

WARRANTY DEED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

97 DEC 24 AM 10:52

MOORE W. CENTER

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THE GRANTOR, LARRY BOYD, for and in consideration of No/100 Dollars, and other considerations in hand paid, CONVEYS and WARRANTS to MARK A. BOYD, as Director of THE BMR BUSINESS COMPANY, Dated May 6, 1997, all interest in the following described Real Estate in Lake County, Indiana, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

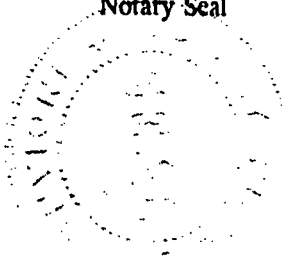
Key Number: 35-417-16
35-417-6

Address of Real Estate: 1351 126TH STREET

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 8TH day of DECEMBER, 1997.

Larry Boyd
LARRY BOYD

Notary Seal



State of Indiana, County of Noble ss:
Before me, a Notary Public in and for said County and State personally appeared LARRY BOYD who acknowledged the execution of the foregoing instrument, and acknowledged his execution of it as his voluntary act and deed for the uses and purposes stated in it.

WITNESS my hand and Notarial Seal, this 8th day of December, 1997.

Shelia Louise Navarrete
Notary Public:
Resident County:

My Commission Expires: 2/10/99

SEND TAX STATEMENTS TO:
The BMR Business Company
Director, Mark A. Boyd
P.O. Box 272
Wolf Lake, IN 46796

RETURN TO:
The BMR Business Company
Director, Mark A. Boyd
P.O. Box 272
Wolf Lake, IN 46796

DEC 24 1997

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This instrument prepared by: Aegis Management Company, 2846 - 45th Street, Suite A, Highland, Indiana 46322, (219)922-7500

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EXHIBIT A

Parcel 1:

Being a parcel of land lying in Block six, Robertsdale Industrial Park to the City of Hammond, as shown in Plat Book 54, page 35, in the Office of the Recorder of Lake County, Indiana, and being more particularly described as follows: Beginning at a point on the South line of said Block Six, 50.02 feet East of the Southerly projection of the West line of said Block Six; thence Northwesterly on a curve concave to the Northeast and having a radius of 50.0 feet, a distance of 78.56 feet to a point on the West line of said Block Six; thence North 0 degrees 45 minutes 13 seconds West, along said West line, a distance of 164.02 feet; thence North 89 degrees, 11 minutes 32 seconds East, a distance of 233.98 feet to a point on the East line of said Block Six; thence South 0 degrees 46 minutes 03 second East, along said East line a distance of 189.17 feet to a point of curve; thence Southwesterly on a curve concave to the Northwest and having a radius of 25.0 feet, a distance of 39.26 feet to a point on the South line of said Block six; thence South 89 degrees 13 minutes 17 seconds West, along the South line of said Block Six, a distance of 159.02 feet to the point of beginning, in the City of Hammond, Lake County, Indiana.

Parcel 2:

Being a parcel of land lying in Block 6, Robertsdale Industrial Park to the City of Hammond, as recorded in Plat Book 54, page 35, in Lake County, Indiana, and being more particularly described as follows: Commencing at a point on the South line of said Block 6, 50.02 feet East of the Southerly projection of the West line of said Block 6; thence Northwesterly on a curve concave to the Northeast and having a radius of 50.0 feet, a distance of 78.56 feet to a point on the West line of said Block 6, thence North 0 degrees 45 minutes 13 seconds West, along said West line, a distance of 164.02 feet to the point of beginning; thence continuing North 0 degrees 45 minutes 13 seconds West, a distance of 128.00 feet; thence North 89 degrees 13 minutes 32 seconds East, a distance of 233.95 feet to a point on the East line of said Block 6; thence south 0 degrees 46 minutes 03 seconds East, along said East line of 127.86 feet ; thence South 89 degrees 11 minutes 32 seconds West, a distance of 233.98 feet to the point of beginning, in the City of Hammond, Lake County, Indiana.

Excepting From These Parcels:

A parcel of land lying in Block six, Robertsdale Industrial Park to the City of Hammond, as recorded in Liber 54, page 35, in the Office of the Recorder of Lake County, Indiana, and being more particularly described as follows: Commencing at a point on the South line of said Block Six, 50.02 feet East of the Southerly projection of the West line of said Block Six; thence North 89 degrees 13 minutes 17 seconds East, along said South line, a distance of 84.01 feet to the true point of beginning; thence North 0 degrees 46 minutes 03 seconds West, along a line parallel with the East line of said Block Six, a distance of 198.11 feet; thence North 89 degrees 11 minutes 32 seconds East, along a line parallel with and one foot South of the South line of an existing Ingress-Egress Easement, a distance of 100.00 feet to a point on the East line of said Block Six; thence South 0 degrees 46 minutes 03 seconds East, along said East line, a distance of 173.17 feet to a point of curve; thence Southwesterly on a curve concave to the Northwest and having a radius of 25.0 feet and a chord of 35.35 feet (South 44 degrees 13 minutes 37 seconds West), a distance of 39.26 feet to a point on the South line of said Block Six; thence South 89 degrees 13 minutes 17 seconds West, along the South line of said Block Six, a distance of 75.00 feet to the point of beginning, containing 0.4518 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record, all in the City of Hammond, Lake County, Indiana.

35-417-15, 16, 19, 21
35-417-6