

Tax Mailing Address: Circuit City Stores, Inc.
9980 Mayland Drive CO: 172 996-
Richmond, VA 23233

93014176

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8th day of December, 1992, between FOCUS PARTNERSHIP I, an Indiana general partnership, party of the first part, and CIRCUIT CITY STORES, INC., a Virginia corporation, party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Lake and State of Indiana known and described as follows, to-wit:

See Exhibit A attached hereto and hereby made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to: See Exhibit B attached hereto and hereby made a part hereof.

IN WITNESS WHEREOF, said party of the first part has hereto affixed its name and seal the day and year first above written.

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FOCUS PARTNERSHIP I, an Indiana general partner

MAR 3 1993

By: [Signature] General Partner

By: [Signature] General Partner

By: [Signature] General Partner

Return to: [Signature]
AUDITOR LAKE COUNTY
TICOR TITLE
303 N LaSalle, Suite 1400
Chicago, Ill. 60601
N 2926-15 M W.

TICOR TITLE INSURANCE
Crown Point, Indiana

STATE OF INDIANA S.H.O.
LAKE COUNTY
FILED FOR RECORD
MAR 25 AM '93

RECORDED
25 AM '93

00212

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STATE OF Illinois
COUNTY OF Coon

SS.

I, Thomas M. Elliott, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Pekerman and John White, personally known to me to be all of the General Partners of Focus Partnership I, an Indiana general partnership, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such General Partners they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8TH day of December, 1992.

This Document is the property of the Lake County Recorder
Thomas M. Elliott
Notary Public

"OFFICIAL SEAL"
Thomas M. Elliott
Notary Public, State of Illinois
My Commission Expires July 27, 1996

Commission expires _____

This instrument was prepared by:
Stacey Bender Rago
D'Ancona & Pflaum
30 North LaSalle Street
Suite 2900
Chicago, Illinois 60602



Upon recording return to:
Michael Schewel
McGuire, Woods, Battle & Boothe
One James Center
901 East Cary Street
Richmond, Virginia 23219

EXHIBIT A

LEGAL DESCRIPTION OF CIRCUIT CITY PROPERTY

PARCEL 1: (Part of Part A, Lot 4)

SPLIT FROM KEY 22-02-4) TO KEY 22-12-9
That part of Part A of Lot 4 lying South of a line drawn 70.0 feet South and parallel with the North line of Lot 4 in Southlake Plaza as shown in Plat Book 73 page 30; as corrected by: Plat of Correction as shown in Plat 73 page 37; and Certificate of Clarification recorded November 6, 1992, as Document No. 92070667, in the Office of the Recorder of Lake County, Indiana.

PARCEL 2: (Easement of Part of Part B, Lot 4)

Document is NOT OFFICIAL
Together with an easement for parking, utility crossovers and driveways created by the Easement Agreement dated November 25, 1992 by and between Northern Indiana Public Service Company, an Indiana corporation, and Focus Partnership I, an Indiana general partnership, recorded on the Lake County Recorder's Office as Document No. 92072518 upon the terms, covenants, conditions, restrictions and obligations therein provided over the following described real estate, to-wit: that part of Part B of Lot 4 lying South of a line drawn 70.0 feet South and parallel with the North line of Lot 4 in Southlake Plaza as shown in Plat Book 73 page 30 as corrected by: Plat of Correction as shown in Plat Book 73 page 37, and Certificate of Clarification recorded November 6, 1992 as Document No. 92070667, in the Office of the Recorder of Lake County, Indiana.

PARCEL 3: (Easement Rights Under Operation and Easement Agreement)

11/25/92
Together with the rights and easements created by the Operation and Easement Agreement dated December 8, 1992 and recorded 12/17/92, as Document No. 92080433 upon the terms, covenants, conditions, restrictions, and obligations therein provided.



EXHIBIT B

Permitted Encumbrances

1. Taxes for 1992 and subsequent years
2. Rights of Northern Indiana Public Service Company, as modified by that certain Easement for Parking Lot, Utility Crossovers and Driveways dated 11/21, 1992 and recorded 12/18, 1992 as document no. 92077518.
3. Various easements of record granting easement rights to ANR Pipeline Company recorded January 15, 1951 in Wills and Court Order Book 827 Page 392, and April 27, 1960 in Miscellaneous Record Book 774 Page 71 as Document No. 249519, as amended by Amendment of Right-of-Ways dated October 30, 1992 recorded 12/18, 1992 as Document No. 92077518.
4. Agreement regarding use of the ANR easement property by property owner. **This Document is the property of the Lake County Recorder!**
5. Operation and Easement Agreement dated 11/25/92, 1992 and recorded 12/17, 1992 as document no. 92080433.
6. Plat of Subdivision of Southlake Plaza recorded in Plat Book 73 page 30 as corrected by Plat of Correction shown in Plat Book 73, Page 37 and Certificate of Clarification recorded November 6, 1992 as Document No. 92070667.
7. Disclosure Document, pursuant to I.C. 13-7-22, recorded February 9, 1990 as Document No. 083782.
8. Disclosure Document, pursuant to I.C. 13-7-22, recorded February 9, 1990 as Document No. 083783.