

## PHASE I CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of that certain Peterson Cicero, LLC Redevelopment Agreement dated as of April 28, 2005 and recorded on April 28, 2005 as document number 0511834103 in the office of the Cook County Recorder of Deeds (the "Agreement") by and between the City of Chicago, an Illinois municipal corporation ("City") and Peterson Cicero, LLC, an Illinois limited liability company (the "Company") and Lakeside Bank, an Illinois banking corporation, not personally but in its capacity as a "land trustee" under Trust Agreement No. 10-2690 dated May 4, 2004 (the "Trust"), together with the Company, the "Developer") the City, by and through its Department of Planning and Development, hereby certifies as follows:

1. Completion of the Project - Phase I. The Developer has fulfilled its obligation to complete Phase I of 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.

[signature page follows]

IN WITNESS WHEREOF, the City has caused this Certificate of Completion for the Developer to be executed this 16th day of May, 2007.

CITY OF CHICAGO

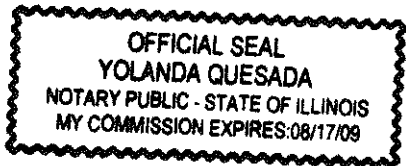
By: Robert C. Kunze  
Deputy Commissioner  
Department of Planning and Development

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, Yolanda Quesada, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Robert C. Kunze 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 he/she signed, sealed, and delivered said instrument pursuant to the authority given to him/her by the City, as his/her 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 16 day of May, 2007.

Yolanda Quesada  
Notary Public



My Commission Expires 8-17-2009

**PROPERTY**

See attached Exhibit A

EXHIBIT A

Legal Description

That part of Lots 8 and 9 in Ogden and Jones' subdivision of Bronson's part of Caldwell's Reserve in townships 40 and 41 north, range 13 east of the third principal meridian, bounded and described as follows: beginning at the intersection of the west line of North Cicero Avenue with the north line of west Peterson Avenue; thence south  $88^{\circ}-58'-44''$  west along the north line of said Peterson Avenue (said north line being 50.0 feet north of and parallel with the center line of said west Peterson Avenue) a distance of 174.77 feet; thence north  $05^{\circ}-03'-19''$  east, 4.10 feet; thence north  $81^{\circ}-58'-13''$  west, 33.37 feet; thence north  $39^{\circ}-03'-26''$  west, 51.65 feet to a point on a line 240.0 feet west of and parallel with the west line of said Cicero Avenue (said point being 50.0 feet north of the north line of said west Peterson Avenue); thence north  $00^{\circ}-00'-00''$  west along said parallel line, a distance of 487.17 feet; thence north  $88^{\circ}-58'-44''$  east along a line 537.17 feet north of and parallel with the north line of said west Peterson Avenue, a distance of 240.0 feet to the west line of said north Cicero Avenue; thence south  $00^{\circ}-00'-00''$  west along the west line of said north Cicero Avenue, a distance of 537.17 feet to the place of beginning (said west line being 50.0 feet west of and parallel with the center line of said north Cicero Avenue), in Cook County, Illinois.

PIN 13-04-229-034 & -035;  
13-04-229-031, -042, -047, -048, -049, and -056

Commonly known as: Northwest Corner Peterson and Cicero Avenues  
Chicago, Illinois