

PHASE 1 COMPONENT CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the S&C Electric Company Redevelopment Agreement (the "Original Agreement") dated July 30, 2008 by and between the City of Chicago, an Illinois municipal corporation, through its Department of Community Development (the "City"), and S&C Electric Company, a Delaware Corporation (the "Company"), the City, hereby certifies hereby certifies effective as of the 28th day of January, 2011 as follows:

1. Phase 1 Component Certificate of Completion. The Company has fulfilled its obligation to complete Phase 1 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 the Agreement; no waiver, except with respect to the terms of the Agreement specifically related to the Company's obligation to substantially 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 Eager

Deputy Commissioner

Department of Housing and Economic Development

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, _____, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that William Eager, personally known to me to be a Deputy Commissioner of the Department of Housing and Economic 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 signed, sealed, and delivered said instrument pursuant to the authority given to him by the City, as 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 __ day of _____, 2011.

Notary Public

My Commission Expires _____

EXHIBIT A

Legal Description for the
Project as defined in the Agreement

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

**S&C Electric
Unified Legal Description**

That part of the West ½ of the Southeast ¼ of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning at the intersection of the West line of the Chicago and Northwestern Railroad Company right of way and the South line of West Pratt Boulevard (80 feet wide); thence South 00°00'00" West along the West line of said right of way, 2,589.94 feet to the North line of West Devon Avenue (66 feet wide); thence South 89°42'11" West along the North line of said West Devon Avenue, 226.52 feet to the East line of a 16 foot wide public alley, said alley line also being the West line of Lot 6 in D. Schreiber's Subdivision of that part of Lots 4 and 5 in the South ½ of the Southeast ¼ of said Section 31; thence North 00°18'05" West along the East line of said alley, 76.01 feet to an angle point in said alley; thence continuing North 17°46'48" West along the Easterly line of said alley, said Easterly line of alley being 160 feet East (as measured along the North line of Lot 3 in said D. Schreiber's Subdivision) of and parallel with the Easterly line of Ridge Avenue as widened, 53.39 feet; thence South 89°45'45" West along the North line of said Lot 3 and its Easterly extension, 160.00 feet to the Easterly line of said Ridge Avenue as widened; thence North 17°46'48" West along the Easterly line of said Ridge Avenue, 2507.66 feet to a point 115.00 feet South of the North line of the West ½ of the Southeast ¼ of said Section 31; thence North 89°54'00" East along a line 115.00 feet South of and parallel with the North line of said Southeast ¼, 107.30 feet; thence South 17°46'48" East along a line parallel with the Easterly line of said Ridge Avenue, 56.15 feet to a point on the North line of the South 161.50 feet; thence North 89°54'00" East along the last mentioned North line, 79.65 feet to the Southeasterly extension of the West line of Lot 8 in Block 3 of Oakside Subdivision in the Northwest ¼ of said Southeast ¼; thence North 17°46'48" West", along said Southeasterly extension of said Lot 8, 8.40 feet to the Southwest corner of said Lot 8; thence North 89°54'00" East along the South line of said Lot 8, 11.51 feet to the Southwest corner of Lot 9 in said Oakside Subdivision; thence North 00°16'28" West along the West line of said Lot 9, 120.50 feet to the Northwest corner of said Lot 9 and the South line of said West Pratt Boulevard; thence North 89°54'00" East along the South line of said West Pratt Boulevard, 956.50 feet to the point of beginning, excepting from the above described property all of Lot 10 in Block 3 in said Oakside Subdivision and excepting all of the East and West 16 foot wide Public Alley lying within said Block 3 and excepting that part of the North and South Public in said Block 3 lying North of a line 25.00 feet South of and parallel with the Eastward extension of the North line of Lot 6 in said Block 3, all in Cook County, Illinois.