

September 26, 2012

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018

p: 847-518-9990 | f: 847-518-9987

Mr. Spiro Tsaparas  
Centaur  
833 North Orleans Street, Suite 300  
Chicago, Illinois 60654

Re: Proposed Walgreens Store  
834 West Armitage Avenue  
Chicago, Illinois

Dear Spiro:

As requested, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has preliminarily evaluated the proposed Walgreens site to be located at 834 West Armitage Avenue in Chicago, Illinois. The traffic evaluation considered the amount of traffic the proposed Walgreens would generate at this location. It is our understanding that the approximate 15,000 square-foot store will not offer drive-through services and will not provide off-street parking. Instead, any customers driving to the site will have to find available on-street parking in the area.

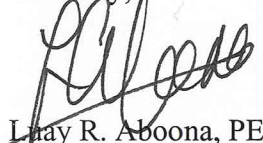
Given the above factors (no drive-through service and no on-site parking) and given the location in an urban environment with a high density of residents living within walking distance of the site, it is anticipated that the majority of trips made to the store will be via non automobile. Furthermore, the site is currently served by a very robust transportation network that includes bicycle routes and bus and train services within close proximity of the site all of which offer the customers and employees of the proposed store with alternative modes of transportation.

To quantify this reduction in trips that will be made to the proposed store, KLOA, Inc. utilized a previous trip generation study conducted at a similar use (a grocery store with a pharmacy) without parking and drive-through services. The surveys indicated that only between nine percent of the customers on a weekday and twelve percent of the customers on a Saturday drove to the site with the remainder captured from the heavy pedestrian activity in the area as well as from the residents and employees living and working within walking distance from the site.

The site of the proposed Walgreens, as indicated earlier, is similar and is therefore anticipated to exhibit similar travel characteristics with a similar small number of customers driving to the store. Applying the above percentages will result into approximately 15 trips (in and out) during the peak hour or one car every four minutes. This is insignificant and will not have a detrimental impact on the traffic and pedestrian movements in the area.

Should you have any questions or require additional information, please let me know.

Sincerely,



Ira R. Aboona, PE

Principal

Tsaparas Proposed Walgreens Store at 834 West Armitage Avenue in Chicago September 26 2012 Ira