Grantee's Address:	Send Tax Bills to:	Tax Map Parcel No.
WISCO II, L.L.C. 1509 N. Washington Street Tullahoma, TN 37388	SAME BOOK 9762 PG 113	060-103

Nashville, Tennessee

QUIT-CLAIM DEED, CONVEYANCE AND ASSIGNMENT

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

THAT MAIL-WELL CORPORATION, a corporation organized and existing under the laws of the State of Delaware, with its principal office at 23 Inverness Way East, Englewood, Colorado 80112 (hereinafter called "Grantor"), solely for and in exchange for interests of the Grantee hereinafter referred to, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, TRANSFERRED, ASSIGNED, CONVEYED AND DELIVERED, and by these presents does GRANT, BARGAIN, SELL, TRANSFER, ASSIGN, CONVEY AND DELIVER unto WISCO II, L.L.C., a limited liability company organized and existing under the laws of the State of Delaware, with its principal office at 1509 North Washington Street, Tullahoma, Tennessee 37388 (hereinafter called "Grantee"), effective as of 12:01 a.m. on 7/28, 1995 (the "Effective Time"), but subject to the exceptions, reservations, covenants and conditions hereinafter set forth, all of Grantor's right, title and interest in, to and under the following described lands, and other rights and properties described herein (collectively, the "Subject Property") situated in the States of Illinois and Tennessee, to-wit:

I.

N951504 MB

FEE LANDS

All of Grantor's right, title and interest in and to the following described lots, tracts and parcels of land situated in Cook County, Illinois, and Davidson County, Tennessee, together with any and all buildings and other structures located thereon and appurtenances thereto:

See Exhibit A attached hereto.

II.

LEASES

All of Grantor's right, title and interest in, to and under the following described office, warehouse and other lease(s), and all amendments thereto and all extensions or renewals thereof, together with any leasehold improvements located thereon, said leases being those

RETURN TO:
Thomas E. Dixon, Attorney
C/O: First American Title
3875 Hixson Pike
Chattanooga, Tennessee 37415

This Instrument Prepared by:
Jenkens & Gilchrist,
a Professional Corporation
1445 Ross Avenue, Suite 3200
Dallas, Texas 75202-2799
Attn: Marc L. Lipshy, Esq.

executed by the respective lessors, bearing the respective dates, and recorded respectively in the appropriate records of the counties of the States of Illinois and Tennessee shown in the following schedule:

NONE

Y n l.
~~TO HAVE AND TO HOLD~~ all of the Subject Property, subject to the terms and conditions hereof, unto the said Grantee, its successors and assigns, forever.

This Deed, Conveyance and Assignment is made and accepted expressly subject to (a) all recorded and unrecorded liens, charges, easements, rights-of-way, encumbrances, contracts, agreements, instruments, obligations, defects, interests (including mineral interests and/or royalty interests), options and preferential rights to purchase and all laws, rules, regulations, ordinances, judgments and orders of governmental authorities or tribunals having or asserting jurisdiction over the Subject Property or the business and operations conducted thereon or thereat, in each case to the extent the same are valid, enforceable and affect the Subject Property; and (b) to all matters that a current survey or visual inspection, including probing for pipelines, would reflect.

This Deed, Conveyance and Assignment is made without warranty of title, express, implied or statutory, and without recourse, but with full substitution and subrogation of Grantee, and all persons claiming by, through and under Grantee, to the extent assignable, in and to all covenants and warranties by Grantor's predecessors in title and with full subrogation of all rights accruing under applicable statutes of limitation and all rights of action of warranty against all former owners of the Subject Property.

Notwithstanding any provision to the contrary in this Deed, Conveyance and Assignment, if and to the extent Grantor is the insured in a policy of title insurance relating to a portion of the Subject Property, Grantor, its successors and assigns, expressly warrant and agree to defend title to such portion of the Subject Property unto Grantee, its successors and assigns, against every person lawfully claiming or to claim the same, or any part thereof or any interest therein, subject only to the encumbrances, exceptions and limitations, if any, expressly set forth in the applicable policy of title insurance and to the acts of the Grantor, or any person or entity acting by, through or under the Grantor.

Grantee and Grantor agree that the disclaimers contained herein are "conspicuous" disclaimers. Except as expressly set forth herein, the Subject Property is conveyed to Grantee without recourse, covenant or warranty of any kind, express, implied or statutory. WITHOUT LIMITING THE OTHER EXPRESS PROVISIONS HEREOF, GRANTEE SPECIFICALLY AGREES THAT GRANTOR IS CONVEYING THE SUBJECT PROPERTY "AS-IS," WITHOUT COVENANT, REPRESENTATION OR WARRANTY, EITHER EXPRESS OR IMPLIED (ALL OF WHICH GRANTOR HEREBY DISCLAIMS), AS TO (i) TITLE,

(ii) TRANSFERABILITY, (iii) FITNESS OR ANY PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN OR QUALITY, (iv) COMPLIANCE WITH SPECIFICATIONS, CONDITIONS, OPERATION, (v) FREEDOM FROM PATENT OR TRADEMARK INFRINGEMENT, OR ABSENCE OF LATENT DEFECTS, OR (vi) ANY OTHER MATTER WHATSOEVER. TO THE EXTENT APPLICABLE (AND WITHOUT ADMITTING SUCH APPLICABILITY), GRANTEE ALSO HEREBY WAIVES THE PROVISIONS OF ANY DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, AND ALL SIMILAR LAWS IN ANY JURISDICTION. THE PROVISIONS OF THIS SECTION HAVE BEEN NEGOTIATED BY GRANTEE AND GRANTOR AFTER DUE CONSIDERATION AND ARE INTENDED TO BE A COMPLETE EXCLUSION AND NEGATION OF ANY COVENANTS, REPRESENTATIONS OR WARRANTIES OF GRANTOR, EITHER EXPRESS, IMPLIED OR STATUTORY WITH RESPECT TO THE SUBJECT PROPERTY THAT MAY ARISE PURSUANT TO ANY LAW NOW OR HEREAFTER IN EFFECT OR OTHERWISE EXCEPT AS EXPRESSLY SET FORTH HEREIN.

Any covenants implied by statute or law by the use of the words "grant," "bargain," "assign," "convey" or "deliver," or any of them or any other words used herein (including the covenant implied under any state property code) are hereby expressly disclaimed, waived and negated.

This Deed, Conveyance and Assignment is being executed in several counterparts, all of which are identical. Each of such counterparts shall for all purposes be deemed to be an original, and all such counterparts together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, Grantor and Grantee have each caused these presents to be executed on its behalf by its officer duly authorized on the date of acknowledgement annexed hereto, but effective as of the Effective Time.

MAIL-WELL CORPORATION
"Grantor"

[Corporate Seal]

By: Susan O. Rheney
Name: SUSAN O. RHENEY
Title: VICE PRES.

Attest: Connie B. Sullivan
Name: CONNIE B. SULLIVAN
Title: ASST. SECRETARY

WISCO II, L.L.C.
"Grantee"

[Corporate Seal]

Attest: Connee B. Sullivan
Name: Connee B. Sullivan
Title: Assistant Secretary

By: Paul V. Riley
Name: Paul V. Riley
Title: President

STATE OF TEXAS §

COUNTY OF HARRIS §

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual money paid for this transfer is $0.

Susan O. Rheney
Affiant, MAIL-WELL CORPORATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE WHICHEVER IS GREATER~~ FOR THIS TRANSFER IS
$ 0
Jack Moody Agent
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF August 1995.
B. Edwards
Deputy Register

95 AUG 14 PM 2:34
REGISTER

00094121
IDENTIFICATION REFERENCE

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

On this 28 day of JULY, 1995, before me appeared SUSAN O. RHENEY to me personally known (or provided to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the VICE PRESIDENT (or other officer or agent of the corporation) of MAIL-WELL CORPORATION and that the seal affixed to the instrument is the corporate seal of the corporation, and that the instrument was signed and sealed in behalf of the corporation by authority of its Board of Directors and SHE acknowledged the instrument to be the free act and deed of the corporation.

LESLIE MULLEN
Notary Public, State of Texas
My Commission Expires 5-31-97

Leslie Mullen
NOTARY PUBLIC in and for
the State of TEXAS

LESLIE MULLEN
(Printed Name)
My Commission expires: 5/31/97

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

On this 29th day of July, 1995, before me appeared Paul V. Riley, to me personally known (or provided to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President (or other officer or agent of the corporation) of WISCO II, L.L.C. and that the seal affixed to the instrument is the corporate seal of the corporation, and that the instrument was signed and sealed in behalf of the corporation by authority of its Board of Directors and He acknowledged the instrument to be the free act and deed of the corporation.

PATRICE J. JOHNSON
Notary Public, State of Texas
My Commission Expires 08-30-97

Patrice J. Johnson
NOTARY PUBLIC in and for
the State of TEXAS

Patrice J. Johnson
(Printed Name)
My Commission expires: 8-30-97

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EXHIBIT A
LEGAL DESCRIPTIONS

540 BRICK CHURCH PARK DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

LAND in Davidson County, Tennessee, described as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot 6B on the plan of the re-subdivision of Lot Six, Brick Church Business Park, Phase Two, as of record in Plat Book 8250, page 115, at the Register's Office for Davidson County, Tennessee, and being the property of the American Envelope Company, as of record in Deed Book 8676, page 508, and being bounded on the North by Parkwood Community Club, Inc., as of record in Deed Book 6402, page 122, the South terminus of Aldrich Lane, and Lot 5 of Brick Church Business Park, Phase Two, as of record in Plat Book 7900, page 188, on the East by the West right-of-way line of Brick Church Park Drive, on the South by Lot 6A on the Plan of the re-subdivision of Lot Six, Brick Church Business Park, Phase Two, and on the West by Metro Government, as of record in Deed Book 4893, page 635, and the East terminus of Trinity Hill Parkway (proposed), and being more particularly described as follows:

BEGINNING at an iron rod at the Northeast corner of this tract, said rod being located in the West right-of-way line of Brick Church Park Drive at a corner common with Lot 5;

thence with the West right-of-way line of Brick Church Park Drive along a curve to the left, the central angle of which is 40° 00' 53", the radius of which is 310.00 feet, the chord of which is South 24° 58' 11" West, 212.13 feet, along an arc length of 216.50 feet to an iron rod;

thence South 04° 57' 41" West, 186.15 feet to an iron rod at a corner common with lot 6A;

thence with lot 6A North 85° 02' 19" West, 103.99 feet to an iron rod;

thence North 81° 32' 19" West, 245.67 feet to an iron rod in the East property line of Metro Government;

thence with Metro Government North 04° 57' 41" East, 446.34 feet to an iron rod in the South property line of Parkwood Country Club, Inc.;

thence with Parkwood County Club, Inc., North 85° 45' 10" East, 281.41 feet to an iron rod at a corner common with lot 5;

thence with lot 5 South 45° 01' 23" East, 188.01 feet to the POINT OF BEGINNING

The Grantor's source of interest in the property is a Deed recorded in Book 8676, page 508, Register's Office for Davidson County, Tennessee.

The above described property has a street address of 540 Brick Church Park Drive, Nashville, Tennessee 37207.

3001 NORTH ROCKWELL
CHICAGO, COOK COUNTY, ILLINOIS

PARCEL 1: THE SOUTH 351 FEET OF LOT 2 (EXCEPT THE WEST 150 FEET OF THE NORTH 201 FEET THEREOF) IN SUNDMACHER AND GLADES SUBDIVISION OF THAT PART OF LOT 19 NORTH OF WELLINGTON STREET IN SNOW ESTATE SUBDIVISION LYING IN THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 20 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT PARTITION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: ON THE NORTH BY THE NORTH BRANCH OF THE CHICAGO RIVER, ON THE WEST BY THE WEST LINE OF SAID LOT, ON THE SOUTH BY THE SOUTH LINE OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SAID SECTION AND ON THE SOUTH EAST AND EAST BY A LINE COMMENCING AT A POINT ON SAID SOUTH BOUNDARY LINE 33 FEET EAST OF THE WEST LINE OF SAID LOT; RUNNING THENCE NORTH EASTERLY IN A STRAIGHT LINE TO A POINT 60 FEET EAST OF THE WEST LINE OF SAID LOT AND 60 FEET NORTH OF SAID SOUTH BOUNDARY LINE AND THENCE NORTH TO THE NORTH BRANCH OF THE CHICAGO RIVER (EXCEPT THAT PART IF ANY DEDICATED FOR A WATERWAY BY INSTRUMENT OR PLAT RECORDED FEBRUARY 6, 1890 AS DOCUMENT NUMBER 1219138) (EXCEPT THAT PART OF LOT 20 IN THE SUPERIOR COURT PARTITION OF THE SNOW ESTATE) IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: THAT PART COMMENCING AT A POINT 33 FEET EAST OF THE WEST LINE OF SAID LOT 20 ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 25 AFORESAID; THENCE NORTH ALONG A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 20 TO THE NORTH LINE OF WELLINGTON AVENUE AND PRODUCED EAST; THENCE EAST ALONG THE SAID NORTH LINE TO THE INTERSECTION OF SAID LINE RUNNING BETWEEN THE POINT OF ORIGIN AND A POINT 60 FEET EAST OF THE WEST LINE OF SAID LOT 20 AND 609 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 25 AFORESAID; THENCE SOUTH WEST ALONG SAID LINE TO THE POINT OF ORIGIN, ALL IN COOK COUNTY, ILLINOIS.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

METES AND BOUNDS DESCRIPTION

THAT PART OF LOT 2 IN SUNDMACHER AND GLADES SUBDIVISION OF THAT PART OF LOT 19 NORTH OF W. WELLINGTON STREET IN SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT AND THAT PART OF LOT 20 IN SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 150.0 FEET TO A POINT; THENCE EAST ALONG A LINE 150.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 150.0 FEET TO A POINT; THENCE NORTH ALONG A LINE 150.0 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 2 A DISTANCE OF 201.0 FEET TO A POINT; THENCE EAST ALONG A LINE 351.0 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOT 2 A DISTANCE OF 377.44 FEET MORE OR LESS TO THE WESTERLY EDGE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY EDGE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO ITS INTERSECTION WITH THE EAST LINE OF SAID LOT 2, SAID EAST LINE ALSO BEING THE WEST LINE OF SAID LOT 20 IN SNOW ESTATE SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE OF LOT 20 A DISTANCE OF 54.21 FEET MORE OR LESS TO THE SOUTHERLY LINE OF PROPERTY DEDICATED FOR WATERWAY PER DOCUMENT NO. 1219138; THENCE EASTERLY ALONG SAID SOUTHERLY LINE DEDICATED FOR WATERWAY A DISTANCE OF 60.45 FEET TO ITS INTERSECTION WITH A LINE 60.0 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 20; THENCE SOUTH ALONG A LINE 60.0 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 20 A DISTANCE OF 131.03 FEET TO A POINT WHICH IS 60.0 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13; THENCE SOUTHWESTERLY ALONG A LINE WHICH INTERSECTS THE SOUTH LINE OF THE WEST HALF OF THE NORTH EAST QUARTER OF SAID SECTION 25 AT A POINT 33.0 FEET EAST OF THE WEST LINE OF SAID LOT 20 A DISTANCE OF 23.60 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF W. WELLINGTON AVENUE PRODUCED EAST; THENCE WEST ALONG SAID NORTH LINE OF W. WELLINGTON AVENUE PRODUCED EAST A DISTANCE OF 17.30 FEET TO A POINT WHICH IS 33.0 FEET EAST OF SAID WEST LINE OF LOT 20; THENCE SOUTH ALONG A LINE 33.0 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 20 A DISTANCE OF 38.42 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SAID SECTION 25; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH EAST QUARTER OF

SECTION 25 A DISTANCE OF 33.0 FEET TO SAID WEST LINE OF LOT 20; THENCE NORTH ALONG SAID WEST LINE OF LOT 20 A DISTANCE OF 38.38 FEET TO A POINT ON THE NORTH LINE OF W. WELLINGTON AVENUE; THENCE WEST ALONG SAID NORTH LINE OF W. WELLINGTON AVENUE, ALSO BEING THE SOUTH LINE OF LOT 2 A DISTANCE OF 629.82 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

4400 WEST OHIO STREET
CHICAGO, COOK COUNTY, ILLINOIS

LOT 15 IN NORTHWESTERN CENTER INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1971 AS DOCUMENT NUMBER 21532046, IN COOK COUNTY, ILLINOIS.

BOOK 9762PG124

5445 N. ELSTON AVENUE
CHICAGO, COOK COUNTY, ILLINOIS

LOT 2 OF REGENSTEINER SUBDIVISION IN THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER NORTH OF THE INDIAN BOUNDARY LINE AND IN THE WEST ONE THIRD OF THE NORTH EAST FRACTIONAL QUARTER NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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