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**Exhibit A to Special
Warranty Deed**

**LEGAL
DESCRIPTION**

THAT PART OF LOTS 5, 6 AND 7 IN BLOCK 82, IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 5 AT WHICH SAID SOUTH LINE INTERSECTS THE WEST LINE OF FRANKLIN STREET; RUNNING THENCE NORTH ALONG SAID WEST LINE OF FRANKLIN STREET TO THE NORTH LINE OF SAID LOT 5; RUNNING THENCE WEST ALONG THE NORTH LINE OF LOTS 5, 6 AND 7 IN SAID BLOCK 82, 150 FEET; RUNNING THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID FRANKLIN STREET TO THE SOUTH LINE OF LOT 7 AFORESAID RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 7, 6 AND 5, 150 FEET TO THE PLACE OF BEGINNING. SAID PREMISES BEING ALSO DESCRIBED AS THAT PART OF LOT 5 LYING WEST OF THE WEST LINE OF FRANKLIN STREET AS NOW OPENED, ALL OF LOT 6 AND THE EAST 10 FEET OF LOT 7 IN BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCLUDING THEREFROM ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON.

Common Address: 300 W. Adams, Chicago, Illinois 60606

PIN: 17-16-208-015-0000

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Exhibit B to Special Warrant: Dead

Permitted Exceptions

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[REDACTED]

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GENERAL REAL ESTATE TAXES FOR THE YEARS 2012 AND SUBSEQUENT YEARS.

THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

NO ADDITIONAL TAXES ARE CURRENTLY DUE OR PAYABLE.

RIGHTS OF TENANTS AS TENANTS ONLY UNDER UNRECORDED LEASES WITHOUT THE RIGHT OF FIRST REFUSAL PURSUANT TO THE RENT ROLL ATTACHED TO THE ALTA STATEMENT DATED AUGUST 30, 2012.

TENANTS:

300 W. ADAMS MANAGEMENT LLC
 ADVANCE CONSULTING
 ALICE BERNSTEIN
 ALLIANCE FOR WATER EFFICIENCY
 BANNER PERSONNEL SERVICE, INC.
 BURLINSKI/ALLSTATE
 AMICUS COURT REPORTERS, INC.
 BURTON KAPLAN, CPA
 CARNOW, CONIBEAR & ASSOCIATES, LTD.
 CEC REAL ESTATE HOLDINGS, INC.
 NEW CINGULAR WIRELESS PCS, LLC
 CITY CENTER CHIROPRACTIC & REHAB
 COOL SUSHI CORP.
 DATA PROCESSING SCIENCES CORP.
 DRIFIRE, LLC
 DUSABLE, INC.
 EXECUTIVE CONSTRUCTION, INC.
 ED FOX & ASSOCIATES
 EMMI SOLUTIONS, LLC
 FOREMOST TRADING
 ED FOX & ASSOCIATES AND DICKER & DICKER
 IFBYPHONE, INC.
 ILLINOIS CRIMINAL JUSTICE - CMS
 ILLINOIS PSYCHIATRIC SOCIETY
 JDI PRESS, LTD.
 LAKEVIEW ENERGY, LLC
 LEASING EMPLOYMENT SERVICE CO., INC.
 LOOP NAIL SPA
 MCDONALD PARTNERS
 MCI METRO ACCESS TRANSMISSION
 NATIONAL BENEFIT SERVICES, INC.
 NATIONAL CITY BANK, A NATIONAL BANKING
 EQUITY TITLE COMPANY OF AMERICA, INC.
 NEXTEL
 NORTH SHORE TICKETS
 ORIGIN HOLDING COMPANY LLC
 PLANNING COMMUNITIES, LLC
 PRESTIGE STAFFING, LLC
 SMR TRAVEL ENTERPRISES, L.T.D.
 QUADRISERV INC.
 QUIZNOS YACOOB ASMAL WATERFALL
 RADICLE INCORPORATED
 MICHAEL RADNER
 REYNOLDS, SMITH AND HILLS, INC.
 SANG PARK DDS P.C.
 SIDERA NETWORKS, LLC

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SINGH & ASSOCIATES
 SITA NETWORKING COMPUTING USA, INC.
 THE CHICAGO BUZZ
 SYMMETRY COUNSELING, LLC
 TAKUMI CAPITAL, LLC
 TEACH FOR AMERICA, INC.
 VIBES MEDIA, LLC
 WILLIAMS LEA
 XEROX CORPORATION

LEASE MADE BY HAROLD D. RIDER AND ASSOCIATES AS AGENT FOR 300 ADAMS VENTURE TO SMART SMR OF ILLINOIS, INC., D/B/A NEXTEL COMMUNICATIONS DATED DECEMBER 29, 1995, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
 ASSIGNMENT FROM SMART SMR OF ILLINOIS, INC. TO THE CHASE MANHATTAN BANK.
 ALL AS DISCLOSED BY MEMORANDUM OF ASSIGNMENT RECORDED FEBRUARY 24, 1997 AS DOCUMENT 97124993.

EASEMENT CREATED BY WARRANTY DEED DATED SEPTEMBER 1, 1879 AND RECORDED SEPTEMBER 23, 1879 IN BOOK 936 PG 109 AS DOCUMENT 238009 FROM THE CHICAGO GAS LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS TO GEORGE ARMOUR FOR USE AS AN OPEN COURT OR ALLEY, OVER AND ACROSS THE NORTH 15 FEET OF THE LAND WITH 30 FEET OFF THE NORTH END OF THE REMAINDER OF LOT 7 AND ALSO 30 FEET OFF THE SOUTH END OF LOTS 2 AND 3 IN BLOCK 82 FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF LOTS 2, 3, 5, 6 AND 7 IN BLOCK 82, AFORESAID.

EASEMENT FOR OPEN COURT OF ALLEY OVER THE NORTH 30 FEET OF LOT 7 AFORESAID AND OTHER PROPERTY REFERRED TO IN THE AGREEMENT BETWEEN CHICAGO GAS LIGHT AND COKE COMPANY AND JOHN V. FARWELL AND CHARLES B. FARWELL DATED MARCH 1, 1876 AND RECORDED FEBRUARY 18, 1879 IN BOOK 889, PAGE 59, AS DOCUMENT 211474 WHEREIN IT WAS AGREED TO SET APART AND RESERVED FOR AN OPEN COURT OF ALLEY 30 FEET OFF THE NORTH END OF LOT 7 AFORESAID AND OTHER PROPERTY.

AN ORDINANCE DESIGNATING 300 WEST ADAMS STREET OFFICE BUILDING AS A CHICAGO LANDMARK, A COPY OF WHICH WAS RECORDED JULY 28, 2009 AS DOCUMENT NUMBER 0920910040, AND THE TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS RELATING THERETO.

ENCROACHMENT OF THE SPRINKLERS ATTACHED TO THE STRUCTURE LOCATED ON THE LAND OVER AND ONTO THE PUBLIC WAY (SOUTH AND EAST) AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED MAY 22, 2007, NO. N-127293, AND LAST REVISED AUGUST 28, 2012 UNDER JOB NUMBER N-128895.

ENCROACHMENT OF THE TILE TRIMMINGS ATTACHED TO THE STRUCTURE LOCATED ON THE LAND OVER AND ONTO THE PUBLIC WAY SOUTHERLY AND EASTERLY AND ADJOINING AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED MAY 22, 2007, NO. N-127293, AND LAST REVISED AUGUST 28, 2012 UNDER JOB NUMBER N-128895.

ENCROACHMENT OF THE WEST FACE OF BRICK AT TOP OF 9 STORY BRICK STRUCTURE LOCATED AT THE SOUTHWEST CORNER OF THE LAND OVER AND ONTO THE LAND WEST AND ADJOINING BY APPROXIMATELY 0.13 FEET AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED MAY 22, 2007, NO. N-127293, AND LAST REVISED AUGUST 28, 2012 UNDER JOB NUMBER N-128895.

ENCROACHMENT OF THE FIRE ESCAPE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.90 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER UNDER JOB NUMBER N-128895 PREPARED BY NATIONAL SURVEY DATED MAY 22, 2007, NO. N-127293, AND LAST REVISED AUGUST 28, 2012.

1. ENCROACHMENT OF THE CORNICE AT 2ND FLOOR LOCATED AT THE SOUTHEAST CORNER OF THE LAND, ONTO THE PUBLIC WAY EAST AND ADJOINING BY APPROXIMATELY 0.33 FEET;
2. ENCROACHMENT OF THE CORNICE LOCATED AT THE NORTHEAST CORNER OF THE LAND, ONTO THE PUBLIC

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WAY EAST AND ADJOINING BY APPROXIMATELY 0.25 FEET;
AS SHOWN ON PLAT OF SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED MAY 22, 2007, NO.
N-127293, AND LAST REVISED AUGUST 28, 2012 UNDER JOB NUMBER N-128895.

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