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Mail tax statements to:
Construction Advancement Foundation
of Northwest Indiana
3700 - 179th Street
Hammond, Indiana 46323

Return Deed to:
Galvin, Galvin & Leoney
5231 Hohman Avenue
Hammond, Indiana 46320

93088974' CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, that I.B.T., INC., f/k/a Industrial Bearing and Transmission Company, Inc., a Missouri corporation ("Grantor"), CONVEYS AND WARRANTS to Frank Bolin, Randy Carlsson, Dan Danielson, Scott Vidimos, John Grskovich, Mamon Powers, Jr., Gary Kebert, William Hasse III and Mark Stern, as Trustees of Construction Advancement Foundation of Northwest Indiana, a charitable trust, of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

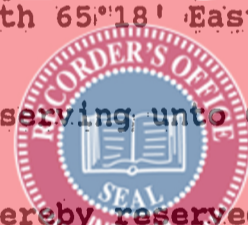
That part of the West 65 feet of Lot 5 in Kennedy Industrial Park Addition to the City of Hammond as recorded in Plat Book 38, Page 55 in the Office of the Recorder of Lake County, Indiana, lying North of a line beginning on the East line of said Lot 5 a distance of 217.0 feet Southwesterly of the Northeast corner of said Lot 5; thence Northwesterly at a right angle to said East line 593.12 feet to the West line of said Lot 5 being more particularly described as follows: commencing at the Northeast corner of said Lot 5; thence South 24°42' West 217.0 feet along said East line; thence North 65°18' West 518.10 feet to a 5/8" iron rod with P.T.A. Cap and the point of beginning said part; thence North 25°44'01" East 191.05 feet parallel with the West line of said Lot 5 to a 5/8" iron rod with P.T.A. Cap on the North line of said Lot 5; thence Northwesterly 65.01 feet along the North line of said Lot 5 to a 5/8" iron rod with P.T.A. Cap at the Northwest corner of said Lot 5; thence South 25°44'01" West 190.86 feet along the West line of said Lot 5 to a P.K. nail; thence South 65°18' East 65.01 feet to the point of beginning.

Provided, however, reserving unto Grantor the following Easement:

An easement is hereby reserved to Grantor and its successors and assigns and to all public utilities capable of serving the property described on the attached Exhibit A, (the "Benefitted Property") which is currently owned by Grantor. This Easement shall extend over the entire area of the property described hereinabove (the "Easement Area"), and shall include such public utilities as the Illinois Bell Telephone Company and Northern Indiana Public Service Company, generally, and their respective successors and assigns, and shall permit Grantor or the public utilities to install, lay, erect, construct, renew, replace and maintain gas mains, conduits, cables, poles and wires, either overhead or underground with all necessary braces, guys, anchors and other appliances in, upon, along and over the Easement Area for the purpose of serving the Benefitted Property in general with gas, electric, telephone service, and drainage, together with the right to enter upon said Easement Area for public utilities at all times for all purposes aforesaid and to trim and keep trim any trees, shrubs, or saplings that interfere with any such utility equipment. No permanent building shall be placed on said Easement Area, provided, however, that the same may be used for parking lot, shrubs, landscaping and other purposes that do not interfere with the use of



Dec 30 9 34 AM '93
FILED FOR RECORD
LAKE COUNTY INDIANA



DUPLICATE ENTERED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER

DEC 30 1893

James H. [Signature]
AUDITOR LAKE COUNTY

2060
18.00

said easement for such public utility purposes; provided, however, further, the Grantor and its successors and assigns and all public utilities using said Easement Area shall not be liable to Grantee or its successors and assigns for any damage to any such parking lot, shrubs, landscaping or other improvements placed in the Easement Area as a result of the use of the Easement Area for the purposes described herein. The Easement and the rights hereby reserved, and all the covenants, agreements and provisions of this Easement, including both the benefits and burdens, shall be continuing rights and covenants running with the land and shall bind and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

The Grantor certifies that there is no Indiana Gross Income Tax due or payable by reason of this conveyance.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed, that Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 27th day of August, 1993.

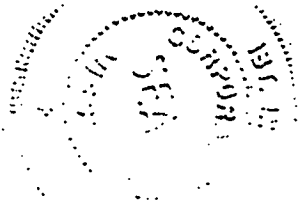
IBT, INC., formally known as
INDUSTRIAL BEARING AND TRANSMISSION
COMPANY, INC., a Missouri
Corporation



By: Stephen R. Gloud
Stephen R. Gloud
President

ATTEST:

Wayne L. Shields
Wayne L. Shields Secretary

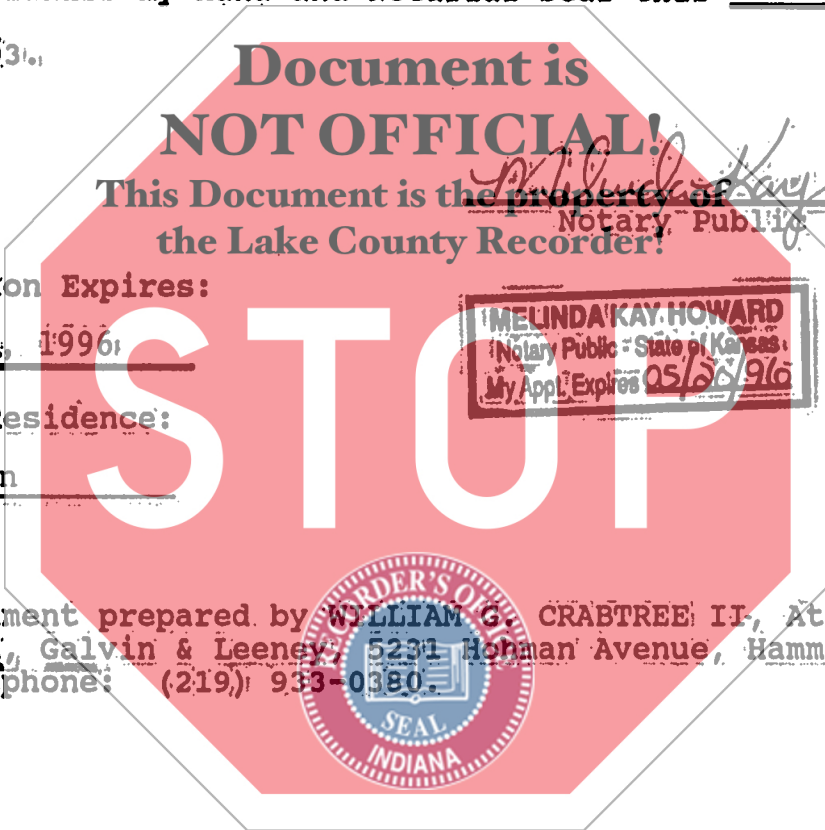


ACKNOWLEDGMENT

KANSAS
STATE OF ~~INDIANA~~)
 JOHNSON) SS:
COUNTY OF ~~LAKE~~)

Before me, a Notary Public in and for said County and State, personally appeared Stephen R. Cloud and Wayne L. Shields, the President and Secretary, respectively, of ~~INDUSTRIAL BEARING AND TRANSMISSION COMPANY, INC.~~ ^{IBT, INC.}, A Missouri Corporation, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 27th day of August, 1993.



My Commission Expires:

May 20, 1996

County of Residence:

Johnson

MELINDA KAY HOWARD
Notary Public - State of Kansas
My App. Expires 05/20/96

This instrument prepared by WILLIAM G. CRABTREE II, Attorney at Law, Galvin, Galvin & Leeney, 5231 Hohman Avenue, Hammond, IN 46320, Telephone: (219) 933-0380.

**EXHIBIT A
TO CORPORATE WARRANTY DEED
FROM IBT, INC., f/k/a INDUSTRIAL BEARING AND TRANSMISSION
COMPANY, INC. TO CONSTRUCTION ADVANCEMENT FOUNDATION
OF NORTHWEST INDIANA**

All of the following described real estate located in Lake County, Indiana:

Part of Lot 5, Kennedy Industrial Park Addition, in the City of Hammond, as shown in Plat Book 38, Page 55, described as: Starting at the Northeast corner of said Lot 5; thence proceeding South 24 degrees 42 minutes West along the East line of said Lot 5 a distance of 217.00 feet; thence proceed North 65 degrees 18 minutes West at right angles to this line a distance of 300.00 feet to the place of beginning; thence proceed North 24 degrees 42 minutes East parallel to the East line of Lot 5 a distance of 196.82 feet more or less to the Northernly line of Lot 5; thence proceed Westerly along said Northernly line a distance of 290.00 feet more or less to the Northwest corner of Lot 5; thence proceed South 25 degrees 44 minutes West along the West line of Lot 5 a distance of 187.66 feet; thence proceed South 65 degrees 18 minutes East a distance of 293.06 feet to the place of beginning; EXCEPT all of the following described property:

Part of the East 65 feet of Lot 5 in Kennedy Industrial Park Addition to the City of Hammond as recorded in Plat Book 38, Page 55 in the Office of the Recorder of Lake County, Indiana, lying North of a line beginning on the East line of said Lot 5 a distance of 217.0 feet Southwesterly of the Northeast corner of said Lot 5; thence Northwesterly at a right angle to said East line 593.11 feet to the West line of said Lot 5 being more particularly described as follows: commencing at the Northeast corner of said Lot 5; thence South 24 degrees 42 minutes West 217.0 feet along said East line; thence North 65 degrees 18 minutes West 528.10 feet to a 5/8" iron rod with P.T.A. Cap and the point of beginning of said part; thence North 25 degrees 44 minutes 01 seconds East 191.05 feet parallel with the West line of said Lot 5 to a 5/8" iron rod with P.T.A. Cap on the North line of said Lot 5; thence Northwesterly 65.01 feet along the North line of said Lot 5 to a 5/8" iron rod with P.T.A. Cap at the Northwest corner of said Lot 5; thence South 25 degrees 44 minutes 01 seconds West 190.86 feet along the West line of said Lot 5 to a P.K. nail; thence South 65 degrees 18 minutes East 65.01 feet to the point of beginning.