



City of Chicago
Richard M. Daley, Mayor

Department of Community
Development

Chris Raguso
Acting Commissioner

City Hall, Room 1000
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Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
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<http://www.cityofchicago.org>

May 21, 2010

Mr. Terry Prisk
NAVTEQ Corporation
425 W. Randolph St.
Chicago, IL. 60606

**Re: NAVTEQ Corporation Redevelopment Agreement,
Certificate of Completion**

Dear Mr. Prisk:

Enclosed please find an executed and notarized Certificate of Completion regarding the NAVTEQ Corporation's project in the LaSalle Central Redevelopment Project Area.

In May 2010, staff from the Department of Community Development (DCD) visited your facility. Based upon this site visit and your submissions, pursuant to Section 7.01 of the NAVTEQ Redevelopment Agreement dated as January 21, 2010, between the City of Chicago and NAVTEQ Corporation, DCD has found that the Developer has fulfilled its obligation to complete the Project (as defined in the Amended Agreement), in accordance with the terms of the Amended Agreement.

All remaining executory terms and conditions of the Amended Agreement and all representations and covenants contained therein remain in force and effect; and the issuance of the Certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

The City of Chicago appreciates the investment you have made in the LaSalle Central Redevelopment Project Area and wishes you success in your future endeavors. If you have any questions regarding this matter, please contact Chip Hastings at (312) 744-0765.

Sincerely,

Bill Eager
Deputy Commissioner
Department of Community Development



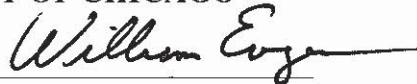
CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the NAVTEQ Redevelopment Agreement (the “Agreement”) dated as of January 21, 2010, by and between the City of Chicago, an Illinois municipal corporation (the “City”), and NAVTEQ Corporation, a Delaware corporation, (the “Developer”), by and through its Department of Community Development hereby certifies as follows:

1. Completion of the Project. The Developer has fulfilled its obligation to complete the Project (as defined in the Agreement) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Agreement.
2. Other provisions of the Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the Developer’s obligation to complete the Project, which the City hereby certifies have been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in 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.

IN WITNESS WHEREOF, the City has caused this Certificate of Completion to be executed this 21st day of May, 2010.

CITY OF CHICAGO

By: 

William Eager

Deputy Commissioner

Department of Community Development

EXHIBIT A

Legal Description of the Property

[see attached]

EXHIBIT B

PROPERTY

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: BOEING 100 N. RIVERSIDE LLC, AS LESSOR, AND NAVTEQ CORPORATION, AS LESSEE, DATED SEPTEMBER 1, 2009, A MEMORANDUM OF WHICH LEASE WAS RECORDED NOVEMBER 24, 2009 AS DOCUMENT 0932822044, WHICH LEASE DEMISES A PORTION OF THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS ENDING SEPTEMBER 30, 2022.

PARCEL 1:

ALL OF WEST WATER STREET (NOW VACATED) LYING SOUTH OF THE SOUTH LINE OF RANDOLPH STREET, LYING NORTH OF THE NORTH LINE OF WASHINGTON STREET, LYING WEST OF AND ADJOINING WHARFING LOTS 1 TO 5, BOTH INCLUSIVE, IN BLOCK "O" IN ORIGINAL TOWN OF CHICAGO IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING EAST OF A DIRECT LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 9 IN BLOCK 44 IN ORIGINAL TOWN OF CHICAGO, 41.87 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9, TO A POINT ON THE NORTH LINE OF LOT 1 IN SAID BLOCK 44, 85.70 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, AS SHOWN AND LOCATED ON THE PLAT RECORDED AUGUST 18, 1855, AS DOCUMENT NUMBER 62008 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY CHICAGO UNION STATION COMPANY, AS LESSOR, AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 16, 1985 AND KNOWN AS TRUST NUMBER 1086781, AS LESSEE, DATED APRIL 8, 1986, A MEMORANDUM OF WHICH WAS RECORDED APRIL 10, 1986 AS DOCUMENT 86138455, AND A MEMORANDUM OF AMENDED AND RESTATED LEASE RECORDED JUNE 15, 1988 AS DOCUMENT 88259656, WHICH LEASE DEMISES PARCEL 2 OF THE LAND FOR A TERM OF 99 YEARS BEGINNING ON OCTOBER 1, 1985. ASSIGNMENT AND ASSUMPTION OF GROUND LEASE MADE BY THE CHICAGO TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 16, 1985 KNOWN AS TRUST NUMBER 1086781 TO 100 NORTH RIVERSIDE, INC. A DELAWARE CORPORATION, RECORDED DECEMBER 1, 1997 AS DOCUMENT 97896262

THAT PART OF LOTS 1, 4, 5, 8 AND 9 LYING WEST OF A DIRECT LINE DRAWN FROM THE POINT OF INTERSECTION OF THE WEST LINE OF WEST WATER STREET (NOW VACATED) AND THE SOUTH LINE OF SAID LOT 9, BEING A POINT ON THE SOUTH LINE OF LOT 9 APPROXIMATELY 41.87 FEET EAST OF THE SOUTHWEST CORNER OF LOT 9, TO THE POINT OF INTERSECTION OF THE WEST LINE OF WEST WATER STREET (NOW VACATED) AND THE NORTH LINE OF LOT 1, BEING APPROXIMATELY 85.70 FEET EAST OF THE NORTHWEST CORNER OF LOT 1 IN BLOCK 44 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF THE TOWN OF CHICAGO BY JAMES THOMPSON DATED AUGUST 4, 1830 AND FILED FOR RECORD MAY 29, 1837 AND RECORDED JULY 6, 1837 IN BOOK H OF MAPS, PAGE 298 AS DOCUMENT 5060 IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 100 N. RIVERSIDE PLAZA, CHICAGO, ILLINOIS 60606

PIN NOS: 17-09-334-004-6001, 17-09-334-004-6002 AND 17-09-334-005-0000