

**DOCUMENTS AND INFORMATION AVAILABLE IN CONNECTION WITH THE AUCTION SALE  
OF MIDLANE COUNTRY CLUB 4555 W. YORKHOUSE ROAD, WADSWORTH, IL  
SEALED BIDS DUE MARCH 30, 2022  
NON-DISCLOSURE AGREEMENT IS REQUIRED**

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**DOCUMENTS 2/02/2022**

1. Golf Course Data
  - a. Scorecard indicating yardages and slope
  - b. 5-year Rounds Played Report
  - c. Photos of Golf Maintenance (Morton) Building and Chemical Storage Building
  - d. Lohmann Redesign plans available for inspection at the Golf Course
  - e. Toro Irrigation System Design plans available for inspection at the Golf Course
  - f. Golf Course Equipment List including maintenance equipment (Note: refer to Paragraph 2.3.5 of Golf Course Lease with GolfVisions listed below 4.a.i); Golfboards
  - g. Estoppel Certificate Form from current Golf Course Lessee GolfVisions
  - h. Virginio Ferrari sculpture: La Foresta, 1998
  - i. Golf Course Photo Gallery
2. Property Profile Data
  - a. Aerial Map with Parcels
  - b. Parcel List Summary with **most recent market valuations** and property taxes
  - c. Individual Parcel Tax Bill Payment Receipts (2020 Taxes Due/Paid in 2021)
  - d. Most Recent (2022) Open Space Filing for PTAX golf course exemptions
  - e. Waukegan Zoning Map
  - f. Heritage Ct. (Dembinsky) Draft Preliminary Plat of Subdivision (Note: development potential of 5+ Acre parcel contiguous to the 17<sup>th</sup> hole)
3. Purchase & Sale Agreement, Title Report and Survey
  - a. Purchase & Sale Agreement
  - b. Chicago Title Insurance Company Title Commitment with documents referenced
  - c. Survey – IG Consulting
4. Controlling Documents - Leases with Amendments, Easements, and other Documents
  - a. Golf Course Property
    - i. Lease Agreement from Midlane to GolfVisions for golf operations dated 10/2/2017
    - ii. Subsequent GolfVisions Amendments
      1. Letter Agreement dated 6/2/2020 providing temporary rent relief for COVID-19 forced closures
      2. First Amendment to Lease Agreement dated 3/1/2021 pursuant to the golf pro shop relocation sublease amendment with Enrichment et al.
      3. Second Amendment dated 10/22/2021 extending the lease term with GolfVisions to 12/31/2025 and amending the amount of minimum rent for the term.

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- b. Pro Shop, Office Space, Cart Storage and Food & Beverage
  - i. Agreement for Z-Golf to sublease golf pro shop, office space and cart storage to Midlane in exchange for landscaping services dated 8/30/2016
  - ii. First Amendment to Agreement of that certain pro shop, office space and cart storage, Sublease with Z-Golf, and subsequently assigned to Enrichment, relocating pro shop space and providing its own separate entrance dated 4/26/2021
- c. Reciprocal Easement Agreements establishing rights of Golf Course and contiguous property owners for parking, signage, ingress and egress
  - i. Reciprocal Easement Agreement dated 3/24/2008 with contiguous Hotel and Golf Course Property for mutual parking, signage, ingress and egress to accommodate Golf Course operation and Hotel operation
  - ii. Agreement to Vacate Reciprocal Agreement dated 10/2021. Note: this subsequent agreement vacates a limited portion of the original easement to accommodate owner's conversion from Hotel to Assisted Living Facility.
  - iii. Reciprocal Easement Agreement with Tebo and Golf Course Property dated 8/2016 for mutual parking, signage, ingress and egress to accommodate Golf Course operation and Z-Golf Banquet operation. (Note: Paragraph 2.a permits relocation of certain parking spaces, access drives and lanes which could accommodate future development in such areas)
- d. Clubhouse Land, Building and Parking
  - i. Master Lease – Property Owner/Investor Tebo Partnership to F&B Operator Z-Golf dba Wedgewood Weddings dated 8/29/2016 (re: Banquet & Pro Shop)
  - ii. Agreement of Sublease – Z-Golf/Wedgewood to Enrichment Enterprises dba Encore Celebrations & Events dated 3/4/2020
  - iii. Consent to Sublease from Tebo to Z-Golf dated 3/9/2020 (re: Banquet & Pro Shop)
  - iv. Consent to Assignment from Z-Golf/Wedgewood to Enrichment dated 3/24/2020 (re: Banquet & Pro Shop)
  - v. Assignment and Assumption of Agreement agreed to by Midlane Partners, et al. dated 3/24/2020 (re: Banquet & Pro Shop)