



City of Chicago
Richard M. Daley, Mayor

Department of Community
Development

City Hall, Room 1000
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<http://www.cityofchicago.org>

December 10, 2010

Scottsdale Center, LLC
3175 Commercial Avenue, Suite 100
Northbrook, IL 60062-1923
Attention: Abraham Katz

RE: Certificate of Completion – Scottsdale Center, LLC redevelopment project located within the 79th and Cicero TIF.

Dear Mr. Katz,

Enclosed, please find an executed Certificate of Completion regarding the Scottsdale Center, LLC redevelopment project.

Based upon the Department of Community Development staff and review of documents pursuant to Section 7.01 of the executed redevelopment agreement between the City of Chicago, and Scottsdale Center, LLC, dated December 27, 2006, DCD finds that the developer has satisfactorily performed its covenants and agreements regarding partial demolition of an existing structure on the Property, new construction and renovation of existing structures on the Property. The project contains a home improvement store and garden center with approximately 196,000 sf of retail space and 478 off-street parking spaces. The project also includes 5 out-lot buildings comprised of approximately 125,000 sf of retail, commercial and medical space with 522 off-street parking spaces. The location of the project is at 7905 South Cicero Avenue, Chicago, Illinois 60652.

This executed Certificate of Completion releases Scottsdale Center, LLC 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.

The City of Chicago appreciates the investment you have made and wish you much success in your future endeavors. If you have any questions regarding this matter, please contact Beth McGuire at (312) 744-4772.

Sincerely,

Bill Eager
Deputy Commissioner

attachment



CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the Scottsdale Center, LLC Redevelopment Agreement (the "Agreement") dated December 27, 2006 by and between the City of Chicago, an Illinois municipal corporation (the "City"), Scottsdale Center, LLC, an Illinois limited liability company, the term "Developer", as used in this Agreement, shall mean the Scottsdale Center, LLC. The City, by and through its Department of Community Development hereby certifies as follows:

- 1. Completion of the Project. 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 for the Scottsdale Center, LLC project this 13th day of December, 2010.

**CITY OF CHICAGO
DEPARTMENT OF COMMUNITY DEVELOPMENT**

By: 
Bill Eager
Deputy Commissioner

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Patricia Sulewski, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bill Eager, personally known to me to be a Deputy Commissioner of the Department of Community 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 purposes therein set forth.

GIVEN under my hand and official seal this 13th day of December, 2010.

Patricia Sulewski
Notary Public

My Commission expires 5/7/14.

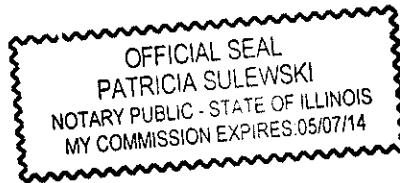


Exhibit A

Redevelopment Area

LOT A IN SCOTTSDALE FOURTH ADDITION, BEING RAYMOND L. LUTGERT'S RESUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID LOT "A" DEEDED TO THE STATE OF ILLINOIS AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE PRESENT SOUTH LINE OF WEST 79TH STREET WITH THE PRESENT EAST LINE OF SOUTH CICERO AVENUE, SAID POINT OF INTERSECTION BEING DISTANT, 50 FEET SOUTH, MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID SECTION 34 AND ALSO DISTANT, 50 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SECTION 34; THENCE EAST ALONG SAID SOUTH LINE OF WEST 79TH STREET, 64.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50 FEET, A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY, DISTANT 14 FEET EAST, MEASURED AT RIGHT ANGLES FROM SAID EAST LINE OF SOUTH CICERO AVENUE; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF SOUTH CICERO AVENUE (TO WHICH THE LAST DESCRIBED CURVED LINE IS TANGENT) 271.50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, 428.73 FEET TO AN INTERSECTION WITH SAID EAST LINE OF SOUTH CICERO AVENUE; THENCE NORTH ALONG SAID EAST LINE OF SOUTH CICERO AVENUE, 750 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINS: 19-34-100-004-0000
 19-34-100-005-0000