

**River Village (North) Redevelopment Agreement
Site H Component**

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the River Village (North) Redevelopment Agreement (the "Agreement") dated May 18, 2005 by and between the City of Chicago, an Illinois municipal corporation (the "City"), River Village Lofts, LLC and River Village Townhomes, LLC, each being Delaware limited liability companies (the "Companies"), the City, by and through its Department of Planning and Development hereby certifies as follows:

1. Completion of the Project. River Village Lofts, LLC and River Village Townhomes, LLC have fulfilled their obligation to complete certain TIF-eligible activities (as more completely described in the Agreement) as it relates to the construction of 25 residential units in the River Village North (Site H) project that are located on the property legally described in the attached Exhibit A, 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 Companies 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 River Village (North) Site H project this 27th day of May, 2005.

**CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT**

By: 
Bob Kunze
Deputy Commissioner

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Shelia Grayer, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bob 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 purposes therein set forth.

GIVEN under my hand and official seal this 27th day of May, 2005.

Shelia Grayer
Notary Public



My Commission expires 5-8-2007.

EXHIBIT A

River Village (North) Redevelopment Agreement
Site H Component
Certificate of Completion
May 27, 2005

Legal description of Site H

See the attached Exhibit B from the Redevelopment Agreement for the full legal description of the Property.

General Description of Site H

The Site H project includes the H-1 and H-2 phases of the River Village North project. The Complex is generally bounded by W. Hobbie Street to the north, N. Crosby Street to the east, W. Oak Street to the south, and the North Branch of the Chicago River to the west. The Complex includes a total of 180 residential units with associated parking and infrastructure. The Redevelopment Project, however, is specifically limited to the 25 residential units to be sold to the Chicago Housing Authority.

Exhibit B

Legal Description - Townhouses

PARCEL 1:

Lots 10, 20, 77, 87, 59, 60, and 61 in River Village Subdivision in the West ½ of the Southwest ¼ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat of Subdivision recorded April 26, 2005 as document 0511644019.

PARCEL 2:

Non-exclusive easements for use, enjoyment, ingress and egress for the benefit of Parcel 1 aforesaid, as credited by the Declaration of Easements, Restrictions and Covenants for River Village Townhomes Homeowners Association dated August 15, 2003 and recorded August 19, 2003 as document No. 0323139068, as amended from time to time.

PARCEL 3:

Easement for parking of passenger automobiles for the benefit of Parcel 1, aforesaid, as credited by Easement Agreement recorded December 16, 2004 as Document 0435119205 over the Parking Easement Area more particularly described as Parking Easement Area One through Parking Easement Area Four inclusive, as described on Exhibit "C" attached thereto.

Address of Property: 632 W. Oak Street, Chicago, Illinois 60610
 1019 N. Kingsbury Street, Chicago, Illinois 60610
 651 W. Hobbie Street, Chicago, Illinois 60610
 1037 N. Kingsbury Street, Chicago, Illinois 60610
 1042 N. Kingsbury Street, Chicago, Illinois 60610
 1044 N. Kingsbury Street, Chicago, Illinois 60610
 1046 N. Kingsbury Street, Chicago, Illinois 60610

Permanent Index Numbers: Part of 17-04-300-004-0000, 17-04-316-007-0000 and 17-04-316-008-0000

Legal Description - Lofts

PARCEL 1:

Unit Nos. 204, 305, G01 & G02, Garage Unit Nos. GU24, GU71, GU72, & GU73, in the River Village Lofts Condominium as delineated on a survey of the following described real estate: Part of Lots 19 through 23 in Block 96 in Elston's Addition to Chicago all located in the West ½ of the Southwest ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, more particularly described on the survey attached as Exhibit "A" to the Declaration of Condominium pursuant to the Condominium Property Act for River Village Lofts Condominium recorded October 15, 2002 as Document No. 0021128852, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of Storage Space Number S61, S62, S63 & S64, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0021128852.

PARCEL 3:

Non-exclusive easements for the benefit of Parcel 1 as created by Declaration of Covenants, Conditions, Restrictions and Easements and Operating Agreement recorded March 12, 2001 as Document 0010192877 and as amended and restated by instrument recorded October 15, 2002 as Document 21128849 for the following purpose:

- A. Ingress and egress and use
- B. Structural support
- C. Use of facilities in the catalog building and garage building
- D. Maintenance of catalog building easement facilities and garage easement facilities
- E. Maintenance and use of easement facilities
- F. Support, enclosure, use and maintenance of catalog building and garage building common walls, ceilings and floors
- G. Water main connection, sanitary sewer main connection and gas main connection
- H. Utilities
- I. Permitting existence of encroachments in catalog building and garage building
- J. Exterior maintenance
- K. Exterior Signage
- L. Dumpsters
- M. Owned facilities
- N. Shared facilities, and
- O. Overhanging balconies;

over the land described in exhibits attached thereto.

Address of Property: Units 204, 305, G01 & G02, 1000 N. Kingsbury, Chicago, Illinois 60610

Garage Units GU24, GU71, GU72 & GU73, 950 N. Kingsbury, Chicago, Illinois 60610

Permanent Index Numbers: 17-04-300-042-1079, 17-04-300-042-1080, 17-300-042-1092, 17-04-300-042-1102, 17-04-300-042-1024, 17-04-300-042-1071, 17-04-300-042-1072 and 17-04-300-042-1073