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Prepared by:

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121 North LaSalle Street, Room 600

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When recorded return to:

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of that certain FC Central Station Redevelopment Agreement (this "Agreement") dated July 14, 2004 and recorded on July 14, 2004 as Document Number 0419641158, among the City of Chicago, an Illinois municipal corporation (the "City"), acting by and through its Department of Planning and Development ("DPD"), now known as the Department of Community Development ("DCD"), FC Central Station Residential, LLC, an Illinois limited liability company (the "Multi-Family Building Developer"), FC Central Station Senior, LLC, an Illinois limited liability company (the "Senior Building Developer"), each acting by and through FC Central Station Properties, LLC, an Illinois limited liability company (the "Managing Member"), as the manager and member of each of the Multi-Family Building Developer and the Senior Building Developer, and Forest City Central Station, Inc., an Ohio corporation and a member of the Managing Member ("Forest City") (the Multi-Family Building Developer, the Senior Building Developer and Forest City shall be known collectively herein as the "Developer"), the City, by and through DCD, hereby certifies, effective as of the 1ST day of SEPTEMBER, 2008, as follows:

1. Completion of the Project. The Developer has fulfilled its obligation to complete the Project (as defined in the Agreement, as amended) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Agreement, as amended.
2. Other provisions of Agreement; no waiver. Except with respect to the terms of the Agreement, as amended, specifically related to the Developer's obligation to complete the Project, which the City hereby certifies has been satisfied: (a) all executory terms and conditions of the Agreement, as amended, and all representations and covenants contained therein remain in full force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

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