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MEMORANDUM OF GROUND LEASE

Doc#: 0330731154
Eugene "Gene" Moore Fee: \$70.00
Cook County Recorder of Deeds
Date: 11/03/2003 01:39 PM Pg: 1 of 7

THIS MEMORANDUM OF GROUND LEASE, is made and entered into September, 2003, by and between DI MUCCI COMPANY OF CICERO III, an Illinois corporation ("Landlord"), and OCB RESTAURANT CO., a Minnesota corporation ("Tenant").

RECITALS

WHEREAS, Landlord and Tenant entered into that certain ground lease dated September 22, 2003 (the "Lease"), relating to certain leased land (the "Premises"), which Premises is legally described on Exhibit A-1 attached hereto, and which are a part of the shopping center development commonly known as Cicero Marketplace (the "Shopping Center"), situated on certain real property in the City of Cicero, Cook County, Illinois, which Shopping Center is legally described on Exhibit A-2 attached hereto; and

WHEREAS, Landlord and Tenant now wish to memorialize of record the existence of the Lease and certain specific terms of the same.

NOW THEREFORE, in consideration of the Lease and other good and valuable consideration, Landlord and Tenant agree as follows:

1. Parties; Lease of the Premises. Landlord and Tenant are parties to the Lease to demise and let the Premises, upon the terms and conditions more particularly set forth in the Lease.

2. Original Lease Term. The term of the Lease shall be for an initial term of ten (10) full Lease Years and any Partial Lease Year (as such terms are defined in the Lease), commencing on the "Commencement Date" (as defined in the Lease), which the parties anticipate will be in calendar year 2004, and expiring on December 31st of the tenth (10th) full Lease Year and any Partial Lease Year following the Commencement Date.

3. Options to Extend the Term. Subject to the terms and conditions more particularly set forth in the Lease, Tenant has the option to extend the term of the Lease for four (4) additional periods of five (5) years each, such periods to commence at the expiration of the initial term or preceding extended term of the Lease, as the case may be.

4. Confirmation of Actual Commencement Date; Termination The parties will promptly execute, on either party's request, an instrument in recordable form for purposes of confirming the actual Commencement Date. In the event for any reason the Lease is terminated prior to the Commencement Date, or in the event the Lease is terminated pursuant to its terms prior to the expiration date of the term of the Lease, as it may be extended as provided above, then the parties will promptly execute, on either party's request, an instrument in recordable form for purposes of confirming the termination of the Lease.

5. Exclusivity Commitment. The Lease contains the following provision:

"Subject to the qualifications stated below, so long as this Lease has not been terminated, Landlord agrees that no other portion of the Shopping Center will be leased, subleased, operated or otherwise used for the operation of a buffet or buffet-style restaurant, or a cafeteria or cafeteria-style restaurant (the "Exclusive Use"); provided, however, that this exclusive shall not apply to the following tenants of the Shopping Center: Burger King, McDonalds and Kentucky Fried Chicken, each of whom has a lease that does not prohibit the tenant from operating a buffet, buffet-style, cafeteria or cafeteria-style restaurant (each, an "Excluded Tenant"); and further provided that Landlord agrees not to enter into any new Shopping Center leases (or subsequently agree to any renewals or amendments that would have the effect of extending the existing term of any Excluded Tenant's lease) without including a provision which would prevent

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said tenants operating a buffet, buffet-style, cafeteria or cafeteria-style restaurant at the Shopping Center. Further, no part of the Shopping Center will be used for: (i) the operation of a so-called "home-meal replacement" business (the term "home-meal replacement" restaurant operation is the term used by the restaurant industry to describe an operation that features ready-to-eat, restaurant quality food for take-home use, in quantities sufficient to feed a family, with both main dishes and side dishes), (ii) the operation of a salad bar(s) or buffet(s) at other facilities within the Shopping Center whose primary marketing orientation is not that of a buffet, buffet-style, cafeteria or cafeteria-style restaurant, or (iii) with respect to any portion of the Shopping Center within 200 feet of the front entrance of the Premises as: (w) a child-oriented play/amusement center, (x) an establishment serving alcohol, (y) a theater, or (z) a health club (the "**Restricted Uses**"); provided, that the foregoing will not apply to or restrict the following (the "**Allowed Uses**"): any anchor store having an undivided floor area greater than 100,000 square feet engaged in the Exclusive Use or a Restricted Use which is incidental to a primary retail use (provided, however, if Landlord regains control of any of the anchor space, Landlord agrees the premises will not thereafter be used for the Exclusive Use or any Restricted Use).

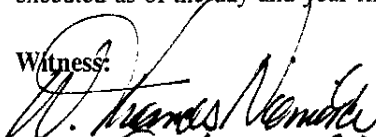
Tenant acknowledges that IHOP, when operated in its current format, is an accepted use within the Shopping Center."

6. **Incorporation of Lease and Recitals of Memorandum**. Reference is made to the Lease for a full statement of the terms and conditions of the Lease, all of which are hereby incorporated by reference. All recitals in this Memorandum are incorporated as part of the body of this Memorandum.

7. **Lease is Controlling Agreement**. Nothing in this Memorandum shall be construed to amend, modify, change, alter, amplify, interpret or supersede any of the terms and provisions of the Lease, which shall in all things control.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Ground Lease to be executed as of the day and year first above written.


Witness:


Print W. THOMAS NEMICK

LANDLORD:

DI MUCCI COMPANY OF CICERO III,
an Illinois corporation

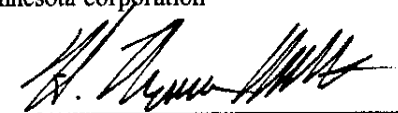
By:


Print: Anthony P. DiMucci, NOT personally
Its: AS PRESIDENT OF SOLELY HIS TRUSTEE
UNDER THE ANTHONY P. DIMUCCI DECLARATION
OF TRUST, SOLE MEMBER.

TENANT:

OCB RESTAURANT CO.,
a Minnesota corporation

By:


Print: H. Thomas Mitchell
Its: Secretary

Witness:


Print

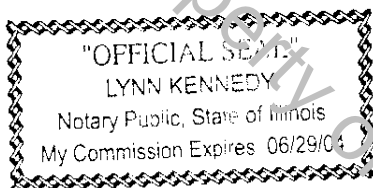
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STATE OF Illinois)
)ss.
COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 23rd day of September, 2003, by Anthony P. DiMucci, the President of DI MUCCI COMPANY OF CICERO III, an Illinois corporation, on behalf of the corporation.

(seal)

Lynn Kennedy
Notary Public

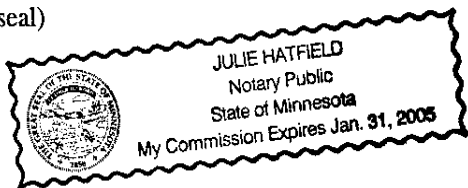


STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this 19th day of September, 2003, by H. Thomas Mitchell, the Secretary of OCB RESTAURANT CO., a Minnesota corporation, on behalf of the corporation.

(seal)

Julie Hatfield
Notary Public



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EXHIBIT A-1

LEGAL DESCRIPTION OF THE PREMISES

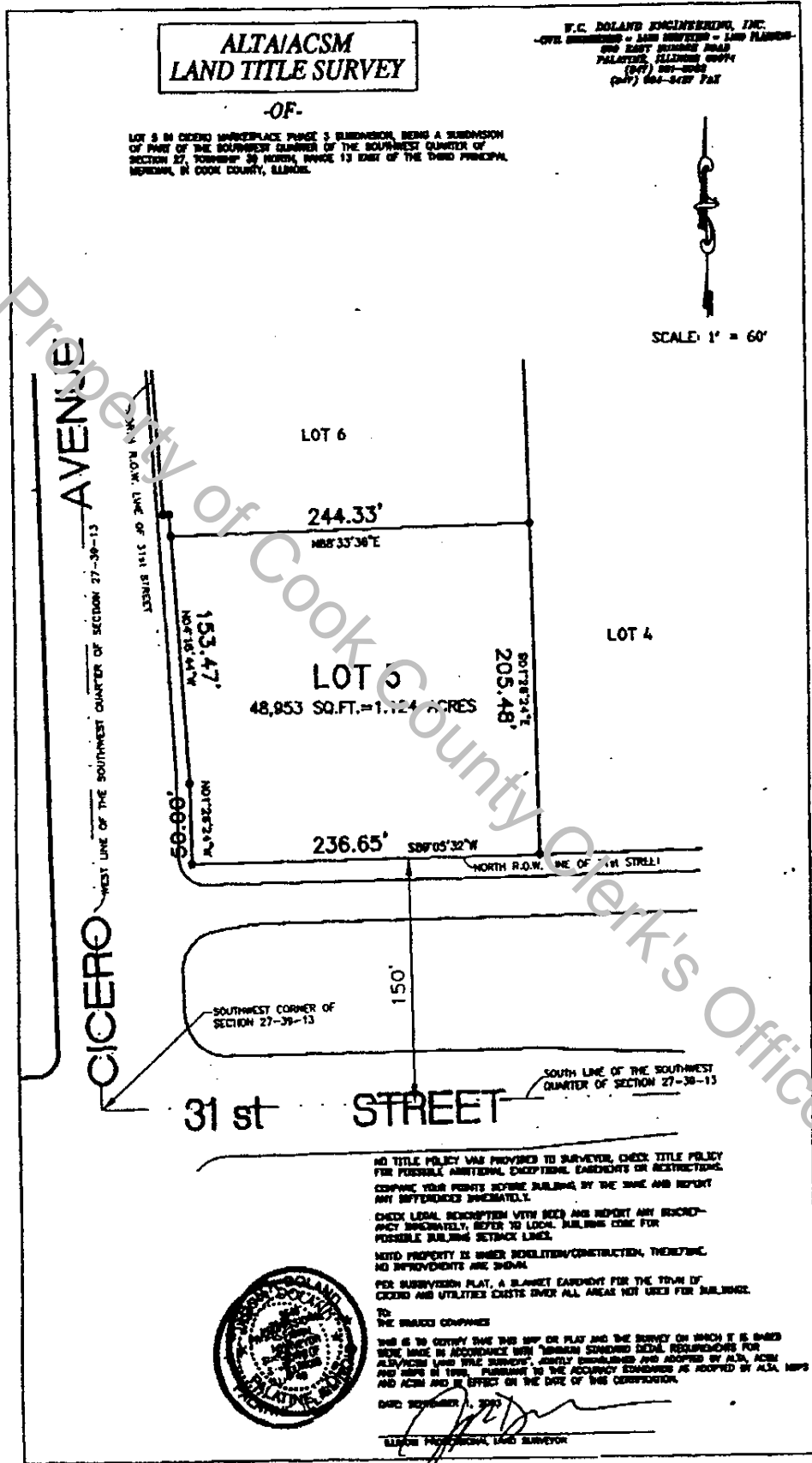
LOT 5 IN CICERO MARKETPLACE PHASE III SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cicero Phase III - Lot 5
Cicero, IL

Return to: Jennifer A. Chavez
FAegre + Benson
1900 Fifteenth Street
Boulder, Colorado 80302

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EXHIBIT A-1



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EXHIBIT A-2

LEGAL DESCRIPTION OF THE SHOPPING CENTER

PARCEL 1 (P.L.N. 18-27-306-008)

LOT 4 AND THE SOUTH 50 FEET OF LOT 3 IN OWNER'S SUBDIVISION OF THE WEST QUARTER (EXCEPT THE WEST 33 FEET THEREOF) OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST 2 ACRES OF THE EAST THREE-QUARTERS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART TAKEN FOR WIDENING OF CICERO AVENUE IN CASE No. 87 L 50844, IN COOK COUNTY, ILLINOIS.

PARCEL 2 (P.L.N. 18-27-306-031 & 18-27-306-022)

THE EAST 243.45 FEET OF THE WEST 296.45 FEET OF THE NORTH 100 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART TAKEN FOR WIDENING OF CICERO AVENUE IN CASE No. 87 L 50844, IN COOK COUNTY, ILLINOIS.

PARCEL 3 (P.L.N. 18-27-306-026)

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 296.45 FEET EAST OF THE WEST LINE OF SAID SECTION 27; THENCE SOUTH ON A LINE DRAWN PARALLEL WITH AND 296.45 FEET EAST OF THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 100 FEET; THENCE EAST ON A LINE DRAWN PARALLEL WITH AND 100 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 70.88 FEET TO A POINT IN THE CENTER OF A RAILROAD SWITCH TRACK RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID RAILROAD SWITCH TRACK, SAID TRACK BEING ON AN ARC OF A CIRCLE HAVING A RADIUS OF 484.88 FEET CONVEX TO THE SOUTHWEST, A DISTANCE OF 108.98 FEET TO THE CENTER LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 34.53 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4 (P.L.N. 18-27-306-007)

THE SOUTH 33 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 296.52 FEET EAST OF THE WEST LINE OF SAID SECTION 27, CONTINUING THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 137.86 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 865.91 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 137.86 FEET TO A POINT ON THE EAST LINE OF THE WEST 3 ACRES OF THE EAST THREE-QUARTERS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH ALONG THE LAST MENTIONED LINE, 865.88 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5 (P.L.N. 18-27-306-027)

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, 296.45 FEET EAST OF THE WEST LINE OF SAID SECTION 27; THENCE SOUTH ON A LINE DRAWN PARALLEL WITH AND 296.45 FEET EAST OF THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 100 FEET; THENCE EAST ON A LINE PARALLEL WITH AND 100 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AFORESAID, A DISTANCE OF 11.55 FEET TO A POINT OF BEGINNING; THENCE SOUTH ON A LINE PARALLEL WITH AND 37.6 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 58.35 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD, A DISTANCE OF 225.86 FEET TO THE INTERSECTION OF A RAILROAD SWITCH TRACK; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SAID RAILROAD SWITCH TRACK BEING ON AN ARC OF CIRCLE HAVING A RADIUS OF 484.88 FEET CONVEX TO THE SOUTHWEST (THE LONG CHORD OF SAID ARC FORMS AN ANGLE WITH THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD OF 27 DEGREES 57 MINUTES 30 SECONDS MEASURED FROM NORTHWEST TO NORTHWEST) A DISTANCE OF 218.27 FEET; THENCE WEST ON A LINE DRAWN PARALLEL WITH AND 100 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, A DISTANCE OF 9.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6 (P.L.N. 18-27-501-003)

A STRIP OF LAND, 30 FEET WIDE, EXTENDING OVER AND ACROSS A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP OF LAND BEING 8 FEET IN WIDTH ON THE NORTHEAST SIDE AND 22 FEET IN WIDTH ON THE SOUTHWEST SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 124 FEET EAST OF THE WEST LINE OF SAID SECTION 27; THENCE SOUTHEASTERLY ALONG A 13 DEGREE CURVE TO THE EAST, 230 FEET (THE TANGENT OF SAID CURVE AT THE INTERSECTION WITH THE NORTH LINE OF SAID STRIP OF LAND MAKING AN ANGLE OF 58 DEGREES AND 23 MINUTES WITH SAID NORTH LINE); THENCE SOUTHEASTERLY ALONG A TANGENT TO SAID CURVE, 908 FEET (SAID TANGENT, IF EXTENDED, WOULD INTERSECT THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD AT A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 27); THENCE SOUTHEASTERLY ALONG A 18 DEGREE CURVE TO THE RIGHT, 118 FEET TO A POINT IN THE WEST LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND ILLINOIS WESTERN RAILROAD, 8 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 27 (EXCEPT THEREFROM THAT PART THEREOF LYING NORTH OF A LINE 100 FEET SOUTH OF MEASURED PERPENDICULARLY, AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; AND ALSO EXCEPT THEREFROM THAT PART FALLING IN A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 27 AND THE WESTERLY RIGHT OF WAY LINE OF THE 26TH STREET BRANCH OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD, SAID POINT BEING 142 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 27, AS MEASURED ALONG THE SOUTH LINE THEREOF; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, AT AN ANGLE TO THE LEFT OF 83 DEGREES 52 MINUTES, AS MEASURED FROM EAST TO NORTH, FROM SAID SOUTH LINE OF SECTION 27, A DISTANCE OF 12 FEET; THENCE NORTHWESTERLY ON A CURVE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 367.26 FEET, A DISTANCE OF 130 FEET, MORE OR LESS, TO END OF CURVE; THENCE CONTINUING NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 80.4 FEET TO A POINT, SAID POINT BEING 131.3 FEET NORTHERLY OF AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 27; THENCE NORTHWESTERLY A DISTANCE OF 31.7 FEET TO THE POINT OF CURVE; SAID POINT BEING 134.9 FEET NORTHERLY OF AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 27; THENCE NORTHWESTERLY ON A CURVED LINE, CONVEX NORTHWESTERLY, HAVING A RADIUS OF 258.29 FEET, A DISTANCE OF 83.8 FEET TO A POINT IN A LINE WHICH IS 150 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 27; THENCE WEST ALONG SAID LINE, 4.5 FEET TO A POINT IN A LINE, BEING THE SOUTHWESTERLY LINE OF SAID RAILROADS' 30 FOOT WIDE RIGHT OF WAY OF SPUR TRACK; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, AT AN ANGLE OF 28 DEGREES 27 MINUTES, AS MEASURED FROM EAST TO SOUTH, FROM SAID LINE WHICH IS 150 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 27, A DISTANCE OF 175 FEET TO THE POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, ON A CURVED LINE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 337.26 FEET, TO A POINT IN SAID RAILROADS' WESTERLY RIGHT OF WAY LINE OF SAID 26TH STREET BRANCH IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 37.5 FEET SOUTH OF THE POINT OF BEGINNING, AS MEASURED ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7 (P.L.N. 18-27-501-004)

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 27, AND THE WESTERLY RIGHT OF WAY LINE OF THE 26TH STREET BRANCH OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD, SAID POINT BEING 142 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, AS MEASURED ALONG SAID SOUTH LINE OF SECTION 27; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, AT AN ANGLE TO THE LEFT OF 83 DEGREES 52 MINUTES AS MEASURED FROM EAST TO NORTH, FROM SAID LINE OF SECTION 27, A DISTANCE OF 150.3 FEET TO A POINT IN A LINE WHICH IS 150 FEET NORTHERLY OF AND PARALLEL TO SAID SOUTH LINE OF SECTION 27; THENCE WEST ALONG SAID LINE PARALLEL WITH SAID SOUTH LINE OF SECTION 27, A DISTANCE OF 83.8 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE PARALLEL WITH SAID SOUTH LINE OF SECTION 27, A DISTANCE OF 103.5 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAILROADS' RIGHT OF WAY OF SPUR TRACK; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SPUR TRACK, A DISTANCE OF 88.3 FEET TO A POINT, SAID POINT BEING 192.5 FEET NORTHERLY OF AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 27; THENCE SOUTHEASTERLY ON A CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 258.29 FEET, A DISTANCE OF 84 FEET, MORE OR LESS, TO END OF A CURVE WHICH IS 164.8 FEET NORTHERLY OF AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 27; THENCE CONTINUING SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 53 FEET TO A POINT OF CURVE, SAID POINT BEING 158.3 FEET NORTHERLY OF AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 27; THENCE SOUTHEASTERLY ON A CURVE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 258.29 FEET A DISTANCE OF 41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 8 (P.L.N. 16-27-308-035)
 THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES WEST OF THE WESTERLY LINE OF MANUFACTURER'S JUNCTION RAILWAY COMPANY, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, 434.18 FEET EAST OF THE WEST LINE OF SAID SECTION 27; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 105.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH AND 599.18 FEET EAST OF THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 315.36 FEET TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CHICAGO AND ILLINOIS WESTERN RAILROAD, A DISTANCE OF 106.24 FEET TO THE CENTER LINE OF A RAILROAD SWITCH TRACK RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID RAILROAD SWITCH TRACK, BEING ON AN ARC OF A CIRCLE HAVING A RADIUS OF 484.46 FEET CONVEX SOUTHWESTERLY, THE ARC OF SAID CIRCLE FORMS A CENTRAL ANGLE OF 11 DEGREES 36 MINUTES, A DISTANCE OF 98.07 FEET TO A POINT WHICH IS 434.18 FEET EAST OF THE WEST LINE OF SAID SECTION 27 (MEASURED ON A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27) AND 199.10 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH ALONG A LINE PARALLEL WITH AND 434.18 FEET EAST OF THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 199.10 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 9 (P.L.N. 16-27-308-036)
 THAT PART OF THE EAST 278.80 FEET OF THE WEST 908.96 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY LINE OF CHICAGO AND ILLINOIS WESTERN RAILROAD (EXCEPT THE SOUTH 150 FEET TAKEN FOR 31ST HIGHWAY), IN COOK COUNTY, ILLINOIS.

PARCEL 10 (P.L.N. 16-27-308-032)
 THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES WEST OF THE WESTERLY LINE OF THE MANUFACTURER'S JUNCTION RAILWAY COMPANY, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, 434.18 FEET EAST OF THE WEST LINE OF SAID SECTION 27, THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 106.10 FEET TO THE CENTER OF A RAILROAD SWITCH TRACK RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID RAILROAD SWITCH TRACK BEING ON AN ARC OF A CIRCLE HAVING A RADIUS OF 484.46 FEET CONVEX SOUTHWESTERLY, THE ARC OF SAID CIRCLE FORMS A CENTRAL ANGLE OF 28 DEGREES 52 MINUTES 04 SECONDS A DISTANCE OF 227.18 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 103.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 11 (P.L.N. 16-27-308-037)
 THE EAST 33 FEET OF THE WEST 632.18 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE SOUTH 150.0 TAKEN FOR 31ST HIGHWAY AND EXCEPT THEREFROM THE 30 FOOT RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD AS CONVEYED BY DEED RECORDED AS DOCUMENT 8778840), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 12 (P.L.N. 16-27-308-043 & 16-27-308-044)
 THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE MANUFACTURER'S JUNCTION RAILWAY COMPANY'S EASEMENT LINE, OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 632.18 FEET OF SAID SECTION 27 AND 300.0 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE EAST ON A LINE PARALLEL WITH AND 300.0 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 290.0 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 18.5 FEET; THENCE EAST ON A LINE PARALLEL WITH AND 283.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 277.24 FEET TO THE WESTERLY RIGHT OF WAY OF THE MANUFACTURER'S JUNCTION RAILWAY COMPANY'S EASEMENT LINE, A DISTANCE OF 234.05 FEET TO A POINT 190.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 27 (MEASURED ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 27); THENCE WEST ON A LINE PARALLEL WITH AND 150.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 200.14 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD; THENCE NORTHERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 388.28 FEET TO THE EAST LINE OF THE WEST 632.18 FEET OF SAID SECTION 27; THENCE NORTH ALONG THE EAST LINE OF THE WEST 632.18 FEET OF SAID SECTION 27, A DISTANCE OF 33.11 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPTING THEREFROM SO MUCH OF SAID PARCEL OF LAND WHICH FALLS WITHIN THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 27 AND THE WESTERLY RIGHT OF WAY LINE OF THE 26TH STREET BRANCH OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD, SAID POINT BEING 142 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, AS MEASURED ALONG SAID SOUTH LINE OF SECTION 27; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, AT AN ANGLE TO THE LEFT OF 83 DEGREES 52 MINUTES AS MEASURED FROM EAST TO NORTH, FROM SAID LINE OF SECTION 27, A DISTANCE OF 150.3 FEET TO A POINT ON A LINE WHICH IS 150 FEET NORTHERLY OF AND PARALLEL TO SAID SOUTH LINE OF SECTION 27; THENCE WEST ALONG SAID LINE PARALLEL WITH SAID SOUTH LINE OF SECTION 27, A DISTANCE OF 93.8 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE PARALLEL WITH SAID SOUTH LINE OF SECTION 27, A DISTANCE OF 103.5 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAILROAD'S RIGHT OF WAY OF SPUR TRACK; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SPUR TRACK, A DISTANCE OF 88.3 FEET TO A POINT, SAID POINT BEING 182.5 FEET NORTHERLY OF AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 27; THENCE SOUTHEASTERLY ON A CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 258.29 FEET, A DISTANCE OF 44 FEET, MORE OR LESS, TO END OF A CURVE WHICH IS 164.8 FEET NORTHERLY OF AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 27; THENCE CONTINUING SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 53 FEET TO A POINT OF CURVE, SAID POINT BEING 158.3 FEET NORTHERLY OF AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 27; THENCE SOUTHEASTERLY ON A CURVE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 258.29 FEET A DISTANCE OF 41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 13 (P.L.N. 16-27-308-040)
 PARCEL A: THE NORTH 300 FEET OF THE EAST 250 FEET OF THE WEST 882.18 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WESTERLY RIGHT OF WAY OF THE MANUFACTURER'S JUNCTION RAILWAY COMPANY'S EASEMENT LINE.

PARCEL B: THE NORTH 283.50 FEET (AS MEASURED ON A LINE PARALLEL WITH THE WEST LINE OF SECTION 27 OF THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE MANUFACTURER'S JUNCTION RAILWAY COMPANY'S EASEMENT LINE AND EAST OF THE EAST LINE OF THE WEST 882.18 FEET OF SAID SECTION 27, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 14 (P.L.N. 16-27-308-028)
 THAT PART OF THE WEST 599.18 FEET LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY (EXCEPTING THEREFROM THE WEST 308 FEET OF THE NORTH 300.0 FEET THEREOF AND ALSO EXCEPTING THE SOUTH 150.0 FEET CONDEMNED FOR 31st STREET HIGHWAY) OF THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES WEST OF THE WESTERLY LINE OF THE MANUFACTURER'S JUNCTION RAILWAY COMPANY, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT TAKEN FOR HIGHWAY PURPOSES: THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 34 MINUTES 56 SECONDS WEST ON THE WEST LINE THEREOF, 150.0 FEET TO THE NORTH LINE OF THE SOUTH 150.0 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 31 SECONDS EAST ON THE LAST DESCRIBED LINE, 88.00 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 56 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 90.00 FEET; THENCE NORTH 03 DEGREES 27 MINUTES 12 SECONDS WEST, 168.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 300.0 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SAID POINT BEING 59.84 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST ON THE SOUTH LINE OF SAID NORTH 300 FEET, A DISTANCE OF 50.84 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 34 MINUTES 56 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 216.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 15 (P.L.N. 16-27-308-023 & 16-27-308-024)
 THE SOUTH 200 FEET OF THE NORTH 300 FEET OF THE WEST 308 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING PARCEL DESCRIBED AS FOLLOWS:
 THAT PART OF THE SOUTH 200 FEET OF THE NORTH 300 FEET OF THE WEST 308 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 34 MINUTES 56 SECONDS WEST ON THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 388.81 FEET, TO THE SOUTH LINE OF THE NORTH 300 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ON THE LAST DESCRIBED LINE 55.48 FEET; THENCE NORTH 03 DEGREES 27 MINUTES 12 SECONDS WEST 200.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 200 FEET OF THE NORTH 300 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SAID POINT BEING DISTANT 45.45 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST ON THE NORTH LINE OF THE SOUTH 200 FEET OF THE NORTH 300 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 45.45 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 34 MINUTES 56 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 200.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (BEING THAT PORTION ACQUIRED IN CASE 87L 50583, THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS V. DRIVERS BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 1061, ET AL)