

RETURN RECORDED DOCUMENT TO:

WALGREEN CO.
104 Wilmot Road, MS 1420
Deerfield, Illinois 60015
Attn: Charles Kaufman

This Instrument Prepared by:
Marla K. Blair
104 Wilmot Road
Deerfield, Illinois 60015

2006 069324

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 AUG -9 PM 2: 36

MICHAEL J. TOWN
RECORDER

9

CMV20058476

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

CHICAGO TITLE INSURANCE COMPANY

SELLER: Preferred-Whiting LLC
c/o Preferred Development, Inc.
141 West Jackson Blvd.
Suite 3540
Chicago, IL 60604
Attn.: Thomas Morabito

PURCHASER: Walgreen Co.
200 Wilmot Road
Deerfield, Illinois 60015
Attn: Law Department

Document is NOT OFFICIAL! FILED
This Document is the property of the Lake County Recorder!
AUG -9 2006

DATE OF PURCHASE AND SALE AGREEMENT:

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

WHEREAS, Seller desires to sell to Purchase and Purchaser desires to purchase from Seller all of that certain property situated at the southeast corner of Indianapolis Boulevard & 119th Street in the City of Whiting, County of Lake, State of Indiana, legally described on Exhibit "A" attached hereto and made a part hereof (the "Property"), together with a modern one-story building with 114 feet of frontage facing Indianapolis and 130 feet of depth, being an area containing 14,820 square feet of first floor area ("Building") and parking areas and other facilities and improvements ("Parking Areas") to be constructed on the Property by Seller, at Seller's expense, pursuant to the terms of the aforesaid Purchase and Sale Agreement, all as shown on the plan attached hereto and made a part hereof as Exhibit "B", together with all personal property and fixtures and equipment (hereinafter called "Fixtures") to be installed by Seller pursuant to the Plans defined in the aforesaid Purchase and Sale Agreement.

CLOSING DATE:

Closing shall occur five (5) days after all of the conditions and requirements set forth in the Purchase and Sale Agreement have been met.

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044924

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This Memorandum of Purchase and Sale Agreement is made and executed by the parties hereto for the purpose of recording the same in the office of the Public Records of Lake County, State of Indiana, and is subject in each and every respect to the terms of the aforesaid Purchase and Sale agreement, and the Memorandum of Purchase and Sale Agreement is secured and delivered with the understanding and agreement that the same shall not in any manner or form whatsoever, alter, modify or vary the terms, covenants and conditions of the aforesaid Purchase and Sale Agreement.

DATED AS OF April 19, 2006

SELLER

PURCHASER

PREFERRED-WHITING LLC,
an Illinois limited liability company

WALGREEN CO.,
an Illinois corporation

By: [Signature]
Name: Thomas Morabito
Its: Manager

By: [Signature]
Name: Robert M. Silverman
Its: Divisional Vice President

This Document is the property of
the Lake County Recorder!

WITNESSES:

[Signature]
Lola [Signature]

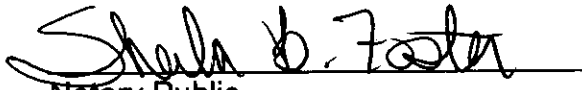
WITNESSES:

[Signature]
Janet Rubenstein



STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

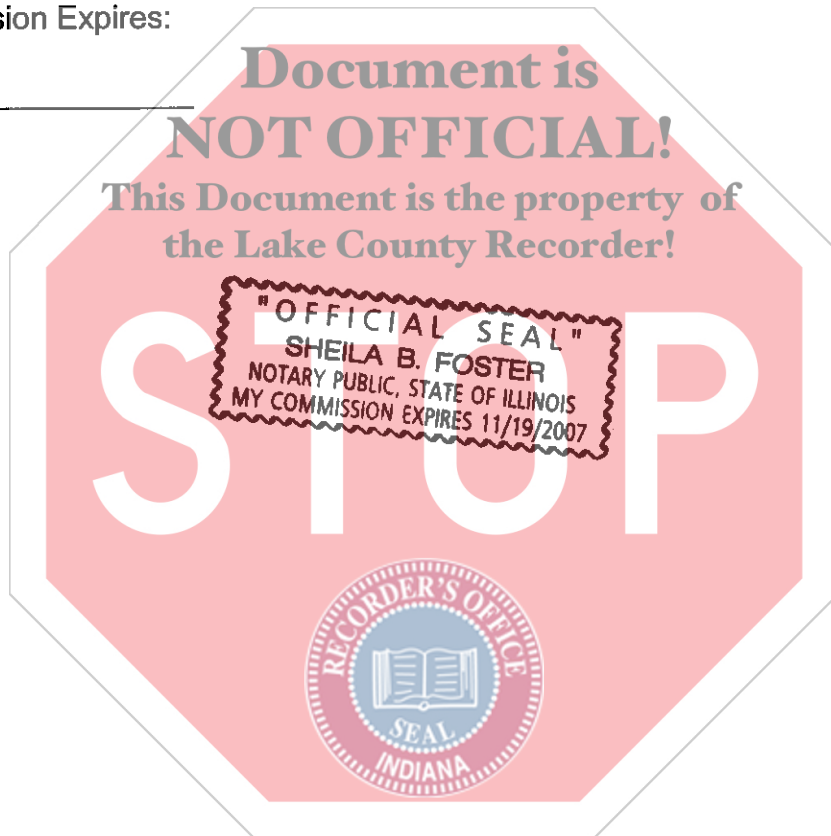
The foregoing instrument was acknowledged before me this 19th day of April, 2006 by Robert M. Silverman, Divisional Vice President of WALGREEN CO., an Illinois corporation, on behalf of the corporation.


Notary Public

(SEAL)

Printed Name: Sheila B. Foster

My Commission Expires:



STATE OF ILLINOIS)
COUNTY OF lake) SS

I, Sheila B. Foster, a Notary Public, do hereby certify that Thomas M. Sabito, personally known to me to be the authorized Manager of PREFERRED-WHITING LLC, an Illinois limited liability company, is personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she/he signed said instrument as such authorized Manager of said limited liability company, pursuant to the authority given by the operating Agreement and members of said limited liability company, and as a free and voluntary act for the purposes therein set forth.

Given under my hand and notarial seal this 18 day of April, 2006.

Sheila B. Foster

Notary Public

My commission expires:



EXHIBIT "A"

LEGAL DESCRIPTION

PROPERTY CONVEYED BY FEE SIMPLE TITLE:

Lot 10 in Whittings, a Subdivision of the Southwest Quarter of the Northeast Quarter of Section 7, Township 37 North, Range 9 West of the 2nd Principal Meridian, lying North of the Center of Indiana Boulevard, in the City of Whiting, as per Plat thereof, recorded in Plat Book 2, Page 52, in the Office of the Recorder of Lake County, Indiana.

Lots 11, 12 and 13 in Whittings, a Subdivision of the Southwest Quarter of the Northeast Quarter of Section 7, Township 37 North, Range 9 West of the 2nd Principal Meridian, lying North of the Center of Indiana Boulevard, in the City of Whiting, as per Plat thereof, recorded in Plat Book 2, Page 52, in the Office of the Recorder of Lake County, Indiana.

Lots 18, 19 and the Northwesterly Rectangular Half of Lot 20 in Whittings, a Subdivision of the Southwest Quarter of the Northeast Quarter of Section 7, Township 37 North, Range 9 West of the 2nd Principal Meridian, lying North of the Center of Indiana Boulevard, in the City of Whiting, as per Plat thereof, recorded in Plat Book 2, Page 52, in the Office of the Recorder of Lake County, Indiana.

Lot 21 and the Southeasterly half of Lot 20 in Whittings, a Subdivision of the Southwest Quarter of the Northeast Quarter of Section 7, Township 37 North, Range 9 West of the 2nd Principal Meridian, lying North of the Center of Indiana Boulevard, in the City of Whiting, as per Plat thereof, recorded in Plat Book 2, Page 52, in the Office of the Recorder of Lake County, Indiana.

Lots 22, 23, 24, 25, 26, 27 and 28 in Whittings, a Subdivision of the Southwest Quarter of the Northeast Quarter of Section 7, Township 37 North, Range 9 West of the 2nd Principal Meridian, lying North of the Center of Indiana Boulevard, in the City of Whiting, as per Plat thereof, recorded in Plat Book 2, Page 52, in the Office of the Recorder of Lake County, Indiana.

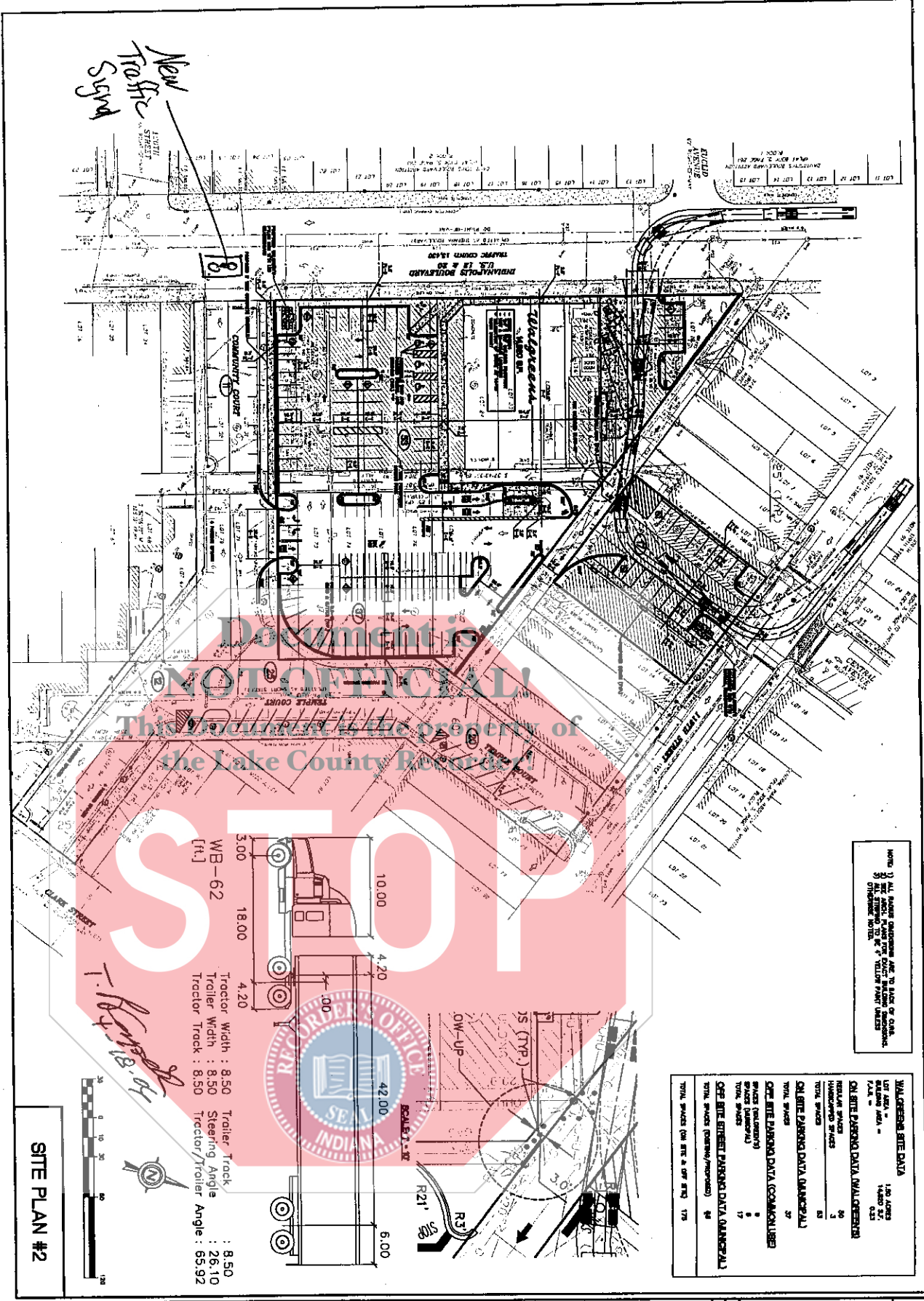
Lots 29 and the North 15 feet of Lot 30 in Whittings, a Subdivision of the Southwest Quarter of the Northeast Quarter of Section 7, Township 37 North, Range 9 West of the 2nd Principal Meridian, lying North of the Center of Indiana Boulevard, in the City of Whiting, as per Plat thereof, recorded in Plat Book 2, Page 52, in the Office of the Recorder of Lake County, Indiana.

EXHIBIT "B"

SITE PLAN

[COPY ATTACHED]





New Traffic Sign

NOTE: ALL NUMBER DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

WALGREENS SITE DATA	LOT AREA = 1.26 ACRES
EXISTING AREA = 14,820 S.F.	
NEW AREA = 14,820 S.F.	
ON SITE PARKING DATA (WALGREENS)	
RETAIL SPACES	40
WAREHOUSE SPACES	3
TOTAL SPACES	43
ON SITE PARKING DATA (GENERAL)	
TOTAL SPACES	37
OFF SITE PARKING DATA (COMMON USER)	
SPACES (RETAIL/WAREHOUSE)	0
TOTAL SPACES	17
OFF SITE STREET PARKING DATA (GENERAL)	
TOTAL SPACES (RETAIL/WAREHOUSE)	44
TOTAL SPACES (ON SITE & OFF SITE)	175

SITE PLAN #2

DESIGN BY: MCH
DRAWN BY: MCH
DATE: MAR. 1, 2008
SCALE: 1" = 30'
PROJECT NO.: 08-037

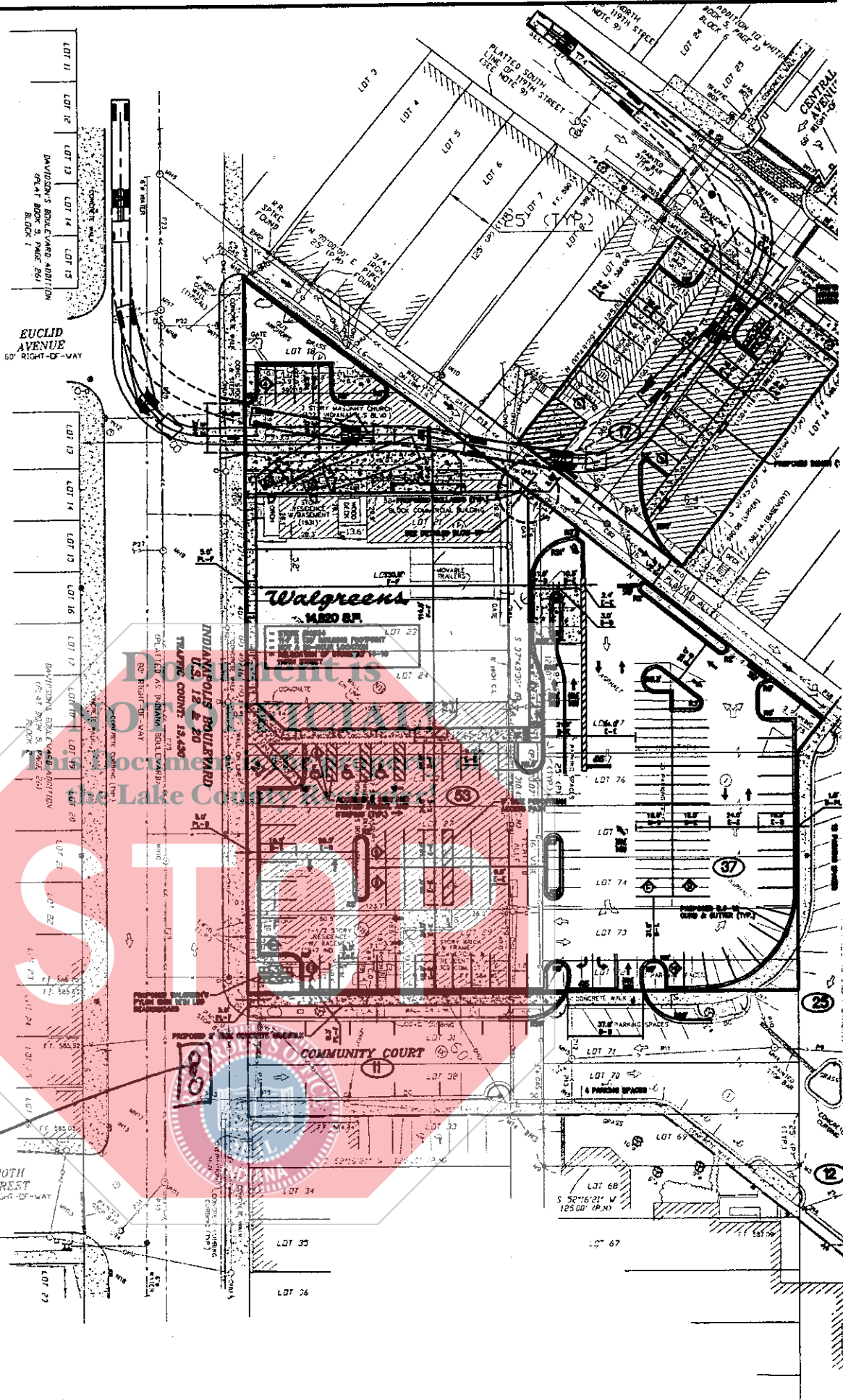
COMPASS
Consulting Group, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60504
830920-9100 FAX: 830920-7030
www.compassconsultinggroup.com

Preferred Development, Inc.
141 West Jackson, Suite 3540
Chicago, IL 60604
Walgreens - WHITING #10534
Whiting, Indiana

NO.	REVISIONS	DATE
1	PER WALGREENS REVIEW	3-31-08
2	PER CITY'S REVIEW	4-7-08

SITE PLAN

84443



New Traffic Signal

120TH STREET
60' RIGHT-OF-WAY

EUCLID AVENUE
60' RIGHT-OF-WAY

DAVIDSON'S BULK FARM ADDITION
95' AT BLDG. 5, PAGE 261
BL. DEC. 1

DAVIDSON'S BULK FARM ADDITION
95' AT BLDG. 5, PAGE 261
BL. DEC. 1

LOT 29

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

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LOT 98

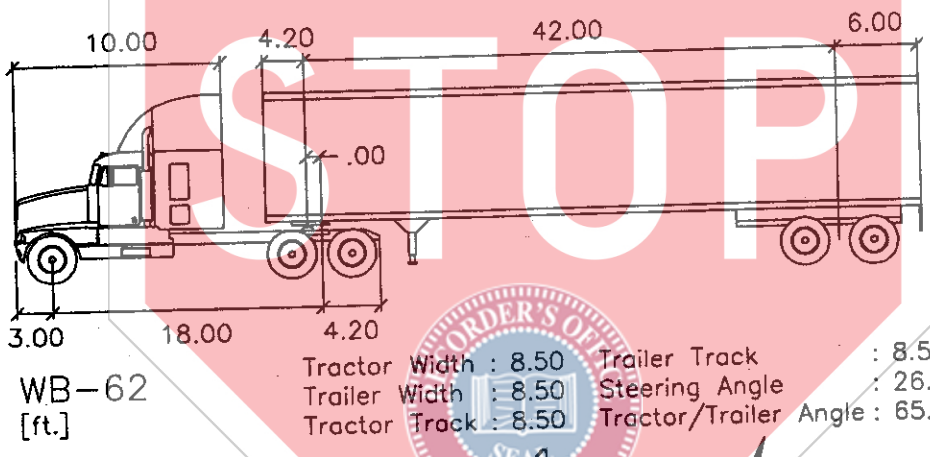
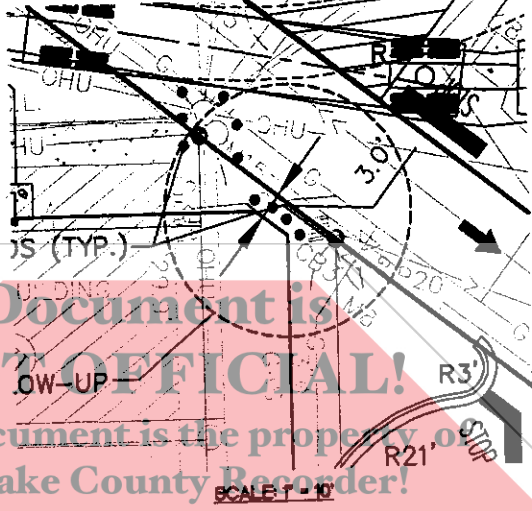
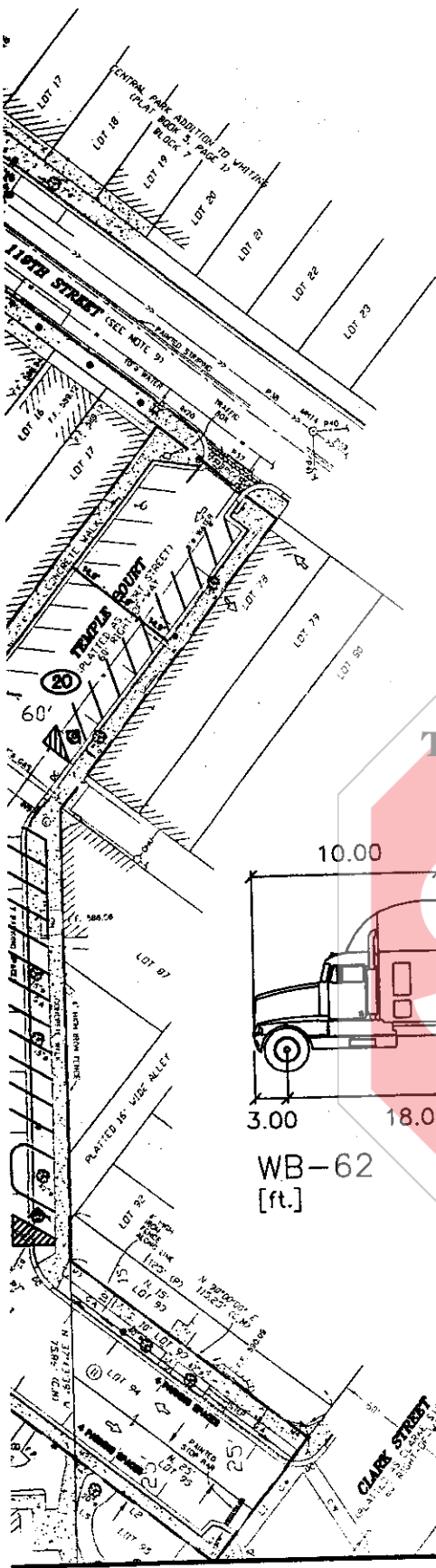
LOT 99

LOT 100

NOTE: 1) ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
 2) SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
 3) ALL STRIPING TO BE 4" YELLOW PAINT UNLESS OTHERWISE NOTED.

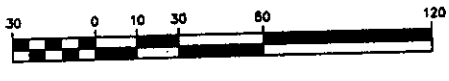
WALGREENS SITE DATA	
LOT AREA =	1.50 ACRES
BUILDING AREA =	14,820 S.F.
F.A.R. =	0.23
ON SITE PARKING DATA (WALGREENS)	
REGULAR SPACES	50
HANDICAPPED SPACES	3
TOTAL SPACES	53
ON SITE PARKING DATA (MUNICIPAL)	
TOTAL SPACES	37
OFF SITE PARKING DATA (COMMON USE)	
SPACES (WALGREENS)	9
SPACES (MUNICIPAL)	8
TOTAL SPACES	17
OFF SITE STREET PARKING DATA (MUNICIPAL)	
TOTAL SPACES (EXISTING/PROPOSED)	95
TOTAL SPACES (ON SITE & OFF SITE)	175

NO.	REVISIONS	DATE
1	PER WALGREENS REVIEW	3-31-08
2	PER CITY'S REVIEW	4-7-08



Tractor Width : 8.50 Trailer Track : 8.50
 Trailer Width : 8.50 Steering Angle : 26.10
 Tractor Track : 8.50 Tractor/Trailer Angle : 65.92

T. R. ...
 4-18-08



SITE PLAN #2

Prepared For:
Walgreens - Whiting #0534
 Whiting, Indiana

Prepared By:
COMPASS
 Consulting Group, Ltd.
 2631 Greger Woods Parkway, Suite 100, Aurora, IL 60504
 (630)820-9100 FAX (630)820-7080
 www.compassconsultinggroup.com

DESIGN BY: MCH
 DRAWN BY: MCH
 DATE: MAR. 1, 2008
 SCALE: 1" = 30'
 PROJECT NO.: 08-037

1811 1811
 1811 1811

SITE PLAN

1 of 1