

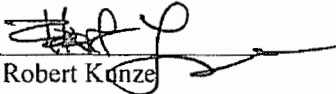
**CERTIFICATE OF COMPLETION OF CONSTRUCTION**

**PURSUANT TO** Section 7.01 of the 950 W. Monroe Development, LLC Redevelopment Agreement (the "Agreement") dated as of March 21, 2006, by and between the City of Chicago, an Illinois municipal corporation (the "City"), and, 950 W. Monroe Development, LLC, an Illinois limited liability company (the "Developer"), the City, by and through its Department of Planning and Development hereby certifies 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 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 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 this 13th day of July 2006.

**CITY OF CHICAGO**

By:   
Robert Kunze  
Deputy Commissioner  
Department of Planning and Development

8000088

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, Dante Hall, a notary public in and for the said County, in the State aforesaid, DO  
HEREBY CERTIFY that Robert 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 13 day of July, 2006.

Dante Hall  
Notary Public

My Commission Expires 5/2/09



EXHIBIT A  
To Certificate of Completion dated July 13, 2006

Legal Description of the Project  
as defined in the 950 W. Monroe Development, LLC Redevelopment Agreement

PARCEL 1:

LOT 9 AND THE SOUTH HALF OF LOT 10 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

LOT 7 AND 8 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 3:

THE NORTH 1/2 OF LOT 10 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B  
To Certificate of Completion dated July 13, 2006

Street Address of the  
Project as defined in the 950 W. Monroe Development, LLC Redevelopment Agreement

Street Addresses commonly  
known as:

950 W. Monroe Street, Chicago, IL 60607

Permanent Index Number(s):

17-17-206-004-0000  
17-17-206-005-0000  
17-17-206-006-0000  
17-17-206-010-0000