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JOINT DEVELOPMENT AGREEMENT AND CROSS EASEMENT

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THIS AGREEMENT (this "Agreement") is made as of the 14th day of May, 1986, by and between Regency Point Investment Partnership, an Illinois limited partnership (herein referred to as "RPIP") and Fifield Walden Limited Partnership, an Illinois limited partnership (herein referred to as "FWLP").

WITNESSETH:

WHEREAS, American National Bank and Trust Company of Chicago, not personally, but solely as Trustee under that certain Trust Agreement dated March 10, 1986 and known as Trust No. 64925 (said Bank in its capacity as Trustee aforesaid being herein referred to as "Trustee" and said Trust Agreement being herein referred to as the "RPIP Trust Agreement") is the record owner of a certain parcel of real estate containing approximately thirty-four (34) acres in the Village of Schaumburg in DuPage County, Illinois, northeast of Meacham Road and the Northwest Tollway and legally described on Exhibit A attached hereto and made a part hereof (said real estate being herein referred to as the "RPIP Property");

AND, WHEREAS, RPIP is the sole beneficiary of the RPIP Trust Agreement;

AND, WHEREAS, RPIP was formed for the purpose of developing in phases the RPIP Property;

AND, WHEREAS, American National Bank and Trust Company of Chicago, not personally, but solely as Trustee under that certain Trust Agreement dated January 23, 1984 and known as Trust No. 60208 (said Bank in its capacity as Trustee aforesaid being herein referred to as "Trustee" and said Trust Agreement being herein referred to as the "FWLP Trust Agreement") is the record owner of a certain parcel of real estate containing approximately 11.5 acres in the Village of Schaumburg in DuPage County, Illinois adjacent and contiguous to the RPIP Property and legally described on Exhibit B attached hereto and made a part hereof (said real estate being herein referred to as the "FWLP Property");

AND, WHEREAS, FWLP is the sole beneficiary of the FWLP Trust Agreement;

AND, WHEREAS, FWLP was formed for the purpose of developing the FWLP Property;

AND, WHEREAS, in order to develop the RPIP Property and FWLP Property (the RPIP Property and FWLP Property being herein sometimes collectively referred to as the "Properties") certain costs which will directly benefit RPIP, FWLP and the Properties including, without limitation, those costs described in Exhibit C attached hereto and made a part hereof (the "Development Costs"), will be incurred in connection with the rezoning of the Properties so as to permit development thereof pursuant to and in accordance with the "Final Development Plan" (as such term is defined in the RPIP Partnership Agreement) and the construction of infrastructures and site improvements upon the Properties, including without limitation, roadways, utilities, retention areas, detention areas;

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AND, WHEREAS, it is mutually beneficial for RPIP and FWLP to coordinate the conduct of the Development Activities and to share the Development Costs until all improvements contemplated by the Final Development Plan have been completed and paid for ("Start-up Period");

AND, WHEREAS, in order to develop the RPIP Property and the FWLP Property as an integrated project it is necessary and desirable to grant certain easements upon and across the Properties for the benefit of each phase of the project;

AND, WHEREAS, RPIP and FWLP have agreed to grant such easements as are necessary and desirable for the integrated development of the RPIP Property and the FWLP Property;

NOW THEREFORE, in consideration of the foregoing, of the mutual promises of the parties hereto, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows.

1. EASEMENTS.

RPIP and FWLP shall enter or cause the Trustees to enter into such easement agreements or other agreements necessary or desirable for the development of the RPIP Property and FWLP Property in phases pursuant to and in accordance with the Final Development Plan. Said easements and other agreements shall include without limitation, non-exclusive, perpetual easements for (i) ingress and egress upon, over and across the RPIP Property and FWLP Property, (ii) installation, construction and maintenance of roadways, utility lines, drainage systems, water detention and retention areas, and shall provide for the sharing of the cost of the maintenance in accordance with the Proportionate Share (as hereinafter defined) of said roadways, systems and areas until the dedication of the same to the proper authorities.

2. PREPARATION OF DEVELOPMENT PLAN.

RPIP and FWLP hereby agree to cooperate with each other in the preparation of a "Preliminary Development Plan" (as such term is defined in the RPIP Partnership Agreement) and the Final Development Plan in respect of developing the RPIP Property and FWLP Property as an integrated development. The Preliminary Development Plan and the Final Development Plan shall describe the Development Activities necessary or desirable to develop the RPIP Property and FWLP Property in phases as an integrated development and include a detailed description of the Development Costs.

3. DEVELOPMENT ACTIVITIES AND COST.

During the Start-up Period, RPIP and FWLP hereby agree to cooperate with each other in the performance of the Development Activities. During the Start-up Period, the Development Costs shall be shared by RPIP and FWLP in accordance with each party's "Proportionate Share" (as such term is herein defined). For purposes of this Agreement the term "Proportionate Share" shall mean the product obtained by multiplying (i) the Development Costs by (ii) a fraction of the numerator of which is the actual acreage of the RPIP Property or FWLP Property, whichever is the case, and the denominator of which is the total acreage of the RPIP Property and FWLP Property combined, provided, however, that if the density of the development of the respective properties is increased from the existing development plan presented to the Village of Schaumburg, such Proportionate Share shall be equitably adjusted.

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4. FURTHER ASSURANCES.

The parties hereto agree that upon request of the other party or where necessary or desirable, from time to time, each party will execute, acknowledge and deliver to the other all such additional instruments and documents and will do or cause to be done all such further or additional acts or things as may be reasonably necessary or required to effectuate fully the intent and purpose of this Agreement.

5. BINDING NATURE.

This Agreement and the provisions hereof shall extend to and be binding upon RPIP and FWLP, their respective successors, grantees, assigns, and subsequent owners of the RPIP Property or FWLP Property or any portion thereof.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

Regency Point Investment Partnership,
an Illinois limited partnership

Fifield Walden Limited Partnership,
an Illinois limited partnership

By: 

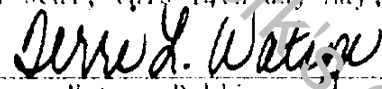
By: 

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 14th day of May, 1986, before me, the undersigned Notary Public, duly commissioned and sworn, personally appeared, **Steven D. Fifield** personally known to me (or proved to me on the basis of satisfactory evidence) to be the same person whose name is subscribed to the foregoing instrument, and he acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day May, 1986.



Notary Public
Commission expires April 18, 1990

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 14th day of May, 1986, before me, the undersigned Notary Public, duly commissioned and sworn, personally appeared, **Steven D. Fifield** personally known to me (or proved to me on the basis of satisfactory evidence) to be the same person whose name is subscribed to the foregoing instrument, and he acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day May, 1986.


Notary Public
Commission expires April 18, 1990

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EXHIBIT 4
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A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12 AND THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY; THENCE NORTH 81 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY A DISTANCE OF 1203.75 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF TOLL HIGHWAY PERMANENT EASEMENT PARCEL.

N-6C-71. 1; THENCE NORTH 03 DEGREES 24 MINUTES 10 SECONDS EAST ALONG THE LAST MENTIONED EASTERLY LINE A DISTANCE OF 147.32 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 04 DEGREES 18 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 750.01 FEET; THENCE NORTH 03 DEGREES 13 MINUTES 41 SECONDS EAST ALONG THE EASTERLY LINE OF TOLL HIGHWAY PERMANENT EASEMENT PARCEL N-6C-82 A DISTANCE OF 350.12 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THOREAU DRIVE; THENCE SOUTH 81 DEGREES 41 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE A DISTANCE OF 3.77 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, BEING THE ARC OF A CIRCLE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 160.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55 DEGREES 49 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 332.71 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, BEING THE ARC OF A CIRCLE, CONVEX SOUTHERLY AND HAVING A RADIUS OF 445.00 FEET, AN ARC DISTANCE OF 604.08 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 31 SECONDS EAST A DISTANCE OF 727.75 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 872.04 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 55.00 FEET; THENCE SOUTH 44 DEGREES 32 MINUTES 52 SECONDS WEST A DISTANCE OF 170.68 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 304.71 FEET TO A POINT IN THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION PARCEL N-6C-72; THENCE NORTH 81 DEGREES 13 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY A DISTANCE OF 437.18 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM SAID PARCEL THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION PARCEL N-6C-72, 437.18 FEET EAST (AS MEASURED ALONG THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY) OF THE WEST LINE OF THE EAST 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 18.41 FEET TO A POINT IN THE NORTH LINE OF THE PROPERTY CONDEMNED FOR TOLL HIGHWAY PURPOSES IN CASE NUMBER 7218204 CIRCUIT COURT OF COOK COUNTY; THENCE NORTH 86 DEGREES 56 MINUTES 17 SECONDS WEST ALONG THE LAST DESCRIBED NORTH LINE A DISTANCE OF 182.71 FEET TO A POINT IN THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY, SAID POINT BEING 252.57 FEET EAST (AS MEASURED ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY) OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12; THENCE SOUTH 81 DEGREES 13 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY, A DISTANCE OF 184.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD

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PRINCIPAL MERIDIAN AND THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY THENCE NORTH 81 DEGREES 14 MINUTES 44 SECONDS WEST (DEED) ALONG THE SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY, A DISTANCE OF 1167.77 FEET (DEED) 1168.36 (RECORD), FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED LINE A DISTANCE OF 35.98 FEET (RECORD) TO A POINT ON THE EAST LINE OF A PERMANENT EASEMENT N-6C-71. 1 TO THE ILLINOIS TOLL HIGHWAY COMMISSION RECORDED AS DOCUMENT NUMBER 1687276; THENCE NORTH 03 DEGREES 24 MINUTES 10 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 147.86 FEET (RECORD) 147.32 (DEED); THENCE NORTH 04 DEGREES 18 MINUTES 23 SECONDS EAST, AN ANGLE OF 0° 54 MINUTES WITH THE LAST LINE EXTENDED (RECORD) A DISTANCE OF 750.01 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST (DEED), FORMING AN ANGLE OF 4 DEGREES 31 MINUTES 43 SECONDS WITH THE LAST DESCRIBED LINE (RECORD) A DISTANCE OF 388.27 FEET (RECORD) 388.31 FEET (CALCULATED); THENCE SOUTH 03 DEGREES 27 MINUTES 52 SECONDS WEST (CALCULATED) A DISTANCE OF 511.08 (RECORD) 513.09 (CALCULATED) TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12, AND THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY; THENCE NORTH 81 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY A DISTANCE OF 1203.75 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF TOLL HIGHWAY PERMANENT EASEMENT PARCEL N-6C-71. 1; THENCE NORTH 03 DEGREES 24 MINUTES 10 SECONDS EAST ALONG THE LAST MENTIONED EASTERLY LINE A DISTANCE OF 147.32 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 04 DEGREES 18 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 750.01 FEET; THENCE NORTH 03 DEGREES 13 MINUTES 41 SECONDS EAST ALONG THE EASTERLY LINE OF TOLL HIGHWAY PERMANENT EASEMENT PARCEL N-6C-82 A DISTANCE OF 350.12 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THOREAU DRIVE; THENCE SOUTH 81 DEGREES 41 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE A DISTANCE OF 3.77 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, BEING THE ARC OF A CIRCLE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 160.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55 DEGREES 49 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, TANGENT TO THE LAST DESCRIBED CURVED LINE A DISTANCE OF 332.71 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, BEING THE ARC OF A CIRCLE, CONVEX SOUTHERLY AND HAVING A RADIUS OF 445.00 FEET AND AN ARC DISTANCE OF 288.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID ARC OF A CIRCLE AND SAID SOUTHERLY LINE OF THOREAU DRIVE AN ARC DISTANCE OF 315.84 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 31 SECONDS EAST A DISTANCE OF 727.75

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FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 392.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 45.19 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 262.63 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 63.15 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 94.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 190.00 FEET AND HAVING A CHORD DISTANCE OF 145.42 FEET WITH A CHORD BEARING OF SOUTH 22 DEGREES 30 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 149.23 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 109.08 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1093.14 FEET, AN ARC DISTANCE OF 26.08 FEET TO A NON-TANGENT LINE; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 548.12 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 72.15 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 215.30 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 43 SECONDS WEST TO THE POINT OF BEGINNING.

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07-12-202-006-0000

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EXHIBIT B

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A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12, AND THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY; THENCE NORTH 81 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY A DISTANCE OF 1203.75 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF TOLL HIGHWAY PERMANENT EASEMENT PARCEL N-5C-71. 1; THENCE NORTH 03 DEGREES 24 MINUTES 10 SECONDS EAST ALONG THE LAST MENTIONED EASTERLY LINE A DISTANCE OF 147.32 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 04 DEGREES 18 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 750.01 FEET; THENCE NORTH 03 DEGREES 17 MINUTES 41 SECONDS EAST ALONG THE EASTERLY LINE OF TOLL HIGHWAY PERMANENT EASEMENT PARCEL N-6C-82 A DISTANCE OF 350.12 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THOREAU DRIVE; THENCE SOUTH 81 DEGREES 41 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE A DISTANCE OF 3.77 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, BEING THE ARC OF A CIRCLE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 167.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55 DEGREES 49 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, TANGENT TO THE LAST DESCRIBED CURVED LINE A DISTANCE OF 332.71 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, BEING THE ARC OF A CIRCLE, CONVEX SOUTHERLY AND HAVING A RADIUS OF 445.00 FEET AND AN ARC DISTANCE OF 288.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID ARC OF A CIRCLE AND SAID SOUTHERLY LINE OF THOREAU DRIVE AN ARC DISTANCE OF 315.84 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 31 SECONDS EAST A DISTANCE OF 727.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 392.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 45.19 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 262.63 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 63.15 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 94.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 190.00 FEET AND HAVING A CHORD DISTANCE OF 145.42 FEET WITH A CHORD BEARING OF SOUTH 22 DEGREES 30 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 149.23 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 109.08 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1093.14 FEET, AN ARC DISTANCE OF 26.08 FEET TO A NON-TANGENT LINE; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 549.12 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 72.15 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 215.30 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 43 SECONDS WEST TO THE POINT OF BEGINNING.

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EXHIBIT C

Development Costs

Site Development Costs (including but not limited to)

Architectural and engineering fees
Survey and zoning fees
Offsite improvement donations
Site utilities
Paving and concrete work
Excavation and earthwork
Real estate taxes (to the extent the RPIP and FWLP Properties are
not separately assessed)
Professional services (legal, graphics and signage)
Permits and fees
Advertising, promotion, models, graphics and signage
Title insurance

*Prepared by mail to:
Douglas E. Wambach
303 E. Wacker Dr #1000
Chicago IL 60601*

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