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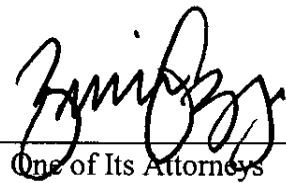
20531083

Commonly known as: Northwest corner of Illinois Route 59 and U.S. Route 20,
Streamwood, Illinois

P.I.N.: 06-28-203-006
06-28-202-003
06-28-202-004
06-28-203-004

THE RYLAND GROUP, INC.

By: _____



One of Its Attorneys

Robert F. Krug, Jr.
CARPONELLI & KRUG
230 West Monroe Street, Suite 250
Chicago, Illinois 60606
Ph: 312.372.2707
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Property of Cook County Clerk's Office

20531083



American Arbitration Association
Dispute Resolution Services Worldwide

Molly Bargaquest
Vice President

March 11, 2002

19455 Noel Road - Suite 1750, Dallas, TX 75240
telephone: 972-702-8222 facsimile: 972-490-9008
internet: <http://www.adr.org/>

VIA TELECOPY

Deborah S. Bussert
Meltzer, Purill & Stelle
1515 E. Woodfield Road, Suite 250
Schaumburg, IL 60173

Terence M. Heuel Esq.
Esposito & Schramm
134 North LaSalle Street
Suite 500
Chicago, IL 60602

Re: 51 115 00264 0

The Ryland Group, Inc. Attn: Peter Shelly and
John Luczynski
and
Sutton Lake Venture and American National Bank and
Trust Company of Chicago, as successor to First
Bank National Association, as Trustee U/T/A dated
April 15, 1983 and known as Trust No. 8767

Dear Parties:

By direction of the arbitrator we herewith transmit to you the duly executed Award in the above matter.

The AAA administrative fee and arbitrator compensation information contained in the Award was calculated as of the date of the Award's preparation. Information on any adjustments to same caused by subsequent payments will be provided by the Association.

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This serves as a reminder there is to be no direct communication with the arbitrator. All communications shall be directed to the Association.

Sincerely,



Charles E. Dyson
Case Manager
(866) 440-1790
Dysons@adr.org

SMD
Encl.

cc: James E. Dahl, w/Encl., VIA TELECOPY
Honorable Franklin L. Kral, w/o Encl. VIA TELECOPY ONLY

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20531083

In the Matter of the Arbitration between

Re: AAA51-115-00264-00
The Ryland Group, Inc. and
Sutton Lake Venture and American National Bank and Trust Company of
Chicago, as successor to First Bank National Association, as Trustee U/T/A
dated April 15, 1988 and known as Trust No. 8767

ADMINISTRATOR: Shenee Dyson

FINAL AWARD

I, THE UNDERSIGNED ARBITRATOR, having been designated in accordance with the arbitration agreement entered into by the above-named parties, and dated December 23, 1997, and having been duly sworn and having duly heard the proofs and allegations of the parties, and having previously rendered an Interim Award dated December 28, 2001, AWARD as follows:

This cause proceeded to hearing of Claimant's Second Amended Statement of Claim and Respondent's Response thereto. Based on the evidence presented the following adjudication, order and award is entered:

Finding and Award to
The Ryland Group, Claimant
In the amount of

Attorneys' fees of	\$249,812.75 plus
Deposition costs of	30,174.50 and
	1,801.50
	<hr/>
	\$281,788.75

Vs.

Sutton Lake Venture and American
National Bank and Trust company
Of Chicago, as successor to First
Bank National Association, as
trustee U/T/A dated April 15, 1998
and known as Trust No. 8767, Respondent

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The administrative fees and expenses of the American Arbitration Association ("the Association") and the compensation and expenses of the arbitrator totaling \$12,949.76 shall be borne by Sutton Lake Venture and American National Bank and Trust Company of Chicago, as successor to First Bank National Assoc., as Trustee U/T/A dated April 15, 1998 and known as Trust No. 8767 ("Respondent"). Therefore, Respondent shall pay to The Ryland Group, Inc. ("Claimant") the sum of \$6,424.76, representing Claimant's share of deposits previously advanced the Association.

This Award is in full settlement of all claims submitted to this Arbitration. All claims not expressly granted herein are, hereby denied.

SIGNED: Franklin I. Kraus DATED: March 8, 2002
Franklin I. Kraus

COOK County Clerk's Office



American Arbitration Association

Dispute Resolution Services Worldwide

20531083

Date: 2/22/02

Re: Case # 51 115 254 00

Party 1: The Ryland Group, Inc. Attn: Peter Skelly
Sutton Lake Venture and American National Bank and, Trust Company of Chicago, as successor to First, Bank National Association, as Trustee U/T/A dated, April 15, 1988 and known as Trust

Party 2: No. 8767

	<u>The Ryland</u>	<u>Sutton Lake</u>
Amount of Claim per Party	\$ 337,853.97	\$ -
Administrative Fees & Expenses		
Filing Fees	3,500.00	-
Total Hearing Fees	300.00	
Total Expenses	149.76	
Total Fees and Expenses	<u>\$ 3,949.76</u>	
Administrative Fees and Expenses To be Borne by:		
Respondent		
Share of Fees & Expenses per Party	-	3,949.76
Fees & Expenses Payments to AAA per Party	(4,000.00)	(500.00)
Balance	<u>\$ (4,000.00)</u>	<u>\$ 3,449.76</u>
Neutral Compensation & Expenses		
Neutral Compensation to be borne by:		
Respondent		
Total Neutral Compensation & Expenses	<u>\$ 8,750.00</u>	
Share of Neutral Compensation & Expenses per Party		8,750.00
Neutral Compensation & Expenses Payments to AAA per Party	(5,775.00)	(5,775.00)
Balance	<u>\$ (5,775.00)</u>	<u>\$ 2,975.00</u>
Postponement Fees	<u>\$ 250.00</u>	
Postponement Fees incurred per Party	125.00	125.00
Paid per Party	(125.00)	(125.00)
Balance	<u>\$ -</u>	<u>\$ -</u>
Total Costs	<u>\$ 12,949.76</u>	
Net Balance per Party	<u>\$ (9,775.00)</u>	<u>\$ 6,424.76</u>

Sutton Lake Venture and American National Bank and, Trust Company of Chicago, as successor to First, Bank National Association, as Trustee U/T/A dated, April 15, 1988 and known as Trust No. 8767 shall pay to The Ryland Group, Inc. Attn: Peter Skelly and, John Luczynski \$6,424.76.

Commercial Parcel

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 41 WITH THE WEST RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 59 AS SHOWN ON STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT, JOB NO. R-90-023-84, RECORDED MAY 30, 1991 AS DOCUMENT NUMBER 91255270; THENCE SOUTH 00 DEGREES 39 MINUTES 54 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 268.12 FEET; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1145.94 FEET, AN ARC DISTANCE OF 273.15 FEET (THE CHORD OF SAID ARC BEARS NORTH 65 DEGREES 53 MINUTES 16 SECONDS WEST, 272.50 FEET) TO A POINT ON A LINE 250.0 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 59, AFORESAID; THENCE SOUTH 00 DEGREES 39 MINUTES 54 SECONDS WEST ALONG SAID PARALLEL LINE, 172.99 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 50 SECONDS EAST PARALLEL WITH THE ORIGINAL CENTER LINE OF U.S. ROUTE 20 (LAKE STREET), 253.82 FEET TO THE WEST RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 59, AFORESAID; THENCE ALONG THE WEST RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 59 AND THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20 (LAKE STREET) AS SHOWN ON DOCUMENT NUMBER 91255270, AFORESAID, FOR THE FOLLOWING 13 COURSES: (1) THENCE SOUTH 00 DEGREES 39 MINUTES 54 SECONDS WEST, 437.54 FEET; (2) THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 502.67 FEET, AN ARC DISTANCE OF 63.43 FEET TO A POINT OF REVERSE CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 20 DEGREES 29 MINUTES 48 SECONDS WEST, 63.39 FEET); (3) THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 502.67 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 205.70 FEET (THE CHORD OF SAID ARC BEARS SOUTH 12 DEGREES 23 MINUTES 18 SECONDS WEST, 204.27 FEET); (4) THENCE NORTH 89 DEGREES 20 MINUTES 06 SECONDS WEST, 130.00 FEET TO A POINT OF CURVATURE; (5) THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 211.23 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 66 DEGREES 27 MINUTES 37 SECONDS WEST, 205.00 FEET); (6) THENCE SOUTH 42 DEGREES 15 MINUTES 19 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 118.00 FEET TO A POINT OF CURVATURE; (7) THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 225.97 FEET (THE CHORD OF SAID ARC BEARS SOUTH 74 DEGREES 37 MINUTES 21 SECONDS WEST, 214.14 FEET); (8) THENCE SOUTH 16 DEGREES 59 MINUTES 23 SECONDS WEST, 24.95 FEET; (9) THENCE NORTH 65 DEGREES 39 MINUTES 44 SECONDS WEST, 1021.74 FEET; (10) THENCE SOUTH 24 DEGREES 20 MINUTES 16 SECONDS WEST, 20.00 FEET; (11) THENCE NORTH 65 DEGREES 39 MINUTES 44 SECONDS WEST, 112.60 FEET; (12) THENCE NORTH 65 DEGREES 22 MINUTES 42 SECONDS WEST, 292.28 FEET; (13) THENCE NORTH 61 DEGREES 38 MINUTES 33 SECONDS WEST, 295.46 FEET TO A POINT ON A LINE 394.42 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28, AFORESAID; THENCE NORTH 00 DEGREES 09 MINUTES 53 SECONDS WEST ALONG SAID PARALLEL LINE, 548.37 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 88 DEGREES 26 MINUTES 13 SECONDS EAST ALONG SAID NORTH LINE, 2256.41 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 208.75 FEET, AS MEASURED ALONG THE WEST LINE, OF THE WEST 208.75 FEET, AS MEASURED ALONG THE NORTH LINE, OF THE AFOREDESCRIBED TRACT;

ALSO EXCEPT THAT PART OF THE AFOREDESCRIBED TRACT DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 41

WITH THE WEST RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 59 AS SHOWN ON STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT, JOB NO. R-90-023-84, RECORDED MAY 30, 1991 AS DOCUMENT NUMBER 91255270; THENCE SOUTH 00 DEGREES 39 MINUTES 54 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 268.12 FEET; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1145.94 FEET, AN ARC DISTANCE OF 273.15 FEET (THE CHORD OF SAID ARC BEARS NORTH 65 DEGREES 53 MINUTES 16 SECONDS WEST, 272.50 FEET) TO A POINT ON A LINE 250.0 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 59, AFORESAID; THENCE SOUTH 00 DEGREES 39 MINUTES 54 SECONDS WEST ALONG SAID PARALLEL LINE, 172.99 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 50 SECONDS EAST PARALLEL WITH THE ORIGINAL CENTER LINE OF U.S. ROUTE 20 (LAKE STREET), 253.82 FEET TO THE WEST RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 59, AFORESAID; THENCE ALONG THE WEST RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 59 AND THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20 (LAKE STREET) AS SHOWN ON DOCUMENT NUMBER 91255270, AFORESAID, FOR THE FOLLOWING 9 COURSES: (1) THENCE SOUTH 00 DEGREES 39 MINUTES 54 SECONDS WEST, 437.54 FEET; (2) THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 502.67 FEET, AN ARC DISTANCE OF 63.43 FEET TO A POINT OF REVERSE CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 20 DEGREES 29 MINUTES 48 SECONDS WEST, 63.39 FEET); (3) THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 502.67 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 205.70 FEET (THE CHORD OF SAID ARC BEARS SOUTH 12 DEGREES 23 MINUTES 18 SECONDS WEST, 204.27 FEET); (4) THENCE NORTH 89 DEGREES 20 MINUTES 06 SECONDS WEST, 130.00 FEET TO A POINT OF CURVATURE; (5) THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 211.23 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 66 DEGREES 27 MINUTES 37 SECONDS WEST, 205.00 FEET); (6) THENCE SOUTH 42 DEGREES 15 MINUTES 19 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 118.00 FEET TO A POINT OF CURVATURE; (7) THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 225.97 FEET (THE CHORD OF SAID ARC BEARS SOUTH 74 DEGREES 37 MINUTES 21 SECONDS WEST, 214.14 FEET); (8) THENCE SOUTH 16 DEGREES 59 MINUTES 23 SECONDS WEST, 24.95 FEET; (9) THENCE NORTH 65 DEGREES 39 MINUTES 44 SECONDS WEST, 862.68 FEET; THENCE NORTH 24 DEGREES 20 MINUTES 16 SECONDS EAST, 220.00 FEET; THENCE NORTH 01 DEGREES 33 MINUTES 47 SECONDS WEST, 727.33 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 88 DEGREES 26 MINUTES 13 SECONDS EAST ALONG SAID NORTH LINE, 1402.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.