



HAMILTON LAKES

Hamilton Partners' Newsletter for the tenants of Hamilton Lakes, Itasca, Illinois

PAST AND PRESENT AT HAMILTON LAKES

Hamilton Lakes Office Park – the flagship development and home of Hamilton Partners – first took shape in the early 1980s. Its first property to open was the Hamilton (now Westin) Hotel

in 1981, followed by 500 Park (in 1982), 250/350 Devon (1983), One Pierce (1984), 650 Devon (1985), 450 Devon (1986), and 300 Park and 555 Pierce (1987).

The 1990s started out fast at Hamilton Lakes, keeping up the trajectory established in the '80s. Four properties were unveiled in 1990 and 1991, before the lull in development through much of the rest of the decade – 270 Windsor, 1200 and 1250 Arlington Heights Road and 333 Pierce. Hamilton Lakes continues to grow, however. In 1999, 1100 and 1300 Arlington Heights Road opened their doors. And the new millennium saw the construction of 150 Pierce and its opening in 2002.

Hamilton Lakes is a 300-acre master-planned

development, today offering about 3.5 million square feet of office space in nearly two dozen buildings, as well as 80 acres of development land that can support 4 million square feet more of office and other space.

Beyond buildings, the park has lakes – eight bodies of water, including a chain of six lakes stretching from the south side of 300 Park, next to I-290, to near 1300 Arlington Heights Road. That chain of lakes is a central feature of the park, with 25 miles of paths used daily by many at Hamilton Lakes for walking and jogging.

"We have been working on the Itasca project since 1972," Ron Lunt, a co-founder of Hamilton Partners, has said. "We are not only looking to construct office buildings, but also to incorporate more restaurants and retail space. Hamilton Partners," he adds, "works closely with the Village of Itasca in many endeavors and strives to continue to provide high-quality developments in the area in the years to come."



Hamilton Partners' management team at Hamilton Lakes:

Seated from left – Tenant Service Coordinator VAL VESELI, Assistant Asset Manager PAM KISTINGER, and Asset Manager ADRIENNE KYLE.

Standing from left – Asset Manager JENNIE BROCK, Tenant Service Coordinator JAVIER FUENTES, Asset Managers PAT RAMEY and HEATHER TALKEN, Administrative Assistant MARLENI LOPEZ, and Assistant Asset Managers SHERRY SCHWARTZ and ROXANE WYMAN.

GIVING OF YOURSELF

How can you give one of the most valuable of gifts without spending a penny? By giving blood. On several occasions in recent months, blood drives have been conducted by LifeSource at Hamilton Lakes.

Altogether, 22 people donated. Since each unit of blood helps up to three people in need, as many as 66 people were helped.

Hamilton Partners thanks everyone who gave this generous gift.



At left: The Books Are Fun book fair in the lobby at 500 Park.

At right: The new fair at 450 Devon. These Spring fairs, as well as a third one at 300 Park, gave tenants a convenient way to buy a large selection of current best sellers, how-to volumes, inspirational books, children's books, gifts and more. A donation to Clearbrook was made from fair proceeds.



MORE PHOTOS OF THE SUMMER PICNIC

Not one but four caricaturists set up in tents around the picnic infield, creating portraits for well over 200 tenants by the end of the Hamilton Lakes summer picnic.

DJ Wade Ratner set up in the center of the picnic, spinning popular tunes and playing trivia games with guests at the picnic.



YOUR CORPORATE NEIGHBORS

Hamilton Partners welcomes our newest tenants at Hamilton Lakes:

- ❖ ADM KAO, LLC
500 Park Boulevard, Suite 950
- ❖ AIRCELL LLC
1250 Arlington Heights Rd., Suite 500
- ❖ ATCOR MEDICAL INC. NORTH AMERICA
One Pierce Place, Suite 295E
- ❖ AUTODESK, INC.
500 Park Boulevard, Suite 550
- ❖ HYUNDAI AMERICA SHIPPING AGENCY, INC.
One Pierce Place, Suite 1325
- ❖ JEWEL-OSCO
150 Pierce Road, Suite 200
- ❖ LEVITON MANUFACTURING CO.
300 Park Boulevard, Suite 315
- ❖ M&R DEVELOPMENT LLC
555 Pierce Road, Suite 185
- ❖ MIDAS INTERNATIONAL CORPORATION
1300 Arlington Heights Rd., Suite 200
- ❖ MILLENNIUM INFORMATION SERVICES
450 Devon Avenue, Suite 310
- ❖ MITSUBISHI LOGISTICS CORPORATION
555 Pierce Road, Suite 170
- ❖ T J MAXX OF IL, LLC
One Pierce Place, Suite 1375E
- ❖ AERIES HEALTHCARE
One Pierce Place, Suite 100E
- ❖ AMERICAN HERITAGE
One Pierce Place, Suite 200E
- ❖ APP DESIGN, INC.
555 Pierce Road, Suite 295
- ❖ BALASA DINVERNO & FOLTZ LLC
500 Park Boulevard, Suite 1400
- ❖ RICHARD M. COLOMBIK & ASSOCIATES, P.C.
One Pierce Place, Suite 460E
- ❖ CYPRESS COMMUNICATIONS
One Pierce Place, Suite 220C
- ❖ DATAMAXX GROUP
500 Park Boulevard, Suite 595
- ❖ EURESYS INC.
500 Park Boulevard, Suite 525
- ❖ HOT SEATS, INC.
500 Park Boulevard, Suite 153C
- ❖ INDUSTRIAL CONNECTIONS
300 Park Boulevard, Suite 165
- ❖ THE JENKINS GROUP
300 Park Boulevard, Suite 290
- ❖ KEANE WORLDZEN
500 Park Boulevard, Suite 1260
- ❖ MIDWEST TRADING PARTNERS LLC
300 Park Boulevard, Suite 307
- ❖ NEC DISPLAY SOLUTIONS OF AMERICA, INC.
500 Park Boulevard, Suite 1100

Hamilton Partners thanks the following tenants for renewing and expanding their leases:

- ❖ NEC LOGISTICS
333 Pierce Road, Suite 330
- ❖ NITELITE PROMOTIONS
500 Park Boulevard, Suite 160C
- ❖ NORWOOD-O'HARE REALTY GROUP, INC.
1100 Arlington Heights Rd., Suite 510
- ❖ NOVARRA INC.
One Pierce Place, Suite 500E
- ❖ PRINTSOFT AMERICAS
500 Park Boulevard, Suite 270
- ❖ SEMPER/EXETER PAPER COMPANY, LLC
450 Devon Avenue, Suite 155
- ❖ STAFFING NETWORK, INC.
450 Devon Avenue, Suite 105
- ❖ SYMETRA LIFE INSURANCE COMPANY
500 Park Boulevard, Suite 1245
- ❖ WCLR, NEWSWEB RADIO
333 Pierce Road, Suite 350

Hamilton Lakes is published by Hamilton Partners for the tenants at Hamilton Lakes Office Park. To make comments or suggestions concerning this publication, or to get information about leasing space at Hamilton Lakes, contact:

HAMILTON PARTNERS
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Itasca, Illinois 60143

HAMILTON PARTNERS

The Hamilton Lakes newsletter is published by Ridgewood Publications.

MANAGEMENT TEAM

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Marleni Lopez

A NEW AMENITY AT HAMILTON LAKES

HAMILTON PARTNERS is proud to unveil Hamilton Lakes, a new publication for and about the tenants working at Hamilton Lakes Office Park. The newsletter is a fact-filled, direct way to learn more about your workplace and what it has to offer. In it, we'll tell you about events, amenities, services and the personnel who are serving you. In this issue, we introduce the property and Hamilton Partners

as a company and management team.

We hope that the information contained in the newsletter will help you take advantage of the unique amenities we have to offer at our office complex.

If you have any comments about the newsletter or ideas for features in future issues, please call Hamilton Partners at 630.250.9700, or visit us on the 5th floor of 300 Park Boulevard.

A CELEBRATION OF SUMMER

NEARLY 2,800 tenants stepped out into a hot summer afternoon to enjoy this year's Annual Tenant Summer Picnic on the lawn between 300 Park and One Pierce Place July 16th.

Noteable Event Productions, best known to Hamilton Lakes tenants as the operator of Michael's on Main Café at 300 Park Boulevard and 150 Pierce Road, catered and planned the massive

event. Were it just a festival of food, it would have been a huge undertaking, but it was far more. Nine tents were set up with their choice of beef burgers, Chicago hot dogs with all the fixings, veggie burgers, BBQ chicken, BBQ pulled pork sandwiches, roasted corn on the cob, twister fries, chips, bowtie pasta salad, and baked beans.

Starting with ample portions of Häagen-Dazs ice cream, Hamilton Lakes tenants had the pleasure of creating their own sundaes, choosing from nearly two dozen toppings.

To top off the festivities grandly, tenants could turn ample bowls of Häagen-Dazs ice cream into the exact sundae they desired, employing a choice of nearly two dozen toppings! Then they stepped over to the big top – two huge tents, in fact, that could accommodate nearly 1,500.

To add to the fun, a disc jockey was set up under his own

Two long tents, each accommodating over 700, were filled by tenants at the Hamilton Lakes annual summer picnic.

tent in the middle of the infield, broadcasting popular tunes and playing trivia games with picnic guests. Beyond that, many tenants left the picnic with more than just a satisfied appetite. Four caricaturists each had infield tents as well, creating lighthearted portraits for more than 200 guests.

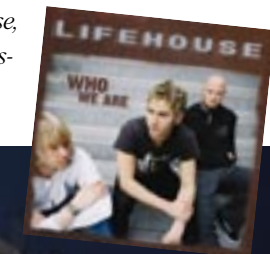
More photos of the picnic on the back page of this newsletter.





HAMILTON LAKES HOSTS ITASCA'S JULY 4TH CELEBRATION

For the 11th year, Hamilton Lakes has hosted Itasca's annual Fourth of July celebration, presented together by the Village of Itasca and Hamilton Partners. This year, it was bigger and better than ever, with over 40,000 gathering on the Hamilton Lakes grounds to enjoy games and food and music, highlighted by the popular group Lifehouse, and culminating with a spectacular fireworks display that could be seen throughout the Village.



THE ORIGINS OF HAMILTON PARTNERS

IN 1987, four experienced partners in the Midwest regional office of the Dallas-based Trammell Crow Company — Allan Hamilton, Ron Lunt, Jim Sheridan and John Wauterlek — were not able to agree with Trammell Crow Company Headquarters in Dallas on certain issues. Over the preceding 15 years, they had worked as a very competent development and operating team, developing properties totaling more than 30 million square feet around the cities of Chicago, Detroit, Milwaukee and Minneapolis.

The four partners decided to try development on their own. Based at Crow's flagship property in the Chicago area, Hamilton Lakes, they resigned to create their own company. Soon after, their ranks were bolstered when four more partners — Tim Beechick, Bruce Bingham, Pat McKillen and Gary Mori — joined them. By 1988, negotiations were completed and the new company, Hamilton Partners, was solidly established as an independent real estate force in Chicago.

Hamilton Partners also works with clients on customizing buildings, tailoring to their specific needs. These built-to-suit office developments in the Itasca community include: the 97,000-square-foot Liberty Mutual Insurance project; the 70,000-square-foot Canon Regional Offices; the 110,000-square-foot Cendant Corporation Headquarters, now used as the Midas Corporate Headquarters; and a 300,000-square-foot built-to-suit for HSBC here at Hamilton Lakes.

The four founders of Hamilton Partners (with asterisks) and the partners who joined them soon after, at Hamilton Lakes in 1987. Seated from left to right: ALLAN HAMILTON,* BRUCE BINGHAM and JIM SHERIDAN,* Standing from left to right: RON LUNT,* TIM BEECHICK, GARY MORI, JOHN WAUTERLEK* and PAT MCKILLEN.



SPARKLING AND IN TUNE

GETTING your car washed or getting routine maintenance can be a real hassle. When do you find the time outside work hours to do it? At Hamilton Lakes, that problem is solved.

Nestled inside the parking garage at 300 Park Boulevard is **Emkay Motors' Executive Wash & Service**. Drop your car off in the morning, take advantage of Emkay's free shuttle service to and from your office, and typically you return in the late afternoon to a sparkling vehicle.

"The Works" provides a thorough exterior cleaning as well as the interior glass — \$10 for cars, \$14 for SUVs. For \$3 more, "The Complete"

takes care of your interior as well. For even more thorough attention, Emkay will detail your car, including shampooing or conditioning upholstery and buffing and waxing the exterior.

Sometimes your car needs more than just a wash. This is when **Emkay Executive Wash & Service** is especially handy. For \$36 for cars, \$42 for SUVs, you can get the Executive Oil Change, which includes The Complete Wash. For \$10 more, your tires are rotated as well.

Beyond that, you can get tire & wheel services, various fluid services, or a tune-up. For information or for an appointment, call 630.438.5111.



DAVID CRUZ of Emkay Motors' Executive Wash & Service works on making an SUV sparkle in the 300 Park Boulevard garage.

RETAIL AT HAMILTON LAKES

Hamilton Lakes tenants have a wide number of retail tenants in several locations across the park. Several quality eating establishments, two convenience stores for those small items you can't do without, a print shop, a bank, a dentist, a florist, a hair stylist, and more are all here to add efficiency and convenience to our tenants' lives.

500 PARK BLVD.		
Chancellory Printing	M-Th 9 a.m. - 5 p.m. Fri 9 a.m. - 12 noon M-F 7 a.m. - 230 p.m. catering: 866.DELITIME	773.4475 467.2086 775.9800
Deli Time		
Emerald Flowers & Gifts	M-F 8 a.m. - 5 p.m. Sat-Sun By Appointment	773.6966
Hamilton Lakes Dentistry	Mon 7 a.m. - 4 p.m. Tue 7 a.m. - 7 p.m. Wed closed Thu 7 a.m. - 6 p.m. Fri 7 a.m. - 130 p.m.	
Hirano Restaurant	M-F 11:30 a.m. - 2 p.m. M-Sat 5 p.m. - 10 p.m.	250.9010
Hot Seats	M-F 9 a.m. - 5 p.m. Sat 10 a.m. - 1 p.m. Tu-Th 9 a.m. - 630 p.m.	773.5551 773.4342
Jonathan's Hair	Sat 8 a.m. - 4 p.m. Sun-Mon closed	
Midwest Convenience Travel Vacations	M-F 7 a.m. - 5 p.m. M-F 8:30 a.m. - 530 p.m.	773.6969 875.6301
WESTIN HOTEL Shula's	Daily 6:30 - 11 a.m.; 11:30 a.m. - 2 p.m.; 5:30 p.m. - 10 p.m.	775.1499
The Daily Grind Westin Hotel Gift Shop	Daily 6:30 - 11 a.m. M-F 7 a.m. - 10 p.m. Sat 8 a.m. - 10 p.m.	775.1499 773.3802
Northwest Athletic Club	M-F 5:30 a.m. - 9 p.m. Sat-Sun 8 a.m. - 9 p.m.	775.1285
ONE PIERCE PLACE		
Deli Time	M-F 7 a.m. - 230 p.m.	467.2087
The Office Pantry	M-F 8 a.m. - 430 p.m.	399.3982
Kintetsu International	M-F 9 a.m. - 630 p.m.	250.8840
300 PARK BLVD.		
Executive Wash & Service	M-F 7:30 a.m. - 330 p.m.	438.5111 775.0297
Michael's on Main Café	M-F 8 a.m. - 2 p.m. catering:	371.3524
150 PIERCE ROAD		
Michael's on Main Café NEW!	M-F 8 a.m. - 2 p.m. catering:	773.0269 371.3524
1170/80 ARLINGTON HEIGHTS RD.		
Buona Beef	Su-Th 10:30 a.m. - 10:30 p.m. F-Sa 10:30 a.m. - 11 p.m.	773.2333
Besa Mi Taco	Su-Th 10:30 a.m. - 9 p.m. F-Sa 10:30 a.m. - 10 p.m.	773.0722
1250 ARLINGTON HEIGHTS RD.		
Walnut Street Delicatessen	M-F 6 a.m. - 3 p.m.	250.7040
600 PARK BLVD.		
Fifth Third Bank	M-Th 8 a.m. - 5 p.m. Fri 8 a.m. - 6 p.m. Sat 9 a.m. - 1 p.m.	250.0610

NOTE: All phone numbers are 630 area code.



\$1 off \$5+ purchase
300 Park Blvd. Lobby / 150 Pierce Rd. Lobby
Expiration: November 30, 2008

Chancellory Printing

20% OFF for new customers
500 Park Retail Concourse
Expires December 31, 2008

Emerald Flowers & Gifts

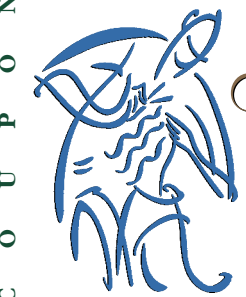
Get \$5 off any \$35+ purchase
(excluding delivery charges)
500 Park Retail Concourse
Expiration: December 31, 2008
There are no delivery charges within Hamilton Lakes.

The Executive Wash & Service

located in the
Parking Garage of 300 Park Blvd.
Get a Free Car Wash Upgrade
from
THE WORKS TO THE COMPLETE
Offer expires: March 31, 2009



Whitening Special!
One-Hour Whitening
Half Off! Only \$250
500 Park Retail Concourse
Expires: November 30, 2008



Jonathan's Hair Co.
20% off 1st-time clients
500 Park Retail Concourse
Expires: December 31, 2008

Midwest Convenience Store
Free Coffee w/ a Donut or Bagel
OR
A Free Lotto Quik-Pik
w/ purchase of \$20 in Lotto tickets
500 Park Retail Concourse
Expires December 31, 2008



Make 9 purchases (\$6.00 min.)
and get a **FREE** purchase (\$8.50 max.)
1250 Arlington Heights Rd. (Aircell Bldg.) lobby
Coupon expires December 31, 2008.

1	2	3	4	5
6	7	8	9	free



5% discount off your
vacation package or cruise
- Certain restrictions may apply.
- \$100 maximum value per booking.
- Discounts apply to bookings paid in full no later than November 30, 2008.
- 500 Park Blvd., Suite 45, Lower Level



Located on the Lower Level of the Westin
Receive 50% off the enrollment fee.
Offer expires January 15, 2009.
*Not valid on corporate company enrollment fee.



Get \$10 off purchase of up to \$250,
\$20 off purchase of \$250 or more.
500 Park Retail Concourse
Expiration: November 30, 2008

Lunch in the Atrium Lounge

Receive **15%** off your total bill
Valid Monday-Friday,
11:00 a.m. - 2:00 p.m.
Expires: December 31, 2008
THE WESTIN
CHICAGO
NORTHWEST

The Daily Grind

Buy one small, medium or large coffee
in the Atrium Lounge and get the 2ND FREE.
Offer valid 7 days/week — Expires: December 31, 2008
THE WESTIN
CHICAGO
NORTHWEST