



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 5, 2018

Mr. David Doig
Chicago Neighborhood Initiatives, Inc.
1000 E. 111th Street
Chicago, Illinois 60628

RE: Certificate of Completion – Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement
(Whole Foods Warehouse and Distribution Facility)

Dear Mr. Doig:

Enclosed please find an executed Certificate of Completion regarding the Chicago Neighborhood Initiatives, Inc. Redevelopment Project.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 7.01 of the executed Redevelopment Agreement dated July 22, 2016 and amended on August 24, 2017, between the City of Chicago, and Chicago Neighborhood Initiatives, Inc. DPD finds that the Developer and has satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 716 E 111th Street, Chicago, IL 60628 and further described in Exhibit B of the redevelopment agreement.

This executed Certificate of Completion releases the Developer 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) 744-0882.

Sincerely,

William Jeffries
Deputy Commissioner
Bureau of Economic Development

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement (the "Agreement") dated as of July 22, 2016 and amended on August 24, 2017 ("First Amendment"), by and between the City of Chicago, an Illinois municipal corporation (the "City"), through its Department of Planning and Development ("DPD"), and Chicago Neighborhood Initiatives, Inc. (the "Developer") the City, by and through its Department of Planning and Development hereby certifies effective as of the November 5, 2018, 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.

CITY OF CHICAGO


By: 
William Jeffries
Deputy Commissioner, FI Division
Department of Planning and Development

EXHIBIT A

To Certificate of Component Completion dated effective November 5, 2018

Legal Description for the
Project as defined in Chicago Neighborhood Initiatives, Inc.
Redevelopment Agreement

The legal description of the Project Site follows this Exhibit cover sheet.

LEGAL DESCRIPTION OF THE PROPERTY

A PARCEL OF LAND IN PART OF THE WEST HALF OF SECTION 14, IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 15, OR THE WEST LINE OF SAID WEST HALF OF SECTION 14, WITH THE NORTH LINE OF 111TH STREET (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTIONS 14 AND 15); RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 365.73 FEET TO A POINT ON A CURVE 75.00 FEET EASTERLY AND CONCENTRIC WITH THE EASTERLY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD); THENCE NORTHEASTERLY ALONG LINES 75.00 FEET EASTERLY AND CONCENTRIC OR PARALLEL WITH SAID EASTERLY LINE FOR THE NEXT FIVE COURSES; (1) THENCE NORTHEASTERLY 279.86 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 626.50 FEET AND WHOSE CHORD BEARS NORTH 29 DEGREES 20 MINUTES 17 SECONDS EAST, 277.54 FEET TO A POINT OF TANGENCY; (2) THENCE NORTH 42 DEGREES 08 MINUTES 06 SECONDS EAST, 61.73 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHEASTERLY 217.98 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 1356.57 FEET AND WHOSE CHORD BEARS NORTH 37 DEGREES 31 MINUTES 54 SECONDS EAST, 217.75 FEET TO A POINT OF COMPOUND CURVATURE; (4) THENCE NORTHEASTERLY 115.05 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 345.04 FEET AND WHOSE CHORD BEARS NORTH 23 DEGREES 22 MINUTES 34 SECONDS EAST, 114.52 FEET TO A POINT OF TANGENCY; (5) THENCE NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, 1688.44 FEET TO THE NORTHWEST CORNER OF LOT 5 IN PULLMAN PARK - PHASE 2 RECORDED DECEMBER 6, 2013 AS DOCUMENT 1334039070, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 578.86 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 259.52 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 2656.00 FEET AND WHOSE CHORD BEARS NORTH 16 DEGREES 37

MINUTES 22 SECONDS EAST, 259.42 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 68 DEGREES 24 MINUTES 59 SECONDS EAST, 919.31 FEET; TO A POINT ON THE WEST LINE OF PULLMAN PARK - PHASE 1 RECORDED JUNE 19, 2011 AS DOCUMENT 1120029049; THENCE SOUTH 21 DEGREES 35 MINUTES 01 SECONDS WEST, ALONG SAID WEST LINE, 832.00 FEET TO THE NORTHEAST CORNER OF LOT 5 IN PULLMAN PARK - PHASE 2 RECORDED DECEMBER 6, 2013 AS DOCUMENT 1334039070; THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 818.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.