



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

December 14, 2012

Mr. John Staton
Accretive Health, Inc.
401 N. Michigan Avenue, Suite 2700
Chicago, Illinois 60611

RE: Rehabilitation Certificate of Completion – Accretive Health, Inc. redevelopment project located within the LaSalle Central TIF District

Dear Mr. Staton:

Enclosed please find an executed Rehabilitation Certificate of Completion regarding the Accretive Health, Inc. redevelopment project which is located within the LaSalle Central Redevelopment TIF District.

Pursuant to our ongoing conversations starting September 14, 2012 and to Section 7.01 of the executed redevelopment agreement between the City of Chicago and Accretive Health, Inc. dated November 18, 2011, the Department of Housing and Economic Development (DHED) finds that the developer has satisfactorily performed its covenants and agreements regarding the redevelopment the real property approximately located at 231 South LaSalle Street, Chicago, Illinois, as it is further stated in Recital D and Exhibit B-1 of the redevelopment agreement.


Evidence of Accretive Health Inc.'s compliance with the covenants and agreement is based upon, but not limited to, the extensive review of the following:

- 1) Submission of Accretive's Request for Certification of Completion package,
- 2) Information obtained via conference calls meetings and written correspondences from DHED staff and Accretive team members (from September 14 - December 5, 2012),
- 3) Additional documentation submitted from the developer (from October 5- November 30, 2012),
- 4) Site visit of the Property on December 13, 2012 by DHED staff.

This executed Rehabilitation Certificate of Completion releases Accretive Health, Inc. only from those covenants and agreements associated with the construction completion of the project. All other covenants, agreements, and representations associated with the Redevelopment Agreement are still in force.

The City of Chicago appreciates the investment you have made and wish you much success in your future endeavors. If you have any questions regarding this matter, please contact Mark Sagun at (312) 744-0765.

Sincerely,

A handwritten signature in black ink, appearing to read 'AM', with a stylized flourish extending from the end.

Andrew J. Mooney
Commissioner

cc: Frederick Agustin, Pedersen & Houpt

attachment

REHABILITATION CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the Accretive Health, LLC Redevelopment Agreement (the “Agreement”) dated November 18, 2011 by and between the City of Chicago, an Illinois municipal corporation (the “City”) and Accretive Health, LLC (the “Developer”), the City, by and through its Department of Housing and Economic Development hereby certifies as follows:


1. Completion of the Project. Developer has fulfilled its obligation to complete the Project (as defined in the Agreement) located on the property legally described on Exhibit B 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 Rehabilitation 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 Rehabilitation Certificate of Completion to be executed for Accretive Health, LLC. project this 14th day of December, 2012.

**CITY OF CHICAGO
DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT**

By: 

Andrew J. Mooney
Commissioner

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Patricia Sulewski, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Bonome, personally known to me to be a Acting Managing Deputy 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 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 purposes therein set forth.

GIVEN under my hand and official seal this 17th day of a December, 2012.



Patricia Sulewski
Notary Public

My Commission expires 5/7/14.

EXHIBIT B-1

EXHIBIT B-1

PROPERTY

HEADQUARTERS

PARCEL 1:

That part of Water Lot 24 in Kinzies Addition to Chicago, lying North of present Channel of the Chicago River, in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, (excepting from said Lot 24 that part thereof described as follows:

Beginning at the Northwesterly corner of said Water Lot 24; thence Easterly along Southerly line of East North Water Street to a point 23.32 feet Easterly of the Northwest corner of said Water Lot 24; thence Southerly parallel to Easterly line of said Water Lot 24 to the Northerly line of Chicago River Channel; thence Westerly along said Northerly line of Chicago River Channel to the Westerly line of said Water Lot 24; thence Northerly along the Westerly line of said Water Lot 24 to the place of beginning);

ALSO

PARCEL 2:

Those parts of Water Lots 25, 26 and 27 lying North of the present Channel of the Chicago River, all in Kinzies Addition to Chicago being in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian:

ALSO

PARCEL 3:

Those parts of Water Lots 28, 29 and the Westerly 8 1/2 feet of Water Lot 30 all lying North of present Channel of Chicago River all in Kinzies Addition to Chicago being in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian;

EXCEPTING AND EXCLUDING from the above 3 parcels that part of said Water Lots 24, 25, 26, 27, 28, 29 and of the westerly 8 1/2 feet of Water Lot 30 dedicated for street said dedicated part being described as follows:

All those parts of Water Lots 24, 25, 26, 27, 28, 29 and 30 of Kinzies Addition to Chicago aforementioned beginning at the point of intersection of the Northerly line of Water Lot 24 with the Easterly line of North Michigan Avenue as widened, said point being 36.81 feet more or less Southwesterly of the Northeasterly corner of said Water Lot 24; thence Southeasterly along a line (said line being Easterly line of North Michigan Avenue as widened) which forms an angle of 90 degrees 11 minutes and 42 seconds Easterly to Southerly with Northerly line of said Lots (same being identical with Southerly line of East North Water Street) a distance of 2 feet; thence Northeasterly along a straight line a distance of 345.69 feet to the point of intersection of the Northerly line of said Water Lot 30 and Easterly line of the Westerly 8.5 feet of said Water Lot 30; thence Westerly along Northerly line of said Water Lots 24 to 30 both inclusive (the same

being identical with the Southerly line of East North Water Street) a distance of 345.64 feet to the place of beginning), in Cook County, Illinois;

AND FURTHER EXCEPTING AND EXCLUDING from Parcel 3 the following described property:

The property and space in that part of Water Lot 29, and the Westerly 8.50 feet of Water Lot 30, in Kinzie's Addition to Chicago, in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, said property and space lying above a horizontal plane having an elevation of 34.92 feet above Chicago City Datum and lying within the boundaries projected vertically upward of said property and space described as follows:

Commencing on the Northerly line of Water Lot 30, aforesaid, (said Northerly line being also the Southerly line of E. North Water Street) at the intersection of said line with the Easterly line of the Westerly 8.50 feet of said Water Lot 30, and running

Thence South 12 degrees 09 minutes 22 seconds East along said Easterly line of the Westerly 8.50 feet, (said Easterly line being also the Westerly line of Lot 2 in Cityfront Center, (being a resubdivision in the North Fraction of Section 10, aforesaid) a distance of 34.638 feet to the point of beginning for that part of said property and space hereinafter described;

Thence continuing South 12 degrees 09 minutes 22 seconds East along said last described line, a distance of 247.002 feet, to an intersection with a straight line which is perpendicular to the Southward extension of the East line of said Lot 2, (said East line being also the West line of Lot 3 in said Cityfront Resubdivision) at a point 304.767 feet South of the most Northerly corner of said Lot 2;

Thence West along said perpendicular line, a distance of 20.459 feet to an intersection with a line which is 20.00 feet Westerly from and parallel with the aforementioned Easterly line of the Westerly 8.50 feet of said Water Lot 30;

Thence North 12 degrees 09 minutes 22 seconds West along last described parallel line, a distance of 247.002 feet and

Thence East along a straight line, a distance of 20.459 feet to the point of beginning, in Cook County, Illinois.

Street Address:

401 North Michigan Avenue, Chicago, Illinois

P.I.N.:

17-10-216-039-0000