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2002-06-28 14:00:42
Cook County Recorder 37.50



ADDRESS:

500 Skokie Boulevard
Northbrook, Illinois

555 Skokie Boulevard
Northbrook, Illinois

707 Skokie Boulevard
Northbrook, Illinois

P.I. NOS.: 04-02-402-030
04-02-412-023
04-02-424-034

This instrument prepared by:

Gary D. Blachman, Esq.
Thompson Hine LLP
312 Walnut Street
Cincinnati, Ohio 45202-4089

After recording return this instrument to:

Jonathan E. Rothschild, Esq.
Rothschild Barry & Myers
55 West Monroe Street, Suite 3900
Chicago, Illinois 60603



SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH:
That COMBINED CENTRE RPFIII
ASSOCIATES LIMITED LIABILITY
COMPANY, a Delaware limited

liability company ("Grantor"), whose address is 3003 Summer Street, P.O. Box 7900, Stamford, Connecticut 06905, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTS, BARGAINS AND SELLS to MJH NORTHBROOK LLC, a Delaware limited liability company ("Grantee"), whose address is c/o Fulcrum Asset Advisors, LLC, 1250 South Grove Avenue, Suite 200, Barrington, Illinois 60010, the real estate located in the Village of Northbrook, County of Cook, State of Illinois and more particularly described in EXHIBIT A attached hereto as a part hereof.

Grantor warrants to Grantee only that title is free and clear of encumbrances made by or suffered by Grantor, except those matters set forth on EXHIBIT B attached hereto as a part hereof and will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

BY ACCEPTANCE AND RECORDING OF THIS DEED (AND FOR EACH SUBSEQUENT OWNER BY ACCEPTANCE AND RECORDING OF A DEED TO THE PROPERTY), GRANTEE (FOR ITSELF AND EACH SUBSEQUENT OWNER OF THE PROPERTY) RELEASES GRANTOR AND (AS THE CASE MAY BE) GRANTOR'S OFFICERS, DIRECTORS, SHAREHOLDERS, TRUSTEES, PARTNERS, MEMBERS, EMPLOYEES, MANAGERS AND AGENTS FROM ANY AND ALL CLAIMS UNDER ANY ENVIRONMENTAL LAWS OF THE UNITED STATES (INCLUDING, WITHOUT LIMITATION, CLAIMS FOR CONTRIBUTION UNDER SECTION 113 OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT [42 U.S.C.A. 9613]), THE STATE IN WHICH THE PREMISES IS LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, AS ANY OF THOSE LAWS MAY BE AMENDED FROM TIME TO TIME AND ANY REGULATIONS, ORDERS, RULES OF PROCEDURES OR GUIDELINES PROMULGATED IN CONNECTION WITH SUCH LAWS, REGARDLESS OF WHETHER THEY ARE IN EXISTENCE ON THE DATE OF THIS AGREEMENT.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed this 26th day of June, 2002.

COMBINED CENTRE RPFIII ASSOCIATES LIMITED LIABILITY COMPANY, a Delaware limited liability company

By: Columbia Centre RPFIII Realty Corporation, a Delaware corporation, Managing Member

By: Pamela C. Beam
Name: Pamela C. Beam
Title: Vice President

STATE OF CONNECTICUT)
) SS:
COUNTY OF FAIRFIELD)

[SEAL]

I, Danette I Melchionne, a Notary Public in and for said County and State aforesaid DO HEREBY CERTIFY that Pamela C. Beam, Vice President of Columbia Centre RPFIII Realty Corporation, a Delaware corporation, Managing Member of Combined Centre RPFIII Associates Limited Liability Company, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of such Managing Member of Combined Centre RPFIII Associates Limited Liability Company, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of June, 2002.

Danette I Melchionne

Notary Public

My commission expires: _____

EXHIBIT A

PARCEL 1 (500 SKOKIE BOULEVARD):
TAX NUMBER: 04-02-402-030

LOT 2 IN LANE PARK SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1976 AS DOCUMENT NO. 23560771, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERMANENT NON-EXCLUSIVE EASEMENT FOR PARKING PURPOSES CREATED BY EASEMENT DATED APRIL 19, 1985 AND RECORDED MAY 17, 1985 AS DOCUMENT 85025180, ON, OVER AND ACROSS THAT PART OF LOT 3 IN LANE PARK SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PART OF SAID LOT IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 3 AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 152.04 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH IS PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 3 A DISTANCE OF 136.06 FEET TO A POINT ON SAID WESTERLY LINE; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE A DISTANCE OF 67.85 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (555 SKOKIE BOULEVARD):
TAX NUMBER: 04-02-412-023

LOT 3 IN NORTHWOOD EDENS, A SUBDIVISION OF PART OF HUGHES, BROWN, MOORE CORPORATION RESUBDIVISION OF UNITED REALTY COMPANY'S DUNDEE ROAD SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1968 AS DOCUMENT 20377823 (EXCEPT THAT PART OF SAID LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ALONG THE CENTERLINE OF VACATED MAPLE HILL DRIVE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 524.13 FEET, A DISTANCE OF 410.77 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE, TANGENT TO THE LAST DESCRIBED CURVE, TAKEN AS BEING SOUTH 66 DEGREES 15 MINUTES 30 SECONDS WEST, FOR THIS DESCRIPTION, A DISTANCE OF 22.22 FEET TO THE NORTHEASTERLY LINE OF SKOKIE BOULEVARD, BEING THE SOUTHWESTERLY LINE OF SAID LOT 3, OR THE SOUTHEASTERLY EXTENSION OF SAID SOUTHWESTERLY LINE; THENCE ALONG SAID NORTHEASTERLY LINE OF SKOKIE BOULEVARD, TAKEN AS BEING

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EXHIBIT A (Cont.)

NORTH 26 DEGREES 07 MINUTES 00 SECONDS WEST, FOR THIS DESCRIPTION, A DISTANCE OF 65 FEET; THENCE PARALLEL TO AND 65 FEET NORTHWESTERLY OF THE AFORESAID CENTERLINE OF VACATED MAPLE HILL DRIVE, NORTH 66 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 29.28 FEET TO A POINT OF CURVE; THENCE CONCENTRIC WITH AND 65 FEET NORTHERLY OF SAID CENTERLINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 589.13 FEET, A DISTANCE OF 231.87 FEET TO A POINT, SAID POINT BEING 128 FEET SOUTHWESTERLY FROM, MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE PARALLEL TO AND 128 FEET SOUTHWESTERLY OF SAID NORTHEASTERLY LINE OF LOT 3, NORTH 26 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 49.84 FEET; THENCE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, NORTH 63 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 128 FEET TO A POINT IN THE AFORESAID NORTHEASTERLY LINE OF LOT 3; THENCE ALONG SAID NORTHEASTERLY LINE OF LOT 3, SOUTH 26 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 95.40 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTH 26 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 129.60 FEET TO THE POINT OF BEGINNING); IN COOK COUNTY, ILLINOIS.

PARCEL 4 (555 SKOKIE BOULEVARD FRONTAGE ROAD PORTION):
TAX NUMBER: 04-02-412-023

THAT PART OF VACATED HENRICI DRIVE (ALSO KNOWN AS FRONTAGE ROAD) BEING THAT PART OF BLOCK 11 IN HUGHES-BROWN-MOORE CORPORATION'S RESUBDIVISION OF UNITED REALTY COMPANY'S DUNDEE ROAD SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1927 AS DOCUMENT NO. 9692524, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 3 IN NORTHWOOD EDENS, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1968 AS DOCUMENT NO. 20377823; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LOT 3, 69.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 3, 268.29 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 3, 69.0 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 3, 268.29 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5 (707 SKOKIE BOULEVARD):
TAX NUMBER: 04-02-424-034

LOT 1 IN 707 CONSOLIDATED SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1979 AS DOCUMENT NUMBER 25034175 IN COOK COUNTY, ILLINOIS.

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EXHIBIT A (Cont.)

PARCEL 6 (707 SKOKIE BOULEVARD FRONTAGE ROAD PORTION):
TAX NUMBER: 04-02-424-034

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1 IN 707 CONSOLIDATED SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, AFORESAID; THENCE NORTH 63 DEGREES 27 MINUTES 13 SECONDS EAST ALONG THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LOT 1, 69.55 FEET; THENCE SOUTH 26 DEGREES 29 MINUTES 35 SECONDS EAST 292.80 FEET; THENCE SOUTH 24 DEGREES 38 MINUTES 13 SECONDS EAST, 94.41 FEET; THENCE SOUTH 13 DEGREES 24 MINUTES 33 SECONDS EAST, 100.37 FEET; THENCE SOUTH 05 DEGREES 16 MINUTES 30 SECONDS EAST, 100.15 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES 33 SECONDS EAST, 82.27 FEET TO AN INTERSECTION WITH AN EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 19 MINUTES 56 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 63.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 49 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 195.60 FEET TO A CORNER OF SAID LOT 1; THENCE NORTH 26 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, 447.95 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

POSTAGE METER SYSTEMS

STATE TAX

STATE OF ILLINOIS

JUN. 28. 02

1701700000

REAL ESTATE TRANSFER TAX

34100.00

FP326669

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY

REAL ESTATE TRANSACTION

JUN. 28. 02

17000001507

REAL ESTATE TRANSFER TAX

17050.00

FP326670

REVENUE STAMP

EXHIBIT B

1. EASEMENT FOR PUBLIC UTILITIES AND FOR INGRESS AND EGRESS, CREATED BY THE PLAT OF SUBDIVISION RECORDED JULY 15, 1976 AS DOCUMENT 23560771.
(AFFECTS THE NORTH 20 FEET AND THE SOUTH 20 FEET OF LOT 2 OF PARCEL 1)
2. 50 FOOT BUILDING LINE CREATED BY THE PLAT OF SUBDIVISION RECORDED JULY 15, 1976 AS DOCUMENT 23560771.
(AFFECTS THE EASTERLY LINE OF PARCEL 1)
3. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 25614441, RECORDED ON OCTOBER 7, 1980, AND THE TERMS AND CONDITIONS THEREOF.
(AFFECTS THE SOUTH 10 FEET OF THE NORTH 30 FEET OF PARCEL 1)
4. EASEMENT AGREEMENT FOR WATER MAIN, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 60546 AND THE VILLAGE OF NORTHBROOK, RECORDED NOVEMBER 13, 1984 AS DOCUMENT 27334900.
(AFFECTS A PORTION OF THE WESTERLY 10 FEET OF PARCEL 1)
5. DECLARATION AND GRANT OF EASEMENT RECORDED JANUARY 16, 1975 AS DOCUMENT 22963582, AS AMENDED BY DOCUMENT 26876732, RECORDED ON NOVEMBER 26, 1983 AS DOCUMENT 26876732, AS AMENDED BY AMENDMENT RECORDED DECEMBER 2, 1985 AS DOCUMENT 85304544.
(AFFECTS PARCEL 1)
6. NON-EXCLUSIVE EASEMENT AGREEMENT IN FAVOR OF THE VILLAGE OF NORTHBROOK FOR WATER MAIN PURPOSES, RECORDED AUGUST 29, 1991 AS DOCUMENT 91448473, AND RE-RECORDED MARCH 2, 1994 AS DOCUMENT 94199119.
(AFFECTS PARCEL 1)
7. NON-EXCLUSIVE EASEMENT AGREEMENT IN FAVOR OF THE VILLAGE OF NORTHBROOK FOR STORM SEWER PURPOSES, RECORDED AUGUST 29, 1991 AS DOCUMENT 91448474.
(AFFECTS PARCEL 1)
8. MEMORANDUM OF AGREEMENT MADE BY AND BETWEEN EMERGENCY RADIO SERVICES, INC., AND NEXTEL WEST CORP., RECORDED SEPTEMBER 6, 2000 AS DOCUMENT 00686721.

(AFFECTS PARCEL 1)

9. ORDINANCE NO. 00-36, OF THE VILLAGE OF NORTHBROOK, GRANTING A SPECIAL PERMIT TO ERECT PERSONAL WIRELESS TELECOMMUNICATIONS ANTENNAS LOCATED ON THE BUILDING AT 500 SKOKIE BOULEVARD, RECORDED NOVEMBER 8, 2001 AS DOCUMENT 0011053055.

(AFFECTS PARCEL 1)

10. GRANT OF EASEMENT FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 53414, TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 60546, RECORDED MAY 17, 1985 AS DOCUMENT 85025180, AND THE TERMS AND PROVISIONS THEREOF.

(AFFECTS PARCEL 2)

11. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, AND/OR THEIR SUCCESSORS IN INTEREST, FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 20618818, RECORDED ON THE SEPTEMBER 18, 1968 AND THE TERMS AND CONDITIONS THEREOF.

(AFFECTS THE NORTHEASTERLY 10 FEET OF PARCEL 3)

12. GRANT OF EASEMENT FOR DRAINAGE PURPOSES RECORDED MARCH 12, 1969 AS DOCUMENT 20779555.

(AFFECTS THE NORTHERLY 10 FEET OF PARCEL 3)

13. EASEMENT FOR INGRESS AND EGRESS RECORDED MARCH 12, 1969 AS DOCUMENT 20779555.

(AFFECTS THE SOUTHEASTERLY 10 FEET OF THE NORTHWESTERLY 20 FEET OF PARCEL 3)

14. CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN THE DEED RECORDED AS DOCUMENT 21237248 ON AUGUST 13, 1970, AND THE TERMS AND PROVISIONS THEREOF.

(AFFECTS PARCEL 3)

15. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 25065672, RECORDED ON JULY 24, 1979, AND THE TERMS AND CONDITIONS THEREOF.

(AFFECTS THE SOUTHEASTERLY 10 FEET OF THE NORTHWESTERLY 124 FEET OF THE SOUTHWESTERLY 190.32 FEET OF THE NORTHEASTERLY 190.32 FEET OF LOT 3 OF PARCEL 3)

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EXHIBIT B (Cont.)

16. ORDINANCE NO. 97-09 OF THE VILLAGE OF NORTHBROOK VACATING A PORTION OF HENRICI DRIVE (555 SKOKIE BOULEVARD) RECORDED MAY 14, 1997 AS DOCUMENT 97339612, AND THE TERMS AND PROVISIONS THEREOF.

(AFFECTS PARCEL 4)

17. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, FOR THE MAINTENANCE OF ANY UTILITY FACILITIES.

(AFFECTS PARCEL 4)

18. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, AND/OR THEIR SUCCESSORS IN INTEREST, FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 25294934, RECORDED ON DECEMBER 27, 1979, AND THE TERMS AND CONDITIONS THEREOF.

(AFFECTS PART OF PARCEL 5)

19. EASEMENT FOR TELEPHONE EQUIPMENT PURPOSES RECORDED JULY 16, 1976 AS DOCUMENT 23561210.

(AFFECTS THE WEST 5 FEET OF THE NORTH 267.40 FEET OF PARCEL 5)

20. CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN THE DEED RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24826928.

(AFFECTS PART OF PARCELS 5 AND 6)

21. INFORMATION AND DISCLOSURES CONTAINED IN ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED MARCH 2, 1994 AS DOCUMENT 94199127.

(AFFECTS PARCELS 5 AND 6)

22. ORDINANCE NO. 97-10 OF THE VILLAGE OF NORTHBROOK VACATING A PORTION OF HENRICI DRIVE (707 SKOKIE BOULEVARD) RECORDED MAY 14, 1997 AS DOCUMENT 97339611, AND THE TERMS AND PROVISIONS THEREOF.

(AFFECTS PARCEL 6)

23. SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED MAY 16, 2002 AS ORDER NO. 0204016 DISCLOSES THE FOLLOWING MATTERS:

STORM SEWER AND DITCH OVER THE SOUTHEASTERLY CORNER; AND STORM MANHOLE, TELEPHONE MANHOLE, IBT CANNISTER ALONG THE EASTERLY LINE.

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EXHIBIT B (Cont.)

(AFFECTS PARCEL 1)

24. SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED MAY 14, 2002 AS ORDER NO. 2002-0309(A) DISCLOSED THE FOLLOWING:

ENCROACHMENT OF CONCRETE CURB OVER THE NORTHEAST LINE BY 0.35 TO 0.45 FEET.

(AFFECTS PARCEL 4)

25. SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED MAY 14, 2002 AS ORDER NO. 2002-0309(B) DISCLOSED THE FOLLOWING:

ENCROACHMENT OF CONCRETE CURB LOCATED MAINLY ON PROPERTY SOUTH AND ADJOINING OVER AND ONTO THE LAND BY 0.03, 0.04 AND 0.30 FEET NORTH.

(AFFECTS PARCEL 5)

26. EXISTING UNRECORDED LEASES, AND RIGHTS OF PARTIES IN POSSESSION UNDER SUCH UNRECORDED LEASES.