



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

December 21, 2001

Mr. Hal Lichterman
Kenard Corporation
4242 North Sheridan Road
Chicago, Illinois 60613

Re: Certificate of Completion
The Fisher Building
Central Loop TIF District

Dear Mr. Lichterman:

Enclosed please find an executed and notarized Certificate of Completion regarding the Fisher Building. On December 20, 2001 staff from the Department of Planning & Development's (DPD) Development Finance Division visited your facility for the purpose of determining whether it has been completed in compliance with the redevelopment agreement.

Based upon this site visit by DPD staff and pursuant to Section 7.01 of the executed redevelopment agreement between the City of Chicago and 343 South Dearborn II, L.L.C. (The "Developer") dated June 11, 1999. DPD finds that the Developer has satisfactorily performed its covenants and agreements regarding the physical rehabilitation and renovation at the Fisher Building.

This executed Certificate of Completion releases the Developer only from those covenants and agreements associated with such rehabilitation and renovation work. All other covenants and agreements associated with the executed redevelopment are still in force.

The City of Chicago appreciates the investment you have made and wishes you much success in your future endeavors. If you have any questions regarding this matter please call Mr. Robert C. Madiar at (312) 744-0063.

Sincerely,


Robert Kunze
Deputy Commissioner



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CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the Fisher Building Redevelopment Agreement (the "Agreement") dated June 11, 1999, between the City of Chicago, an Illinois municipal corporation (the "City"), and, 343 South Dearborn II, L.L.C., an Illinois limited liability company (the "Company"), the City, by and through its Department of Planning & Development (DPD) hereby certifies as follows:

1. Completion of the Project. The Company has fulfilled its obligation to complete the required physical rehabilitation and renovation work associated with the Project (as defined in the Agreement) located on the property legally described in 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 required physical rehabilitation and renovation work associated with the Project, which the City hereby certifies has 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 its rights and remedies pursuant to such executory terms.

IN WITNESS WHEREOF the City has caused this Certificate of Completion for 343 South Dearborn II, L.L.C. to be executed this 29th day of December, 2001.

CITY OF CHICAGO

By:



Robert Kunze

Deputy Commissioner

Department of Planning & Development

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, Stephen R. Patterson, a notary public in and for the County of Cook, in the State of Illinois, DO HEREBY CERTIFY that Robert Kunze, personally known to me to be a Deputy Commissioner of the Department of Planning & 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 described therein set forth.

GIVEN under my hand and official seal this 20th day of December, 2001



Stephen R. Patterson
Notary Public

My Commission Expires 6/27/04