

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of **3601 W Arthington** Redevelopment Agreement (the “**Agreement**”) dated as of **December 24, 2014**, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), and **Foundation for Homan Square and Westside Village Phase VI Limited Partnership** the City, by and through its Department of Planning and Development hereby certifies effective as of the **December 13, 2016**, 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: _____

James Horan
Deputy Commissioner
TIF Administration
Department of Planning and Development

EXHIBIT A

To Certificate of Component Completion dated effective **December 13, 2016**

Legal Description for the
Project as defined in 3601 W Arthington
Redevelopment Agreement

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

Legal Description of the Land

EXHIBIT B

PARCEL 1:

OUTLOT "B" IN SECTION 1, IN HOMAN SQUARE PHASE FOUR SECTION ONE AND TWO, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1998 AS DOCUMENT NUMBER 98804192 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1998 AS DOCUMENT NUMBER 98885813, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

OUTLOT "A" IN SECTION 1, IN HOMAN SQUARE PHASE FOUR SECTION ONE AND TWO, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1998 AS DOCUMENT NUMBER 98804192 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1998 AS DOCUMENT NUMBER 98885813, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

OUTLOT "A" IN SECTION 2, IN HOMAN SQUARE PHASE FOUR SECTION ONE AND TWO, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1998 AS DOCUMENT NUMBER 98804192 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1998 AS DOCUMENT NUMBER 98885813, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

OUTLOT "B" IN SECTION 2, IN HOMAN SQUARE PHASE FOUR SECTION ONE AND TWO, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1998 AS DOCUMENT NUMBER 98804192 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1998 AS DOCUMENT NUMBER 98885813, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 4, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 1, 2004 MADE BY WEST SIDE VILLAGE

PHASE IV LIMITED PARTNERSHIP (OWNER/DECLARANT), RECORDED SEPTEMBER 28, 2004 AS DOCUMENT NUMBER 0427205303, AND AS CREATED BY DEED FROM WEST SIDE AFFORDABLE HOUSING LIMITED PARTNERSHIP, TO ARTHINGTON CENTRAL PARK ASSOCIATES LLC, RECORDED OCTOBER 20, 2004 AS DOCUMENT NUMBER 0429433175 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, ACROSS AND THROUGH THE ACCESS EASEMENT AREA DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN SECTION TWO, IN HOMAN SQUARE PHASE FOUR SECTION ONE AND TWO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1998 AS DOCUMENT NUMBER 98804192, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1998 AS DOCUMENT NUMBER 98885813, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT B IN SECTION TWO IN SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SOUTH LAWNDALE AVENUE FOR A DISTANCE OF 23.50 FEET TO A LINE THAT IS 23.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, THE SOUTH LINE OF SAID OUTLOT B; THENCE SOUTH 89 DEGREES 09 MINUTES 04 SECONDS EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 250.01 FEET TO A LINE THAT IS 250.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, SAID EAST LINE OF SOUTH LAWNDALE AVENUE; THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS EAST ALONG SAID PARALLEL LINE FOR A DISTANCE 23.50 FEET TO SAID SOUTH LINE OF OUTLOT B; THENCE NORTH 89 DEGREES 09 MINUTES 04 SECONDS WEST ALONG SAID SOUTH LINE OF OUTLOT B FOR A DISTANCE OF 250.01 FEET TO SAID POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 3, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 1, 2004 MADE BY WEST SIDE VILLAGE PHASE IV LIMITED PARTNERSHIP (OWNER/DECLARANT), RECORDED SEPTEMBER 28, 2004 AS DOCUMENT NUMBER 0427205303, AND AS CREATED BY DEED FROM WEST SIDE AFFORDABLE HOUSING LIMITED PARTNERSHIP, TO ARTHINGTON CENTRAL PARK ASSOCIATES LLC, RECORDED OCTOBER 20, 2004 AS DOCUMENT 0429433175 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, ACROSS AND THROUGH THE ACCESS EASEMENT AREA DESCRIBED AS FOLLOWS: THAT PART OF LOT 4 IN SECTION TWO, IN HOMAN SQUARE PHASE FOUR SECTION ONE AND TWO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1998 AS DOCUMENT NUMBER 98804192, AND AMENDED

BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1998 AS DOCUMENT NUMBER 98885813; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT A IN SECTION TWO IN SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SOUTH CENTRAL PARK AVENUE TO A LINE THAT IS 18.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, THE SOUTH LINE OF SAID OUTLOT A; THENCE NORTH 89 DEGREES 09 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 295.76 FEET TO A LINE THAT IS 295.75 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, SAID WEST LINE OF SOUTH CENTRAL PARK AVENUE; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 18.00 FEET TO THE SOUTH LINE OF SAID OUTLOT A; THENCE SOUTH 89 DEGREES 09 MINUTES 04 SECONDS EAST ALONG SAID SOUTH LINE OF OUTLOT A FOR A DISTANCE OF 295.76 FEET TO SAID POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 1, 2004 MADE BY WEST SIDE VILLAGE PHASE IV LIMITED PARTNERSHIP (OWNER/DECLARANT), RECORDED SEPTEMBER 28, 2004 AS DOCUMENT NUMBER 0427205303, AND AS CREATED BY DEED FROM WEST SIDE AFFORDABLE HOUSING LIMITED PARTNERSHIP, TO ARTHINGTON CENTRAL PARK ASSOCIATES LLC, RECORDED OCTOBER 20, 2004 AS DOCUMENT 0429433175 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, ACROSS AND THROUGH THE ACCESS EASEMENT AREAS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN SECTION ONE, IN HOMAN SQUARE PHASE FOUR SECTION ONE AND TWO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1998 AS DOCUMENT NUMBER 98804192, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1998 AS DOCUMENT NUMBER 98885813; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT B IN SECTION ONE IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF SOUTH LAWNDALE AVENUE FOR A DISTANCE OF 15.05 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT ONE IN SECTION ONE IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 09 MINUTES 05 SECONDS EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE AND EASTERLY EXTENSION THEREOF, OF SAID LOT ONE FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 99.44 FEET TO THE SOUTH LINE OF SOUTH POLK AVENUE;

THENCE SOUTH 89 DEGREES 09 MINUTES 05 SECONDS EAST ALONG SAID SOUTH LINE OF POLK AVENUE FOR A DISTANCE OF 21.00 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 99.44 FEET TO SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT ONE; THENCE SOUTH 89 DEGREES 09 MINUTES 05 SECONDS EAST ALONG SAID EASTERLY EXTENSION FOR A DISTANCE OF 19.53 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 15.05 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID OUTLOT B; THENCE NORTH 89 DEGREES 09 MINUTES 04 SECONDS WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF SAID OUTLOT B FOR A DISTANCE OF 304.38 FEET TO SAID POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 1, 2004 MADE BY WEST SIDE VILLAGE PHASE IV LIMITED PARTNERSHIP (OWNER/DECLARANT), RECORDED SEPTEMBER 28, 2004 AS DOCUMENT NUMBER 0427205303, AND AS CREATED BY DEED FROM WEST SIDE AFFORDABLE HOUSING LIMITED PARTNERSHIP, TO ARTHINGTON CENTRAL PARK ASSOCIATES LLC, RECORDED OCTOBER 20, 2004 AS DOCUMENT 0429433175 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, ACROSS AND THROUGH THE ACCESS EASEMENT AREAS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN SECTION ONE, IN HOMAN SQUARE PHASE FOUR SECTION ONE AND TWO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1998 AS DOCUMENT NUMBER 98804192, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1998 AS DOCUMENT NUMBER 98885813; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT A IN SECTION ONE IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SOUTH CENTRAL PARK AVENUE FOR A DISTANCE OF 16.00 FEET TO A LINE THAT IS 16.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, THE NORTH LINE OF SAID OUTLOT A; THENCE NORTH 89 DEGREES 09 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 294.76 FEET TO A LINE THAT IS 294.76 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID WEST LINE OF SOUTH CENTRAL PARK AVENUE; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 16.00 FEET TO SAID NORTH LINE OF OUTLOT A; THENCE SOUTH 89 DEGREES 09 MINUTES 04 SECONDS EAST ALONG SAID NORTH LINE OF OUTLOT A FOR A DISTANCE OF 294.76 FEET TO SAID POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.