

CERTIFICATE OF COMPLETION

PURSUANT TO Section 8.01 of **Nelson Mandela Apartments** Redevelopment Agreement (the “**Agreement**”) dated as of **January 29, 2016**, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), and **Bickerdike Redevelopment Corp / Nelson Mandela Apartments, L.P., and Rockwell Community Development Corporation** the City, by and through its Department of Planning and Development hereby certifies effective as of **August 10, 2018**, 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 Exhibits B-1, B-2, B-3 and B-4 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.

CITY OF CHICAGO

By: 

William Jeffries
Deputy Commissioner
Financial Incentives Division
Department of Planning and Development

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, LYNETTE ELIAS WILSON, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that William Jeffries, personally known to me to be a Deputy Commissioner in 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 August 13th, 2018

Lynette Elias Wilson
Notary Public

My Commission Expires 6/6/2022

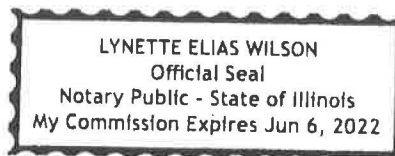


EXHIBIT B-1, B-2, B-3, and B-4
To Certificate of Component Completion dated effective **8/10/2018**

Legal Description for the
Project as defined in Nelson Mandela Apartments
Redevelopment Agreement

The legal description of the Project Site follows this Exhibit cover sheet.

EXHIBIT B-1

CCP CITY LAND

[Subject to Survey and Title Insurance]

LOTS 24 AND 25 IN BLOCK 5 CUSHING'S SUBDIVISION OF BLOCKS 4 & 5 OF F. HARDING'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 601-603 N. CENTRAL PARK
(NEW: 3554 W. OHIO ST.)

PIN: 16-11-208-015-0000

LOTS 1 & 2 IN THE SUBDIVISION OF BLOCK 11 OF HARDING'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 549 N. DRAKE
(NEW: 3525 W. OHIO ST.)

PIN: 16-11-217-001-000

LOTS 18 AND 19 IN BLOCK 1 IN PHINNEY'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 614 N. SPAULDING
(NEW: 614 N. SPAULDING)

PIN: 16-11-213-041-0000

LOT 11 IN THE RESUBDIVISION OF LOTS 1 TO 10 AND 13 TO 17 IN BLOCK 1 IN RUST AND GILCHRIST'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 605 N. SAWYER
(NEW: 3224 W. OHIO ST.)

PIN: 16-11-215-037-0000

LOT 12 IN THE RESUBDIVISION OF LOTS 1 TO 10 AND 13 TO 17 IN BLOCK 1 IN RUST AND GILCHRIST'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 607 N. SAWYER
(NEW: 607 N. SAWYER AVE.)

PIN: 16-11-215-038-0000

EXHIBIT B-2

KINZIE CITY LAND

[Subject to Survey and Title Insurance]

THAT PART OF LOT 9 LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT 3.04 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 9 TO A POINT ON THE WEST LINE OF SAID LOT 3.09 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 9 AND ALL OF LOT 10 IN BLOCK 2 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 524 N. TROY ST.
(NEW: 526 N. TROY ST.)

PIN: 16-12-106-021-0000

LOTS 8 AND 9 (EXCEPT THAT PART OF LOT 9 LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT 3.04 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 9 TO A POINT ON THE WEST LINE OF SAID LOT 3.09 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 9) IN BLOCK 2 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 530 N. TROY ST.
(NEW: 528 N. TROY ST.)

PIN: 16-12-106-036-0000

LOTS 17, 18 IN BLOCK 1 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3106-3110 W. FRANKLIN BLVD.
(NEW: 3108 W. FRANKLIN BLVD.)

16-12-107-031-0000
16-12-107-032-0000

LOTS 21 AND 22 AND THAT PART OF LOT 23 LYING EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT 2.99 FEET WEST OF THE SOUTHEAST

CORNER OF SAID LOT TO A POINT ON THE NORTH LINE OF SAID LOT 2.95 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT IN BLOCK 1 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3116-3120 W. FRANKLIN BLVD.
(NEW: 3118 W. FRANKLIN BLVD.)

PIN: 16-12-107-026-0000
16-12-107-027-0000
16-12-107-028-0000

LOT 24 AND LOT 23 (EXCEPT THAT PART LYING EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT 2.99 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT TO A POINT ON THE NORTH LINE OF SAID LOT 2.95 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT) IN BLOCK 1 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3124 W. FRANKLIN BLVD.
(NEW: 505 N. TROY ST.)

PIN: 16-12-107-026-0000

LOTS 7 AND 8 IN IN BLOCK 3 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3145 W. FRANKLIN BLVD.

PIN: 16-12-109-003-0000

EXHIBIT B-3

CCP DEVELOPER LAND

[Subject to Survey and Title Insurance]

LOTS 23 & 24 IN MORTON'S SUBDIVISION OF LOTS 1 TO 5, 8, 9 & 10 OF BRECKENRIDGE'S SUBDIVISION OF BLOCK 6 OF HARDING'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 600-602 N. ST. LOUIS
(NEW: 3500 W. OHIO ST.)

PIN: 16-11-209-038-0000
16-11-209-037-0000

LOT 10 IN THE RESUBDIVISION OF LOTS 1 TO 10 AND 13 TO 17 IN BLOCK 1 IN RUST AND GILCHRIST'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 601 N. SAWYER
(NEW: 3224 W. OHIO ST.)

PIN: 16-11-215-021-0000

LOT 12 IN THE RESUBDIVISION OF LOTS 1 TO 10 AND 13 TO 17 IN BLOCK 1 IN RUST AND GILCHRIST'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 607 N. SAWYER
(NEW: 607 N. SAWYER AVE.)

PIN: 16-11-215-038-0000

EXHIBIT B-4

KINZIE DEVELOPER LAND

[Subject to Survey and Title Insurance]

LOT 19 AND LOT 20 IN BLOCK 1 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3112-3114 W. FRANKLIN BLVD.
(NEW: 3114 W. FRANKLIN BLVD.)

PIN: 16-12-107-029-0000
16-12-107-030-0000