

FIRST AMERICAN TITLE INSURANCE #

CA85113 2/2000 JC

. DEPT-01 RECORDING 157.50
. T#0014 TRAN 7779 10/03/95 15:16:00
. #2973 # JW *-95-671809
. COOK COUNTY RECORDER

**ASSIGNMENT OF RENTS AND
OF LESSOR'S INTEREST IN LEASES**

This assignment of rents, made as of this 10th day of September, 1995, by COLUMBIA NATIONAL BANK OF CHICAGO, not personally, but as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a trust agreement dated July 18, 1995, and known as Trust No. 4974 (hereinafter referred to as "Trustee") C. A. DEVELOPMENT, L.L.C., an Illinois limited liability company (the "Beneficiary") (the Trustee and the Beneficiary being hereinafter collectively referred to as the "Assignor"),

W I T N E S S E T H:

WHEREAS, Trustee has executed three mortgage notes (hereinafter, together with any and all amendments, modifications and refinancings thereof, individually referred to as a "Note" and collectively referred to as the "Notes") of even date herewith, payable to the order of COLUMBIA NATIONAL BANK OF CHICAGO (hereinafter referred to as "Assignee") as follows:

- A. Mortgage Note in the principal amount of Two Million Eight Hundred Thousand and 00/100 (\$2,800,000.00) Dollars; and
- B. Mortgage Note in the principal amount of Three Hundred Ten Thousand and 00/100 (\$310,000.00) Dollars; and
- C. Mortgage Note in the principal amount of Two Million Seven Hundred Fifty and 00/100 (\$2,750,000.00) Dollars; and

WHEREAS, to secure the payment of the Notes, Trustee has executed a mortgage and security agreement (hereinafter referred to as "Mortgage") of even date herewith conveying to Assignee the real estate legally described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as "Premises"); and

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WHEREAS, Beneficiary is the sole beneficiary of Trustee;

WHEREAS, Assignor desires to further secure the payment of principal and interest due under the Notes, including any and all modifications, renewals, amendments, extensions and refinancings thereof, the payment of all other sums with interest thereon becoming due and payable to Assignee under the provisions of this assignment or the Notes or the Mortgage, and the performance and discharge of each and every obligation, covenant and agreement of Assignor contained herein or in the Notes or in the Mortgage or in any other loan document executed in connection with the Note (hereinafter collectively referred to as "Assignor's Obligations");

NOW, THEREFORE, for and in consideration of the foregoing, the sum of Ten and No/100 Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, and to secure the payment and performance of Assignor's Obligations, Assignor does hereby assign, transfer and grant unto Assignee (i) all the rents, issues, security deposits and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or of any agreement for the use, sale, or occupancy of the Premises or any part thereof, which may be made or agreed to by Assignee under the powers herein granted, it being the intention hereby to establish an absolute transfer and assignment of all the said leases and agreements (hereinafter collectively referred to as "Leases") and security deposits, and all the avails thereof, to Assignee, and

(ii) without limiting the generality of the foregoing, all and whatever right, title and interest Assignor has in and to each of the Leases described in Exhibit "B" attached hereto and made a part hereof (hereinafter referred to as the "Scheduled Leases"), all on the following terms and conditions:

1. Assignor does hereby appoint irrevocably Assignee its true and lawful attorney in its name and stead (with or without taking possession of the Premises), to rent, lease, or let all or any portion of said Premises to any party or parties at such price and upon such terms, in its discretion as it may determine, and to collect all of said avails, rents, issues, deposits, and profits arising from or accruing at any time hereafter, and all now due, or that may hereafter become due under each and all of the Leases, written or verbal, or other tenancy existing or which may hereafter exist on said Premises, with the same rights and powers and subject to the same immunities, exoneration of liability, and rights or recourse and indemnity as the Assignee would have upon taking possession of said Premises pursuant to the provisions hereinafter set forth. The foregoing rights shall be exercised only after a default by Assignor that is not cured within any applicable cure period

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2. With respect to the Scheduled Leases, Beneficiary covenants that Trustee is the sole owner of the entire Lessor's interest in said leases; that said leases are valid and enforceable and have not been altered, modified or amended in any manner whatsoever except as otherwise indicated in said Exhibit "B"; that the lessees respectively named therein are not in default under any of the terms, covenants or conditions thereof; that no rent reserved in said leases has been assigned; and that no rent for any period subsequent to the date of this assignment has been collected more than thirty (30) days in advance of the time when the same became due under the terms of said leases.

3. Assignor, without cost, liability or expense to Assignee, shall (i) at all times promptly and faithfully abide by, discharge, and perform all of the covenants, conditions and agreements contained in all Leases of all or any of the Premises, on the part of the landlord thereunder to be kept and performed, (ii) enforce or secure the performance of all of the covenants, conditions and agreements of the Leases on the part of the lessees to be kept and performed, (iii) appear in and defend any action or proceeding arising under, growing out of or in any manner connected with the Leases or the obligations, duties or liabilities of landlord or of the lessees thereunder, (iv) transfer and assign to Assignee upon request of Assignee, any lease or leases of all or any part of the Premises heretofore or hereafter entered into, and make, execute and deliver to Assignee upon demand, any and all instruments required to effectuate said assignment, (v) furnish Assignee, within ten (10) days after a request by Assignee so to do, a written statement containing the names of all lessees, terms of all Leases, including the spaces occupied, the rentals payable and security deposits, if any, paid thereunder, (vi) exercise within ten (10) days of any demand therefor by Assignee any right to request from the lessee under any of the Leases of all or any part of the Premises a certificate with respect to the status thereof, and (vii) not, without Assignee's prior written consent, (a) execute an assignment or pledge of any rents of the Premises or of any of the Leases of all or any part of the Premises, except as security for the indebtedness secured hereby, (b) accept any prepayment of any installment of any rents more than ninety (90) days before the due date of such installment, (c) agree to any amendment to or change in the terms of any of the Scheduled Leases, which substantially reduces the rent payable thereunder or increases any risk or liability of the lessor thereunder, except that Assignor may permit or consent to any assignment or subletting of all or a portion of the Premises as permitted by a lease approved by Assignee.

4. So long as there shall exist no default by Assignor in the payment or in the performance of any of Assignor's Obligations, Assignor shall have the right to collect at the time of, but not more than ninety (90) days prior to, the date provided for the payment thereof, all rents, security deposits, income and profits arising under the Leases and to retain, use and enjoy the same.

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5. Upon or at any time after default in the payment or in the performance of any of Assignor's Obligations and the expiration of any applicable cure period and without regard to the adequacy of any other security therefor or whether or not the entire principal sum secured hereby is declared to be immediately due, forthwith, upon demand of Assignee, Assignor shall surrender to Assignee and Assignee shall be entitled to take actual possession of the Premises, or any part thereof, personally or by its agent or attorneys, and Assignee in its discretion may enter upon and take and maintain possession of all or any part of said Premises, together with all documents, books, records, papers, and accounts of Assignor or the then manager of the Premises relating thereto, and may exclude Assignor and their respective agents, or servants, wholly therefrom and may, as attorney in fact or agent of Assignor, or in its own name as Assignee and under the powers herein granted: (i) hold, operate, manage, and control the Premises and conduct the business, if any, thereof, either personally or by its agents, and with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper or necessary to enforce the payment or security of the avails, rents, issues and profits of the Premises including actions for recovery of rent, actions in forcible detainer and actions in distress for rent, hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, without notice to Assignor, (ii) cancel or terminate any of the Leases or any sublease for any cause or on any ground which would entitle Assignor to cancel the same, (iii) elect to disaffirm any other Leases or any sublease made subsequent to the Mortgage or subordinate to the lien thereof, (iv) extend or modify any of the then existing Leases and make new Leases, which extensions, modifications and new Leases may provide for terms to expire, or for options to lessees to extend or renew terms to expire, beyond the maturity date of the indebtedness hereunder and the issuance of a deed or deeds to a purchaser or purchasers at a foreclosure sale, it being understood and agreed that any such Leases, and the options or other such provisions to be contained therein, shall be binding upon Assignor and all persons whose interests in the Premises are subject to the lien hereof and to be also binding upon the purchaser or purchasers at any foreclosure sale, notwithstanding any redemption from sale, discharge of the mortgage indebtedness, satisfaction of any foreclosure decree, or issuance of any certificate of sale or deed to any purchaser, (v) make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments, and improvements to the Premises as to Assignee may seem judicious, (vi) insure and reinsure the Premises and all risks incidental to Assignee's possessions, operations, and management thereof, and (vii) receive all avails, rents, issues and profits.

6. Any avails, rents, issues and profits of the Premises received by Assignee pursuant hereto shall be applied in payment of

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or on account of the following, in such order as Assignee may determine: (i) to the payment of the operating expenses of the Premises, including reasonable compensation to Assignee or its agent or agents, if management of the Premises has been delegated to an agent or agents, and shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into Leases and the payment of premiums on insurance hereinabove authorized, (ii) to the payment of taxes, special assessments, and water taxes now due or which may hereafter become due on the Premises, or which may become a lien prior to the lien of the Mortgage, (iii) to the payment of all repairs, decorating, renewals, replacements, alterations, additions, betterments, and improvements of the Premises, including the cost from time to time of installing or replacing personal property or fixtures necessary to the operation of the Premises, and of placing said property in such condition as will, in the judgment of Assignee, make the Premises readily rentable, (iv) to the payment of any indebtedness secured hereby or any deficiency which may result from any foreclosure sale, or (v) with respect to any overplus or remaining funds, to the Assignor, its successors, or assigns, as their rights may appear.

7. Assignee shall not be liable for any loss sustained by Assignor resulting from Assignee's failure to let the Premises after default or from any other act or omission of Assignee in managing the Premises after default unless such loss is caused by the willful misconduct and bad faith of Assignee. Nor shall Assignee be obligated to perform or discharge, nor does Assignee hereby undertake to perform or discharge, any obligation, duty, or liability under said Leases or under or by reason of this assignment and Beneficiary shall and does hereby agree to indemnify Assignee for, and to hold Assignee harmless from, any and all liability, loss or damage which may or might be incurred under any of the Leases or under or by reason of this assignment and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants, or agreements contained in the Leases. Should Assignee incur any such liability under the Leases, or under or by reason of this assignment or in defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby and be immediately due and payable. This assignment shall not operate to place responsibility for the control, care, management or repair of the Premises upon Assignee, nor for the carrying out of any of the terms and conditions of any of the Leases, nor shall it operate to make Assignee responsible or liable for any waste committed on the property by the tenants or any other parties or for any dangerous or defective conditions of the Premises, or for any negligence in the management, upkeep, repair, or control of said Premises resulting in loss or injury or death to any tenant, licensee, employee, or stranger. Nothing herein contained shall be construed as constituting the Assignee a

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"mortgagee in possession" in the absence of the taking of actual possession of the Premises by Assignee pursuant to the provisions hereinafter contained.

8. Upon payment in full of the principal sum, interest and indebtedness secured hereby, this assignment shall become and be void and of no further effect but the affidavit, certificate, letter or statement of any officer, agent, or attorney of Assignee showing any part of said principal, interest or indebtedness to remain unpaid shall be and constitute evidence of the validity, effectiveness and continuing force of this assignment and any person may, and is hereby authorized to, rely thereon.

9. Assignor hereby authorizes and directs the lessee named in each of the Leases, and any other or future lessee or occupant of the Premises, upon receipt from Assignee of written notice with a copy to Assignor at the address set forth in the Mortgage to the effect that Assignee is then the holder of the Note and Mortgage and that a default exists thereunder or under this assignment, to pay over to Assignee all rents, security deposits, and other sums, if any, arising or accruing under said lease and to continue to do so until otherwise notified by Assignee.

10. Assignee may take or release other security for the payment of said principal sum, interest and indebtedness; may release any party primarily or secondarily liable therefor; and may apply any other security held by it to the satisfaction of such principal sum, interest or indebtedness without prejudice to any of its rights under this assignment.

11. The term "Leases" as used herein means each of the Leases hereby assigned and any extension or renewal thereof.

12. Nothing contained in this assignment and no act done or omitted by Assignee pursuant to the powers and rights granted it hereunder shall be deemed to be a waiver by Assignee of its rights and remedies under the Notes and the Mortgage, and this assignment is made without prejudice to any of the rights and remedies possessed by Assignee under the terms of the Notes and Mortgage. The right of Assignee to collect said principal sum, interest and indebtedness and to enforce any other security therefor held by it may be exercised by Assignee either prior to, simultaneously with or subsequent to any action taken by it hereunder.

13. This assignment and the covenants therein contained shall inure to the benefit of Assignee and any subsequent holder of the Notes and Mortgage and shall be binding upon Assignor, its successors and assigns and any subsequent owner of the Premises.

14. This document shall be construed and enforced according to the laws of the State of Illinois.

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This assignment is executed by COLUMBIA NATIONAL BANK OF CHICAGO, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee and it is expressly understood and agreed that nothing herein or in the Notes contained shall be construed as creating any liability on COLUMBIA NATIONAL BANK OF CHICAGO personally to pay the Notes or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such personal liability, if any, being expressly waived by Assignee and by every person now or hereafter claiming any right or security hereunder.

IN WITNESS WHEREOF, the Trustee and Beneficiary have caused these presents to be executed in their name and on their behalf, at the day and year first above written.

COLUMBIA NATIONAL BANK OF CHICAGO,
not personally, but as Trustee
aforesaid

By: [Signature]
Its: _____

ATTEST:

By: [Signature]
Its: _____

C. A. DEVELOPMENT, L.L.C., an
Illinois limited liability company

By: Clamar Corp., an Illinois
corporation

By: [Signature]
Clark Umentum, President

By: Andrews, Inc., an Illinois
corporation

By: [Signature]
Wendy Andrews, President

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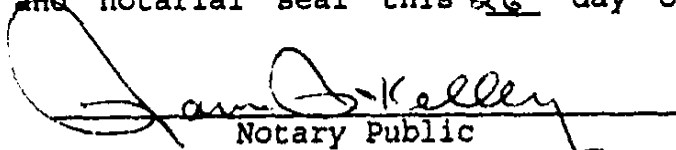
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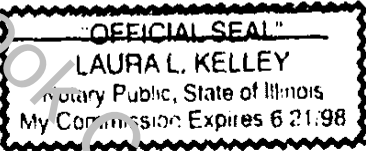
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PHILLIS J. WITWORSKI, VICE PRESIDENT of COLUMBIA NATIONAL BANK OF CHICAGO, a National Banking Association, and CYNTHIA NORTON, CONTROLLER of said bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said bank as their own free and voluntary act and as the free and voluntary act of said bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of Sept, 1995.


Notary Public

My Commission Expires: _____



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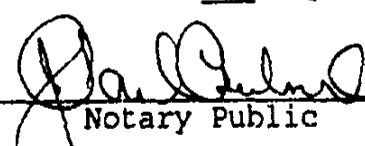
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

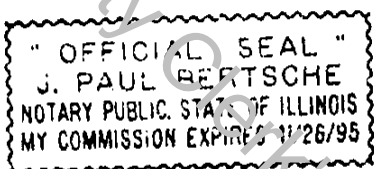
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CLARK UMENTUM, the President of CLAMAR CORP., an Illinois corporation and a member of C. A. Development, L.L.C., an Illinois limited liability company, and WENDY ANDREWS, the President of ANDREWS, INC., an Illinois corporation and a member of C. A. Development, L.L.C., respectively, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they executed the foregoing instrument on behalf of such members of said limited liability company, as their own and free and voluntary acts and as the free and voluntary act of the above respective corporations, as members of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of September 1995.



Notary Public

My Commission Expires: 11-26-95



THIS DOCUMENT PREPARED BY
AND AFTER RECORDING, RETURN TO:

Bruce A. Salk
COHEN, COHEN & SALK, P.C.
630 Dundee
Suite 120
Northbrook, Illinois 60062



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2025

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FIRST AMERICAN TITLE INSURANCE COMPANY
30 North La Salle, Suite 300, Chicago, IL 60602

EXHIBIT "A"

PIN NO.: 13-15-306-057-0000; 13-15-306-054-0000;
13-15-306-059-0000; 13-15-317-048-0000;
13-15-306-051-0000; 13-15-306-056-0000;
13-15-306-044-0000; 13-15-306-053-0000; AND
13-15-317-049

ADDRESS: 7.3 acre site in 4400 block of West Berteau, Old
Irving Park, Illinois

PARCEL 1:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND
DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2
OF THE SOUTHWEST 1/4 IN SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR
AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1
IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE
WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID
SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 HAVING
AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A
BASE FOR THE FOLLOWING DESCRIBED COURSES; THENCE DUE EAST FROM SAID POINT
OF COMMENCEMENT A DISTANCE OF 280 FEET TO THE POINT OF BEGINNING OF LAND
HEREIN TO BE DESCRIBED; THENCE CONTINUING DUE EAST A DISTANCE OF 430.07
FEET; THENCE DUE NORTH A DISTANCE OF 96.13 FEET; THENCE NORTH 51 DEGREES 54
MINUTES 46 SECONDS WEST, A DISTANCE OF 131.66 FEET TO A POINT 9 FEET
SOUTHERLY, AS MEASURED RADIALLY, FROM THE CENTER LINE OF SPUR TRACK OF THE
CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED;
THENCE WESTERLY ALONG A CURVE LINE CONCAVE TO THE SOUTH HAVING A RADIUS OF
850.58 FEET AND CHORD BEARING NORTH 88 DEGREES 20 MINUTES 14 SECONDS WEST,
A CHORD DISTANCE OF 62.72 FEET AND AN ARC DISTANCE OF 62.71 FEET; THENCE
NORTH 0 DEGREES 43 MINUTES 34 SECONDS WEST, A DISTANCE OF .5 FEET TO A
POINT 8.5 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE
OF SAID SPUR TRACK; THENCE SOUTH 89 DEGREES 16 MINUTES 38 SECONDS WEST,
ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACT, A DISTANCE
OF 244.94 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES 34 SECONDS EAST, A
DISTANCE OF .5 FEET; THENCE WESTERLY ALONG A CURVE LINE CONCAVE TO THE
SOUTH AND 9 FEET DISTANT FROM THE CENTER LINE OF SAID SPUR TRACT, SAID
PARALLEL LINE HAVING THE FOLLOWING BEARINGS, CHORDS AND RADIUS; THENCE
SOUTH 83 DEGREES 16 MINUTES 05 SECONDS WEST, A CHORD DISTANT OF 99.98 FEET
AND RADIUS OF 383.27 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 15 SECONDS
WEST, A CHORD DISTANCE OF 16.08 FEET AND A RADIUS OF 346.73 FEET TO THE END
OF SAID PARALLEL LINE; THENCE SOUTH 31 DEGREES 00 MINUTES 14 SECONDS EAST A
DISTANCE OF 185.83 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT
PART THEREOF LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE
OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 THROUGH A POINT 300.07
FEET EAST OF THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, AND SAID SOUTH LINE HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST; THENCE DUE EAST FROM SAID POINT OF COMMENCEMENT ALONG SAID SOUTH LINE A DISTANCE OF 280 FEET; THENCE NORTH 31 DEGREES 00 MINUTES 14 SECONDS WEST A DISTANCE OF 185.83 FEET TO A POINT 9 FEET SOUTHERLY, MEASURED RADially, FROM THE CENTER LINE OF A SPUR TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY (INTERSTATE COMMERCE COMMISSION NUMBER 66), AS NOW LOCATED; THENCE EASTERLY ALONG A CURVED LINE CONCAVE TO THE SOUTH HAVING A RADIUS OF 346.73 FEET AND A CHORD BEARING NORTH 71 DEGREES 35 MINUTES 15 SECONDS EAST, A CHORD DISTANCE OF 16.08 FEET; THENCE EASTERLY ALONG A CURVED LINE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 383.27 FEET AND A CHORD BEARING NORTH 80 DEGREES 29 MINUTES 9 SECONDS EAST, A CHORD DISTANCE OF 62.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING EASTERLY ALONG SAID LAST DESCRIBED CURVE (RADIUS 383.27 FEET) PARALLEL WITH AND DISTANCE 9 FEET SOUTHERLY FROM SAID SPUR TRACK CENTER LINE AN ARC DISTANCE OF 37.23 FEET TO A POINT OF TANGENCY THENCE NORTH 0 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF .5 FEET TO A POINT DISTANCE 8.5 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SPUR TRACK CENTER LINE; THENCE NORTH 89 DEGREES 16 MINUTES 38 SECONDS EAST PARALLEL WITH SAID SPUR TRACK CENTER LINE A DISTANCE OF 244.94 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES 34 SECONDS EAST A DISTANCE OF .5 FEET TO A POINT DISTANT 9 FEET SOUTHERLY, MEASURED RADially, FROM SAID SPUR TRACK CENTER LINE; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH (AND PARALLEL WITH SAID SPUR TRACK CENTER LINE), HAVING A RADIUS OF 850.53 FEET AND A CHORD BEARING SOUTH 88 DEGREES 20 MINUTES 14 SECONDS EAST, A CHORD DISTANCE OF 62.72 FEET AND AN ARC DISTANCE OF 62.74 FEET; THENCE NORTH 51 DEGREES 54 MINUTES 46 SECONDS WEST A DISTANCE OF 137.15 FEET TO A POINT DISTANCE 15 FEET SOUTHERLY, MEASURED RADially, FROM THE CENTER LINE OF CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY SPUR TRACK OR CONNECTING TRACK INTERSTATE COMMERCE COMMISSION NUMBER "A"-243, SAID TRACK IS NOW LOCATED; THENCE WESTERLY PARALLEL WITH SAID LAST DESCRIBED SPUR TRACK CENTER LINE, (SAID PARALLEL LINE BEING A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 546.45 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 84 DEGREES 28 MINUTES 16 SECONDS WEST AND HAS A LENGTH OF 237.61 FEET) AN ARC DISTANCE OF 239.53 FEET TO A POINT ON A LINE WHICH BEARS NORTH 0 DEGREES 19 MINUTES 10 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 19 MINUTES 10 SECONDS WEST A DISTANCE OF 64.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1

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IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 HAVING AN ASSUMED BEING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A BASE FOR THE FOLLOWING DESCRIBED COURSES: THENCE DUE EAST FROM SAID POINT OF COMMENCEMENT, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING OF LAND HEREIN TO BE DESCRIBED, THENCE CONTINUING DUE EAST, A DISTANCE OF 230 FEET, THENCE NORTH 31 DEGREES 00 MINUTES 14 SECONDS WEST, A DISTANCE OF 185.83 FEET TO A POINT 9 FEET SOUTHEASTERLY, AS MEASURED RADially, FROM THE CENTER LINE OF SPUR TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED, THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 346.73 FEET AND A CHORD BEARING SOUTH 59 DEGREES 27 MINUTES 32 SECONDS WEST, A CHORD DISTANCE OF 129.88 FEET, AND AN ARC DISTANCE OF 130.66 FEET, SAID CURVED LINE ALSO BEING DISTANT 9 FEET SOUTHEASTERLY FROM THE CENTER LINE OF SAID SPUR TRACK; THENCE SOUTH 48 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 30.34 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 73.24 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST; THENCE DUE EAST FROM SAID POINT OF COMMENCEMENT ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, 280 FEET, THENCE NORTH 31 DEGREES 00 MINUTES 14 SECONDS WEST, 185.83 FEET TO A POINT 9 FEET SOUTHERLY AS MEASURED RADially, FROM THE CENTER LINE OF A SPUR TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS NOW LOCATED, FOR THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE EASTERLY ON A CURVED LINE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 346.73 FEET AND A CHORD BEARING NORTH 71 DEGREES 35 MINUTES 15 SECONDS EAST, A CHORD DISTANCE OF 16.08 FEET; THENCE EASTERLY ON A CURVED LINE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 325.27 FEET AND A CHORD BEARING NORTH 80 DEGREES 26 MINUTES 34 SECONDS EAST, A CHORD DISTANCE OF 62.96 FEET; THENCE NORTH 0 DEGREES 19 MINUTES 10 SECONDS EAST 64.23 FEET TO A POINT 15 FEET SOUTHERLY OF, AS MEASURED RADially FROM THE CENTER LINE OF A NORTHWESTERN RAILWAY COMPANY TRACT, AS NOW LOCATED, THENCE WESTERLY ON A CURVED LINE CONCAVE TO THE SOUTH AND 15 FEET SOUTHERLY OF SAID RAILROAD TRACT, AND HAVING A RADIUS OF 561.54 FEET AND A CHORD BEARING SOUTH 57 DEGREES 50 MINUTES 35 SECONDS WEST, A CHORD DISTANCE OF 297.44 FEET TO A POINT 10.65 FEET EAST OF THE WEST LINE OF KOLMAR AVENUE EXTENDED NORTH; THENCE SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID WEST LINE OF KOLMAR AVENUE, 25.96 FEET TO A POINT 54.86 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH 59 DEGREES 03 MINUTES 37 SECONDS EAST 67 FEET; THENCE NORTH 48 DEGREES 39 MINUTES 37 SECONDS EAST 6.09 FEET; THENCE EASTERLY ALONG A CURVED LINE CONCAVE TO THE

SOUTH AND HAVING A RADIUS OF 346.73 FEET AND A CHORD BEING NORTH 59 DEGREES 27 MINUTES 32 SECONDS EAST, A CHORD DISTANCE OF 129.87 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 5:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NORTH KOLMAR AVENUE WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 0 DEGREES 17 MINUTES 00 SECONDS WEST A DISTANCE OF 73.24 FEET; THENCE NORTH 48 DEGREES 39 MINUTES 37 SECONDS EAST, A DISTANCE OF 24.25 FEET TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF A WAREHOUSE BUILDING; THENCE SOUTH 59 DEGREES 03 MINUTES 37 SECONDS WEST A DISTANCE OF 67.00 FEET; THENCE SOUTH 35 DEGREES 50 MINUTES EAST, A DISTANCE OF 67.67 FEET TO THE POINT OF BEGINNING, IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 6:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NORTH KOLMAR AVENUE WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 35 DEGREES 50 MINUTES WEST, A DISTANCE OF 67.67 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 55.7 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF NORTH KOLMAR AVENUE AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 90 DEGREES 00 MINUTES EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 A DISTANCE OF 10.55 FEET; THENCE NORTH 00 DEGREES 17 MINUTES WEST PARALLEL WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID NORTH KOLMAR AVENUE, A DISTANCE OF 80.82 FEET TO A POINT DISTANT 15 FEET SOUTHEASTERLY, MEASURED RADially, FROM THE CENTER LINE OF CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY CONNECTING TRACT ICC NO. A-243, AS SAID TRACK IS NOW LOCATED; THENCE SOUTHWESTERLY TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 ALONG A CURVED LINE 15 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID CONNECTING TRACT, WHICH CURVE HAS A RADIUS OF 561.54 FEET, CONCAVE TO THE SOUTHEAST, AND IS SUBTENDED BY A 100.21 FOOT CHORD LINE WHICH BEARS SOUTH 36 DEGREES 14 MINUTES 40 SECONDS WEST; THENCE CONTINUING SOUTHWESTERLY ON THE AFOREDESCRIBED CURVED LINE TO THE SOUTH LINE OF LOT 2 IN BLOCK 2 OF CRANDALL'S BOULEVARD ADDITION TO MONTROSE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF

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SECTION 15, AFORESAID, SAID CURVE BEING SUBTENDED BY A 65.08 FOOT CHORD LINE WHICH BEARS SOUTH 26 DEGREES 58 MINUTES 40 SECONDS WEST; THENCE NORTH 90 DEGREES 00 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 2, 78.69 FEET TO THE WEST LINE OF NORTH KOLMAR AVENUE; THENCE NORTH 00 DEGREES 17 MINUTES WEST ALONG THE WEST LINE OF NORTH KOLMAR AVENUE, 58.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 IN CRANZALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A BASE FOR THE FOLLOWING DESCRIBED COURSES: THENCE DUE EAST FROM SAID POINT OF COMMENCEMENT A DISTANCE OF 280 FEET TO THE POINT OF BEGINNING OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING DUE EAST A DISTANCE OF 430.07 FEET; THENCE DUE NORTH A DISTANCE OF 96.13 FEET; THENCE NORTH 51 DEGREES, 54 MINUTES, 46 SECONDS WEST A DISTANCE OF 131.66 FEET TO A POINT 9 FEET SOUTHERLY AS MEASURED RADIALLY FROM THE CENTER LINE OF A SPUR TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE WESTERLY ALONG A CURVED LINE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 850.58 FEET AND A CHORD BEARING NORTH 88 DEGREES, 20 MINUTES, 14 SECONDS WEST, A CHORD DISTANCE OF 62.72 FEET AND AN ARC DISTANCE OF 62.74 FEET; THENCE NORTH 00 DEGREES, 43 MINUTES, 34 SECONDS WEST A DISTANCE OF 0.50 FEET TO A POINT 8.5 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SAID SPUR TRACK; THENCE SOUTH 89 DEGREES, 16 MINUTES, 38 SECONDS WEST ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK A DISTANCE OF 244.94 FEET; THENCE SOUTH 00 DEGREES, 43 MINUTES, 43 SECONDS EAST A DISTANCE OF 0.50 FEET; THENCE WESTERLY ALONG A CURVE LINE CONCAVE TO THE SOUTH AND 9 FEET DISTANT FROM THE CENTER LINE OF SAID SPUR TRACK, SAID PARALLEL LINE HAVING THE FOLLOWING BEARINGS, CHORDS AND RADIUS; SOUTH 83 DEGREES, 16 MINUTES, 05 SECONDS WEST, A CHORD DISTANCE OF 99.98 FEET AND RADIUS OF 383.27 FEET; SOUTH 71 DEGREES, 35 MINUTES, 15 SECONDS WEST, A CHORD DISTANCE OF 16.08 FEET AND RADIUS OF 346.73 FEET TO THE END OF SAID PARALLEL LINE; THENCE SOUTH 31 DEGREES, 00 MINUTES, 14 SECONDS EAST A DISTANCE OF 185.83 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 THROUGH A POINT 300.07 FEET EAST OF THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1

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IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1889 AS DOCUMENT NO. 1123682; SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A BASE FOR THE FOLLOWING DESCRIBED COURSES; THENCE NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST FROM SAID POINT OF COMMENCEMENT, A DISTANCE OF 183.93 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 6 DEGREES 36 MINUTES 52 MINUTES WEST A DISTANCE OF 247.75 FEET; THENCE NORTHWESTERLY 97.82 FEET ALONG THE ARC OF A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 193.18 FEET AND A CHORD DISTANCE OF 96.78 FEET WITH A CHORD BEARING OF NORTH 21 DEGREES 07 MINUTES 16 SECONDS WEST; THENCE NORTH 35 DEGREES 37 MINUTES 41 SECONDS EAST ALONG A LINE PARALLEL WITH AND 20 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE TANGENT SEGMENT OF SPUR TRACK I.C.C. NO. A-303 AND EXTENSION OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED, A DISTANCE OF 389.32 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PROPERTY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY CONVEYED TO THE B & B PACKING COMPANY BY QUIT CLAIM DEED NO. 74902, DATED SEPTEMBER 11, 1860; THENCE CONTINUING NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID B & B PACKING COMPANY PROPERTY, A DISTANCE OF 136.82 FEET TO THE MOST WESTERLY CORNER OF SAID B & B PACKING COMPANY PROPERTY; THENCE NORTH 38 DEGREES 04 MINUTES 33 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID B & B PACKING COMPANY PROPERTY, A DISTANCE OF 86.64 FEET TO A LINE PARALLEL WITH AND DISTANT 10 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SPUR TRACK I.C.C. NO. 64 OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID SPUR TRACK IS NOW LOCATED; THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 270 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 33 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 11.73 FEET TO A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE SOUTHBOUND MAIN TRACK, (THE MOST EASTERLY MAIN TRACK), OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACK IS NOW LOCATED; THENCE SOUTHERLY ON SAID PARALLEL LINE, 458.11 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,175.07 FEET AND A CHORD DISTANCE OF 455.22 FEET WITH A CHORD BEARING OF SOUTH 24 DEGREES 36 MINUTES 58 SECONDS EAST, TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 331.68 FEET TO A POINT OF CURVE; THENCE SOUTHERLY 534.51 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,838.87 FEET AND A CHORD DISTANCE OF 533.72 FEET WITH A CHORD BEARING OF SOUTH 8 DEGREES 03 MINUTES 33 SECONDS EAST, TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 4 IN BLOCK 2 IN SAID CRANDALL'S BOULEVARD ADDITION; THENCE SOUTH 89 DEGREES 53 MINUTES 17 SECONDS EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 4, A DISTANCE OF 82.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 17 DEGREES 52 MINUTES 20 SECONDS EAST ALONG THE WESTERLY LINE OF LOTS 4 AND 3 IN SAID CRANDALL'S BOULEVARD ADDITION, A DISTANCE OF 52.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS EAST ALONG THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN SAID CRANDALL'S BOULEVARD ADDITION, A DISTANCE OF 6.65 FEET TO A LINE PARALLEL WITH AND DISTANT 15 FEET SOUTHWESTERLY AND SOUTHERLY, MEASURED AT RIGHT ANGLES AND RADIALLY, FROM THE CENTER LINE OF SPUR TRACK I.C.C. NO. A-243 OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID SPUR TRACK IS NOW LOCATED; THENCE NORTHEASTERLY AND EASTERLY ON SAID PARALLEL LINE, A

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DISTANCE OF 165.23 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 561.54 FEET WITH A CHORD DISTANCE OF 164.63 FEET AND A DEED CHORD BEARING OF NORTH 32 DEGREES 31 MINUTES 38 SECONDS EAST AND A MEASURED CHORD BEARING OF NORTH 32 DEGREES 35 MINUTES 54 SECONDS EAST; THENCE CONTINUING ON SAID 15 FOOT SOUTHEASTERLY AND SOUTHERLY PARALLEL LINE, A DISTANCE OF 301.03 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 561.54 FEET AND A CHORD DISTANCE OF 297.44 FEET WITH A DEED CHORD BEARING OF NORTH 57 DEGREES 50 MINUTES 35 SECONDS EAST AND A MEASURED CHORD BEARING OF NORTH 57 DEGREES 55 MINUTES 14 SECONDS EAST; THENCE CONTINUING ON SAID 15 FOOT SOUTHEASTERLY AND SOUTHERLY PARALLEL LINE, A DISTANCE OF 239.26 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 546.46 FEET AND A DEED CHORD DISTANCE OF 237.61 FEET WITH A DEED CHORD BEARING OF NORTH 84 DEGREES 28 MINUTES 16 SECONDS EAST AND A MEASURED CHORD DISTANCE OF 237.35 FEET WITH A MEASURED CHORD BEARING OF NORTH 84 DEGREES 23 MINUTES 50 SECONDS EAST, TO A POINT THAT IS NORTH 51 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 268.81 FEET FROM POINT 'A' (POINT 'A' DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 710.07 FEET; THENCE NORTH, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 96.13 FEET TO THE POINT 'A'); THENCE SOUTH 51 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 266.61 FEET POINT 'A'; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 96.13 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 220 FEET; THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS WEST A DISTANCE OF 532.02 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 33 SECONDS WEST A DISTANCE OF 43.51 FEET TO A LINE PARALLEL WITH AND DISTANT 15 FEET NORTHERLY AND NORTHWESTERLY, MEASURED AT RIGHT ANGLES AND RADIALLY FROM THE CENTER LINE OF SPUR TRACK I.C.C. NO. A-243 OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID SPUR TRACK IS NOW LOCATED; THENCE WESTERLY AND SOUTHWESTERLY ON SAID PARALLEL LINE, HAVING THE FOLLOWING DESCRIBED COURSES AND CHORD DISTANCES; NORTH 86 DEGREES 04 MINUTES 00 SECONDS WEST A DISTANCE OF 23.54 FEET; SOUTH 87 DEGREES 49 MINUTES 55 SECONDS WEST A DISTANCE OF 102.78 FEET; SOUTH 77 DEGREES 31 MINUTES 32 SECONDS WEST A DISTANCE OF 102.50 FEET; SOUTH 68 DEGREES 41 MINUTES 09 SECONDS WEST A DISTANCE OF 102.44 FEET; SOUTH 60 DEGREES 15 MINUTES 25 SECONDS WEST ALONG THE LAST CHORD, A DISTANCE OF 74.06 FEET OR DESCRIBED OVERALL AS: ALONG THE ARC OF A CURVE A DISTANCE OF 229.08 FEET, CONCAVE TO THE SOUTH AND SOUTHEAST, HAVING A RADIUS OF 576.45 FEET AND A CHORD DISTANCE OF 227.58 FEET WITH A CHORD BEARING OF SOUTH 83 DEGREES 50 MINUTES 30 SECONDS WEST; THENCE CONTINUING ON SAID 15 FOOT NORTHERLY AND NORTHWESTERLY PARALLEL LINE, A DISTANCE OF 176.70 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 591.54 FEET, AND A CHORD DISTANCE OF 176.04 FEET WITH A CHORD BEARING OF SOUTH 65 DEGREES 08 MINUTES 50 SECONDS WEST, TO A POINT WHICH IS NORTH 83 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 100 FEET FROM THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15,

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ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1889 AS DOCUMENT 1123682; SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A BASE FOR THE FOLLOWING DESCRIBED COURSES; THENCE NORTH 00 DEGREES 17 MINUTES 43 SECONDS WEST FROM SAID POINT OF COMMENCEMENT, A DISTANCE OF 184.08 FEET; THENCE NORTH 06 DEGREES 36 MINUTES 52 SECONDS WEST A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 06 DEGREES 36 MINUTES 52 SECONDS WEST A DISTANCE OF 127.97 FEET; THENCE NORTHWESTERLY 97.82 FEET ALONG THE ARC OF A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 193.18 FEET AND A CHORD DISTANCE OF 96.78 FEET WITH A CHORD BEARING OF NORTH 21 DEGREES 07 MINUTES 17 SECONDS WEST, THENCE NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST, A DISTANCE OF 369.25 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PROPERTY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY CONVEYED TO THE B & B PACKING COMPANY BY QUIT CLAIM DEED NO. 74902, DATED SEPTEMBER 11, 1860; THENCE CONTINUING NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID B & B PACKING COMPANY PROPERTY, A DISTANCE OF 136.82 FEET TO THE MOST WESTERLY CORNER OF SAID B & B PACKING COMPANY PROPERTY; THENCE NORTH 38 DEGREES 40 MINUTES 33 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID B & B PACKING COMPANY PROPERTY, A DISTANCE OF 86.41 FEET; THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS WEST A DISTANCE OF 275 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 33 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 13.11 FEET TO A LINE PARALLEL WITH AND DISTANCE 25 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE SOUTHBOUND MAIN TRACT (THE MOST EASTERLY MAIN TRACT), OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACK IS NOW LOCATED; THENCE SOUTHERLY ON SAID PARALLEL LINE, 444.99 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,080.93 FEET AND A CHORD DISTANCE OF 441.86 FEET WITH A CHORD BEARING OF SOUTH 25 DEGREES 07 MINUTES 51 SECONDS EAST, TO A POINT OF TANGENCY; THENCE SOUTH 13 DEGREES 20 MINUTES 14 SECONDS EAST, A DISTANCE OF 406.38 FEET TO A POINT OF CURVE; THENCE SOUTHERLY 58.92 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,377.87 FEET AND A CHORD DISTANCE OF 58.92 FEET WITH A CHORD BEARING OF SOUTH 12 DEGREES 37 MINUTES 38 SECONDS EAST, THENCE EAST A DISTANCE OF 217.47 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 17 MINUTES 09 SECONDS EAST, BEING AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING; THENCE NORTH 17 DEGREES 42 MINUTES 51 SECONDS EAST A DISTANCE OF 96.55 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 4 IN BLOCK 2 OF CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1889 AS DOCUMENT NO. 1123682; THENCE NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST ON SAID WESTERLY EXTENSION OF SAID SOUTHERLY LINE OF LOT 4, A DISTANCE OF 40 FEET; THENCE SOUTH 10 DEGREES 20 MINUTES 10 SECONDS WEST A DISTANCE OF 150 FEET TO A LINE PARALLEL WITH AND DISTANT 50 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM

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THE NORTHERLY EXTENSION OF THE CENTER LINE OF THE TANGENT SEGMENT OF THE NORTH BOUND MAIN TRACK, (THE MOST WESTERLY TRACK) OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACK IS NOW LOCATED; THENCE SOUTH 00 DEGREES 22 MINUTES 41 SECONDS EAST ON SAID LINE PARALLEL WITH SAID NORTHERLY EXTENSION OF THE CENTER LINE OF SAID TANGENT SEGMENT OF SAID MAIN TRACK, A DISTANCE OF 967.40 FEET; THENCE SOUTH 3 DEGREES 32 MINUTES 58 SECONDS EAST A DISTANCE OF 58.09 FEET TO THE NORTH LINE OF IRVING PARK BOULEVARD; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST ON THE NORTH LINE OF SAID IRVING PARK BOULEVARD, A DISTANCE OF 32.95 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTH 1/4 OF SAID SECTION 15; THENCE NORTH 00 DEGREES 17 MINUTES 09 SECONDS WEST ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 1,080.86 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 11:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 17 MINUTES 09 SECONDS EAST, BEING AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING; THENCE NORTH 17 DEGREES 39 MINUTES 51 SECONDS EAST A DISTANCE OF 96.55 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 4 IN BLOCK 2 OF CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1889 AS DOCUMENT NO. 1123682; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON SAID WESTERLY EXTENSION OF SAID SOUTHERLY LINE OF LOT 4, A DISTANCE OF 5.35 FEET TO THE SOUTHEAST CORNER OF LOT 4 AFORESAID; THENCE SOUTH 16 DEGREES 26 MINUTES 34 SECONDS ON THE WESTERLY LINE OF LOTS 5 THROUGH 8 TO A LINE 200 FEET SOUTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15 AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

(Lease Description)

None

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