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Doc# 2215141016 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2022 10:34 AM PG: 1 OF 17

Prepared by, and Upon Recording  
Return to:

Vertical Bridge REIT, LLC  
750 Park of Commerce Drive  
Suite 200  
Boca Raton, Florida 33487  
Attn: Daniel Marinberg, Esq.

AFTER RECORDING, RETURN TO:  
Fidelity National Title Group  
7130 Glen Forest Dr., Ste. 300  
Richmond, VA 23226

Site Name: PCG-Countryside  
Site ID: US-IL-1419  
Commitment #: 35398524

Attn: \_\_\_\_\_

(Above Space for Recorder's Use Only)

**MEMORANDUM OF EASEMENT AND ASSIGNMENT OF AGREEMENT**

THIS MEMORANDUM OF EASEMENT AND ASSIGNMENT OF AGREEMENT ("Memorandum") evidences an Easement and Assignment of Agreement ("Easement Agreement") by and between **First Family Investment, LLC**, an Illinois limited liability company and **Bagasra Real Estate, LLC**, a Delaware limited liability company, having a mailing address of c/o Pearlshire Capital Group, 1939 North Meacham Road, Schaumburg, IL 60173 (collectively, "**Grantor**"), and **Vertical Bridge Real Estate, LLC**, a Delaware limited liability company, having a mailing address of 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 ("**Grantee**"), dated as of the 9<sup>th</sup> day of May, 2022 (the "Effective Date").

WHEREAS, Grantor is currently the fee owner of that certain improved real property, including a building (the "**Building**"), located at 1939 N. Meacham Road, Schaumburg, Cook County, Illinois, as more particularly described on Exhibit A attached hereto and incorporated herein (the "**Burdened Property**").

WHEREAS, Grantor is the lessor under that certain Building and Rooftop Lease Agreement by and between Grantor and Chicago SMSA Limited Partnership d/b/a Verizon Wireless, (together with all successors and assigns, "**Carrier 1**"), dated January 19, 2009, as amended and assigned ("**Carrier Lease 1**"), pursuant to which Grantor leases a portion of the rooftop of the Building, along with any vertical surfaces accessed from the roof, ground level property used for associated equipment or backup power, and associated cable or powerline conduits and pathways, on the Burdened Property to Carrier 1 ("**Carrier Site 1**").

S Y  
P 17  
S Y-2  
SC \_\_\_\_\_  
INT BY

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WHEREAS, Grantor is the lessor under that certain Rooftop Lease with Option by and between Grantor and T-Mobile Central LLC as assigned by VoiceStream GSM I Operating Company, L.L.C., a Delaware limited liability company (together with all successors and assigns, "Carrier 2"), dated May 15, 2003, as amended and assigned ("Carrier Lease 2"), pursuant to which Grantor leases a portion of the rooftop of the Building, along with any vertical surfaces accessed from the roof, ground level property used for associated equipment or backup power, and associated cable or powerline conduits and pathways, on the Burdened Property to Carrier 1 ("Carrier Site 2"). (For purposes of this Agreement, (i) Carrier 1 and Carrier 2 are collectively referred to as "Carriers"; (ii) Carrier Lease 1 and Carrier Lease 2 are sometimes referred to individually as a "Carrier Lease" and collectively as "Carrier Leases"; and (iii) Carrier Site 1 and Carrier Site 2 are collectively referred to as "Carrier Sites".) (For purposes of this Agreement, (i) Carriers shall include any carrier (a "Replacement Carrier") that replaces Carrier 1 or Carrier 2 in the event Carrier Lease 1 or Carrier Lease 2 terminates or expires or Carrier 1 or Carrier 2 otherwise vacates the Burdened Property prior to the Expiration Date (defined below); Carrier Leases shall include any lease or similar agreement (a "Replacement Carrier Lease") by a Replacement Carrier to use Carrier Site 1 or Carrier Site 2 for broadband or telecommunication purposes prior to the Expiration Date; and (iii) Carrier Sites shall include all areas of the Burdened Property used or accessed by a Replacement Carrier pursuant to a Replacement Carrier Lease. For an avoidance of doubt, (a) any leased area under a Replacement Carrier Lease shall be comparable to the leased area under Carrier Lease 1 or Carrier Lease 2, as the case may be, and (b) any Replacement Carrier Lease shall be comparable in substance to Carrier Lease 1 or Carrier Lease 2, as the case may be, unless otherwise approved by Grantor, which approval shall not be unreasonably condition, withheld, or delayed). For purposes of this Agreement, Carriers and Carrier Leases shall include any and all extensions, renewals, substitutions, or replacements thereof.

WHEREAS, Grantor desires to assign to Grantee, and Grantee desires to assume from Grantor, all of Grantor's right, title, and interest as landlord in the Carrier Lease;

WHEREAS, Grantor granted to Grantee certain Easement rights with respect to the Burdened Property on the terms and conditions set forth in the Easement Agreement; and

WHEREAS, Grantor and Grantee desire to put the public on notice of the Easement Agreement and certain terms therein:

NOW, THEREFORE in consideration of the foregoing and the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows; and

1. Incorporation. The foregoing whereas clauses are true and correct and are expressly incorporated into this Memorandum.

2. Grant of the Easements; Right to Lease. The Easement Agreement provides in part that as of the Effective Date, Grantor grants and conveys to Grantee an exclusive easement in, to, under, over, and across portion(s) of the rooftop of the building located on the Burdened Property, as more fully described in Exhibit B ("Benefited Property") for the purpose of leasing the Benefited Property to operator(s) engaged in telecommunications related activities.

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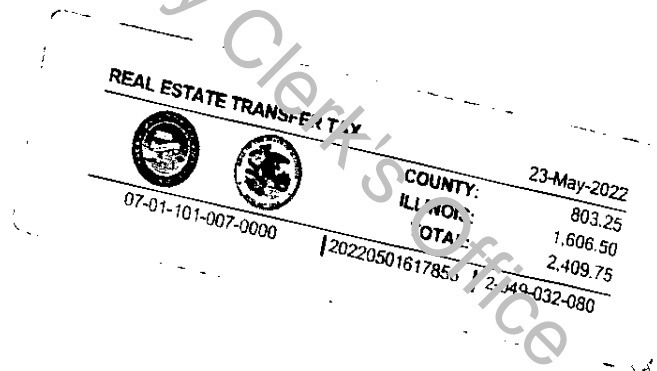
3. Grantor may assign the Easement Agreement only in its entirety and only to any person or entity who or which acquires fee title to the Burdened Property.

4. All rights, interests, obligations, liabilities, benefits, and burdens of Grantor and Grantee, respectively, under the Easement Agreement shall run with the land and shall bind and inure to the benefit of, respectively, (i) Grantor and any subsequent holder of Grantor's rights, title, or interests in or to all or any portion of the Burdened Property and (ii) Grantee and any subsequent holder of Grantee's rights, title, or interests in or to all or any portion of the Benefited Property.

5. This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions, or provisions of the Easement Agreement.

6. Grantor hereby ratifies, restates, and confirms the granting of the Easements. In the event of a conflict between the provisions of this Memorandum and the provisions of the Easement Agreement, the provisions of the Easement Agreement shall control.

*(remainder of page left blank)*



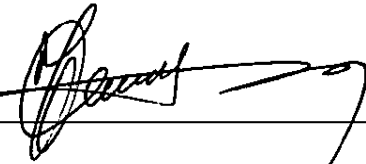
# UNOFFICIAL COPY

[Grantor Signature Page to Memorandum of Easement and Assignment of Agreement]

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the Effective Date.

**GRANTOR:**

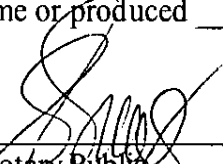
**First Family Investment, LLC**, an Illinois limited liability company

By:   
Name: Mohammad Kamram  
Title: Manager

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 22nd day of MARCH, 2022, by Mohammad Kamram, as Manager of **First Family Investment, LLC**, an Illinois limited liability company, on behalf of the company, who is personally known to me or produced \_\_\_\_\_ as identification.



  
Notary Public  
Printed Name: MARIA LYNNETTE A. SAMANIEGO  
My Commission Expires: 11/25/2025  
Commission # \_\_\_\_\_

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[Grantor Signature Page to Memorandum of Easement and Assignment of Agreement Continued]

**GRANTOR:**

**Bagasra Real Estate, LLC**, a Delaware limited liability company

By: [Signature]  
Name: By: Farrukh Bagasrawala

Title: Manager & Sole Member

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 2ND day of APRIL, 2022, by Farrukh Bagasrawala, as Manager & Sole Member of **Bagasra Real Estate, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
Printed Name: MARIA LYNNETTE A. SAMANIEGO



My Commission Expires: 11/25/2025

Commission # \_\_\_\_\_

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[Grantee Signature Page to Memorandum of Easement and Assignment of Agreement]

IN WITNESS WHEREOF, the undersigned have executed this Memorandum as of the Effective Date.

**GRANTEE:**

**VERTICAL BRIDGE REAL ESTATE, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: Daniel Marinberg

Title: SVP & General Counsel

**STATE OF FLORIDA**

**COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28<sup>th</sup> day of March 2022, by Daniel Marinberg, as SVP & General Counsel of Vertical Bridge Real Estate, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

Julie Ann Carson  
Notary Public

Printed Name: Julie Ann Carson

My Commission Expires: 10/21/23

Commission # GG924624



Julie Ann Carson  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG924624  
Expires 10/21/2023

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## EXHIBIT A

### LEGAL DESCRIPTION OF BURDENED PROPERTY

#### PARENT PARCEL

##### *PARCEL 1*

LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, (LESS AND EXCEPT THAT PART TAKEN THROUGH CONDEMNATION CASE 89L50751 AND EXCEPT THAT PART OF THE LAND CONVEYED TO THE VILLAGE OF SCHAUMBURG FALLING IN MEACHAM ROAD, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 WITH THE EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ACCORDING TO FINAL JUDGMENT ORDER CONDEMNATION CASE NUMBER 89L50751 FILED NOVEMBER 14, 1995 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 39 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 4.57 FEET; THENCE SOUTHERLY 597.15 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 13713.33 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 4 DEGREES 40 MINUTES 29 SECONDS WEST, 597.10 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 69 DEGREES 50 MINUTES 30 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 4.27 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ACCORDING TO FINAL JUDGMENT ORDER CONDEMNATION CASE NUMBER 89L50751; THENCE NORTH 5 DEGREES 12 MINUTES 24 SECONDS EAST ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD, A DISTANCE OF 127.51, FEET (127.49 FEET, RECORDED); THENCE NORTHERLY 471.03 FEET (470.97 FEET, RECORDED) ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 11529.16 FEET, THE CHORD OF SAID CURVE BEARS NORTH 4 DEGREES 26 MINUTES 52 SECONDS EAST, 471.00 FEET, (470.93 FEET, RECORDED) TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

#### ***TOGETHER WITH AND SUBJECT TO***

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED MARCH 28, 1980 AS DOCUMENT NUMBER 25406331, FOR INGRESS AND EGRESS AND UTILITIES UPON, OVER, ALONG, AND ACROSS "DRUMMER DRIVE" AS DEPICTED ON EXHIBIT "3" OF DOCUMENT NUMBER 25406331.

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## EXHIBIT A CONTINUED

### ***TOGETHER WITH AND SUBJECT TO***

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ALONG AND ACROSS THE AREAS DESIGNATED AS "ACCESS AND CIRCULATION ROADS AND SIDEWALKS" ON EXHIBIT "B" OF DOCUMENT NUMBER 26442124 AND CREATED BY DEED RECORDED DECEMBER 17, 1982 AS DOCUMENT NUMBER 26442125.

### ***TOGETHER WITH AND SUBJECT TO***

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 28, 1980 AS DOCUMENT NUMBER 25406331 FOR DRAINAGE OVER AND UPON THE "STORM WATER DETENTION AREAS" AS DEPICTED ON EXHIBIT "3" OF DOCUMENT NUMBER 25406331.

### ***TOGETHER WITH AND SUBJECT TO***

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 3, 4, 5, AND 6 AS SET FORTH ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL, RECORDED JANUARY 30, 1980 AS DOCUMENT NUMBER 25342431 WITHIN THE AREAS MARKED "UTILITY EASEMENTS" AND UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 2 AND 3 AS SET FORTH ON THE PLAT OF RESUBDIVISION OF LOTS 1 AND 2 OF WALDEN INTERNATIONAL, RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, WITHIN THE AREAS MARKED "UTILITY EASEMENTS HEREBY DEDICATED" AND "EXISTING UTILITY EASEMENTS", FOR THE PURPOSES OF SEWER, GAS AND WATER SERVICES.

### ***TOGETHER WITH AND SUBJECT TO***

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 2 AND 3 OF THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, AS SET FORTH IN THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2, IN WALDEN INTERNATIONAL, FOR CONSTRUCTING, UTILIZING, REPAIRING, MAINTAINING AND RECONSTRUCTING "UTILITY LINES" AS DEPICTED IN EXHIBIT "C" OF SAID DECLARATION RECORDED DECEMBER 17, 1982 AS DOCUMENT NUMBER 26442124 AND AS CREATED BY DEED RECORDED DECEMBER 17, 1982 AS DOCUMENT NUMBER 26442125, ALL IN COOK COUNTY, ILLINOIS.



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## EXHIBIT A CONTINUED

### ***TOGETHER WITH AND SUBJECT TO***

PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE PARKING OF MOTOR VEHICLES AND INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM PARCEL 1 OVER THE OFFICE PARCEL PARKING AREA AS CREATED AND DEFINED IN THE PARKING EASEMENT AGREEMENT DATED NOVEMBER 11, 1995 AND RECORDED DECEMBER 29, 1995 AS DOCUMENT NUMBER 95908016 AND RE-RECORDED DECEMBER 6, 1996 AS DOCUMENT NUMBER 96926551 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 107177-00 AND QUEBEC STREET INVESTMENTS INC.

AND BEING THE SAME PROPERTY CONVEYED TO FIRST FAMILY INVESTMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 20% INTEREST AND BAGASRA REAL ESTATE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 80% INTEREST FROM PEARLSHIRE SCHAUMBURG, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED AUGUST 24, 2018 AND RECORDED AUGUST 28, 2018 IN INSTRUMENT NO. 1824045057.

TAX PARCEL NOS. 07-01-101-007-0000, 07-12-101-022

OWNER: FIRST FAMILY INVESTMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 20% INTEREST AND BAGASRA REAL ESTATE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 80% INTEREST

ADDRESS: 1939 N. MEACHAM RD, SCHAUMBURG, IL 60173

TAX PARCEL ID #: 07-01-101-007 & 07-12-101-022

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## EXHIBIT B

### LEGAL DESCRIPTION OF BENEFITED PROPERTY

#### **ROOFTOP AREA "A" (AS CREATED)**

THAT PART OF A ROOFTOP OF AN EXISTING BUILDING, BEING ABOVE THE ELEVATION OF 798'± (NAVD'88), MORE OR LESS, WITHIN THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED BY THE WARRANTY DEED RECORDED FEBRUARY 2, 2005 AS DOCUMENT NUMBER 0503318021 IN THE COOK COUNTY RECORDER OF DEEDS, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF N. MEACHAM ROAD WITH A SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 69°51'20" EAST ALONG SAID SOUTHEASTERLY LINE, 178.56 FEET TO A SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 50°52'53" EAST ALONG A SOUTHEASTERLY LINE OF SAID LOT, 105.15 FEET; THENCE NORTH 0°00'00" EAST, 123.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 50°50'52" WEST, 3.00 FEET; THENCE NORTH 39°09'08" WEST, 10.00 FEET; THENCE NORTH 50°50'52" EAST, 3.00 FEET; THENCE SOUTH 39°09'08" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 30 SQUARE FEET (0.001 ACRES), MORE OR LESS.

#### **ROOFTOP AREA "B" (AS CREATED)**

THAT PART OF A ROOFTOP OF AN EXISTING BUILDING, BEING ABOVE THE ELEVATION OF 798'± (NAVD'88), MORE OR LESS, WITHIN THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED BY THE WARRANTY DEED RECORDED FEBRUARY 2, 2005 AS DOCUMENT NUMBER 0503318021 IN THE COOK COUNTY RECORDER OF DEEDS, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF N. MEACHAM ROAD WITH A SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 69°51'20" EAST ALONG SAID

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## EXHIBIT B CONTINUED

SOUTHEASTERLY LINE, 178.56 FEET TO A SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 50°52'53" EAST ALONG A SOUTHEASTERLY LINE OF SAID LOT, 105.15 FEET; THENCE NORTH 0°00'00" EAST, 123.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39°09'08" WEST, 43.75 FEET; THENCE SOUTH 50°50'52" WEST, 6.59 FEET; THENCE NORTH 39°09'08" WEST, 98.38 FEET; THENCE NORTH 17°26'44" EAST, 45.74 FEET; THENCE NORTH 50°50'52" EAST, 5.58 FEET; THENCE SOUTH 39°09'08" EAST, 4.82 FEET; THENCE SOUTH 50°50'52" WEST, 7.44 FEET; THENCE SOUTH 17°26'44" WEST, 29.86 FEET; THENCE SOUTH 39°09'08" EAST, 85.95 FEET; THENCE NORTH 50°50'52" EAST, 3.00 FEET; THENCE SOUTH 39°09'08" EAST, 34.61 FEET; THENCE NORTH 50°50'52" EAST, 47.63 FEET; THENCE SOUTH 39°09'08" EAST, 4.00 FEET; THENCE SOUTH 50°50'52" WEST, 47.63 FEET; THENCE SOUTH 39°09'08" EAST, 21.50 FEET; THENCE SOUTH 50°50'52" WEST, 7.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,870 SQUARE FEET (0.043 ACRES), MORE OR LESS.

### ROOFTOP AREA "C" (AS CREATED)

THAT PART OF A ROOFTOP OF AN EXISTING BUILDING AND ADJACENT THERETO, BEING ABOVE THE ELEVATION OF 798'± (NAVD'88), MORE OR LESS, WITHIN THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

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CONTAINING 60 SQUARE FEET (0.001 ACRES), MORE OR LESS.

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## EXHIBIT B CONTINUED

### ROOFTOP AREA "D" (AS CREATED)

THAT PART OF A ROOFTOP OF AN EXISTING BUILDING AND ADJACENT THERETO, BEING ABOVE THE ELEVATION OF 798± (NAVD'88), MORE OR LESS, WITHIN THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED BY THE WARRANTY DEED RECORDED FEBRUARY 2, 2005 AS DOCUMENT NUMBER 0503318021 IN THE COOK COUNTY RECORDER OF DEEDS, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF N. MEACHAM ROAD WITH A SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 69°51'20" EAST ALONG SAID SOUTHEASTERLY LINE, 178.56 FEET TO A SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 50°52'53" EAST ALONG A SOUTHEASTERLY LINE OF SAID LOT, 105.15 FEET; THENCE NORTH 0°00'00" EAST, 123.03 FEET; THENCE NORTH 39°09'08" WEST, 43.75 FEET; THENCE SOUTH 50°50'52" WEST, 6.59 FEET; THENCE SOUTH 50°50'52" WEST, 3.00 FEET; THENCE NORTH 39°09'08" WEST, 20.00 FEET; THENCE NORTH 50°50'52" EAST, 3.00 FEET; THENCE NORTH 39°09'08" WEST, 64.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 50°50'52" WEST, 3.00 FEET; THENCE NORTH 39°09'08" WEST, 20.00 FEET; THENCE NORTH 50°50'52" EAST, 3.00 FEET; THENCE SOUTH 39°09'08" EAST, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60 SQUARE FEET (0.001 ACRES), MORE OR LESS.

### ROOFTOP AREA "E" (AS CREATED)

THAT PART OF A ROOFTOP OF AN EXISTING BUILDING, BEING ABOVE THE ELEVATION OF 798± (NAVD'88), MORE OR LESS, WITHIN THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED BY THE WARRANTY DEED RECORDED FEBRUARY 2, 2005 AS DOCUMENT NUMBER 0503318021 IN THE COOK COUNTY RECORDER OF DEEDS, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF N. MEACHAM ROAD WITH A SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 69°51'20" EAST ALONG

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## EXHIBIT B CONTINUED

SAID SOUTHEASTERLY LINE, 178.56 FEET TO A SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 50°52'53" EAST ALONG A SOUTHEASTERLY LINE OF SAID LOT, 105.15 FEET; THENCE NORTH 0°00'00" EAST, 123.03 FEET; THENCE NORTH 39°09'08" WEST, 43.75 FEET; THENCE SOUTH 50°50'52" WEST, 6.59 FEET; THENCE SOUTH 50°50'52" WEST, 3.00 FEET; THENCE NORTH 39°09'08" WEST, 20.00 FEET; THENCE NORTH 50°50'52" EAST, 3.00 FEET; THENCE NORTH 39°09'08" WEST, 64.44 FEET; THENCE SOUTH 50°50'52" WEST, 3.00 FEET; THENCE NORTH 39°09'08" WEST, 20.00 FEET; THENCE NORTH 55°08'05" WEST, 18.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39°09'08" WEST, 20.00 FEET; THENCE NORTH 50°50'52" EAST, 14.00 FEET; THENCE SOUTH 39°09'08" EAST, 20.00 FEET; THENCE SOUTH 50°50'52" WEST, 14.00 FEET.

CONTAINING 288 SQUARE FEET (0.006 ACRES), MORE OR LESS.

### ROOFTOP AREA "F" (AS CREATED)

THAT PART OF A ROOFTOP OF AN EXISTING BUILDING, BEING ABOVE THE ELEVATION OF 798± (NAVD'88), MORE OR LESS, WITHIN THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED BY THE WARRANTY DEED RECORDED FEBRUARY 2, 2005 AS DOCUMENT NUMBER 0503318021 IN THE COOK COUNTY RECORDER OF DEEDS, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF N. MEACHAM ROAD WITH A SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 69°51'20" EAST ALONG SAID SOUTHEASTERLY LINE, 178.56 FEET TO A SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 50°52'53" EAST ALONG A SOUTHEASTERLY LINE OF SAID LOT, 105.15 FEET; THENCE NORTH 0°00'00" EAST, 123.03 FEET; THENCE NORTH 39°09'08" WEST, 43.75 FEET; THENCE SOUTH 50°50'52" WEST, 6.59 FEET; THENCE NORTH 39°09'08" WEST, 98.38 FEET; THENCE NORTH 17°26'44" EAST, 45.74 FEET; THENCE NORTH 50°50'52" EAST, 5.58 FEET; THENCE SOUTH 39°09'08" EAST, 4.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39°09'08" WEST, 22.00 FEET; THENCE NORTH 50°50'52" EAST, 33.00 FEET; THENCE SOUTH 39°09'08" EAST, 22.00 FEET; THENCE SOUTH 50°50'52" WEST, 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 726 SQUARE FEET (0.017 ACRES), MORE OR LESS.

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## EXHIBIT B CONTINUED

### ROOFTOP AREA "G" (AS CREATED)

THAT PART OF A ROOFTOP OF AN EXISTING BUILDING, BEING ABOVE THE ELEVATION OF 798'± (NAVD'88), MORE OR LESS, WITHIN THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED BY THE WARRANTY DEED RECORDED FEBRUARY 2, 2005 AS DOCUMENT NUMBER 0503318021 IN THE COOK COUNTY RECORDER OF DEEDS, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF N. MEACHAM ROAD WITH A SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 69°51'20" EAST ALONG SAID SOUTHEASTERLY LINE, 178.56 FEET TO A SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 50°52'53" EAST ALONG A SOUTHEASTERLY LINE OF SAID LOT, 105.15 FEET; THENCE NORTH 0°00'00" EAST, 123.03 FEET; THENCE NORTH 39°09'08" WEST, 43.75 FEET; THENCE SOUTH 50°50'52" WEST, 6.59 FEET; THENCE NORTH 39°09'08" WEST, 98.38 FEET; THENCE NORTH 17°26'44" EAST, 45.74 FEET; THENCE NORTH 50°50'52" EAST, 5.58 FEET; THENCE SOUTH 39°09'08" EAST, 4.82 FEET; THENCE NORTH 39°09'08" WEST, 22.00 FEET; THENCE NORTH 50°50'52" EAST, 33.00 FEET; THENCE SOUTH 39°09'08" EAST, 22.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39°09'08" WEST, 12.09 FEET; THENCE NORTH 50°50'52" EAST, 33.05 FEET; THENCE SOUTH 85°38'45" EAST, 27.85 FEET; THENCE NORTH 50°50'52" EAST, 12.79 FEET; THENCE SOUTH 39°09'08" EAST, 122.03 FEET; THENCE SOUTH 50°50'52" WEST, 10.58 FEET; THENCE SOUTH 39°09'08" EAST, 12.53 FEET; THENCE SOUTH 50°50'52" WEST, 40.20 FEET; THENCE NORTH 39°09'08" WEST, 9.13 FEET; THENCE SOUTH 50°50'52" WEST, 3.84 FEET; THENCE NORTH 39°09'08" WEST, 5.52 FEET; THENCE NORTH 50°50'52" EAST, 38.73 FEET; THENCE NORTH 39°09'08" WEST, 117.59 FEET; THENCE SOUTH 80°06'32" WEST, 19.25 FEET; THENCE SOUTH 50°50'52" WEST, 33.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,089 SQUARE FEET (0.071 ACRES), MORE OR LESS.

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## EXHIBIT B CONTINUED

### ROOFTOP AREA "H" (AS CREATED)

THAT PART OF A ROOFTOP OF AN EXISTING BUILDING AND ADJACENT THERETO, BEING ABOVE THE ELEVATION OF 798± (NAVD'88), MORE OR LESS, WITHIN THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED BY THE WARRANTY DEED RECORDED FEBRUARY 2, 2005 AS DOCUMENT NUMBER 0503318021 IN THE COOK COUNTY RECORDER OF DEEDS, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF N. MEACHAM ROAD WITH A SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 69°51'20" EAST ALONG SAID SOUTHEASTERLY LINE, 178.16 FEET TO A SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 50°52'53" EAST ALONG A SOUTHEASTERLY LINE OF SAID LOT, 105.15 FEET; THENCE NORTH 0°00'00" EAST, 123.03 FEET; THENCE NORTH 39°09'08" WEST, 43.75 FEET; THENCE SOUTH 50°50'52" WEST, 6.59 FEET; THENCE NORTH 39°09'08" WEST, 98.38 FEET; THENCE NORTH 17°26'44" EAST, 45.74 FEET; THENCE NORTH 50°50'52" EAST, 5.58 FEET; THENCE SOUTH 39°09'08" EAST, 4.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39°09'08" WEST, 22.00 FEET; THENCE NORTH 50°50'52" EAST, 33.00 FEET; THENCE SOUTH 39°09'08" EAST, 22.00 FEET; THENCE NORTH 39°09'08" WEST, 12.09 FEET; THENCE NORTH 50°50'52" EAST, 33.05 FEET; THENCE SOUTH 85°38'45" EAST, 27.85 FEET; THENCE NORTH 50°50'52" EAST, 12.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°50'52" EAST, 3.00 FEET; THENCE SOUTH 39°09'08" EAST, 20.00 FEET; THENCE SOUTH 50°50'52" WEST, 3.00 FEET; THENCE NORTH 39°09'08" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60 SQUARE FEET (0.001 ACRES), MORE OR LESS.

### ROOFTOP AREA "I" (AS CREATED)

THAT PART OF A ROOFTOP OF AN EXISTING BUILDING AND ADJACENT THERETO, BEING ABOVE THE ELEVATION OF 798± (NAVD'88), MORE OR LESS, WITHIN THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

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## EXHIBIT B CONTINUED

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED BY THE WARRANTY DEED RECORDED FEBRUARY 2, 2005 AS DOCUMENT NUMBER 0503318021 IN THE COOK COUNTY RECORDER OF DEEDS, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF N. MEACHAM ROAD WITH A SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 69°51'20" EAST ALONG SAID SOUTHEASTERLY LINE, 178.56 FEET TO A SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 50°52'53" EAST ALONG A SOUTHEASTERLY LINE OF SAID LOT, 105.15 FEET; THENCE NORTH 0°00'00" EAST, 123.03 FEET; THENCE NORTH 39°09'08" WEST, 43.75 FEET; THENCE SOUTH 50°50'52" WEST, 6.59 FEET; THENCE NORTH 39°09'08" WEST, 98.38 FEET; THENCE NORTH 17°26'44" EAST, 45.74 FEET; THENCE NORTH 50°50'52" EAST, 5.58 FEET; THENCE SOUTH 39°09'08" EAST, 4.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39°09'08" WEST, 22.00 FEET; THENCE NORTH 50°50'52" EAST, 33.05 FEET; THENCE SOUTH 39°09'08" EAST, 22.00 FEET; THENCE NORTH 39°09'08" WEST, 12.09 FEET; THENCE NORTH 50°50'52" EAST, 33.05 FEET; THENCE SOUTH 85°38'45" EAST, 27.85 FEET; THENCE NORTH 50°50'52" EAST, 12.79 FEET; THENCE SOUTH 39°09'08" EAST, 122.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39°09'08" WEST, 20.00 FEET; THENCE NORTH 50°50'52" EAST, 3.00 FEET; THENCE SOUTH 39°09'08" EAST, 20.00 FEET; THENCE SOUTH 50°50'52" WEST, 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60 SQUARE FEET (0.001 ACRES), MORE OR LESS.

### ROOFTOP AREA "J" (AS CREATED)

THAT PART OF A ROOFTOP OF AN EXISTING BUILDING, BEING ABOVE THE ELEVATION OF 798± (NAVD'88), MORE OR LESS, WITHIN THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

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## EXHIBIT B CONTINUED

NORTH 50°50'52" EAST, 5.58 FEET; THENCE SOUTH 39°09'08" EAST, 4.82 FEET; THENCE NORTH 39°09'08" WEST, 22.00 FEET; THENCE NORTH 50°50'52" EAST, 33.00 FEET; THENCE SOUTH 39°09'08" EAST, 22.00 FEET; THENCE NORTH 39°09'08" WEST, 12.09 FEET; THENCE NORTH 50°50'52" EAST, 33.05 FEET; THENCE SOUTH 85°38'45" EAST, 27.85 FEET; THENCE NORTH 50°50'52" EAST, 12.79 FEET; THENCE SOUTH 39°09'08" EAST, 122.03 FEET; THENCE SOUTH 50°50'52" WEST, 10.58 FEET; THENCE SOUTH 39°09'08" EAST, 12.53 FEET; THENCE SOUTH 50°50'52" WEST, 40.20 FEET; THENCE NORTH 39°09'08" WEST, 9.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 39°09'08" EAST, 12.00 FEET; THENCE SOUTH 50°50'52" WEST, 30.00 FEET; THENCE NORTH 39°09'08" WEST, 12.00 FEET; THENCE NORTH 50°50'52" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 360 SQUARE FEET (0.008 ACRES), MORE OR LESS.

### ACCESS & UTILITIES (AS CREATED)

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES FROM THE ROOFTOP AREAS, IN, TO UNDER AND ACROSS THE REAL PROPERTY AND IMPROVEMENTS LOCATED AT 1939 N. MEACHAM RD, SCHAUMBURG, IL TO THE RIGHT OF WAY OF THOREAU DR, BEING A PUBLIC ROAD.

RECEIVED MAY 10 2022

Property of Cook County Clerk's Office