

SPECIAL WARRANTY DEED

THIS DEED is made this 25th day of June, 1998, between 3COM CORPORATION, a Delaware corporation, as successor-by-merger to U.S. ROBOTICS ACCESS CORP., a Delaware corporation, previously known as U.S. ROBOTICS, INC., as Grantor, whose address is 5400 Bayfront Plaza, Santa Clara, CA 95052 and FIRST INDUSTRIAL, L.P., a Delaware limited partnership, as Grantee, whose address is c/o First Industrial Realty Trust, Inc., 9450 West Bryn Mawr, Suite 150, Rosemont, IL 60015.

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby grants, bargains, sells and conveys unto Grantee the following described real property and premises located in the County of Cook, State of Illinois, to wit:

See legal description attached as Exhibit "A"

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth in Exhibit "B" attached hereto and further subject to the following:

- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Easements, or claims of easements, not shown by the public record.
- (3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- (4) Any lien or right to a lien for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (5) Taxes, or special assessments which are not shown as existing liens by the public records

Permanent Real Estate Index Number: 10-23-406-020; 10-23-406-032.

1st Administrative Title order

OC 116464
Jof ZMC

Address of real estate: 8111 N. St. Louis Ave., Skokie, IL 60076

IN WITNESS WHEREOF, Grantor has caused these presents to be signed at Santa Clara, California, the day and year first above written.

GRANTOR:

3COM CORPORATION,
a Delaware Corporation,
as successor-by-merger to
U.S. ROBOTICS ACCESS CORP., a
Delaware corporation

By: Abel [Signature]
Name: ABEL, DELORVILLE
Its VP REAL ESTATE

This instrument prepared by Daniel K. Seibert, Gray Cary Ware & Freidenrich LLP, 400 Hamilton Avenue, Palo Alto, California 94301-1825.

Mail to:

Send subsequent tax bills to:

Barack Ferrazzano Kirschbaum Perlman &
Nagelberg
333 W. Wacker Drive, Suite 2700
Chicago, Illinois 60606
Attn: Mark Beaubien, Esq.

IP Acquisitions, Inc.
c/o First Industrial Realty Trust, Inc.
9150 West Bryn Mawr, Suite 150
Rosemont, IL 60015
Attn: Mr. Timothy J. Donohue

Recorder's Office Box No.: _____

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 23
Paid: \$7650.00
Skokie Office 08/29/98

CALIFORNIA)
STATE OF ILLINOIS)
SANTA CLARA) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 23rd day of

JUNE, 1998, by Abel [Signature]
Mary Mazye Lain
Notary Public

My Commission Expires: June 23, 1999

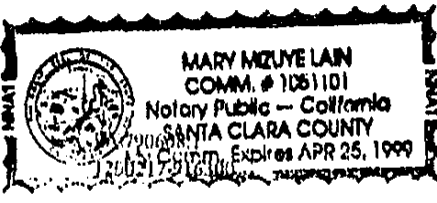


Exhibit A

THAT PART OF THE WEST 375.00 FEET OF THE EAST 1835.0 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 810.48 FEET THEREOF (ALL MEASURED ALONG THE DIVISIONAL LINES OF SAID QUARTER SECTION) AND LYING SOUTH OF A LINE DRAWN FROM A POINT 206.65 FEET SOUTH OF THE NORTH EAST CORNER TO A POINT 206.37 FEET SOUTH OF THE NORTH WEST CORNER OF SAID TRACT; ALSO THAT PART OF THE WEST 20.0 FEET OF THE EAST 1855.0 FEET OF THE AFORESAID SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, LYING NORTH OF THE SOUTH 810.48 FEET THEREOF, (AS MEASURED ALONG THE DIVISIONAL LINE OF SAID QUARTER SECTION) AND LYING SOUTH OF A LINE DRAWN FROM A POINT 193.37 FEET SOUTH OF THE NORTH EAST CORNER TO A POINT 193.35 FEET SOUTH OF THE NORTH WEST CORNER OF SAID PARCEL OF LAND; ALSO A TRIANGULAR PARCEL OF LAND IN THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23 AFORESAID DESCRIBED BY BEGINNING AT A POINT IN THE WEST LINE OF THE EAST 1890.0 FEET OF SAID SOUTH EAST 1/4, (AS MEASURED ALONG THE DIVISIONAL LINES THEREOF) WHICH IS 193.32 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTH EAST 1/4; THENCE WESTERLY 104.85 FEET TO A POINT WHICH IS 193.24 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, AFORESAID; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 1890.0 FEET OF THE SOUTH EAST 1/4 OF SAID SECTION 23, WHICH IS 15.0 FEET SOUTH OF THE POINT OF BEGINNING, OF THE PARCEL OF LAND HEREWITH DESCRIBED; ALSO THAT PART OF THE WEST 800 FEET OF THE EAST 1460 FEET AS MEASURED ALONG THE SECTION DIVISION LINES OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 810.48 FEET AND SOUTH OF THE NORTH 275.0 FEET THEREOF AS MEASURED ALONG THE SECTIONAL DIVISION LINES, AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID TRACT 668.54 FEET WEST OF THE SOUTH EAST CORNER, AS MEASURED ON SAID SOUTH LINE TO A POINT ON THE NORTH LINE OF SAID TRACT 675.56 FEET WEST OF THE NORTH EAST CORNER, AS MEASURED ON THE NORTH LINE OF SAID TRACT, ALL IN COOK COUNTY, ILLINOIS.

EXCEPT FROM THE ABOVE DESCRIBED LAND THE FOLLOWING:

THAT PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 1890 FEET OF SAID SOUTH EAST 1/4 A DISTANCE OF 193.32 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH EAST 1/4; THENCE SOUTH ALONG THE SAID WEST LINE OF THE EAST 1890 FEET OF SAID SOUTH EAST 1/4 A DISTANCE OF 15 FEET TO A POINT, AS MEASURED ON SAID WEST LINE, 208.32 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH EAST 1/4; THENCE NORTH WESTERLY 105.49 FEET TO A POINT 193.24 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH EAST 1/4; THENCE EAST TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

1. EASEMENT GRANTED TO THE VILLAGE OF SKOKIE FOR SEWER AND/OR DRAINAGE PURPOSES UNDER AND UPON THE SOUTH 10 FEET AND THE NORTH 10 FEET OF THE SOUTH 20 FEET OF THE WEST 20 FEET OF THE LAND AS DISCLOSED BY THE UNRECORDED PLAT OF SURVEY DATED SEPTEMBER 26, 1950 BY H.A. BREMER AND ALSO CREATED BY GRANT FROM RAND MCNALLY AND COMPANY TO THE VILLAGE OF SKOKIE DATED NOVEMBER 20, 1950 AND RECORDED DECEMBER 13, 1950 AS DOCUMENT 14972307.

2. EASEMENT AS RESERVED IN THE WARRANTY DEED, GRANT, AND QUIT CLAIM DEED FROM RAND MCNALLY AND COMPANY TO BARNES BUILDING COMPANY DATED DECEMBER 21, 1950 AND RECORDED JANUARY 5, 1951 AS DOCUMENT 14985650 OF THE RIGHT TO GRANT PERPETUAL EASEMENTS FOR THE CONSTRUCTION, REPAIR, MAINTENANCE, AND OPERATION OF SEWERS, WATER LINES, GAS MAINS, TELEPHONE AND POWER POLES AND OTHER UTILITIES IN, UNDER AND THROUGH THE SOUTH 20 FEET OF PART OF PARCEL 1 AND THE RIGHT TO CROSS SAID 20 FOOT STRIP AT WILL WITH INDUSTRIAL SPURS AND TRACKS AND THEIR APPURTENANCES TO SERVICE OTHER PREMISES IN THE SOUTH 1/2 (EXCEPT THE EAST 660 FEET THEREOF) OF THE SOUTH EAST 1/4 OF SECTION 23.

3. EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND DATA TRANSMISSION, GRANTED BY EASEMENT AGREEMENT BY AND AMONG LASALLE NATIONAL TRUST, N.A., AS SUCCESSOR TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1986 AND KNOWN AS TRUST NUMBER 111405, AND U.S. ROBOTICS, INC., RECORDED MAY 6, 1993 AS DOCUMENT 93341951.

4. EASEMENT FOR VEHICULAR INGRESS AND EGRESS AND DATA TRANSMISSION, RESERVED BY 3COM CORPORATION UNDER RESERVATION OF EASEMENT DATED JUNE _____, 1998.

74749

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP JUL 10 1998 278.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE JUL 10 1998 552.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 999.00

74758

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP JUL 10 1998 999.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE JUL 10 1998 990.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 999.00