

Pol B-395640, B-395641, B-395642, B-395643 + B-395644 LD
Reid, Quebe, Allison, Wilcox & Associates, Inc.
120 W. LaSalle Ave, Suite 222, South Bend, IN 46601
Att: Praveesh C. Desai Acct # 7-0004354

Project ITR-10-80(01)
Parcel 2, 2A, 2B, 2C & 2D.

WARRANTY DEED

716243

This Indenture Witnesseth, That Joseph E. Costanza, East Chicago, Indiana, conveys and warrants to the State of Indiana for and in consideration for the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County in the State of Indiana, to-wit:

NON TAXABLE

JUL 13 1983

Lucie B. [Signature]
AUDITOR LAKE COUNTY

Parcel 2.

Key Ho-150-12

A part of the Northwest Quarter of Section 35, Township 37 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northwest corner of said Quarter Section; thence South 89 degrees 15 minutes 20 seconds East 383.58 feet to the east boundary of Cline Avenue (S.R. 912); (thence the next five courses along said east boundary) thence South 0 degrees 25 minutes 02 seconds East 1,785.37 feet; thence Southeasterly 91.22 feet along an arc to the left and having a radius of 245.00 feet and subtended by a long chord having a bearing of South 38 degrees 28 minutes 58 seconds East and a length of 90.69 feet; thence South 49 degrees 08 minutes 57 seconds East 185.70 feet; thence Southeasterly 277.11 feet along an arc to the right and having a radius of 320.00 feet and subtended by a long chord having a bearing of South 24 degrees 20 minutes 27 seconds East and a length of 268.53

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
JUL 14 10 24 AM '83
WILLIAM BIELSKI JR
RECORDER

*et
1750*

593

feet; thence South 0 degrees 28 minutes 03 seconds West 135.09 feet to the point of beginning of this description; thence South 89 degrees 28 minutes 54 seconds East 65.20 feet; thence Northeasterly 340.21 feet along an arc to the left and having a radius of 1,302.39 feet and subtended by a long chord having a bearing of North 83 degrees 02 minutes 06 seconds East and a length of 339.24 feet; thence North 75 degrees 33 minutes 06 seconds East 158.96 feet; thence Easterly 620.51 feet along an arc to the right and having a radius of 1,275.92 feet and subtended by a long chord having a bearing of North 89 degrees 29 minutes 02 seconds East and a length of 614.41 feet; thence Southwesterly 560.94 feet along an arc to the right and having a radius of 666.78 feet and subtended by a long chord having a bearing of South 60 degrees 40 minutes 31 seconds West and a length of 545.03 feet; thence South 84 degrees 47 minutes 54 seconds West 90.44 feet; thence North 89 degrees 32 minutes 07 seconds West 440.93 feet along the north right-of-way line of the Elgin, Joliet and Eastern Railway; thence North 0 degrees 28 minutes 03 seconds East 135.75 feet along the easterly termination of the Gary Avenue right-of-way as acquired for Project SU-831(8) and as described in Deed Record 1339, pages 539 through 545 and subsequently released to the City of Gary by the State of Indiana by a Resolution dated July 25, 1968; thence North 89 degrees 31 minutes 57 seconds West 165.60 feet along the north right-of-way line of Gary Avenue; thence

North 0 degrees 28 minutes 03 seconds East 48.71 feet along the easterly right-of-way line of Cline Avenue Frontage Road No. 2 to the point of beginning and containing 5.311 acres, more or less.

Parcel 2A

Key 40-150-13

Also, a part of the Northwest Quarter of Section 35, Township 37 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northwest corner of said Quarter Section; thence South 89 degrees 15 minutes 20 seconds East 383.58 feet to the east boundary of Cline Avenue (S.R. 912); (thence the next five courses along said east boundary) thence South 0 degrees 25 minutes 02 seconds East 1,785.37 feet; thence Southeasterly 91.22 feet along an arc to the left and having a radius of 245.00 feet and subtended by a long chord having a bearing of South 38 degrees 28 minutes 58 seconds East and a length of 90.69 feet; thence South 49 degrees 08 minutes 57 seconds East 185.70 feet; thence Southeasterly 277.11 feet along an arc to the right and having a radius of 320.00 feet and subtended by a long chord having a bearing of South 24 degrees 20 minutes 27 seconds East and a length of 268.53 feet; thence South 0 degrees 28 minutes 03 seconds West 135.09 feet; thence South 89 degrees 28 minutes 54 seconds East 65.20 feet; thence Northeasterly 340.21 feet along an arc to the left and having a radius of 1,302.39 feet and subtended

by a long chord having a bearing of North 83 degrees 02 minutes 06 seconds East and a length of 339.24 feet; thence North 75 degrees 33 minutes 06 seconds East 158.96 feet; thence Easterly 620.51 feet along an arc to the right and having a radius of 1,275.92 feet and subtended by a long chord having a bearing of North 89 degrees 29 minutes 02 seconds East and a length of 614.41 feet; thence South 86 degrees 28 minutes 41 seconds East 116.15 feet to the point of beginning of this description; thence Southeasterly 227.17 feet along an arc to the right and having a radius of 1,300.92 feet and subtended by a long chord having a bearing of South 66 degrees 32 minutes 08 seconds East and a length of 226.88 feet to the northerly right-of-way line of the Elgin, Joliet and Eastern Railway; thence along said northerly right-of-way line of the Elgin, Joliet and Eastern Railway Southwesterly 532.67 feet along an arc to the right and having a radius of 905.37 feet and subtended by a long chord having a bearing of South 70 degrees 03 minutes 06 seconds West and a length of 525.02 feet; thence Northeasterly 396.64 feet along an arc to the left and having a radius of 766.78 feet and subtended by a long chord having a bearing of North 46 degrees 38 minutes 43 seconds East and a length of 392.51 feet to the point of beginning and containing 1.117 acres, more or less.

Parcels 2B, 2C & 2D

Key 40-150-14

Also, a part of the Northwest Quarter of Section 35, Township 37 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northwest corner of said Quarter Section; thence South 89 degrees 15 minutes 20 seconds East 383.58 feet to the east boundary of Cline Avenue (S.R. 912); (thence the next five courses along said east boundary) thence South 0 degrees 25 minutes 02 seconds East 1,785.37 feet; thence Southeasterly 91.22 feet along an arc to the left and having a radius of 245.00 feet and subtended by a long chord having a bearing of South 38 degrees 28 minutes 58 seconds East and a length of 90.69 feet; thence South 49 degrees 08 minutes 57 seconds East 185.70 feet; thence Southeasterly 277.11 feet along an arc to the right and having a radius of 320.00 feet and subtended by a long chord having a bearing of South 24 degrees 20 minutes 27 seconds East and a length of 268.53 feet; thence South 0 degrees 28 minutes 03 seconds West 135.09 feet; thence South 89 degrees 28 minutes 54 seconds East 65.20 feet; thence Northeasterly 340.21 feet along an arc to the left and having a radius of 1,302.39 feet and subtended by a long chord having a bearing of North 83 degrees 02 minutes 06 seconds East and a length of 339.24 feet; thence North 75 degrees 33 minutes 06 seconds East 158.96 feet; thence Easterly 620.51 feet along an arc to the right and having a radius of 1,275.92 feet and subtended by a long chord

having a bearing of North 89 degrees 29 minutes 02 seconds East and a length of 614.41 feet to the point of beginning of this description; thence Northeasterly 77.34 feet along an arc to the left and having a radius of 666.78 feet and subtended by a long chord having a bearing of North 33 degrees 13 minutes 34 seconds East and a length of 77.34 feet; thence North 29 degrees 54 minutes 00 seconds East 1288.52 feet to the west right-of-way line of the Elgin, Joliet and Eastern Railway; thence South 0 degrees 14 minutes 36 seconds East 550.44 feet along said west right-of-way line of the Elgin, Joliet and Eastern Railway; thence continuing along said Elgin, Joliet and Eastern Railway right-of-way line Southwesterly 844.45 feet along an arc to the right and having a radius of 905.37 feet and subtended by a long chord having a bearing of South 26 degrees 28 minutes 37 seconds West and a length of 814.17 feet; thence Northwesterly 227.17 feet along an arc to the left and having a radius of 1,300.92 feet and subtended by a long chord having a bearing of North 66 degrees 32 minutes 08 seconds West and a length of 226.88 feet; thence Southwesterly 396.64 feet along an arc to the right and having a radius of 766.78 feet and subtended by a long chord having a bearing of South 46 degrees 38 minutes 43 seconds West and a length of 392.51 feet to the north right-of-way line of the Elgin, Joliet and Eastern Railway; thence along said north right-of-way line of the Elgin, Joliet and Eastern Railway Westerly 56.23 feet along an arc to the right and having a

radius of 905.37 feet and subtended by a long chord having a bearing of South 88 degrees 41 minutes 08 seconds West and a length of 56.22 feet; thence North 89 degrees 32 minutes 07 seconds West 339.60 feet continuing along said north line of the Elgin, Joliet and Eastern Railway right-of-way; thence North 84 degrees 47 minutes 54 seconds East 90.44 feet; thence Northeasterly 560.94 feet along an arc to the left and having a radius of 666.78 feet and subtended by a long chord having a bearing of North 60 degrees 40 minutes 31 seconds East and a length of 545.03 feet to the point of beginning and containing 9.586 acres, more or less.

All bearings in the foregoing descriptions which are not quoted from previous instruments are based on the bearing system for Indiana Toll Road Project ITR-10-80(01).

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as Indiana East-West Toll Road and as Project ITR-10-80(01)) to and from the Owner's Remaining lands where they abut the above-described 5.311-acre parcel. ALSO, together with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as the Indiana East-West Toll Road and as Project ITR-10-80(01)) to and from the lands abutting the

above described 1.117-acre parcel. ALSO, together with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across a local service road known as Frontage Road Number 2 as constructed on Indiana Department of Highways Project SU-831(9) along the entire west line of the Owner's land; HOWEVER the Owner and his successors in title shall have access rights to said Frontage Road Number 2 where the Owner's remaining land abuts the following-described lines: Beginning on the east boundary of said Frontage Road Number 2, Southerly 801.4 feet from the intersection of said east boundary with the north line of said Section 35; thence Southerly 50.00 feet along said east boundary to the terminus; ALSO, a line in Section 26, Township 37 North Range 9 West described as: Beginning on the east boundary of said Frontage Road Number 2, Northerly 598.6 feet from the intersection of said east boundary with the south line of said Section 26; thence Northerly 50.00 feet along said east boundary to the terminus.

The above described access control line restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

Subject to an easement for the right to operate, maintain, inspect, repair, replace, change the size of and remove pipe lines, in whole or in part (which said pipe lines are now in place and

operation), for the transportation of gas, oil, petroleum, or any of its products, water and other substances, which easement was conveyed November 8, 1961, by Cities Service Petroleum Company to Texaco-Cities Service Pipe Line Company by virtue of a Right of Way Grant recorded March 25, 1974, as Document No. 244735, in the Office of the Recorder of Lake County, Indiana.

Also, subject to an easement for the right to lay and maintain trenches and pipe lines for the purpose of conducting gas, which easement was assigned, by Indiana Natural Gas & Oil Company to Northern Indiana Public Service Company by virtue of an Assignment of Easement recorded March 27, 1941, in Miscellaneous Record 329, page 98, in the Office of the Recorder of Lake County, Indiana.

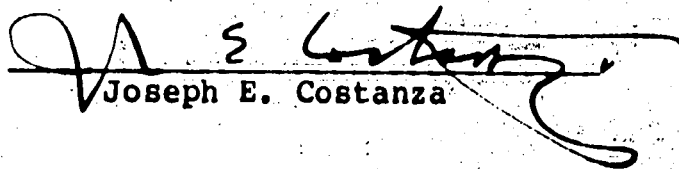
Also, subject to those special exceptions contained in Title Commitment letters no. 399849, B-395640, B-395641, B-395642, B-395643 and B-395644, effective as of December 13, 1982, issued by the Chicago Title Insurance Company.

There is no Indiana Gross Income Tax due and payable at the time of this transaction. (I.C. 6-2-1-7(n)).

Subject to the foregoing exceptions the Grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

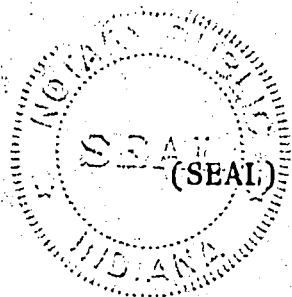
IN WITNESS WHEREOF, the said Joseph E. Costanza has hereunto set his hand and seal this 22nd day of February, 1983.

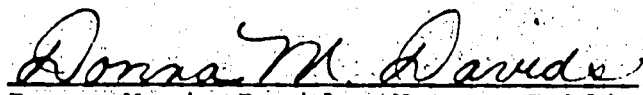

Joseph E. Costanza

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, this 22nd day of February, 1983; personally appeared the within named Joseph E. Costanza, Grantor in the above conveyance, and acknowledged the same to be his voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.




Donna Marie Davids, Notary Public
Resident of Lake County
Commission Expiration: 9/28/84

This instrument prepared by: Mr. Joseph E. Costanza
Attorney at Law
720 West Chicago Avenue
East Chicago, IN 46312
219/397-2401