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MEMORANDUM OF LEASE

MICHAEL W. ORLICH  
RECORDER

THIS MEMORANDUM OF LEASE is made and entered into by and between the parties hereto to evidence their execution of a certain Lease dated June 19, 1996 (the "Lease").

WITNESSETH:

1. The name of the Landlord is the City of Hammond, Department of Redevelopment, whose principal business address is 649 Conkey Street, Hammond, Indiana 46320 ("Landlord").

2. The name of the Tenant is Empress Casino Hammond Corporation, whose principal business address is 825 Empress Drive, Hammond, Indiana 46320 ("Tenant").

3. The Leased Premises are described on Exhibit A attached hereto and made a part hereof ("Leased Premises").

4. The initial term of the Lease ("Initial Term") shall commence on June 19, 1996 (the "Commencement Date") and shall end at 11:59 p.m. Hammond time on the fifth (5th) anniversary of the date on which an owner's license, as defined in IC 4-33-2-15 ("License") that allows the Tenant to own and operate a riverboat casino on Lake Michigan from the City of Hammond, Indiana is issued to the Tenant by the Indiana Gaming Commission.

5. The Term of the Lease shall be automatically extended for periods equal to each renewal period of the License granted to the Tenant by the Indiana Gaming Commission; provided, that the total Term shall not exceed seventy-five (75) years.

6. The Leased Premises include, but are not limited to, real estate in which Landlord holds an interest as lessee or sublessee under (i) that certain Intergovernmental Lease Agreement and Grant of Easement dated June 19, 1996 between the Hammond Port Authority ("Port Authority"), as lessor, and Landlord, as lessee (the "HPA Parking Lease") a memorandum of which is recorded as Instrument No. \_\_\_\_\_ in the Office of the Lake County Recorder ("Recorder"), (ii) that certain Intergovernmental Sub-Lease Agreement dated October 13, 1996, as amended as of June 20, 1996 between the Port Authority, as lessor, and Landlord, as lessee (the "HPA Footprint Sublease") a memorandum of which is recorded as Instrument No. \_\_\_\_\_ in the Office of the Recorder, and (iii) that certain Lease dated June 19, 1996 between the Department of Waterworks of the City of Hammond and the City of Hammond, acting by and through its Department of Waterworks (collectively, "Water Department"), as lessor, and Landlord as lessee (the "Perimeter Road Lease") which is on a memorandum of which is recorded as Instrument No. \_\_\_\_\_ in the Office of the Recorder. Under and pursuant to the provisions of a certain License Agreement between the Port Authority and Tenant dated June 21, 1996, the Port Authority has agreed that with respect to the HPA Parking Lease and the HPA Footprint Sublease if for any reason the HPA Parking Lease or the HPA Footprint Sublease is terminated by the Port Authority legal proceedings or

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FEB 25 1997

ER L. BENJAMIN  
70 E. 80th PL.  
N TOWERS 5145  
MILLVILLE IN 46410

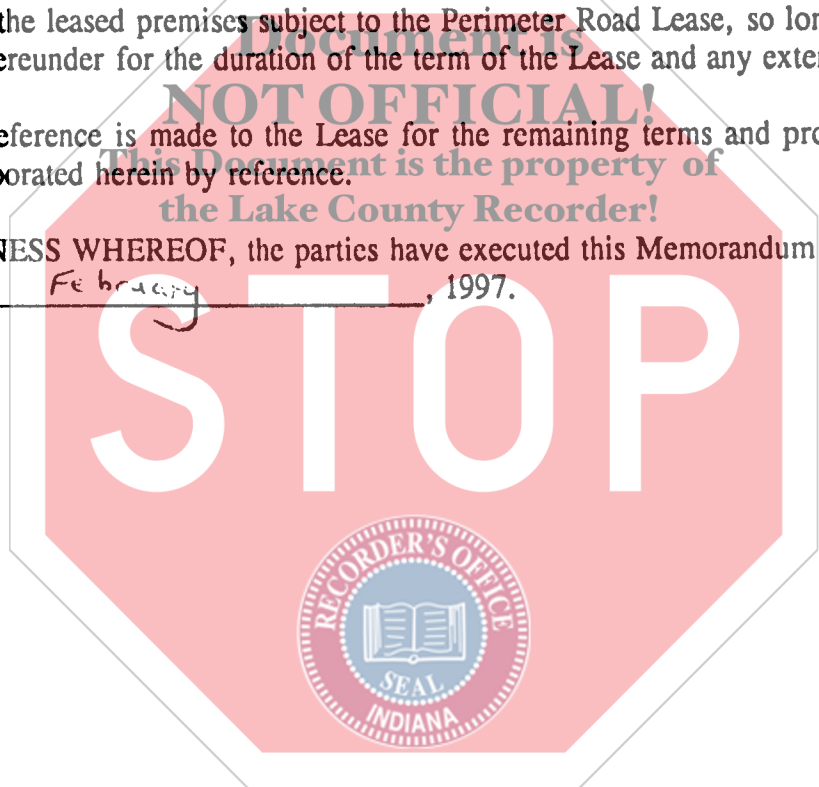
SAM ORLICH  
AUDITOR LAKE COUNTY

ok # 1109  
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otherwise in accordance with the terms thereof, the Port Authority covenants and agrees that such termination of the HPA Parking Lease or the HPA Footprint Sublease shall not result in a termination of the Lease as it pertains to the real estate and interests in real estate subject to the HPA Parking Lease or the HPA Footprint Sublease and that the Lease shall continue in full force and effect as a direct sublease between the Port Authority and Tenant as it pertains to the real estate and interests in real estate subject to the HPA Parking Lease or the HPA Footprint Sublease, so long as Tenant is not in default thereunder for the duration of the term of the Lease and any extensions. Under and pursuant to the provisions of the Perimeter Road Lease, the Water Department has agreed that so long as there is no event of default by Tenant under the Lease, the Water Department shall not disturb Tenant's rights in and to the Leased Premises, and if the Perimeter Road Lease is terminated by the Water Department, the Water Department covenants and agrees that such termination shall not result in a termination of the Lease as it pertains to the leased premises subject to the Perimeter Road Lease, and that the Lease shall continue in full force and effect as a direct sublease between the Water Department and Tenant as it pertains to the leased premises subject to the Perimeter Road Lease, so long as Tenant is not in default thereunder for the duration of the term of the Lease and any extensions thereof.

7. Reference is made to the Lease for the remaining terms and provisions, all of which are incorporated herein by reference.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the 12<sup>th</sup> day of February, 1997.



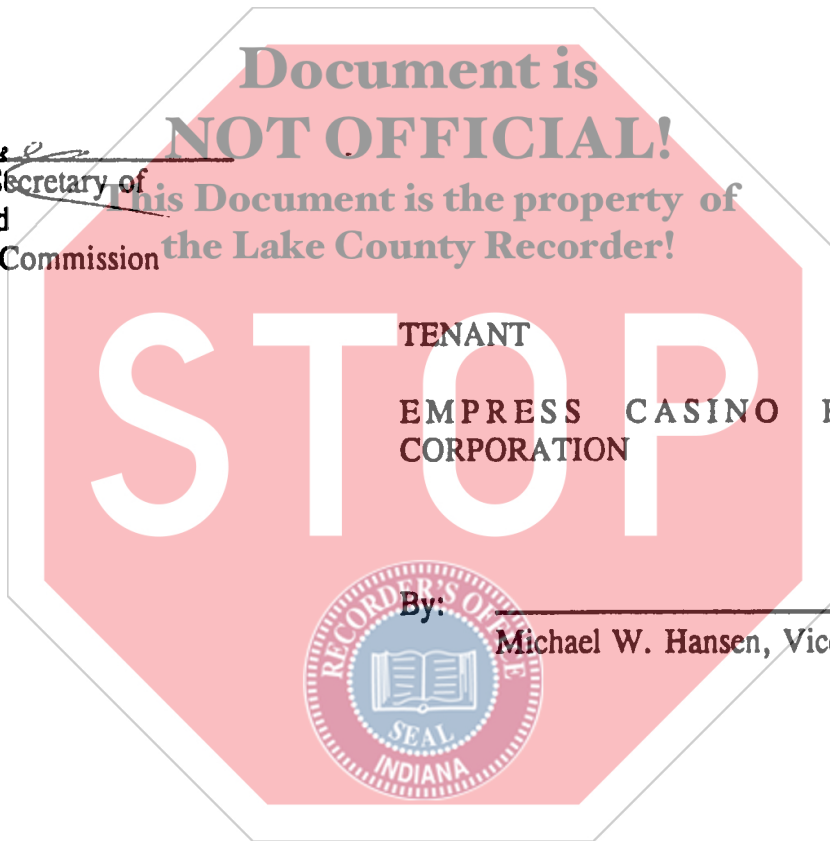
LANDLORD

CITY OF HAMMOND, DEPARTMENT OF REDEVELOPMENT

By: James Davis Sr.  
James Davis, Sr., President of the Hammond Redevelopment Commission

Attest:

Rubén Roque  
Ruben Roque, Secretary of  
of the Hammond  
Redevelopment Commission



By: \_\_\_\_\_  
Michael W. Hansen, Vice President

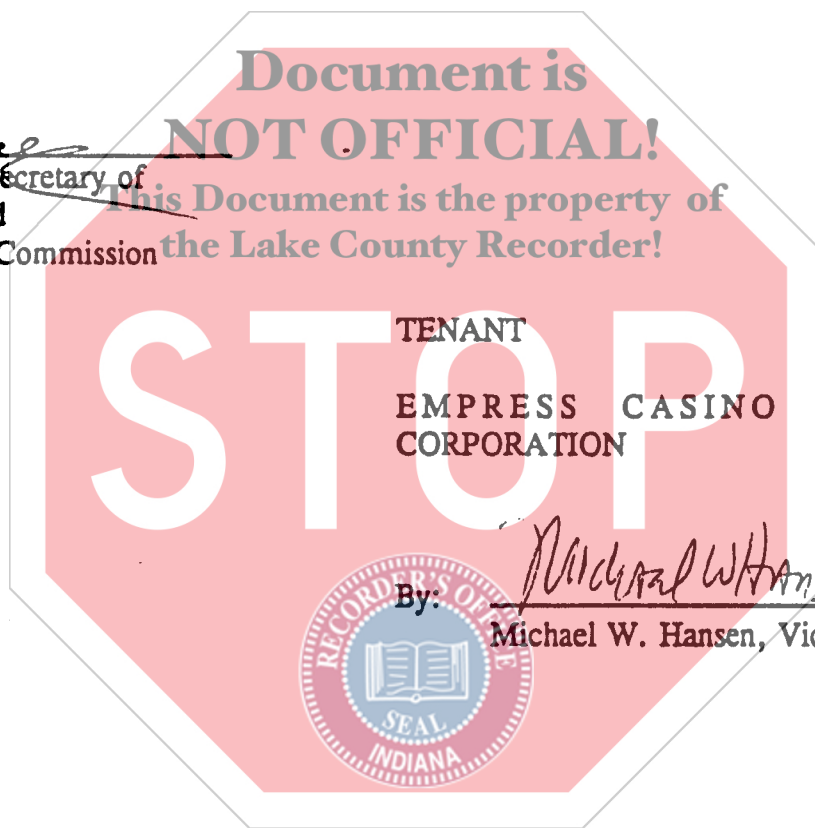
LANDLORD

CITY OF HAMMOND, DEPARTMENT OF REDEVELOPMENT

By: James Davis, Sr.  
James Davis, Sr., President of the Hammond Redevelopment Commission

Attest:

Rubén Roque  
Ruben Roque, Secretary of  
of the Hammond  
Redevelopment Commission

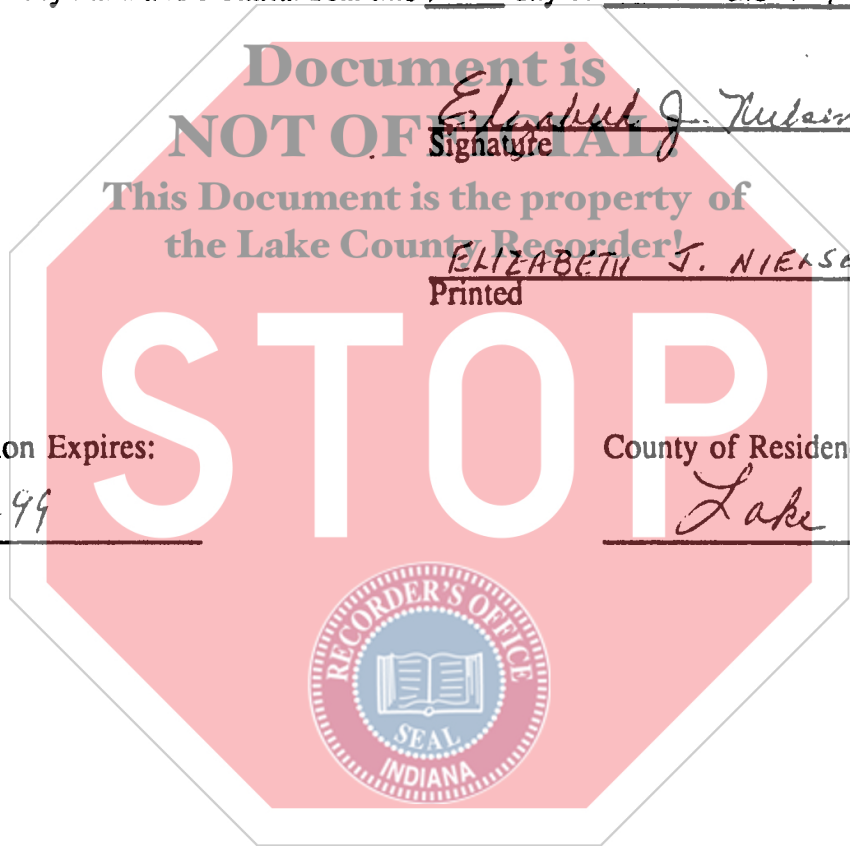


By: Michael W. Hansen  
Michael W. Hansen, Vice President

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public, in and for said County and State, personally appeared James Davis, Sr. and Ruben Roque, the President and Secretary, respectively of the City of Hammond Redevelopment Commission, the governing body of the City of Hammond, Department of Redevelopment, who acknowledged execution of the foregoing Memorandum of Lease for and on behalf of said City of Hammond, Department of Redevelopment.

Witness my hand and Notarial Seal this 12<sup>th</sup> day of FEBRUARY, <sup>1997</sup>~~1996~~.



Elizabeth J. Nielsen  
Signature

ELIZABETH J. NIELSEN  
Printed Notary Public

My Commission Expires:  
3-1-99

County of Residence:  
Lake

STATE OF ~~INDIANA~~ ILLINOIS )  
COUNTY OF ~~LAKE~~ WILL ) SS:

Before me, a Notary Public, in and for said County and State, personally appeared Michael Hansen and \_\_\_\_\_, the Vice President and \_\_\_\_\_ respectively, of Empress Casino Hammond Corporation, who acknowledged execution of the foregoing Memorandum of Lease for and on behalf of said corporation.

Witness my hand and Notarial Seal this 24th day of February, 1998.

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Signature: Cindy Starks  
Printed: Cindy Starks Notary Public

OFFICIAL SEAL  
CINDY STARKS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 08/23/00

STOP

RECORDER'S OFFICE  
SEAL  
INDIANA

My Commission Expires:

8/23/00

County of Residence:

Grundy

This instrument was prepared by James B. Burroughs, ICE MILLER DONADIO & RYAN, One American Square, Box 82001, Indianapolis, Indiana 46282, Telephone (317)236-2100.

EXHIBIT A

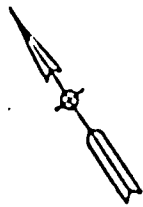
LAND DESCRIPTION  
Redevelopment Commission Sublease  
Parcel 1A  
version 1  
15 MAY 96

A part of the Northwest Quarter of Section 6, Township 37 North, Range 9 West located in North Township, Lake County, Indiana being bounded as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 4,209.68 feet along the East Line of said Section 1 and along the West Line of Section 6, Township 37 North, Range 9 West; thence South 41 degrees 13 minutes 34 seconds East 61.96 feet; thence South 41 degrees 13 minutes 34 seconds East 90.30 feet to the point of curvature of a curve to the left, said point of curvature being South 48 degrees 46 minutes 26 seconds West 2,814.93 feet from the radius point of said curve; thence southeasterly 229.77 feet along said curve to a point being South 44 degrees 05 minutes 50 seconds West 2,814.93 feet from the radius point of said curve; thence North 35 degrees 17 minutes 10 seconds East 17.84 feet to the POINT OF BEGINNING of this description; thence North 35 degrees 17 minutes 10 seconds East 813.45 feet; thence North 79 degrees 22 minutes 58 seconds East 71.38 feet; thence South 54 degrees 36 minutes 55 seconds East 100.48 feet; thence South 35 degrees 23 minutes 05 seconds West 90.00 feet; thence North 54 degrees 36 minutes 55 seconds West 110.00 feet; thence South 35 degrees 17 minutes 10 seconds West 780.38 feet; thence North 46 degrees 40 minutes 28 seconds West 40.40 feet to the POINT OF BEGINNING containing 0.995 acres, more or less.

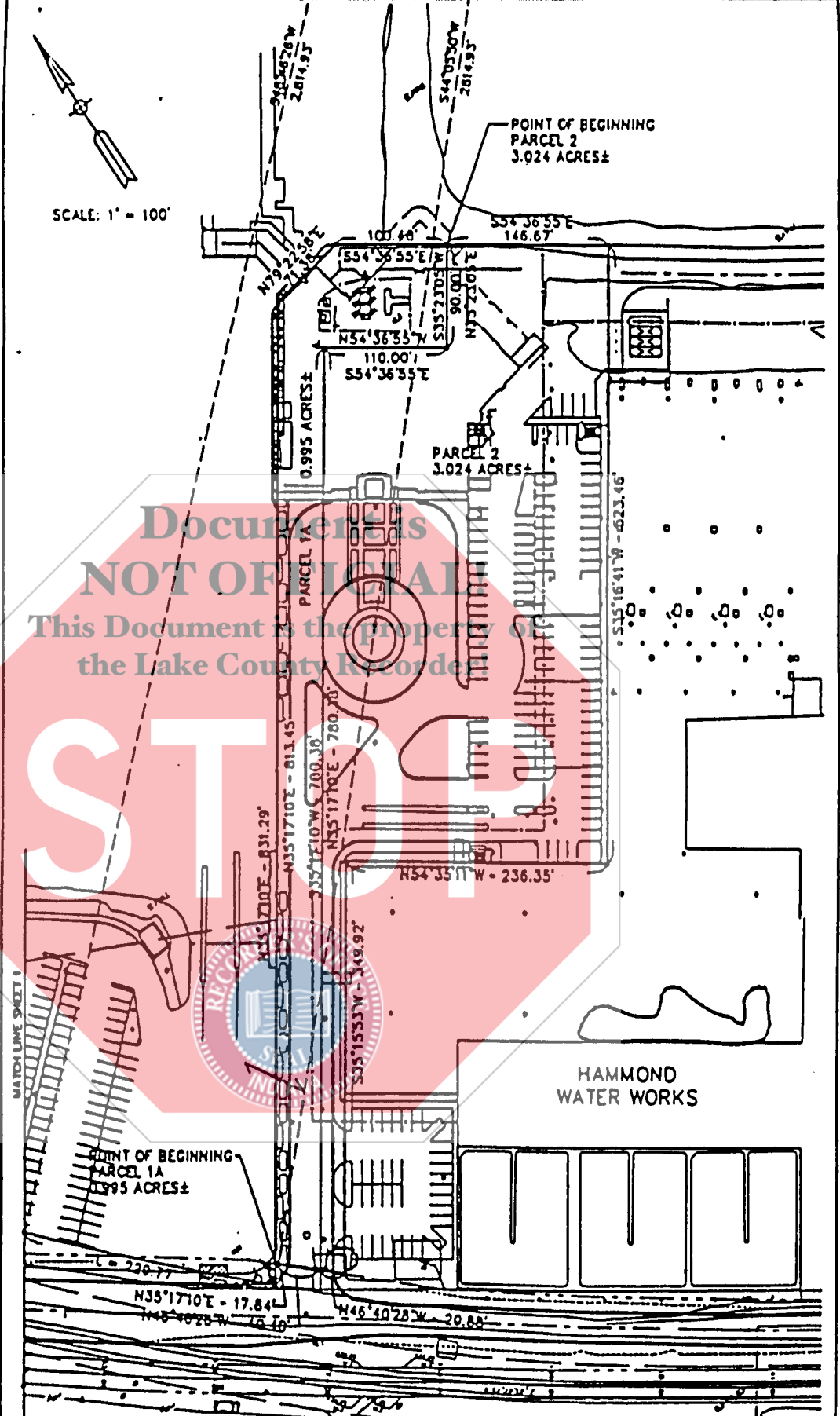
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SCALE: 1" = 100'

POINT OF BEGINNING  
PARCEL 2  
3.024 ACRES±



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MATCH LINE SHEET 1

POINT OF BEGINNING  
PARCEL 1A  
0.995 ACRES±

HAMMOND  
WATER WORKS

<b>AMERICAN CONSULTING ENGINEERS, INC.</b> 4165 Millersville Road INDIANAPOLIS (317) 547-5580 (C) Copyright 1998	DATE: MAY 15, 1998	SHEET NO.
	DRAWN BY: CLW	2 of
	JOB NO. 94-290	2

DWG FILE: 93/444/934440A7      EDIT DATE: 05/20/98      DSC FILE: 934440A7.DOC      REVISED PARCEL 2-MAY 20, 1998

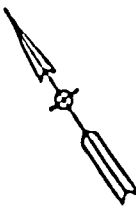


**LAND DESCRIPTION**  
**Redevelopment Commission Sublease**  
**Parcel 2**  
**version 1**  
**29 AUG 94**

A part of the Northwest Quarter of Section 6, Township 37 North, Range 9 West, located in North Township, Lake County, Indiana, being bounded as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 4,209.68 feet along the East Line of said Section 1 and along the West Line of Section 6, Township 37 North, Range 9 West; thence South 41 degrees 13 minutes 34 seconds East 61.96 feet; thence South 41 degrees 13 minutes 34 seconds East 90.30 feet to the point of curvature of a curve to the left, said point of curvature being South 48 degrees 46 minutes 26 seconds West 2,814.93 feet from the radius point of said curve; thence southeasterly 229.76 feet along said curve to a point being South 44 degrees 05 minutes 50 seconds West 2,814.93 feet from the radius point of said curve; thence North 35 degrees 17 minutes 10 seconds East 831.29 feet; thence North 79 degrees 22 minutes 58 seconds East 71.38 feet; thence South 54 degrees 36 minutes 55 seconds East 100.48 feet to the POINT OF BEGINNING of this description; thence continuing South 54 degrees 36 minutes 55 seconds East 146.67 feet; thence South 35 degrees 16 minutes 41 seconds West 523.46 feet; thence North 54 degrees 35 minutes 11 seconds West 236.35 feet; thence South 35 degrees 15 minutes 53 seconds West 349.92 feet; thence North 46 degrees 40 minutes 28 seconds West 20.88 feet; thence North 35 degrees 17 minutes 10 seconds East 780.38 feet; thence South 54 degrees 36 minutes 55 seconds East 110.00 feet; thence North 35 degrees 23 minutes 05 seconds East 90.00 feet to the POINT OF BEGINNING, containing 3.024 acres, more or less.

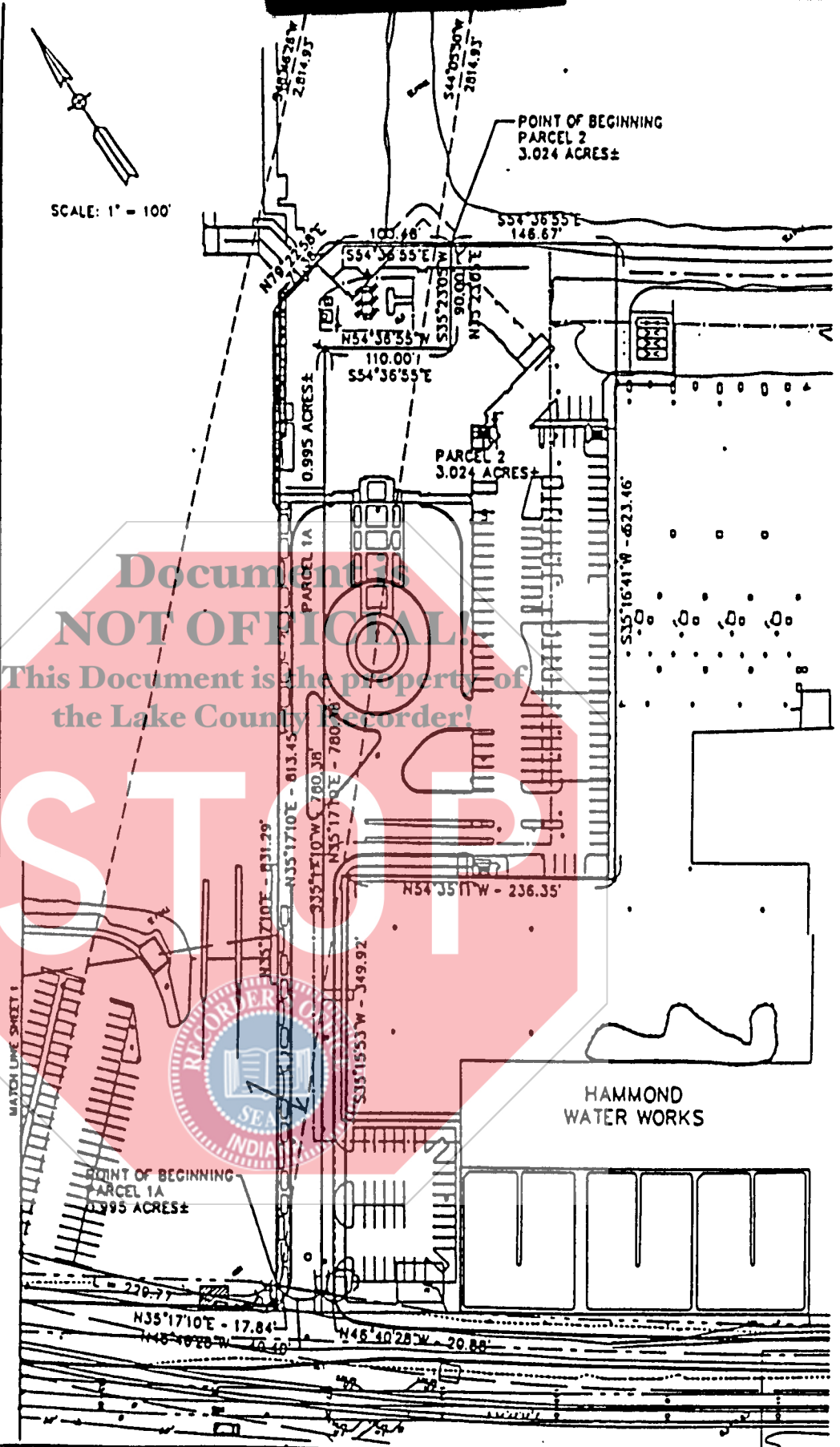
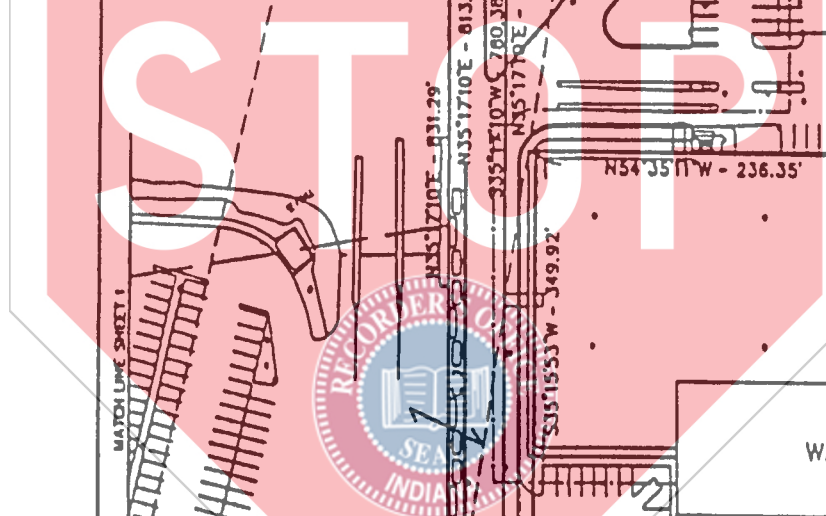




SCALE: 1" = 100'

POINT OF BEGINNING  
PARCEL 2  
3.024 ACRES±

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AMERICAN CONSULTING ENGINEERS, INC.  
4165 Millersville Road

INDIANAPOLIS  
(317) 547-5580

(C) Copyright 1996

INDIANA  
46205-2998

DATE: MAY 15, 1996

DRAWN BY: CJM

JOB NO. 94 - 290

SHEET NO.

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of  
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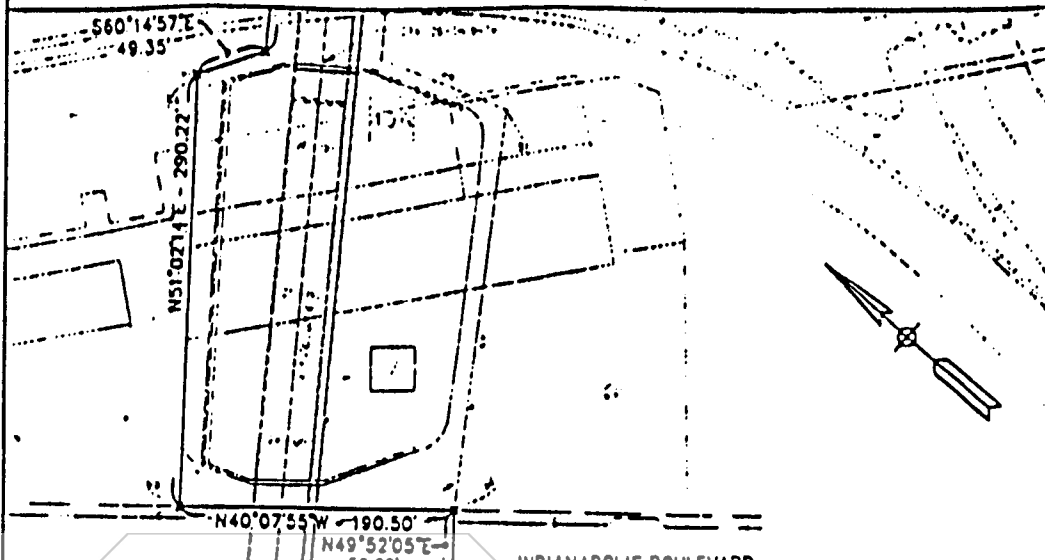
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REVISED PARCEL 2 - MAY 20, 1996

**LAND DESCRIPTION**  
**Redevelopment Commission Sublease**  
**Ingress & Egress Access to Parking**  
version 1  
28 MAY 96

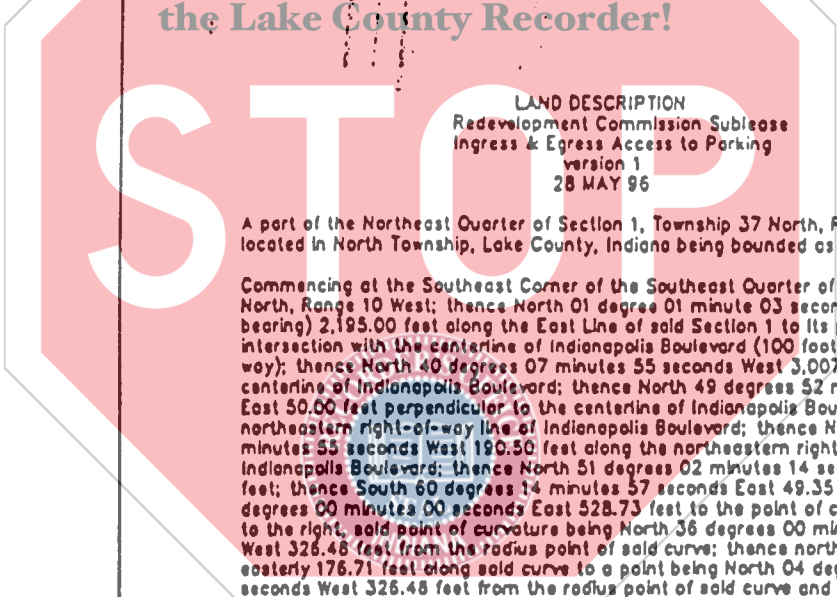
A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West located in North Township, Lake County, Indiana being bounded as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 2,195.00 feet along the East Line of said Section 1 to its point of intersection with the centerline of Indianapolis Boulevard (100 foot wide right-of-way); thence North 40 degrees 07 minutes 55 seconds West 3,007.99 feet along the centerline of Indianapolis Boulevard; thence North 49 degrees 52 minutes 05 seconds East 50.00 feet perpendicular to the centerline of Indianapolis Boulevard to the northeastern right-of-way line of Indianapolis Boulevard; thence North 40 degrees 07 minutes 55 seconds West 190.50 feet along the northeastern right-of-way line of Indianapolis Boulevard; thence North 51 degrees 02 minutes 14 seconds East 290.22 feet; thence South 60 degrees 14 minutes 57 seconds East 49.35 feet; thence North 54 degrees 00 minutes 00 seconds East 528.73 feet to the point of curvature of a curve to the right, said point of curvature being North 36 degrees 00 minutes 00 seconds West 326.48 feet from the radius point of said curve; thence northeasterly and easterly 176.71 feet along said curve to a point being North 04 degrees 59 minutes 19 seconds West 326.48 feet from the radius point of said curve and to the POINT OF BEGINNING of this description; thence North 48 degrees 49 minutes 21 seconds East 35.00 feet; thence South 41 degrees 10 minutes 39 seconds East 625.56 feet; thence South 41 degrees 14 minutes 09 seconds East 34.87 feet to a point on a non-tangent curve concave to the northeast (said curve hereinafter referred to as "Curve #1"), said point of curvature being South 48 degrees 38 minutes 51 seconds West 5,682.15 feet from the radius point of said curve; thence southeasterly 150.03 feet along Curve #1 to a point being South 47 degrees 08 minutes 05 seconds West 5,682.15 feet from the radius point of Curve #1; thence North 48 degrees 45 minutes 56 seconds East 96.78 feet; thence South 41 degrees 14 minutes 04 seconds East 100.00 feet; thence South 48 degrees 45 minutes 56 seconds West 128.09 feet to a point on a non-tangent curve concave to the northeast (said curve is concentric with Curve #1), said point being South 46 degrees 08 minutes 30 seconds West 5,717.15 feet from the radius point of said curve; thence northwesterly 250.02 feet along said curve to a point being South 48 degrees 38 minutes 51 seconds West 5,717.15 feet from the radius point of said curve; thence North 41 degrees 14 minutes 09 seconds West 34.96 feet; thence North 41 degrees 10 minutes 39 seconds West 625.58 feet to the POINT OF BEGINNING containing 0.950 acres, more or less.



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**LAND DESCRIPTION**  
 Redevelopment Commission Sublease  
 Ingress & Egress Access to Parking  
 version 1  
 28 MAY 96

S.E. CORNER,  
 S.E. 1/4,  
 SEC. 1-737N-R10W

A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West located in North Township, Lake County, Indiana being bounded as follows:

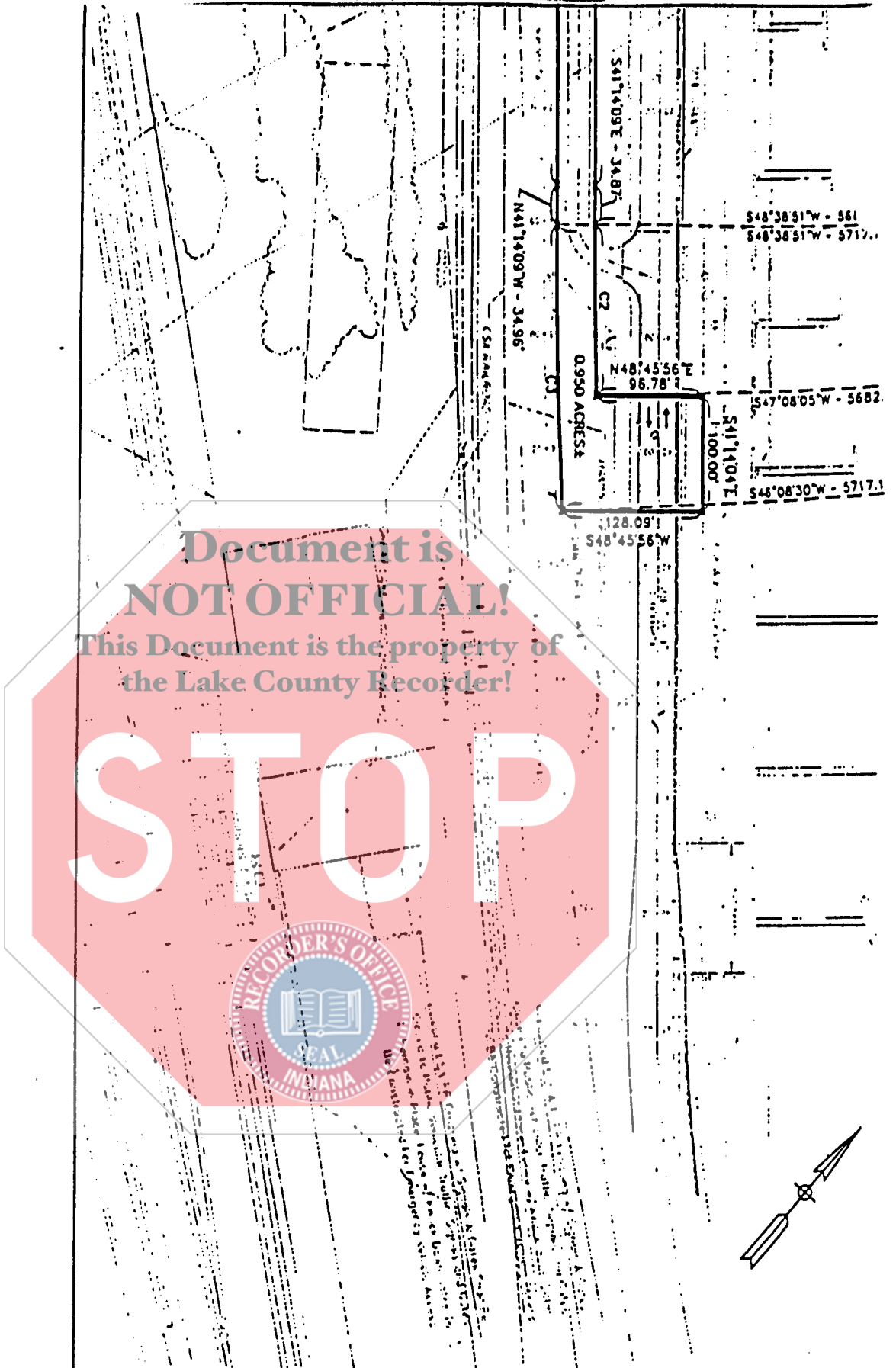
Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 2,195.00 feet along the East Line of said Section 1 to its point of intersection with the centerline of Indianapolis Boulevard (100 feet wide right-of-way); thence North 40 degrees 07 minutes 55 seconds West 3,007.99 feet along the centerline of Indianapolis Boulevard; thence North 49 degrees 52 minutes 05 seconds East 50.00 feet perpendicular to the centerline of Indianapolis Boulevard to the northeastern right-of-way line of Indianapolis Boulevard; thence North 40 degrees 07 minutes 55 seconds West 190.50 feet along the northeastern right-of-way line of Indianapolis Boulevard; thence North 51 degrees 02 minutes 14 seconds East 290.22 feet; thence South 60 degrees 14 minutes 57 seconds East 49.35 feet; thence North 54 degrees 00 minutes 00 seconds East 528.73 feet to the point of curvature of a curve to the right, said point of curvature being North 36 degrees 00 minutes 00 seconds West 326.48 feet from the radius point of said curve; thence northeasterly and easterly 176.71 feet along said curve to a point being North 04 degrees 59 minutes 19 seconds West 326.48 feet from the radius point of said curve and to the POINT OF BEGINNING of this description; thence North 48 degrees 49 minutes 21 seconds East 35.00 feet; thence South 41 degrees 10 minutes 39 seconds East 625.56 feet; thence South 41 degrees 14 minutes 09 seconds East 34.87 feet to a point on a non-tangent curve concave to the northeast (said curve hereinafter referred to as "Curve #1"), said point of curvature being South 48 degrees 38 minutes 51 seconds West 5,682.15 feet from the radius point of said curve; thence southeasterly 150.03 feet along Curve #1 to a point being South 47 degrees 08 minutes 05 seconds West 5,682.15 feet from the radius point of Curve #1; thence North 48 degrees 45 minutes 56 seconds East 96.78 feet; thence South 41 degrees 14 minutes 04 seconds East 100.00 feet; thence South 48 degrees 45 minutes 56 seconds West 128.09 feet to a point on a non-tangent curve concave to the northeast (said curve is concentric with Curve #1), said point of curvature being South 46 degrees 08 minutes 30 seconds West 5,717.15 feet from the radius point of said curve; thence northwesterly 250.02 feet along said curve to a point being South 48 degrees 38 minutes 51 seconds West 5,717.15 feet from the radius point of said curve; thence North 41 degrees 14 minutes 09 seconds West 34.96 feet; thence North 41 degrees 10 minutes 39 seconds West 625.58 feet to the POINT OF BEGINNING containing 0.950 acres, more or less.

<b>AMERICAN CONSULTING ENGINEERS, INC.</b> 4165 Millersville Road INDIANAPOLIS (317) 547-5580 INDIANA 46205-2998 (C) Copyright 1996	DATE: MAY 28, 1996	SHEET NO.
	DRAWN BY: CMH	1 of 3
	JOB NO. 94 - 290	

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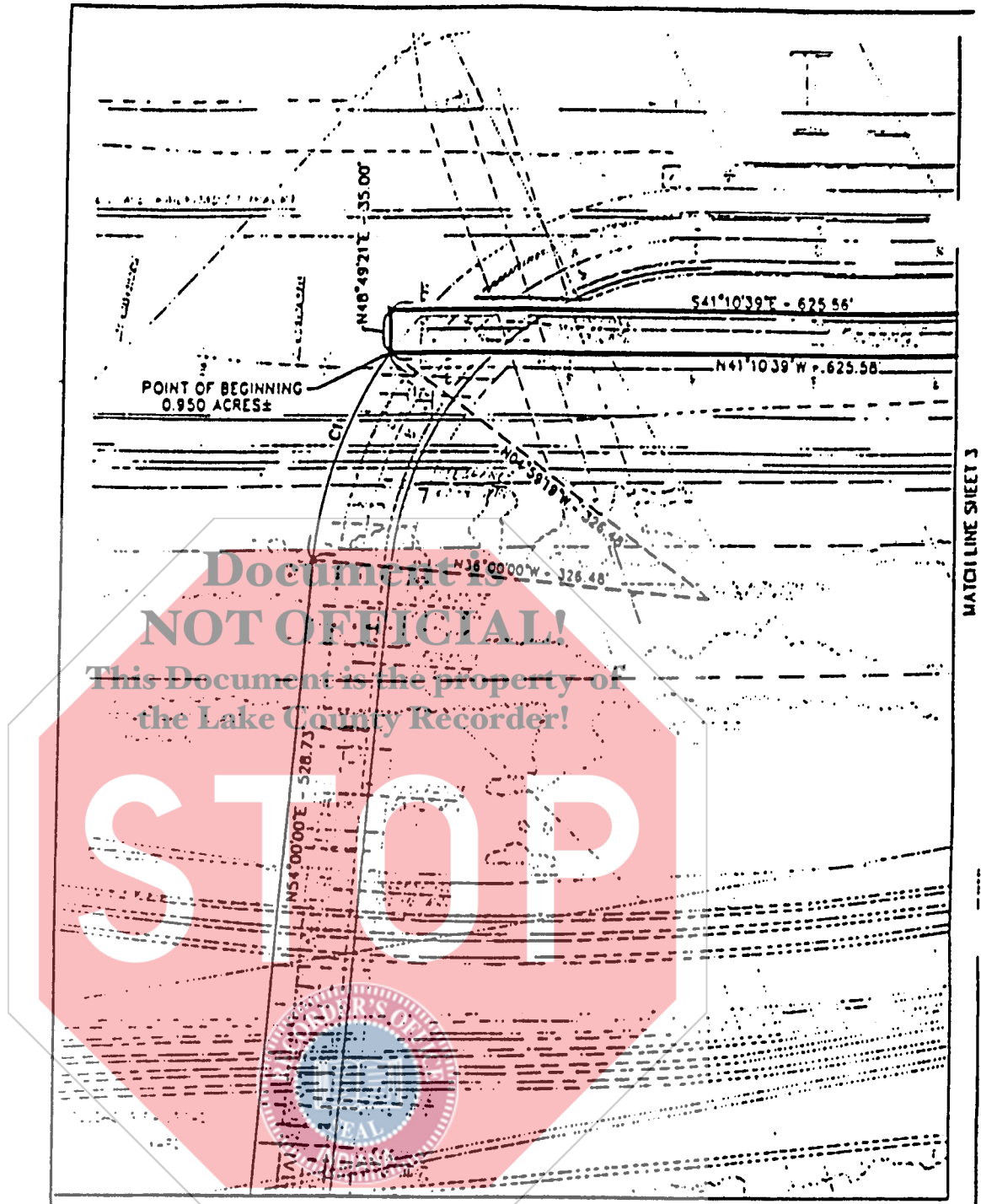
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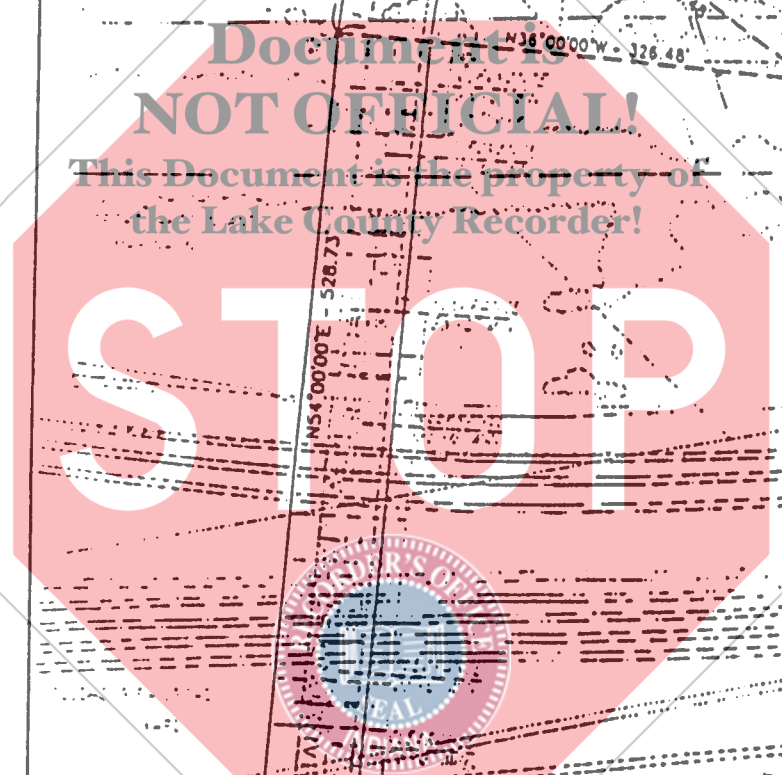
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	JOB NO. 94 - 290	

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MATCH LINE SHEET 3

MATCH LINE SHEET 1



CURVE #1

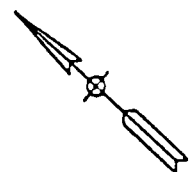
Δ = 31°00'41"  
 R = 326.48'  
 T = 90.58'  
 L = 176.71'  
 C = N69°30'21"E-174.56'

CURVE #2

Δ = 01°30'46"  
 R = 5682.15'  
 T = 75.02'  
 L = 150.03'  
 C = S42°06'32"E-150.02'

CURVE #3

Δ = 02°30'20"  
 R = 5717.15'  
 T = 125.03'  
 L = 250.02'  
 C = N42°36'20"W-250.00'



<b>AMERICAN CONSULTING ENGINEERS, INC.</b> 4165 Millersville Road INDIANAPOLIS (317) 547-5580	INDIANA 46205-2998	DATE: MAY 28, 1996	SHEET NO. 2 of 3
	(C) Copyright 1996	DRAWN BY: CMW	
		JOB NO. 94 - 290	

DWG FILE: 83\484\83486C83 PLOT SCALE: 1" = 100' EDIT DATE: 05/28/96 EDITED BY: CMW DESC FILE: 83486081.DOC

**LAND DESCRIPTION**  
**Redevelopment Commission Sublease**

Parcel 4  
version 2  
28 MAY 96

A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West and a part of Section 36, Township 38 North, Range 10 West located in North Township, Lake County, Indiana being bounded as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 2,195.00 feet along the East Line of said Section 1 to its point of intersection with the centerline of Indianapolis Boulevard (100 foot wide right-of-way); thence North 40 degrees 07 minutes 55 seconds West 3,007.99 feet along the centerline of Indianapolis Boulevard; thence North 49 degrees 52 minutes 05 seconds East 50.00 feet perpendicular to the centerline of Indianapolis Boulevard to the northeastern right-of-way line of Indianapolis Boulevard; thence North 40 degrees 07 minutes 55 seconds West 190.50 feet along the northeastern right-of-way line of Indianapolis Boulevard; thence North 51 degrees 02 minutes 14 seconds East 290.22 feet; thence South 60 degrees 14 minutes 57 seconds East 49.35 feet; thence North 54 degrees 00 minutes 00 seconds East 528.73 feet to the point of curvature of a curve to the right, said point of curvature being North 36 degrees 00 minutes 00 seconds West 326.48 feet from the radius point of said curve; thence northeasterly and easterly 118.22 feet along said curve to the southwestern boundary of the 21.255 acre tract of land described in the QUITCLAIM DEED recorded as instrument #910181 on April 17, 1991 in the office of the Recorder of Lake County, Indiana, said point being North 15 degrees 15 minutes 10 seconds West 326.48 feet from the radius point of said curve, the next seven (7) courses are along the boundary of said 21.255 acre tract of land; 1) thence North 41 degrees 15 minutes 08 seconds West 1,700.29 feet to the POINT OF BEGINNING of this description; 2) thence North 41 degrees 15 minutes 08 seconds West 1,539.62 feet to the point of curvature of a curve to the right, said point of curvature being South 48 degrees 44 minutes 52 seconds West 24,828.52 feet from the radius point of said curve; 3) thence northwesterly 281.79 feet along said curve to its point of tangency, said point of tangency being South 49 degrees 23 minutes 53 seconds West 24,828.52 feet from the radius point of said curve; 4) thence North 40 degrees 36 minutes 07 seconds West 1,474.75 feet to the Indiana/Illinois State Line; 5) thence North 00 degrees 52 minutes 04 seconds West 138.52 feet along the Indiana/Illinois State Line; 6) thence South 48 degrees 50 minutes 29 seconds East 279.19 feet; 7) thence South 41 degrees 14 minutes 04 seconds East 2,051.13 feet to the northwestern corner of the tract of land described in the QUITCLAIM DEED recorded in Deed Record 1219, page 31 on November 5, 1962 in said Recorder's office, said corner being on "Eggers' Fence Line"; thence South 87 degrees 40 minutes 04 seconds East 11.27 feet along the northern boundary of said tract of land which is also along "Eggers' Fence Line"; thence South 41 degrees 12 minutes 09 seconds East 139.21 feet; thence

South 40 degrees 14 minutes 07 seconds East 154.35 feet to a point on a non-tangent curve concave to the southwest, said point being North 51 degrees 42 minutes 18 seconds East 1,514.88 feet from the radius point of said curve; thence southeasterly 141.95 feet along said curve to a point being North 57 degrees 04 minutes 25 seconds East 1,514.88 feet from the radius point of said curve; thence South 30 degrees 59 minutes 10 seconds East 154.35 feet; thence South 30 degrees 01 minute 09 seconds East 186.88 feet; thence South 30 degrees 59 minutes 24 seconds East 155.62 feet to a point on a non-tangent curve concave to the northeast, said point being South 57 degrees 04 minutes 25 seconds West 1,539.88 feet from the radius point of said curve; thence southeasterly 143.63 feet to a point being South 51 degrees 43 minutes 47 seconds West 1,539.88 feet from the radius point of said curve; thence South 48 degrees 44 minutes 52 seconds West 29.89 feet to the POINT OF BEGINNING containing 9.760 acres, more or less.

ALSO, a part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West and a part of Section 36, Township 38 North, Range 10 West located in North Township, Lake County, Indiana being bounded as follows:

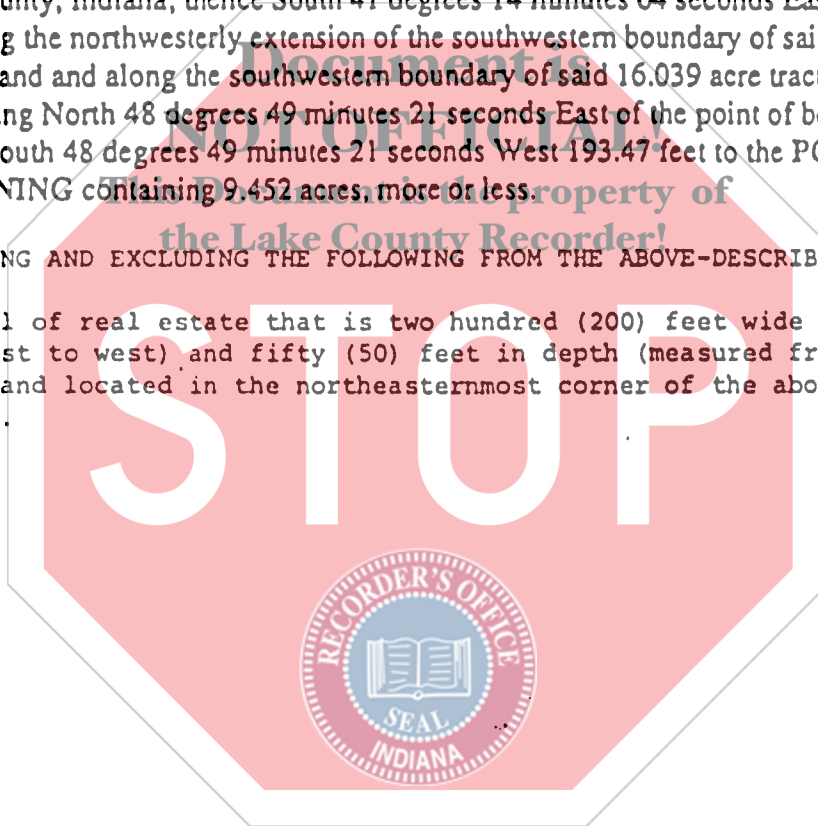
Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 2,195.00 feet along the East Line of said Section 1 to its point of intersection with the centerline of Indianapolis Boulevard (100 foot wide right-of-way); thence North 40 degrees 07 minutes 55 seconds West 3,007.99 feet along the centerline of Indianapolis Boulevard; thence North 49 degrees 52 minutes 05 seconds East 50.00 feet perpendicular to the centerline of Indianapolis Boulevard to the northeastern right-of-way line of Indianapolis Boulevard; thence North 40 degrees 07 minutes 55 seconds West 190.50 feet along the northeastern right-of-way line of Indianapolis Boulevard; thence North 51 degrees 02 minutes 14 seconds East 290.22 feet; thence South 60 degrees 14 minutes 57 seconds East 49.35 feet; thence North 54 degrees 00 minutes 00 seconds East 528.73 feet to the point of curvature of a curve to the right (said curve hereinafter referred to as "Curve #1), said point of curvature being North 36 degrees 00 minutes 00 seconds West 326.48 feet from the radius point of Curve #1; thence northeasterly and easterly 176.71 feet along Curve #1 to a point being North 04 degrees 59 minutes 19 seconds West 326.48 feet from the radius point of Curve #1 and to the POINT OF BEGINNING of this description; thence North 41 degrees 10 minutes 39 seconds West 1,372.17 feet to the point of curvature of a curve to the right, said point of curvature being South 48 degrees 49 minutes 21 seconds West 474.78 feet from the radius point of said curve; thence northwesterly 58.94 feet along said curve to its point of tangency, said point of tangency being South 55 degrees 56 minutes 06 seconds West 474.78 feet from the radius point of said curve; thence North 34 degrees 03 minutes 54 seconds West 45.58 feet to point of curvature of curve to the left, said point of curvature being North 55 degrees 56 minutes 06 seconds East 729.28 feet from the radius point of said curve; thence northwesterly 90.62 feet along said curve to its point of tangency, said point of tangency being North 48 degrees 48 minutes 55 seconds East 729.28 feet from the radius point of said curve; thence North 41 degrees 11 minutes 05 seconds West 8.90 feet; thence North 40 degrees 12 minutes 29 seconds West 154.34 feet to a point on a non-



tangent curve concave to the northeast, said point being South 51 degrees 45 minutes 03 seconds West 1,500.05 feet from the radius point of said curve; thence northwesterly 138.44 feet along said curve to a point being South 57 degrees 02 minutes 18 seconds West 1,500.05 from the radius point of said curve; thence North 31 degrees 00 minutes 10 seconds West 154.34 feet; thence North 30 degrees 01 minute 34 seconds West 170.82 feet to the point of curvature of curve to the right, said point of curvature being South 59 degrees 58 minutes 26 seconds West 1,420.19 feet from the radius point of said curve; thence northwesterly and northerly 273.83 feet along said curve to its point of tangency, said point of tangency being South 71 degrees 01 minute 16 seconds West 1,420.19 feet from the radius point of said curve; thence North 18 degrees 58 minutes 44 seconds West 56.31 feet to a point, on the northwesterly extension of the southwestern boundary of the 16.039 acre tract of land describe in the WARRANTY DEED recorded in Deed Record 1218, page 592 on November 9, 1962 in the office of the Recorder of Lake County, Indiana; thence South 41 degrees 14 minutes 04 seconds East 2,501.08 feet along the northwesterly extension of the southwestern boundary of said 16.039 acre tract of land and along the southwestern boundary of said 16.039 acre tract of land to a point being North 48 degrees 49 minutes 21 seconds East of the point of beginning; thence South 48 degrees 49 minutes 21 seconds West 193.47 feet to the POINT OF BEGINNING containing 9.452 acres, more or less.

EXCEPTING AND EXCLUDING THE FOLLOWING FROM THE ABOVE-DESCRIBED PARCELS:

A parcel of real estate that is two hundred (200) feet wide (measured from east to west) and fifty (50) feet in depth (measured from north to south) and located in the northeasternmost corner of the above-described parcels.



version 2  
24 MAY 96

A 32.00 foot-wide strip of land being a part of the Northwest Quarter of Section 6, Township 37 North, Range 9 West located in North Township, Lake County, Indiana the centerline of which is described as follows:

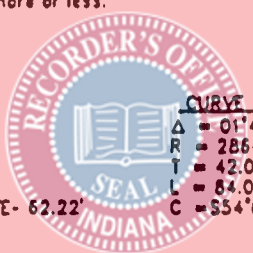
Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 4,091.63 feet along the East Line of said Section 1 and along the West Line of Section 6, Township 37 North, Range 9 West to a point on a non-tangent curve concave to the northeast, said point being South 38 degrees 59 minutes 01 second West 1,637.02 feet from the radius point of said curve; thence southeasterly 62.23 feet along said curve to its point of tangency, said point of tangency being South 36 degrees 48 minutes 21 seconds West 1,637.02 feet from the radius point of said curve; thence South 53 degrees 11 minutes 39 seconds East 650.47 feet to the point of curvature of a curve to the left, said point of curvature being South 36 degrees 48 minutes 21 seconds West 2,864.79 feet from the radius point of said curve; thence southeasterly 84.09 feet along said curve to its point of tangency, said point of tangency being South 35 degrees 07 minutes 27 seconds West 2,864.79 feet from the radius point of said curve; thence South 54 degrees 52 minutes 33 seconds East 325.80 feet to the point of curvature of a curve to the left, said point of curvature being South 35 degrees 07 minutes 27 seconds West 55.00 feet from the radius point of said curve; thence southeasterly, easterly, northeasterly, northerly, and northwesterly 142.07 feet along said curve to its point of tangency, said point of tangency being North 67 degrees 07 minutes 27 seconds East 55.00 feet from the radius point of said curve; thence North 22 degrees 52 minutes 33 seconds West 53.74 feet to the point of curvature of a curve to the right, said point of curvature being South 67 degrees 07 minutes 27 seconds West 55.00 feet from the radius point of said curve; thence northwesterly, northerly, and northeasterly 56.62 feet along said curve to its point of tangency, said point of tangency being North 53 degrees 53 minutes 40 seconds West 55.00 feet from the radius point of said curve; thence North 36 degrees 06 minutes 20 seconds East 15.67 feet to the POINT OF BEGINNING of this centerline description; thence North 36 degrees 06 minutes 20 seconds East 254.64 feet to the point of curvature of a curve left, said point of curvature being South 53 degrees 53 minutes 40 seconds East 40.00 feet from the radius point of said curve; thence northeasterly, northerly, and northwesterly 63.49 feet along said curve to its point of tangency, said point of tangency being North 35 degrees 09 minutes 56 seconds East 40.00 feet from the radius point of said curve; thence North 54 degrees 50 minutes 04 seconds West 117.95 feet to the point of curvature of a curve to the right, said point of curvature being South 35 degrees 09 minutes 56 seconds West 40.00 feet from the radius point of said curve; thence northwesterly, northerly, and northeasterly 60.84 feet along said curve to its point of tangency, said point of tangency being North 57 degrees 40 minutes 52 seconds West 40.00 feet from the radius point of said curve; thence North 32 degrees 19 minutes 08 seconds East 330.68 feet to the point of curvature of a curve to the left, said point of curvature being South 57 degrees 40 minutes 52 seconds East 40.00 feet from the radius point of said curve; thence northeasterly, northerly, and northwesterly 60.76 feet along said curve to its point of tangency, said point of tangency being North 35 degrees 17 minutes 10 seconds East 40.00 feet from the radius point of said curve; thence North 54 degrees 42 minutes 50 Seconds West 227.88 feet to the TERMINUS of this centerline description. Containing 0.820 acres, more or less.

This

is

an

abstract



CURVE #1  
 $\Delta = 02^{\circ}10'41''$   
 $R = 1637.02'$   
 $T = 31.12'$   
 $L = 62.23'$   
 $C = S52^{\circ}06'19''E - 62.22'$

CURVE #2  
 $\Delta = 01^{\circ}40'54''$   
 $R = 2864.79'$   
 $T = 42.05'$   
 $L = 84.09'$   
 $C = S54^{\circ}02'06''E - 84.08'$

CURVE #3  
 $\Delta = 148^{\circ}00'00''$   
 $R = 55.00'$   
 $T = 191.81'$   
 $L = 142.07'$   
 $C = N51^{\circ}07'27''E - 105.74'$

CURVE #4  
 $\Delta = 58^{\circ}58'53''$   
 $R = 55.00'$   
 $T = 31.11'$   
 $L = 56.62'$   
 $C = N06^{\circ}36'53''E - 54.15'$

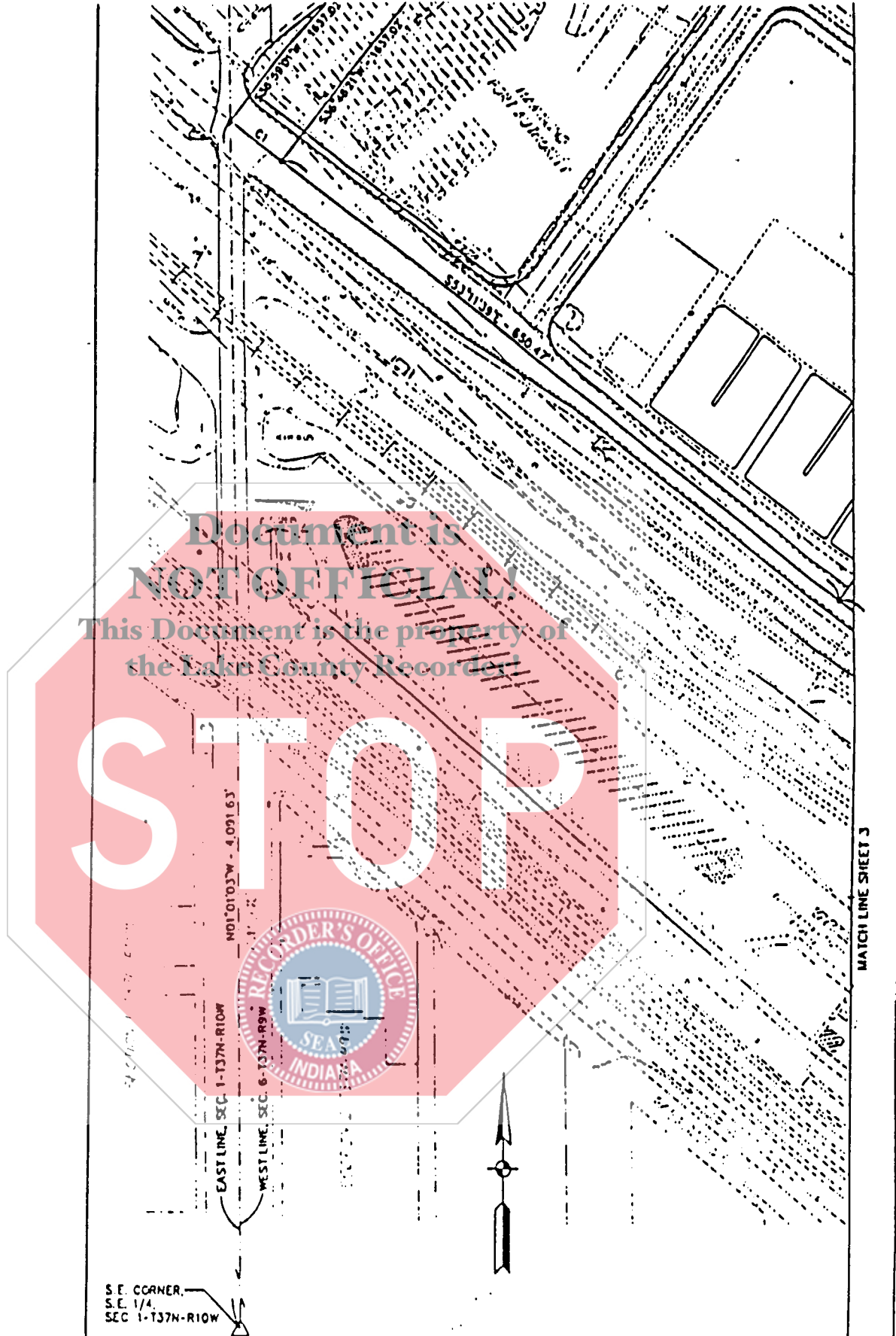
CURVE #5  
 $\Delta = 90^{\circ}56'23''$   
 $R = 40.00'$   
 $T = 40.66'$   
 $L = 63.49'$   
 $C = N09^{\circ}21'52''W - 57.03'$

CURVE #6  
 $\Delta = 87^{\circ}09'12''$   
 $R = 40.00'$   
 $T = 38.06'$   
 $L = 60.84'$   
 $C = N11^{\circ}15'28''W - 55.15'$

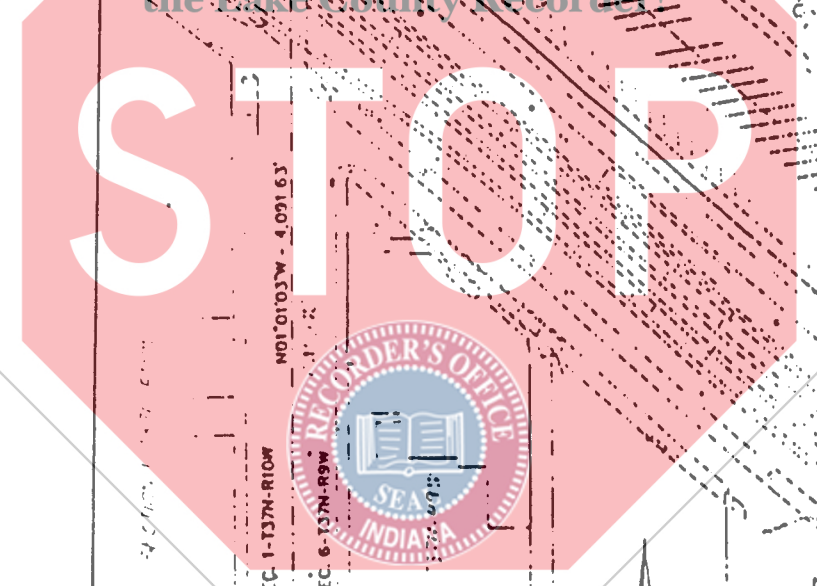
CURVE #7  
 $\Delta = 87^{\circ}01'58''$   
 $R = 40.00'$   
 $T = 37.98'$   
 $L = 60.76'$   
 $C = N11^{\circ}11'51''W - 55.09'$

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	DRAWN BY: CWM	
	JOB NO. 94 - 290	

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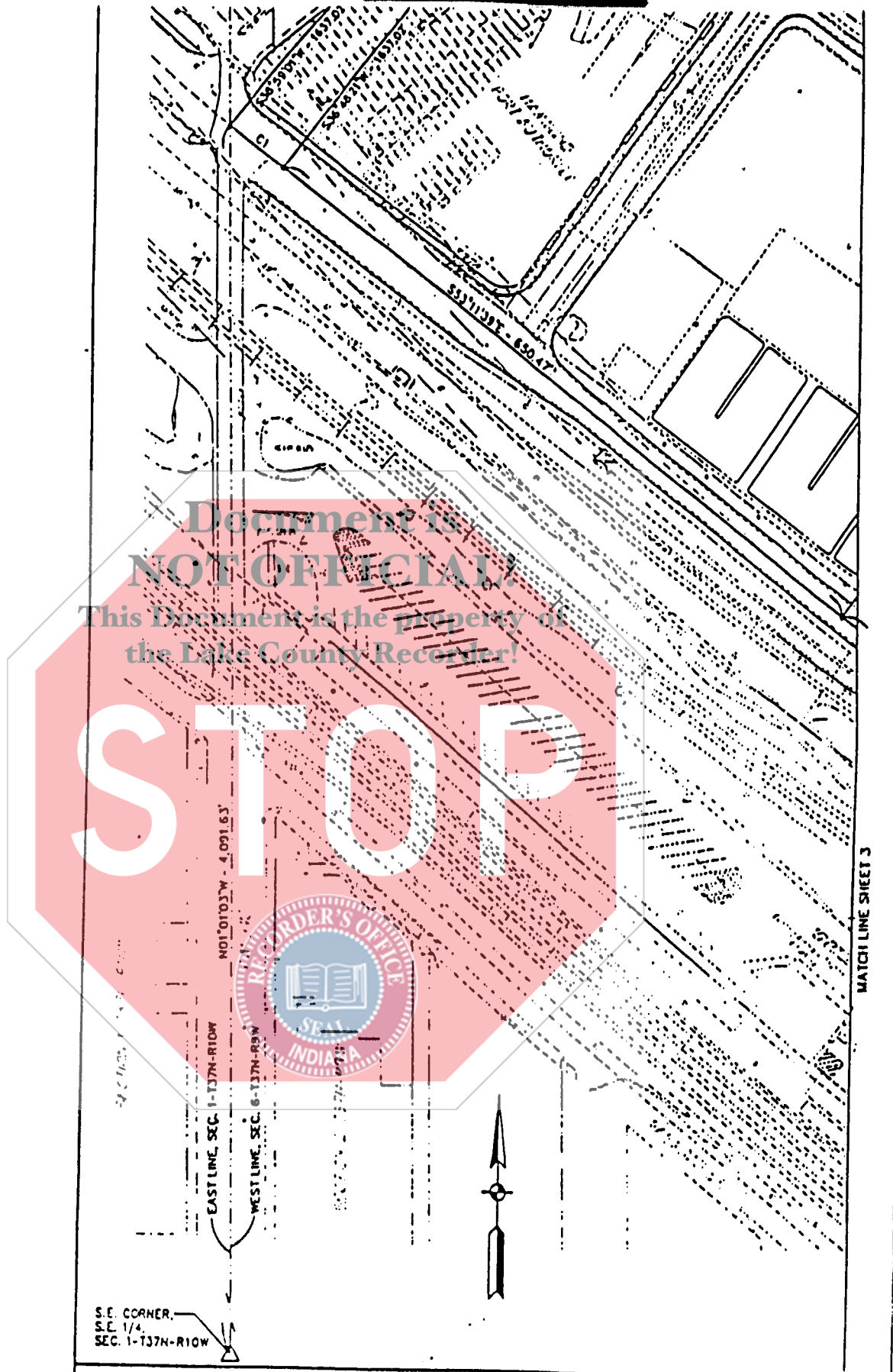


S.E. CORNER,  
 S.E. 1/4,  
 SEC 1-137N-R10W

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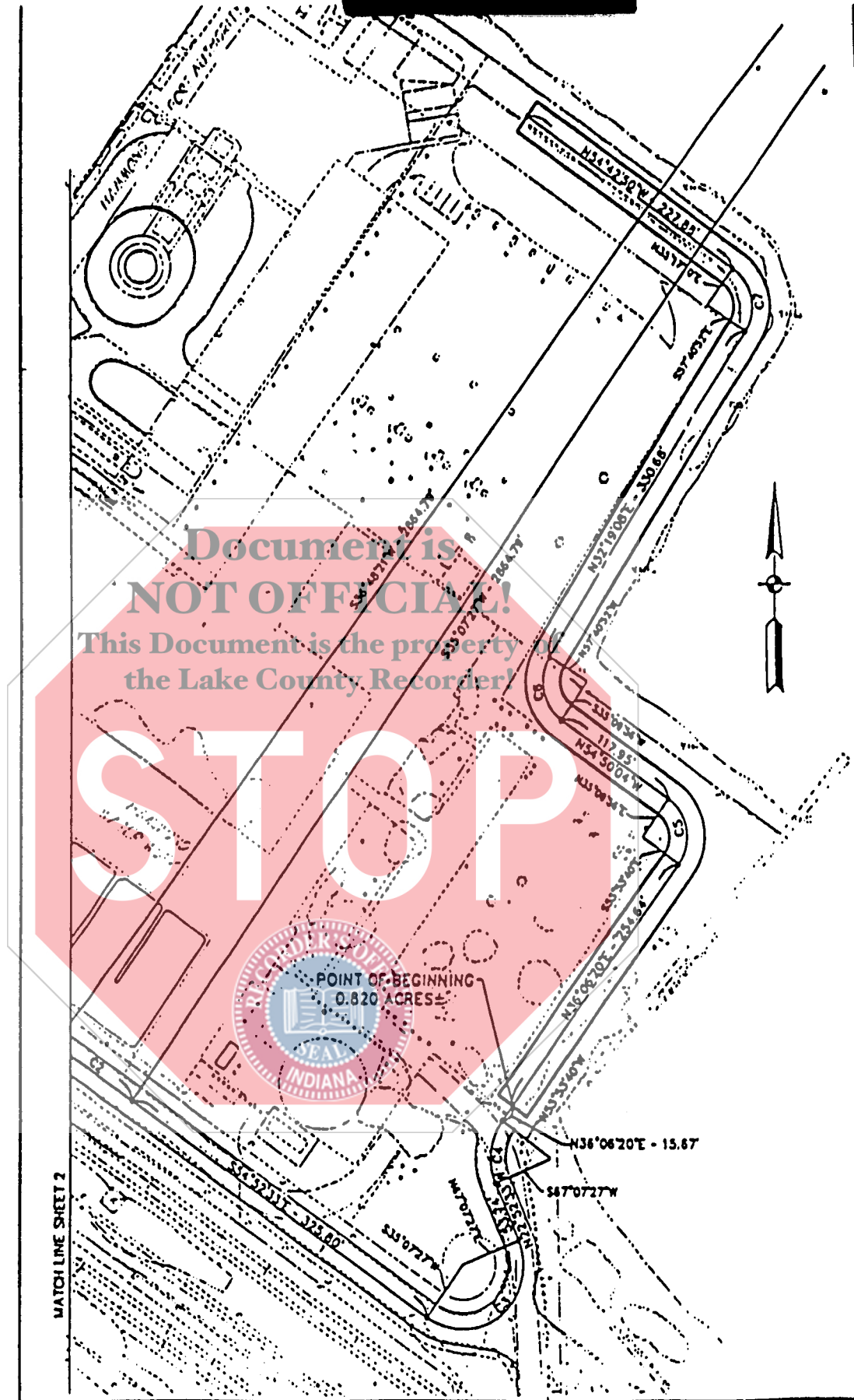


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	DRAWN BY: CMW	of 3
	JOB NO. 94-290	

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EDIT DATE: 05/28/96  
 EDITED BY: CMW

DESC. FILE: 83484080.DOC



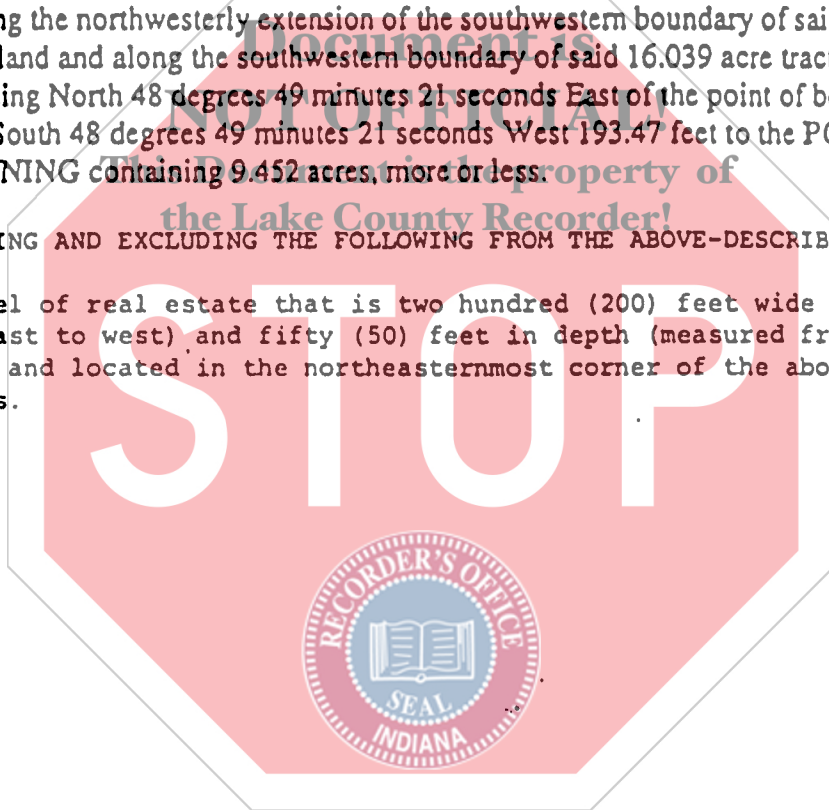
<b>AMERICAN CONSULTING ENGINEERS, INC.</b> 4165 Millersville Road INDIANAPOLIS (317) 547-5580 (C) Copyright 1996	DATE: MAY 28, 1996	SHEET NO.
	DRAWN BY: CUM	3
	JOB NO. 94 - 290	of 3

DWG FILE: 93\484\93484080.DWG      EDIT DATE: 05/28/96      DSC FILE: 93484080.DOC  
 PLOT SCALE: 1" = 100'                      EDITED BY: CUM

tangent curve concave to the northeast, said point being South 51 degrees 45 minutes 03 seconds West 1,500.05 feet from the radius point of said curve; thence northwesterly 138.44 feet along said curve to a point being South 57 degrees 02 minutes 18 seconds West 1,500.05 from the radius point of said curve; thence North 31 degrees 00 minutes 10 seconds West 154.34 feet; thence North 30 degrees 01 minute 34 seconds West 170.82 feet to the point of curvature of curve to the right, said point of curvature being South 59 degrees 58 minutes 26 seconds West 1,420.19 feet from the radius point of said curve; thence northwesterly and northerly 273.83 feet along said curve to its point of tangency, said point of tangency being South 71 degrees 01 minute 16 seconds West 1,420.19 feet from the radius point of said curve; thence North 18 degrees 58 minutes 44 seconds West 56.31 feet to a point on the northwesterly extension of the southwestern boundary of the 16.039 acre tract of land describe in the WARRANTY DEED recorded in Deed Record 1218, page 592 on November 9, 1962 in the office of the Recorder of Lake County, Indiana; thence South 41 degrees 14 minutes 04 seconds East 2,501.08 feet along the northwesterly extension of the southwestern boundary of said 16.039 acre tract of land and along the southwestern boundary of said 16.039 acre tract of land to a point being North 48 degrees 49 minutes 21 seconds East of the point of beginning; thence South 48 degrees 49 minutes 21 seconds West 193.47 feet to the POINT OF BEGINNING containing 9.452 acres, more or less.

EXCEPTING AND EXCLUDING THE FOLLOWING FROM THE ABOVE-DESCRIBED PARCELS:

A parcel of real estate that is two hundred (200) feet wide (measured from east to west) and fifty (50) feet in depth (measured from north to south) and located in the northeasternmost corner of the above-described parcels.



version 2  
24 MAY 96

A 32.00 foot-wide strip of land being a part of the Northwest Quarter of Section 6, Township 37 North, Range 9 West located in North Township, Lake County, Indiana the centerline of which is described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 4,091.63 feet along the East Line of said Section 1 and along the West Line of Section 6, Township 37 North, Range 9 West to a point on a non-tangent curve concave to the northeast, said point being South 38 degrees 59 minutes 01 second West 1,637.02 feet from the radius point of said curve; thence southeasterly 62.23 feet along said curve to its point of tangency, said point of tangency being South 36 degrees 48 minutes 21 seconds West 1,637.02 feet from the radius point of said curve; thence South 53 degrees 11 minutes 39 seconds East 650.47 feet to the point of curvature of a curve to the left, said point of curvature being South 36 degrees 48 minutes 21 seconds West 2,864.79 feet from the radius point of said curve; thence southeasterly 84.09 feet along said curve to its point of tangency, said point of tangency being South 35 degrees 07 minutes 27 seconds West 2,864.79 feet from the radius point of said curve; thence South 54 degrees 52 minutes 33 seconds East 325.80 feet to the point of curvature of a curve to the left, said point of curvature being South 35 degrees 07 minutes 27 seconds West 55.00 feet from the radius point of said curve; thence southeasterly, easterly, northeasterly, northerly, and northwesterly 142.07 feet along said curve to its point of tangency, said point of tangency being North 67 degrees 07 minutes 27 seconds East 55.00 feet from the radius point of said curve; thence North 22 degrees 52 minutes 33 seconds West 53.74 feet to the point of curvature of a curve to the right, said point of curvature being South 67 degrees 07 minutes 27 seconds West 55.00 feet from the radius point of said curve; thence northwesterly, northerly, and northeasterly 56.62 feet along said curve to its point of tangency, said point of tangency being North 53 degrees 53 minutes 40 seconds West 55.00 feet from the radius point of said curve; thence North 36 degrees 06 minutes 20 seconds East 15.67 feet to the POINT OF BEGINNING of this centerline description; thence North 36 degrees 06 minutes 20 seconds East 254.64 feet to the point of curvature of a curve left, said point of curvature being South 53 degrees 53 minutes 40 seconds East 40.00 feet from the radius point of said curve; thence northeasterly, northerly, and northwesterly 63.49 feet along said curve to its point of tangency, said point of tangency being North 35 degrees 09 minutes 56 seconds East 40.00 feet from the radius point of said curve; thence North 54 degrees 50 minutes 04 seconds West 117.95 feet to the point of curvature of a curve to the right, said point of curvature being South 35 degrees 09 minutes 56 seconds West 40.00 feet from the radius point of said curve; thence northwesterly, northerly, and northeasterly 60.84 feet along said curve to its point of tangency, said point of tangency being North 57 degrees 40 minutes 52 seconds West 40.00 feet from the radius point of said curve; thence North 32 degrees 19 minutes 08 seconds East 330.68 feet to the point of curvature of a curve to the left, said point of curvature being South 57 degrees 40 minutes 52 seconds East 40.00 feet from the radius point of said curve; thence northeasterly, northerly, and northwesterly 60.76 feet along said curve to its point of tangency, said point of tangency being North 35 degrees 17 minutes 10 seconds East 40.00 feet from the radius point of said curve; thence North 54 degrees 42 minutes 50 Seconds West 227.88 feet to the TERMINUS of this centerline description. Containing 0.820 acres, more or less.

CURVE #1  
Δ = 02°10'41"  
R = 1637.02'  
T = 31.12'  
L = 62.23'  
C = S52°06'19"E- 62.22'

CURVE #2  
Δ = 01°40'54"  
R = 2864.79'  
T = 42.05'  
L = 84.09'  
C = S54°02'06"E- 84.08'

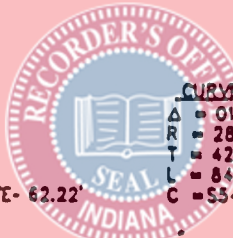
CURVE #3  
Δ = 148°00'00"  
R = 55.00'  
T = 191.81'  
L = 142.07'  
C = N51°07'27"E-105.74'

CURVE #4  
Δ = 58°58'53"  
R = 55.00'  
T = 31.11'  
L = 56.62'  
C = N06°36'53"E-54.15'

CURVE #5  
Δ = 90°56'23"  
R = 40.00'  
T = 40.66'  
L = 63.49'  
C = N09°21'52"W-57.03'

CURVE #6  
Δ = 87°09'12"  
R = 40.00'  
T = 38.06'  
L = 60.84'  
C = N11°15'28"W-55.15'

CURVE #7  
Δ = 87°01'58"  
R = 40.00'  
T = 37.98'  
L = 60.76'  
C = N11°11'51"W-55.09'



AMERICAN CONSULTING ENGINEERS, INC.

4165 Millersville Road

INDIANAPOLIS  
(317) 547-5580

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INDIANA  
46203-2998

DATE: MAY 28, 1996

DRAWN BY: CWM

JOB NO. 94 - 290

SHEET NO.

1

of

3

DWG FILE: 03\465\03465080.DWG  
PLOT SCALE: 1" = 100'

EDIT DATE: 05/28/96  
EDITED BY: CWM

DESC. FILE: 0344080.DOC



**LAND DESCRIPTION**  
**Redevelopment Commission Sublease**  
**Parcel 4**  
**version 2**  
**28 MAY 96**

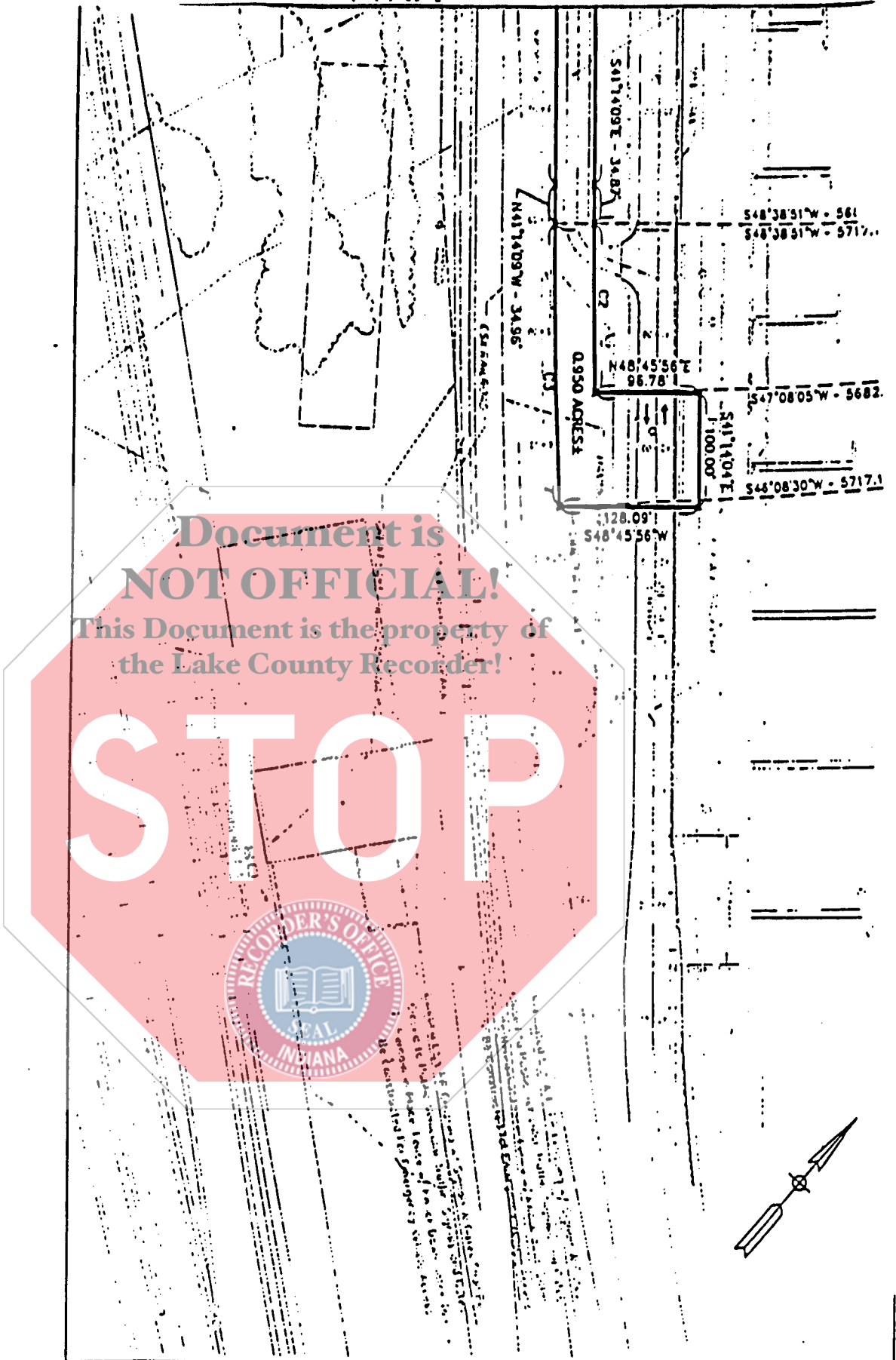
A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West and a part of Section 36, Township 38 North, Range 10 West located in North Township, Lake County, Indiana being bounded as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 2,195.00 feet along the East Line of said Section 1 to its point of intersection with the centerline of Indianapolis Boulevard (100 foot wide right-of-way); thence North 40 degrees 07 minutes 55 seconds West 3,007.99 feet along the centerline of Indianapolis Boulevard; thence North 49 degrees 52 minutes 05 seconds East 50.00 feet perpendicular to the centerline of Indianapolis Boulevard to the northeastern right-of-way line of Indianapolis Boulevard; thence North 40 degrees 07 minutes 55 seconds West 190.50 feet along the northeastern right-of-way line of Indianapolis Boulevard; thence North 51 degrees 02 minutes 14 seconds East 290.22 feet; thence South 60 degrees 14 minutes 57 seconds East 49.35 feet; thence North 54 degrees 00 minutes 00 seconds East 528.73 feet to the point of curvature of a curve to the right, said point of curvature being North 36 degrees 00 minutes 00 seconds West 326.48 feet from the radius point of said curve; thence northeasterly and easterly 118.22 feet along said curve to the southwestern boundary of the 21.255 acre tract of land described in the QUITCLAIM DEED recorded as instrument #910181 on April 17, 1991 in the office of the Recorder of Lake County, Indiana, said point being North 15 degrees 15 minutes 10 seconds West 326.48 feet from the radius point of said curve, the next seven (7) courses are along the boundary of said 21.255 acre tract of land; 1) thence North 41 degrees 15 minutes 08 seconds West 1,700.29 feet to the POINT OF BEGINNING of this description; 2) thence North 41 degrees 15 minutes 08 seconds West 1,539.62 feet to the point of curvature of a curve to the right, said point of curvature being South 48 degrees 44 minutes 52 seconds West 24,828.52 feet from the radius point of said curve; 3) thence northwesterly 281.79 feet along said curve to its point of tangency, said point of tangency being South 49 degrees 23 minutes 53 seconds West 24,828.52 feet from the radius point of said curve; 4) thence North 40 degrees 36 minutes 07 seconds West 1,474.75 feet to the Indiana/Illinois State Line; 5) thence North 00 degrees 52 minutes 04 seconds West 138.52 feet along the Indiana/Illinois State Line; 6) thence South 48 degrees 50 minutes 29 seconds East 279.19 feet; 7) thence South 41 degrees 14 minutes 04 seconds East 2,051.13 feet to the northwestern corner of the tract of land described in the QUITCLAIM DEED recorded in Deed Record 1219, page 31 on November 5, 1962 in said Recorder's office, said corner being on "Eggers' Fence Line"; thence South 87 degrees 40 minutes 04 seconds East 11.27 feet along the northern boundary of said tract of land which is also along "Eggers' Fence Line"; thence South 41 degrees 12 minutes 09 seconds East 139.21 feet; thence

South 40 degrees 14 minutes 07 seconds East 154.35 feet to a point on a non-tangent curve concave to the southwest, said point being North 51 degrees 42 minutes 18 seconds East 1,514.88 feet from the radius point of said curve; thence southeasterly 141.95 feet along said curve to a point being North 57 degrees 04 minutes 25 seconds East 1,514.88 feet from the radius point of said curve; thence South 30 degrees 59 minutes 10 seconds East 154.35 feet; thence South 30 degrees 01 minute 09 seconds East 186.88 feet; thence South 30 degrees 59 minutes 24 seconds East 155.62 feet to a point on a non-tangent curve concave to the northeast, said point being South 57 degrees 04 minutes 25 seconds West 1,539.88 feet from the radius point of said curve; thence southeasterly 143.63 feet to a point being South 51 degrees 43 minutes 47 seconds West 1,539.88 feet from the radius point of said curve; thence South 48 degrees 44 minutes 52 seconds West 29.89 feet to the POINT OF BEGINNING containing 9.760 acres, more or less.

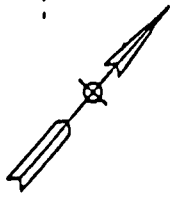
ALSO, a part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West and a part of Section 36, Township 38 North, Range 10 West located in North Township, Lake County, Indiana being bounded as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 2,195.00 feet along the East Line of said Section 1 to its point of intersection with the centerline of Indianapolis Boulevard (100 foot wide right-of-way); thence North 40 degrees 07 minutes 55 seconds West 3,007.99 feet along the centerline of Indianapolis Boulevard; thence North 49 degrees 52 minutes 05 seconds East 50.00 feet perpendicular to the centerline of Indianapolis Boulevard to the northeastern right-of-way line of Indianapolis Boulevard; thence North 40 degrees 07 minutes 55 seconds West 190.50 feet along the northeastern right-of-way line of Indianapolis Boulevard; thence North 51 degrees 02 minutes 14 seconds East 290.22 feet; thence South 60 degrees 14 minutes 57 seconds East 49.35 feet; thence North 54 degrees 00 minutes 00 seconds East 528.73 feet to the point of curvature of a curve to the right (said curve hereinafter referred to as "Curve #1), said point of curvature being North 36 degrees 00 minutes 00 seconds West 326.48 feet from the radius point of Curve #1; thence northeasterly and easterly 176.71 feet along Curve #1 to a point being North 04 degrees 59 minutes 19 seconds West 326.48 feet from the radius point of Curve #1 and to the POINT OF BEGINNING of this description; thence North 41 degrees 10 minutes 39 seconds West 1,372.17 feet to the point of curvature of a curve to the right, said point of curvature being South 48 degrees 49 minutes 21 seconds West 474.78 feet from the radius point of said curve; thence northwesterly 58.94 feet along said curve to its point of tangency, said point of tangency being South 55 degrees 56 minutes 06 seconds West 474.78 feet from the radius point of said curve; thence North 34 degrees 03 minutes 54 seconds West 45.58 feet to point of curvature of curve to the left, said point of curvature being North 55 degrees 56 minutes 06 seconds East 729.28 feet from the radius point of said curve; thence northwesterly 90.62 feet along said curve to its point of tangency, said point of tangency being North 48 degrees 48 minutes 55 seconds East 729.28 feet from the radius point of said curve; thence North 41 degrees 11 minutes 05 seconds West 8.90 feet; thence North 40 degrees 12 minutes 29 seconds West 154.34 feet to a point on a non-



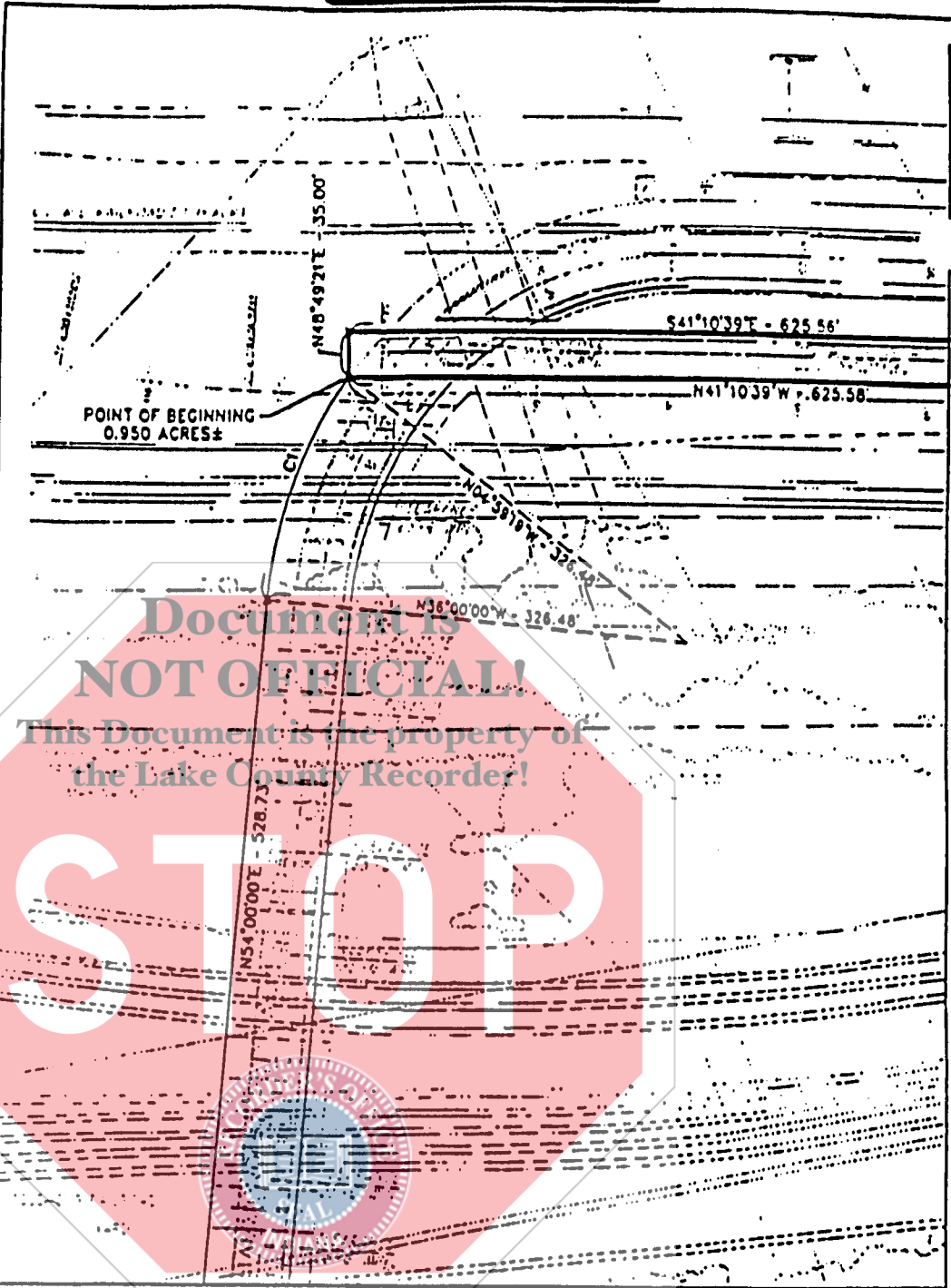
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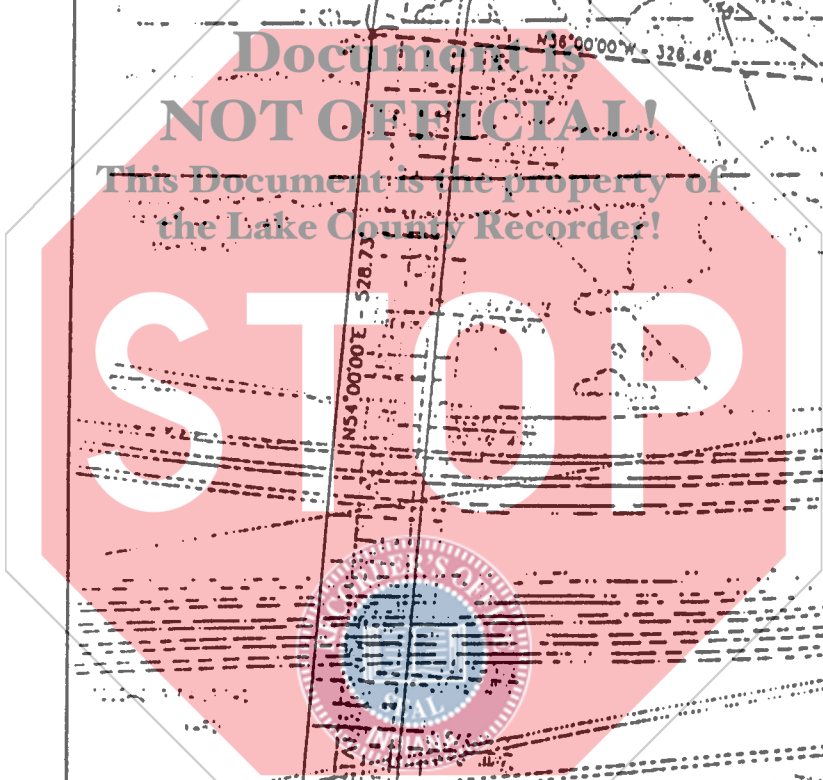


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	DRAWN BY: CWM	3
	JOB NO. 94 - 290	of 3

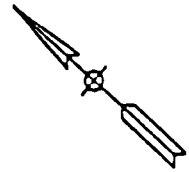
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MATCH LINE SHEET 3



MATCH LINE SHEET 1



CURVE #1

Δ = 31°00'41"  
 R = 326.48'  
 T = 90.58'  
 L = 176.71'  
 C = N69°30'21"E-174.56'

CURVE #2

Δ = 01°30'46"  
 R = 5682.15'  
 T = 75.02'  
 L = 150.03'  
 C = S42°06'32"E-150.02'

CURVE #3

Δ = 02°30'20"  
 R = 5717.15'  
 T = 125.03'  
 L = 250.02'  
 C = N42°36'20"W-250.00'

<b>AMERICAN CONSULTING ENGINEERS, INC.</b> 4165 Millersville Road INDIANAPOLIS (317) 547-9380 INDIANA 46205-2998 (C) Copyright 1996	DATE: MAY 28, 1996	SHEET NO. 2 of 3
	DRAWN BY: CMU	
	JOB NO. 94-290	

DWG FILE: 93\481\93186083  
 PLOT SCALE: 1" = 100'

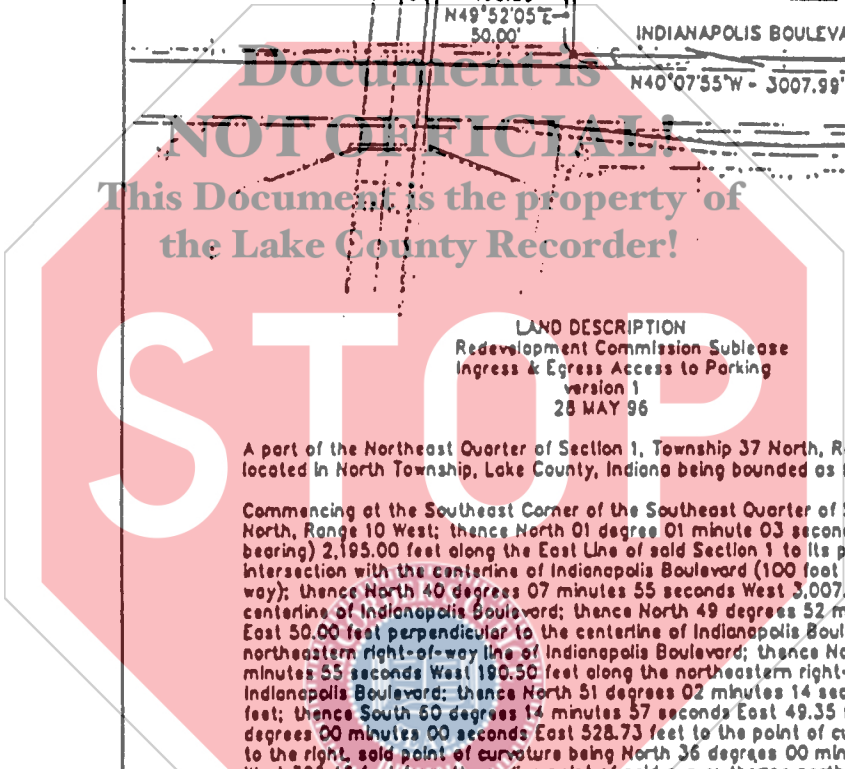
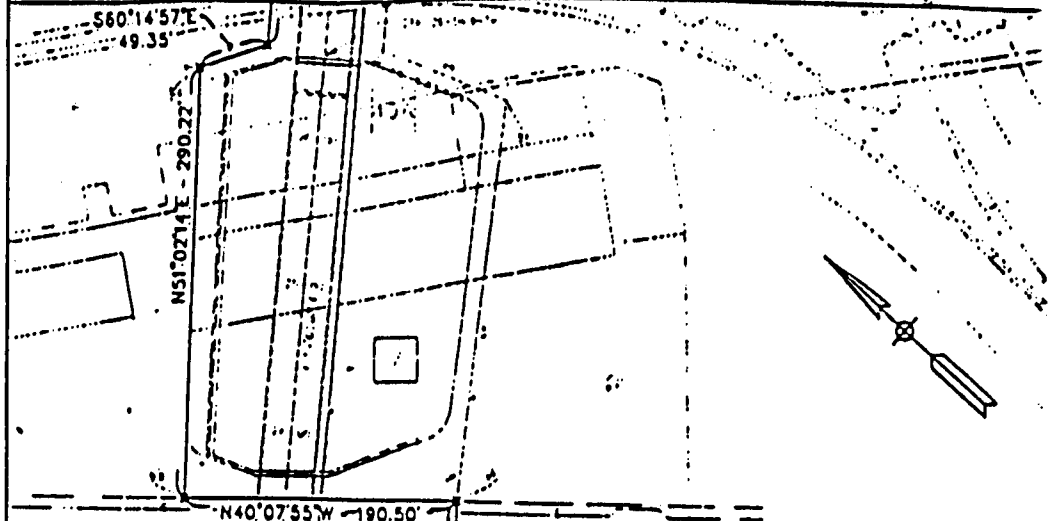
EDIT DATE: 05/28/96  
 EDITOR BY: CMU

DCSC FILE: 93186083.DOC

**LAND DESCRIPTION**  
Redevelopment Commission Sublease  
Ingress & Egress Access to Parking  
version 1  
28 MAY 96

A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West located in North Township, Lake County, Indiana being bounded as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 2,195.00 feet along the East Line of said Section 1 to its point of intersection with the centerline of Indianapolis Boulevard (100 foot wide right-of-way); thence North 40 degrees 07 minutes 55 seconds West 3,007.99 feet along the centerline of Indianapolis Boulevard; thence North 49 degrees 52 minutes 05 seconds East 50.00 feet perpendicular to the centerline of Indianapolis Boulevard to the northeastern right-of-way line of Indianapolis Boulevard; thence North 40 degrees 07 minutes 55 seconds West 190.50 feet along the northeastern right-of-way line of Indianapolis Boulevard; thence North 51 degrees 02 minutes 14 seconds East 290.22 feet; thence South 60 degrees 14 minutes 57 seconds East 49.35 feet; thence North 54 degrees 00 minutes 00 seconds East 528.73 feet to the point of curvature of a curve to the right, said point of curvature being North 36 degrees 00 minutes 00 seconds West 326.48 feet from the radius point of said curve; thence northeasterly and easterly 176.71 feet along said curve to a point being North 04 degrees 59 minutes 19 seconds West 326.48 feet from the radius point of said curve and to the POINT OF BEGINNING of this description; thence North 48 degrees 49 minutes 21 seconds East 35.00 feet; thence South 41 degrees 10 minutes 39 seconds East 625.56 feet; thence South 41 degrees 14 minutes 09 seconds East 34.87 feet to a point on a non-tangent curve concave to the northeast (said curve hereinafter referred to as "Curve #1"), said point of curvature being South 48 degrees 38 minutes 51 seconds West 5,682.15 feet from the radius point of said curve; thence southeasterly 150.03 feet along Curve #1 to a point being South 47 degrees 08 minutes 05 seconds West 5,682.15 feet from the radius point of Curve #1; thence North 48 degrees 45 minutes 56 seconds East 96.78 feet; thence South 41 degrees 14 minutes 04 seconds East 100.00 feet; thence South 48 degrees 45 minutes 56 seconds West 128.09 feet to a point on a non-tangent curve concave to the northeast (said curve is concentric with Curve #1), said point being South 46 degrees 08 minutes 30 seconds West 5,717.15 feet from the radius point of said curve; thence northwesterly 250.02 feet along said curve to a point being South 48 degrees 38 minutes 51 seconds West 5,717.15 feet from the radius point of said curve; thence North 41 degrees 14 minutes 09 seconds West 34.96 feet; thence North 41 degrees 10 minutes 39 seconds West 625.58 feet to the POINT OF BEGINNING containing 0.950 acres, more or less.



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**LAND DESCRIPTION**  
 Redevelopment Commission Sublease  
 Ingress & Egress Access to Parking  
 version 1  
 28 MAY 96

S.E. CORNER  
 S.E. 1/4  
 SEC. 1-37N-R10W

A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West located in North Township, Lake County, Indiana being bounded as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 2,195.00 feet along the East Line of said Section 1 to its point of intersection with the centerline of Indianapolis Boulevard (100 foot wide right-of-way); thence North 40 degrees 07 minutes 55 seconds West 3,007.99 feet along the centerline of Indianapolis Boulevard; thence North 49 degrees 52 minutes 05 seconds East 50.00 feet perpendicular to the centerline of Indianapolis Boulevard to the northeastern right-of-way line of Indianapolis Boulevard; thence North 40 degrees 07 minutes 55 seconds West 190.50 feet along the northeastern right-of-way line of Indianapolis Boulevard; thence North 51 degrees 02 minutes 14 seconds East 290.22 feet; thence South 50 degrees 14 minutes 57 seconds East 49.35 feet; thence North 54 degrees 00 minutes 00 seconds East 528.73 feet to the point of curvature of a curve to the right, said point of curvature being North 36 degrees 00 minutes 00 seconds West 326.48 feet from the radius point of said curve; thence northeasterly and easterly 176.71 feet along said curve to a point being North 04 degrees 59 minutes 19 seconds West 326.48 feet from the radius point of said curve and to the POINT OF BEGINNING of this description; thence North 48 degrees 49 minutes 21 seconds East 35.00 feet; thence South 41 degrees 10 minutes 39 seconds East 625.56 feet; thence South 41 degrees 14 minutes 09 seconds East 34.87 feet to a point on a non-tangent curve concave to the northeast (said curve hereinafter referred to as "Curve #1"), said point of curvature being South 48 degrees 38 minutes 51 seconds West 5,682.15 feet from the radius point of said curve; thence southeasterly 150.03 feet along Curve #1 to a point being South 47 degrees 08 minutes 05 seconds West 5,682.15 feet from the radius point of Curve #1; thence North 48 degrees 45 minutes 56 seconds East 96.78 feet; thence South 41 degrees 14 minutes 04 seconds East 100.00 feet; thence South 48 degrees 45 minutes 56 seconds West 128.09 feet to a point on a non-tangent curve concave to the northeast (said curve is concentric with Curve #1), said point being South 46 degrees 08 minutes 30 seconds West 5,717.15 feet from the radius point of said curve; thence northwesterly 250.02 feet along said curve to a point being South 48 degrees 38 minutes 51 seconds West 5,717.15 feet from the radius point of said curve; thence North 41 degrees 14 minutes 09 seconds West 34.96 feet; thence North 41 degrees 10 minutes 39 seconds West 625.58 feet to the POINT OF BEGINNING containing 0.950 acres, more or less.

AMERICAN CONSULTING ENGINEERS, INC.

INDIANAPOLIS  
 (317) 547-5580

4165 Millersville Road

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INDIANA  
 46205-2998

DATE: MAY 28, 1996

DRAWN BY: CWM

JOB NO. 94 - 290

SHEET NO.

1

of

3

DWG FILE: 93\484\8344003  
 PLOT SCALE: 1" = 100'

EDIT DATE: 05/28/96  
 EDITED BY: CWM

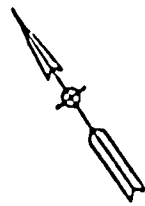
DESC. FILE: 93\484003.DOC

**LAND DESCRIPTION**  
**Redevelopment Commission Sublease**  
**Parcel 2**  
**version 1**  
**29 AUG 94**

A part of the Northwest Quarter of Section 6, Township 37 North, Range 9 West, located in North Township, Lake County, Indiana, being bounded as follows:

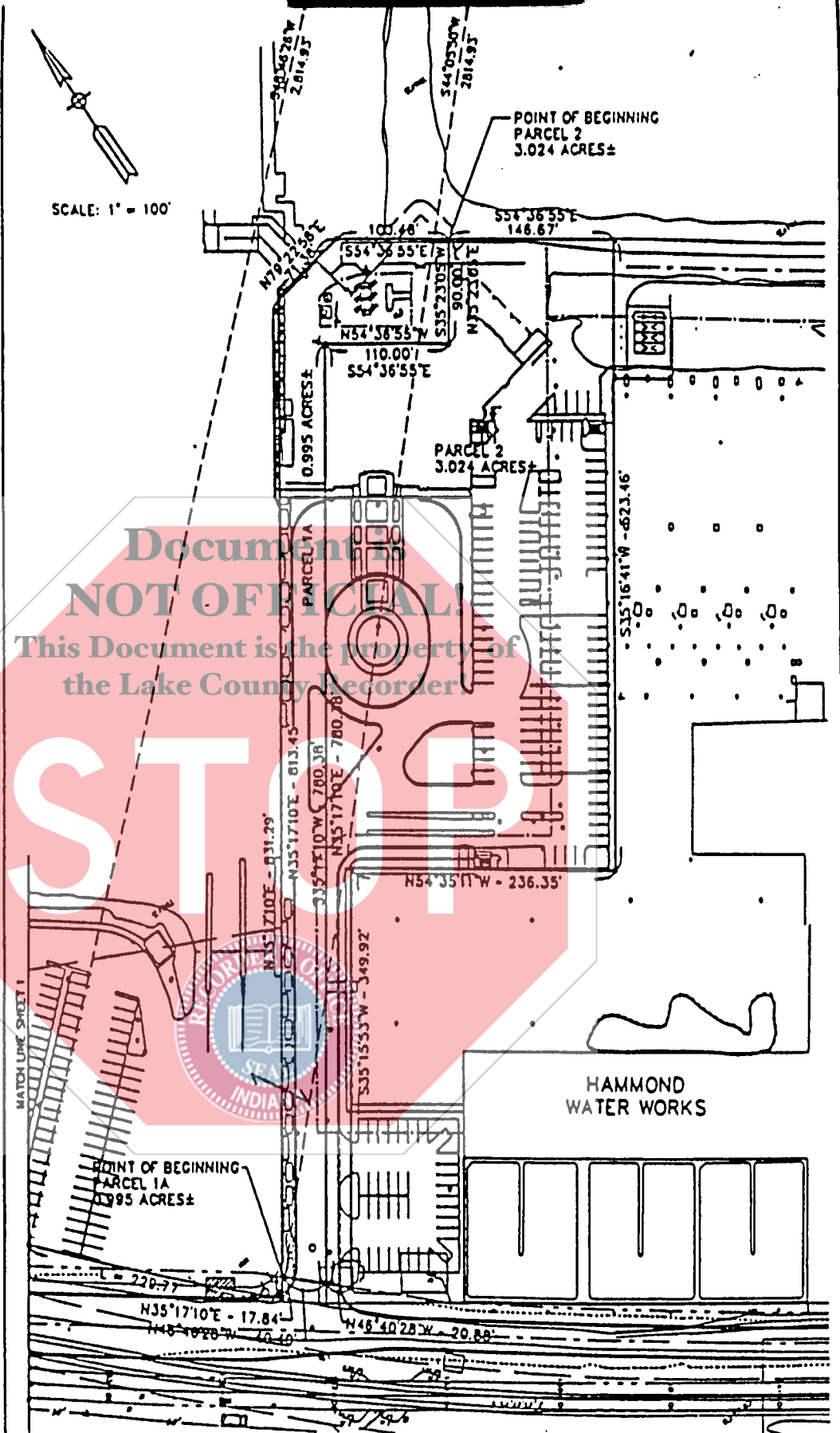
Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 01 degree 01 minute 03 seconds West (assumed bearing) 4,209.68 feet along the East Line of said Section 1 and along the West Line of Section 6, Township 37 North, Range 9 West; thence South 41 degrees 13 minutes 34 seconds East 61.96 feet; thence South 41 degrees 13 minutes 34 seconds East 90.30 feet to the point of curvature of a curve to the left, said point of curvature being South 48 degrees 46 minutes 26 seconds West 2,814.93 feet from the radius point of said curve; thence southeasterly 229.76 feet along said curve to a point being South 44 degrees 05 minutes 50 seconds West 2,814.93 feet from the radius point of said curve; thence North 35 degrees 17 minutes 10 seconds East 831.29 feet; thence North 79 degrees 22 minutes 58 seconds East 71.38 feet; thence South 54 degrees 36 minutes 55 seconds East 100.48 feet to the POINT OF BEGINNING of this description; thence continuing South 54 degrees 36 minutes 55 seconds East 146.67 feet; thence South 35 degrees 16 minutes 41 seconds West 523.46 feet; thence North 54 degrees 35 minutes 11 seconds West 236.35 feet; thence South 35 degrees 15 minutes 53 seconds West 349.92 feet; thence North 46 degrees 40 minutes 28 seconds West 20.88 feet; thence North 35 degrees 17 minutes 10 seconds East 780.38 feet; thence South 54 degrees 36 minutes 55 seconds East 110.00 feet; thence North 35 degrees 23 minutes 05 seconds East 90.00 feet to the POINT OF BEGINNING, containing 3.024 acres, more or less.





SCALE: 1" = 100'

POINT OF BEGINNING  
PARCEL 2  
3.024 ACRES±



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AMERICAN CONSULTING ENGINEERS, INC.		DATE: MAY 15, 1996	SHEET NO.
1615 Millersville Road		DRAWN BY: CMW	2
INDIANAPOLIS	INDIANA	JOB NO. 94-290	of
(317) 547-5580	46205-2998		2

DWG FILE: 93\161\93480A7  
PLOT SCALE: 1" = 100'

EDIT DATE: 05/20/96  
PLOT BY: [unclear]

DESC FILE: 93480A7.DOC  
NEW FILE: 93480A7.PLT

REVISED PARCEL 2-MAY 20, 1996