



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
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312 744-2271 (FAX)
312 744-2578 (TTY)
<http://www.cityofchicago.org>

May 14, 2008

Mr. Ralph Brown
President
North Center Senior Housing L.P.
200 E. Randolph Street, Suite 2100
Chicago, Illinois 60601-6432

Re: Certificate of Completion for North Center Senior Housing,
Western Avenue South Redevelopment Area

Dear Mr. Brown:

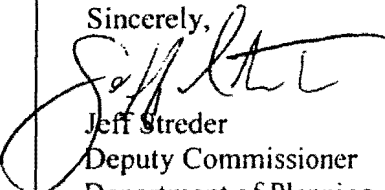
Enclosed please find an executed and notarized Certificate of Completion regarding North Center Senior Housing at 2324 West Irving Park Road.

Based upon the Compliance letter (issued by the Department of Housing May 11, 2007), and pursuant to Section 7.01 of the redevelopment agreement between the City of Chicago and North Center Senior Housing L.P. ("Developer"), dated June 1, 2004, DPD finds that the Developer has satisfactorily performed its covenants and agreements regarding the development of North Center Senior Housing in the Western Avenue South TIF.

This executed Certificate of Completion releases the company only from those covenants and agreements associated with the completion of the project. All other covenants, agreements, and representations associated with the Redevelopment Agreement are still in force. These ongoing requirements include but are not limited to sections 8.02, 8.06, 8.19, and 8.20.

The Department of Planning and Development appreciates the investment you have made in the City of Chicago and wish you success in your future endeavors. If you have any questions regarding this matter, please contact Dante Hall at (312) 744.8931.

Sincerely,


Jeff Streder
Deputy Commissioner
Department of Planning and Development



8002531



CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of that certain North Center Senior Housing Redevelopment Agreement dated as of June 1, 2004 ("Agreement") between the City of Chicago, an Illinois municipal corporation ("City"), and North Center Senior Housing L.P. ("Developer"), the City, by and through its Department of Planning and 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, in accordance with the terms of the Agreement.

2. Other provisions of 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 has been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in full 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 for the Developer to be executed this 14th day of May, 2008.

CITY OF CHICAGO

By: _____

Name: Jeff Streder

Title: Deputy Commissioner

Department of Planning and Development

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

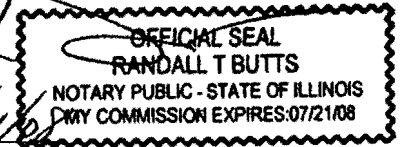
I, Randall T. Butts, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jeff Streder, personally known to me to be the Deputy Commissioner of the Department of Planning and Development of the City of Chicago (the "City"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed, sealed, and delivered said instrument pursuant to the authority given to her/him by the City, as her/his free and voluntary act and as the free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 19th day of May, 2008.

Notary Public



My Commission Expires 7/21/08



LEGAL DESCRIPTION OF THE PROPERTY

PROPERTY LEGAL DESCRIPTION

The legal description for the Property follows this exhibit cover sheet.

PINs:

14-18-323-004-0000

Address commonly known as: 2324 West Irving Park Road

EXHIBIT B

PROPERTY

LEGAL DESCRIPTION

PARCEL 1

THAT PART OF LOTS 3 AND 4 IN BLOCK 8 IN W.B. OGDEN'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, BEING THE WEST LINE OF NORTH OAKLEY AVENUE, A DISTANCE OF 112.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST ALONG SAID EAST LINE OF LOT 3, BEING SAID WEST LINE OF NORTH OAKLEY AVENUE, A DISTANCE OF 169.68 FEET TO THE NORTH LINE OF WEST IRVING PARK ROAD, BEING A LINE 17 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF WEST IRVING PARK ROAD, BEING SAID LINE 17 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 3, A DISTANCE OF 291.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST A DISTANCE OF 115.43 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 27.00 FEET, HAVING A CHORD BEARING OF NORTH 45 DEGREES 09 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF 38.28 FEET, FOR AN ARC DISTANCE OF 42.55 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 41 MINUTES 56 SECONDS WEST A DISTANCE OF 19.46 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 27.25 FEET, HAVING A CHORD BEARING OF NORTH 45 DEGREES 14 MINUTES 49 SECONDS WEST AND A CHORD DISTANCE OF 38.57 FEET, FOR AN ARC DISTANCE OF 42.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS WEST A DISTANCE OF 61.32 FEET TO A LINE THAT IS 230.81 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, SAID NORTH LINE OF WEST IRVING PARK ROAD; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 79.54 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 37 SECONDS EAST A DISTANCE OF 21.97 FEET TO A LINE THAT IS 252.78 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, SAID NORTH LINE OF WEST IRVING PARK ROAD; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 110.44 FEET; THENCE

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE DESCRIBED COURSE A DISTANCE OF 18.12 FEET TO A LINE THAT IS 234.65 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, SAID NORTH LINE OF WEST IRVING PARK ROAD; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 102.68 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 64.97 FEET TO A LINE THAT IS 169.68 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, SAID NORTH LINE OF WEST IRVING PARK ROAD; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 72.24 FEET TO SAID POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

SAID PARCEL OF LAND HEREINABOVE DESCRIBED CONTAINS 72,104 SQUARE FEET, MORE OR LESS, WHICH EQUALS 1.655 ACRES, MORE OR LESS.

PARCEL 2

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 1 ESTABLISHED BY DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS RECORDED APRIL 27, 2004 AS DOCUMENT NUMBER 0411842242 OVER A STRIP OF LAND, 25.00 FEET IN WIDTH, BEING A PART OF LOTS 1, 3 AND 4 IN BLOCK 8 IN W.B. OGDEN'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WESTERN AVENUE, BEING A LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1, AND THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 11 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE OF NORTH WESTERN AVENUE, BEING SAID LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 1, A DISTANCE OF 42.86 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 28 WEST ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 25.00 FEET TO A POINT THAT IS 231.16 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 AS MEASURED ALONG SAID EAST LINE OF NORTH WESTERN AVENUE, BEING SAID LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 48 MINUTES 26 EAST A DISTANCE OF 189.91 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, HAVING A CHORD BEARING OF SOUTH 45 DEGREES 11 MINUTES 34 SECONDS EAST AND A CHORD DISTANCE OF 49.50 FEET, FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS EAST A DISTANCE OF 146.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 14.75 FEET, HAVING A CHORD BEARING OF SOUTH 45 DEGREES 14 MINUTES 49 SECONDS EAST

AND A CHORD DISTANCE OF 20.88 FEET, FOR AN ARC DISTANCE OF 23.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 41 MINUTES 56 SECONDS EAST A DISTANCE OF 19.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 39.50 FEET, HAVING A CHORD BEARING OF SOUTH 45 DEGREES 09 MINUTES 10 SECONDS EAST AND A CHORD DISTANCE OF 56.01 FEET, FOR AN ARC DISTANCE OF 62.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST A DISTANCE OF 115.48 FEET TO THE NORTH LINE OF WEST IRVING PARK ROAD, BEING A LINE 17 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF WEST IRVING PARK ROAD, BEING SAID LINE 17 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 25.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST A DISTANCE OF 115.48 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 14.50 FEET, HAVING A CHORD BEARING OF NORTH 45 DEGREES 09 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF 20.56 FEET, FOR AN ARC DISTANCE OF 22.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 41 MINUTES 56 SECONDS WEST A DISTANCE OF 19.46 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 39.75 FEET, HAVING A CHORD BEARING OF NORTH 45 DEGREES 14 MINUTES 49 SECONDS WEST AND A CHORD DISTANCE OF 56.27 FEET, FOR AN ARC DISTANCE OF 62.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS WEST A DISTANCE OF 146.05 FEET TO A POINT OF CURVATURE; THENCE NORTH 89 DEGREES 35 MINUTES 15 SECONDS EAST A DISTANCE OF 25.00 FEET TO THE SAID POINT OF BEGINNING; (EXCEPTING THAT PART OF SAID STRIP LYING WITHIN PARCEL 1) ALL IN COOK COUNTY, ILLINOIS.

Street Address: 2324 W. Irving Park Road
Chicago, Illinois

Permanent Index No.: 14-18-323-004-0000 (index numbers include land not included
within above legal description)