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PARTIAL RELEASE

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For and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, Northwestern University/Evanston Research Park, Inc., an Illinois corporation ("NUERP"), does hereby remise, release, convey and quit-claim unto Broadacre Evanston, L.L.C., an Illinois limited liability company, and unto its successors and assigns, all the right, title, interest, claim, or demand whatsoever NUERP may have acquired in, through, or by a certain Purchase Money Mortgage, Assignment of Leases and Rents, Security Agreement, Fixture Filing and Financing Statement, dated August 28, 1996, and recorded in Cook County, Illinois on September 3, 1996 as Document Number 96-671122 (the "Mortgage") to the premises described in the attached Exhibit A, which premises are situated in Cook County, Illinois.

THIS IS A PARTIAL RELEASE. EXCEPT AS TO THE LAND DESCRIBED ON EXHIBIT A HERETO THE LIEN OF THE MORTGAGE SHALL REMAIN IN FULL FORCE AND EFFECT.

In testimony whereof, NUERP has caused these presents to be executed in its behalf by its duly authorized officer 23 day of Jan, 1999.

NORTHWESTERN UNIVERSITY/EVANSTON
RESEARCH PARK, INC.

By: *[Signature]*
Name: Donald C. Kyriakou
Title: Exec VP + CEO

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[Signature]

This instrument was prepared by:

Leonard X Rosenberg
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603

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1999-07-20 10:51:23
Cook County Recorder

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47.00

BOX 333-CTI

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Andrew Werth, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald C. Kysiak personally known to me to be the Executive Vice President of NORTHWESTERN UNIVERSITY/EVANSTON RESEARCH PARK, INC. and personally known to me to be the person whose name is subscribed to the foregoing instrument as such Executive Vice President he appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as such Executive Vice President pursuant to proper authority duly granted as his free and voluntary act, and as the voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of June, 1999.

Andrew Werth
Notary Public



My Commission Expires:

2-3-2001

Property of Cook County Clerk's Office

99691040

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Exhibit A

Legal Description of Released Property

PARCEL 1:

LOT 16 IN IVY COURT SUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF BROADACRE SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT OVER AND UPON PARTS OF LOT 31 IN IVY COURT SUBDIVISION AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR IVY COURT HOMEOWNERS' ASSOCIATION RECORDED MAY 6, 1998 AS DOCUMENT NUMBER 98373124.

Common Street Address: 1889 Maple Avenue, Evanston, Illinois 60201
Unit E11

Property Index Number: 11-18-113-001-0000
11-18-113-003-0000
11-18-113-006-8001
11-18-113-006-8002