

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

LD ①

Mail Tax Bills to: **95067683**

95 NOV - 6 AM 10: 35

Key No.: \_\_\_\_\_

Buffington Harbor Riverboats, L.L.C.  
c/o Trump Indiana, Inc.  
6012 West Industrial Highway  
Gary, Indiana 46406

MARGARETTE CLEVELAND  
RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

SPECIAL WARRANTY DEED NOV 3 1995

SAM ORLICH

AUDITOR LAKE COUNTY

Trump Indiana, Inc., a Delaware corporation ("Grantor"), for and in consideration of the sum of One Dollar (\$1.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS to Buffington Harbor Riverboats, L.L.C., a Delaware limited liability company ("Grantee"), the following real estate in Lake County, State of Indiana (the "Property"):

PARCEL 1:

A PARCEL OF LAND IN FRACTIONAL SECTION TWENTY-THREE (23), TOWNSHIP THIRTY-SEVEN NORTH (T37N), RANGE NINE WEST (R9W) OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 23 MINUTES 05 SECONDS WEST (SAID BEARING BEING RELATIVE TO THE INDIANA STATE PLANE COORDINATE SYSTEM WEST ZONE SPCS83), 747.8 FEET ALONG THE WEST LINE OF SAID SECTION 23 TO A BRASS PLUG FOUND SET IN CONCRETE AT THE INTERSECTION OF SAID WEST LINE WITH THE NORTHERLY LINE OF BALTIMORE STREET, NOW VACATED (SAID BRASS PLUG ALSO BEING ON THE SOUTHWESTERLY LINE OF A PARCEL OF LAND CONVEYED TO INLAND STEEL COMPANY AS RECORDED IN LAKE COUNTY DEED RECORD 1331, PAGE 121), SAID BRASS PLUG BEING THE POINT OF BEGINNING OF THIS PARCEL;

- 1) THENCE SOUTH 47 DEGREES 11 MINUTES 44 SECONDS EAST, 605.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL RECORDED IN LAKE COUNTY DEED RECORD 1331, PAGE 121 TO A CAPPED IRON ROD;
- 2) THENCE NORTH 41 DEGREES 02 MINUTES 38 SECONDS EAST, 125.53 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL RECORDED IN LAKE COUNTY DEED RECORD 1331, PAGE 121 TO THE SHORELINE OF LAKE MICHIGAN;
- 3) THENCE SOUTH 42 DEGREES 15 MINUTES 35 SECONDS EAST, 458.83 FEET ALONG THE SHORELINE OF LAKE MICHIGAN, (SAID SHORELINE BEING THE NORTHEASTERLY BOUNDARY OF PARCELS RECORDED IN LAKE COUNTY DEED RECORD 658, PAGE 271, PARCEL V, AND DEED RECORD 365, PAGE 567, PARCELS 1 AND 2);
- 4) THENCE SOUTH 42 DEGREES 52 MINUTES 12 SECONDS EAST, 415.45 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 5) THENCE SOUTH 53 DEGREES 07 MINUTES 20 SECONDS, EAST, 506.52 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 6) THENCE SOUTH 49 DEGREES 07 MINUTES 24 SECONDS EAST, 895.71 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;



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- 7) THENCE SOUTH 49 DEGREES 51 MINUTES 19 SECONDS EAST, 368.24 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 8) THENCE SOUTH 55 DEGREES 54 MINUTES 36 SECONDS EAST, 370.60 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 9) THENCE SOUTH 57 DEGREES 31 MINUTES 01 SECONDS EAST, 383.77 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 10) THENCE SOUTH 53 DEGREES 36 MINUTES 25 SECONDS EAST, 167.08 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 11) THENCE SOUTH 69 DEGREES 53 MINUTES 42 SECONDS EAST, 106.46 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 12) THENCE NORTH 45 DEGREES 08 MINUTES 11 SECONDS EAST, 116.81 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 13) THENCE NORTH 46 DEGREES 36 MINUTES 45 SECONDS EAST, 32.53 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 14) THENCE NORTH 87 DEGREES 14 MINUTES 21 SECONDS EAST, 97.15 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 15) THENCE NORTH 75 DEGREES 15 MINUTES 41 SECONDS EAST, 67.04 FEET ALONG THE SHORELINE OF LAKE MICHIGAN;
- 16) THENCE NORTH 38 DEGREES 49 MINUTES 54 SECONDS EAST, 114.39 FEET ALONG THE SHORELINE OF LAKE MICHIGAN TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF PATENTED LAND RECORDED IN LAKE COUNTY DEED RECORD 392, PAGE 312;
- 17) THENCE NORTH 36 DEGREES 57 MINUTES 12 SECONDS EAST, 78.46 FEET ALONG THE SHORELINE OF LAKE MICHIGAN TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL OF PATENTED LAND;
- 18) THENCE SOUTH 72 DEGREES 29 MINUTES 56 SECONDS EAST, 15.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL OF PATENTED LAND;
- 19) THENCE NORTH 35 DEGREES 57 MINUTES 00 SECONDS EAST, 62.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF PATENTED LAND TO A POINT 100 FEET SOUTHWESTERLY (BY RIGHT ANGLE MEASUREMENT) OF THE NORTHEASTERLY LINE OF A PARCEL OF PATENTED LAND IN LAKE COUNTY DEED RECORD 473, PAGE 29;
- 20) THENCE SOUTH 54 DEGREES 03 MINUTES 00 SECONDS EAST, 300.00 FEET ALONG A LINE PARALLEL WITH AND 100 FEET DISTANT FROM THE NORTHEASTERLY LINE OF SAID PARCEL OF PATENTED LAND RECORDED IN LAKE COUNTY DEED RECORD 473, PAGE 29;
- 21) THENCE SOUTH 35 DEGREES 53 MINUTES 21 SECONDS WEST, 626.90 FEET TO A CAPPED IRON ROD ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET & EASTERN RAILWAY COMPANY (FORMERLY THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE INDIANA HARBOR RAILROAD COMPANY) AS RECORDED IN LAKE COUNTY DEED RECORD 117, PAGE 10;

22) THENCE NORTH 54 DEGREES 06 MINUTES 39 SECONDS WEST, 2971.64 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A CAPPED IRON ROD AT A POINT OF TANGENT CURVE;

23) THENCE 1404.64 FEET ALONG AN ARC ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SAID ARC BEING CONVEX TO THE SOUTHWEST, WITH A RADIUS OF 11,309.20 FEET, AND SUBTENDED BY A LONG CHORD WHICH BEARS NORTH 50 DEGREES 33 MINUTES 09 SECONDS WEST, 1403.74 FEET, TO A CAPPED IRON ROD;

24) THENCE NORTH 46 DEGREES 59 MINUTES 40 SECONDS WEST, 228.30 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A CAPPED IRON ROD ON THE WEST LINE OF SECTION 23;

25) THENCE NORTH 00 DEGREES 23 MINUTES 05 SECONDS WEST, 207.98 FEET ALONG THE WEST LINE OF SAID SECTION 23 TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF FRACTIONAL SECTION TWENTY-THREE (23) AND THE NORTH HALF (N 1/2) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-SEVEN NORTH (T37N), RANGE NINE WEST (R9W) OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, SAID PARCEL CONSISTING OF LANDS CONVEYED TO UNIVERSAL PORTLAND CEMENT COMPANY AS RECORDED IN LAKE COUNTY DEED RECORD 308, PAGE 22, INCLUDING A PART OF THE 33 ACRE PARCEL THEREIN DESCRIBED, ALL OF THE FIRST PARCEL THEREIN DESCRIBED, AND A PART OF THE SECOND PARCEL THEREIN DESCRIBED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 23 MINUTES 05 SECONDS WEST (SAID BEARING BEING RELATIVE TO THE INDIANA STATE PLANE COORDINATE SYSTEM WEST ZONE SPCS83), 79.78 FEET ALONG THE WEST LINE OF SAID SECTION 23 TO A CAPPED IRON ROD AT THE SOUTHWESTERLY CORNER OF SAID FIRST PARCEL RECORDED IN SAID LAKE COUNTY DEED RECORD 308, PAGE 22, SAID CORNER BEING THE POINT OF BEGINNING OF THIS PARCEL:

1) THENCE NORTH 00 DEGREES 23 MINUTES 05 SECONDS WEST, 108.12 FEET ALONG THE WEST LINE OF SAID SECTION 23 TO A CAPPED IRON ROD AT THE NORTHWEST CORNER OF SAID FIRST PARCEL;

2) THENCE SOUTH 38 DEGREES 53 MINUTES 27 SECONDS EAST, 883.40 FEET ALONG THE NORTHEASTERLY LINE OF SAID FIRST PARCEL TO A CAPPED IRON ROD;

3) THENCE SOUTH 47 DEGREES 00 MINUTES 19 SECONDS EAST, 1539.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID FIRST PARCEL TO A CAPPED IRON ROD ON THE NORTHWESTERLY LINE OF SAID 33 ACRE PARCEL RECORDED IN LAKE COUNTY DEED RECORD 308, PAGE 22;

4) THENCE NORTH 43 DEGREES 05 MINUTES 41 SECONDS EAST, 292.90 FEET ALONG THE NORTHWESTERLY LINE OF SAID 33 ACRE PARCEL TO A CAPPED IRON ROD AT THE NORTHWESTERLY CORNER OF SAID PARCEL;

5) THENCE SOUTH 54 DEGREES 06 MINUTES 39 SECONDS EAST, 1585.97 FEET ALONG THE NORTHEASTERLY LINE OF SAID 33 ACRE PARCEL AND THE NORTHEASTERLY LINE OF SAID SECOND PARCEL RECORDED IN LAKE COUNTY DEED RECORD 308, PAGE 22, TO A CAPPED IRON ROD;

6) THENCE SOUTH 36 DEGREES 00 MINUTES 21 SECONDS WEST, 185.08 FEET;

7) THENCE SOUTH 30 DEGREES 46 MINUTES 03 SECONDS WEST, 203.32 FEET;

8) THENCE SOUTH 34 DEGREES 13 MINUTES 33 SECONDS WEST, 186.02 FEET;

9) THENCE SOUTH 36 DEGREES 30 MINUTES 36 SECONDS WEST, 207.34 FEET;

10) THENCE SOUTH 43 DEGREES 27 MINUTES 47 SECONDS WEST, 102.53 FEET TO THE SOUTHWESTERLY LINE OF SAID 33 ACRE PARCEL;

11) THENCE NORTH 46 DEGREES 54 MINUTES 19 SECONDS WEST, 1691.49 FEET ALONG THE SOUTHWESTERLY LINE OF SAID 33 ACRE PARCEL TO A CAPPED IRON ROD AT THE SOUTHWESTERLY CORNER OF SAID PARCEL;

12) THENCE NORTH 43 DEGREES 05 MINUTES 41 SECONDS EAST, 7.87 FEET ALONG THE NORTHWESTERLY LINE OF SAID 33 ACRE PARCEL TO A CAPPED IRON ROD AT THE SOUTHEASTERLY CORNER OF SAID FIRST PARCEL AS RECORDED IN LAKE COUNTY DEED RECORD 308, PAGE 22;

13) THENCE 565.04 FEET ALONG AN ARC ON THE SOUTHWESTERLY LINE OF SAID FIRST PARCEL, SAID ARC BEING CONVEX TO THE SOUTHWEST, WITH A RADIUS OF 17088.80 FEET, AND SUBTENDED BY A LONG CHORD WHICH BEARS NORTH 41 DEGREES 13 MINUTES 47 SECONDS WEST, 565.02 FEET, TO A CAPPED IRON ROD;

14) THENCE NORTH 40 DEGREES 16 MINUTES 57 SECONDS WEST, 738.04 FEET ALONG THE SOUTHWESTERLY LINE OF SAID FIRST PARCEL TO A CAPPED IRON ROD;

15) THENCE NORTH 32 DEGREES 06 MINUTES 05 SECONDS WEST, 1079.86 FEET ALONG THE SOUTHWESTERLY LINE OF SAID FIRST PARCEL TO THE POINT OF BEGINNING.

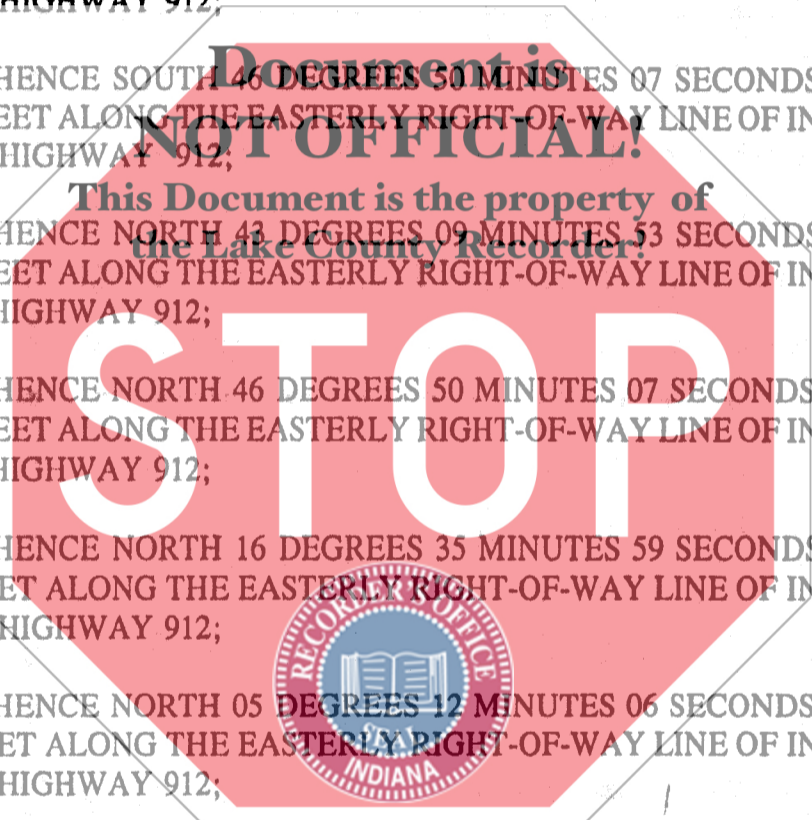
PARCEL 3:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF FRACTIONAL SECTION TWENTY-THREE (23) AND THE NORTH HALF (N 1/2) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-SEVEN NORTH (T37N), RANGE NINE WEST (R9W) OF THE SECOND PRINCIPAL

**MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT A BRASS PLUG FOUND IN THE CONCRETE PAVEMENT AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 23 MINUTES 05 SECONDS WEST (SAID BEARING BEING RELATIVE TO THE INDIANA STATE PLANE COORDINATE SYSTEM WEST ZONE SPCS83), 1080.24 FEET ALONG THE WEST LINE OF SAID SECTION 23 TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY (FORMERLY THE PITTSBURGH, FORT WAYNE AND CHICAGO RAILROAD) AS RECORDED IN LAKE COUNTY DEED BOOK "S", PAGE 98; THENCE SOUTH 46 DEGREES 51 MINUTES 40 SECONDS EAST, 1086.05 FEET ALONG SAID NORTHEASTERLY LINE TO A CAPPED IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912, SAID ROD BEING THE POINT OF BEGINNING OF THIS PARCEL:

- 1) THENCE NORTH 83 DEGREES 12 MINUTES 11 SECONDS EAST, 77.72 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;
- 2) THENCE SOUTH 46 DEGREES 50 MINUTES 07 SECONDS EAST, 200.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;
- 3) THENCE NORTH 43 DEGREES 09 MINUTES 53 SECONDS EAST, 120.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;
- 4) THENCE NORTH 46 DEGREES 50 MINUTES 07 SECONDS WEST, 200.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;
- 5) THENCE NORTH 16 DEGREES 35 MINUTES 59 SECONDS EAST, 67.08 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;
- 6) THENCE NORTH 05 DEGREES 12 MINUTES 06 SECONDS WEST, 60.21 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;
- 7) THENCE NORTH 44 DEGREES 13 MINUTES 24 SECONDS WEST, 95.82 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;
- 8) THENCE NORTH 62 DEGREES 47 MINUTES 45 SECONDS WEST, 369.06 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;
- 9) THENCE NORTH 23 DEGREES 33 MINUTES 52 SECONDS WEST, 77.39 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;
- 10) THENCE SOUTH 73 DEGREES 48 MINUTES 08 SECONDS WEST, 45.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;



11) THENCE NORTH 20 DEGREES 35 MINUTES 48 SECONDS WEST, 65.19 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;

12) THENCE NORTH 08 DEGREES 04 MINUTES 04 SECONDS WEST, 35.36 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;

13) THENCE NORTH 02 DEGREES 09 MINUTES 42 SECONDS WEST, 103.08 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;

14) THENCE NORTH 10 DEGREES 29 MINUTES 27 SECONDS WEST, 150.82 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912;

15) THENCE NORTH 20 DEGREES 33 MINUTES 10 SECONDS WEST, 177.09 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 912 TO A CAPPED IRON ROD ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE CSX RAILROAD (FORMERLY THE B & O RAILROAD) AS RECORDED IN LAKE COUNTY DEED RECORD 221, PAGE 4;

16) THENCE SOUTH 46 DEGREES 50 MINUTES 30 SECONDS EAST, 2506.60 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO A CAPPED IRON ROD AT A POINT OF TANGENT CURVE;

17) THENCE 894.80 FEET ALONG AN ARC ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SAID ARC BEING CONVEX TO THE SOUTHWEST WITH A RADIUS OF 17238.80 FEET, AND SUBTENDED BY A LONG CHORD WHICH BEARS SOUTH 48 DEGREES 19 MINUTES 43 SECONDS EAST, 894.70 FEET TO A CAPPED IRON ROD;

18) THENCE SOUTH 42 DEGREES 37 MINUTES 00 SECONDS WEST, 488.01 FEET ALONG THE SOUTHEASTERLY LINE OF A PARCEL CONVEYED TO UNIVERSAL PORTLAND CEMENT COMPANY AS RECORDED IN LAKE COUNTY DEED RECORD 324, PAGE 559, AND THE SOUTHEASTERLY LINE OF A PARCEL CONVEYED TO UNIVERSAL ATLAS CEMENT COMPANY AS RECORDED IN LAKE COUNTY DEED RECORD 658, PAGE 271, PARCEL III, TO A CAPPED IRON ROD ON THE NORTHEASTERLY LINE OF THE 100 FOOT WIDE, RIGHT-OF-WAY (FORMERLY THE PITTSBURGH, FORT WAYNE AND CHICAGO RAILROAD) AS RECORDED IN LAKE COUNTY DEED BOOK "S", PAGE 98;

19) THENCE NORTH 46 DEGREES 51 MINUTES 40 SECONDS WEST, 2396.48 FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING;

together with the rights of Grantor in and under and subject to the terms of that certain Access Easement dated June 30, 1995, by and between Lehigh Portland Cement Company, Inc. and Grantor, which Access Easement was recorded July 7, 1995, with the Recorder of Deeds of Lake County, Indiana as Document No. 95038225.

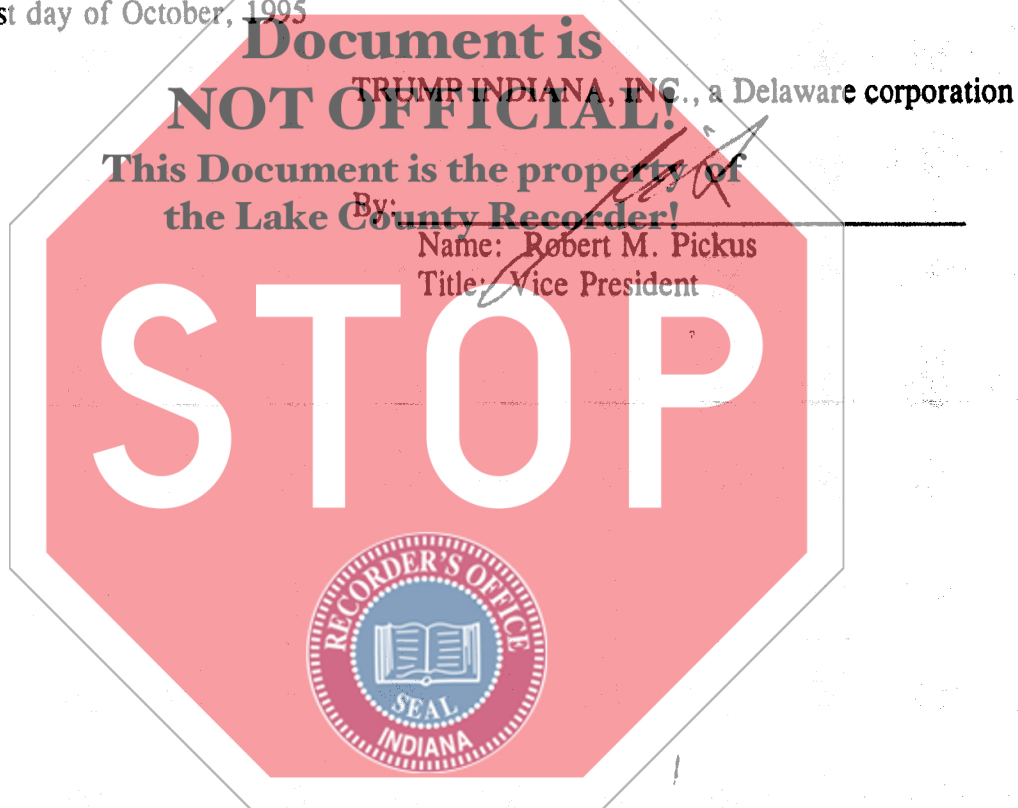
Grantor does, for itself and its successors, covenant, promise and agree to and with Grantee and its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is or may be in any manner incumbered or charged, except as herein recited; and that the said Property, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor will WARRANT and DEFEND,

**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

1. Real estate taxes for 1995 payable in 1996, and all years thereafter.
2. Covenants, agreements, restrictions and easements of record.
3. Applicable building codes and zoning ordinances.
4. Matters and interests which would be disclosed by an accurate ALTA/ASCM survey.
5. Matters shown on that certain Title Insurance policy No. 04-81-012 issued by Chicago Title Insurance Company and dated October 31, 1995.

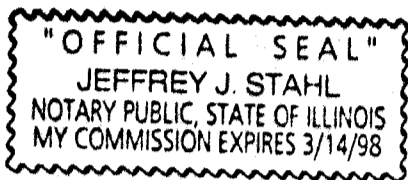
Grantor hereby certifies that no Indiana gross income tax is payable as a result of this transfer.

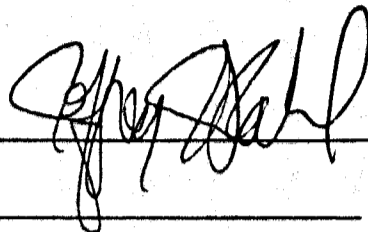
IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 31st day of October, 1995



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Before me, a Notary Public in and for said County and State, this 31st day of October, 1995, personally appeared Robert M. Pickus the Vice President of Trump Indiana, Inc., a Delaware corporation, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_ Resident of \_\_\_\_\_ County



This Instrument Prepared By  
Richard L. Ingram, Esq.  
Shefsky Froelich & Devine Ltd.  
444 North Michigan Avenue  
Suite 2500  
Chicago, Illinois 60611