c/o Next Parking 5215 Old Orchard Road, Suite 880 Skokie, IL 60017

April 17, 2019

VIA HAND DELIVERY

Corporation Counsel
City of Chicago
6th Floor, City Hall
121 North LaSalle Street
Chicago, Illinois 60602
Attn: Finance and Economic Development

City of Chicago
Department of Finance
121 N. LaSalle Street
7th Floor
Chicago, Illinois 60602
Attn: Chief Financial Officer

Division

Re: Chicago Downtown Public Parking System Concession and Lease Agreement dated as of November 3, 2006 (as amended, the "Concession Agreement") by and between The City of Chicago (the "City") and Millennium Parking

Garages LLC ("Concessionaire")

Dear Sir or Madam:

cc:

Capitalized terms used herein have the meaning given them in the Concession Agreement unless otherwise defined. In accordance with section 8.1(c) of the Concession Agreement, enclosed are the Concessionaire's audited Financial Statements As of and for the Years Ended December 31, 2018 and December 31, 2017. Such financial statements fairly present the financial condition and the results of operations, changes in equity and cash flows of the Concessionaire as at the respective dates of and for the periods referred to in such financial statements, all in accordance with generally accepted accounting principles in the United States consistently applied.

Very truly yours,

Millennium Parking Garages LLC

Jack Ramirez

Treasurer

Rick West (w/encl.) (via email)

Financial Statements As of and for the Years Ended December 31, 2018 and 2017



Financial Statements
As of and for the Years Ended December 31, 2018 and 2017

Contents

Independent Auditor's Report	3-4
Financial Statements	
Balance Sheets as of December 31, 2018 and 2017	5
Statements of Operations and Members' Equity for the Years Ended December 31, 2018 and 2017	6
Statements of Cash Flows for the Years Ended December 31, 2018 and 2017	7
Notes to Financial Statements	8-13



Tel: 312-856-9100 Fax: 312-856-1379

Fax: 312-856-1379 Chicago, IL 60611 www.bdo.com

330 N. Wabash Avenue, Suite 3200 Chicago, IL 60611

Independent Auditor's Report

Board of Directors Millennium Parking Garages LLC Chicago, Illinois

We have audited the accompanying financial statements of Millennium Parking Garages LLC (the "Company"), which comprise the balance sheets as of December 31, 2018 and 2017, and the related statements of operations and members' equity, and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Millennium Parking Garages LLC as of December 31, 2018 and 2017 and the results of its operations and its cash flows for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

BDO USA, LLP

Chicago, Illinois April 15, 2019

Financial Statements

Balance Sheets

December 31,	2018		2017
Assets			
Current Assets			
Cash and cash equivalents	\$ 1,998,967	\$	1,296,479
Accounts receivable	1,114,420		1,855,182
Prepaid expenses	124,130		358,034
Total Current Assets	3,237,517		3,509,695
Restricted Cash	3,444,997		6,759,919
Property and Equipment, net	233,411,403		237,746,474
Intangible Asset, net	123,281,601		124,700,313
Total Assets	\$ 363,375,518	\$	372,716,401
Liabilities and Members' Equity			
Current Liabilities			
Accounts payable and accrued expenses	\$ 1,004,267	Ś	1,242,741
Accrued interest	12,601		
Accrued construction costs	375,000		375,000
Deferred revenue	431,246		393,662
Total Current Liabilities	1,823,114		2,011,403
Long-Term Debt, net of deferred loan costs	206,102,903		203,102,247
Total Liabilities	207,926,017		205,113,650
Members' Equity	 155,449,501		167,602,751
Total Liabilities and Members' Equity	\$ 363,375,518	\$	372,716,401

See accompanying notes to financial statements.

Statements of Operations and Members' Equity

Year ended December 31,	2018	2017
Revenue		
Transient parking	\$ 22,648,918 \$	23,294,322
Monthly parking	10,102,448	9,447,708
Other	 1,413,469	1,306,822
Total revenue	34,164,835	34,048,852
Cost of Parking		
Parking taxes	7,461,838	7,360,965
Credit card fees	625,789	648,193
Total cost of parking	8,087,627	8,009,158
Gross profit	26,077,208	26,039,694
Operating Expenses		-
Operations	5,672,019	5,050,389
Salaries and benefits	2,000,872	2,024,515
Management fees	500,000	684,000
General and administrative	1,329,096	1,184,979
Depreciation and amortization	8,686,050	8,088,130
Total operating expenses	18,188,037	17,032,013
Net operating income	7,889,171	9,007,681
Other Expense		
Interest expense	 8,402,421	8,201,469
Total other expense	8,402,421	8,201,469
Net (Loss) Income	(513,250)	806,212
Members' Distributions	11,640,000	21,500,000
Members' Equity, beginning of year	167,602,751	188,296,539
Members' Equity, end of year	\$ 155,449,501 \$	167,602,751

See accompanying notes to financial statements.

Statements of Cash Flows

Year ended December 31,	2018	2017
Cash Flows From Operating Activities		
Net (loss) income	\$ (513,250) \$	806,212
Adjustments to reconcile net (loss) income to net cash provided by		
operating activities:		
Depreciation and amortization of long-lived assets	8,686,050	8,088,130
Amortization of deferred financing fees	124,569	124,569
Changes in operating assets and liabilities:		
Accounts receivable	740,762	(268,673)
Prepaid expenses	233,904	(97,285)
Accounts payable and accrued expenses	(166,698)	(719,572)
Accrued interest payable	12,601	(852,563)
Deferred revenue	37,584	(745)
Net cash provided by operating activities	9,155,522	7,080,073
Cash Flows From Investing Activities		
Additions to property and equipment	(3.427.0E()	(4.220.400)
Additions to property and equipment	(3,127,956)	(4,239,190)
Net cash used in investing activities	(3,127,956)	(4,239,190)
Cash Flows From Financing Activities		
Members' distributions	(11,640,000)	(21,500,000)
Proceeds from long-term debt	3,000,000	50
Net cash used in financing activities	(8,640,000)	(21,500,000)
Net Decrease in Cash, Cash Equivalents, and Restricted Cash	(2,612,434)	(18,659,117)
Cash, Cash Equivalents, and Restricted Cash, beginning of year	8,056,398	26,715,515
Cash, Cash Equivalents, and Restricted Cash, end of year	\$ 5,443,964 \$	8,056,398
Supplemental Disclosure of Cash Flow Information		
Cash paid for interest	\$ 8,265,248 \$	8,076,900

Supplemental Disclosure of Non-cash Financing Activities

Additions to property and equipment of \$71,776 are included in accounts payable and accrued expenses at December 31, 2017.

See accompanying notes to financial statements.

Notes to Financial Statements

1. Description of Business

Millennium Parking Garages LLC (the "Company") is a Delaware Limited Liability Company that was formed on January 14, 2016 for the purpose of owning a concessionaire interest in, and operating, underground parking facilities which comprise the Chicago Downtown Parking System (the "System") in Chicago, Illinois. There was no activity in the Company prior to the transaction date, as defined below.

On November 3, 2006, Chicago Loop Parking, LLC ("CLP") entered into a concession and lease agreement (the "C&L Agreement") pursuant to which it leased the System for a 99-year term from the City of Chicago. On January 31, 2014, LMG2, LLC ("LMG2") was assigned CLP's assets, including the concessionaire interest in the System, and assumed certain of CLP's existing loan and other obligations through an Assignment in Lieu of Foreclosure Agreement (the "Assignment").

On January 24, 2016, the Company entered into an agreement with LMG2 to purchase substantially all of its assets, including its right, title and interest in the C & L Agreement for \$370,000,000, subject to certain adjustments, which purchase (the "Transaction") closed on May 18, 2016 (the "transaction date" or the "Commencement of Operations"). As a result of the Transaction, the Company has an exclusive right during the remainder of the 99-year lease term to use, possess, operate, manage, maintain, rehabilitate, and charge and collect parking fee revenues and other revenues in connection with using the assets of the System for parking garage purposes.

Except as provided in the Delaware Limited Liability Company Act and the Limited Liability Company Agreement, no member shall be personally liable for any debt, obligation or liability of the Company solely by reason of being a member of a limited liability company. The Company will continue in effect in perpetuity unless terminated earlier by the members in accordance with the Company's Limited Liability Agreement.

2. Summary of Significant Accounting Policies

Basis of Presentation

The accompanying financial statements have been prepared on an accrual basis in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP"). These financial statements present the activities and balances of the Company for the years ended December 31, 2018 and 2017.

Use of Estimates

The preparation of financial statements in conformity with the U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Revenue Recognition

Parking revenues from transient parking and monthly parking customers are recognized as the service is provided. To the extent that the Company has received cash from customers in advance of the applicable parking periods, the Company classifies such amounts as deferred revenue.

Notes to Financial Statements

Recoveries from customers for parking taxes are recognized as income in the same period as the related costs and approximated \$7,462,000 and \$7,361,000 during the years ended December 31, 2018 and 2017, respectively.

Other revenue includes rent under the long-term sublease agreement described in Note 7, as well as other space leases and parking fees paid by valet services. Rent is recognized as revenue on a monthly basis based on the terms of the underlying contracts for those rentals that are not subject to a long-term sublease obligation to the Company. For rentals associated with the long-term sublease obligation, the Company recognizes monthly revenue, including minimum rent escalations, on a straight-line basis over the remaining term of the sublease agreement. Rent collected in excess of revenue recognized on a straight-line basis is recorded as deferred revenue.

Cash and Cash Equivalents

Cash and cash equivalents include all cash and liquid investments with an initial maturity of three months or less when purchased. Throughout the year, the Company may maintain cash balances in excess of federally insured amounts on deposit with various financial institutions. The Company has never experienced any losses related to these balances.

The balance in the Company's unrestricted cash account was \$1,998,967 and \$1,296,479 as of December 31, 2018 and 2017, respectively. A total of \$11,640,000 was distributed to the members throughout 2018 as a distribution of excess cash.

Restricted Cash

Restricted cash represents amounts on deposit in accounts subject to a lien of a collateral agent for the benefit of the Note Purchasers as required by the Note Purchase Agreement described in Note 4. As of December 31, 2018 and 2017, the Company maintained a restricted cash balance of \$150,000 and \$4,038,450, respectively, for the payment of debt service and operating costs in accordance with the terms of the Note Purchase Agreement.

Additionally, under terms of the Note Purchase Agreement, cash generated from operations is required to be deposited into restricted cash accounts. These funds are held until the collateral agent approves their release for the payment of current operating expenses, maintenance expenses, interest due under the Agreement, fees and interest due to CIBC Bank USA, or permissive transfers of excess cash flows into an unrestricted cash account. The total balance in the revenue restricted cash accounts was \$3,232,255 and \$1,636,398 as of December 31, 2018 and 2017, respectively. In addition, cash held in the Company's operating accounts is also subject to a lien in favor of the collateral agent. The total balance in this restricted cash account was \$62,742 and \$1,085,071 as of December 31, 2018 and 2017, respectively.

Accounts Receivable

Accounts receivable, consisting primarily of amounts due from certain corporate parking customers and mobile App providers, are reflected at their estimated collectible amounts. An allowance for doubtful accounts is maintained at a level management believes is sufficient to cover potential losses based on historical trends and known current factors impacting the Company's customers. At December 31, 2018 and 2017, management concluded that no allowance for doubtful accounts was required.

Notes to Financial Statements

Property and Equipment, net

The initial acquisition of property and equipment was recorded at estimated fair value. Subsequent expenditures for significant betterments and improvements that extend the economic lives of the assets are capitalized at cost. Maintenance and repairs are charged to expense when incurred.

Depreciation and amortization is provided on a straight-line basis over the remaining term of the C&L Agreement for the ground lease, six to 40 years for parking structures and improvements, and five years for furniture, fixtures and equipment. Depreciation and amortization expense approximated \$7,230,500 and \$6,672,200 during the years ended December 31, 2018 and 2017, respectively.

Property and equipment consist of the following:

December 31,		2018	2017
Construction in process	\$	576,590	\$
Ground lease	-	60,000,000	60,000,000
Parking structures and improvements		185,583,208	183,264,370
Furniture, fixtures, and equipment		5,000,000	5,000,000
Accumulated depreciation		(17,748,395)	(10,517,896)
Property and Equipment, net	\$	233,411,403	\$ 237,746,474

Estimated costs to complete construction in process approximate \$4,623,000 and these projects are expected to be completed during 2019.

Intangible Asset

The interest in the C&L Agreement acquired on May 18, 2016 was recorded at its estimated fair value of \$127,000,000 and is being amortized on a straight-line basis over the 88 year remaining term of the C&L Agreement. Amortization expense for the years ended December 31, 2018 and 2017 totaled \$1,418,712 and \$1,415,954, respectively.

Long-Lived Assets

The Company evaluates its property and equipment and intangible asset for impairment whenever events or changes in circumstances indicate that the carrying values of such assets may not be recoverable. The assets are considered impaired when the associated estimated future undiscounted operating cash flows are less than the carrying value of such assets. To the extent impairment has occurred, the excess of the carrying value of the asset over its estimated fair value will be charged to operations. As of December 31, 2018 and 2017, management of the Company does not believe that the carrying amounts of its long-lived assets have been impaired.

Deferred Loan Costs

Costs incurred in obtaining the Company's long-term debt are recorded as a reduction of long-term debt and amortized over the initial term of the related loan. The amortization of loan costs, which is included in interest, was \$124,569 for each of the years ended December 31, 2018 and 2017.

Notes to Financial Statements

Deferred loan costs, net of accumulated amortization of \$262,287 and \$137,718 totaled \$1,773,184 and \$1,897,753 at December 31, 2018 and 2017, respectively.

Advertising Costs

Advertising costs are charged to operations when incurred and approximated \$416,706 and \$271,302 for the years ended December 31, 2018 and 2017, respectively.

Income Taxes

No liability or provision has been made for federal or state income taxes in the financial statements as the liability for such taxes, if any, is that of the ultimate owners of the Company.

Recent Accounting Pronouncements

In May 2014, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2014-09, "Revenue from Contracts with Customers (Topic 606)." The amendments in this update establish a comprehensive revenue recognition standard for virtually all industries under U.S. GAAP, including those that previously followed industry-specific guidance such as real estate, construction and software industries. The revenue standard's core principle is built on the contract between a vendor and a customer for the provision of goods and services. It attempts to depict the exchange of rights and obligations between the parties in the pattern of revenue recognition based on the consideration to which the vendor is entitled. To accomplish this objective, ASU 2014-09 requires five basic steps: i) identify the contract with the customer, (ii) identify the performance obligation of the contract, (iii) determine the transaction price, (iv) allocate the transaction price to the performance obligations in the contract, and (v) recognize revenue when (or as) the entity satisfies a performance obligation. In July 2015, the FASB deferred the effective date of the new standards by one year. Private entities will apply the new standard for annual periods beginning after December 15, 2018. The FASB decided to allow earlier adoption of the new revenue standard, but not earlier than the original effective date. The Company is currently assessing the impact of ASU 2014-09 on its financial statements and related disclosures, and has not yet determined the method of adoption.

3. Loan Agreement and Note Purchase Agreement

On May 18, 2016, the Company entered into a Loan Agreement with National Australia Bank Limited as administrative agent, certain lenders (as defined), and certain hedging banks (as defined), pursuant to which the Company borrowed \$175,000,000 to fund a portion of the cost of the Transaction. The Loan Agreement interest rates were based on LIBOR plus 2% and required quarterly payments of interest.

On November 22, 2016, the Company entered into a Note Purchase Agreement with certain Note Purchasers, pursuant to which the Note Purchasers extended debt to the Company of \$205,000,000, which was used, among other things, to retire all amounts owed under the Loan Agreement.

Under the Note Purchase Agreement, the Company issued \$73,000,000 of Senior Secured Notes, Series A, due on November 22, 2028; \$45,000,000 of Senior Secured Notes, Series B, due on November 22, 2032; \$45,000,000 of Senior Secured Notes, Series C, due on November 22, 2036; and \$42,000,000 of Senior Secured Notes, Series D, due on November 22, 2046. The Senior Secured Notes

Notes to Financial Statements

are due upon maturity but can be prepaid, subject to certain terms and conditions, as defined in the Note Purchase Agreement.

The Series A Notes bear interest at a fixed rate of 3.57% per annum; the Series B Notes bear interest at a fixed rate of 3.84% per annum; the Series C Notes bear interest at a fixed rate of 4.08% per annum; and the Series D Notes bear interest at a fixed rate of 4.54% per annum. Interest is payable quarterly on the Notes commencing on March 31, 2017.

National Australia Bank Limited acts as collateral agent for the Note Purchasers pursuant to the terms of the Note Purchase Agreement and related documents. The obligations of the Company under the Note Purchase Agreement are secured by the Company's rights, title, and interests in, to, and under the C&L Agreement, the leasehold interests in the System and the improvements thereto.

There are restrictive covenants associated with the Note Purchase Agreement that require an interest coverage ratio and other covenants be maintained by the Company. As of December 31, 2018 and 2017, the Company was in compliance with all covenants in the Note Purchase Agreement.

4. CIBC Loan Agreement

On February 20, 2018, the Company entered into an agreement with CIBC Bank USA for a revolving credit facility and a letter of credit facility (used solely to support the Debt Service Reserve required under the Note Purchase Agreement). The maximum borrowings under the revolving credit facility are \$4,850,000. The revolving loans were charged interest at 3-month LIBOR plus 2.00%. A non-use fee was charged interest at 0.25%.

The outstanding loan balance as of December 31, 2018 was \$3,000,000. Interest expense during 2018 was \$110,879.

The maximum amount of letters of credit that can be issued under the letter of credit facility per this agreement is \$4,150,000. The Company was charged a fee for each issued letter of credit at 2.25%. A non-use fee of 0.25% was charged.

As of December 31, 2018, \$4,150,000 in letters of credit were issued. Letter of credit fees incurred in 2018 were \$77,472.

5. Operations and Maintenance Agreement

The parking facilities are managed by SP Plus Corporation, ("SP+"), under the terms of an operation and maintenance agreement (the "SP+ O&M Agreement"). Under the SP+ O&M Agreement, SP+ is paid a fee of \$17,000 per month plus an incentive fee based on certain metrics. The Company paid SP+ approximately \$204,000 in management fees during each of the years ended December 31, 2018 and 2017.

6. Asset Management Agreement

On May 18, 2016, the Company entered into a services agreement with NEXT Parking, LLC ("NEXT") for the provision of executive and facilities management services through May 31, 2021. The asset management agreement may be extended beyond, or terminated earlier, than May 31, 2021 by either party. Through April 30, 2018, NEXT received a base management fee equal to \$40,000 per

Notes to Financial Statements

month and an incentive management fee equal to 8% of the amount by which net operating income ("NOI"), as defined, exceeded the NOI provided in the annual operating budget, subject to reduction for certain defined qualitative measures. The incentive fee may not exceed \$75,000 in a single operating year. No incentive fee was earned in 2018 or 2017.

On May 1, 2018, the Company entered into a second amended and restated services agreement with NEXT for the provision of executive and facilities management services through May 31, 2021. Under the amended agreement, NEXT receives a base management fee equal to \$17,000 per month and no incentive management fee. The Base Management Fee shall be increased by 3% over the Base Management fee payable during the immediately preceding Operating Year. NEXT receives reimbursement for the costs relating to the employment of an On-Site Manager and Facilities Manager. Asset management fees approximated \$296,000 and \$480,000 in 2018 and 2017, respectively.

7. Sublease Agreement

CLP entered into a sublease agreement (the "Sublease") with Chicago Parking Meters, LLC ("Meters"), under which Meters rents a warehouse and related office space on the System's property. The Sublease was for a ten-year period ending November 1, 2019 and provided for two extension options of five years each. As a result of the assignment of interest in the C&L Agreement, as described in Note 1, the Sublease was also assigned to the Company at the transaction date. Annual base rent payable under the Sublease is \$481,000, which is payable in monthly installments. The annual base rent (including base rent during the extension periods if the options are exercised) increases in accordance with the United States Consumer Price Index, but in no event by less than 3%. Rental income from Meters is included in other revenue on the Statements of Operations and Members' Equity and approximated \$617,000 and \$599,000 during the years ended December 31, 2018 and 2017, respectively.

8. Contingencies

The Company may be subject to litigation in the normal course of business. Management uses guidance from legal counsel relating to the potential outcome of any litigation when determining the need to record liabilities for potential losses and disclose pending legal claims. In management's opinion, the liabilities, if any, that may ultimately result from such legal actions are not expected to have a material effect on the Company's financial position, results of operations, or liquidity.

9. Subsequent Events

The Company has evaluated subsequent events through April 15, 2019, the date the financial statements were approved for issuance by the Company. Based on the evaluation performed, there were no material subsequent events that required recognition of additional disclosure in these financial statements.