



Doc#: 1235610045 Fee: \$80.00
Karen A. Yarbrough RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/21/2012 04:18 PM Pg: 1 of 7

After recording return to:

Richard Klawiter
DLA Piper LLP (US)
203 N. LaSalle, Suite 1900
Chicago, IL 60601

FINAL COMPLETION CERTIFICATE

PURSUANT TO Section 7.01(a) of that certain W2005 CMK Realty, L.L.C. Redevelopment Agreement dated as of February 22, 2006 and recorded on February 23, 2006 as Document No. 0605410032 (the "Original Agreement") in the Office of the Cook County Recorder of Deeds (the "Recorder's Office") by and between the City of Chicago, by and through its Department of Housing and Economic Development (the "City") and W2005 CMK Realty, LLC, a Delaware limited liability company (the "Developer"), which Agreement was amended by that certain Amendment to Redevelopment Agreement dated as of June 11, 2008 and recorded on November 14, 2008 as Document No. 0831939017 in the Recorder's Office and which Agreement was amended by that certain Second Amendment to Redevelopment Agreement dated as of January 19, 2011 and recorded on January 26, 2011 as Document No. 1102644043 with the Recorder's Office and which agreement was amended by that certain Third Amendment dated as of December 21, 2012 (the Original Agreement, as amended, is referred to herein as the "Agreement"), the City hereby certifies as follows:

1. Defined Terms. Any capitalized terms used herein but not defined shall have the meaning ascribed to them in the Agreement.
2. Completion of the Initial Improvements. The Developer has fulfilled its obligations to complete the Initial Improvements located on the Property legally described on Exhibit A hereto, in accordance with the terms of the Agreement.
3. Completion of the Final/Secondary Improvements. The Developer has fulfilled its obligations to complete the Secondary Improvements located on the Property legally described on Exhibit A hereto, in accordance with the terms of the Agreement. The Secondary Improvements are defined as "completion of construction and leasing/sale of at least 90% of the Project. (Project equals 362,000 square feet of improvements; 90% equals 325,000 square feet of improvements.)"
4. Satisfaction of Section 7.01(a) of the Original Agreement. The conditions precedent to issuance of the Initial Completion Certificate as set forth in Section 7.01(a) of the Original Agreement have been satisfied.
5. 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 Initial Improvements and those conditions precedent which must be satisfied prior to issuance of this Initial Completion Certificate, 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 full force and effect; and (b) the issuance of the Initial Completion Certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

[signature page follows]

IN WITNESS WHEREOF, the City has caused this Initial Completion Certificate for the benefit of the Developer, and its successors and/or assigns, to be executed this 19th day of December 2012.

CITY OF CHICAGO

By: *[Signature]*

Commissioner
Department of Housing and Economic
Development

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Patricia Sulewska a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew J. Mooney, personally known to me to be the _____ Commissioner of the Department of Housing and Economic 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/she signed, sealed, and delivered said instrument pursuant to the authority given to him/her by the City, as his/her 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 18th day of December, 2012.

Patricia Sulewska
Notary Public

My Commission Expires 5/7/14



EXHIBIT A
PROPERTY
LEGAL DESCRIPTION

Exhibit A
PROPERTY
(Subject to Survey and Title Commitment)

PARCEL 1:

AN IRREGULAR PARCEL OF LAND IN THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF LOTS 1 TO 4 AND PART OF LOTS 14 TO 17 IN SEYMOUR ESTATE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT C IN CHICAGO AND WESTERN INDIANA RAILROAD COMPANY'S SUBDIVISION OF PART OF SECTION 33, AFORESAID DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, AFORESAID, 1249.59 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE SOUTHERLY TERMINUS OF SOUTH STEWART AVENUE AS SHOWN IN DOCUMENT NUMBER 19624147; THENCE SOUTH 89° 59' 22" EAST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 46.00 FEET; THENCE NORTH 0° 00' 38" EAST ALONG A LINE PARALLEL TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, AFORESAID, A DISTANCE OF 100.00 FEET; THENCE NORTH 89° 59' 22" WEST, 13.00 FEET TO A POINT ON A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID; THENCE NORTH 0° 00' 38" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1116.60 FEET TO A POINT ON A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID; THENCE NORTH 89° 58' 06" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1290.02 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 969.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID; THENCE SOUTH 89° 44' 06" WEST, 32.68 FEET ALONG SAID NORTH LINE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE OF 353.77 FEET RADIUS, CONVEX SOUTHEASTERLY AND WHOSE CHORD BEARS SOUTH 32° 07' 57" WEST TO A POINT WHICH IS 60.26 FEET NORTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION AND 205.46 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 55° 06' 42" WEST TO A POINT WHICH IS 7.20 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION AND 303.04 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 62° 15' 42" WEST ALONG A LINE FORMING AN ANGLE OF 7° 09' AS MEASURED FROM SOUTH TO WEST WITH THE EXTENSION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 314.97 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 92.365 FEET ALONG THE ARC OF A CIRCLE OF 273.04 FEET RADIUS, CONVEX NORTHWESTERLY, TANGENT

TO THE LAST DESCRIBED COURSE AND WHOSE CHORD BEARS SOUTH 52° 34' 17" WEST; THENCE ALONG THE FOLLOWING COURSES BEING THE EASTERLY LINE OF THE TRACT OF LAND DESCRIBED IN LEASE AGREEMENT DOCUMENT NUMBER 19597865; SOUTHWESTERLY 176.104 FEET ALONG THE ARC OF A CIRCLE OF 273.04 FEET RADIUS, CONVEX WESTERLY AND WHOSE CHORD BEARS SOUTH 24° 24' 08" WEST; THENCE SOUTH 5° 55' 30" WEST, 195.434 FEET, ALONG A LINE TANGENT TO SAID ARC, TO A LINE DRAWN 746.50 FEET (MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH ALONG SAID PARALLEL LINE 85.912 FEET; THENCE SOUTHWESTERLY 94.444 FEET ALONG A LINE DRAWN 10.00 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH THE CENTER LINE OF A RAILROAD TRACT AS NOW CONSTRUCTED AND OCCUPIED; SAID CONCENTRIC LINE BEING THE ARC OF A CIRCLE OF 396.37 FEET RADIUS, CONVEX SOUTHEASTERLY AND WHOSE CHORD BEARS SOUTH 26° 34' 54.5" WEST TO A POINT OF REVERSE CURVE; THENCE CONTINUING SOUTHWESTERLY 142.38 FEET ALONG SAID REVERSE CURVE, BEING A LINE DRAWN 10.00 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH THE CENTER LINE OF SAID RAILROAD TRACK AND AN ARC OF A CIRCLE OF 314.94 FEET RADIUS, CONVEX NORTHWESTERLY AND WHOSE CHORD BEARS SOUTH 20° 27' 23" WEST TO A POINT ON A LINE 838.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, AFORESAID; THENCE NORTH 73.667 FEET ALONG SAID PARALLEL LINE TO A POINT ON SAID LINE 787.24 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID (AS MEASURED ALONG SAID PARALLEL LINE); THENCE SOUTHERLY 231.77 FEET ALONG THE ARC OF A CIRCLE 347.77 FEET RADIUS, CONVEX WESTERLY AND WHOSE CHORD BEARS SOUTH 0° 44' 46" EAST; THENCE SOUTH 19° 50' 18" EAST, 121.82 FEET; THENCE SOUTH 4° 32' 48" EAST ALONG A LINE FORMING AN ANGLE OF 15° 17' 30" AS MEASURED FROM EAST TO SOUTH WITH THE EXTENSION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 17.0 FEET, MORE OR LESS, TO A POINT WHICH IS 194.82 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89° 20' 48" WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 2.79 FEET; THENCE SOUTH 7° 56' 32" EAST, 113.40 FEET; THENCE SOUTH 89° 55' 42" WEST, 79.52 FEET; THENCE NORTH 40° 28' 12" WEST, 44.538 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SOUTH HOLLAND ROAD AS SHOWN IN DOCUMENT NUMBER 19624147 AFORESAID; THENCE NORTH 22° 43' 48" EAST ALONG SAID SOUTHEASTERLY LINE, 23.563 FEET; THENCE SOUTH 67° 16' 12" EAST, 17.0 FEET; THENCE NORTH 22° 43' 48" EAST, 90.00 FEET; THENCE NORTH 67° 16' 12" WEST ALONG THE NORTHERLY TERMINUS OF SOUTH HOLLAND ROAD AFORESAID 100.00 FEET; THENCE SOUTH 22° 43' 48" WEST, 71.638 FEET; THENCE NORTH 40° 28' 12" WEST, 72.474 FEET; THENCE NORTH 26° 05' 42" WEST, 3.34 FEET; THENCE NORTHWESTERLY 220.88 FEET ALONG THE ARC OF A CIRCLE OF 1432.69 FEET RADIUS, CONVEX TO THE SOUTHWEST AND WHOSE CHORD BEARS NORTH 21° 40' 42" WEST; THENCE NORTH 19° 27' 42" WEST, 333.80 FEET; THENCE NORTHWESTERLY 104.74 FEET ALONG THE ARC OF A CIRCLE OF 342.26 FEET RADIUS, CONVEX TO THE SOUTHWEST, TANGENT TO THE LAST DESCRIBED COURSE AND WHOSE CHORD BEARS NORTH 10° 41' 42" WEST; THENCE NORTH 1° 55' 42" WEST, 56.68 FEET; THENCE NORTHWESTERLY 78.80 FEET ALONG THE ARC OF A CIRCLE OF 376.26 FEET RADIUS, CONVEX TO THE

NORTHEAST TANGENT TO THE LAST DESCRIBED COURSE AND WHOSE CHORD BEARS NORTH 7° 55' 42" WEST; THENCE NORTH 13° 55' 42" WEST, 39.90 FEET; THENCE NORTHWESTERLY 51.04 FEET ALONG THE ARC OF A CIRCLE OF 1163.28 FEET RADIUS CONVEX TO THE NORTHEAST AND TANGENT TO THE LAST DESCRIBED COURSE TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF VACATED SOUTH HOLLAND ROAD AS SHOWN IN DOCUMENT 19624148; THENCE NORTH 22° 06' 16" WEST ALONG SAID SOUTHWESTERLY LINE OF VACATED SOUTH HOLLAND ROAD TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89° 39' 26" WEST ALONG SAID NORTH LINE TO A POINT ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 0° 00' 38" EAST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT ON A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION THROUGH THE PLACE OF BEGINNING; THENCE SOUTH 89° 59' 22" EAST ALONG SAID PERPENDICULAR LINE, BEING ALSO THE SOUTHERLY TERMINUS OF SOUTH STEWART AVENUE AFOREMENTIONED, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART, IF ANY, FALLING IN THE WEST 33 FEET OF LOT 17 IN SEYMOURS SUBDIVISION CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 25965445.

PARCEL 2:

AN IRREGULAR PARCEL OF LAND IN THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF LOT C IN CHICAGO AND WESTERN INDIANA RAILROAD COMPANY'S SUBDIVISION OF PART OF SECTION 33 AFORESAID AND A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN 87th-DAN RYAN HOME DEPOT SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 10° 39' 07" WEST ALONG WITH THE WEST LINE OF LOT 2 FOR A DISTANCE OF 219.63 FEET TO A BEND IN SAID WEST LINE; THENCE NORTH 22° 06' 22" WEST ALONG SAID WEST LINE 202.0 FEET TO ANOTHER BEND THEREIN; THENCE NORTH 00° 04' 50" WEST ALONG SAID WEST LINE 110.38 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 00° 00' 02" WEST 73.66 FEET; THENCE SOUTHERLY 231.77 FEET ALONG AN ARC OF A CIRCLE CONVEX WESTERLY WITH A RADIUS OF 347.77 FEET AND WHOSE CHORD BEARS SOUTH 00° 44' 54" EAST A DISTANCE OF 227.50 FEET; THENCE SOUTH 19° 50' 21" EAST 121.82 FEET; THENCE SOUTH 04° 32' 51" EAST 17.0 FEET; THENCE SOUTH 89° 20' 48" WEST 2.79 FEET; THENCE SOUTH 07° 56' 32" EAST 113.40 FEET; THENCE SOUTH 89° 55' 42" WEST 79.52 FEET; THENCE SOUTH 37° 28' 41" EAST 146.33 FEET TO THE SOUTH LINE OF LOT 2 EXTENDED WEST BEING ON THE NORTH

LINE OF 87th STREET; THENCE NORTH 89' 20' 48" EAST ALONG SAID EXTENSION 48.72 FEET TO THE POINT OF BEGINNING.

PINs:

20-33-305-025
20-33-305-031
20-33-305-032
20-33-400-001
20-33-400-002
20-33-400-004
20-33-400-005
20-33-400-006
20-33-405-001
20-33-405-002
20-33-405-004
20-33-405-006
20-33-405-007
20-33-405-009
25-04-200-023
25-35-305-043

Commonly known as

An irregularly shaped parcel of approximately 50 acres, situated generally at the Southeast corner of 83rd Street and Stewart Avenue, in Chicago, Illinois