



## LETTER FROM MANAGEMENT

Dear Tenants,

Since our last newsletter, you may have noticed the significant progress made on the building renovations. The west side of the lobby is finished with the exception of grinding and polishing the marble floor, and the mid- and low-rise elevator banks are awaiting call lanterns which will be installed as each cab is completed. The progress to date provides a glimpse of what the lobby will look like upon completion in August. At that time, the lobby will be virtually identical to its 1930s style, right down to the nickel-silver crown molding, beautifully replicated light fixtures, and exact ceiling paint color. The final product will include several modern touches added such as sprinklers, life safety speakers and strobes, and a touch-screen lobby directory.

In addition, one renovated elevator in each bank is now in service. The aesthetics of the new cab interiors are drastically improved and the design is derivative of the lobby doors. The new cars also feature more efficient service with hidden security cameras for your personal safety. The impact of the service improvements will be more fully felt upon completion of the project in February 2008.

On behalf of Art West and the entire C-B-T Corp. staff, I welcome any questions regarding the building renovations, and sincerely thank you again for your continued patience throughout this exciting process.

Sincerely,

Kevin Lennon  
VP of Real Estate Operations

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On a tour of the trading floor (L – R) CBOT President and CEO Bernie Dan, President George W. Bush and CBOT Chairman Charlie Carey.

## THE CBOT KICKS OFF THE NEW YEAR IN AN EXECUTIVE MANNER

The Chicago Board of Trade Building played host to an honored guest this winter as United States President George W. Bush visited with CBOT staff and members in early January. In Chicago for a lunch and discussion at the



*"The President's visit really made for an exciting day at The CBOT Building. It was a great experience," – Chief Engineer, Jim O'Connor who was available to provide building services upon arrival of the President and his entourage.*

discussion at the Economic Club of Chicago, President Bush spent the morning visiting with CBOT staff and toured the Exchange's agricultural trading floor. The President was greeted to a rousing welcome from the Exchange with traders,

clerks and staff clambering to catch a glimpse, and take a photo. "A guy in the corn pit was yelling 'hook 'em horns.' So I hooked them. And now I guess I own a lot of corn," joked President Bush in a Chicago Tribune article. Personally guided by CBOT President and CEO Bernard W. Dan, and Chairman Charles P. Carey, President Bush was happy to meet building and CBOT staff. The President also paused for a few brief photos and a telephone call with trader Dan Huber's wife.

Bernie Dan, Charlie Carey and other Members of the CBOT Board of Directors welcomed the President to the Exchange at a VIP reception in the fifth floor Visitor Center. "It is a great honor for all the Members, staff and others associated with the Chicago Board of Trade to have U.S. President George W. Bush make time in his tight schedule to come to the CBOT and view capitalism at work on the floor of this great Exchange," stated Bernie Dan.

President Bush is the second United States president to visit The Chicago Board of Trade Building. His father, former President George H.W. Bush was the first when he visited the Exchange in December 1991.



*"I gave President Bush the phone to say hello to my wife. He commented on a button I was wearing with a picture of my son. She almost fell off her rocker. It was an unbelievable experience." – Dan Huber, CBOT Trader (Left with black phone, as the President reaches to speak with his wife.)*

## AROUND TOWN

### Cinco De Mayo Parade

May 7, 2006

Cermak from Wood to Kedzie

12:00 p.m.

### Memorial Day Parade

May 27, 2006

State Street from Lake to Van Buren

12:00 p.m.

### Chicago Gospel Music Festival

June 2 – 4, 2006

Millennium Park

June 2: 4:00 p.m. – 9:30 p.m.

June 3 & 4: 12:00 p.m. – 9:30 p.m.

### Chicago Blues Festival

June 8 – 11, 2006

Grant Park in Downtown Chicago

Free Admission

11:00 a.m. – 9:30 p.m.

### Taste of Chicago

June 30 – July 9, 2006

Grant Park

Free Admission

### Chicago Country Music Festival

July 1 & 2, 2006

Grant Park

Free Admission

11:00 a.m. – 9:00 p.m.

### Independence Eve Fireworks

July 3, 2006

On the Lakefront

Concert begins at 7:30 p.m.

Fireworks begin at 9:30 p.m.

## A DAY IN THE LIFE

Helping with tenant move-ins, and ensuring satisfaction is just part of the C-B-T Corp. team's busy day, none of which can be handled as efficiently without the staff from One Source. "A Day In The Life" spotlights two members of the building's One Source staff as they conduct day-to-day business for The Chicago Board of Trade Building.

### Brian Upton

#### One Source Project Manager

As a One Source Project Manager, Brian Upton arrives at The CBOT Building bright and early every day to ensure tenants arrive to a clean environment. Working at The CBOT Building for six years, Brian supervises the building's daily cleaning. "You're only as good as your crew, and the crew I work with makes me really good at my job," commented Brian on the outstanding efforts of the building cleaning and maintenance staff. Coming from a family of ten, Brian is no stranger to working with large crews and loves being around building staff and tenants. "The Office of the Building and tenants are great and are the reason I enjoy my job," he stated. Brian is accomplished in his industry and holds a Certificate of Electronic Repair.

### Hector Londono

#### One Source Janitorial Service Foreman

With new leases and expansion projects occurring around The CBOT Building, One Source Janitorial Service Foreman, Hector Londono is a busy man. A One Source staff member in the building for six years, Hector helps tenants with everything from clean-ups to moving furniture. "I perform my duties in a prompt and accurate manner and always ensure the tenants are satisfied with my work," replied Hector. A veteran in his industry with over 12 years of experience, Hector enjoys his position at The CBOT Building because of the great location and convenient hours. "I really enjoy working at the building because I used to work nights in the suburbs. The day time hours allow me to spend more time with my daughter," he said.



(L – R) Hard at work, The CBOT Building One Source Staff Members Brian Upton and Hector Londono complete the final clean ups to prepare for the inaugural launch of the elevators

## LaSALLE NEWS

As the renovation projects continue throughout the building, LaSalle News has also undergone a major transformation that complements the overall architectural style of the building. The lobby store now has new fixtures and a redesigned layout, increasing convenience for customers while maintaining an extensive product selection.

A small, family-owned retail business, LaSalle News has been in The CBOT Building since the 1960s. The store offers products that range from safety pins to Commodity Chart books. "It is our purpose to provide a variety of wares which will meet the needs of the building tenants and visitors," stated Stacey Sauvageau, President of LaSalle News, Inc. Stacey credits the store's location in the CBOT Building for largely influencing its success and uniqueness,

since they strive to cater to the building's diverse customer base.

Stacey speaks about the new additions to the store with high expectations. "A lot of time and thought went into the design and layout. One of our primary concerns has always been fast, courteous service, and the new design will enhance those qualities." To view the wide array of products LaSalle News has to offer, stop by for a visit in the North Lobby.



(L-R) Kathy Londos and Stacey Sauvageau supervise final assembly of new furnishings prior to grand opening of their newly renovated store.

# RENOVATION UPDATE

As the renovation projects around the building enter their final phases, you will notice even more effects of all of the hard work over the past year. In this Renovation Update, we will detail the progress made in the lobby, elevator modernization and exterior façade projects.

## Lobby and Elevator Modernization Projects

For the past 75 years, the lobby of The CBOT Building has offered an entrance to a landmark rich with history. Current renovations in the lobby will further enhance the building's historically exquisite style, recreating the original 1930s architecture and finishes. The lobby work in the west side of the building is complete. The ceiling treatments incorporate an exact match of paint color from



Electricians finish the wiring on the renovated lighting fixtures in the lobby.

the original ceiling, and the nickel-silver crown molding adds a touch of luster to the lobby with its restored shine. The exact matching of designs and colors of the original building aesthetics was no small task. Scott Peterson, Construction Manager and General Contractor with Alps Construction, Inc., is overseeing the project. "It is an interesting process identifying and matching 75-year old materials, and working to restore what is there while matching and recreating finishes that mirror the original. It makes the lobby all the more unique in design." Upon completion of the lobby project this August, tenants will be able to see intricate details that evoke the nostalgia and radiance of this famous lobby design.

Another exciting improvement in the lobby renovation project is the relocation of the mail drops. The beautifully ornate and historic mail boxes in the center of the main lobby enhance the overall ambience and will remain, but will no longer be an active point to drop off mail. The USPS mail drop has been moved to a larger location in the Annex lobby, an equally accessible location for tenants in both the North and Annex buildings. The new drop is near the current display screens which are adjacent to Uhlemann Optical. This area will be more secure and is conveniently and centrally located for all tenants.



Building engineers make their final inspections of the first modernized elevator prior to its release for service.

Tenants also have easy access to experience the elevator modernizations that began last fall. One cab in each elevator bank is now in service and tenants and visitors will notice the cabs' increased efficiency and classic aesthetic design elements. "This is a total elevator modernization complete with upgrades to controls, drives, door equip-

ment, signal fixtures and cab renovation," explains Rich Kavcar, Field Engineer with Lerch, Bates & Associates, design consultants on the elevator project. All design work in the elevators was modeled to be consistent with the lobby doors giving the building a consistent, classic feel. The entire modernization project of 22 passenger cabs and one freight cab will be completed in February 2008.

## Exterior Façade Renovation

The historic limestone facades of the North Building represent one of the best remaining local examples of the Art Deco style which was prominent in the late 1920s and early 1930s. Over the past 75 years, time and weather have worn away the façades with dirt and pollutant build up. To ensure the building's continued landmark status, the driving criterion for the repair project has been historical and stylistic veracity. When the renovations began, the consulting architectural engineer, Klein and Hoffman, Inc., discovered damage to some of the shallow relief panels just above the first floor. These friezes depict the agricultural commodities upon which The CBOT Building was originally founded. A complex interweaving of abstract design elements and representational

carving combine to make this subtle mural unique. The damaged sections were carefully removed by the masonry restoration contractor Design Installation Systems and delivered to one of the few remaining limestone carvers, Walter Arnold. Six months were need-



Walter Arnold perfects the ornate details of the limestone friezes which will replace damaged pieces above the Jackson Street sidewalk.

ed for two craftsmen to replicate the original pieces, which will be finished this spring, with the friezes above the Jackson Street sidewalk due for completion in November. The new carvings promise to brighten the exterior façade of the building, and passers-by will notice the new panel designs as indiscernible from the original.

More than just the architecture make The CBOT Building unique to the city's skyline. C-B-T Corp. is committed to maintaining the building's historical accuracy, while also providing modern facilities and infrastructure. Perhaps Klein and Hoffman Project Manager William Benesch described it best when he said, "Management's proactive commitment to the building means that a historic landmark structure will grace the city for another century, reinforcing and perpetuating our ties to the history of Chicago."

## EXPANSIONS: GUAVATECH



GuavaTech Owner and Chief Technology Officer Chris Barczyk

After leasing multiple other locations in The CBOT Building, C-B-T Corp. and GuavaTech are pleased to announce a new lease of over 4,000 square feet. This space will house GuavaTech's new data center on the 8th floor in the Annex Building.

For the past five years, GuavaTech has provided clients both in and out of The CBOT Building with fast, secure, and reliable IT solutions on all scales. From small trading desks, to complete redesigns of client's worldwide infrastructures, GuavaTech pairs cost effective, customized solutions with a knowledgeable team that creates quality services rivaling no other. Providing clients with the full package in information technology from project management to implementation, GuavaTech aids clients in all stages from mapping out locations to ensuring that their go-live dates are met successfully. A leader in the industry, their solutions give clients a strong competitive edge in terms of speed, reliability and security. "Many of our clients consistently comment that no other IT firm provides the scope and quality of services and technology that GuavaTech does," remarked firm Owner and Chief Technology Officer Chris Barczyk. This positive word-of-mouth has created a large demand for services and the

need arose for a new, expanded data center. This new data center will allow tenants of The CBOT Building to co-locate their equipment in the building with fiber optic connections to their suites achieving the fastest performance possible. This synergy with The CBOT Building benefits clients by providing easy access to the floor and electronic markets. "We have developed a strong, positive relationship with many associates of The CBOT Building. Working with the people of the building is a pleasure," Chris stated of GuavaTech's relationship with building tenants and management. "The strong bonds we have built with our clients stem from knowing that we provide more than just excellent IT solutions," he added.

The firm's location in the building offers GuavaTech access to technology resources through the building's infrastructure that would not be available in any other location in the city. Chris and the staff at GuavaTech enjoy working with building management and see a continued and long-standing relationship in the future. "Building management is great. Everyone is professional, courteous, friendly and attentive to our interests and needs." The expansion of GuavaTech's new data center has recently commenced with the completion of the project scheduled for this summer. To obtain more information about the variety of convenient services GuavaTech can offer your business, visit them on the web at [www.guavatech.com](http://www.guavatech.com).

## FEATURED SPACE



32nd Floor

The CBOT Building offers a wide variety of desirable office space in one of the most famous locations in Chicago. In this issue, we highlight two of our available spaces and the numerous amenities that can benefit any tenant.

### 32nd Floor

An 8,000-square foot space on the 32nd floor of the North Tower offers a beautiful glass-walled entry with key-card security control, and furnished reception area with a counter and seating. The space also offers a spacious 500-square foot conference room with one of the building's best views of the LaSalle Street corridor. A six-inch mini-raised floor offers improved cabling flexibility and complements a computer room with its own supplemental cooling unit. A furnished trading area can accommodate 16-20 traders with equipment and cubicles for 10-12 additional support staff.

### 22nd Floor

The northeast wing of the 22nd floor offers an attractive 8,500-square foot space where we recently began renovations. Facing LaSalle Street, a suite of retained offices offer high ceilings and detailed woodwork with an appealing location for any tenant. Additional portions of the suite are currently undergoing renovations that include a brand-new dropped ceiling, lighting, and ductwork. This space is a great opportunity for tenants to have excellent North and East views in a wide-open wing of the building that can be customized for specific tenant installations.



22nd Floor

For more information on these and other available spaces, please contact Tony Johnson or Tim Curto in the office of the building.

## Monthly Parking

Walk right onto the trading floor, or to your office from the convenience of The CBOT Building parking garage! Monthly parking is available for \$365, and special nightly rates are also available between 3:00 p.m. and 7:00 a.m. at \$110 per month. Included in the monthly price is an array of complimentary services that can help with all of your vehicle care and travel needs. Our complimentary amenities include:

- Car Washes
- Complimentary Jump Starts
- Midas Car Care
- Complimentary Tire Changes
- CD Music to Go

## BUILDING MANAGEMENT STAFF

Please feel free to contact our office anytime with questions, concerns or comments.

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