

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the CenterPoint Properties Trust Redevelopment Agreement (the "Agreement") dated as of July 13, 2007, by and between the City of Chicago, an Illinois municipal corporation (the "City"), and, CenterPoint Properties Trust, a Maryland real estate investment trust (the "Developer"), the City, by and through its Department of Community Development hereby certifies 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, and the address of which is described on Exhibit B, 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 this 12th day of January, 2009.

CITY OF CHICAGO

By: 
William Eager
Deputy Commissioner
Department of Community Development

EXHIBIT A
To Certificate of Completion dated 12th day of January, 2009

Legal Description of the
Project as defined in the CenterPoint Properties Trust

Redevelopment Agreement

The legal description of the property as defined in the CenterPoint Properties Trust Redevelopment Agreement dated as of July 13, 2007 follows this Exhibit cover sheet.

Legal Description of Property

A PART OF LOTS 8 AND 9 COOK'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF INDIAN BOUNDARY LINE, WHICH PART OF LOTS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 8, WITH THE NORTH LINE OF WEST BRYN MAWR AVENUE (WHICH NORTH STREET LINE IS THE NORTH LINE OF THE SOUTH 33.00 FEET OF SAID EAST 1/2 OF FRACTIONAL SECTION 3) AND RUNNING THENCE WEST ALONG SAID NORTH STREET LINE, A DISTANCE OF 340.00 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 1512.81 FEET OF SAID EAST 1/2 OF FRACTIONAL SECTION 3; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 1512.81 FEET (WHICH WEST LINE IS PARALLEL WITH SAID EAST LINE OF LOT 8), A DISTANCE OF 707.77 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 740.77 FEET OF SAID EAST 1/2 OF FRACTIONAL SECTION 3; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 740.77 FEET, A DISTANCE OF 340.00 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF LOT 8 AND THENCE SOUTH ALONG SAID EAST LOT LINE, A DISTANCE OF 707.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Street Address of the
Project as defined in the CenterPoint Properties Trust

Redevelopment Agreement

Street Address commonly
known as:

4201 W. Victoria, Chicago, Illinois 60646

Permanent Index Number(s):

13-03-405-037-0000