



# MEMORANDUM


City of Chicago  
Richard M. Daley, Mayor

Department of Housing

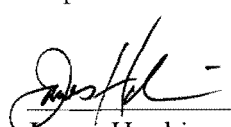
John G. Markowski  
Commissioner

318 South Michigan Avenue  
Chicago, Illinois 60604  
(312) 747-9000  
(312) 747-1670 (FAX)  
(312) 744-1691 (TTY)  
<http://www.ci.chi.il.us>

DATE: September 3, 2004

TO: Robert Kunze  Deputy Commissioner  
Department of Planning & Development

*Project File*

FROM:   
James Hankin  
Contract Compliance Coordinator

RE: **PROJECT CLOSEOUT**  
**Project Completion Status: 100%**  
**Project Name: Dearborn Center**  
**Project Address: State & Adams**

The above-referenced development is subject to MBE/WBE and Local Hiring Preference ordinances as applicable under the Redevelopment Agreement for this project. As of the date of this letter, there are no outstanding compliance issues for this project.

Since the development has met the compliance requirements, I am recommending that the Department of Planning and Development closeout this project. If you have any questions, please feel free to call me at 747-5010.

cc: J. Hankin  
V. Orlando  
P. Sulewski  
File

8000351





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

August 11, 2004

Jeffrey A. Patterson  
President and  
Chief Investment Officer  
Prime Group Realty Trust  
77 West Wacker Drive  
Suite 3900  
Chicago, Illinois 60601

Re: Dearborn Center Redevelopment Agreement  
Bank One Center, 131 South Dearborn Street, Chicago, IL 60604  
Certificate of Completion  
Central Loop TIF District

C: Project File  
(J. Werthy)

Kunze

Russell Johnson

Dear Mr. Patterson:

Enclosed please find an executed and notarized Certificate of Completion regarding the 131 South Dearborn Street (Building Project component only).

Based upon information provided by your office and site visits by DPD staff and pursuant to Section 7.01 of the executed redevelopment agreement between the City of Chicago and Dearborn Center, L.L.C. (the "Company") dated August 1, 2002, DPD finds that the Company has satisfactorily performed its covenants and agreements regarding the construction of the Dearborn Center facility.

This executed Certificate of Completion releases the Company only from those covenants and agreements associated with the completion of the Dearborn Center project. All other covenants and agreements associated with the executed redevelopment agreement are still in force.

The City of Chicago appreciates the investment you have made and wish you much success in your future endeavors. If you have any questions regarding this matter, please call me at (312) 744-0051.

Sincerely,

Bob Kunze  
Deputy Commissioner



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Yolanda Quesada, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bob Kunze, personally known to me to be a Deputy Commissioner of the Department of Planning and Development of the City of Chicago (the "City"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument pursuant to the authority given to him by the City, as his free and voluntary act and as the free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17<sup>th</sup> day of Aug., 2004.

Yolanda Quesada  
Notary Public

My Commission Expires Aug 17, 2005



EXHIBIT A

DEARBORN CENTER REDEVELOPMENT AGREEMENT

“Legal Description”

LOTS 5, 6, 7, AND THAT PART OF LOT 8 LYING EAST OF THE EAST LINE OF DEARBORN STREET, (EXCEPTING THEREFROM THE NORTH 9 FEET OF SAID LOTS TAKEN FOR ALLEY) IN BLOCK 141 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**EXHIBIT B**

**DEARBORN CENTER REDEVELOPMENT AGREEMENT**

**“Street Address”**

**Street Address commonly  
known as:**

**131 South Dearborn Street, Chicago, Illinois 60604**

**Permanent Index Numbers:**

**17-16-213-012-0000  
17-16-213-013-0000  
17-16-213-014-0000  
17-16-213-015-0000**

**DEARBORN CENTER REDEVELOPMENT AGREEMENT**

**CERTIFICATE OF COMPLETION**

**PURSUANT TO** Section 7.01 of the Dearborn Center Redevelopment Agreement (the "Agreement") dated the 1<sup>st</sup> day of August 2002, between the City of Chicago, an Illinois municipal corporation, by and through its Department of Planning and Development (the "City"), and Dearborn Center, L.L.C., a Delaware limited liability company (the "Company"), the City, hereby certifies as follows:

1. Completion of the Building Project: The Company has fulfilled its obligation to complete the construction of the Dearborn Center facility (the "Facility"), now known as the Bank One Center, located at 131 South Dearborn Center, Chicago, IL 60604, that is 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 Company's obligation to complete the Facility, 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 for Dearborn Center, L.L.C. to be executed this 11 day of August, 2004.

**CITY OF CHICAGO**

By: 

Bob Kunze  
Deputy Commissioner  
Department of Planning and Development