

PARTIAL RELEASE

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KNOW ALL MEN BY THESE PRESENTS, that MELLON BANK, N.A., a national banking association ("Lender"), for and in consideration of the payment of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby REMISE, CONVEY, RELEASE AND QUITCLAIM unto OPUS NORTH CORPORATION, an Illinois corporation, its legal representatives, heirs, successors and assigns, all the right, title, interest, claim or demand whatsoever that Lender may have acquired in, through or by the following documents:

1. Mortgage and Security Agreement dated as of February 28, 1995 and recorded in the Office of the Recorder of Deeds of Lake County, Indiana on March 3, 1995 as Document No. 95011730 and
2. Assignment of Leases and Rents dated as of February 28, 1995 and recorded in the Office of the Recorder of Deeds of Lake County, Indiana on March 3, 1995 as Document No. 95011731.

(collectively, the "Loan Documents") all as to the portion of the premises therein described situated in the Town of Highland, County of Lake and State of Indiana, as legally described on Exhibit A attached hereto and hereby made a part hereof, together with all the appurtenances and privileges thereunto belonging and appertaining.

This Partial Release is in no way to operate to discharge the lien of the Loan Documents upon any other of the premises described therein, but is only to release the portion particularly described on Exhibit A and none other; and the remaining unreleased portions of the premises described in and subject to the Loan Documents shall remain as security for the payment of the indebtedness secured thereby and for the full performance of all of the covenants, conditions and obligations contained in the Loan Documents and the Note therein mentioned.

WITNESS our hands and seals as of this 3rd day of JULY, 1995.

MELLON BANK, N.A., a national banking association

By: [Signature]
Its: Vice President

MARGARET E. GIBBAND
RECORDER

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LAKE COUNTY
FILED FOR RECORD



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Chicago Title Insurance Company

STATE OF PENNSYLVANIA)
) SS
COUNTY OF ALLEGHENY)

On this 3RD day of JULY, 1995, before me, CHRISTINE SHOSTEK, Notary Public, personally appeared STEVEN R. RICHARD, V.P., personally known to me to be, or proven to me on the basis of satisfactory evidence to be, the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on this instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

**Document is
NOT OFFICIAL!**

This Document is the property of
the Lake County Recorder!

Signature: Christine Shostek (Seal)

Notarial Seal
Christine Shostek, Notary Public
Pittsburgh, Allegheny County
My Commission Expires April 17, 1999
Member, Pennsylvania Association of Notaries



EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOT 1 IN HIGHLAND TOWN CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, AND PART OF THE SOUTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1994 AS DOCUMENT NO. 94063408, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 27 MINUTES 34 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 1148.11 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS WEST, ALONG A WESTERLY LINE OF SAID LOT 1, 0.09 FEET; THENCE NORTH 34 DEGREES 46 MINUTES 25 SECONDS WEST, ALONG A WESTERLY LINE OF SAID LOT 1, 17.72 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 20 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, 248.52 FEET; THENCE NORTH 02 DEGREES 34 MINUTES 45 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, 374.45 FEET; THENCE NORTH 44 DEGREES 51 MINUTES 46 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, 40.57 FEET; THENCE NORTH 02 DEGREES 34 MINUTES 45 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, 60.00 FEET; THENCE NORTH 41 DEGREES 03 MINUTES 43 SECONDS WEST, ALONG A WESTERLY LINE OF SAID LOT 1, 6.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE NORTH 41 DEGREES 03 MINUTES 43 SECONDS WEST, 33.55 FEET; THENCE NORTH 02 DEGREES 34 MINUTES 45 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, 125.89 FEET; THENCE NORTH 01 DEGREES 08 MINUTES 49 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, 87.11 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST, ALONG A LINE AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 1, 270.19 FEET, TO A POINT 847.24 FEET WEST OF THE EAST LINE OF SAID LOT 1 (AS MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, ALONG A LINE PARALLEL TO SAID EAST LINE OF LOT 1, 218.20 FEET; THENCE SOUTH 44 DEGREES 50 MINUTES 12 SECONDS WEST, 28.28 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST, ALONG A LINE AT RIGHT ANGLES TO SAID EAST LINE OF LOT 1, 236.24 FEET, TO THE POINT OF BEGINNING, IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA.

Commonly known as: the NE Corner of US 41 & Main Street, Highland, Indiana (Outlot 4)

This Instrument Prepared By and After Recording Return To:

Howard I. Goldblatt, Esq.
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