

EXHIBIT "A"
LEGAL DESCRIPTION

For the property located

Parcel Number(s): A portion of 07-21-401-096; 07-21-401-097; and 07-21-401-098;
Commonly known as: northeast corner of Fox Valley Mall, south of New York Street, west of Route 59, located in DuPage County.

THAT PART OF LOT 1, IN FOX VALLEY EAST, REGION 1 UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1976 AS DOCUMENT R76-82140, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 06 DEGREES 45 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT, 1.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 06 DEGREES 45 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT, 553.35 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID LOT; THENCE NORTH 40 DEGREES 34 MINUTES 03 SECONDS WEST, 22.02 FEET; THENCE NORTH 28 DEGREES 17 MINUTES 07 SECONDS EAST, 210.82 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE, CONCAVE WESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 87.00 FEET, A CHORD BEARING NORTH 10 DEGREES 46 MINUTES 25 SECONDS EAST, A CHORD LENGTH OF 52.36 FEET, AN ARC LENGTH OF 53.18 FEET; THENCE NORTH 06 DEGREES 44 MINUTES 17 SECONDS WEST, TANGENT TO THE LAST DESCRIBED COURSE, 160.91 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 40 SECONDS EAST, 56.57 FEET; THENCE SOUTH 86 DEGREES 35 MINUTES 20 SECONDS EAST, 13.00 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 40 SECONDS EAST, 48.93 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING NORTH 31 DEGREES 00 MINUTES 21 SECONDS EAST, A CHORD LENGTH OF 32.43 FEET, AN ARC LENGTH OF 33.71 FEET; THENCE NORTH 58 DEGREES 36 MINUTES 02 SECONDS EAST, TANGENT TO THE LAST COURSE, 34.23 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING NORTH 69 DEGREES 38 MINUTES 03 SECONDS EAST, A CHORD LENGTH OF 9.57 FEET, AN ARC LENGTH OF 9.63 FEET; THENCE NORTH 80 DEGREES 40 MINUTES 04 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 82.24 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 65.00 FEET, A CHORD BEARING NORTH 58 DEGREES 15 MINUTES 57 SECONDS EAST, A CHORD LENGTH OF 49.54 FEET, AN ARC LENGTH OF 50.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING NORTH 61 DEGREES 57 MINUTES 58 SECONDS EAST, A CHORD LENGTH OF 44.00 FEET, AN ARC LENGTH OF 45.56 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 06 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 161.60 FEET; THENCE SOUTHEASTERLY ALONG A CURVE, NON-TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING SOUTH 29

DEGREES 18 MINUTES 55 SECONDS EAST, A CHORD LENGTH OF 125.35 FEET, AN ARC LENGTH OF 126.96 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG A CURVE, CONCAVE WESTERLY, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1050.77 FEET, A CHORD BEARING SOUTH 03 DEGREES 02 MINUTES 46 SECONDS EAST, A CHORD LENGTH OF 427.89 FEET, AN ARC LENGTH OF 430.90 FEET; THENCE SOUTH 08 DEGREES 45 MINUTES 32 SECONDS WEST, NON-TANGENT TO THE LAST DESCRIBED COURSE, 72.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 670.19 FEET, A CHORD BEARING SOUTH 33 DEGREES 16 MINUTES 46 SECONDS WEST, A CHORD LENGTH OF 557.49 FEET, AN ARC LENGTH OF 574.96 FEET; THENCE SOUTH 57 DEGREES 45 MINUTES 34 SECONDS WEST, NON-TANGENT TO THE LAST DESCRIBED COURSE, 101.54 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2139.84 FEET, A CHORD BEARING SOUTH 59 DEGREES 07 MINUTES 47 SECONDS WEST, A CHORD LENGTH OF 105.50 FEET, AN ARC LENGTH OF 105.51 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.