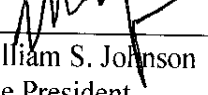




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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 15<sup>th</sup> day of June, 2012.

Joseph T. Ryerson & Son, Inc., a Delaware corporation

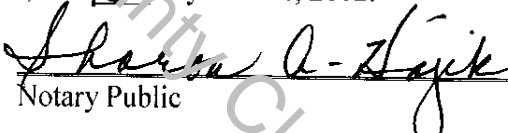
By:   
 Name: William S. Johnson  
 Title: Vice President

State of Illinois )  
 ) SS  
 County of Cook )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William S. Johnson as the Vice President of Joseph T. Ryerson & Son, Inc., personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of June, 2012.





  
 Notary Public

Commission expires: 1-23-2016

REAL ESTATE TRANSFER		06/19/2012
	CHICAGO:	\$0.00
	CTA:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>
16-24-404-003-0000   20120501604440   SU8R2T		

**MAIL SUBSEQUENT TAX BILLS TO:**

Chicago Film Studios South, LLC  
 2558 W. 16<sup>TH</sup> Street  
 Suite 156  
 Chicago, Illinois 60608

REAL ESTATE TRANSFER		06/21/2012
 	COOK	\$2,875.00
	ILLINOIS:	\$5,750.00
	<b>TOTAL:</b>	<b>\$8,625.00</b>
16-24-404-003-0000   20120501604440   Q54L4H		

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## EXHIBIT A

### Legal Description

#### PARCEL C:

THAT PART OF BLOCK 2 AND THAT PART OF THE 30 FOOT STRIP OF LAND AS "RESERVED FOR THE RIGHT OF WAY FOR RAILROAD TRACKS" LYING EAST OF AND ADJOINING THE EAST LINE OF SAID BLOCK 2, ALL TAKEN AS A TRACT, EXCEPTING THEREFROM THAT PART THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID BLOCK 2 WITH A LINE 60.00 FEET (AS MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 44.00 FEET TO THE NORTHWEST CORNER OF LAND AS DESCRIBED IN DOCUMENT NUMBER 14046993 RECORDED MAY 1, 1947, THENCE EAST ALONG THE BOUNDARY LINE OF SAID LAND AS DESCRIBED IN DOCUMENT NUMBER 14046993, SAID BOUNDARY LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID NORTHWEST CORNER OF SAID LAND THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 21.15 FEET; THENCE SOUTH 16 DEGREES 54 MINUTES EAST 24.00 FEET; THENCE SOUTH 20 DEGREES 42 MINUTES EAST 66.96 FEET; THENCE EASTERLY CROSSING THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 11.10 FEET; THENCE SOUTHERLY 65.41 FEET TO THE SOUTHEAST CORNER OF SAID LAND AS DESCRIBED IN DOCUMENT NUMBER 14046993 ALSO EXCEPTING FROM THE AFORESAID TRACT THAT PART LYING EASTERLY OF THE EASTERLY LINE OF LAND AS DESCRIBED IN DOCUMENT NUMBER 17869398 RECORDED JUNE 1, 1960, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LAND PER DOCUMENT NUMBER 17869398, BEING A POINT IN THE SOUTH LINE OF SAID BLOCK 2 AND 64.00 FEET EAST OF THE WEST LINE OF THE EAST 100.00 FEET OF SAID BLOCK 2; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 31.58 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 523.0 FEET, A CENTRAL ANGLE OF 6 DEGREES 58 MINUTES 02 SECONDS, A CHORD OF 63.56 FEET, THE ARC DISTANCE OF 63.60 FEET TO POINT OF TANGENT DISTANT 63.13 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2 EXTENDED EAST; THENCE NORTHERLY ON A LINE PARALLEL WITH AND 102.90 FEET EAST EASTERLY, AT RIGHT ANGLES FROM SAID WEST LINE OF THE EAST 100.00 OF SAID BLOCK 2, A DISTANCE OF 341.80 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LAND AS DESCRIBED IN DOCUMENT 14046993 ALSO EXCEPTING FROM THE AFORESAID TRACT THE WEST 33.00 FEET OF SAID BLOCK 2 AS DEDICATED FOR STREET PURPOSES PER DOCUMENT NUMBER 3340353 RECORDED JANUARY 9, 1903, ALL IN THE AFORESAID WALKER'S DOUGLAS PARK ADDITION, IN COOK COUNTY, ILLINOIS.

#### PARCEL F:

##### TRACT 1:

THE WEST 348.25 FEET (AS MEASURED ALONG THE NORTH LINE OF BLOCK 5) NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT OF WAY OF BLOCK 5 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH A STRIP OF LAND 17 FEET WIDE (MEASURED ON EAST AND WEST SIDES THEREOF) LYING NORTH OF AND ADJOINING THE NORTH RIGHT OF WAY LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD AND ACROSS THE EAST 62.97 FEET OF THE WEST 411.22 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

##### TRACT 2:

THAT PART OF BLOCK 5 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING "RAILROAD LANDS", DESCRIBED AS FOLLOWS, TO-WIT:

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BEGINNING AT A POINT ON THE SOUTH LINE OF 18TH STREET 348.25 FEET EAST OF THE WEST LINE OF SAID BLOCK, MEASURED ALONG SAID SOUTH LINE (SAID WEST LINE BEING THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION); THENCE RUNNING EAST, ALONG SAID SOUTH LINE, TO A LINE 100 FEET WEST OF THE EAST LINE OF SAID BLOCK (SAID EAST LINE BEING 30 FEET WEST OF THE WEST LINE OF THE 60 FOOT STRIP OF LAND CONVEYED TO THE CHICAGO & GREAT EASTERN RAILWAY COMPANY BY GEORGE S. ROBBINS BY DEED DATED OCTOBER 17, 1864); THENCE SOUTH, PARALLEL TO THE EAST LINE, TO A LINE NORTHERLY OF AND 75 FEET DISTANCE FROM THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY (SAID RIGHT-OF-WAY BEING THE SOUTH LINE OF SAID BLOCK); THENCE SOUTHWESTERLY, PARALLEL TO SAID RIGHT-OF-WAY LINE, 120 FEET; THENCE SOUTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID BLOCK, TO A POINT 17 FEET NORTH OF SAID RIGHT-OF-WAY, MEASURED ALONG SAID PARALLEL LINE; THENCE SOUTHWESTERLY, PARALLEL TO SAID RIGHT-OF-WAY LINE TO A POINT 348.25 FEET EAST OF THE WEST LINE OF SAID BLOCK, MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK; THENCE SOUTH, ALONG A LINE, PARALLEL TO SAID WEST LINE, TO SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, TO A LINE WHICH IS PARALLEL TO THE EAST LINE OF SAID BLOCK AND WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTH, ALONG SAID PARALLEL LINE, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### TRACT 3.

THAT PART OF BLOCK 5 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING RAILROAD LANDS), BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID BLOCK WITH A LINE DRAWN 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK (SAID EAST LINE BEING 30 FEET WEST OF THE WEST LINE OF THE 60 FOOT STRIP OF LAND CONVEYED TO THE CHICAGO & GREAT EASTERN RAILWAY COMPANY BY GEORGE S. ROBBINS BY DEED DATED OCTOBER 17, 1864); THENCE SOUTH, PARALLEL TO THE EAST LINE, TO A LINE NORTHERLY OF AND 75 FEET DISTANCE FROM THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY (SAID RIGHT-OF-WAY BEING THE SOUTH LINE OF SAID BLOCK); THENCE SOUTHWESTERLY, PARALLEL TO SAID RIGHT-OF-WAY LINE, 120 FEET; THENCE SOUTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID BLOCK, TO A POINT 17 FEET (AS MEASURED ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID BLOCK); THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 411.22 FEET OF SAID BLOCK; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 411.22 FEET, A DISTANCE OF 17.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 100 FEET TO THE HEREIN DESIGNATED PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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## PARCEL G:

### TRACT 1:

LOTS 1 THROUGH 25, INCLUSIVE, IN THE SUBDIVISION OF THE NORTH 141 FEET OF BLOCK 4 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### TRACT 2:

LOTS 1 THROUGH 25, INCLUSIVE, IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF) OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL H:

LOTS 26 TO 42, INCLUSIVE, IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF) OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT RAILROAD LANDS)

## PARCEL I:

LOTS 51 THROUGH 100, INCLUSIVE, ALL IN BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL J:

LOTS 18 THROUGH 25, INCLUSIVE, ALL IN BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL O:

LOTS 32 TO 39 INCLUSIVE, (EXCEPT THE NORTH 7 FEET 11 1/2 INCHES OF SAID LOT 39) AND THAT PART OF LOTS 29, 20, AND 31 IN BLOCK 3 IN MCMAHAN'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 31, RUNNING THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 31, THENCE SOUTH ON THE WEST LINE OF LOTS 29, 30, AND 31 TO A POINT 0.3 OF A FOOT SOUTH OF THE NORTHWEST CORNER OF SAID LOT 29, THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 31, WHICH POINT IS 13.8 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, THENCE NORTH 13.8 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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TOGETHER WITH THE VACATED STREETS AND ALLEYS, AS FOLLOWS:

1. THAT PART OF VACATED ROCKWELL STREET LYING SOUTH OF 16TH STREET AND NORTH OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD (VACATED BY DOCUMENT 97841683) EXCEPTING THEREFROM THAT PART CONVEYED IN SPECIAL WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT 1107644042.

2. THE SOUTH 1/2 OF VACATED 17TH STREET LYING NORTH OF AND ADJOINING AFORESAID PARCEL F (VACATED BY DOCUMENT 88222848)

3. THAT PART OF VACATED 18TH STREET LYING BETWEEN AFORESAID PARCELS C AND I TO THE NORTH AND F AND G TO THE SOUTH (VACATED BY DOCUMENT 25616478)

4. THAT PART OF VACATED 18TH PLACE LYING BETWEEN AFORESAID PARCEL G TO THE NORTH AND AFORESAID PARCEL H TO THE SOUTH TO THE WEST LINE OF VACATED ROCKWELL ST (VACATED BY DOCUMENT 15722874)

5. THAT PART OF VACATED 18TH PLACE LYING SOUTH OF AFORESAID PARCEL H TO THE WEST LINE OF VACATED ROCKWELL STREET (VACATED BY DOCUMENT 25616478)

6. VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 51 TO 75, BOTH INCLUSIVE, AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 76 TO 100, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 2 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7. VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 25 SOUTH INCLUSIVE IN THE SUBDIVISION OF THE NORTH 141 FEET OF BLOCK 4 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 TO 25 BOTH INCLUSIVE IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF) OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS.

**Permanent Index Number(s):**

16-24-411-001-0000, 16-24-411-002-0000, 16-24-409-040-0000,  
16-24-409-038-0000, 16-24-411-006-0000, 16-24-409-039-0000,  
16-24-410-001-0000, 16-24-403-055-0000, 16-24-402-047-0000,  
16-24-402-025-0000, 16-24-408-043-0000, 16-24-404-003-0000  
16-24-504-017-0000

**Common Address:** 2621 WEST 15<sup>TH</sup> PLACE  
CHICAGO, IL 60608

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## EXHIBIT B

### Permitted Title Exceptions

1. All matters expressed in Stewart Title Guaranty Company Commitment for Title Insurance, File Number 12000030328, effective date February 23, 2012, a copy of which has been provided to the Grantee, but not including the following items in Schedule B II to such Commitment, Exceptions 1, 2, 26, 28 and 56 [to the extent entered into by Grantor], all of which constitute matters as to which the Grantor's foregoing warranty of title extends.
2. All zoning and building laws, ordinances, maps, resolutions, and regulations of all governmental authorities having jurisdiction which affect the property and the use and improvement thereof;
3. All other matters of record, if any,
4. Any state of facts disclosed by the survey of Sherrill & Associates, Inc., dated December 2009, last revised 5/31/2012, Job No. 1202301;
5. Any state of facts which a personal inspection of the property made at the time of Closing would disclose; and
6. Matters arising from acts of the Grantee.