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UNOFFICIAL COPY 95700242

9217/0114 03 001 Page 1 of 16
1998-08-10 10:06:00
Cook County Recorder 51.00

RECORDED

Property of Cook County

OMNIBUS WAIVER AND RELEASE OF RIGHTS, LIENS AND SECURITY INTERESTS

(North Riverside Shopping Center; North Riverside, Illinois Property)

This OMNIBUS WAIVER AND RELEASE OF RIGHTS, LIENS AND SECURITY INTERESTS (this "Release") is executed by Viad Corp, a Delaware corporation formerly known as The Dial Corp, for the purposes hereinafter expressed.

WHEREAS, Chicago Title and Trust Company, as Trustee under various Trust Agreements described in the documents listed on Exhibit A attached hereto and incorporated herein, together with Illinois Partners Limited Partnership (formerly known as Six Anchors Limited Partnership), a Maryland limited partnership, executed for the benefit of The Dial Corp, a Delaware corporation ("Dial Corp"), certain mortgages, leases, financing statements, and other financing and lien documents, instruments and agreements, including, without limitation, those certain documents, instruments and agreements identified on Exhibit A hereto (all such documents, instruments, and agreements, including, without limitation, those listed on Exhibit A hereto, collectively are referred to as the "Dial Documents"), which Dial Documents encumber, among other property, that certain real property located in Cook County, Illinois, described on Exhibit B attached hereto and incorporated herein (the "Property"), all as more particularly described in the Dial Documents;

WHEREAS, Dial Corp changed its name to "Viad Corp", pursuant to a Certificate of Ownership and Merger dated August 15, 1996, and filed in the office of the Secretary of State of Delaware on August 15, 1996; and

WHEREAS, all amounts owed and all other obligations, duties and liabilities owed to or accruing to or for the benefit of Viad Corp under, pursuant to or in any way related to the Dial Documents have been paid and satisfied in full, and Viad Corp has waived and released, and does hereby waive and release, all rights, duties, obligations and liabilities arising thereunder;

BOX 333-CTI

1 of 7 CTI 7700533 03/11/98

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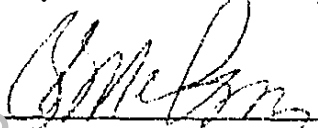
Property of Cook County Clerk's Office

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Viad Corp, beneficiary under the Dial Documents, hereby (a) releases and terminates all the Dial Documents and all rights, liens, and security interests arising thereunder, (b) waives any and all rights, liens and security interests previously arising with respect to the Property, whether arising pursuant to the Dial Documents, or otherwise, and (c) releases the Property from the Dial Documents, including, without limitation, from any and all additional liens, security interests, encumbrances and other matters not disclosed on Exhibit A, but which are held by or for the benefit of Viad Corp, without regard to how they were created or evidenced.

Viad Corp further agrees to execute all such documents, instruments and agreements (including, without limitation, releases and UCC-3 statements) which may be reasonably requested by any party having an interest in the Property and which are necessary or appropriate to effect the intent and purposes of this Release. This Release is to be broadly construed to effect the purpose of releasing any claim or interest that Viad Corp may now have or ever may have had, in and to the Property.

IN WITNESS WHEREOF, Viad Corp has executed this Omnibus Waiver and Release of Rights, Liens, and Security Interests effective as of August 5, 1998.

VIAD CORP,
a Delaware corporation,
formerly named The Dial Corp

By: 
R. G. Nelson
Vice President - Treasurer

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

Lorne O. Liechty, Esq.
Liechty & McGinnis, P.C.
10440 N. Central Expressway
Suite 1100
Dallas, Texas 75231

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STATE OF ARIZONA §
COUNTY MARICOPA §

This instrument was acknowledged before me on the 29th day of July, 1998, by R.G. Nelson, Vice President - Treasurer of Viad Corp, a Delaware corporation, on behalf of said corporation.



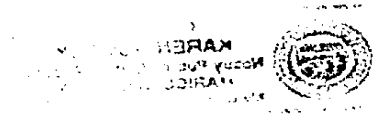
Karen Rowley nee Karen Rowley
Notary Public in and for the
State of Arizona

My Commission Expires:
July 23, 2000

WOLVERINE CARSON RIVERSIDE RELEASE DIA

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EXHIBIT A

Schedule of Dial Documents

1. Master Agreement dated as of September 28, 1993 but effective as of January 1, 1993, among The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10, as agent, Illinois Partners Limited Partnership, The Dial Corp and Greyhound-Dobbs Incorporated.
2. First Amendment to Master Agreement dated as of April 15, 1994, among Aurora SPC, Inc., Illinois Partners Limited Partnership, The Dial Corp and Greyhound-Dobbs Incorporated.
3. Guaranty and Mitigation Agreement dated as of September 28, 1993 but effective as of January 1, 1993 among The Dial Corp, The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 and the institutions for which The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 acts as Agent.
4. First Amendment to Guaranty and Mitigation Agreement dated as of April 15, 1994 by and between The Dial Corp, and Aurora SPC, Inc.
5. Three Party Creditor Agreement dated as of September 28, 1993 but effective as of January 1, 1993 among Illinois Partners Limited Partnership, The Dial Corp and The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10.
6. First Amendment to Three Party Creditor Agreement dated as of April 15, 1994 among Illinois Partners Limited Partnership, The Dial Corp and Aurora SPC, Inc.
7. Lease/Sale Agency Agreement dated as of September 28, 1993 but effective as of January 1, 1993, among Illinois Partners Limited Partnership, The Dial Corp and The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10.
8. First Amendment to Lease/Sale Agency Agreement dated as of April 15, 1994, among Illinois Partners Limited Partnership, The Dial Corp and Aurora SPC, Inc.
9. Subordination, Assignment and Intercreditor Agreement dated as of September 28, 1993 but effective January 1, 1993 between The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 and The Dial Corp (with consent of Illinois Partners Limited Partnership).
10. First Amendment to Subordination, Assignment and Intercreditor Agreement dated as of April 15, 1994 between Aurora SPC, Inc. and The Dial Corp.
11. Subordination, Non-Disturbance and Attornment Agreement (North Riverside Mall), dated as of September 28, 1993 between The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 and The Dial Corp.

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12. Subordination, Non-Disturbance and Attornment Agreement (Orland Square), dated as of September 28, 1993 between The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 and The Dial Corp.
13. Subordination, Non-Disturbance and Attornment Agreement (Stratford Square), dated as of September 28, 1993 between the Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 and The Dial Corp.
14. Subordination, Non-Disturbance and Attornment Agreement (Yorktown Mall), dated as of September 28, 1993 between the Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 and The Dial Corp.
15. Subordination, Non-Disturbance and Attornment Agreement (Lincoln Mall), dated as of September 28, 1993 between the Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 and The Dial Corp.
16. Subordination, Non-Disturbance and Attornment Agreement (Southlake Mall), dated as of September 28, 1993 between the Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 and The Dial Corp.
17. Subordination, Non-Disturbance and Attornment Agreement (North Riverside Mall), dated as of April 15, 1994 between The Bank of New York and The Dial Corp.
18. Subordination, Non-Disturbance and Attornment Agreement (Orland Square), dated as of April 15, 1994 between The Bank of New York and The Dial Corp.
19. Subordination, Non-Disturbance and Attornment Agreement (Stratford Square), dated as of April 15, 1994 between The Bank of New York and The Dial Corp.
20. Subordination, Non-Disturbance and Attornment Agreement (Yorktown Mall), dated as of April 15, 1994 between The Bank of New York and The Dial Corp.
21. Subordination, Non-Disturbance and Attornment Agreement (Lincoln Mall), dated as of April 15, 1994 between The Bank of New York and The Dial Corp.
22. Subordination, Non-Disturbance and Attornment Agreement (Southlake Mall), dated as of April 15, 1994 between The Bank of New York and The Dial Corp.
23. Second Mortgage (North Riverside Mall) dated as of September 28, 1993 but effective as of January 1, 1993 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded October 13, 1993, as Document 93820419, Cook County, Illinois.

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24. Second Mortgage (Orland Square) dated as of September 28, 1993 but effective as of January 1, 1993 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded October 13, 1993, as Document 93820409, Cook County, Illinois.
25. Second Mortgage (Stratford Square) dated as of September 28, 1993 but effective as of January 1, 1993 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded October 13, 1993, as Document No. R93-232830, DuPage County, Illinois.
26. Second Mortgage (Yorktown Mall) dated as of September 28, 1993 but effective as of January 1, 1993 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded October 13, 1993, as Document R93-232821, DuPage County, Illinois.
27. Second Mortgage (Lincoln Mall) dated as of September 28, 1993 but effective as of January 1, 1993 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded October 13, 1993, as Document 93820414, Cook County, Illinois.
28. Second Mortgage (Southlake Mall) dated as of September 28, 1993 but effective as of January 1, 1993 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded October 13, 1993, as Document 93067363, Lake County, Indiana.
29. First Amendment to Second Mortgage (North Riverside Mall) dated as of April 15, 1994 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded April 22, 1994, as Document 94364509, Cook County, Illinois.
30. First Amendment to Second Mortgage (Orland Square) dated as of April 15, 1994 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded April 22, 1994, as Document 94364495, Cook County, Illinois.
31. First Amendment to Second Mortgage (Stratford Square) dated as of April 15, 1994 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded April 22, 1994, as Document R94-095062, DuPage County, Illinois.
32. First Amendment to Second Mortgage (Yorktown Mall) dated as of April 15, 1994 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded April 22, 1994, as Document R94-095048, DuPage County, Illinois.
33. First Amendment to Second Mortgage (Lincoln Mall) dated as of April 15, 1994 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded April 22, 1994, as Document 94364502, Cook County, Illinois.

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34. First Amendment to Second Mortgage (Southlake Mall) dated as of April 15, 1994 from Illinois Partners Limited Partnership and Chicago Title and Trust Company, as trustee to The Dial Corp, recorded April 21, 1994, as Document 94030445, Lake County, Indiana.
35. Dial Conduit Lease (Orland Square) dated as of September 28, 1993, by and between Chicago Title and Trust Company, as Trustee, Illinois Partners Limited Partnership and The Dial Corp.
36. Dial Conduit Lease (Lincoln Mall) dated as of September 28, 1993, by and between Chicago Title and Trust Company, as Trustee, Illinois Partners Limited Partnership and The Dial Corp.
37. Dial Conduit Lease (Yorktown Mall) dated as of September 28, 1993, by and between Chicago Title and Trust Company, as Trustee, Illinois Partners Limited Partnership and The Dial Corp.
38. Dial Conduit Lease (Stratford Square) dated as of September 28, 1993, by and between Chicago Title and Trust Company, as Trustee, Illinois Partners Limited Partnership and The Dial Corp.
39. Dial Conduit Lease (North Riverside Mall) dated as of September 28, 1993, by and between Chicago Title and Trust Company, as Trustee, Illinois Partners Limited Partnership and The Dial Corp.
40. Dial Conduit Lease (Southlake Mall) dated as of September 28, 1993, by and between Lake County Trust County, as Trustee, Illinois Partners Limited Partnership and The Dial Corp.
41. Limited Power of Attorney from Illinois Partners Limited Partnership to The Dial Corp dated September 28, 1993, recorded in DuPage County on October 13, 1993, as Document 93-232835.
42. Limited Power of Attorney from The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 to The Dial Corp dated September 28, 1993, recorded in DuPage County on October 13, 1993, as Document 93-232834.
43. Limited Power of Attorney from Illinois Partners Limited Partnership to The Dial Corp dated September 28, 1993, recorded in Cook County on October 13, 1993, as Document 93820412.
44. Limited Power of Attorney from The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 to The Dial Corp dated September 28, 1993, recorded in Cook County on October 13, 1993, as Document 93820413.

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45. Limited Power of Attorney from Illinois Partners Limited Partnership to The Dial Corp dated September 28, 1993, recorded in DuPage County on October 13, 1993, as Document 93-232827.
46. Limited Power of Attorney from The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 to The Dial Corp dated September 28, 1993, recorded in DuPage County on October 13, 1993, as Document 93-232826.
47. Limited Power of Attorney from Illinois Partners Limited Partnership to The Dial Corp dated September 28, 1993, recorded in Lake County, Indiana on October 13, 1993, as Document 93067364.
48. Limited Power of Attorney from The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 to The Dial Corp dated September 28, 1993, recorded in Lake County, Indiana on October 13, 1993, as Document 93067364.
49. Limited Power of Attorney from Illinois Partners Limited Partnership to The Dial Corp dated September 28, 1993, recorded in Cook County on October 13, 1993, as Document 93820407.
50. Limited Power of Attorney from The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 to The Dial Corp dated September 28, 1993, recorded in DuPage County on October 13, 1993, as Document 93820408.
51. Limited Power of Attorney from Illinois Partners Limited Partnership to The Dial Corp dated September 28, 1993, recorded in Cook County on October 13, 1993, as Document 93820417.
52. Limited Power of Attorney from The Trustees of Mellon Participating Mortgage Trust Commercial Property Series 85/10 to The Dial Corp dated September 28, 1993, recorded in Cook County on October 13, 1993, as Document 93820418.
53. Limited Power of Attorney from Aurora SPC, Inc. to The Dial Corp dated April 15, 1994, recorded in DuPage County on April 22, 1994, as Document R94-095059.
54. Limited Power of Attorney from The Bank of New York to The Dial Corp dated April 15, 1994, recorded in DuPage County on April 22, 1994, as Document R94-095064.
55. Limited Power of Attorney from Aurora SPC, Inc. to The Dial Corp dated April 15, 1994, recorded in Cook County on April 22, 1994, as Document 94364499.
56. Limited Power of Attorney from The Bank of New York to The Dial Corp dated April 15, 1994, recorded in Cook County on April 22, 1994, as Document 94364504.
57. Limited Power of Attorney from Aurora SPC, Inc. to The Dial Corp dated April 15, 1994, recorded in DuPage County on April 22, 1994, as Document R94-095050.

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58. Limited Power of Attorney from The Bank of New York to The Dial Corp dated April 15, 1994, recorded in DuPage County on April 22, 1994, as Document R94-095050.
59. Limited Power of Attorney from Aurora SPC, Inc. to The Dial Corp dated April 15, 1994, recorded in Lake County, Indiana on April 21, 1994, as Document 94030442.
60. Limited Power of Attorney from The Bank of New York to The Dial Corp dated April 15, 1994, recorded in Lake County, Indiana on April 21, 1994, as Document 94030447.
61. Limited Power of Attorney from Aurora SPC, Inc. to The Dial Corp dated April 15, 1994, recorded in Cook County on April 22, 1994, as Document 94364492.
62. Limited Power of Attorney from The Bank of New York to The Dial Corp dated April 15, 1994, recorded in Cook County on April 22, 1994, as Document 94364497.
63. Limited Power of Attorney from Aurora SPC, Inc. to The Dial Corp dated April 15, 1994, recorded in Cook County on April 22, 1994, as Document 94364506.
64. Limited Power of Attorney from The Bank of New York to The Dial Corp dated April 15, 1994, recorded in Cook County on April 22, 1994, as Document 94364511.
65. UCC-1 Financing Statement showing Illinois Partners Limited Partnership as debtor and The Dial Corp as secured party, filed with the Illinois Secretary of State as Document 3177385, with respect to North Riverside Mall.
66. UCC-1 Financing Statement showing Illinois Partners Limited Partnership as debtor and The Dial Corp as secured party, filed with the Illinois Secretary of State as Document 3177384, with respect to Orland Square Mall.
67. UCC-1 Financing Statement showing Illinois Partners Limited Partnership as debtor and The Dial Corp as secured party, filed with the Illinois Secretary of State as Document 3177383, with respect to Stratford Square Mall.
68. UCC-1 Financing Statement showing Illinois Partners Limited Partnership as debtor and The Dial Corp as secured party, filed with the Illinois Secretary of State as Document 3177382, with respect to Yorktown Mall.
69. UCC-1 Financing Statement showing Illinois Partners Limited Partnership as debtor and The Dial Corp as secured party, filed with the Illinois Secretary of State as Document 3177386, with respect to Lincoln Mall.

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70. UCC-1 Financing Statement showing Illinois Partners Limited Partnership as debtor and The Dial Corp as secured party, filed with the Indiana Secretary of State as Document 1872776 with respect to Southlake Mall.
71. UCC-1 Financing Statement showing Illinois Partners Limited Partnership as debtor and The Dial Corp as secured party, filed with the Maryland Secretary of State.
72. UCC-1 Financing Statement showing The Dial Corp as secured party and Chicago Title & Trust Company, as trustee of the land trust for the North Riverside Mall property, as debtor, filed with the Illinois Secretary of State as Document 3177389.
73. UCC-1 Financing Statement showing The Dial Corp as secured party and Chicago Title & Trust Company, as trustee of the land trust for the Orland Square Mall property, as debtor, filed with the Illinois Secretary of State as Document 3177388.
74. UCC-1 Financing Statement showing The Dial Corp as secured party and Chicago Title & Trust Company, as trustee of the land trust for the Stratford Square Mall property, as debtor, filed with the Illinois Secretary of State as Document 3177390.
75. UCC-1 Financing Statement showing The Dial Corp as secured party and Chicago Title & Trust Company, as trustee of the land trust for the Yorktown Mall property, as debtor, filed with the Illinois Secretary of State as Document 3177391.
76. UCC-1 Financing Statement showing The Dial Corp as secured party and Chicago Title & Trust Company, as trustee of the land trust for the Lincoln Mall property, as debtor, filed with the Illinois Secretary of State as Document 3177387.
77. UCC-1 Financing Statement showing The Dial Corp as secured party and Lake County Trust Company, as trustee of the land trust for the Southlake Mall property, as debtor, filed with the Indiana Secretary of State as Document 1872778.
78. UCC-2 Fixture Filing showing either Illinois Partners Limited Partnership or Chicago Title & Trust Company, as Trustee, as debtor, and The Dial Corp as secured party, for filing in Cook County, Illinois with respect to North Riverside Mall, Orland Square Mall and Lincoln Mall, including, without limitation, those filed as Document Nos. 93U15954, 93U15955, 93U15956, as to Orland Square Mall, Document Nos. 93U15956 and 93U15959, as to Lincoln Mall, and as Document Nos. 93U15956 and 93U15962, as to North Riverside Mall, all as the same may have been assigned, amended or continued.

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79. UCC-2 Fixture Filing showing either Illinois Partners Limited Partnership or Chicago Title & Trust Company, as Trustee, as debtor, and The Dial Corp as secured party, for filing in DuPage County, Illinois with respect to Stratford Square Mall and Yorktown Mall, including, without limitation, those filed as Document Nos. R93-232831 and 93U4163, as to Stratford Square Mall and Document Nos. 93U-4159 and R93-232822, and 93U-4160 and R93-232823, all as the same may have been assigned, amended or continued.
80. UCC-2 Fixture Filing showing either Illinois Partners Limited Partnership or Lake County Trust Company, as Trustee, as debtor and The Dial Corp as secured party, for filing in Lake County Indiana with respect to Southlake Mall, including, without limitation those filed as Document Nos. 93003521 and 93003522, all as the same may have been assigned, amended or continued.

WOLVERINE CARSON PEX11-A.DIA

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UNOFFICIAL COPY North Riverside
(Description of Premises)

Cermack Road/26th Street
North Riverside, Illinois
Cook County
PIN 15-25-200-001

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PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG A STRAIGHT LINE 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1,589.31 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 33.0 FEET TO A POINT IN THE WEST LINE OF THE SAID NORTHEAST 1/4; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG SAID WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 149.15 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTH 67 DEGREES 12 MINUTES 02 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD A DISTANCE OF 438.79 FEET; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 450.53 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A STRAIGHT LINE A DISTANCE OF 55.00 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 238.5 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 120.00 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 303.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 136.38 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 88.5 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 358.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 648.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH SOUTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 115.00 FEET TO A POINT; THENCE NORTH 44 DEGREES 54 MINUTES 34 SECONDS EAST ALONG A STRAIGHT LINE A DISTANCE OF 56.48 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 218.00 FEET TO A POINT; THENCE SOUTH 80 DEGREES 32 MINUTES 33 SECONDS EAST ALONG A STRAIGHT LINE A DISTANCE OF 152.15 FEET TO A POINT; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 50.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 443.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR RETENTION BASIN AND FOR INGRESS AND EGRESS, PARKING, UTILITIES, AND CONSTRUCTION, RECONSTRUCTION, ERECTION AND MAINTENANCE OF FOUNDATION, FOOTINGS, SUPPORTS, CANOPIES, ROOFS, BUILDING AND OTHER OVERHANGS OR PROJECTIONS, AWNING, ALARM BELLS, SIGNS, LIGHTS, AND LIGHTING DEVICES, UTILITY VAULTS, STAIRCASES AND OTHER SIMILAR APPURTENANCES TO PARCEL 1 ABOVE, CREATED, DEFINED AND LIMITED BY THAT CERTAIN RECIPROCAL OPERATION AND

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EXHIBIT B CONTINUED
(Description of Premises)

North Riverside

Cermack Road/26th Street
North Riverside, Illinois
Cook County
PIN 15-25-200-001

98700242

EASEMENT AGREEMENT DATED DECEMBER 6, 1973, AND RECORDED ON JANUARY 2, 1974, AS DOCUMENT NUMBER 22584954 AS AMENDED BY DOCUMENT RECORDED JANUARY 7, 1976 AS DOCUMENT 23346268, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, BY AND AMONG RIVERSIDE MALL ASSOCIATES, AN ILLINOIS LIMITED PARTNERSHIP, J. C. PENNEY PROPRIETES, INC., A DELAWARE CORPORATION, CARSON PIRIE SCOTT AND COMPANY, A DELAWARE CORPORATION, AND MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, IN, OVER, UPON, AND UNDER AS SHOWN ON THE PLOT PLAN ATTACHED TO SAID AGREEMENT, IN COOK COUNTY, ILLINOIS

SUB-PARCEL 'D':

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40 FEET WEST OF THE WEST LINE OF THE NORTH-SOUTH ILLINOIS CENTRAL RAILROAD RIGHT OF WAY AND 50 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE DUE WEST ALONG A STRAIGHT LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 419.70 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 210.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 50.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 468.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 427.38 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 238.5 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 136.38 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 303.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 120.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 238.5 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 484.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 200.00 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 200.00 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 943.00 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 198.01 FEET TO A POINT; THENCE NORTH 0 DEGREES 06 MINUTES 18 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 715 FEET TO THE POINT OF BEGINNING;

/CONTAINING 856,769.35 SQ FEET OR 19.6687 ACRES/ SUB-PARCEL R: (RETENTION BASIN):

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE NORTH-SOUTH ILLINOIS CENTRAL RAILROAD RIGHT OF WAY WHICH IS 2020.46 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 67 DEGREES 01 MINUTES 23 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 449.89 FEET TO A POINT IN THE NORTHERLY LINE OF THE EASTERLY-WESTERLY ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE SOUTH 67 DEGREES 12 MINUTES 02 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY A DISTANCE OF 450.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 06 MINUTES 18 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING;

/CONTAINING 72,840.73 SQ FEET OR 1.6653/ SUB-PARCEL 'E':

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EXHIBIT B CONTINUED
(Description of Premises)

North Riverside

Cermack Road/26th Street
North Riverside, Illinois
Cook County
PIN 15-25-200-001

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THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE EASTERLY-WESTERLY ILLINOIS CENTRAL RAILROAD RIGHT OF WAY WITH THE NORTHERLY LINE OF 26TH STREET, THENCE NORTH 87 DEGREES 48 MINUTES 59 SECONDS WEST ALONG SAID NORTHERLY LINE OF 26TH STREET A DISTANCE OF 656.43 FEET TO A POINT OF BEGINNING; THENCE NORTHERLY ALONG A CURVED LINE CONCAVE WESTERLY WITH A CENTRAL ANGLE OF 26 DEGREES AND A RADIUS OF 149 FEET, A DISTANCE OF 67.61 FEET; WITH A CHORD DISTANCE OF 67.04 FEET, AND A CHORD BEARING OF NORTH 10 DEGREES 48 MINUTES 53 SECONDS WEST, TO A POINT OF TANGENCY; THENCE NORTH 23 DEGREES 48 MINUTES 53 SECONDS WEST ALONG A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, A DISTANCE OF 118.05 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVED LINE CONCAVE EASTERLY WITH A RADIUS OF 249 FEET, AND A CENTRAL ANGLE OF 26 DEGREES 13 MINUTES 15 SECONDS, A DISTANCE OF 113.95 FEET WITH A CHORD DISTANCE OF 112.96 FEET, AND A CHORD BEARING OF NORTH 10 DEGREES 42 MINUTES 15 SECONDS WEST TO A POINT ON THE SOUTHERLY LINE OF THE EASTERLY-WESTERLY ILLINOIS CENTRAL RAILROAD; THENCE NORTH 67 DEGREES 12 MINUTES 02 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD, A DISTANCE OF 81.89 FEET TO A POINT; THENCE SOUTHERLY ALONG A CURVED LINE CONCAVE EASTERLY WITH A RADIUS OF 327 FEET AND A CENTRAL ANGLE OF 31 DEGREES 13 MINUTES 37 SECONDS A DISTANCE OF 178.22 FEET, WITH A CHORD DISTANCE OF 176.02 FEET, AND A CHORD BEARING OF SOUTH 8 DEGREES 12 MINUTES 04 SECONDS EAST, TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 48 MINUTES 53 SECONDS EAST ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, A DISTANCE OF 118.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE AT THE LAST DESCRIBED POINT, CONCAVE WESTERLY, WITH A RADIUS OF 71 FEET; AND A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 39 SECONDS, A DISTANCE OF 10.13 FEET TO A POINT ON SAID NORTHERLY LINE OF 26TH STREET, THENCE EASTERLY ALONG SAID NORTHERLY LINE OF 26TH STREET A DISTANCE OF 79.97 FEET TO THE POINT OF BEGINNING;

/CONTAINING 23,991.73 SQ FEET OR 0.5508 ACRES/ SUB-PARCEL '2':

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 75.00 FEET SOUTH OF THE NORTH LINE AND 148.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG A STRAIGHT LINE A DISTANCE OF 155.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 80.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 115.00 FEET TO A POINT; THENCE NORTH 44 DEGREES 54 MINUTES 34 SECONDS EAST ALONG A STRAIGHT LINE A DISTANCE OF 56.48 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

/CONTAINING 11,599.97 SQ FEET OR 0.2663 ACRES/ SUB-PARCEL 'P':

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

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EXHIBIT 3 CONTINUED
(Description of Premises)

North Riverside

Cernack Road/26th Street
North Riverside, Illinois
Cook County
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BEGINNING AT A POINT IN THE WEST LINE OF THE NORTH-SOUTH ILLINOIS CENTRAL RAILROAD RIGHT OF WAY 50 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 06 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE OF THE ILLINOIS CENTRAL RAILROAD A DISTANCE OF 1970.46 FEET TO A POINT; THENCE SOUTH 67 DEGREES 01 MINUTES 23 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 449.89 FEET TO A POINT ON THE NORTHERLY LINE OF THE EASTERLY-WESTERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH 67 DEGREES 12 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD A DISTANCE OF 613.00 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 450.53 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 539.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 200.00 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 200.00 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 943.00 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 198.01 FEET TO A POINT; THENCE NORTH 0 DEGREES 06 MINUTES 18 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 715.00 FEET TO A POINT 50 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG A STRAIGHT LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

/CONTAINING 736,033.31 SQ FEET OR 16.8970 ACRES/ SUB-PARCEL 'A':

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 50 FEET SOUTH OF AND 476 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG A STRAIGHT LINE 50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 450.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 210.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 50.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 408.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 427.38 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 150 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 358.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 648.00 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 155.00 FEET TO A POINT; THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 178.00 FEET TO A POINT; THENCE SOUTH 80 DEGREES 32 MINUTES 33 SECONDS EAST ALONG A STRAIGHT LINE A DISTANCE OF 152.15 FEET TO A POINT; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 CREATED, DEFINED AND LIMITED IN THAT CERTAIN RECIPROCAL OPERATION AND EASEMENT AGREEMENT, DATED DECEMBER 6, 1973, AND RECORDED JANUARY 2, 1974, AS DOCUMENT NUMBER 22584954 AMENDED BY DOCUMENT RECORDED JANUARY 7, 1976 AS 23346268 AND FURTHER AMENDED BY DOCUMENT RECORDED NOVEMBER 23, 1976 AS DOCUMENT 23721362 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, OVER AND ACROSS

LEASEHOLD ESTATE CREATED BY A CERTAIN INDENTURE OF LEASE MADE BY ILLINOIS CENTRAL

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North Riverside

EXHIBIT B CONTINUED
(Description of Premises)

Cermack Road/26th Street
North Riverside, Illinois
Cook County
PIN 15-25-200-001

GULF RAILROAD COMPANY TO RIVERSIDE MALL ASSOCIATES, A LIMITED PARTNERSHIP OF ILLINOIS DATED FEBRUARY 9, 1973 AND RECORDED JANUARY 2, 1974 AS SCHEDULE B OF DOCUMENT 22584954 DEMISING AND LEASING FOR A TERM OF 53 YEARS BEGINNING JULY 1, 1972 AND ENDING JUNE 30, 2025, THE FOLLOWING DESCRIBED PREMISES, TO WIT:

SUB-PARCEL 'F':

THAT PART OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY IN THE NORTHEAST 1/4 OF SECTION 25 TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THE NORTH-SOUTH ILLINOIS CENTRAL RAILROAD RIGHT OF WAY WITH THE NORTHERLY LINE OF THE EASTELY-WESTERLY ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTH 67 DEGREES 12 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY A DISTANCE OF 426.84 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 67 DEGREES 12 MINUTES 02 SECONDS W.S. ALONG SAID NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTHWESTERLY, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 100 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EASTELY-WESTERLY ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE SOUTH 67 DEGREES 12 MINUTES 02 SECONDS EAST ALONG SAID SOUTHERLY RAILROAD RIGHT OF WAY LINE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTHEASTERLY, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING

/CONTAINING 10,000 SQUARE FEET OF 0.2295 ACRES/

PIN 15-25-200-004

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RETURN TO: *SL Cooper*
CHICAGO TITLE INSURANCE
NATIONAL BUSINESS GROUP
7616 LBJ FRWY., SUITE 300
DALLAS, TEXAS 75251

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