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Prepared By and After Recording
Return to:

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. DEPT-01 RECORDING \$41.00
. T#0012 TRAN 4055 02/18/97 14:44:00
. #3782 ÷ CG *-97-110843
. COOK COUNTY RECORDER

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SUBORDINATION AGREEMENT

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THIS SUBORDINATION AGREEMENT is executed this 14th day of February, 1997, by BLUERIDGE CAPITAL CORPORATION, a Texas corporation ("Blueridge") for the benefit of BLUE RIDGE FUNDING LLC, a Colorado limited liability company ("BRF").

I. RECITALS

1.1 Blueridge is the owner, holder, and beneficiary of a lien encumbering the property in Cook County, Illinois, commonly known as 4532 South Kolin, Chicago, Illinois, and more particularly described on Exhibit A attached hereto and made a part hereof by this reference ("Property"), which lien was created by a mortgage dated March 14, 1994, executed by Kentile, Inc., a Delaware corporation, for the benefit of Nemo Acquisition Corp., and recorded March 18, 1994, as Document No. 94250614, and subsequently assigned to Kolin Inc., by Document No. 95808148, and subsequently assigned to Nemo Acquisition Corp., by Document No. 96295670, and subsequently assigned to Bank of America Illinois, by Document No. 96298097, and subsequently assigned to Blueridge, by Document No. 96952855 (the "Blueridge Mortgage").

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BOX 333-CTI

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EXHIBIT

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EXHIBIT

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1.2 BRF has agreed to make a loan to Blueridge evidenced by a promissory note in the principal sum of \$2,750,000.00 ("BRF Note") in connection with the ownership of the Property. To secure the BRF Note, Blueridge has executed and delivered to BRF its mortgage ("BRF Mortgage") which has been recorded in the office of the Clerk and Recorder of Cook County, Illinois, immediately prior to the recording of this Subordination Agreement. The BRF Mortgage constitutes a lien on the Property.

1.3 BRF has agreed to make the loan provided BRF's Mortgage constitutes a first and prior lien on the Property.

1.4 Blueridge has agreed to subordinate its lien on the Property to the lien of the BRF Mortgage.

NOW THEREFORE, in consideration of the above recitations, BRF making its loan to Blueridge to enhance the Property, and as an inducement to BRF to make said loan, Blueridge hereby agrees as follows:

II. SUBORDINATION AGREEMENT

2.1 Blueridge's Mortgage shall be and is hereby subordinated in all respects and made inferior and subject to the lien of BRF's Mortgage, which secures any and all advances made by BRF to Blueridge under the terms of BRF's Note and BRF's Mortgage. Blueridge's Mortgage shall remain subordinated and inferior to BRF's Mortgage until such time as all monies owing under BRF's Note have been paid in full.

2.2 For all purposes, BRF's Mortgage shall be superior to the Blueridge Mortgage to the same extent and with the same effect as though BRF's Mortgage had been executed, delivered and recorded in Cook County, Illinois, prior to the execution, delivery and recording of the Blueridge Mortgage.

2.3 Blueridge hereby waives and agrees not to assert or take advantage of, to the fullest extent permitted by law:

(a) Any right to require BRF to proceed against Blueridge or any other person or to proceed against or exhaust any security held by BRF at any time or to pursue any other remedy in BRF's power before exercising any rights or remedies under BRF's Mortgage.

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(b) Any defense that may arise by reason of the incapacity, lack of authority, death or disability of any person or entity or the failure of BRF to file or enforce any claim against Blueridge or any other person or entity.

(c) Demand, protest and notice of any kind, including without limiting the generality of the foregoing, notice of the evidence, creation or incurring of any new or additional indebtedness or obligation or of any action or non-action on the part of Blueridge, BRF or any Guarantor in connection with any obligation or evidence of indebtedness held by BRF as collateral or in connection with any indebtedness evidenced by the BRF Note.

(d) Any defense based upon an election of remedies by BRF, including without limitation, election by BRF to proceed by non-judicial rather than judicial foreclosure, which destroys or otherwise impairs the subrogation or other rights of Blueridge or the rights of Blueridge to proceed against the borrower.

(e) The failure by Blueridge to apply the proceeds of the BRF Note for the benefit of the Property.

(f) The payment of any monies to Blueridge for the purpose of crediting any funds owing under the indebtedness secured by the Blueridge Mortgage until the BRF Note has been paid in full.

2.4 BRF has not made any warranty or representation of any kind or nature to Blueridge with respect to the application of the proceeds of the BRF Note, the value of the Property or the ability of Blueridge to honor their covenants and agreements with BRF, it being hereby acknowledged that Blueridge has made such independent legal and factual inquiries and examination as it deems necessary or desirable in connection with the execution of this Subordination Agreement. Blueridge is relying solely on such independent investigation and inquiry.

2.5 Blueridge warrants and represents that it is the valid holder and owner of the indebtedness secured by the Blueridge Mortgage, and the party executing this Subordination Agreement has full power and authority to do so on behalf of Blueridge.

2.6 Blueridge acknowledges and agrees that BRF shall have the right at any time to modify, alter, extend, or otherwise amend the BRF Note and/or the BRF Mortgage without such modification, alteration, extension or other amendment affecting this Subordination Agreement, which will remain in full force and effect as though the amendment had not occurred.

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2.7 In the event of any default in any of their covenants or agreements contained in the Blueridge Mortgage or the promissory note thereby secured, Blueridge will give written notice thereof to BRF prior to exercising any rights or remedies on account of such default and will not exercise any such rights or remedies for a period of ten (10) days after mailing such written notice to BRF by certified mail.

2.8 This Subordination shall be binding upon Blueridge, its successors and assigns, and shall inure to the benefit of the BRF, its successors and assigns.

2.9 Blueridge hereby irrevocably submits to the jurisdiction of any Colorado state or federal court sitting in Denver, Colorado over any action or proceeding arising out of or relating to this Agreement and the Blueridge hereby irrevocably agrees that all claims in respect of such action or proceeding may be heard and determined in such Colorado state or federal court. Blueridge irrevocably consents to the service of any and all process in any such action or proceeding by the mailing of copies of such process to Blueridge at the address specified below. Blueridge agrees that a final judgment in any such action or proceeding shall be conclusive and may be enforced in any other jurisdiction by suit on the judgment or in any other manner provided by law.

Nothing in this Paragraph 2.9 shall affect the right of BRF to serve legal process in any other manner permitted by law or affect the right of BRF to bring any action or proceeding against Blueridge or its property in the courts of any other jurisdiction.

2.10 BLUERIDGE AND BRF HEREBY IRREVOCABLY WAIVE THEIR RESPECTIVE RIGHTS TO TRIAL BY JURY OF ANY MATTER OR CONTROVERSY RELATING TO THIS AGREEMENT, THE NOTE OR THE OTHER LOAN DOCUMENTS OR THE RIGHTS OF THE PARTIES THEREUNDER OR RELATED THERETO IN ANY MANNER.

IN WITNESS WHEREOF, the undersigned has executed this Subordination Agreement by and on behalf of Blueridge on the day and year first above written.

BLUERIDGE CAPITAL CORPORATION, a
Texas corporation

By: _____


E. John Justema, President

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STATE OF COLORADO)
CITY AND) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 14th day of February, 1997, by E. John Justema, as the President of BLUERIDGE CAPITAL CORPORATION, a Texas corporation.

WITNESS my hand and official seal.

My commission expires: 12-13-97

Rene M. Starn
Notary Public

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EXHIBIT A

(Legal Description)

PARCEL 1:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS, PAGE 44 ON APRIL 29, 1897, AS DOCUMENT NUMBER 2530529 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE WEST 46TH STREET (PRIVATE STREET) SAID NORTH LINE OF WEST 46TH STREET BEING 1966.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SECTION 3, AND WEST LINE OF SOUTH KOLIN AVENUE; SAID WEST LINE OF SOUTH KOLIN AVENUE BEING 236.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE WEST ALONG SAID NORTH LINE OF WEST 46TH STREET AT ITS INTERSECTION WITH A LINE 35.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE 1686.32 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 51.93 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN THE WEST LINE OF SOUTH KOLIN AVENUE SAID POINT BEING 1699.32 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE SOUTH ALONG THE WEST LINE OF SOUTH KOLIN AVENUE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, IN BOOK 67 OF PLATS, PAGE 44 ON APRIL 29, 1897 AS DOCUMENT 2530529 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 46TH STREET (A PRIVATE STREET) SAID NORTH LINE OF WEST 46TH STREET BEING 1966.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3 AND A LINE 35.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE WEST ALONG SAID NORTH LINE OF WEST 46TH STREET TO ITS INTERSECTION WITH A LINE 163.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE TO A POINT 257.87 FEET NORTH OF SAID NORTH LINE OF WEST 46TH STREET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO ITS POINT OF INTERSECTION WITH A LINE 1686.32 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3, SAID POINT OF INTERSECTION BEING 266.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH THE AFORESAID LINE 35.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

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EXHIBIT A continued

PARCEL 3:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE APRIL 25, 1897 AS DOCUMENT 2530529, BOOK 67 OF PLATS, PAGE 44 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 1966.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3, AND A LINE 163.07 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE TO A POINT 257.67 FEET NORTH OF SAID LINE 1966.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO ITS POINT OF INTERSECTION WITH A LINE 1686.32 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTER LINE OF SECTION 3 SAID POINT OF INTERSECTION BEING 366.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 187.02 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTH WEST HAVING A RADIUS OF 346.85 FEET AND BEING TANGENT TO LAST DESCRIBED COURSE AT SAID POINT OF CURVE AN ARC DISTANCE OF 72.04 FEET MORE OR LESS TO A POINT 624.57 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 1673.87 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO ITS POINT OF INTERSECTION WITH A LINE 262 FEET NORTH OF AND PARALLEL TO SAID LINE 1966.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3, SAID POINT OF INTERSECTION BEING 503.95 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE 463.07 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO A POINT ON THE LINE 1966.32 FEET SOUTH OF AND PARALLEL WITH THE EAST AND WEST CENTER LINE OF SECTION 3 AFORESAID; THENCE EAST ALONG SAID LAST DESCRIBED LINE TO THE POINT OF BEGINNING THE FOREGOING DESCRIPTION IS BASED UPON THE FOLLOWING DEFINITIONS: THE EAST AND WEST CENTER LINE OF SAID SECTION 3 AS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3 MEASURED 2597.19 FEET SOUTH FROM THE NORTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2669.64 FEET NORTH FROM THE SOUTH EAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH FROM THE NORTH WEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH FROM THE SOUTH WEST CORNER OF SAID SECTION 3. THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3 MEASURED 2648.14 FEET WEST FROM THE NORTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2642.84 FEET EAST FROM THE NORTH WEST CORNER OF SAID SECTION 3 TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 MEASURED 2669.37 FEET WEST FROM THE SOUTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2668.04 FEET EAST FROM THE SOUTH WEST CORNER OF SAID SECTION 3, IN COOK COUNTY, ILLINOIS;

PARCEL 4:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ACCORDING

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EXHIBIT A continued

TO THE PLAT THEREOF RECORDED APRIL 29, 1897 AS DOCUMENT 2530529 IN BOOK 67 OF PLATS PAGE 44, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 1966.32 FEET SOUTH OF AND PARALLEL WITH THE EAST AND WEST CENTER LINE OF SECTION 3 AFORESAID AND A LINE 463.07 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE 262 FEET NORTH OF AND PARALLEL TO SAID LINE 1966.32 FEET SOUTH OF AND PARALLEL WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE WEST ALONG LAST DESCRIBED LINE TO A POINT 503.95 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT OF TANGENCY IN A CURVED LINE, SAID POINT BEING 624.57 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 1678.87 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SECTION 3, THE AFOREMENTIONED COURSES BEING THE WESTERLY AND SOUTHWESTERLY BOUNDARY LINES OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO, TO THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY A DEED DATED MAY 31, 1950 AND RECORDED AUGUST 21, 1950 AS DOCUMENT 14881679; THENCE NORTHWESTERLY ALONG THE AFORESAID CURVED LINE WHICH IS CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 346.85 FEET AND AN ARC DISTANCE OF 67.20 FEET MORE OR LESS TO A POINT OF COMPOUND CURVE SAID POINT BEING 688.44 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 1658.75 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE CONTINUING NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 775.49 FEET AND AN ARC DISTANCE OF 67.67 FEET MORE OR LESS TO A POINT OF COMPOUND CURVE, SAID POINT BEING 749.33 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 1629.62 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE CONTINUING NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 130.82 FEET AND AN ARC DISTANCE OF 54.24 FEET MORE OR LESS TO A POINT, SAID POINT BEING 794.75 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 1600.35 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT WHICH IS 729.01 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 1651.07 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 259 FEET TO ITS INTERSECTION WITH A LINE 663.07 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, SAID INTERSECTION BEING 1587.75 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO A POINT ON A LINE 1966.32 FEET SOUTH OF AND PARALLEL WITH THE EAST AND WEST CENTER LINE OF SECTION 3 AFORESAID, THENCE EAST ALONG SAID LAST MENTIONED LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL 5:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON APRIL 29, 1897, AS DOCUMENT 2530529, IN BOOK 67 OF PLATS, PAGE 44, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 46TH STREET (A PRIVATE STREET) AND A LINE 663.07 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3, SAID PARALLEL LINE BEING THE WESTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED DECEMBER 15, 1950, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY ON MARCH 26, 1951, IN BOOK 46594 AT PAGE 498 AS DOCUMENT NO. 15037341; THENCE WEST ALONG SAID NORTH LINE OF WEST 46TH STREET A DISTANCE OF 235.08 FEET, MORE

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EXHIBIT A continued

OR LESS, TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE, AT THIS POINT, OF THE PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO BY DEED DATED MARCH 6, 1951 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY ON MARCH 8, 1951, IN BOOK 46556 AT PAGE 459, AS DOCUMENT NO. 15026337; THENCE NORTHERLY ALONG LAST DESCRIBED LINE A DISTANCE OF 476.38 FEET TO A POINT, SAID POINT BEING 896.27 FEET, MORE OR LESS, WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 383.96 FEET TO A POINT WHICH IS 794.75 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 1500.35 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT WHICH IS 729.01 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 1651.07 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 259 FEET TO ITS INTERSECTION WITH AFORESAID LINE 683.07 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, SAID INTERSECTION BEING 1587.75 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO THE POINT OF BEGINNING; THE THREE LAST MENTIONED COURSES BEING THE SOUTHWESTERLY AND WESTERLY BOUNDARY LINES OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY AFOREMENTIONED DEED DATED DECEMBER 15, 1950 AND RECORDED AS DOCUMENT NO. 15037241;

PARCEL 6:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON APRIL 29, 1897 IN BOOK 67 OF PLATS PAGE 44 AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON EAST LINE OF KOLIN AVENUE 1666.37 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SECTION 3; THENCE WEST 855.90 FEET; THENCE NORTHWESTERLY ON A CURVED LINE CONVEX SOUTHWEST HAVING A RADIUS OF 326.85 FEET, 131.21 FEET TO POINT 1640.34 FEET SOUTH OF SAID EAST AND WEST CENTER LINE AND 690.53 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE; THENCE NORTHWESTERLY ON A CURVED LINE CONVEX SOUTHWEST HAVING A RADIUS OF 755.49 FEET, 65.92 FEET TO POINT 1611.96 FEET SOUTH OF SAID EAST AND WEST CENTER LINE AND 739.85 FEET WEST OF NORTH AND SOUTH CENTER LINE; THENCE NORTHWESTERLY ON A CURVED LINE CONVEX SOUTHWEST HAVING A RADIUS OF 310.52 FEET, 267.89 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY AT A POINT 1405.38 FEET SOUTH OF EAST AND WEST CENTER LINE; THENCE SOUTHERLY ON THE EAST LINE SAID RAILROAD TO A POINT 1489.94 FEET SOUTH OF EAST AND WEST CENTER LINE AND 896.27 FEET WEST OF THE NORTH AND SOUTH CENTER LINE; THENCE SOUTHEASTERLY ON A CURVED LINE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 383.96 FEET TO POINT 1600.35 FEET SOUTH OF THE EAST AND WEST CENTER LINE AND 794.75 FEET WEST OF THE NORTH AND SOUTH CENTER LINE; THENCE SOUTHEASTERLY ON A CURVED LINE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 330.52 FEET, SOUTH 54.24 FEET TO A POINT 1429.62 FEET SOUTH OF SAID EAST AND WEST CENTER LINE AND 749.33 FEET WEST OF THE NORTH AND SOUTH CENTERLINE; THENCE SOUTHEASTERLY ON A CURVED LINE CONVEX SOUTHWEST HAVING A RADIUS OF 775.49 FEET, 67.62 FEET TO A POINT 1658.75 FEET SOUTH OF THE EAST AND WEST CENTER LINE AND 688.44 FEET WEST OF THE NORTH AND SOUTH CENTER LINE; THENCE SOUTHEASTERLY ON A CURVED LINE CONVEX SOUTHWEST HAVING A RADIUS OF 346.85 FEET, 67.23

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EXHIBIT A continued

FEET TO A POINT 1678.87 FEET SOUTH OF SAID EAST AND WEST CENTER LINE AND 624.57 FEET WEST OF THE NORTH AND SOUTH CENTER LINE; THENCE SOUTHEASTERLY ON A CURVED LINE CONVEX SOUTHWEST HAVING A RADIUS OF 346.85 FEET; 72.04 FEET TO A POINT 1686.32 FEET SOUTH OF EAST AND WEST CENTER LINE AND 593.09 FEET WEST OF NORTH AND SOUTH CENTER LINE; THENCE EASTERLY ON A LINE 1686.32 FEET SOUTH OF AND PARALLEL TO EAST AND WEST CENTER LINE TO A POINT 51.93 FEET EAST OF NORTH AND SOUTH CENTER LINE; THENCE SOUTHEASTERLY TO A POINT ON THE WEST LINE OF KOLIN AVENUE 1699.32 FEET SOUTH OF THE EAST AND WEST CENTER LINE; THENCE EAST TO A POINT IN THE EAST LINE OF KOLIN AVENUE; THENCE NORTH TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF THE LAND FALLING IN KOLIN AVENUE), IN COOK COUNTY, ILLINOIS;

PARCEL 7:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2, AND THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, IN BOOK 67 OF PLATS, PAGE 44, ON APRIL 29, 1897, AS DOCUMENT NUMBER 2530529, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 250.07 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 WITH A LINE 358.55 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE TO A POINT OF CURVE WHICH IS 550.41 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 312.93 FEET AND BEING TANGENT TO LAST DESCRIBED LINE AT SAID POINT OF CURVE, AN ARC DISTANCE OF 104.61 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 983.16 FEET AND HAVING A COMMON TANGENT LINE WITH THE LAST DESCRIBED CURVED LINE AT SAID POINT OF COMPOUND CURVE, AN ARC DISTANCE OF 77.03 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 311.12 FEET AND HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE AT SAID POINT OF COMPOUND CURVE, AN ARC DISTANCE OF 286.55 FEET MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE AT THIS POINT, OF THE PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO BY DEED DATED MARCH 6, 1951, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MARCH 8, 1951, IN BOOK 46556 AT PAGE 458 AS DOCUMENT NO. 15026337; THENCE NORTH ALONG LAST DESCRIBED LINE A DISTANCE OF 14.1 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE 2032.32 FEET SOUTH OF AND PARALLEL WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 648.33 FEET MORE OR LESS TO ITS INTERSECTION WITH SAID LINE WHICH IS 250.07 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 274.24 FEET MORE OR LESS TO THE POINT OF BEGINNING;

PARCEL 8:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE

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EXHIBIT A continued

OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS, IN BOOK 57 OF PLATS, PAGE 44, ON APRIL 29, 1897, AS DOCUMENT NO. 2530529, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 265.07 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 WITH A LINE 2032.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 633.33 FEET MORE OR LESS TO THE WESTERLY BOUNDARY LINE AT THIS POINT OF THE PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO BY DEED DATED MARCH 6, 1951, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MARCH 8, 1951, IN BOOK 46556, AT PAGE 456, AS DOCUMENT NO. 15026337; THENCE NORTHERLY 66 FEET ALONG LAST DESCRIBED LINE TO ITS INTERSECTION WITH A LINE 1966.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 633.07 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SAID LINE 265.07 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE SOUTH 66 FEET ALONG LAST DESCRIBED PARALLEL LINE TO THE POINT OF BEGINNING;

PARCEL 9:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS IN BOOK 57 OF PLATS, PAGE 44 ON APRIL 29, 1897, AS DOCUMENT NO. 2530529 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 230.07 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3, WITH A LINE 2032.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3, THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 35 FEET MORE OR LESS TO THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED BY DOCUMENT 18189635 RECORDED JUNE 15, 1951; THENCE NORTHERLY ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH A LINE 1966.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 35 FEET MORE OR LESS TO ITS INTERSECTION WITH SAID LINE 230.07 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF BEGINNING.

P.I. N. 19-03-400-069-0000, 19-03-400-094-0000

19-03-400-097-0000, 19-03-400-102-0000, 19-03-400-174-0000

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After Recording Return to:
Attn: René M. Stary
Berenbaum Weinschenk & Eason, P.C.
370 17th St., Suite 2600
Denver, Colorado 80202