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This instrument was prepared by:

Kirkland & Ellis LLP
601 Lexington Avenue
New York, New York 10022
Attention: Travis Fleming

After recording mail to:

Hogan Lovells US LLP
875 Third Avenue
New York, NY 10022
Attn: Mark J. Egan

197705-1L3

 *17199450580*
Doc# 1719945058 Fee \$46.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/18/2017 02:15 PM PG: 1 OF 5

For Recorder's Use Only

ILLINOIS SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 11th day of July, 2017, by LIGHTNING PROPCO I, LLC, a Delaware limited liability company, having an address at c/o TPG Real Estate II Management, LLC, 345 California St., Suite 3300, San Francisco, CA 94104 ("Grantor"), to IC INDUSTRIAL SIDECO LLC, a Delaware limited liability company, having an address at c/o Ivanhoe Cambridge Inc., 525 Eighth Avenue S.W., Suite 4200, Calgary, Alberta, Canada T2P 1G1 ("Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00), lawful money of the United States, paid by Grantee, does hereby grant, bargain, sell, remise, release, alienate, convey and warrant unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being, more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises").

Commonly known as: 5111-5151 West 122nd Street, Alsip, Illinois 60803
Permanent Tax Number(s): 24-28-202-012-0000 Vol. 248

SUBJECT only to the matters as set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Premises unto Grantee, the heirs or successors and assigns of Grantee forever,

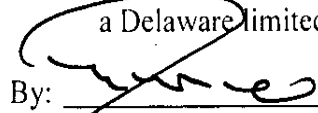
AND the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done anything whereby the said Premises are, or may be, in any manner encumbered or charged, except for the Permitted Exceptions; and that the Grantor WILL WARRANT AND DEFEND the Premises against all persons claiming by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

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IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

GRANTOR

LIGHTNING PROPCO I, LLC,
a Delaware limited liability company



By: 

Name: Greg Moore

Title: Senior Vice President


Property of Cook County Clerk's Office

[Acknowledgment Follows]

REAL ESTATE TRANSFER TAX		18-Jul-2017
		COUNTY: 1,895.00
		ILLINOIS: 3,790.00
		TOTAL: 5,685.00
24-28-202-012-0000	20170601033651	0-312-487-360

VILLAGE TAX

VILLAGE OF ALSIP

 JUL. 18. 17

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002083

REAL ESTATE TRANSFER TAX
1326500
FP326706

[SIGNATURE PAGE TO DEED - 50 - Alsip 2 - 5111-5151 West 122nd Street, Alsip, IL]

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On June 30, 2017 before me, Stephanie S. Dillick, Notary Public,
(insert name and title of the officer)

personally appeared Greg Moore, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.



Signature [Signature] (Seal)

SEND SUBSEQUENT TAX BILLS TO:

IC INDUSTRIAL REIT
c/o Ivanhoe Cambridge Inc.
1001, rue du Square-Victoria, bureau C-500
Montreal, Quebec, Canada H2Z 2B5

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Exhibit A

Legal Description

Real property in the City of Alsip, County of Cook, State of Illinois, described as follows

LOT 1 IN ALSIP PRINCIPAL SUBDIVISION BEING A SUBDIVISION IN THE
NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED APRIL 6,
1992 AS DOCUMENT 92229773.

Property of Cook County Clerk's Office

[EXHIBIT A TO DEED - 50 - Alsip 2 - 5111-5151 West 122nd Street, Alsip, IL]

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Exhibit B

Permitted Exceptions

1. General real estate taxes for the year 2016.
2. Easement in favor of Village of Alsip, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 22830126.
3. Rights of the Public, the State of Illinois and the Municipality, in and to other parts of the land taken or used for roads and highways, falling within 122nd Street.
4. Railroad Tracks and Spur Tracks located on the Southerly and Westerly portion of the subject property.
5. Rights of parties in possession, as tenants only, under unrecorded lease agreements without rights of first refusal or options to purchase.

[EXHIBIT B TO DEED - 50 - Alsip 2 - 5111-5151 West 122nd Street, Alsip, IL]