

Gateway (Monroe and Halsted) Redevelopment Agreement

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of The Gateway (Monroe and Halsted) Redevelopment Agreement (the "Agreement") dated November 10, 2011 by and between the City of Chicago, an Illinois municipal corporation (the "City") and CD-EB/EP RETAIL JV, 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 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 for The Gateway (Monroe and Halsted) Redevelopment Agreement project this 24 day of December, 2012.

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

By:



Mary Bonome
Acting Managing Deputy Commissioner

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Yolanda Quesada, 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 24 day of December, 2012.

Yolanda Quesada
Notary Public

My Commission expires 9.28.2013

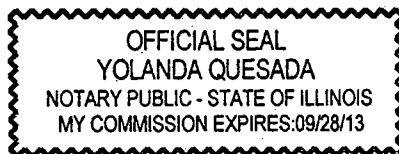


EXHIBIT B

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PROPERTY

Legal Description

All the certain real property located in the County of Cook, State of Illinois, described as follows:

THE SOUTH 20.00 FEET OF LOTS 3 AND 14, TOGETHER WITH LOTS 4 THROUGH 13, INCLUSIVE, IN BLOCK 1 IN DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; INCLUDING THAT PART OF VACATED SOUTH ACADEMY PLACE FALLING WITHIN THE AFORESAID LOTS AND LYING SOUTH OF THE NORTH LINE OF THE SOUTH 20.00 FEET OF LOTS 3 AND 14 AFORESAID, SAID VACATED SOUTH ACADEMY PLACE BEING A NORTH-SOUTH 14.00 FOOT ALLEY VACATED PER ORDINANCE PASSED NOVEMBER 2, 2011 AND RECORDED NOVEMBER 9, 2011 AS DOCUMENT 1131316023, IN COOK COUNTY, ILLINOIS.

PART OF PIN 17-17-209-003 AND ALL OF PIN's 17-17-209-004, -010, -011, -012, -013, -014, -015, -016, -017, AND -018

Property Address: Located at the Northwest Corner of South Halsted Street and West Monroe Street and the Northeast Corner of South Green Street and West Monroe Street, Chicago, IL 60607