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Doc#: 1200516071 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2012 04:28 PM Pg: 1 of 16

PROPERTY NATIONAL TITLE 999011031

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FORM OF SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 4th day of January, 2012, between 350 NORTH ORLEANS L.L.C., a Delaware limited liability company ("**Grantor**"), having an address at c/o Vornaco Realty Trust, 888 Seventh Avenue, 44th Floor, New York, New York 10019, and SRI TEN WEST MART LLC, a Delaware limited liability company ("**Grantee**"), having an address at c/o Shorenstein Properties LLC, Russ Building, 235 Montgomery Street, 15th Floor, San Francisco, California 94104.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, (i) all of the real estate, situated in the County of Cook, and State of Illinois, commonly known as 350 West Mart Center, Chicago, IL and legally described on **Exhibit A** attached hereto and made a part hereof together with all rights and appurtenances related thereto including all of Grantor's right, title and interest in and to any streets, alleys or rights-of-way which are adjacent to such land (collectively, the "**Land**") and (ii) all improvements located on the Land, including the office building (the "**Building**") and all other structures, parking areas, systems, fixtures, utilities and all fixtures and other property associated with, and utilized by Grantor in connection with the ownership and operation of the Building (collectively, the "**Property**"), subject only to those matters set forth on **Exhibit B** attached hereto and made a part hereof (the "**Permitted Exemptions**").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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, of Grantor, either in law or in equity, of, in and to the above described Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto Grantee, its heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successor sand assigns, that it has not done or suffered to be done, anything whereby

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the said Property hereby granted are, or may be, in any manner encumbered or charged, and it will WARRANT AND FOREVER DEFEND the Property against the lawful claims (except for claims arising under or by virtue of the Permitted Exceptions) of all persons claiming by, through or under it, but not otherwise.


[Signature Page Follows]

REAL ESTATE TRANSFER 01/05/2012

	COOK	\$114,000.00
	ILLINOIS:	\$228,000.0
	TOTAL:	\$342,000.0

17-09-400-013-0000 | 20111201603168 | 73N9G0

REAL ESTATE TRANSFER 01/05/2012

	CHICAGO:	\$1,710,000.
	CTA:	\$684,000.0
	TOTAL:	\$2,394,000.

17-09-400-013-0000 | 20111201603168 | DTZBN7

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 'A1': LOTS 1 TO 15 AND LOT 17 IN WOLF POINT, BEING A RESUBDIVISION OF LOTS AND PARTS OF LOTS IN BLOCKS 6, 7, 14 AND 15 IN THE ORIGINAL TOWN OF CHICAGO; TOGETHER WITH PARTS OF VACATED ALLEYS AND STREET AND ADJOINING LANDS, ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 'A2': PERPETUAL RIGHT, PERMISSION AND AUTHORITY FOR THE BENEFIT OF PARCEL 'A1' TO CONSTRUCT, MAINTAIN AND USE AN ENCLOSED PASSAGEWAY, NOT MORE THAN 32-1/2 FEET WIDE AND NOT MORE THAN 38 FEET IN HEIGHT ABOVE THE FRANKLIN-ORLEANS STREET VIADUCT BETWEEN AN ELEVATION OF +47.0 CHICAGO CITY DATUM AND +85.0 CHICAGO CITY DATUM, FOR THE PURPOSE OF CONNECTING THE IMPROVEMENTS LOCATED FROM TIME TO TIME ON THE PROPERTIES LYING EAST AND WEST OF THE FRANKLIN-ORLEANS STREET VIADUCT TO BE LOCATED IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT BY AND BETWEEN THE CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, AND LASALLE NATIONAL BANK, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED MARCH 1, 1967 AND KNOWN AS TRUST NUMBER 36223, DATED JUNE 18, 1974 AND RECORDED JUNE 23, 1974 AS DOCUMENT 22764367, IN COOK COUNTY, ILLINOIS.

PARCEL 'B1': ALL OF LAND, PROPERTY AND SPACE LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DOWNWARD FROM AND BELOW A CERTAIN INCLINED PLANE, BEING A VERTICAL DISTANCE OF 23.5 FEET VERTICALLY ABOVE CHICAGO CITY DATUM AT THE SOUTHWESTERLY LINE OF THE FRANKLIN-ORLEANS VIADUCT AS NOW LOCATED AND ESTABLISHED, AND 29.5 FEET ABOVE CHICAGO CITY DATUM AT THE EASTERLY LINE OF KINGSBURY STREET (FORMERLY FERRY STREET), AND BEING BOUNDED ON THE EAST BY THE WESTERLY LINE OF SAID FRANKLIN-ORLEANS VIADUCT, ON THE WEST BY THE EAST LINE OF VACATED KINGSBURY STREET, ON THE NORTH BY AN EASTERLY AND WESTERLY LINE RUNNING PARALLEL WITH AND 20 FEET NORTH AT RIGHT ANGLES FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS ESTABLISHED ON APRIL 24, 1963, AND ON THE SOUTH BY AN EASTERLY AND WESTERLY LINE RUNNING PARALLEL WITH 20 FEET SOUTH AT RIGHT ANGLES TO THE CENTERLINE BETWEEN THE SAID TWO MAIN TRACKS, IN COOK COUNTY, ILLINOIS.

PARCEL 'B2': ALL OF THE LAND, PROPERTY AND SPACE LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DOWNWARD FROM A HORIZONTAL PLANE WHICH IS 23 FEET VERTICALLY ABOVE CHICAGO CITY DATUM OF A STRIP OF LAND 40 FEET WIDE, WHICH ROUNDED ON THE WEST BY THE

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SOUTHWESTERLY LINE OF THE FRANKLIN-ORLEANS STREET VIADUCT AS NOW LOCATED AND ESTABLISHED; ON THE EAST BY THE NORTHEASTERLY LINE OF SAID FRANKLIN-ORLEANS VIADUCT; ON THE NORTH BY A LINE PARALLEL WITH AND 20 FEET NORTH AT RIGHT ANGLES FROM THE CENTERLINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS ESTABLISHED ON APRIL 24, 1963, AND ON THE SOUTH BY A LINE PARALLEL WITH AND 20 FEET SOUTH AT RIGHT ANGLES FROM THE CENTERLINE BETWEEN SAID TWO MAIN TRACKS.

PARCEL 'B3': ALL OF THE LAND, PROPERTY AND SPACE LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DOWNWARD FROM A HORIZONTAL PLANE WHICH IS 29.50 FEET VERTICALLY ABOVE CHICAGO CITY DATUM OF A STRIP OF LAND 40 FEET WIDE, SAID STRIP BEING BOUNDED ON THE NORTHERLY AND SOUTHERLY SIDES BY TWO PARALLEL EASTERLY AND WESTERLY LINES, PARALLEL WITH AND DISTANT RESPECTIVELY 20 FEET NORTHERLY AT RIGHT ANGLES AND 20 FEET SOUTHERLY AT RIGHT ANGLES FROM THE CENTERLINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS ESTABLISHED ON APRIL 24, 1963, AND BEING BOUNDED ON THE EASTERLY AND WESTERLY SIDES BY THE EASTERLY LINE OF VACATED KINGSBURY STREET AND THE CENTERLINE OF VACATED KINGSBURY STREET, RESPECTIVELY, IN COOK COUNTY, ILLINOIS.

PARCEL 'B4': ALL THAT PART OF THE WESTERLY 1/2 OF VACATED KINGSBURY STREET AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF VACATED KINGSBURY STREET DISTANT 90 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY AS ESTABLISHED ON APRIL 24, 1963; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE CENTERLINE OF SAID VACATED KINGSBURY STREET (NEW), DISTANT 75 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE AFORESAID CENTERLINE BETWEEN THE TWO MAIN TRACKS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED KINGSBURY STREET TO A POINT 30 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE BETWEEN THE SAID TWO MAIN TRACKS; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE WESTERLY LINE OF SAID VACATED KINGSBURY STREET, A DISTANCE 75 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE BETWEEN THE SAID TWO MAIN TRACKS; AND THENCE NORTH ALONG THE WESTERLY LINE OF SAID VACATED KINGSBURY STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 'B5': A TRACT OF LAND IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST KINZIE STREET AND THE WEST LINE, PRODUCED NORTH, OF VACATED NORTH KINGSBURY STREET (FORMERLY FERRY STREET), SAID WEST LINE BEING 20.0 FEET, MEASURED AT RIGHT ANGLES, EASTERLY FROM AND PARALLEL WITH THE

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EASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHWARDLY ALONG SAID EXTENDED LINE, A DISTANCE OF 87.51 FEET TO A POINT, WHICH IS 90.00 NORTH, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS ESTABLISHED ON APRIL 24, 1963; AND THE POINT OF BEGINNING ON THE HEREIN DESCRIBED TRACT; THENCE WESTERLY ON A LINE PARALLEL WITH SAID RAILWAY CENTERLINE, A DISTANCE OF 16.63 FEET TO A POINT 4.0 FEET, MEASURED AT RIGHT ANGLES, EASTERLY FROM SAID EASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH SAID EASTERLY DOCK LINE, A DISTANCE OF 60.28 FEET TO A POINT WHICH IS 32.0 FEET NORTH, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE BETWEEN THE AFORESAID TWO MAIN TRACKS AND A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE WITH A RADIUS OF 18.0 FEET, DELTA ANGLE OF 30 DEGREES, CONVEX WESTWARDLY, A DISTANCE OF 9.42 FEET; THENCE CONTINUING SOUTHEASTERLY ON THE TANGENT LINE EXTENDED OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE WITH A RADIUS OF 19.50 FEET, DELTA ANGLE OF 30 DEGREES, CONVEX EASTWARDLY, A DISTANCE OF 10.21 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID EASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, A DISTANCE OF 27.00 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE WITH A RADIUS OF 19.50 FEET, DELTA ANGLE OF 30 DEGREES, CONVEX EASTWARDLY, A DISTANCE OF 10.21 FEET; THENCE SOUTHERLY ON THE TANGENT LINE EXTENDED OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT ON CURVE; THENCE SOUTHERLY ON A CURVE WITH A RADIUS OF 18.0 FEET, DELTA ANGLE OF 30 DEGREES, CONVEX WESTWARDLY, A DISTANCE OF 9.42 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID EASTERLY DOCK LINE, A DISTANCE OF 37.19 FEET TO A POINT, WHICH IS 75.0 FEET SOUTH, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE BETWEEN THE AFORESAID TWO MAIN TRACKS; THENCE EASTWARDLY ALONG A LINE PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 16.63 FEET TO A POINT ON THE WESTERLY LINE OF SAID VACATED NORTH KINGSBURY STREET; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID VACATED NORTH KINGSBURY STREET, A DISTANCE OF 171.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 'B6': A TRACT OF LAND IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST KINZIE STREET AND THE WEST LINE, PRODUCED NORTH OF VACATED NORTH KINGSBURY STREET (FORMERLY FERRY STREET), SAID WEST LINE BEING 20.0 FEET, MEASURED AT RIGHT ANGLES, EASTERLY FROM AND PARALLEL WITH THE EASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHWARDLY ALONG SAID EXTENDED LINE, A DISTANCE OF 87.51 THE TO A POINT WHICH IS 90.0 FEET NORTH, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY. AS ESTABLISHED ON APRIL 24,

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1963; THENCE WESTERLY ON A LINE PARALLEL WITH SAID RAILWAY CENTERLINE, A DISTANCE OF 16.63 FEET TO A POINT 4.0 FEET, MEASURED AT RIGHT ANGLES, EASTERLY FROM SAID EASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER AND THE POINT OF BEGINNING, OF THE HEREIN DESCRIBED TRACT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH SAID EASTERLY DOCK LINE, A DISTANCE OF 60.28 FEET TO A POINT, WHICH IS 32.0 FEET NORTH, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE BETWEEN THE AFORESAID TWO MAIN TRACKS AND A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE WITH A RADIUS OF 18.0 FEET, DELTA ANGLE OF 30 DEGREES, CONVEX WESTWARDLY, A DISTANCE OF 9.42 FEET; THENCE CONTINUING SOUTHEASTERLY ON THE TANGENT LINE EXTENDED OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE WITH A RADIUS OF 19.50 FEET, DELTA ANGLE OF 30 DEGREES, CONVEX EASTWARDLY, A DISTANCE OF 10.21 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID EASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, A DISTANCE OF 27.0 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE WITH A RADIUS OF 19.50 FEET, DELTA ANGLE OF 30 DEGREES, CONVEX EASTWARDLY, A DISTANCE OF 10.21 FEET; THENCE SOUTHERLY ON THE TANGENT LINE EXTENDED OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT ON CURVE; THENCE SOUTHERLY ON A CURVE WITH A RADIUS OF 18.0 FEET, DELTA ANGLE OF 30 DEGREES, CONVEX WESTWARDLY, A DISTANCE OF 9.42 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID EASTERLY DOCK LINE, A DISTANCE OF 37.19 FEET TO A POINT, WHICH IS 75.0 FEET SOUTH, MEASURED AT RIGHT ANGLES FROM SAID RAILWAY CENTERLINE; THENCE WESTERLY ALONG A LINE PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 4.16 FEET TO A POINT ON THE EASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTHERLY ALONG SAID EASTERLY DOCK LINE, A DISTANCE OF 171.50 FEET TO A POINT ON A LINE WITH SAID RAILWAY CENTERLINE DRAWN THROUGH THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 4.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 'B7': ALL OF THE LAND, PROPERTY AND SPACE LYING BELOW ELEVATION 31.0 FEET CHICAGO CITY DATUM AND ABOVE ELEVATION 2.5 FEET CHICAGO CITY DATUM WITHIN THAT PART OF LOT 5 IN BLOCK 7 IN SUBDIVISION OF BLOCKS 6, 7, 14 AND 15 IN ORIGINAL TOWN OF CHICAGO, LYING NORTH OF A LINE 40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 5 IN BLOCK 7 AND EAST OF A LINE 60 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 5 IN BLOCK 7, (EXCEPT THE SOUTH 7.5 FEET AND THE NORTH 8.5 FEET TO THE EAST 8.0 FEET THEREOF), ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 'B8': A STRIP OF LAND, 20 FEET IN WIDTH, LYING EASTERLY OF AND ADJOINING THE EASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, LYING SOUTH OF THE SOUTH LINE WEST KINZIE STREET, EXTENDED

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FROM THE EAST, AND LYING NORTH OF A LINE, WHICH IS 90 FEET NORTH, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS ESTABLISHED APRIL 24, 1963, ALL IN THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 'B9': THAT PART OF THE WESTERLY 1/2 OF VACATED KINGSBURY STREET LYING SOUTH OF A LINE 50 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF WEST KINZIE STREET EXTENDED FROM THE EAST AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID VACATED KINGSBURY STREET DISTANT 90 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS ESTABLISHED APRIL 24, 1963 AND RUNNING THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE CENTERLINE OF SAID VACATED KINGSBURY STREET DISTANT 75 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE AFORESAID CENTERLINE BETWEEN THE TWO MAIN TRACKS, ALL IN THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAID PREMISES BEING KNOWN AS 350 NORTH ORLEANS STREET, CHICAGO, ILLINOIS, 60654-5511

PERMANENT INDEX NUMBERS:

17-09-400-013-0000
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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR(S) 2011 AND THEREAFTER, NOT YET DUE AND PAYABLE.
2. LEASE DATED FEBRUARY 14, 1974 AND RECORDED JUNE 21, 1974 AS DOCUMENT 22759596 AND AMENDED BY FIRST AMENDMENT TO LEASE DATED AUGUST 18, 1975 AND RECORDED NOVEMBER 17, 1975 AS DOCUMENT 23294498 AS COMPLETELY RESTATED BY RESTATEMENT OF LEASE DATED AUGUST 16, 1976 AND RECORDED SEPTEMBER 2, 1976 AS DOCUMENT 23622017 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 36223 TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 46644.

AMENDMENT RECORDED MARCH 30, 1980 AS DOCUMENT 25379450.

SECOND AMENDMENT OF THE RESTATEMENT OF LEASE RECORDED SEPTEMBER 27, 1996 AS DOCUMENT 96739201.

FIRST CUMULATIVE AMENDMENT TO RESTATEMENT OF LEASE DATED NOVEMBER 1, 2004 AND RECORDED DECEMBER 14, 2004 AS DOCUMENT 0434999065.

OPTION TO EXTEND DATED NOVEMBER 1, 2004 AND RECORDED DECEMBER 14, 2004 AS DOCUMENT 0434939066.

SECOND AMENDED AND RESTATED COLLATERAL AGREEMENT DATED NOVEMBER 1, 2004 AND RECORDED DECEMBER 14, 2004 AS DOCUMENT 0434939067.

SECOND AMENDMENT TO RESTATEMENT OF LEASE DATED MAY 2009 AND RECORDED MAY 20, 2009 AS DOCUMENT 0914034088
3. ANY PART OF THE BED OF THE CHICAGO RIVER.
4. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IN, UNDER, UPON AND ABOVE THAT PART OF THE LAND LYING BELOW THE FRANKLIN-ORLEANS STREET VIADUCT STRUCTURE.
5. ORDINANCE PASSED FEBRUARY 14, 1856 (SEE DOCUMENT 2014 OF THE MUNICIPAL YEAR 1855).
6. RIGHTS OF THE CITY OF CHICAGO, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN THAT PART OF THE LAND AS DEDICATED FOR STREET PURPOSES BY PLAT RECORDED NOVEMBER 28, 1856 AS DOCUMENT

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7. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IN AND TO THAT PART OF THE LAND AS DEDICATED FOR STREET PURPOSES BY PLAT RECORDED NOVEMBER 28, 1856 AS DOCUMENT 78350 AND DESCRIBED AS FOLLOWS: THAT PART LYING BELOW 31.0 FEET CHICAGO CITY DATUM AND LYING ABOVE 2.5 FEET CHICAGO CITY DATUM FOR THE MAINTENANCE THEREIN OF POLES, WIRES, CONDUITS, MAINS, ETC.
8. RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND FALLING IN THE BED OF THE CHICAGO RIVER AND THE BED OF THE NORTH BRANCH OF THE CHICAGO RIVER; ALSO RIGHTS OF THE PROPERTY OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID RIVER.
9. RIGHTS OF THE CITY OF CHICAGO, STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO THOSE PARTS OF THE LAND FALLING IN ORLEANS STREET (A PUBLIC STREET).
10. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC., IN SAID ORLEANS STREET (A PUBLIC STREET).
11. EASEMENT CREATED BY PERMANENT EASEMENT DATED JUNE 18, 1974 AND RECORDED JUNE 26, 1974 AS DOCUMENT 22764368 FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 36223 TO THE CITY OF CHICAGO.
12. EASEMENTS RESERVED IN DEED FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY, CORPORATION OF WISCONSIN, TO KINZIE-ORLEANS CORPORATION, CORPORATION OF ILLINOIS, DATED APRIL 24, 1963 AND RECORDED APRIL 25, 1963 AS DOCUMENT 18779140.
13. GRANT OF EASEMENT FROM CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 36223 DATED JULY 19, 1976 AND RECORDED AUGUST 13, 1976 AS DOCUMENT 23596269.
14. RIGHT OF WAY FOR THE FRANKLIN-ORLEANS STREET VIADUCT AS CREATED BY ORDINANCE OF THE CITY OF CHICAGO PASSED MARCH 25, 1916, A COPY OF WHICH WAS RECORDED MAY 18, 1916 AS DOCUMENT 5871307.
15. PERPETUAL EASEMENT AS CONTAINED IN THE QUIT CLAIM DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 36223, DATED JUNE 11, 1974 AND RECORDED JUNE 13, 1974 AS DOCUMENT

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16. EASEMENT UNDER PORTIONS OF THE FRANKLIN-ORLEANS STREET VIADUCT REFERRED TO IN ORDINANCE PASSED JULY 29, 1930, A COPY OF WHICH WAS RECORDED AS DOCUMENT 10774446 AND CREATED BY GRANT FROM THE CITY OF CHICAGO TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY DATED OCTOBER 17, 1930 AND RECORDED OCTOBER 22, 1930 AS DOCUMENT 10774447
17. EASEMENTS RESERVED IN DEED FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY, CORPORATION OF WISCONSIN, TO KINZIE-ORLEANS CORPORATION, CORPORATION OF ILLINOIS, DATED APRIL 24, 1963 AND RECORDED APRIL 25, 1963 AS DOCUMENT 18779140.
18. EASEMENT FOR THE BENEFIT OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO RESERVED IN THE ORDINANCE OF VACATION PASSED SEPTEMBER 12, 1973 BY THE CITY COUNCIL OF THE CITY OF CHICAGO RECORDED DECEMBER 10, 1973 AS DOCUMENT 22567747.
19. AGREEMENT DATED JUNE 18, 1974 AND RECORDED JUNE 26, 1974 AS DOCUMENT 22764367 BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 36223 AND THE CITY OF CHICAGO.
20. PERPETUAL EASEMENT CREATED BY GRANT CONTAINED IN THE INSTRUMENT DATED FEBRUARY 15, 1974 AND RECORDED APRIL 24, 1974 AS DOCUMENT 22695490.
21. COVENANT AND AGREEMENT CONTAINED IN THE DEED DATED MARCH 1, 1990 AND RECORDED JULY 12, 1990 AS DOCUMENT 90335682 MADE BY CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1967 AND KNOWN AS TRUST NUMBER 36223.
22. CONDITION CONTAINED IN THE DEED FROM THE CITY OF CHICAGO TO ISAAC N. ARNOLD AND ELI S. PRESCOTT, DATED AND RECORDED DECEMBER 20, 1876 AS DOCUMENT 115167.
23. QUIT CLAIM DEED FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY, CORPORATION OF WISCONSIN, TO KINZIE-ORLEANS CORPORATION, CORPORATION ILLINOIS, DATED APRIL 24, 1963 AND RECORDED APRIL 25, 1963 AS DOCUMENT 18779140.
24. QUIT CLAIM DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 36223, DATED JUNE 11, 1974 AND RECORDED JUNE 13, 1974 AS DOCUMENT 22750232.

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25. DEED DATED MARCH 1, 1990 AND RECORDED JULY 12, 1990 AS DOCUMENT 90335682 MADE BY CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1967 AND KNOWN AS TRUST NUMBER 36223.
26. MEMORANDUM OF SERVICE AGREEMENT DATED JANUARY 1, 1997 AND RECORDED FEBRUARY 3, 1997 AS DOCUMENT 97076988 MADE BY AND BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1967 AND KNOWN AS TRUST NUMBER 36223 AND UNICOM THERMAL TECHNOLOGIES, INC., CORPORATION OF ILLINOIS. SCHEDULE C OF MEMORANDUM OF SERVICE AGREEMENT RECORDED JANUARY 26, 1999 AS DOCUMENT 99085441.
27. DEED FROM THE CITY OF CHICAGO TO JOHN ROGERS AND ISAAC COOK, DATED APRIL 9, 1856 AND RECORDED APRIL 9, 1856 AS DOCUMENT 69317.
28. RECIPROCAL EASEMENT AGREEMENT DATED APRIL 1, 1998 AND RECORDED APRIL 9, 1998 AS DOCUMENT 98284705 MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1977 AND KNOWN AS TRUST NUMBER 121000, 350 NORTH ORLEANS STREET L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND 200 WORLD TRADE CENTER L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT DATED NOVEMBER 1, 2004 AND RECORDED DECEMBER 14, 2004 AS DOCUMENT 0434939062.
29. DEVELOPMENT RIGHTS AGREEMENT DATED APRIL 1, 1998 AND RECORDED APRIL 9, 1998 AS DOCUMENT 98284705 MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1997 AND KNOWN AS TRUST NUMBER 121000 AND 350 NORTH ORLEANS STREET L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

FIRST AMENDMENT TO DEVELOPMENT RIGHTS AGREEMENT DATED NOVEMBER 1, 2004 AND RECORDED DECEMBER 14, 2004 AS DOCUMENT 0434939062.
30. GRANT OF EASEMENT RECORDED JULY 31, 1962 AS DOCUMENT 18548035, AND MODIFIED BY AGREEMENT DATED AUGUST 13, 1963 AND RECORDED AUGUST 21, 1963 AS DOCUMENT 18891148.
31. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC., IN SAID VACATED KINGSBURY STREET AND SAID DEDICATED KINGSBURY STREET.

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32. PERPETUAL EASEMENT CONTAINED IN THE QUIT CLAIM DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 36223 TO CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY DATED JUNE 13, 1974 AND RECORDED JUNE 13, 1974 AS DOCUMENT 22750231.
33. RESERVATION OF A NON-EXCLUSIVE EASEMENT CONTAINED IN THE DEED DATED MARCH 1, 1990 AND RECORDED JULY 12, 1990 AS DOCUMENT 90335682 MADE BY CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1967 AND KNOWN AS TRUST NUMBER 36223.
34. RESERVATION UNTO THE GRANTOR, ITS AGENTS, EMPLOYEES, INVITEES, SUCCESSORS AND ASSIGNS, AS CONTAINED IN THE QUIT CLAIM DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 36223, DATED JUNE 11, 1974 AND RECORDED JUNE 13, 1974 AS DOCUMENT 22750232, OF A PERPETUAL EASEMENT.
35. GRANT OF EASEMENT MADE BY CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1967 AND KNOWN AS TRUST NUMBER 36223, RECORDED AUGUST 13, 1976 AS DOCUMENT 23596269.
36. RIGHTS OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO, AND THEIR SUCCESSORS PROVIDED IN CASE 280675, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, WHEREIN JUDGMENT WAS ENTERED FEBRUARY 8, 1934.
37. DOCUMENT NUMBER: 97565418
DATE OF RECORDING: AUGUST 4, 1997
38. DOCUMENT NUMBER: 97573451
DATE OF RECORDING: AUGUST 7, 1997
39. DOCUMENT NUMBER: 98284704
DATE OF RECORDING: APRIL 9, 1998
40. LEASE MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1967, AND KNOWN AS TRUST NUMBER 36223 (350 NORTH ORLEANS L.L.C., SUCCESSOR IN INTEREST AS OWNER OF THE REAL ESTATE) TO CHICAGO TRANSIT AUTHORITY, A MUNICIPAL CORPORATION, DATED MAY 20, 1993, AS DISCLOSED BY THE SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED OCTOBER 28, 1999, AS DOCUMENT NO. 09016491.
41. EASEMENT IN FAVOR OF THE METROPOLITAN SANITARY DISTRICT OF GREAT CHICAGO, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS,

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AS SET FORTH IN CITY OF CHICAGO ORDINANCE PASSED ON JULY 28, 1932 AND RECORDED JULY 2, 1975 AS DOCUMENT 23137161.

42. PARKING RIGHTS EASEMENT AGREEMENT DATED APRIL 1, 1998 AND RECORDED APRIL 9, 1998 AS DOCUMENT 98284711 BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 121000, 350 NORTH ORLEANS STREET, L.L.C. AND 200 WORLD TRADE CENTER, L.L.C.

FIRST AMENDMENT TO PARKING RIGHTS EASEMENT AGREEMENT DATED NOVEMBER 1, 2004 AND RECORDED DECEMBER 14, 2004 AS DOCUMENT 0424999063.
43. AGREEMENT BY AND BETWEEN KINZIE-ORLEANS CORPORATION AND COMMON WEALTH EDISON COMPANY DATED MAY 5, 1963 AND RECORDED AS DOCUMENT 18891564.
44. CONSTRUCTION LEASEHOLD MORTGAGE WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING DATED MAY 20, 2009 AND RECORDED MAY 20, 2009 AS DOCUMENT NO. 0914034089 MADE BY CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1973 AND KNOWN AS TRUST 46644 AND WOLF POINT HOTEL COMPANY TO WELLS FARGO BANK, N.A. TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$26,000,000.00.
45. ASSIGNMENT OF SUBLEASES AND RENTS RECORDED MAY 20, 2009 AS DOCUMENT NO. 0914034090 MADE BY CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1973 AND KNOWN AS TRUST 46644 AND WOLF POINT HOTEL COMPANY TO WELLS FARGO BANK, N.A.
46. SECURITY INTEREST OF WELLS FARGO BANK, N.A. , SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1973 AND KNOWN AS TRUST 46644 AS DEBTOR AND RECORDED MAY 20, 2009 AS DOCUMENT NO. 0914034091.
47. SECURITY INTEREST OF WELLS FARGO BANK N.A. , SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING WOLF POINT HOTEL COMPANY AS DEBTOR AND RECORDED MAY 20, 2009 AS DOCUMENT NO. 0914034092.
48. INSTRUMENT DATED APRIL 29, 1916 AND RECORDED MAY 18, 1916 AS DOCUMENT 5871311.
49. SUBORDINATION RECORDED JULY 9, 1999 AS DOCUMENT 99658746 MADE BY MERCHANDISE MART PROPERTIES INC., AN ILLINOIS CORPORATION TO

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LASALLE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION.

Property of Cook County Clerk's Office



FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE, SUITE 2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000
FAX: (312) 621-5033

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS }
COUNTY OF COOK COUNTY } SS.

RANDALL F CLARK

_____, being duly sworn on oath, states that the affiant resides at is an authorized signatory for 350 North Orleans L.L.C., and further states that (please check the appropriate box):

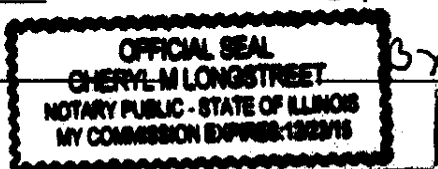
- That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons: (please circle the appropriate number)
 1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
 10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

Affiant further states that ___he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 3rd day of January 2012.

[Signature]
Notary Public
WLP



350 North Orleans L.L.C.
By: Vernado Realty Trust,
Authorized Signatory

By: [Signature]
Signature of Affiant
RANDALL F. CLARK