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THIS INSTRUMENT PREPARED BY:

Robert L. Fernandez, Esq.
Sonnenschein Nath & Rosenthal LLP
7800 Sears Tower
Chicago, Illinois 60606



Doc#: 0732033074 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2007 01:14 PM Pg: 1 of 7

AFTER RECORDING RETURN TO:

Keith J. Wenk, Esq.
Mason, Wenk & Berman, L.L.C.
1033 Skokie Boulevard, Suite 250
Northbrook, IL 60062

(ABOVE SPACE FOR RECORDER'S USE ONLY)

SPECIAL WARRANTY DEED

BARK PROPERTIES, L.L.C., an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by BIRCHWOOD INDUSTRIAL CENTER PG, LLC, an Illinois limited liability company as to an undivided 43.62% interest as tenant in common, RED WATER MANAGEMENT COMPANY, a California limited partnership as to an undivided 40.27% interest as tenant in common, and MOSS PROPERTIES, LLC, a California limited liability company as to an undivided 16.11% interest as tenant in common (collectively, "Grantee"), whose mailing address is c/o Panattoni Development Company, LLC, 6250 N. River Road, Suite 4050, Rosemont, IL 60018, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain tract of land located in Cook County, Illinois, more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all privileges, rights, easements, hereditaments and appurtenances pertaining thereto including all of Grantor's estate, right, title, interest, claim or demand whatsoever in and to all streets, alleys, passages and other rights-of-way included therein or adjacent thereto (before or after the vacation thereof) collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit B attached hereto and incorporated herein by this reference ("Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all buildings, structures, parking areas and other improvements located on the Real Property and any and all fixtures attached thereto, including the industrial building (collectively, the "Improvements") all and singular the rights, hereditaments and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully

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claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[Remainder of page left intentionally blank]

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EXECUTED this 7th day of November, 2007, TO BE EFFECTIVE as of the 14th day of November, 2007.

BARK PROPERTIES, L.L.C., an Illinois limited liability company


By: Brian F. Adley
Name: Brian F. Adley
Title: MM

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STATE TAX	STATE OF ILLINOIS	# 0000008699	REAL ESTATE TRANSFER TAX
	 NOV. 15.07		03725.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103024

SEND SUBSEQUENT TAX BILLS TO:

~~John Pagliari & Jason Rosenberg~~
Panattoni Development Company, LLC
6250 N. River Road, Suite 4050
Rosemont, IL 60018

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000006759	REAL ESTATE TRANSFER TAX
	 NOV. 15.07		01862.50
REVENUE STAMP			FP 103022

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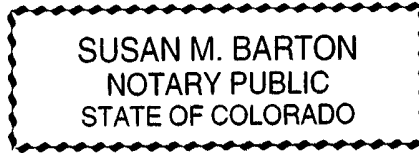
Colorado

STATE OF ILLINOIS §
COUNTY OF Denver §
COOK §

On November 1, 2007, before me, the undersigned, a notary public in and for said State, personally appeared Brian F. Addy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Susan M. Barton Notary Public

My Commission Expires:
August 5, 2011



My Commission Expires 08/05/2011

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EXHIBIT A

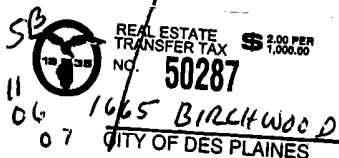
LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID WEST 1/2, THENCE SOUTH 1196.048 FEET ALONG THE EAST LINE OF SAID WEST 1/2; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2 723.98 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING TRACT OF LAND; THENCE CONTINUING WEST ALONG SAID PARALLEL LINE 450.0 FEET; THENCE NORTH PERPENDICULARLY TO SAID PARALLEL LINE TO A POINT ON A LINE 756.066 FEET SOUTH OF (AS MEASURED ALONG THE EAST LINE OF SAID WEST 1/2) AND PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE 450.0 FEET; THENCE SOUTH TO THE HEREIN DESCRIBED POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

P.I.N.(s): 09-28-300-021-0000

Address: 1665 W. Birchwood, Des Plaines, Illinois



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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2007; 2007 TAXES ARE NOT YET DUE OR PAYABLE.

PERM TAX# 09-28-300-021-0000

2. EASEMENT IN, UPON, UNDER AND ALONG THE SOUTH 10 FEET OF THE NORTH 1202.048 FEET BOTH AS MEASURED ON THE EAST LINE THEREOF OF THE EAST 874.04 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 40.0 FEET THEREOF) AS MEASURED PERPENDICULARLY TO THE EAST LINE OF SAID WEST 1/2 OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND MIDDLE STATES TELEPHONE COMPANY OF ILLINOIS RECORDED MARCH 27, 1964 AS DOCUMENT 19031126.

3. EASEMENT OVER, UNDER AND UPON THE NORTH 15 FEET AND THE EAST 6 FEET AND THE WEST 6 FEET OF THE LAND, TO ERECT, REPLACE AND MAINTAIN IN ALL WAYS, CONDUITS, MAINS, PIPES, WIRES OR OTHER CONDUCTORS FOR CARRYING OR CONVEYING ELECTRICITY, GAS, WATER AND OTHER UTILITIES AS RESERVED IN DEED FROM J. EMIL ANDERSON AND SON, INC., A CORPORATION OF ILLINOIS TO CHICAGO ALMOND PRODUCTS COMPANY, A CORPORATION OF ILLINOIS RECORDED MARCH 26, 1965 AS DOCUMENT 19417709.

4. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANTS OR RESTRICTIONS 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 DEED FROM J. EMIL ANDERSON AND SON, INC., A CORPORATION OF ILLINOIS TO CHICAGO ALMOND PRODUCTS COMPANY, A CORPORATION OF ILLINOIS RECORDED MARCH 26, 1965 AS DOCUMENT 19417709 RELATING TO THE USE, PARKING AREA ON LAND, CONSTRUCTION, MATERIALS AND LOCATION OF BUILDINGS TO BE ERECTED ON LAND.

5. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES AS DISCLOSED BY SURVEY MADE BY PROFESSIONALS ASSOCIATED SURVEY, INC. DATED SEPTEMBER 21, 2002 AND LAST UPDATED AUGUST 14, 2007 AS PROJECT NUMBER 02-61392 DEPICTING THE FOLLOWING: MANHOLES, CATCH BASINS AND OVERHEAD WIRES.

6. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, AS DISCLOSED BY SURVEY MADE BY PROFESSIONALS ASSOCIATED SURVEY, INC. DATED

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SEPTEMBER 21, 2002 AND LAST UPDATED AUGUST 14, 2007 AS PROJECT NUMBER 02-61392.

AFFECTS SOUTHERLY LINE OF THE LAND.

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