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This instrument prepared by:

William J. Ralph, Esq.
Winston & Strawn
35 West Wacker Drive, Suite 4200
Chicago, IL 60601-9703

0020758600

5024/0047 32 001 Page 1 of 17
2002-07-11 10:02:50
Cook County Recorder 53.00

After recording return to:

Steven C. Stickler, Esq.
Simpson Thacher Bartlett
425 Lexington
New York, NY 10017



SPECIAL WARRANTY DEED

This Indenture, made as of the 25th day of June, 2002, between ENTERPRISE DRIVE, L.L.C., a Delaware limited liability company, having an address at c/o Prime Group Realty, L.P., 77 West Wacker Drive, 39th Floor, Chicago, Illinois 60601 ("Grantor"), and BRE/ENTERPRISE DRIVE L.L.C., a Delaware limited liability company having an address at c/o BLACKSTONE REAL ESTATE ADVISORS L.P., 345 Park Avenue, New York, NY 10154 ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, hereby conveys and warrants specially unto Grantee the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

(The foregoing real property together with all improvements and fixtures located thereon and other property and rights described below are sometimes collectively referred to herein as the "Property.")

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, (b) all hereditaments, easements, rights-of-way, streets and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever either in

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law or equity, of, in or to the above-described property: TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever.

The conveyance of the Property is subject only to those encumbrances set forth on Exhibit "B" attached hereto and incorporated herein by reference, without intending to reimpose same.

And Grantor hereby covenants, promises and agrees with said Grantee, its successors and assigns, that Grantor has not done, or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or changed, except as provided in Exhibit "B". Grantor hereby warrants the title to the property, subject to the matters set forth on Exhibit "B" and will defend against all persons lawfully claiming or to claim the same by, through or under the Grantor.

SIGNATURE PAGE FOLLOWS

STATE OF ILLINOIS
STATE TAX
JUL.-9.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000032142

REAL ESTATE TRANSFER TAX
01856.25
FP 102808

STATE OF ILLINOIS
STATE TAX
JUL.-9.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000032143

REAL ESTATE TRANSFER TAX
00000.25
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUL.-9.02
REVENUE STAMP
0000032246

REAL ESTATE TRANSFER TAX
00928.25
FP 102802

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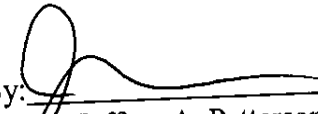
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IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

ENTERPRISE DRIVE, L.L.C., a Delaware limited liability company

By: PRIME GROUP REALTY, L.P., a Delaware limited partnership, as Administrative Member

By: PRIME GROUP REALTY TRUST, a Maryland real estate investment trust, Its Managing General Partner

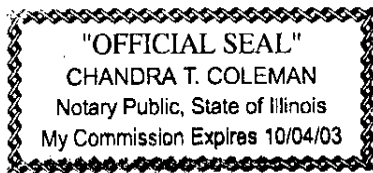
By: 
Name: Jeffrey A. Patterson
Title: Co-President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Westchester
6/24 Epakomy

I, Chandra T. Coleman, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeffrey A. Patterson, personally known to me to be the Co-President of Prime Group Realty Trust, a Maryland Real Estate Investment Trust, the Managing General Partner of Prime Group Realty, L. P., a Delaware limited partnership, an Administrative Member of ENTERPRISE DRIVE, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said trust, limited partnership and limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of June, 2002.



Chandra T. Coleman
Notary Public
My commission expires: 10/04/23

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EXHIBIT A

LEGAL DESCRIPTION

Property Address: 2205-2255 Enterprise Drive, Westchester, Illinois
Permanent Index No.:

Property of Cook County Clerk's Office

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Enterprise Office 1

LEGAL DESCRIPTION

Property of Cook County Clerk's Office

THAT PART OF LOTS 1 AND 2, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, THAT IS 32.50 FEET SOUTH OF
THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES, 56 MINUTES, 35
SECONDS EAST TO A POINT ON THE WEST RIGHT OF WAY OF ENTERPRISE DRIVE, IN
ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4
OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 14, 1989 AS DOCUMENT 89357915, IN
COOK COUNTY, ILLINOIS.

PIN: 15-30-205-001
15-30-205-002

ADDRESS: 2205-2255 Enterprise Drive, Westchester, Illinois 60154

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EXHIBIT B

PERMITTED EXCEPTIONS

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BY 6.

1. TAXES FOR THE YEAR (S) 2001 AND 2002
2002 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2001 FIRST INSTALLMENT IS PAID.
NOTE: 2001 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
15-30-205-001-0000	1 OF 2	2001	\$232,638.53	PAID
THIS TAX NUMBER PART OF PARCEL IN QUESTION AND OTHER PROPERTY. LOT 1.				
15-30-205-002-0000	2 OF 2	2001	\$152,365.86	PAID
THIS TAX NUMBER PART OF PARCEL IN QUESTION AND OTHER PROPERTY. LOT 2.				

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AK 7. ASSIGNMENT OF LEASES AND RENTS RECORDED MAY 22, 2000 AS DOCUMENT 00364834
MADE BY ENTERPRISE DRIVE LLC TO LASALLE BANK NATIONAL ASSOCIATION.

FIRST AMENDMENT TO LOAN DOCUMENTS DATED OCTOBER 31, 2000 AND RECORDED
DECEMBER 15, 2000 AS DOCUMENT 00985623 TO AMEND CERTAIN PROVISIONS IN THE

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)

SCHEDULE B

1401 007941006 D2

EXCEPTIONS FROM COVERAGE (CONTINUED)

ORIGINAL MORTGAGE.

SECOND AMENDMENT TO LOAN DOCUMENTS DATED MAY 17, 2001 AND RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 001089 9769.

CONSENT, RELEASE AND ASSIGNMENT AND ASSUMPTION OF MORTGAGE AND RELATED LOAN DOCUMENTS DATED AS OF - AND RECORDED - AS DOCUMENT NUMBER -.

THIRD AMENDMENT TO LOAN DOCUMENTS DATED AS OF JUNE -, 2002 AND RECORDED -, 2002 AS DOCUMENT NUMBER - IN THE ORIGINAL PRINCIPAL AMOUNT OF \$7,443,811.00.

- AS 8. SECURITY INTEREST OF LASALLE BANK NATIONAL ASSOCIATION, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT EXECUTED BY ENTERPRISE DRIVE, LLC, DEBTOR, AND FILED MAY 18, 2000 AS DOCUMENT 00359380.

AMENDMENT TO FINANCING STATEMENT RELEASING ENTERPRISE DRIVE, LLC AS BORROWERS AND NAMING BRE/ENTERPRISE DRIVE L.L.C. AS BORROWER RECORDED - AS DOCUMENT NUMBER -.

SECOND AMENDMENT TO FINANCING STATEMENT RECORDED - AS DOCUMENT NUMBER -.

- R 9. A 25 FOOT BUILDING LINE OVER THE EAST LINE OF LOTS 1 AND 2 AS SHOWN ON THE PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AUGUST 4, 1989 AS DOCUMENT 89357915. SAID BUILDING LINE IS LOCATED AS SHOWN ON THE SURVEY.

(AFFECTS THE NORTHERLY, NORTHEASTERLY AND EASTERLY 25 FEET OF LOT 1 AND THE 25 FEET THAT LIES 32.50 FEET NORTHERLY OF THE EASTERLY 205.83 FEET OF LOT 2)

- S 10. 30 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS PER DOCUMENT 16754958 AND AS SHOWN ON THE PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AUGUST 4, 1989 AS DOCUMENT 89357915.

(AFFECTS THAT EASTERLY PART OF LOT 1, THE NORTHERLY 32.50 FEET OF THE EASTERLY 205.87 FEET OF LOT 2 AND OTHER PROPERTY)

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OWNER'S POLICY (1992)

SCHEDULE B

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EXCEPTIONS FROM COVERAGE (CONTINUED)

- Q 11. 40 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE WEST LINE OF LOTS 1 AND 2 AS PER DOCUMENT 13281647 AND AS SHOWN ON THE PLAT OF ENTERPRISE CENTRE SUBDIVISION, RECORDED AUGUST 4, 1989 AS DOCUMENT 89357915. SAID EASEMENT IS LOCATED AS SHOWN ON THE SURVEY.

(AFFECTS THOSE WESTERLY PORTIONS OF LOT 1 AND THE NORTHERLY 32.50 FEET OF THE WESTERLY 217.00 FEET OF LOT 2)

- K 12. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED MAY 7, 1986 AS DOCUMENT 86181041. SAID EASEMENT IS LOCATED AS SHOWN ON THE SURVEY.

(AFFECTS LOT 1)

- A0 13. 35 FOOT EASEMENT FOR INGRESS AND EGRESS AND A 15 FOOT EASEMENT FOR WATER MAIN AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 11, 1982 AS DOCUMENT NUMBER 26168966.

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(AFFECTS THE WESTERLY PORTION OF LOT 1 AND THE NORTHERLY 32.50 OF THE WESTERLY 217 FEET OF LOT 2)

- L 14. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF

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OWNER'S POLICY (1992)

SCHEDULE B

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EXCEPTIONS FROM COVERAGE (CONTINUED)

SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 88128850, AFFECTING THE AREA AS SHOWN ON EXHIBIT 'A' OF THE LAND. SAID EASEMENT IS LOCATED AS SHOWN ON THE SURVEY.

(AFFECTS LOT 1)

- AD 15. 10 FOOT EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND ILLINOIS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT 88128850, AS SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT A AND MADE A PART THEROF, AS DEPICTED ON THE ENTERPRISE CENTRE SUBDIVISION PLAT RECORDED AS DOCUMENT 89357915.

- 0 16. EASEMENTS IN FAVOR OF NORTHERN ILLINOIS GAS CO., COMMONWEALTH EDISON CO., AND ILLINOIS BELL TELEPHONE CO. K/N/A AMERITECH AS CREATED BY PLAT OF SUBDIVISION AFORESAID.

(AFFECTS LOT 1 AND THE NORTHERLY 32.50 FEET OF THE EASTERLY 205.83 FEET OF LOT 2)

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- F 17. GRANT OF EASEMENT RECORDED NOVEMBER 20, 1981 AS DOCUMENT 26065905 BETWEEN CENTRAL NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 AND KNOWN AS TRUST NUMBER 24100, GRANTOR AND THE VILLAGE OF WESTCHESTER, GRANTEE, FOR A PERMANENT ROADWAY AND FOR A PERMANENT WATER LINE; THE GRANTOR DOES HERE BY GRANT, ASSIGN AND SET OVER TO THE GRANTEE THE FOLLOWING EASEMENTS:

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)

SCHEDULE B

1401 007941006 D2

EXCEPTIONS FROM COVERAGE (CONTINUED)

EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 35.00 FEET, AND THE SOUTH 50.00 FEET (EXCEPT THE EAST 130.00 FEET THEREOF) OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES, ALL IN COOK COUNTY, ILLINOIS.

A PERMANENT EASEMENT FOR A WATER MAIN OVER AND ACROSS THE EAST 15.00 FEET, OF THE WEST 67.50 FEET AND THE NORTH 15.00 FEET OF THE SOUTH 82.50 FEET (EXCEPT THE EAST 130.00 FEET THEREOF) OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES, IN COOK COUNTY, ILLINOIS.

(AFFECTS WESTERLY PORTION OF LOT 1 AND THE NORTHERLY 32.50 OF THE WESTERLY 217.00 FEET OF LOT 2)

- G 18. GRANT OF EASEMENT RECORDED DECEMBER 17, 1981 AS DOCUMENT 26087773 BETWEEN CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 AND KNOWN AS TRUST NUMBER 24100, GRANTOR, AND VILLAGE OF WESTCHESTER, GRANTEE, WHERE IN THE GRANTEE DESIRES EASEMENTS FOR CONSTRUCTION PURPOSES, PUBLIC UTILITY PURPOSES, AND FOR A TEMPORARY AND PERMANENT WATER LINE; OVER THE FOLLOWING DESCRIBED LAND:

A PERMANENT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 35.00 FEET AND THE SOUTH 50.00 FEET (EXCEPT THE EAST 130.00 FEET THEREOF) OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES, ALL IN COOK COUNTY, ILLINOIS.

A PERMANENT EASEMENT FOR A WATER MAIN AND FOR PUBLIC UTILITY PURPOSES OVER AND ACROSS THE EAST 15.00 FEET OF THE WEST 67.50 FEET AND THE NORTH 15.00 FEET OF THE SOUTH 82.50 FEET (EXCEPT THE EAST 130.00 FEET THEREOF) OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES, IN COOK COUNTY, ILLINOIS.

(AFFECTS WESTERLY PORTION OF LOT 1 AND THE NORTHERLY 32.50 OF THE WESTERLY 217 OF LOT 2)

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OWNER'S POLICY (1992)
SCHEDULE B

1401 007941006 D2

EXCEPTIONS FROM COVERAGE
(CONTINUED)

- H 19. GRANT OF EASEMENT RECORDED MARCH 22, 1982 AS DOCUMENT 26178145 BETWEEN CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 AND KNOWN AS TRUST NUMBER 24100, GRANTOR, AND VILLAGE OF WESTCHESTER, A MUNICIPAL CORPORATION OF ILLINOIS, THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, ILLINOIS CORPORATIONS, GRANTEEES, WHEREIN THE GRANTEEES DESIRE AN EASEMENT APPURTENANT TO PARCEL 2 OVER AND ACROSS CERTAIN PARTS OF PARCEL 1 FOR PUBLIC UTILITY PURPOSES; THE GRANTOR HEREBY GRANTS TO THE GRANTEEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, AN EASEMENT OVER PARCEL 1 AS AN EASEMENT APPURTENANT TO PARCEL 2, TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, PIPES AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS, SIGNALS AND GAS, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL DESCRIBED AS FOLLOWS:

THE EAST 17.50 FEET OF THE WEST 52.50 FEET, AND THE NORTH 17.50 FEET OF THE SOUTH 67.50 FEET (EXCEPT THE EAST 130.00 FEET THEREOF) OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES, IN COOK COUNTY, ILLINOIS.

SAID 17.50 FOOT EASEMENT FOR PUBLIC UTILITIES IS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 4, 1989, AS DOCUMENT NUMBER 89357915.

(AFFECTS THE WESTERLY PORTION OF LOT 1 AND THE NORTHERLY 32.50 FEET OF THE WESTERLY 217 FEET OF LOT 2 AND OTHER PROPERTY)

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- I 20. AGREEMENTS RELATING TO THE USE, RELOCATION AND MAINTENANCE OF EASEMENTS GRANTED BY THAT RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 20, 1981 AS DOCUMENT 26065906 BETWEEN CENTRAL NATIONAL BANK IN CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 KNOWN AS TRUST NUMBER 24100 AND HOWARD LAVATY AND JOSEPH VADOVICKY, HOLDERS OF THE POWER OF DIRECTION (COLLECTIVELY "LAVATY") AND THE VILLAGE OF WESTCHESTER, A MUNICIPAL

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OWNER'S POLICY (1992)

SCHEDULE B

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EXCEPTIONS FROM COVERAGE
(CONTINUED)

CORPORATION OF ILLINOIS, WHEREIN THE GRANTORS WISH TO GRANT THE VILLAGE A PERMANENT WATER LINE EASEMENTS OVER AND ACROSS THAT PORTION OF LAVATY PARCEL WHICH IS DEPICTED ON EXHIBIT "C", NAMELY THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES, AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 85.0 FEET OF THE EAST 130.0 FEET OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FOR TEMPORARY WATER LINE EASEMENT FOR A PERIOD OF 18 MONTHS FROM DATE AND A ROADWAY EASEMENT, DESCRIBED AS "ROADWAY EASEMENT" AND RETENTION RIGHTS.

(AFFECTS WESTERLY PORTION OF LOT 1 AND THE NORTHERLY 32.50 FEET OF THE WESTERLY 217 OF LOT 2)

- J 21. AGREEMENTS RELATING TO THE USE, RELOCATION AND MAINTENANCE OF EASEMENTS GRANTED BY THAT RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 10, 1982 AS DOCUMENT 26167419 BETWEEN THE CATHOLIC BISHOP OF CHICAGO, A CORPORATION SOLE OF ILLINOIS AND CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 KNOWN AS TRUST NUMBER 24100 AND HOWARD LAVATY, (COLLECTIVELY "LAVATY") AND THE VILLAGE OF WESTCHESTER, WHEREAS LAVATY WISHES TO GRANT AND THE CATHOLIC BISHOP WISHES TO RECEIVE AN EASEMENT OVER AND ACROSS THAT PORTION OF THE LAVATY PARCEL WHICH IS DESCRIBED IN SAID EXHIBIT AS THE "EAST EASEMENT PARCEL" FOR PRIVATE ROAD PURPOSES.

(AFFECTS WESTERLY PORTION OF LOT 1 AND THE NORTHERLY 32.50 FEET OF THE WESTERLY 217 FEET OF LOT 2)

- P 22. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DEED DATED APRIL 10, 1944 AND RECORDED MAY 11, 1944 AS DOCUMENT 13281647 RELATING TO CHARACTER, COST, LOCATION AND USE OF THE LAND AND RELATING TO EASEMENTS.

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OWNER'S POLICY (1992)
SCHEDULE B

1401 007941006 D2

EXCEPTIONS FROM COVERAGE
(CONTINUED)

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

(AFFECTS THE WESTERLY PORTION OF THE LAND AND OTHER PROPERTY)

(AFFECTS LOT 1 AND THE NORTHERLY 32.50 FEET OF THE WESTERLY 217.00 FEET OF LOT 2)

23. COVENANT AND RESTRICTION CONTAINED IN PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AS DOCUMENT 89357915 WHICH STATES " THERE IS HEREBY IMPOSED UPON AND MARKED "PUBLIC EASEMENT AND STORM SEWER", A RESTRICTIVE COVENANT, APPURTENANT TO AND RUNNING WITH SAID LAND AND THE LOTS ON WHICH SAID NOTATIONS AND MARKINGS APPEAR, PROHIBITING THE ILLEGAL ALTERATION OF ANY EXISTING CONTOUR GRADE THEREOF, THE INSTALLATION, LAYING OR DEPOSITING OF ANY IMPROVEMENT OR ANY FILL THEREIN ALSO DEBRIS AND RUBBISH, SO AS TO INTERFERE WITH OR DISTURB, BLOCK, IMPEDE OR ALTER THE NATURAL FLOW OR NATURAL RETENTION OF WATER THEREIN. THIS COVENANT IS FOR THE BENEFIT OF AND USE OF THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THEIR LEGAL SUCCESSORS AND ASSIGNS IN TITLE THERETO.

EASEMENTS TO BE GRANTED TO THE VILLAGE OF WESTCHESTER:

STORM WATER (MAIN SEWER) TO BE MAINTAINED BY VILLAGE

SANITARY SEWER (MAIN SEWER) TO BE MAINTAINED BY VILLAGE

NO WATER MAINS WITHIN SITE TO BE MAINTAINED BY VILLAGE

NO STREET LIGHTING FACILITIES WITHIN SITE TO BE MAINTAINED BY VILLAGE

NO PAVED AREA WITHIN SITE TO BE MAINTAINED BY VILLAGE.

HOWEVER BENEFICIAL OWNERS THEIR SUCCESSORS AND ASSIGNS GUARANTEE AND WARRANT THAT ALL REPAIRS TO WATER MAINS WITHIN SITE WILL BE INITIATED WITHIN 24 HOURS OF DISCOVERY AND COMPLETED IN A REASONABLE AMOUNT OF TIME.

(AFFECTS LOT 1)

20758600

OWNER'S POLICY (1992)
SCHEDULE B

1401 007941006 D2

EXCEPTIONS FROM COVERAGE
(CONTINUED)

- N 24. DECLARATION AND AGREEMENT REGARDING LOT LINE ADJUSTMENT, DATED NOVEMBER 17, 1997 AND RECORDED NOVEMBER 19, 1997 AS DOCUMENT 97867993 MADE BY THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK RELATING TO ADJUSTMENT OF LOT LINES AND RELOCATION OF PARKING.
- T 25. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S) S AS SHOWN ON PLAT OF SURVEY PREPARED BY MANHARD CONSULT INC LTD. DATED NOVEMBER 12, 1997.
- AE 26. WE HAVE EXAMINED THE SURVEY DATED NOVEMBER 23, 1999, LAST REVISED DECEMBER 28, 1999, MADE BY GREMLEY & BIEDERMAN, INC., ORDER NO. 992551 AND NOTE THE FOLLOWING:
- (1) ENCROACHMENT OF CHAIN LINK FENCE ALONG THE WEST LINE OF THE LAND ONTO PROPERTY WEST AND ADJOINING BY APPROXIMATELY 5.28 FEET.
- (2) ENCROACHMENT OF WOOD FENCE WITH METAL GATE LOCATED ON THE LAND ONTO PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 6.39 FEET VARYING TO 8.94 FEET.
- AG 27. RETENTION POND AS SHOWN ON PLAT OF SURVEY DATED APRIL 12, 2000 AND PREPARED BY W.C. DOLAND ENGINEERING COMPANY.
- BH 28. A 12 FOOT UTILITY EASEMENT OVER THE EAST LINE OF LOTS 1 AND 2 AS SHOWN ON THE PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AUGUST 4, 1989 AS DOCUMENT 89357915, AS DEPICTED ON PLAT OF SURVEY PREPARED BY W.C. DOLAND ENGINEERING, INC.
- BI 29. RIGHTS OF PARTIES TO MAINTAIN UTILITY STRUCTURES, MANHOLES, VALVE VAULTS, FIRE HYDRANTS AND CATCH BASINS LOCATED ON THE PROPERTY, AS DEPICTED ON SURVEY

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OWNER'S POLICY (1992)

SCHEDULE B

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**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

PREPARED BY W.C. DOLAND ENGINEERING, INC.

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

OWNERS/LOAN POLICY PROFORMA ADD EXCEPTIONS

POLICY NO.: 1401 007941006 D2

IN ADDITION TO THE MATTERS SET FORTH IN SCHEDULE B, THE TITLE TO THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN SCHEDULE A IS ALSO SUBJECT TO THE FOLLOWING MATTERS:

~~BK 6. THIS EXCEPTION HAS BEEN AMENDED FOR PROFORMA PURPOSES ONLY AND IS BASED ON THE ASSUMPTION THAT WE WILL RECEIVE CONFIRMATION THAT NONE OF THE TENANTS HAVE AN OPTION OR RIGHT TO PURCHASE THE LAND.~~

EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, WITHOUT OPTIONS OR OTHER RIGHTS TO PURCHASE, AS DISCLOSED BY RENT ROLL ATTACHED TO ALTA STATEMENT DATED --.

NATIONAL RESTAURANT;
GAB ROBINS NORTH AMERICA;
PRIME GROUP REALTY;
AMERICAN CAST IRON;
SUBURBAN PRIMANRY HEALTH;
JUPITER BROKERAGE;
CLEFT LIP AND PALATE;
MARLEY COMPANY;
PARTNERS IN DESIGN;
CINCINNATIC, INC.;
TOTAL QUALITY COMMUNITY;
METROCALL;
CHIPOLTE MEXICAN GRILL;
HEARTLAND HOME HEALTH;
AMBI-PRESTIGIO FOODS;
GSA CENSUS BUREAU;
COGNITIVE REHABILITATION;
HIGGINS & WHITE, INC.;
NATIONAL STUDIOS INC.

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