

Sturke, Murphy, Costanza & Cuyper

14

91023189

PARTIAL RELEASE OF MECHANIC'S LIEN

For and in consideration of the payment of One Dollar (\$1.00), the receipt of which is hereby acknowledged, a certain Mechanic's Lien existing in favor of Wilson Iron Works, and against the following:

BANK ONE, MERRILLVILLE, N.A.
As Trustee under the following
Trust Agreements:

FIRST NATIONAL REALTY
AND DEVELOPMENT COMPANY, INC.

NORTHERN INDIANA PUBLIC
SERVICE, CO.

(1) Trust Agreement dated
August 1, 1988, known as
Trust Number 963730-54

AMERICAN FRIENDS OF BOYS
TOWN OF JERUSALEM, INC.

(2) Trust Agreement dated
January 5, 1989, known as
Trust Number 963850-54

WREXHAM ASSOCIATES

(3) Trust Agreement dated
October 5, 1989, known as
Trust Number 964160-54

INDIANAPOLIS PLAZA ASSOCIATES

LEEKAS GENERAL PARTNERS NO. 1007

LAKE COUNTY TRUST COMPANY,
As Trustee under the Trust
Agreement dated May 17, 1988
known as Trust Number 3844

on the following real estate, to-wit:

See annexed Exhibit A.

as evidenced by a written Notice of an Intention to Hold Mechanic's Lien, which lien was filed in the office of the Recorder of Lake County, State of Indiana and recorded on March 18, 1991, as Document No. 91012514 in said county is hereby declared partially released as to the real estate described in Exhibit B annexed hereto only this 30th day of April, 1991.

WILSON IRON WORKS, INC.

By: Steven J. Grabek
Steven J. Grabek
Its: President

State of Indiana, Lake County, SS:

Before me MARY E. ROUSSELANC a Notary Public
in and for said County and State, this 30th day of April - 1991,

RECEIVED MAY 3 1991

31.00



STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED
MAY 15 1 28 PM '91
RECORDER

1991, personally appeared Steven J. Grabek, President of Wilson Iron Works, Inc., and acknowledged the execution of the above and foregoing Partial Release of Mechanic's Lien.

Witness my hand and official seal.

Mary E. Rousselang
NOTARY PUBLIC

MARY E. ROUSSELANG
(Printed Name)

My Commission Expires:

8/20/93



This Instrument was prepared by:
LAMBERT C. GENETOS
Attorney at Law
8585 Broadway, Suite 610
Merrillville, IN 46410

EXHIBIT A
(1 of 8)

PARCEL 1:

PART OF THE NORTH 1/2, SECTION 23, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 842.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTH LINE 1619.45 FEET, THENCE SOUTH 27° 18' 00" WEST 134.54 FEET, THENCE SOUTH 89° 25' 00" WEST, 134.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL THENCE CONTINUING SOUTH 89° 25' 00" WEST, 326.65 FEET, THENCE SOUTH 01° 35' 00" EAST, 129.54 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY #30, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 309.65 FEET, THENCE NORTH 01° 35' 00" WEST, 150 FEET, THENCE NORTH 89° 25' 00" EAST, 17.0 FEET; THENCE NORTH 01° 35' 00" WEST, 150 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED SEPTEMBER 19, 1978 AS DOCUMENT NO. 491229 DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE SOUTH 0 DEGREES 01 MINUTES 00 SECONDS WEST 2,287.90 FEET ALONG THE WEST LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF THE OWNER'S LAND, THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST 350.00 FEET TO THE CORNER OF THE OWNER'S LAND, THENCE SOUTH 0 DEGREES 01 MINUTE 00 SECONDS WEST 196.90 FEET ALONG THE WEST LINE OF THE OWNER'S LAND TO THE NORTH BOUNDARY OF U.S.R. 31, THENCE ALONG THE BOUNDARY OF SAID U.S.R. 31 EASTERLY 443.31 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 53,814.79 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 89 DEGREES 02 MINUTES 30 SECONDS EAST AND A LENGTH OF 443.31 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE NORTH 1 DEGREE 11 MINUTES 58 SECONDS EAST 10.00 FEET, THENCE SOUTH 88 DEGREES 46 MINUTES 26 SECONDS EAST 98.01 FEET, THENCE SOUTH 1 DEGREE 15 MINUTES 10 SECONDS WEST 10.00 FEET TO THE NORTH BOUNDARY OF U.S.R. 30, THENCE ALONG THE BOUNDARY OF SAID U.S.R. 30 WESTERLY 90.00 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 53,814.79 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 46 MINUTES 26 SECONDS WEST AND A LENGTH OF 90.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT A
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PARCEL III

PART OF THE NORTH 1/2 SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 842.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY 1849.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, THENCE SOUTH 27° 18' 00" WEST, 274.33 FEET; THENCE SOUTH 62° 42' 00" EAST, 4.0 FEET; THENCE SOUTH 27° 18' 00" WEST, 80.0 FEET; THENCE SOUTH 62° 42' 00" EAST, 26.41 FEET; THENCE SOUTH 27° 18' 00" WEST 275.0 FEET; THENCE NORTH 62° 42' 00" WEST, 240.0 FEET; THENCE SOUTH 27° 18' 00" WEST, 339.51 FEET MORE OR LESS TO THE NORTHERLY LINE OF U.S. HIGHWAY #30; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 93,817.23 FEET A DISTANCE OF 87.67 FEET TO THE POINT OF CURVE; THENCE NORTH 88° 37' 48" EAST ALONG THE NORTHERLY LINE OF SAID HIGHWAY A DISTANCE OF 1931.83 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE NORTH 62° 42' 00" WEST, 1542.08 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED SEPTEMBER 19, 1978 AS DOCUMENT NO. 491229

DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 0 DEGREES 01 MINUTE 00 SECONDS WEST 2,287.90 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST 350.00 FEET; THENCE SOUTH 0 DEGREES 01 MINUTE 00 SECONDS WEST 196.90 FEET TO THE NORTH BOUNDARY OF U.S.R. 30; THENCE ALONG THE BOUNDARY OF SAID U.S.R. 30 EASTERLY 651.76 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 93,814.79 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 88 DEGREES 36 MINUTES 49 SECONDS EAST AND A LENGTH OF 651.76 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 00 SECONDS EAST 688.03 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 1 DEGREE 24 MINUTES 00 SECONDS EAST 10.00 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 00 SECONDS EAST 40.00 FEET; THENCE SOUTH 1 DEGREE 24 MINUTES 00 SECONDS WEST 10.00 FEET TO THE NORTH BOUNDARY OF U.S.R. 30; THENCE NORTH 88 DEGREES 36 MINUTES 00 SECONDS WEST 40.00 FEET ALONG THE BOUNDARY OF SAID U.S.R. 30 TO THE POINT OF BEGINNING.

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PARCEL III:

EASEMENT FOR PARKING LOT, UTILITY CROSSOVERS AND DRIVEWAYS SET OUT IN DOCUMENT RECORDED SEPTEMBER 15, 1989 AS DOCUMENT NO. 358076, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT:
(NORTHERN INDIANA PUBLIC SERVICE COMPANY PARCEL)
PART OF THE NORTH 1/2, SECTION 23, TOWNSHIP 35 NORTH, RANGE 3 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30 AND THE NORTHEASTERN RIGHT-OF-WAY OF THE ABANDONED C & O RAILROAD, THENCE NORTH 59° 57' 30" WEST ALONG SAID NORTHEASTERN RAILROAD RIGHT-OF-WAY, 1724.96 FEET; THENCE SOUTH 30° 02' 30" WEST, 100 FEET, THENCE SOUTH 59° 57' 30" EAST ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF SAID ABANDONED RAILROAD RIGHT-OF-WAY, 1542.08 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30, THENCE SOUTH 89° 52' 40" EAST, 208.44 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

EASEMENT OVER COMMON FACILITIES AS SET OUT IN DECLARATION OF EASEMENTS RECORDED JANUARY 30, 1979 AS DOCUMENT NO. 313561, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT.
(TOYS 'R' US PARCEL)
PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 02 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 23, 842.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CHEESAPEAKE AND OHIO RAILROAD, THENCE SOUTH 62 DEGREES 42 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 1652.33 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 62 DEGREES 42 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 192.67 FEET; THENCE SOUTH 27 DEGREES 18 MINUTES 00 SECONDS WEST, 274.33 FEET, THENCE SOUTH 42 DEGREES 42 MINUTES 00 SECONDS EAST 4.00 FEET; THENCE SOUTH 27 DEGREES 18 MINUTES 00 SECONDS WEST, 80.00 FEET; THENCE SOUTH 42 DEGREES 42 MINUTES 00 SECONDS EAST, 26.41 FEET; THENCE SOUTH 27 DEGREES 18 MINUTES 00 SECONDS WEST, 273.00 FEET; THENCE NORTH 42 DEGREES 42 MINUTES 00 SECONDS WEST, 260.00 FEET; THENCE NORTH 27 DEGREES 18 MINUTES 00 SECONDS EAST, 273.00 FEET; THENCE SOUTH 42 DEGREES 42 MINUTES 00 SECONDS EAST, 36.92 FEET; THENCE NORTH 27 DEGREES 18 MINUTES 00 SECONDS EAST, 354.23 FEET TO THE PLACE OF BEGINNING.

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PARCEL U:

NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET OUT IN SUPPLEMENTAL AGREEMENT RECORDED MARCH 20, 1987 AS DOCUMENT NO. 907791, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT:

(MERRILLVILLE PLAZA ASSOCIATES PARCEL)

PART OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE ROSS TOWNSHIP, LAKE COUNTY, INDIANA, LYING SOUTHWESTERLY OF THE 100 FOOT RIGHT-OF-WAY OF THE CHESAPEAKE AND OHIO RAILROAD AND NORTH OF THE 200 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY NO. 30, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 1,258.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE NORTH 87° 11' 00" EAST, 721.88 FEET MORE OR LESS TO THE SOUTH LINE OF SAID 100 FOOT WIDE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY; THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTH RIGHT-OF-WAY, 819.41 FEET TO A POINT, 1,652.33 FEET SOUTH 62° 42' 00" EAST FROM THE WEST LINE OF SAID SECTION 23 AND MEASURED ALONG THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE SOUTH 27° 18' 00" WEST, 354.33 FEET; THENCE NORTH 62° 42' 00" WEST, 36.92 FEET; THENCE SOUTH 27° 18' 00" WEST, 614.54 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 44.97 FEET; THENCE NORTH 01° 35' 00" WEST, 49.86 FEET; THENCE NORTH 88° 29' 00" EAST, 17.0 FEET; THENCE NORTH 01° 35' 00" WEST, 190 FEET; THENCE SOUTH 88° 29' 00" WEST, 324.63 FEET; THENCE SOUTH 01° 35' 00" EAST, 199.93 FEET TO THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 30; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 210 FEET TO THE EAST LINE OF THE AMERICAN OIL PROPERTY DESCRIBED IN DEED RECORDED IN DEED RECORD 1288 PAGE 199. THENCE NORTH 02° 42' 00" WEST, 191.812 FEET ALONG SAID EAST LINE. THENCE SOUTH 87° 18' 00" WEST, 350 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23, THAT IS 2,287.90 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 23. THENCE NORTH 02° 42' 00" WEST, 1,029.24 FEET TO THE POINT OF BEGINNING.

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PARCEL VI:

EASEMENT FOR DRAINAGE, DITCHES, PONDS, ETC., CONTAINED IN A GRANT FROM SMITH REAL ESTATE CORPORATION TO G.I. LAND CO., ETAL, AND TO THEIR SUCCESSORS AND ASSIGNS DATED JANUARY 16, 1979 AND RECORDED MARCH 26, 1979 AS DOCUMENT NO. 521402 OVER, UPON AND ACROSS THE FOLLOWING:
PART OF THE NW 1/4 OF SECTION 23 T 35 N, R 8 W OF THE 2ND P.M., LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID NW 1/4 AND THE NORTH LINE OF THE 100-FOOT WIDE RIGHT-OF-WAY OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE S 62° 42' 00" E ALONG SAID RAILROAD NORTH LINE, 2026.06 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 90 FOOT WIDE DRAINAGE EASEMENT WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS: N 00° 18' 00" E, 283.72 FEET, THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE WHICH IS CONVEX TO THE NORTHWEST WHOSE RADIUS = 150 FEET, TANGENT = 125.86 FEET, DEFLECTION ANGLE = 89°, A DISTANCE OF 209.44 FEET ALONG SAID CURVE, THENCE N 80° 18' 00" E, 507 FEET, MORE OR LESS, THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE WHICH IS CONVEX TO THE SOUTHEAST WHOSE RADIUS = 150 FEET, TANGENT = 132.71 FEET, DEFLECTION ANGLE = 83°, A DISTANCE OF 217.29 FEET ALONG SAID CURVE TO A POINT ON A LINE LYING 75 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NW 1/4, THENCE N 02° 42' 00" W AND PARALLEL WITH SAID EAST LINE, 1090 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NW 1/4, THE POINT OF TERMINUS OF SAID DRAINAGE EASEMENT CENTERLINE AND AS AMENDED BY GRANT OF EASEMENT RECORDED AS DOCUMENT 048167 FOR THE BENEFIT OF PARCELS I, II AND

ALSO:

Part North 1/4 Section 23, Township 35 North, Range 8 West of the 2nd P.M., described as follows: Commencing at the Northeast corner of the South 1/4 NW1/4 of said Section 23; thence South 87°54'57" West along the North line of said South 1/4, NW1/4 a distance of 16.89 feet; thence North 01°22'12" West, 100.00 feet to the point of beginning of this described easement; thence South 01°22'12" East, 100.00 feet; thence North 87°54'57" East, 680.72 feet to the East line of the East line of the West 1/4, SW1/4, NE1/4 of said Section 23; thence South 02°45'46" East, 80.00 feet; thence South 87°54'57" West, 680.72 feet; thence South 01°22'12" East, 295.06 feet to a point 845.37 feet North of the North right-of-way line of U.S. Highway #30; thence South 88°37'48" West, parallel to the North right-of-way line of U.S. Highway #30 a distance of 80 feet; thence North 01°22'12" West, 334.04 feet to the North line of the SE1/4, NW1/4 of said Section 23; thence North 45°00'00" West to the Southerly line of a 90 foot wide drainage easement; thence Northeasterly along a curve to the left with a radius of 195 feet to a point on a line North 45°00'00" West from the point of beginning; thence South 45°00'00" East to the point of beginning.

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PARCEL VI: (CONTINUED)

ALSO:

Part of the South $\frac{1}{4}$, SW $\frac{1}{4}$ Section 14, Township 35 North, Range 8 West of the 2nd P.M., Lake County, Indiana, described as follows: Beginning at the Southeast corner SW $\frac{1}{4}$ of said Section 14; thence South $87^{\circ}55'07''$ West along the South line of said Section 14 a distance of 120 feet; thence North 26.35 feet; thence North 82° West, 174.5 feet; thence North 42° West, 333.0 feet; thence North $75^{\circ}15'41''$ West, 88.24 feet; thence South 88° West, 92.0 feet; thence South 63° West, 294.0 feet; thence North 45° West, 250 feet; thence West 85.0 feet; thence South 64° West, 259.0 feet; thence West 100.0 feet; thence North 45° West, 108.0 feet; thence North 10° East, 172.0 feet; thence North $59^{\circ}24'18''$ East, 197.07 feet; thence North, 155.0 feet; thence North 60° East, 15.26 feet; thence North $80^{\circ}38'41''$ East, 359.8 feet; thence East 130.0 feet; thence South 60° East, 167.0 feet; thence South 33° East, 390.0 feet; thence South 45° East, 175 feet; thence South 60° East, 218.31 feet; thence North 90° East to the East line of the SW $\frac{1}{4}$ of said Section 14; thence Southerly along the East line of the SW $\frac{1}{4}$ of said Section 14 a distance of 231.45 feet, more or less to the Point of Beginning, containing 14.95 acres, more or less.



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PARCEL VIII

PART OF THE NORTH 1/2, SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 AND THE EAST LINE OF THE WEST 1/2, WEST 1/2, NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 88° 37' 48" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 178.62 FEET MORE OR LESS TO THE NORTHEASTERN RIGHT-OF-WAY LINE OF THE ABANDONED C & O RAILROAD; THENCE NORTH 62° 42' WEST ALONG SAID RAILROAD RIGHT-OF-WAY, 1724.96 FEET; THENCE NORTH 27° 18' EAST 23.00 FEET; THENCE NORTH 88° 37' 48" EAST, 1461.95 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 1/2, WEST 1/2, NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 62° 45' 46" EAST 848.37 FEET MORE OR LESS TO THE POINT OF BEGINNING.

VIII

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the Lake County Recorder!

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M. LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE WEST ALONG THE NORTH LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 180 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 150 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 180 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2 DEGREES 48 MINUTES 02 SECONDS WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 159.3 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 60.01 FEET TO A POINT ON A LINE 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE CONTINUING WEST ON A LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 140.0 FEET TO A POINT; THENCE NORTH 2 DEGREES 48 MINUTES 02 SECONDS WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 99.17 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 144.44 FEET TO A POINT; THENCE SOUTH 1 DEGREE 2 MINUTES 12 SECONDS EAST, A DISTANCE OF 246.32 FEET TO A POINT ON THE NORTH

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RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30, THENCE WESTERLY ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 233.50 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF SOUTH 88 DEGREES 23 MINUTES 00 SECONDS WEST, A CHORD LENGTH OF 233.50 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 1 DEGREE 22 MINUTES 12 SECONDS WEST, A DISTANCE OF 762.53 FEET TO A POINT; THENCE NORTH 88 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 28.64 FEET TO A POINT; THENCE NORTH 1 DEGREE 22 MINUTES 12 SECONDS WEST, A DISTANCE OF 282.84 FEET TO A POINT; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 1 DEGREE 22 MINUTES 12 SECONDS WEST, A DISTANCE OF 160.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 07 DEGREES 54 MINUTES 56 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 837.27 FEET TO A POINT ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTH 1/4 OF SAID SECTION 23; THENCE SOUTH 2 DEGREES 48 MINUTES 02 SECONDS EAST ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.72 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2 DEGREES 48 MINUTES 02 SECONDS WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 50.01 FEET TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE CONTINUING WEST ON A LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 150.0 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE NORTH 2 DEGREES 48 MINUTES 02 SECONDS WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 95.17 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 166.44 FEET TO A POINT; THENCE SOUTH 1 DEGREE 22 MINUTES 12 SECONDS EAST, A DISTANCE OF 246.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 172.56 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF NORTH 88 DEGREES 12 MINUTES 53 SECONDS EAST, A CHORD LENGTH OF 172.56 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 2 DEGREES 48 MINUTES 02 SECONDS WEST, A DISTANCE OF 149.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

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PARCEL IV1

EASEMENT OVER COMMON FACILITIES AS SET OUT IN DECLARATION OF EASEMENTS RECORDED JANUARY 30, 1979 AS DOCUMENT NO. 913561, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT.

(TOYS "R" US PARCEL)

PART OF THE NORTH HALF OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 02 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 29, 842.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE SOUTH 02 DEGREES 42 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 1692.33 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 42 DEGREES 42 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 192.67 FEET; THENCE SOUTH 27 DEGREES 18 MINUTES 00 SECONDS WEST, 274.33 FEET, THENCE SOUTH 42 DEGREES 42 MINUTES 00 SECONDS EAST 4.00 FEET; THENCE SOUTH 27 DEGREES 18 MINUTES 00 SECONDS WEST, 80.00 FEET; THENCE SOUTH 42 DEGREES 42 MINUTES 00 SECONDS EAST, 26.41 FEET; THENCE SOUTH 27 DEGREES 18 MINUTES 00 SECONDS WEST, 279.00 FEET; THENCE NORTH 42 DEGREES 42 MINUTES 00 SECONDS WEST, 260.00 FEET; THENCE NORTH 27 DEGREES 18 MINUTES 00 SECONDS EAST, 279.00 FEET; THENCE SOUTH 42 DEGREES 42 MINUTES 00 SECONDS EAST, 36.92 FEET; THENCE NORTH 27 DEGREES 18 MINUTES 00 SECONDS EAST, 354.33 FEET TO THE PLACE OF BEGINNING.



EXHIBIT B

(2 of 4)

PARCEL U:

NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET OUT IN SUPPLEMENTAL AGREEMENT RECORDED MARCH 20, 1987 AS DOCUMENT NO. 907791, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT:

(MERRILLVILLE PLAZA ASSOCIATES PARCEL)

PART OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE ROSS TOWNSHIP, LAKE COUNTY, INDIANA, LYING SOUTHWESTERLY OF THE 100 FOOT RIGHT-OF-WAY OF THE CHESAPEAKE AND OHIO RAILROAD AND NORTH OF THE 200 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY NO. 30, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 1,258.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE NORTH 87° 18' 00" EAST, 721.35 FEET MORE OR LESS TO THE SOUTH LINE OF SAID 100 FOOT WIDE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY; THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTH RIGHT-OF-WAY, 819.41 FEET TO A POINT, 1,652.33 FEET SOUTH 62° 42' 00" EAST FROM THE WEST LINE OF SAID SECTION 23 AND MEASURED ALONG THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE SOUTH 27° 18' 00" WEST, 354.33 FEET; THENCE NORTH 62° 42' 00" WEST, 36.92 FEET; THENCE SOUTH 27° 18' 00" WEST, 614.54 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 44.97 FEET; THENCE NORTH 01° 35' 00" WEST, 48.06 FEET; THENCE NORTH 88° 25' 00" EAST, 17.0 FEET; THENCE NORTH 01° 35' 00" WEST, 190 FEET; THENCE SOUTH 88° 25' 00" WEST, 326.63 FEET; THENCE SOUTH 01° 35' 00" EAST, 199.56 FEET TO THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 30; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 210 FEET TO THE EAST LINE OF THE AMERICAN OIL PROPERTY DESCRIBED IN DEED RECORDED IN DEED RECORD 1288 PAGE 199; THENCE NORTH 02° 42' 00" WEST, 191.012 FEET ALONG SAID EAST LINE; THENCE SOUTH 87° 18' 00" WEST, 390 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23, THAT IS 2,287.90 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 23, THENCE NORTH 02° 42' 00" WEST, 1,029.24 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

(3094)

PARCEL VI:

EASEMENT FOR DRAINAGE, DITCHES, PONDS, ETC., CONTAINED IN A GRANT FROM SMITH REAL ESTATE CORPORATION TO G.I. LAND CO., ETAL, AND TO THEIR SUCCESSORS AND ASSIGNS DATED JANUARY 14, 1979 AND RECORDED MARCH 26, 1979 AS DOCUMENT NO. 921402 OVER, UPON AND ACROSS THE FOLLOWING:
PART OF THE NW 1/4 OF SECTION 23 T 35 N, R 8 W OF THE 2ND P.M., LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID NW 1/4 AND THE NORTH LINE OF THE 100-FOOT WIDE RIGHT-OF-WAY OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE S 62° 42' 00" E ALONG SAID RAILROAD NORTH LINE, 2026.86 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 90 FOOT WIDE DRAINAGE EASEMENT WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS: N 00° 18' 00" E, 283.72 FEET, THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE WHICH IS CONVEX TO THE NORTHWEST WHOSE RADIUS = 150 FEET, TANGENT = 129.84 FEET, DEFLECTION ANGLE = 80°, A DISTANCE OF 209.44 FEET ALONG SAID CURVE, THENCE N 00° 18' 00" E, 507 FEET, MORE OR LESS, THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE WHICH IS CONVEX TO THE SOUTHEAST WHOSE RADIUS = 130 FEET, TANGENT = 132.71 FEET, DEFLECTION ANGLE = 83°, A DISTANCE OF 217.27 FEET ALONG SAID CURVE TO A POINT ON A LINE LYING 79 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NW 1/4, THENCE N 02° 42' 00" E AND PARALLEL WITH SAID EAST LINE, 1090 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NW 1/4, THE POINT OF TERMINUS OF SAID DRAINAGE EASEMENT CENTERLINE AND AS AMENDED BY GRANT OF EASEMENT RECORDED AS DOCUMENT 068169 FOR THE BENEFIT OF PARCELS I, II AND

ALSO:

Part North 1/4 Section 23, Township 35 North, Range 8 West of the 2nd P.M., described as follows: Commencing at the Northeast corner of the South 1/4 NW 1/4 of said Section 23; thence South 87°54'57" West along the North line of said South 1/4, NW 1/4 a distance of 16.89 feet; thence North 01°22'12" West, 100.00 feet to the point of beginning of this described easement; thence South 01°22'12" East, 100.00 feet; thence North 87°54'57" East, 680.72 feet to the East line of the East line of the West 1/4, SW 1/4, NE 1/4 of said Section 23; thence South 02°45'46" East, 80.00 feet; thence South 87°54'57" West, 680.72 feet; thence South 01°22'12" East, 255.06 feet to a point 845.37 feet North of the North right-of-way line of U.S. Highway #30; thence South 88°37'48" West, parallel to the North right-of-way line of U.S. Highway #30 a distance of 80 feet; thence North 01°22'12" West, 334.04 feet to the North line of the SE 1/4, NW 1/4 of said Section 23; thence North 45°00'00" West to the Southerly line of a 90 foot wide drainage easement; thence Northeasterly along a curve to the left with a radius of 195 feet to a point on a line North 45°00'00" West from the point of beginning; thence South 45°00'00" East to the point of beginning.

EXHIBIT B

(4 of 4)

PARCEL VI: (CONTINUED)

ALSO:

Part of the South $\frac{1}{4}$, SW $\frac{1}{4}$ Section 14, Township 35 North, Range 8 West of the 2nd P.M., Lake County, Indiana, described as follows: Beginning at the Southeast corner SW $\frac{1}{4}$ of said Section 14; thence South $87^{\circ}55'07''$ West along the South line of said Section 14 a distance of 120 feet; thence North 26.35 feet; thence North 82° West, 174.5 feet; thence North 42° West, 333.0 feet; thence North $75^{\circ}15'41''$ West, 88.24 feet; thence South 88° West, 92.0 feet; thence South 63° West, 294.0 feet; thence North, 45° West, 250 feet; thence West 85.0 feet; thence South 64° West, 255.0 feet; thence West 100.0 feet; thence North 45° West, 108.0 feet; thence North 10° East, 172.0 feet; thence North $59^{\circ}24'18''$ East, 197.07 feet; thence North, 155.0 feet; thence North 60° East, 145.26 feet; thence North $80^{\circ}38'41''$ East, 359.8 feet; thence East 130.0 feet; thence South 60° East, 157.0 feet; thence South 45° East, 175 feet; thence South 60° East, 218.31 feet; thence North 90° East to the East line of the SW $\frac{1}{4}$ of said Section 14; thence Southerly along the East line of the SW $\frac{1}{4}$ of said Section 14 a distance of 231.45 feet, more or less to the Point of Beginning, containing 14.95 acres, more or less.

