Merrillville. IN 46410

Attn:Daniel Gavito

No Disclosure Document required by reason # 2.

488438 XD Chy. Crossroads Pspeline Osl: Rich Schumacker MCHerry The hammers Company

SPECIAL WARRANTY DEED

STATE OF INDIANA

COUNTY OF LAKE

JULY ENTERED FOR TAXATION SUBJECT INAL ACCEPTANCE FOR TRANSFER.

DEC 181996

KNOW ALL MEN BY THESE PRESENTS:

SAM ORLICH

That NORCO Pipeline, Inc., an Arkansas Corporation, with office Italicollege, Suite 500, Fayetteville, Arkansas, 72701, authorized to do business in the State of Indiana, hereinafter called "Grantor", for and in consideration of the sum of One and no/100's Dollars (\$1.00) and other good and valuable consideration to it in hand paid by Crossroads Pipeline Company, an Indiana Corporation with offices at 8010 East 86th Avenue, Merrillville, Indiana 46419, hereinaster called "Grantee", the receipt and sufficiency of which are hereby acknowledged by Grantor, sells, grants, and conveys to Grantce, its successors and assigns as is, Grantor's right, title, and interest in and to the property described in Exhibit. "A" attached hereto and made a part hereof, (the "Rent Property ocument is the property of

UNDER AND SUBJECT TO any and all restrictive covenants, easements, rights of way or other encumbrances affecting the land hereby conveyed whether the same are recorded or unrecorded, including but not limited to, a certain pipeline easement right of way dated the 27th day of November, 1996 to TE Products Pipeline Company.

THE USE OF THE REAL PROPERTY IS RESTRICTED TO constructing, operating, and maintaining a compressor station, a petroleum products pipeline, or some other similar and closely related purpose only. Should Grantce, its successor and assigns, cease to use the Real Property for such restricted & purpose for any twelve month period within the Fifty (50) year period immediately following the execution hereof, ownership of the real property shall reverted Grantories heirs or assigns, upon the filing by Grantor; its heirs or assigns of a Notice of Reversion with the appropriate Recorder of Deeds in Lake County, Indianes The reversion of ownership shall not relieve Grantee or its successors and assigns of its/their indemnity and hold harmless obligations to Grantor and its successors and assigns as hereafter set forth.

GRANTOR HEREBY RESERVES in and for itself, its successors and assigns: 1. a right of way casement, thirty feet in width, for the reasonable use, operation and maintenance of its pipeline, said thirty foot strip to be situated fifteen feet on either side of Grantor's six inch propane pipeline which is currently located on the Real Property as generally depicted on Exhibit "B" attached hereto and made a part hereof, 2. a twenty foot right of way easement, and temporary easement as reasonably necessary for maintenance, for its tank line, running along the Southern boundary of the Real Property; and 3, a twenty foot right of way easement, and temporary easement as reasonably necessary for maintenance, for a telemetry wiring conduit commencing on the North boundary, twenty feet West of the Northeast corner of the Real Property and running Southwesterly from that point to the Southern boundary, 280 feet west of the Southeast corner of the Real Property. Said placement, use, operation and maintenance of Grantor's pipeline, tank line and conduit shall not unreasonably interfere with Grantee's use and enjoyment of the Real Property.

SPECIAL WARRANTY DEED

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IC:WPDOCS/ACQUISITIONS/CROSSROADS/DEED.FIN/JJM1

No Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed.

Grantor, its successors and assigns, shall be liable for any debt, cause of action, claim, damages, waste, taxes, fines, conditions, etc., including any and all environmental claims, damages, fines and conditions arising from or caused by the use or ownership of the land being conveyed herein prior to Grantee's possession thereof and shall indemnify and hold Grantee, its successors and assigns harmless therefrom. Grantee, its successors and assigns, shall be liable for any and all of the aforesaid arising from or caused by its/their use or ownership of the land being conveyed herein and shall indemnify and hold Grantor, its successors and assigns, harmless therefrom.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, its successors and assigns, forever, subject to the restrictions and terms set forth hereinabove. And Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the said property unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Deed has been duly executed on the date of acknowledgment hereto, but shall be effective for all purposes as of the day of Deed has been duly executed on the date of acknowledgment hereto, but shall be effective for all purposes as of the day of Deed has been duly executed on the date of acknowledgment hereto, but shall be effective for all purposes as of the day of Deed has been duly executed on the date of acknowledgment hereto, but shall be effective for all purposes as of the day of Deed has been duly executed on the date of acknowledgment hereto, but shall be effective for all purposes as of the day of Deed has been duly executed on the date of acknowledgment hereto, but shall be effective for all purposes as of the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly executed on the day of Deed has been duly exec

the Lake County Recorder!

Attest:

Ma H. Boyd, Corporate Secretary

NORCO Pipeline, Inc.

Larry, F Clynch
Executive Vice President

STATE OF ARKANSAS

COUNTY OF WASHINGTON

Before me, the undersigned Notary Public in and for the aforesaid County and State, personally appeared Larry F. Clynch, Executive Vice President and Jim H. Boyd, Corporate Secretary of NORCO Pipeline, Inc. and acknowledged the execution of the foregoing instrument.

* NWWITNESS WHEREOF. I have hereunto set my hand and fixed my seal the date and

vear above written.

Notary Public

Washington County, Arkansas

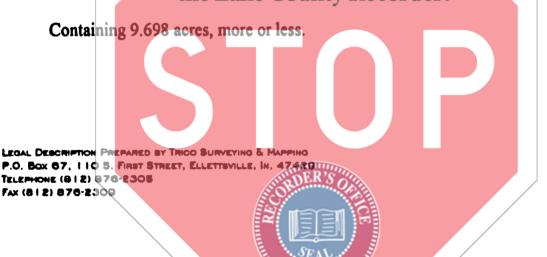
My Commission Expires:

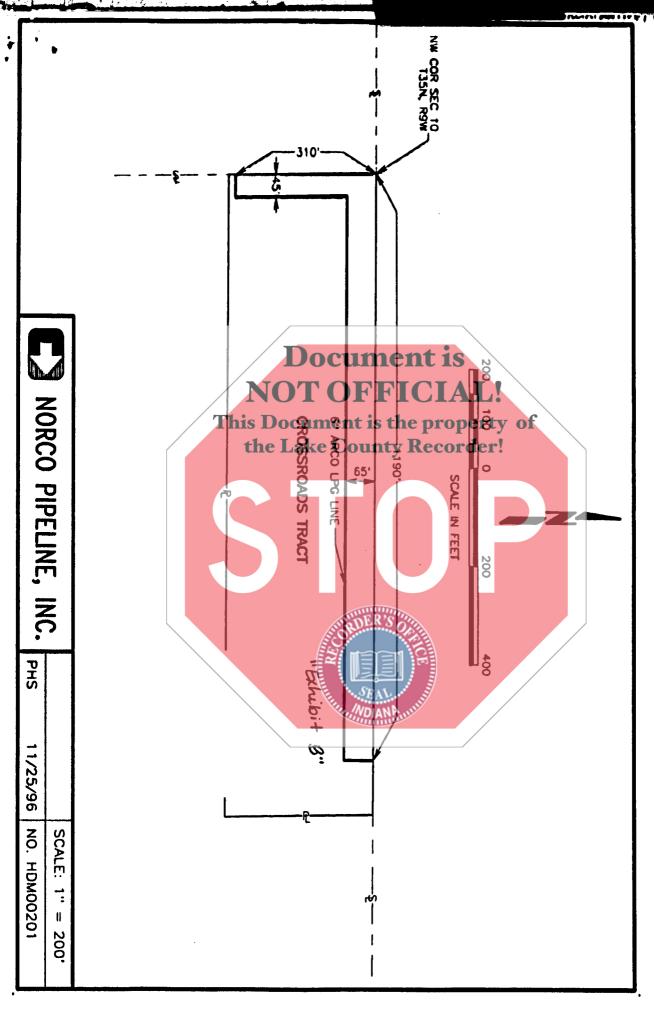
This Instrument Was Prepared by Jennifer J. May, Attorney at Law NORCO Pipeline, Inc., 280 North College, Suite 500, Fayetteville, Arkansas, 72701 Ph. 501/444-3507 Fx. 501/442-4650

Exhibit "A" to Special Warranty Deed Description of Real Property

*of the Second Principal Meridian in A part of the Northwest Quarter of the Northwest Quarter of Section 10 (10), Township Thirty-five (35) North, Range Nine (09) West, Lake County, Indiana, and more particularly described as follows:

Beginning at a brass monument marking the Northwest Corner of said Section Ten (10), thence along the North Line of said Section and Division Street South Eighty-nine (89) Degrees, Six (06) Minutes, Eleven (11) Seconds East (when the West Line of said Section is assumed to be North and South) 1300.00 feet to a Railroad spike set, thence leaving said street and Section Line South and parallel with the West Line of said Section Ten (10) 325.00 feet to a 5/8 inch rebat set, thence North Eighty-nine (89) Degrees, Six (06) Minutes, Eleven (11) Seconds West and parallel with the North Line of said Section Ten (10) 1300.00 feet to a 5/8 inch rebat set and to the West Line of said Section Ten (10) and to Central Avenue (Gravel Road), thence North along said Vest Line and said Avenue 325.00 feet to the place of beginning the Recorder!





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