

Keck, Makin, Latt

12

02-20-91

§1044C13

MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT (this "Agreement"), dated as of February 1, 1991, is entered into between Kemper Investors Life Insurance Company, an Illinois insurance corporation ("Lender"), and East Chicago Enterprise Center Limited Partnership, an Illinois limited partnership ("Borrower").

W I T N E S S E T H:

A. Borrower and Lender entered into a Loan Agreement (the "Loan Agreement") dated as of October 31, 1988, pursuant to which Lender agreed to make a loan to Borrower in the original principal amount of \$7,700,000.00 (the "Loan") to finance the acquisition of certain property described on Exhibit "A" attached hereto (the "Property") and for other purposes as set forth in the Loan Agreement.

B. Borrower executed and delivered to Lender that certain Promissory Note (the "Original Note") as of October 31, 1988, in the original principal amount of Seven Million Seven Hundred Thousand and No/100 Dollars (\$7,700,000.00) to evidence Borrower's obligation to repay the Loan.

C. The Original Note was amended by that certain First Amendment to Promissory Note (the "First Amendment") between Borrower and Lender dated as of the 20th day of September, 1990, pursuant to which the principal amount of the Original Note and of the Loan was increased to Twelve Million and No/100s Dollars (\$12,000,000.00). The Original Note as modified by the First Amendment is referred to herein as the "Note."

D. Borrower's obligation to repay the Loan is secured by (i) that certain Mortgage, Fixture Filing and Security Agreement with Assignment of Cash Collateral (the "Mortgage"), dated as of October 31, 1988, executed and delivered by Borrower to Lender, encumbering Borrower's interest in the Property, which Mortgage was recorded in the real estate records of Lake County, Indiana, November 14, 1988, as Document No. 007075, and (ii) certain other "Loan Documents" as defined in the Loan Agreement.

E. Borrower and Lender desire to modify the Loan Agreement, the Note, and the other Loan Documents in order to provide for an increase in the amount of the Loan to Fifteen Million and No/100s Dollars (\$15,000,000.00) and to extend the term of the Loan.

NOW, THEREFORE, in consideration of the foregoing premises, which are incorporated in and made a part of this Agreement, Lender and Borrower hereby agree as follows:



STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
AUG 29 1991  
REC'D (RECORDED)  
FILED (FILED)

29/00  
OK  
E

1. The Note is amended by changing the principal amount thereof from Twelve Million and No/100s Dollars (\$12,000,000.00) to Fifteen Million and No/100s Dollars (\$15,000,000.00).

2. All references in the Mortgage, the Loan Agreement and the other Loan Documents, to the Note and the amount of the Loan shall refer to the Note as amended by this Agreement and to the Loan and Loan amount as amended by this Agreement.

3. Paragraph 1(d) of the Note is amended to read as follows:

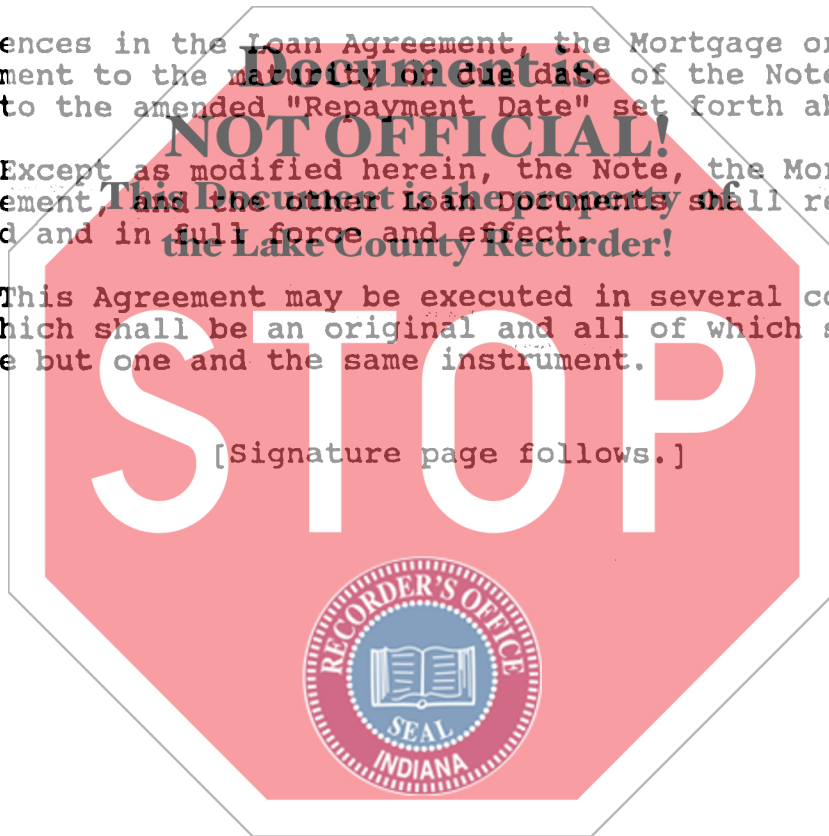
(d) The term "Repayment Date" shall mean October 1, 1996 subject to the acceleration provisions of this Note and the Mortgage.

All references in the Loan Agreement, the Mortgage or any other Loan Document to the maturity or due date of the Note or the Loan shall be to the amended "Repayment Date" set forth above.

4. Except as modified herein, the Note, the Mortgage, the Loan Agreement, and the other Loan Documents shall remain unmodified and in full force and effect.

5. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Signature page follows.]



IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered as of the day and year first above written.

LENDER:

KEMPER INVESTORS LIFE INSURANCE COMPANY, an Illinois insurance corporation

By: W. R. Buehner  
Its: \_\_\_\_\_

By: F. J. Urbogashi  
Its: \_\_\_\_\_

**Document is NOT OFFICIAL!**

BORROWER:

**This Document is the property of the Lake County Recorder.**  
EAST CHICAGO ENTERPRISE CENTER LIMITED PARTNERSHIP, an Illinois limited partnership

By: The Prime Group, Inc., an Illinois corporation, its managing partner

By: Michael W. Rasche  
Its: President

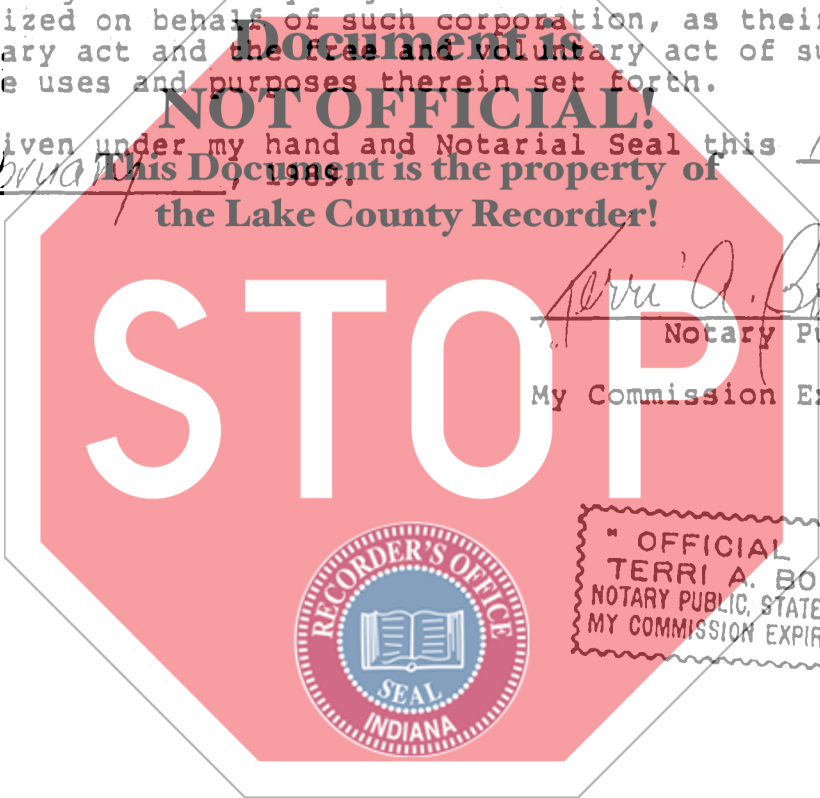


KEMPER INVESTORS LIFE INSURANCE COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Terri A. Bonnema, a Notary Public in and for the County and State aforesaid, do hereby certify that WR Birccking and KT Urbaszewski, personally known to me to be the senior vice pres. and vice pres., respectively, of Kemper Investors Life Insurance Company, an Illinois insurance corporation, and the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed such instrument, duly authorized on behalf of such corporation, as their free and voluntary act and the free and voluntary act of such corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14 day of February, 1991. **Document is the property of the Lake County Recorder!**



Terri A. Bonnema  
Notary Public

My Commission Expires: 12/29/91

" OFFICIAL SEAL "  
TERRI A. BONNEMA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/29/91



EXHIBIT A

LEGAL DESCRIPTION  
BLAW KNOX CORPORATION  
EAST CHICAGO, IN

PARCEL II:

That part of the Southeast quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast quarter of Section Twenty-nine (29), Township Thirty-seven (37) North, Range Nine (9) West of the Second Principal Meridian, bounded and described as follows:

Beginning at a point 100 feet West of the Southeast corner of the Northeast Quarter on the East and West Quarter line of Section 29; thence North 719 feet along the West line of waterway parallel to the East line of said Section 29; thence West parallel to the East and West center line of said Section 29, 199.15 feet to the place of beginning of irregularity; thence Northwesterly on a curve leaving a radius of 218.96 feet, a distance of 195.3 feet, and intersecting a line parallel to the East and West Section line and 168.61 feet West of the point of beginning of irregularity, said point of intersection being 82 feet North of last described East and West line; thence North parallel to the East line of said Section 29, a distance of 18 feet; thence West parallel to and 819 feet North of East and West quarter line of said Section 29, a distance of 770.5 feet to East line of the right of way of the Chicago Terminal Transfer Railroad Company; thence South along the East line of aforesaid right of way of the Chicago Terminal Transfer Railroad Company and parallel to the East line of Section Twenty-nine (29), a distance of 761.8 feet to point of curve; thence on a curve convex to Southwest with a radius of 373.7 feet, the same being the Northeast line of the right of way of the Chicago Terminal Transfer Railroad Company, a distance of 262.3 feet, thence East parallel with and 156 feet from the North line of the Southeast Quarter of said Section 29, a distance of 3030.8 feet more or less, to the West line of the waterway; thence North along the West line of the waterway and parallel to the East line of said Section 29, a distance of 196 feet to the point of beginning, except the Indiana Harbor Belt Right of Way included within the above described boundary lines, bounded and described as follows:

Beginning at a point 266 feet West of the Southeast corner of the Northeast Quarter on the East and West quarter line of said Section 29; thence South along the West line of the right of way 196 feet; thence East parallel to and 196 feet South of East and West quarter section line a distance of 76.32 feet to the East line of right of way; thence North 913 feet parallel to the East line of said Section 29; thence West on a line parallel to and 719 feet North of the East and West line of said Section 29, 98.52 feet; thence Southeasterly on a straight line to a point in the West line of the right of way of the Indiana Harbor Belt Railroad Company 50 feet South of last described line; thence South 669 feet from said point along the West line of the right of way of the Indiana Harbor Belt Railroad to the point of beginning, all in Lake County, Indiana.

EXHIBIT A

LEGAL DESCRIPTION  
BLAW KNOX CORPORATION  
EAST CHICAGO, IN

PARCEL 1:

That part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast quarter of Section Twenty-nine (29), Township Thirty-seven (37) North, Range Nine (9) West of the Second Principal Meridian, bounded and described as follows:

Beginning at a point 100 feet West of the Southeast corner of the Northeast Quarter on the East and West Quarter line of Section 29; thence North 719 feet along the West line of a waterway parallel to the East line of said Section 29; thence West parallel to the East and West center line of said Section 29, 199.13 feet to the place of beginning of irregularity; thence Northwesterly on a curve leaving a radius of 218.96 feet, a distance of 195.3 feet, at intersecting a line parallel to the East and West Section line and 168.61 feet West of the point of beginning of irregularity, said point of intersection being 82 feet North of the described East and West line; thence North parallel to the East line of said Section 29, a distance of 18 feet; thence West parallel to and 819 feet North of East and West quarter line of said Section 29, a distance of 770.5 feet to East line of the right of way of the Chicago Terminal Transfer Railroad Company; thence South along the East line of aforesaid right of way of the Chicago Terminal Transfer Railroad Company and parallel to the East line of Section Twenty-nine (29), a distance of 761.8 feet to point of curve; thence on a curve convex to Southwest with a radius of 573.7 feet, the same being the Northeast line of the right of way of the Chicago Terminal Transfer Railroad Company, a distance of 262.3 feet; thence East parallel with and 196 feet from the North line of the Southeast Quarter of said Section 29, a distance of 1080.8 feet more or less, to the West line of the waterway; thence North along the West line of the waterway and parallel to the East line of said Section 29, a distance of 196 feet to the point of beginning, except the Indiana Harbor Belt Right of Way included within the above described boundary lines, bounded and described as follows:

Beginning at a point 266 feet West of the Southeast corner of the Northeast Quarter on the East and West quarter line of said Section 29; thence South along the West line of the right of way 196 feet; thence East parallel to and 196 feet South of East and West quarter section line a distance of 76.52 feet to the East line of right of way; thence North 915 feet parallel to the East line of said Section 29; thence West on a line parallel to and 719 feet North of the East and West line of said Section 29, 98.52 feet; thence Southeasterly on a straight line to a point in the West line of the right of way of the Indiana Harbor Belt Railroad Company 50 feet South of last described line; thence South 669 feet from said point along the West line of the right of way of the Indiana Harbor Belt Railroad to the point of beginning, all Lake County, Indiana.

PARCEL 2:

A part of the Southeast Quarter of Section twenty-nine (29), Township Thirty-seven (37) North, Range nine (9) West of the Second Principal Meridian, described as follows:

Commencing at the point of intersection of a line one hundred thirteen (113) feet (measured perpendicularly) East of and parallel with the East line of railroad Avenue (eighty (80) feet wide) in the City of East Chicago, Lake County, Indiana, with the Northeasterly line of the right of way for a "Y" track conveyed to the State Line and Indiana City Railway Company by Warranty Deed dated July 9, 1892, and recorded May 22, 1893, in Deed Record 64, Page 292, which point of beginning is one hundred forty-six and sixty eight one hundredths (146.68) feet more or less South of the North Line and one thousand two hundred one and fifteen one hundredths (1201.15) feet more or less West of the East line of said Southeast quarter of Section twenty-nine (29) and running thence South along said parallel line a distance of one hundred ninety and sixty-six one hundredths (190.66) feet to a point one hundred thirty-seven and eighty-seven one hundredths (137.87) feet more or less North of the point of intersection of said parallel line with the North line of the right of way of said State Line and Indiana City Railway Company; thence Southeasterly along the arc of a circle having a radius of three hundred ninety-nine and thirty one hundredths (399.31) feet and convex to the Southwest a distance of two hundred fifty and three one hundredths (250.03) feet to its intersection with said North line of Railway right of way at a point thereon which is two hundred six and six one hundredths (206.06) feet East of the hereinbefore mentioned point of intersection of said North right of way line and parallel line; thence East along said North right of way line a distance of one hundred and thirty-four one hundredths (106.34) feet to its intersection with the hereinbefore mentioned Northeasterly line of the right of way for a "Y" Track; thence Northwesterly along said Northeasterly line of "Y" track right of way being the arc of a circle having a radius of five hundred seventy-three and seventy one hundredths (573.70) feet and convex Southwesterly a distance of four hundred sixty-one and ninety-nine one hundredths (461.99) feet to the point of beginning.

PARCEL 3:

Part of the Southeast quarter of Section twenty-nine (29), Township thirty-seven (37) North, Range nine (9) West of the Second Principal Meridian, described as follows:

Commencing at a point one hundred (100) feet West and one hundred ninety-six (196) feet South of the Northeast corner of said Southeast quarter of said Section twenty-nine (29) thence West on a line parallel to and one hundred ninety-six (196) feet South of the North line of said Southeast quarter of Section twenty-nine (29) for a distance of one thousand eighty-one and five tenths (1081.5) feet to the Easterly line of the right of way of the Chicago and Calumet Terminal Railway Company; thence Southeasterly along the right of way of said Railroad Company on a curve convex to the Southwest, with a radius of five hundred seventy-three and seven tenths (573.7) feet for a distance of four hundred seven and four-tenths (407.4) feet to the North Line of the right of way of the State Line and Indiana City Railway Company; thence Easterly along the North line of said Railway Company, for a distance of seven hundred ninety and five-tenths (790.5) feet more or less to a point one hundred (100) feet West of the East line of Section twenty-nine (29) aforesaid; thence North a distance of two hundred forty-two and fifty-three one hundredths (242.53) feet more or less to the place of beginning, excepting therefrom a strip of land sixty-six (66) feet in width conveyed by the Standard Steel and Iron Company to the East Chicago Belt Railroad Company by deed dated July 11, 1896, and recorded on July 30, 1896, in Book 79, page 150 to 153 inclusive, said exception being more particularly described as follows:

A strip of land 66 feet wide across the East half of Section 29, Township 37 North, Range 9 West of the 2nd P.M., Lake County, Indiana, said strip being 33 feet on each side of a center line described as follows: Beginning at a point on the South line of said Section 29, which is 233 feet West of the East line of said Section 29, thence Northerly parallel with and 33 feet Westerly from the East line of said Section 29, to a point which is 1,320 feet South of the North line of said Section 29, thence Northwesterly by a curve convex to the Northeast with a radius of 2,365 feet to a point on the North line of said Section 29, which is 538.2 feet West of the East line of said Section 29, all in the City of East Chicago, Lake County, Indiana.



**PARCEL 4:**

That part of the Northeast quarter of Section twenty-nine (29), Township thirty-seven (37) North, Range Nine (9) West of the Second Principal Meridian, described as follows:

Beginning at a point on a line which is 319 feet North of and parallel to the South line of said quarter section, which point is forty (40) feet East of the East line of the right of way of the State Line and Indiana City Railway Company and running thence Easterly on a line parallel with the South line of said quarter section 871.1 feet; thence Northwesterly on a line forming an angle of 45 degrees no minutes to the last described course, a distance of 41.32 feet; thence Westerly on a line parallel with the South line of said quarter section 842.36 feet; thence Southerly 29.0 feet to the point of beginning, all in the City of East Chicago, Lake County, Indiana.

**PARCEL 5:**

Part of the Northeast Quarter of Section 29, Township 37 North, Range 9 West of the 2nd P.M., described as Commencing at a point on the South line of said Northeast Quarter and 1238.70 feet West of the East line thereof, thence Northerly on a curve convex to Southwest with a radius of 373.7 feet, the same being the Northeast line of the right of way of Chicago and Calumet Terminal Railway Company (now known as South Chicago and Southern Railroad Company), a distance of 37.26 feet; thence North along the East right of way line of the Chicago and Calumet Terminal Railway Company (now known as South Chicago and Southern Railroad Company), a distance of 761.80 feet; thence West at an angle of 90 degrees, a distance of 42.30 feet; thence Southwesterly at an angle of 97 degrees 34 minutes a distance of 80 feet; thence Southerly at an angle of 172 degrees 06 minutes a distance of 640.33 feet; thence Southeasterly at an angle of 170 degrees 47 minutes 30 seconds a distance of 100 feet; thence East at an angle of 100 degrees 07 minutes 30 seconds a distance of 40.33 feet to the place of beginning, in the City of East Chicago, Lake County, Indiana.

**PARCEL 6:**

An irregular shaped parcel of land situated in the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Twenty-nine (29), Township Thirty-seven (37) North, Range Nine (9) West of the Second (2nd) Principal Meridian, in the County of Lake, in the State of Indiana, more particularly described as follows:

Beginning at the point of intersection of a line parallel to and one hundred (100) feet West of the East line of said Quarter Section with a line parallel to and seven hundred nineteen (719) feet distant North of the South line of said Quarter Section; Thence North along said parallel line, one hundred (100) feet West of the East line of said Quarter Section line, the same being the East line of a parcel of land conveyed to Indiana Harbor Belt Railroad Company by Edward T. Glennon et ux., by quit-claim deed dated December 10, 1927, recorded June 12, 1928, in Record 422, Page 266, of Lake County, Indiana, a distance of two hundred (200) feet to the North line of the parcel of land conveyed by aforementioned deed; Thence West along said North line of parcel of land conveyed by aforementioned deed a distance of thirty-five and twenty hundredths (35.20) feet; Thence Southwesterly on a straight line a distance of one hundred forty seven and ten hundredths (147.10) feet to a point of curve, said point of curve being seventy-five and seventy-five hundredths (75.75) feet West of the East line of the aforementioned parcel of land conveyed to Edward T. Glennon et ux.; Thence continuing Southwesterly along a curved line, convex to the Northwest having a radius of five hundred thirty one and forty-four hundredths (531.44) feet and being tangent to last described straight line at said point of curvature, an arc distance of fifty nine and thirteen hundredths (59.13) feet, more or less, to a point in the South line of land conveyed by said quit-claim deed of Edward T. Glennon et ux.; Thence East along said South line of land conveyed by said quit-claim deed of Edward T. Glennon et ux., a distance of eighty-eight and eighty-seven hundredths (88.87) feet to the point of beginning.

PARCEL 7:

A parcel of land in the East half of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, Lake County, Indiana, described as beginning at the point of intersection of a line 113 feet measured perpendicularly East of and parallel with the East line of Railroad Avenue which is 80 feet wide and 146.68 feet South of East-West center line of said Section 29 and 1201.13 feet more or less West of the East line of Section 29; thence South on said 113-foot parallel line to Railroad Avenue 190.66 feet to a point that is 137.47 feet more or less North of the point of intersection of said 113-foot parallel line with the North line of the right of way of the State Line and Indiana City Railway Company now the Penn Central; thence Southeasterly along the arc of a circle having a radius of 377.70 feet and convexed to the Southwest for an arc distance of 230.33 feet of its intersection with said North line of the right of way of the State Line and Indiana City Railway Company, which point is 206.06 feet East of the hereinbefore mentioned point of intersection of said North right of way line and the 113-foot parallel line; thence West on said North right of way line 319.06 feet to the East line of said Railroad Avenue; thence Northerly on the East right of way line of railroad Avenue a distance of 634.14 feet; thence East at right angles 21.00 feet; thence South 78.22 feet on a line which is parallel to and 21.5 feet East of the East line of said Railroad Avenue; thence Southeasterly on a line which makes an interior angle of 9 degrees 12 minutes 30 seconds measured South to Southeast, a distance of 100 feet to the East-West center line of said Section 29; thence East along the East-West center line of said Section 29, a distance of 40.33 feet; thence Southeasterly along the arc of a circle having a radius of 373.70 feet and convexed to the Southwest for an arc distance of 150.9 feet to the point of beginning, in Lake County, Indiana.

PARCEL 8:

The South half of Block 10, as marked and laid down on the recorded plat of Subdivision of the West 1317.3 feet of the Northeast Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, as shown in Plat Book 2, page 13, more particularly described as follows:

Beginning at the Southwest corner of said Block 10, said point being the Northeast corner of the intersection of the Easterly side of Tod Avenue with the Northerly side of 145th Street; thence Easterly along the Northerly line of 145th Street 432.3 feet to the Westerly line of Railroad Avenue; thence Northerly along the Westerly line of Railroad Avenue 239 feet 3 inches to the Southerly side of Riga Place; thence Westerly along the Southerly side of Riga Place 432.3 feet to the Easterly side of Tod Avenue; thence Southerly along the Easterly side of Tod Avenue 239 feet 3 inches to the point of beginning, in Lake County, Indiana.

PARCEL 9:

PART OF LOT NO. NINE (9), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF EAST CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 3, PAGE 57, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CURVE TO THE NORTHEAST OF THE FORMER CHICAGO AND CALUMET TERMINAL RAILWAY COMPANY (NOW OWNED BY SOUTH CHICAGO AND SOUTHERN RAILROAD) INTERSECTS THE WEST LINE OF RAILROAD AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID RAILROAD AVENUE TO A POINT 170 FEET SOUTH OF THE SOUTH LINE OF 145TH STREET; THENCE WEST PARALLEL WITH AND 170 FEET SOUTH OF THE SOUTH LINE OF 145TH STREET A DISTANCE OF 120 FEET; THENCE NORTH PARALLEL WITH AND 120 FEET WEST OF THE WEST LINE OF RAILROAD AVENUE A DISTANCE OF 170 FEET TO THE SOUTH LINE OF 145TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 145TH STREET TO A POINT THEREON 171 FEET EAST OF THE EAST LINE OF TOD AVENUE; THENCE SOUTH ALONG A LINE PARALLEL TO AND 171 FEET EAST OF THE EAST LINE OF TOD AVENUE A DISTANCE OF 100 FEET; THENCE WEST ALONG A LINE 100 FEET SOUTH OF AND PARALLEL WITH 145TH STREET A DISTANCE OF 30 FEET; THENCE SOUTH PARALLEL WITH AND 141 FEET EAST OF THE EAST LINE OF TOD AVENUE A DISTANCE OF 121 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF PRENTISS AVENUE, EXTENDED ACROSS AND EASTWARD OF TOD AVENUE, WHICH IS 141 FEET EAST OF EAST LINE OF TOD AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF PRENTISS AVENUE, SO EXTENDED, A DISTANCE OF 29 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH AND 170 FEET EAST OF THE EAST LINE OF TOD AVENUE A DISTANCE OF 130 FEET; THENCE WEST ALONG A LINE PARALLEL WITH AND 130 FEET SOUTH OF SOUTH LINE OF PRENTISS AVENUE SO EXTENDED, A DISTANCE OF 170 FEET TO THE EAST LINE OF TOD AVENUE; THENCE SOUTH ALONG THE EAST LINE OF TOD AVENUE TO THE POINT OF INTERSECTION OF SAID EAST LINE OF TOD AVENUE WITH THE SOUTH LINE OF COMMERCE PLACE (NOW KNOWN AS JOHNSON STREET), EXTENDED ACROSS TOD AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID COMMERCE PLACE (NOW KNOWN AS JOHNSON STREET), A DISTANCE OF 110 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 50 FEET TO THE NORTH LINE OF THE MAIN LINE RIGHT OF WAY OF THE FORMER STATE LINE AND INDIANA CITY RAILROAD COMPANY (NOW OWNED BY THE SOUTH CHICAGO AND SOUTHERN RAILROAD); THENCE EAST ALONG SAID NORTH LINE OF SAID STATE LINE AND INDIANA CITY RAILROAD COMPANY'S MAIN LINE RIGHT OF WAY TO THE WESTERLY LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND CALUMET TERMINAL RAILWAY COMPANY'S CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND CALUMET TERMINAL RAILWAY COMPANY'S CURVE TO THE NORTHEAST TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING WEST OF THE EAST LINE OF TOD AVENUE, IN THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A RECTANGULAR SHAPED PARCEL OF LAND 30 FEET NORTH AND SOUTH AND 120 FEET EAST AND WEST CONTIGUOUS TO ANOTHER RECTANGULAR SHAPED PARCEL OF LAND OWNED BY NORTHERN INDIANA PUBLIC SERVICE COMPANY 170 FEET NORTH AND SOUTH 120 FEET EAST AND WEST IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE FULLY DESCRIBED AS BEGINNING AT A POINT 170 FEET SOUTH OF THE SOUTH LINE OF 80 FOOT WIDE DEDICATED 145TH STREET WHICH POINT IS 210 FEET SOUTH OF THE CENTER LINE OF SAID 145TH STREET, ALL IN WEST LINE OF DEDICATED 80 FOOT WIDE RAILROAD AVENUE; THENCE CONTINUING SOUTH ON THE WEST LINE OF SAID RAILROAD AVENUE 30 FEET; THENCE WEST ON A LINE PARALLEL TO AND 200 FEET SOUTH OF THE SOUTH LINE OF SAID 145TH STREET, 120 FEET; THENCE NORTH ON A LINE PARALLEL TO AND 120 FEET WEST OF THE WEST LINE OF SAID RAILROAD AVENUE 30 FEET; THENCE EAST ON A LINE PARALLEL TO AND 170 FEET SOUTH OF THE SOUTH LINE OF SAID 145TH STREET, 120 FEET TO THE POINT OF BEGINNING, ALL IN EAST CHICAGO, NORTH TOWNSHIP, LAKE COUNTY, INDIANA.

PARCEL 10:

Part of a parcel of land situated in the City of East Chicago, Lake County, State of Indiana, located in the Northeast quarter of the Southeast quarter, Section 29, Township 37 North, Range 9 West of the Second P.M., being land conveyed to C.&C.T. Ry. (predecessor of the B.&O.C.T. R.R.) by Standard Steel and Iron Company deeds of August 31, 1888 and of June 7, 1890 and recorded in the Recorder's Office of Lake County in Book 44, page 166, and in Book 47, on page 321 respectively, said parcel of land lying Southerly of and adjacent to lands conveyed to C.&C.T. Ry., by Standard Steel and Iron Company by Deed of April 2, 1890, recorded in the Recorder's Office of Lake County, Indiana, in Book 47, on page 483, said parcel being described as follows:

Beginning at the intersection of the South line of the parcel of land conveyed by Standard Steel and Iron Company by said deed of April 2, 1890, with the present East Line of Railroad Avenue, thence running Easterly along said South line of property conveyed by said deed of April 2, 1890, a distance of 323.8 feet to a point, thence Southwesterly along a curved line with a radius of 459.3 feet convex to the Northwest, a distance of 610 feet, more or less, to a point on the North line of Chicago Ave., said point being 86.3 feet East of the intersection of said North line of Chicago Avenue, with the East line of Railroad Avenue; thence Westwardly along the North line of Chicago Avenue, a distance of 86.3 feet to the East line of Railroad Avenue; thence Northwardly along the East line of Railroad Avenue a distance of 349.9 feet, more or less, to the place of beginning, excepting therefrom that part thereof lying Westerly of a curved line 13 feet easterly from the center line of the Easterly track of Baltimore and Ohio Chicago Terminal Railroad located North of Chicago Avenue and East of Railroad Avenue, on May 9, 1937.

PARCEL 11:

Part of the Northeast quarter of the Southeast quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, Lake County, Indiana; Beginning at the point of intersection of the North line of Chicago Avenue in said City of East Chicago, with a line parallel to and 630 feet West of the East line of said Section 29; thence North on last described line 349.5 feet, more or less, to the South line of the 75 foot right of way of the Baltimore and Ohio Chicago Terminal Railroad Company; thence West on said right of way line 159.25 feet, more or less, to the point of curve; thence Southwesterly on curve tangent to the last described line and convex to Northwest with a radius of 459.3 feet a distance of 387.33 feet, more or less, to a point 195.33 feet North of the North line of Chicago Avenue, and 136.3 feet East of East line of Railroad Avenue; thence South on a line parallel to the East line of said Section 29, 195.33 feet to a point in the North line of Chicago Avenue; said point being 186.3 feet East of the East line of Railroad Avenue; thence East on the North line of Chicago Avenue, aforesaid, 500 feet more or less to the point of beginning.

PARCEL 12:

Part of the East half of the Southeast quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian described as follows: Beginning at a point which marks the intersection of the North line of Chicago Avenue in the city of East Chicago, with the Easterly line of the land owned by the Chicago Terminal Transfer Railway Company, said point being 86.3 feet East of the East line of Railroad Avenue, running East on the North line of Chicago Avenue 100 feet; thence on an angle 89 degrees 09 minutes to the left and running North parallel with the East line of said Section 29, a distance of 196.7 feet to said Easterly line; thence Southwesterly on said line, which is a curve convex on the Northwesterly side with a radius of 459.3 feet, a distance of 224.2 feet to the place of beginning, in the City of East Chicago, Lake County, Indiana, excepting therefrom all of the land lying South of a line 136 feet North of and parallel to the North line of Chicago Avenue.