

Chicago Title Insurance Company
STATE OF INDIANA / S.S. NO.
LAKE COUNTY
FILED FOR RECORD

0474289 LD

SEND TAX STATEMENTS TO:
Paul Kacmarik VP Finance

Welsh Oil, Inc.
P.O. Box 10125
Merrillville, IN 46411

94024211 TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that NBD BANK, N.A., as Trustee, under the provisions of a Trust Agreement dated July 27, 1988, and known as Trust Number P-6140, in Lake County, In the State of Indiana, conveys, releases and quit-claims to:

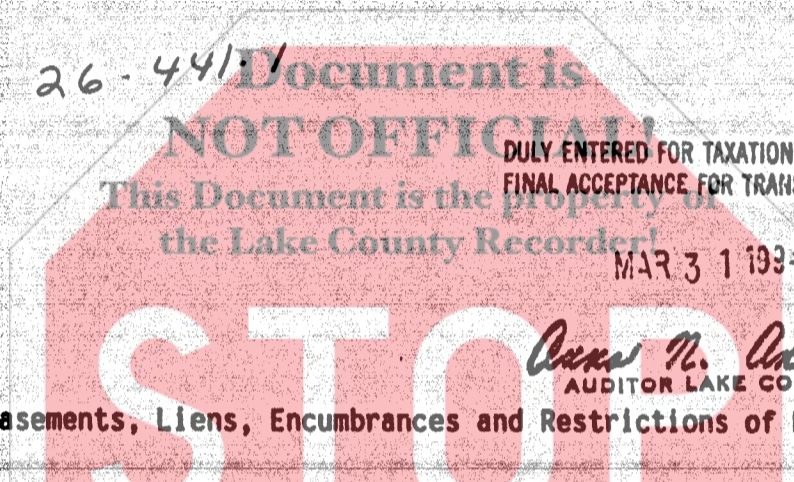
Welsh Oil, Inc.
an Indiana Corporation

of Lake County, State of Indiana, for and in consideration 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, to wit:

Lot Number 1 of the resubdivision of Brant's Business Center 2nd Addition to the Town of Griffith, Indiana, as recorded in Plat Book 64, page 32, in Lake County, Indiana

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SUBJECT TO: Easements, Liens, Encumbrances and Restrictions of Record

It is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings, representations and agreements herein made are made and intended not as personal covenants, undertakings, representations and agreements of the Trustee, individually, or for the purpose of binding it personally, but this instrument is executed and delivered by NBD Bank, N.A., formerly known as Gainer Bank, N.A., Successor by Merger to Gary National Bank, Hoosier State Bank, The Commercial Bank, and Northern Indiana Bank and Trust, as Trustee, solely in the exercise of the powers conferred upon it as such Trustee under said agreement and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforced against the NBD Bank, N.A., or it's Successive Interests on account hereof, or on account of any covenant, undertaking, representation, warranty or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holder hereof, and by all persons claiming by or through or under said parties or holder hereof.

It is further understood that the aforesaid Trustee has no right or power whatsoever to manage, control or operate the associated property in any way or to any extent and is not entitled at any time to share or receive for any purpose, directly or indirectly, the rents, issues, profits or proceeds of the property or any lease or sale or any disposition thereof.

It is also understood and agreed that said Trustee merely holds naked title to the property, and that nothing contained herein shall be construed as creating any liability on NBD Bank, N.A., or it's Successive Interests, personally under the provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), or the Indiana Responsible Property Transfer Law (the Act) as amended from time to time or any other Federal, State or local law, rule or regulation. NBD Bank, N.A., personally is not a "Transferor" under the Act and makes no representations concerning any possible environmental defects.

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IN WITNESS WHEREOF, the said NBD BANK, N.A., as Trustee of aforesaid Trust has caused this Deed to be signed by its Asst. Vice President & Trust Oper. Officer and attested by its Vice President & Trust Officer, and its corporate seal to be hereunto affixed this 30th day of March, 1994.


ATTEST
B. J. Rakos

B. J. RAKOS
VICE PRESIDENT
& TRUST OFFICER

NBD BANK, N.A., as TRUSTEE
BY: Minna Harlan
Minna Harlan
Asst. vice President &
Trust Operations Officer

STATE OF Indiana, COUNTY OF Lake

Before me, a Notary Public, in and for said County and State, this 30th day of March, 1994, personally appeared Minna Harlan and B. J. Rakos, of NBD BANK N.A., Merrillville, Indiana, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as their free and voluntary act, acting for such corporation as Trustee.

GIVEN under my hand and notarial seal this 30th day of March, 1994.



Elaine C. Pease
Notary Public

My Commission Expires: ELAINE C. PEASE, Notary Public
My commission expires January 10, 1997
County of Residence: Resident of Lake County, Indiana

This instrument was prepared by NBD BANK, N.A., Trust Department, 8585 Broadway, Merrillville, Indiana 46410