

QUALIFY STATEMENT

RE: CORPORATE TECHNICAL CENTER, LLC 998 CORPORATE BOULEVARD,
AURORA

Corporate Technical Center, LLC, ("Owners") of the property, plans to enter into a ten (10) year Lease with Sequel Youth and Family Services. Per Lease agreement, Owners are to remodel the existing 40,000 square foot building at 998 Corporate Boulevard to serve a diverse cross-section of exceptional children, from children with autism to young people with complex mental health and behavioral problems, which include such disorders as Depressive Disorder, Bipolar Disorder, Anxiety Disorders, and various forms of development delays, specializing in those children diagnosed on the Autism Spectrum Disorder. Sequel serves individuals between the ages of 6 to 21 from Illinois and other states who suffer from various mental health disorders (see attachment, of Autism/SED Programs). These are the only programs to be offered at this facility. The build out will include approximately 34 bedrooms encompassing approximately 60 beds, classrooms, several offices, a small recreational gymnasium and the expansion of the existing kitchen.

Thus Sequel, tenant/user, will be limited to only Autism/SED programs at this facility. Other programs such as Intensive Therapeutic Long-term, Medium Short-term Residential, or any Criminal Justice Programs (see TSI programs attached) will not be allowed here under this lease.

Sequel has stated that none of the patients leave the facility unsupervised. This facility is largely an Autism facility for youths that are not progressing in their current environment. The facility will have around the clock staffing with a total number of employees will more than 150.

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CITY OF AURORA
PLANNING DIVISION

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