

CC ACQUISITIONS L.P.
c/o Richards & Robbins
20 Community Place
Morristown, New Jersey 07960

Key# 22-0090-0009
Unit #34

WHEN RECORDED, RETURN TO:

Alison Altman, Esquire
Linett, Schechter, Reicher
& Altman
888 7th Avenue, 15th Floor
New York, New York 10106

THIS INSTRUMENT PREPARED BY:

McGuire, Woods, Battle &
Boothe
One James Center
Richmond, Virginia 23219

93085422

MERRILLVILLE, INDIANA

SPECIAL WARRANTY DEED

93087103

THIS INDENTURE, made this 30 day of November, 1993, between
CIRCUIT CITY STORES, INC., a Virginia corporation, party of the
first part, and CC ACQUISITIONS L.P., a New Jersey limited
partnership, with a mailing address of 20 Richards & Robbins, 20
Community Place, Morristown, New Jersey 07960, party of the second
part, 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 Lake County of Indiana 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 real estate, situated in the County of Lake and State
of Indiana, as more particular described on 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 it WILL WARRANT AND DEFEND the said
premises with the party of the second part and its successors and
assigns forever, against all persons lawfully claiming, or to claim
the same, by, through, or under it, subject to those specific
matters set forth in Exhibit B attached hereto and hereby made a
part hereof.

DULY ENTERED FOR TAXATION
FINAL ACCEPTANCE FOR TRANSFER.

DEC 15 1993

Anna M. Antow
AUDITOR LAKE COUNTY

Return to Street Director Title
Sales Commission
STATE OF INDIANA / S.S. NO.
LAKE COUNTY
FILED FOR RECORD

STATE OF INDIANA
FILED
49

1800
100
Ja

9,993

9226-9277
4448-9277

*Re-recording to establish correct recording order.

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

CIRCUIT CITY STORES, INC.

ATTEST:

M. Q. R. J.
Assistant Secretary

By: Philip Dunn
Philip Dunn, Treasurer

[CORPORATE SEAL]



STATE OF OHIO

SS.

COUNTY OF CUYAHOGA

I, Melissa J. Jenkins, a notary public in and for said city/county, in the state aforesaid, DO HEREBY CERTIFY that Philip Dunn, personally known to me to be the Treasurer of Circuit City Stores, Inc., a Virginia corporation, 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 as such Treasurer he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30th day of November, 1993.



Melissa J. Jenkins
Notary Public



MELISSA J. JENKINS
Notary Public - Cuyahoga County
My commission expires March 23, 1997

Commission expires:

EXHIBIT A

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

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 Book 73 Page 37; and Certificate of Clarification recorded November 6, 1992, as document number 92070667, in the Office of the Recorder of Lake County, Indiana, containing 3.04 acres, more or less.

Also described as:

Part of Part A of Lot 4 in Southlake Plaza as recorded in Plat Book 73 Page 37 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the southeast corner of the north half of the Southeast Quarter of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian; thence North $90^{\circ} 00' 00''$ West 1,286.40 feet along the south line of said north half also being the south line of said Southlake Plaza to the southwest corner of Lot 2 in said Southlake Plaza; thence North $0^{\circ} 43' 24''$ East 421.68 feet to the south line of said Lot 4 and the point of beginning; thence North $89^{\circ} 16' 36''$ West 250.69 feet along the south line of said Lot 4 to the southwest corner of said Lot 4; thence northerly along the westerly line of said Lot 4 the following five courses: 1, North $0^{\circ} 43' 24''$ East 73.83 feet; 2, North $89^{\circ} 16' 36''$ West 10.0 feet; 3, North $0^{\circ} 43' 24''$ East 252.17 feet; 4, South $89^{\circ} 16' 36''$ East 6.0 feet; 5, North $0^{\circ} 43' 24''$ East 176.0 feet to the southwest corner of the north 70 feet of said Lot 4; thence South $89^{\circ} 16' 36''$ East 67.28 feet along the south line of said north 70 feet to a point on the southerly line of Part B of said Lot 4; thence South $60^{\circ} 35' 04''$ East 193.14 feet along the southerly line of said Part B to the east line of said Lot 4 being a point on a nontangent curve; thence southerly 83.04 feet along aforesaid east line along the arc of a curve concave easterly with a radius of 520.52 feet and a chord bearing South $17^{\circ} 01' 45''$ East 82.95 feet, to a point of reverse curve; thence continuing southerly 205.59 feet along aforesaid east line along the arc of a curve concave westerly with a radius of 520.52 feet and a chord bearing South $10^{\circ} 17' 03''$ East 204.26 feet to the beginning of a nontangent line; thence continuing along aforesaid east line South $0^{\circ} 43' 24''$ West 131.77 feet to the southeast corner of said Lot 4; thence North $89^{\circ} 16' 36''$ West 46.31 feet along the south line of said Lot 4 to the point of beginning, containing 3.04 acres more or less all in Lake County, Indiana.

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

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 partnership, recorded December 8, 1992 as document number 92077518, 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 number 92070667, in the Office of the Recorder of Lake County, Indiana, containing 0.17 acres more or less.

Also described as:
**This Document is the property of
the Lake County Recorder!**

Part of Part B of Lot 4 in Southlake Plaza as recorded in Plat Book 73 Page 37 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the southeast corner of the north half of the Southeast Quarter of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian; thence North 90° 00' 00" West 1,286.40 feet along the south line of said north half also being the south line of said Southlake Plaza to the southwest corner of Lot 2 in said Southlake Plaza; thence North 0° 43' 24" East 421.68 feet to the south line of said Lot 4; thence North 89° 16' 36" West 250.69 feet along the south line of said Lot 4 to the southwest corner of said Lot 4; thence northerly along the westerly line of said Lot 4 the following five courses: 1, North 0° 43' 24" East 73.83 feet; 2, North 89° 16' 36" West 10.0 feet; 3, North 0° 43' 24" East 254.17 feet; 4, South 89° 16' 36" East 6.0 feet; 5, North 0° 43' 24" East 176.0 feet to the southwest corner of the north 70 feet of said Lot 4; thence South 89° 16' 36" East 67.28 feet along the south line of said north 70 feet to a point on the southerly line of Part B of said Lot 4 and the point of beginning; thence South 60° 35' 04" East 193.14 feet along the southerly line of said Part B to the east line of said Lot 4 being a point on a nontangent curve; thence northerly 93.77 feet along aforesaid east line along the arc of a curve concave easterly with a radius of 520.52 feet and a chord bearing North 07° 18' 03" West 93.65 feet, to the southeast corner of said North 70 feet; thence North 89° 16' 36" West 156.36 along the south line of said north 70 feet to the point of beginning, containing 0.17 acres more or less all in Lake County, Indiana.

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

Together with the rights and the easements created by the Operation and Easement Agreement dated as of December 8, 1992 recorded December 17, 1992 as document number 92080433, as amended by First Amendment to Operation and Easement Agreement dated April 1, 1993 and recorded May 19, 1993 as document number 93033098.



EXHIBIT B

1. Taxes for 1993 not yet due and payable.
2. Easement Agreement dated November 25, 1992, recorded December 8, 1992 as Document No. 92077518.
3. Operation and Easement Agreement dated December 8, 1992, recorded December 17, 1992 as Document No. 92080433, as amended by First Amendment to Operation and Easement Agreement dated April 1, 1993 and recorded May 19, 1993 as Document Number 93033098.
4. Easements for pipeline and other incidental purposes set out in Transcript of the Decree recorded January 15, 1951 in Wills and Court Order Book 827 page 392 and easements for the same purposes recorded April 27, 1960 in Miscellaneous Record 774 page 71 as Document No. 249519, as amended by Amendment of Right of Ways dated October 30, 1992, recorded December 9, 1992 as Document No. 92077910. Agreement Regarding Use of Easement dated November 27, 1992 and recorded May 12, 1993 as Document Number 93030685, by and between Focus Partnership and ANR Pipeline Company, regarding the pipeline easement.
5. Blanket utility easement over non-building areas, utility easement within area marked "Utility Easement", provision of maintenance responsibility, and ingress and egress easement indicated by broken lines, as shown on recorded plan of subdivision recorded in Liber 73, page 37 as Document No. 92067676, together with Certificate of Clarification recorded as Document No. 92070667.
6. Declaratory Resolution of Lake County Redevelopment Commission (Resolution No. 001-1992) and Resolution No. 002-1992, confirming the former resolution, recorded February 24, 1993 as Document No. 93012508 and 93012507, respectively.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Recorder's Office at the County Seat of Lake County, Indiana, this _____ day of _____, 20____.



EXHIBIT A

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

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 Book 73 Page 37; and Certificate of Clarification recorded November 6, 1992, as document number 92070667, in the Office of the Recorder of Lake County, Indiana, containing 3.04 acres, more or less.

Also described as:

Part of Part A of Lot 4 in Southlake Plaza as recorded in Plat Book 73 Page 37 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the southeast corner of the north half of the Southeast Quarter of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian; thence North $90^{\circ} 00' 00''$ West 1,286.40 feet along the south line of said north half also being the south line of said Southlake Plaza to the southwest corner of Lot 2 in said Southlake Plaza; thence North $0^{\circ} 43' 24''$ East 421.68 feet to the south line of said Lot 4 and the point of beginning; thence North $89^{\circ} 16' 36''$ West 250.69 feet along the south line of said Lot 4 to the southwest corner of said Lot 4; thence northerly along the westerly line of said Lot 4 the following five courses: 1, North $0^{\circ} 43' 24''$ East 73.83 feet; 2, North $89^{\circ} 16' 36''$ West 10.0 feet; 3, North $0^{\circ} 43' 24''$ East 254.17 feet; 4, South $89^{\circ} 16' 36''$ East 6.0 feet; 5, North $0^{\circ} 43' 24''$ East 176.0 feet to the southwest corner of the north 70 feet of said Lot 4; thence South $89^{\circ} 16' 36''$ East 57.28 feet along the south line of said north 70 feet to a point on the southerly line of Part B of said Lot 4; thence South $80^{\circ} 35' 04''$ East 193.14 feet along the southerly line of said Part B to the east line of said Lot 4 being a point on a nontangent curve; thence southerly 83.04 feet along aforesaid east line along the arc of a curve concave easterly with a radius of 520.52 feet and a chord bearing South $17^{\circ} 01' 45''$ East 82.95 feet, to a point of reverse curve; thence continuing southerly 205.59 feet along aforesaid east line along the arc of a curve concave westerly with a radius of 520.52 feet and a chord bearing South $10^{\circ} 17' 03''$ East 204.26 feet to the beginning of a nontangent line; thence continuing along aforesaid east line South $0^{\circ} 43' 24''$ West 131.77 feet to the southeast corner of said Lot 4; thence North $89^{\circ} 16' 36''$ West 46.31 feet along the south line of said Lot 4 to the point of beginning, containing 3.04 acres more or less all in Lake County, Indiana.

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

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 partnership, recorded December 8, 1992 as document number 92077518, 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 number 92070667, in the Office of the Recorder of Lake County, Indiana, containing 0.17 acres more or less.

Also described as: **the Lake County Recorder!**

Part of Part B of Lot 4 in Southlake Plaza as recorded in Plat Book 73 Page 37 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the southeast corner of the north half of the Southeast Quarter of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian; thence North 90° 00' 00" West 1,286.40 feet along the south line of said north half also being the south line of said Southlake Plaza to the southwest corner of Lot 2 in said Southlake Plaza; thence North 0° 43' 24" East 421.68 feet to the south line of said Lot 4; thence North 89° 16' 36" West 250.69 feet along the south line of said Lot 4 to the southwest corner of said Lot 4; thence northerly along the westerly line of said Lot 4 the following five courses: 1, North 0° 43' 24" East 73.83 feet; 2, North 89° 16' 36" West 10.0 feet; 3, North 0° 43' 24" East 254.17 feet; 4, South 89° 16' 36" East 6.0 feet; 5, North 0° 43' 24" East 176.0 feet to the southwest corner of the north 70 feet of said Lot 4; thence South 89° 16' 36" East 67.28 feet along the south line of said north 70 feet to a point on the southerly line of Part B of said Lot 4 and the point of beginning; thence South 60° 35' 04" East 193.14 feet along the southerly line of said Part B to the east line of said Lot 4 being a point on a nontangent curve; thence northerly 93.77 feet along aforesaid east line along the arc of a curve concave easterly with a radius of 520.52 feet and a chord bearing North 07° 18' 03" West 93.65 feet, to the southeast corner of said North 70 feet; thence North 89° 16' 36" West 156.36 along the south line of said north 70 feet to the point of beginning, containing 0.17 acres more or less all in Lake County, Indiana.

PARCEL

Together with
Operation
recorded
amended
dated Apr
93033098



Block: (Part of Lot 4)

for parking, utility crossovers and
Agreement dated November 25,
Public Service Company, an
ship I, an Indiana
as document number
conditions, restrictions and
described real

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

Together with the rights and the easements created by the Operation and Easement Agreement dated as of December 8, 1992 recorded December 17, 1992 as document number 92080433, as amended by First Amendment to Operation and Easement Agreement dated April 1, 1993 and recorded May 19, 1993 as document number 93033098.

