

CERTIFICATE OF COMPLETION

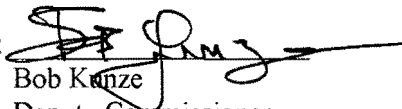
PURSUANT TO Section 7.01 of the Near South Redevelopment Project Area Redevelopment Agreement (the "Agreement") dated as of July 19, 2000, by and between the City of Chicago, an Illinois municipal corporation (the "City"), and, American Stores Properties, Inc. a Delaware Corporation (the "Developer"), the City, by and through its Department of Planning and Development hereby certifies as follows:

1. Completion of the Project. The Company 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 Company'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 7th day of February, 2005.

CITY OF CHICAGO

By:



Bob Kunze
Deputy Commissioner
Department of Planning and Development

EXHIBIT A
To Certificate of Completion dated February 7, 2005

Legal Description of the
Project as defined in the American Stores Properties, Inc.
Redevelopment Agreement

The legal description of the Project Area (defined in the American Stores Properties, Inc. Redevelopment Agreement dated as of July 19, 2000) follows this Exhibit A cover sheet.

PARCEL 1:

THE WEST ½ OF BLOCK 3 IN ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD MERIDIAN IN COOK COUNTY, ILLINOIS (EXCEPTING FROM SAID PARCEL THAT PART DESCRIBED AS FOLLOWS: THAT PART FALLING WITHIN 12TH STREET (ALSO KNOWN AS ROOSEVELT ROAD)).

PARCEL 2:

LOT 1 IN SEAMAN'S SUBDIVISION OF BLOCK 5 OF THE WEST ½ OF BLOCK 4 AND THE WEST 148 FEET OF BLOCK 6 OF ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 (EXCEPT THE WEST 30 FEET THEREOF AND EXCEPT THAT PART CONDEMNED FOR WIDENING 12TH STREET) IN ASSESSOR'S DIVISION OF THE EAST ½ OF BLOCK 3 WITH THE NORTH 7 FEET OF THE EAST ½ OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 3 (EXCEPT THAT PART THEREOF FALLING IN ALLEY AND EXCEPT THAT PART THEREOF FALLING IN THE RIGHT OF WAY OF THE CHICAGO TRANSIT AUTHORITY) IN ASSESSOR'S DIVISION OF THE EAST ½ OF BLOCK 3 WITH THE NORTH 7 FEET OF THE EAST ½ OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 4 AND 5 (EXCEPT THE WEST 32 FEET THEREOF) AND LOT 6 (EXCEPT THE WEST 25 FEET THEREOF) IN ASSESSOR'S DIVISION OF THE EAST ½ OF BLOCK 3 AND THE NORTH 7 FEET OF THE EAST ½ OF BLOCK 4 IN ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B
To Certificate of Completion dated February 7, 2005

Street Address of the
Project as defined in the American Stores Properties, Inc.
Redevelopment Agreement

Street Address commonly
known as:

* **1200-1229 South Wabash Avenue, Chicago, Illinois 60605**

Permanent Index Number(s):

* **17-22-100-010**
17-22-100-011
17-22-100-012
17-22-100-013
17-22-100-014
17-22-100-034
17-22-100-035