

Prepared by: Brian L. Howard, Esq. Jenner & Block LLP One IBM Plaza 330 North Wabash Avenue Chicago, Illinois 60611-7603 (312) 840-7412	After recording return to: Brian L. Howard, Esq. Jenner & Block LLP One IBM Plaza 330 North Wabash Avenue Chicago, IL 60611-7603 (312) 840-7412	Mail Tax Bills To: JRC Hunter's Pointe LLC Jupiter Realty Corporation 919 North Michigan Avenue Suite 1500 Chicago, Illinois 60611 Attention: Donald A. Smith
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GENERAL WARRANTY DEED

THIS INDENTURE is made and entered into as of this 29th day of September, 2004, by and between JRC HUNTER'S POINTE LLC, an Illinois limited liability company (hereinafter referred to as "Grantor"), and (i) VICTORVILLE EVANSTON, L.L.C., an Illinois limited liability company; (ii) JRC PARCWOOD PROPERTY (GMO), LLC, an Illinois limited liability company; (iii) JRC PARCWOOD PROPERTY (O'HARE), LLC, an Illinois limited liability company; (iv) JRC MT. PLEASANT/VERMILLION, LLC, an Illinois limited company; (v) JRC DRAKE/GEORGIA LIMITED PARTNERSHIP, an Illinois limited partnership; (vi) JRC CHARLESTON LIMITED PARTNERSHIP, an Illinois limited partnership; (vii) JRC SOUTHFIELD/W-L LIMITED PARTNERSHIP, an Illinois limited partnership; (viii) R&J SOUTHFIELD LLC, an Illinois limited liability company; (ix) CCC, LLC, an Illinois limited liability company; (x) JRC POWERLINE CHATTANOOGA LLC, an Illinois limited liability company; and (xi) TMG SOUTHFIELD ASSOCIATES LLC, an Illinois limited liability company (hereinafter referred to collectively as "Grantee"), as tenants in common, in the following percentages, which would leave Grantor with a remaining undivided 2.148% interest:

JRC Victorville Evanston, L.L.C.	an undivided	2.991 %	interest
JRC Parcwood Property (GMO), LLC	an undivided	6.190 %	interest
JRC Parcwood Property (O'Hare), LLC	an undivided	2.473 %	interest
JRC Mt. Pleasant/Vermillion, LLC	an undivided	16.067 %	interest
JRC Drake/Georgia Limited Partnership	an undivided	28.236 %	interest
JRC Charleston Limited Partnership	an undivided	1.488 %	interest
JRC Southfield/W-L Limited Partnership	an undivided	5.391 %	interest
R&J Southfield LLC	an undivided	2.839 %	interest
CCC, LLC	an undivided	2.460 %	interest
JRC Powerline Chattanooga LLC	an undivided	2.456 %	interest
TMG Southfield Associates LLC	an undivided	1.346 %	interest

WITNESSETH:

THAT for and in consideration of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby grant, bargain, sell and convey

unto the said Grantee undivided interests (in the percentages set forth above) in the following described real estate situated and being in Shelby County, Alabama to, wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference.

The aforesaid real estate being the same real estate conveyed to Grantor by deed of record dated February 13, 2004, and recorded as Instrument Number 20040423000210780 in the Office of Probate Judge of Shelby County, Alabama.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

This conveyance is subject to those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

The purchase price for the subject property consists of \$2,358,797.00, plus the assumption of the existing first mortgage indebtedness, evidenced by that certain Mortgage and Security Agreement, dated March 1, 1994, as recorded in the Probate Office of Shelby County, Alabama as Instrument 1994-09691, upon which mortgage tax was paid in full, plus the assumption of that certain second mortgage indebtedness, evidenced by that certain Amended and Restated Second Mortgage, Security Agreement and Fixture Filing, dated February 13, 2004, as recorded in the Probate Office of Shelby County, Alabama as Instrument 20040423000210810, upon which mortgage tax was paid in full, plus the assumption of the existing third mortgage indebtedness, secured by that certain Future Advance Third Mortgage, Security Agreement and Fixture Filing dated February 13, 2004, as recorded in the Probate Office of Shelby County, Alabama as Instrument 20040423000210830, upon which mortgage tax was paid in full.

[Signature Follows]

[Signature Page to General Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

JRC HUNTER'S POINTE LLC, an Illinois
limited liability company

By: Jupiter Hunter's Pointe Inc.,
an Illinois corporation, its sole manager

By: _____
Name: JERRY S. ONG
Its: MANAGING EXEC VP

[acknowledgment follows]

STATE OF ILLINOIS

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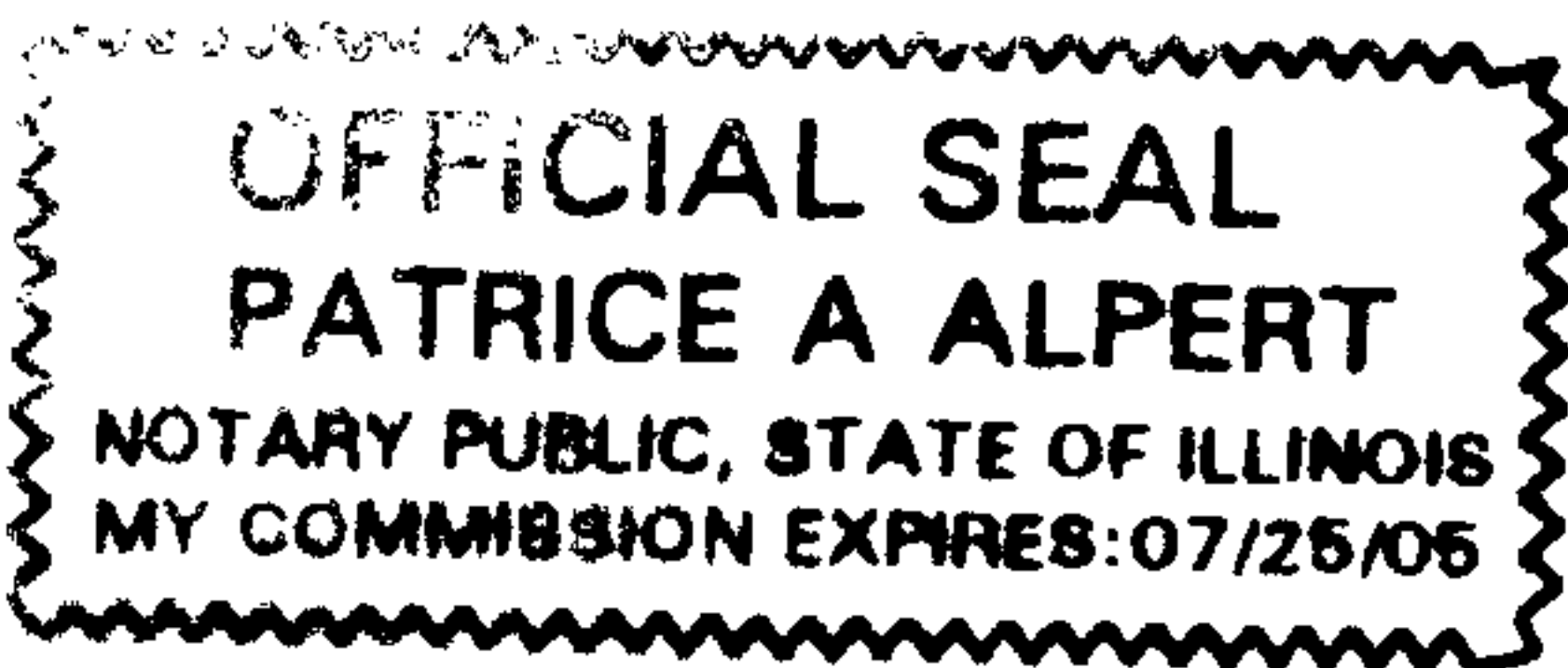
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COOK COUNTY

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I, the undersigned, a notary public in and for said county in said state, hereby certify that JERRY J. ONG, whose name as EXEC. V.P. of Jupiter Hunter's Pointe Inc., an Illinois corporation, the sole manager of JRC Hunter's Pointe LLC, an Illinois limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company, acting in its capacity as the general partner of said limited partnership for and as the act of said partnership.

Given under my hand and official seal this 24th day of September, 2004.



[NOTARIAL SEAL]

Patrice A. Alpert
Notary Public

My commission expires:

7-25-05

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the Northeast quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commencing at the Southeast corner of said quarter section run in a Westerly direction along the South line of said quarter section for a distance of 311.91 feet to a point on the West right of way line of a public county road known as Cahaba Beach Road, said point being the Point of Beginning of the parcel herein described; from the point of beginning thus obtained run Westerly along said South line of said quarter section for a distance of 1009.39 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of said section; thence turn an angle to the right of 87 degrees 52 minutes 43 seconds and run in a Northerly direction along the West line of the East half of the Northeast quarter of said Section 36 for a distance of 2687.32 feet to the Northwest corner of said East half of the Northeast quarter section; thence turn an angle to the right of 92 degrees 09 minutes 31 seconds and run in an Easterly direction along the North line of said section for a distance of 1314.78 feet to the Northeast corner of said section; thence turn an angle to the right of 87 degrees 42 minutes 06 seconds and run in a Southerly direction along the East line of said section for a distance of 2128.72 feet to a point on the West right of way line of said Cahaba Beach Road, said point lying in a curve to the left, said curve having a radius of 756.37 feet, a central angle of 15 degrees 33 minutes 20 seconds and a chord of 204.72 feet which forms an interior angle of 145 degrees 24 minutes 26 seconds with the East line of said section; thence run in a Southwesterly direction along the arc of said curve in said right of way for a distance of 205.35 feet to the end of said curve; thence run Southwesterly along said right of way and tangent to the last curve for a distance of 327.30 feet to the beginning of a curve to the right in said right of way; said curve having a central angle of 5 degrees 01 minutes 58 seconds and a radius of 1111.0 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 97.58 feet to the Point of Beginning. Said parcel contains 79.118 Acres (3,446,380.08 square feet), more or less.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Any minerals or mineral rights leased, granted or retained by prior owners.
2. Taxes for the tax year 2004 and subsequent years not yet due and payable.
3. Restrictions as set out in the Deed of Declaration recorded in Real Book 54, Page 199.
4. Title to all minerals and mining rights and other rights, privileges and immunities as set out in the Warranty Deed recorded in Real Book 41, Page 83.
5. Riparian and other rights created by the fact that the subject property fronts on Lake Dixie.
6. Right of way grant to Alabama Power Company as recorded in Volume 126, Page 188; Volume 185, Page 120; Real Book 105, Page 861; and Real Book 167, Page 335.
7. Regulatory Agreement and Declaration of Restrictive Covenants as set out in Real Book 54, Page 278; Amendment to Regulatory Agreement and Declaration of Restrictive Covenants as set out in Real Book 164, Page 551; and Regulatory Agreement and Declaration of Restrictive Covenants as set out in Instrument Number 1994-09690.
8. Matters as disclosed by the examination of survey prepared by Barton F. Carr of Carr & Associates Engineers, Inc., Registered Public Surveyor No. 16685, dated December 2003, Project No. 03.1107:
 - (a) The access lane running Southwesterly along Cahaba Beach Road from the South Entrance encroaches onto the adjacent parcel approximately ten feet wide at the property corner to a point approximately fifty feet southerly along the Westerly Right-of-Way of Cahaba Beach Road.
9. Mortgage and Security Agreement executed by Grantor to Alabama Housing Finance Authority and First Alabama Bank, dated March 1, 1994, recorded in Instrument Number 1994-09691; together with that Assignment of Rents and Leases as recorded in Instrument Number 1994-09694; together with that certain Assignment of Rights and Assumption of Obligations dated February 13, 2004 and recorded as Instrument Number 20040423000210790.
10. Amended and Restated Future Advanced Second Mortgage, Security Agreement and Fixture Filing, dated February 13, 2004 and recorded as Instrument Number 20040423000210810; together with that certain Assignment and Assumption of Second Loan Documents, dated February 13, 2004 and recorded as Instrument Number 20040423000210800.
11. Future Advance Third Mortgage, Security Agreement and Fixture Filing dated February 13, 2004, recorded in Instrument Number 20040423000210830, together with that Third

Assignment of Rents and Leases dated February 13, 2004 and as recorded in Instrument Number 20040423000210840.

12. Future Advance Fourth Mortgage, Security Agreement and Fixture Filing, dated February 13, 2004, recorded in Instrument Number 20040423000210850, together with that Fourth Assignment of Rents and Leases dated February 13, 2004 and as recorded in Instrument Number 20040423000210860.
13. UCC-1 Financing Statement recorded as Instrument Number 1994-09697, re-filed and continued in Instrument Number 1999-38099, and Instrument Number 1994-13159, re-filed and continued in Instrument Number 1999-38106; and amended in Instrument Number 20040423000210820.