illinois), L.P.

Enclosures



Jones Lang LaSalle, Inc.
1033 Skokie Boulevard
Suite 100
Northbrook, IL 60062

Rent Statement - 04/01/2024

Lease Information

Kapstone Paper and Packaging Corporation

Kapstone Paper and Packaging Corporation

1033 Skokie Boulevard
Suite 330
Northbrook, IL 60062

Lease Id t0001061
Property ID o0448900
Location Corporate Center II
Suite(s) 0250, 0330

Account Number o0448900-t0001061

Remit Payment To:
JLLA INC AAF CCII 1033 LLC
62931 Collection Center Drive
Chicago, IL 60693-0629

Direct all billing inquiries to (847) 509-1121

To Ensure Proper Credit, Please Return Upper Portion With Your Remittance

**Statement for: Kapstone Paper
and Packaging Corporation**

Lease ID: t0001061

As of: 04/01/2024

Amount Due: 35,732.91

Trans Date	Invoice Num	Trans Num	Description	Net	Tax	Total	Payments	Amount Due
Balance Forward								0.00
04/01/2024	202400000076	C-8442462	Base Rent Office- STE 0250(4/2024)	7,568.17	0.00	7,568.17	0.00	7,568.17
04/01/2024	202400000076	C-8442463	Base Rent Office- STE 0330(4/2024)	15,116.83	0.00	15,116.83	0.00	22,685.00
04/01/2024	202400000076	C-8442464	Escl-Oper Exp- STE 0250(4/2024)	2,679.28	0.00	2,679.28	0.00	25,364.28
04/01/2024	202400000076	C-8442465	Escl-Oper Exp- STE 0330(4/2024)	5,350.67	0.00	5,350.67	0.00	30,714.95
04/01/2024	202400000076	C-8442466	Escl-R/E Tax- STE 0250(4/2024)	2,414.09	0.00	2,414.09	0.00	33,129.04
04/01/2024	202400000076	C-8442467	Escl-R/E Tax- STE 0330(4/2024)	4,821.06	0.00	4,821.06	0.00	37,950.10
04/01/2024	202400000076	C-8442468	Garage Monthly Parking- STE 0330(4/2024)	225.00	0.00	225.00	0.00	38,175.10
04/01/2024	202400000076	C-8442469	Operating Expense Other- STE 0250(4/2024)	502.41	0.00	502.41	0.00	38,677.51
04/01/2024	202400000076	C-8442470	Operating Expense Other- STE 0330(4/2024)	1,003.34	0.00	1,003.34	0.00	39,680.85
04/01/2024	202400000083	C-8545102	W-40970-000433	31.15	0.00	31.15	0.00	39,712.00
04/01/2024	202400000084	C-8545103	W-40970-000440	31.15	0.00	31.15	0.00	39,743.15
04/01/2024	202400000116	C-8557106	2023 Oper Expense Recon (Ste 250)	968.59	0.00	968.59	0.00	40,711.74
04/01/2024	202400000117	C-8557110	2023 Oper Expense Recon (Ste 330)	1,934.34	0.00	1,934.34	0.00	42,646.08
04/01/2024	202400000118	C-8557121	2023 RE Tax Recon (Ste 250)	-1,306.28	0.00	-1,306.28	0.00	41,339.80
04/01/2024	202400000119	C-8557125	2023 RE Tax Recon (Ste 330)	-2,608.60	0.00	-2,608.60	0.00	38,731.20
04/01/2024	202400000120	C-8557137	2023 Oth Oper Exp Recon (Ste 250)	314.20	0.00	314.20	0.00	39,045.40



Jones Lang LaSalle, Inc.
1033 Skokie Boulevard
Suite 100
Northbrook, IL 60062

Statement for: **Kapstone Paper and Packaging Corporation**

Lease ID: **t0001061**

As of: **04/01/2024**

Amount Due: **35,732.91**

Trans Date	Invoice Num	Trans Num	Description	Net	Tax	Total	Payments	Amount Due
04/01/2024	202400000121	C-8557141	2023 Oth Oper Exp Recon (Ste 330)	627.41	0.00	627.41	0.00	39,672.81
04/01/2024	202400000141	C-8557226	2020 (Pay 2021) RE Tax Refund	-1,314.59	0.00	-1,314.59	0.00	38,358.22
04/01/2024	202400000142	C-8557230	2020 (Pay 2021) RE Tax Refund	-2,625.31	0.00	-2,625.31	0.00	35,732.91

0 – 30 Days	31 – 60 Days	61 – 90 Days	Above 90 Days	Prepayments	Amount Due
35,732.91	0.00	0.00	0.00	0.00	35,732.91



BILLABLE COMPANY

Kapstone (The CPA Group)

W-40970-000433 Lighting	Location 3 3	Creation Date Feb. 24, 2024	Completed Feb. 29, 2024
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Light under desk
cabinet is out

Labor and Materials	Quantity	Cost	Markup	Tax	Subtotal
Day Porter Regular	0.50 Hours	\$20.00	\$0.00	\$0.00	\$20.00
Lamps	1.00 Item	\$11.15	\$0.00	\$0.00	\$11.15
		\$31.15	\$0.00	\$0.00	\$31.15

W-40970-000440 Lighting	Location 3 3	Creation Date Feb. 28, 2024	Completed Feb. 29, 2024
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Strip light under desk
cabinet is out.

Labor and Materials	Quantity	Cost	Markup	Tax	Subtotal
Day Porter Regular	0.50 Hours	\$20.00	\$0.00	\$0.00	\$20.00
Lamps	1.00 Item	\$11.15	\$0.00	\$0.00	\$11.15
		\$31.15	\$0.00	\$0.00	\$31.15

Invoice Total

Materials	\$22.30
Labor	\$40.00
Markup	\$0.00
Tax	\$0.00
	\$62.30

Corporate Center of Northbrook II
1033 Skokie Blvd.
2023 Expense Reconciliation

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Date: 3/25/2024

	<u>Total Expenses</u>	<u>\$ / psf</u>
CLEANING	\$ 267,699	\$ 2.08
REPAIRS & MAINTENANCE / ROADS, GROUND AND SECURITY	\$ 407,887	\$ 3.17
UTILITIES	\$ 191,120	\$ 1.48
ADMINISTRATIVE	\$ 246,621	\$ 1.92
INSURANCE	\$ 47,073	\$ 0.37
 SUBTOTAL OPERATING EXPENSES	 \$ 1,160,400	 \$ 9.02
2023 OPERATING EXPENSES	\$ 1,160,400	\$ 9.02
 2023 REAL ESTATE TAXES (CASH BASIS)	 \$ 1,025,889	 \$ 7.97
 2023 AMENITIES EXPENSES	 \$ 229,933	 \$ 1.79
 TOTAL OPERATING EXPENSES & TAXES	 <u>\$ 2,416,222</u>	 <u>\$ 18.78</u>

**CORPORATE CENTER OF NORTHBROOK
1033 SKOKIE BOULEVARD
2023 Expense Reconciliation**

	<u>Annual</u>
2023 Actual Operating Expenses	\$ 1,160,400.27
2023 Actual Real Estate Expenses (Cash Basis)	\$ 1,025,888.63
2023 Actual Amenities Expenses	\$ 229,933.14

<u>Tenant:</u>	Kapstone Paper & Packaging Corporation	Suite 250
<u>2023 Occupancy:</u>	1/1/2023 - 12/31/2023	
<u>Pro-Rata Share:</u>	2.7150%	

	<u>Actual Expenses</u>	<u>Expenses Paid</u>	<u>Balance Due/(Owed)</u>
A. Operating Expense Allocation			
2023 Annual Operating Expense	\$ 1,160,400.27		
Tenant Proportionate Share	<u>2.7150%</u>		
	\$ 31,504.87	\$ 30,536.28	\$ 968.59
B. Real Estate Tax Allocation			
2023 Annual Real Estate Tax Expense	\$ 1,025,888.63		
Tenant Proportionate Share	<u>2.7150%</u>		
	\$ 27,852.88	\$ 29,159.16	\$ (1,306.28)
C. Amenity Expense Allocation			
2023 Annual Amenities Expense	\$ 229,933.14		
Tenant Proportionate Share	<u>2.7150%</u>		
	\$ 6,242.68	\$ 5,928.48	\$ 314.20

<u>Expense Categories</u>	<u>Actual Expenses</u>	<u>Expenses Paid</u>	<u>Balance Due/(Owed)</u>
2023 Operating Expenses	\$ 31,504.87	\$ 30,536.28	\$ 968.59
2023 Real Estate Tax Expense	\$ 27,852.88	\$ 29,159.16	\$ (1,306.28)
2023 Amenities Expense	\$ 6,242.68	\$ 5,928.48	\$ 314.20
TOTAL 2023 Expense Recon DUE/(OWED)	\$ 65,600.43	\$ 65,623.92	\$ (23.49)
2020 (Pay 2021) RE Tax Refund			\$ (1,314.59)
TOTAL DUE FROM (OWED TO) TENANT			\$ (1,338.08)

**CORPORATE CENTER OF NORTHBROOK
1033 SKOKIE BOULEVARD
2023 Expense Reconciliation**

	<u>Annual</u>
2023 Actual Operating Expenses	\$ 1,160,400.27
2023 Actual Real Estate Expenses (Cash Basis)	\$ 1,025,888.63
2023 Actual Amenities Expenses	\$ 229,933.14

<u>Tenant:</u>	Kapstone Paper and Packaging Corporation	Suite 330
<u>2023 Occupancy:</u>	1/1/2023 - 12/31/2023	
<u>Pro-Rata Share:</u>	5.4220%	

	<u>Actual Expenses</u>	<u>Expenses Paid</u>	<u>Balance Due/(Owed)</u>
A. Operating Expense Allocation			
2023 Annual Operating Expense	\$ 1,160,400.27		
Tenant Proportionate Share	<u>5.4220%</u>		
	\$ 62,916.90	\$ 60,982.56	\$ 1,934.34
B. Real Estate Tax Allocation			
2023 Annual Real Estate Tax Expense	\$ 1,025,888.63		
Tenant Proportionate Share	<u>5.4220%</u>		
	\$ 55,623.68	\$ 58,232.28	\$ (2,608.60)
C. Amenity Expense Allocation			
2023 Annual Amenities Expense	\$ 229,933.14		
Tenant Proportionate Share	<u>5.4220%</u>		
	\$ 12,466.97	\$ 11,839.56	\$ 627.41

<u>Expense Categories</u>	<u>Actual Expenses</u>	<u>Expenses Paid</u>	<u>Balance Due/(Owed)</u>
2023 Operating Expenses	\$ 62,916.90	\$ 60,982.56	\$ 1,934.34
2023 Real Estate Tax Expense	\$ 55,623.68	\$ 58,232.28	\$ (2,608.60)
2023 Amenities Expense	\$ 12,466.97	\$ 11,839.56	\$ 627.41
TOTAL 2023 Expense Recon DUE/(OWED)	\$ 131,007.56	\$ 131,054.40	\$ (46.84)
2020 (Pay 2021) RE Tax Refund			\$ (2,625.31)
TOTAL DUE FROM (OWED TO) TENANT			\$ (2,672.15)

CORPORATE CENTER OF NORTHBROOK
1033 SKOKIE BOULEVARD

2021 R.E. Tax Reconciliation
2020 Paid in 2021 R.E. Tax Tax Refund Received

Annual

2021 Actual Real Estate Expenses (Cash Basis)	\$1,034,987.58
Tax Refund 2020 Paid in 2021 (Cash Basis) (April 1st, 2024 rent statement)	\$(48,419.64)

<u>Tenant:</u>	Kapstone Paper & Packaging Corpo	Suite 250
2021 Occupancy:	1/1/2021 - 12/31/2021	
<u>Pro-Rata Share:</u>	2.7150%	

**Tax Refund
Balance due to
Tenant**

Real Estate Tax Allocation

2020 pd in 2021 Annual Real Estate Tax Refund	\$(48,419.64)
Tenant Proportionate Share	<u>2.7150%</u>
	\$ (1,314.59)

<u>Expense Categories</u>	Balance <u>Due to Tenant</u>
2020 (Pay 2021) Real Estate Tax Refund	\$ (1,314.59)
TOTAL REFUND OWED	\$ (1,314.59)

CORPORATE CENTER OF NORTHBROOK
1033 SKOKIE BOULEVARD

2021 R.E. Tax Reconciliation
2020 Paid in 2021 R.E. Tax Tax Refund Received

Annual

2021 Actual Real Estate Expenses (Cash Basis)	\$1,034,987.58
Tax Refund 2020 Paid in 2021 (Cash Basis) (April 1st, 2024 rent statement)	\$(48,419.64)

<u>Tenant:</u>	Kapstone Paper and Packaging Corp	Suite 330
2021 Occupancy:	1/1/2021 - 12/31/2021	
<u>Pro-Rata Share:</u>	5.4220%	

**Tax Refund
Balance due to
Tenant**

Real Estate Tax Allocation

2020 pd in 2021 Annual Real Estate Tax Refund	\$(48,419.64)
Tenant Proportionate Share	<u>5.4220%</u>
	\$ (2,625.31)

<u>Expense Categories</u>	Balance Due to Tenant
2020 (Pay 2021) Real Estate Tax Refund	<u>\$ (2,625.31)</u>
TOTAL REFUND OWED	\$ (2,625.31)