



Doc#: 1012722086 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/07/2010 09:54 AM Pg: 1 of 4

SUBSTANTIAL COMPLETION CERTIFICATE

PURSUANT TO Section 7.01 of the MetraMarket of Chicago, LLC Redevelopment Agreement dated as of August 21, 2008 (the "Agreement") by and among the City of Chicago, an Illinois municipal corporation (the "City"), MetraMarket of Chicago, L.L.C., an Illinois limited liability company ("MetraMarket"), Ogilvie Transit Center Investor, Inc., an Illinois corporation ("OTCI"; jointly and severally with MetraMarket, individually and collectively, the "Developer"), as amended by the First Amendment to Redevelopment Agreement dated as of November 21, 2008 (the "Amendment;" collectively with the Agreement, the "Amended Agreement"), the City, by and through its Department of Community Development hereby certifies as follows:

1. Substantial Completion of Phase 1. The Developer has fulfilled its obligation to substantially complete Phase 1 (as defined in the Amended Agreement) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Amended Agreement.
2. Other provisions of the Amended Agreement; no waiver. Except with respect to the terms of the Amended Agreement specifically related to the Developer's obligation to substantially complete Phase 1, which the City hereby certifies have been satisfied: (a) all executory terms and conditions of the Amended 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 Substantial Completion Certificate to be executed this 6th day of May, 2010.

CITY OF CHICAGO

By: _____

William Eager
Deputy Commissioner
Department of Community 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 William 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 uses and purposes therein set forth.

GIVEN under my hand and official seal this 6 day of May 2010.

Yolanda Quesada
Notary Public

My Commission Expires 9-28-2013

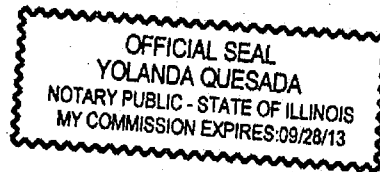


EXHIBIT A
To Substantial Completion Certificate dated May 6, 2010

Legal Description of the
Project as defined in the MetraMarket of Chicago, LLC Redevelopment Agreement

All that part of Block 28, and vacated alley within said Block 28, lying below an inclined plane whose Southern limit is the South line of said Block 28 at an elevation of +33.50 feet and whose Northern limit is the North line of said Block 28 at an elevation of +28.40 feet and lying above a horizontal plane having an elevation of +13.00 feet in relation to the City of Chicago Datum; also

All that part of Block 45, and the vacated alleys in said Block 45, lying Northerly of the North line of the Southerly 20.00 feet thereof, lying below a horizontal plane having an elevation of +34.00 feet and lying above a horizontal plane having an elevation of +13.00 feet in relation to the City of Chicago Datum;

Both in the Original Town of Chicago, being a Subdivision in the South part of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian,

Excepting from the above described property the trestlework, foundations, columns, supports and appurtenances thereto supporting the railroad terminal located above the described horizontal and inclined planes, and also excepting therefrom the Track Level Platform, the Suburban Concourse, the Excepted Areas and the Parking Area (said Parking Area being located solely within Block 28 aforesaid), each as further defined and described in the Lease;

in Cook County, Illinois.

EXHIBIT B
To Substantial Completion Certificate dated May 6, 2010

Street Address of the
Project as defined in the MetraMarket of Chicago, LLC Redevelopment Agreement

Street Address commonly
known as:

117 N. Clinton, Chicago, IL

Permanent Index Number(s):

17-09-324-005-0000
17-09-324-007-0000
17-09-333-007-0000
17-09-333-008-0000
17-09-333-009-0000
17-09-333-010-8001
17-09-333-010-8002