



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 1, 2014  
JMC Steel Group, Inc.  
227 W. Monroe St. – 26<sup>th</sup> Floor  
Chicago, IL 60606  
Attn: General Counsel

RE: Certificate of Completion – JMC Steel Group, Inc. Redevelopment Agreement

To Whom It May Concern:

Enclosed please find an executed Certificate of Completion regarding the JMC Steel Group, Inc. Redevelopment Project.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 4.03(b)(ii)(A) & 7.01 of the executed Redevelopment Agreement dated November 15, 2013, between the City of Chicago, and JMC Steel Group, Inc. DPD finds that the Developer and General Partner have satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 227 W. Monroe, Chicago IL 60606 and further described in Exhibit B-1 of the redevelopment agreement.

This executed Certificate of Completion releases the Developer only from those covenants and agreements associated with the construction 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 Mark Sagun at (312) 744-0882.

Sincerely,

  
James Horan  
Deputy Commissioner  
Bureau of Economic Development

## CERTIFICATE OF COMPLETION

PURSUANT TO Section 4.03(b)(ii)(A) & 7.01 of the JMC Steel Group, Inc. Redevelopment Agreement (the “**Agreement**”) dated as of November 15, 2013, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Housing and Economic Development (“**HED**”), now known as the Department of Planning and Development (“**DPD**”), and JMC Steel Group, Inc., a Delaware corporation (“**Developer**”). The City, by and through its Department of Planning and Development (as successor to HED) hereby certifies effective as of August 1, 2014, 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 B-1 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.

**CITY OF CHICAGO**

By: 

James Horan  
Deputy Commissioner, TIF Division  
Department of Planning and Development

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 James Horan, personally known to me to be a Deputy Commissioner in 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 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 July 30, 2014



Patricia Sulewski

Notary Public

My Commission Expires 5/7/18

Legal Description of the Land

The "Land" consists of the following:

1. The parcel of land commonly known as 227 West Monroe Street, Chicago, Illinois, legally described as follows -

PARCEL 1:

LOT 1 (EXCEPT THE WEST 40 FEET THEREOF TAKEN OR USED FOR FRANKLIN STREET) AND ALL OF LOTS 2 AND 3 IN BLOCK 93 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY INSTRUMENT DATED JUNE 20, 1984 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 7, 1973 AND KNOWN AS TRUST NUMBER 63493, RECORDED ON JUNE 21, 1984 AS DOCUMENT 27140707 AND RE-RECORDED JUNE 14, 1985 AS DOCUMENT 85060359 FOR INGRESS AND EGRESS OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 22 FEET 10 INCHES OF LOT 9 IN BOLLES SUBDIVISION OF LOT 4 IN BLOCK 93 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

THE SOUTH 22 FEET 10 INCHES OF THAT PART OF ORIGINAL LOT 4 LYING WEST OF THE WEST LINE OF THE SUBDIVISION OF ORIGINAL LOT 4 AND EAST OF THE EAST LINE OF ORIGINAL LOT 3 (SAID EAST LINE OF LOT 3 BEING ALSO THE EAST LINE OF THE 10 FOOT PRIVATE ALLEY) IN BLOCK 93 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

and also

2. The parcel of land commonly known as 222 West Adams Street, Chicago, Illinois, legally described as follows -

PARCEL 3:

THAT PART OF FIELD AND PERKIN'S SUBDIVISION OF LOTS 5, 6, AND 7 AND THAT PART OF LOT 8 LYING EAST OF THE EAST LINE OF FRANKLIN STREET IN BLOCK 93 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FIELD AND PERKIN'S SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOT 1 AFORESAID A DISTANCE OF 199.04 FEET TO THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF FIELD AND PERKIN'S SUBDIVISION AFORESAID AND THAT PART OF THE VACATED EAST AND WEST 20 FOOT PUBLIC ALLEY AS DESCRIBED IN DOCUMENT NUMBER 85067142 A DISTANCE OF 196.76 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 2 IN FIELD AND PERKIN'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 2 AND ITS NORTHERLY EXTENSION AFORESAID A DISTANCE OF 199.39 FEET TO THE SOUTHEAST CORNER OF LOT 2 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF FIELD AND PERKIN'S SUBDIVISION AFORESAID, BEING ALSO THE NORTH LINE OF WEST ADAMS STREET, A DISTANCE OF 196.805 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.