

93042477 SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of the 25th day of June, 1993, by and between Hammond Enterprise Center Limited Partnership, an Illinois limited partnership (the "Grantor"), and Enterprise Center VI, L.P., an Illinois limited partnership (the "Grantee"), having an address at c/o The Prime Group, Inc., 77 W. Wacker Drive, Suite 3900, Chicago, IL 60601.

WITNESSETH, that Grantor, 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 Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents, does hereby BARGAIN AND SELL AND CONVEY unto Grantee, and to its assigns, FOREVER, the property described on Exhibit A attached hereto and made a part hereof, which property is situated in the County of Lake, and State of Indiana (the "Property"). The Property hereby conveyed is conveyed subject to those title exceptions set forth on Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby and the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, but against none other.

[Signature page to follow.]

DULY ENTERED FOR TAXATION. SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER:

JUN 29 1993

Anna M. Antox
AUDITOR LAKE COUNTY

Chicago Title Insurance Company

STATE OF INDIANA/S.S.NO.
LAKE COUNTY
FILED FOR RECORD

JUN 29 11 27 AM '93

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[Signature page to follow.]

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 29 1993

David M. Anton
AUDITOR LAKE COUNTY

Chicago Fire Insurance Company

STATE OF INDIANA, S.N.C.
LAKE COUNTY
FILED FOR RECORD

JUN 29 1993
7:17 PM '93
REC'D
CLERK

01700

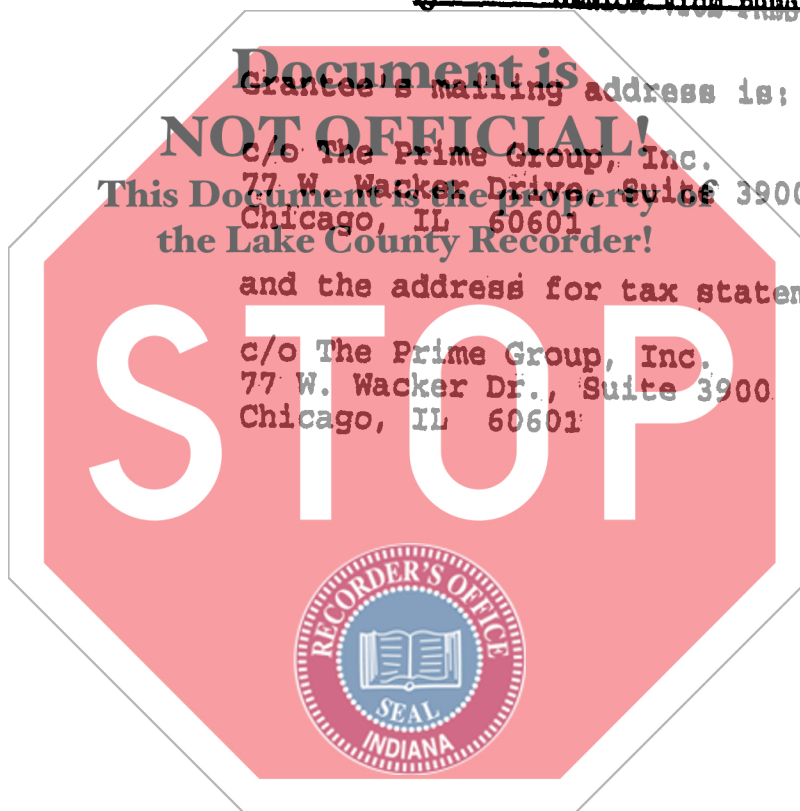
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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above written.

HAMMOND ENTERPRISE CENTER LIMITED
PARTNERSHIP, an Illinois limited
partnership

By: THE PRIME GROUP, INC., an Illinois
corporation, its managing general
partner

By: 
Name: JAMES G. MARTELL
Its: SENIOR VICE PRESIDENT



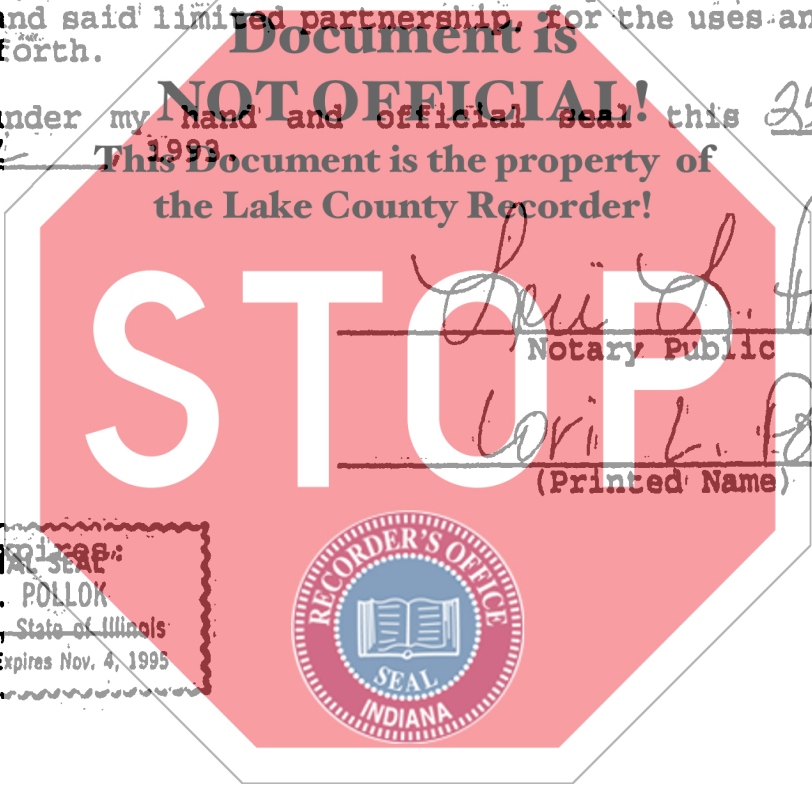
This instrument was prepared by and
after recording should be returned to:

John Chafer Huff
Assistant General Counsel
The Prime Group, Inc.
77 West Wacker Drive, Suite 3900
Chicago, Illinois 60601

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I DO HEREBY CERTIFY that JAMES G. MARTELL, personally known to me to be the SENIOR VICE PRESIDENT of The Prime Group, Inc., an Illinois corporation, the Managing General Partner of Hammond Enterprise Center Limited Partnership, an Illinois limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as SENIOR VICE PRESIDENT of said corporation on behalf of said limited partnership pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation and said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of June, 1993.
This Document is the property of the Lake County Recorder!



Lori L. Pollok
Notary Public
Lori L. Pollok
(Printed Name)

Commission Expires:
OFFICIAL SEAL
LORI L. POLLOK
Notary Public, State of Illinois
My Commission Expires Nov. 4, 1995



SJG.008-6

EC VI
Hammond

EXHIBIT "A"

PROPERTY

FLY 34-357-2
LOT A-2, HAMMOND ENTERPRISE CENTER, TO THE CITY OF HAMMOND,
AS SHOWN IN PLAT BOOK 73, PAGE 36, RE-RECORDED IN PLAT BOOK 74,
PAGE 21, AS CORRECTED BY CERTIFICATE OF SURVEYOR FILED AS
DOCUMENT NO. 93034924, IN LAKE COUNTY, INDIANA.

Key Number: 37-75-9.

Street Address: 4527 Columbia Avenue, Hammond, Indiana



EC VI
Hammond
Deed

Exhibit "B"

Permitted Exceptions

1. Real estate taxes as shown on the Owner's Title Policy.
2. Railroad rights-of-way and switch or spur tracks crossing the land, as shown on survey by Hardesty Surveying Company dated June 19, 1993.
3. A 24-foot wide ingress-egress easement running along a northerly portion of the land as shown and granted on the plat of subdivision.
4. Easement for railroad purposes, as indicated on the plat of Hammond Enterprise Center, Plat Book 73, Page 36, in Lake County, Indiana, and contained in a grant from Standard Railway Equipment Manufacturing Company to South Chicago and Southern Railroad Company dated October 22, 1943 and recorded November 8, 1943 in Miscellaneous Record 363, Page 2593, and amended by Supplemental Agreement recorded January 17, 1952 in Miscellaneous Record 560, Page 335, and as indicated on the plat of Hammond Enterprise Center, to the City of Hammond, Plat Book 73, Page 36, in Lake County, Indiana.

Right of easement assigned to the Baltimore and Ohio, Chicago Terminal Railroad Company, (part only), by instrument recorded February 6, 1985 as Document No. 793316.
5. Easement Agreement as indicated on the plat of Hammond Enterprise Center, Plat Book 73, Page 36, in Lake County, Indiana, and in instrument dated October 22, 1940 and recorded December 14, 1940, in Miscellaneous Record 326, Page 158, as Document No. 223654, made by Standard Railway Equipment Manufacturing Company, a Delaware corporation, granting to Adelaide Land Company, an Indiana corporation, its successors and assigns, a perpetual right of way and easement to construct, operate, maintain, re-construct and use underground sewers or underground waste waterways.

Right of easement assigned to Standard Oil Company by instrument recorded July 9, 1948, in Deed Record 815, Page 356, as Document No. 350693, and further assigned to the American Oil Company, now known as Amoco Oil Company by instrument recorded April 6, 1961, in Deed Record 1170, Page 176.
6. Right of Way Grant as indicated on the plat of Hammond Enterprise Center, Plat Book 73, Page 36, in Lake County, Indiana, and in instrument dated September 15, 1943 and recorded September 17, 1943, in Miscellaneous Record 363, Page 99, as Document No. 108412.

EC VI (cont'd)
Hammond
Deed

Right of Easement assigned to C F Petroleum Company, now known as Energy Cooperative, Inc., by instrument recorded May 26, 1976, as Document No. 352251.

Right of Easement further assigned to Arco Pipe Line Company by conveyance recorded January 4, 1988, as Document No. 957892.

Assignment of Right of Way Easement dated March 1, 1991 and recorded March 16, 1992, as Document No. 92015462, made by Arco Transportation Alaska, Inc., a Delaware corporation, formerly known as Arco Pipe Line Company.

7. Right of Way as indicated on the plat of Hammond Enterprise Center, Plat Book 73, Page 36, in Lake County, Indiana, and in instrument dated September 11, 1952 and recorded October 6, 1952, in Miscellaneous Record 571, Page 446, as Document No. 637713.

8. Permanent License To Construct, Maintain and Use of Certain Crossings from CSX Transportation, Inc., a Virginia Corporation, successor by merger to the Chesapeake and Ohio Railway Company, to Wolverine Pipe Line Company, a Delaware Corporation, contained in agreement dated December 18, 1987 and Recorded October 28, 1988, as Document No. 004640.

9. Grant of Pipe Line Easement as indicated on the plat of Hammond Enterprise Center, Plat Book 73, Page 36, in Lake County, Indiana, and in instrument dated October 23, 1969 and recorded December 10, 1969, as Document No. 41567.

Right of Easement assigned to Amoco Pipeline Company by instrument recorded February 7, 1984, as Document No. 771603.

10. Declaration of Covenants, Conditions, Restrictions and Easements dated May 25, 1993.