



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

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Chicago, Illinois 60602  
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<http://www.ci.chi.il.us>

August 27, 1998

Mr. Joseph B. Conn  
Vice President - Real Estate Counsel  
PETsMART, Inc.  
19601 North 27<sup>th</sup> Avenue  
Phoenix, Arizona 85027

RE: Certificate of Completion  
PETsMART, Inc. facility  
West Grand Tax Increment Financing ("TIF") District

Dear Mr. Conn:

Enclosed please find an executed and notarized Certificate of Completion regarding the above facility. On July 30, 1998 staff from the Department of Planning and Development ("DPD") visited your facility for the purpose of certifying its completion.

Based upon this site visit by DPD staff and pursuant to Section 7.01 of the executed redevelopment agreement between the City of Chicago and PETsMART, Inc. ("PETsMART"), dated August 8, 1997, DPD finds that PETsMART has satisfactorily performed its covenants and agreements regarding the construction of its animal care facility.

This executed Certificate of Completion releases PETsMART only from those covenants and agreements associated with the completion of the construction portion of the project. All other covenants and agreements associated with the executed redevelopment agreement are still in force. If you have any questions regarding this matter, please call Robert C. Madiar of my staff at (312) 744-0068

Very truly yours,

Lori T. Healey  
Deputy Commissioner

enclosure

cc: Robert Kunze  
Robert C. Madiar  
Paul Davis, Department of Law

NEIGHBORHOODS



8000604



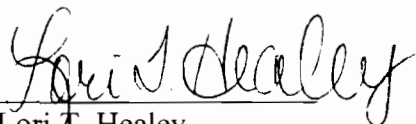
## CERTIFICATE OF COMPLETION

**PURSUANT TO** Section 7.01 of the PETsMART, Inc., Redevelopment Agreement (the "Agreement") dated August 8<sup>th</sup>, 1997 between the City of Chicago, an Illinois municipal corporation (the "City") through its Department of Planning and Development, and PETsMART, Inc., a Delaware corporation (the "Developer"), the City 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 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 for the PETsMART, Inc. to be executed this \_\_\_\_ day of August, 1998.

**CITY OF CHICAGO**

By:   
Lori T. Healey  
Deputy Commissioner  
Department of Planning and Development

STATE OF ILLINOIS        )  
  ) ss  
COUNTY OF COOK        )

I, PATRICIA M. RYAN, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Lori T. Healey, 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 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 27 day of August, 1998.

Patricia M. Ryan  
Notary Public

My Commission Expires 5/6/2002



EXHIBIT "A"

Legal Description

"PETsMART, Inc."

EXHIBIT A

PARCEL 1:

THAT PART OF LOT 1 LYING NORTH OF A LINE DRAWN 10 FEET SOUTH OF AND PARALLEL WITH THE SOUTH FACE OF THE BRICK WALL OF A ONE STORY BRICK BUILDING SAID LINE BEING 220.18 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, AS MEASURED ON THE WEST LINE THEREOF DRAWN TO A POINT 220 FEET SOUTH OF SAID NORTH LINE OF SAID LOT 1, EXTENDED TO THE EAST LINE OF SAID LOT 1 IN OWNER'S DIVISION OF THAT PART OF THE EAST 400 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND SOUTHERLY OF THE CENTER LINE OF GRAND AVENUE EXCEPTING THEREFROM THAT PART OF THE EAST 50 FEET THEREOF DEEDED TO THE CHICAGO SUBURBAN RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENT APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT DATED NOVEMBER 30, 1944 AND RECORDED DECEMBER 8, 1944 AS DOCUMENT 13411611 AND ALSO CREATED BY EASEMENT GRANT IN WARRANTY DEED MADE BY DAVIES SUPPLY COMPANY TO CHICAGO METALS COMPANY SHEET AND STRIP STEEL DIVISION, DATED AUGUST 28, 1946 AND RECORDED AUGUST 29, 1946 AS DOCUMENT 13880789, OVER THE NORTH 20 FEET OF THE EAST 262 FEET LYING SOUTH OF AND ADJOINING THE SOUTH 10 FEET OF THE EAST 262 FEET OF PARCEL 1 FOR PURPOSES OF INGRESS AND EGRESS THEREFROM, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 IN ROBERT VOLK'S SUBDIVISION OF THE EAST 1/2 OF LOT 1 AND LOTS 2 AND 10 IN RUTHERFORD'S OAK PARK AVENUE AND FULLERTON AVENUE SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1927 AS DOCUMENT NUMBER 9836413, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

“Street Address of Project”

The street address for the project is commonly known as:

6615 West Grand Avenue  
Chicago, Illinois 60635

Permanent Index Number:

13-31-204-001  
13-31-205-032