

WARRANTY DEED

THIS INDENTURE WITNESSETH: Westbrook Associates Limited Partnership ("Grantor") whose address is 2301 Waverly Drive, Gary, Indiana 46404
CONVEY AND WARRANT to Westbrook Associates, LLC, ("Grantee"). whose mailing address is 2301 Waverly Drive, Gary, Indiana 46404 for and in consideration of the sum of \$1.00 and other valuable consideration the receipt whereof is hereby acknowledged, the following described real estate Lake County in the State of Indiana as more particularly set forth in Exhibit A attached hereto and incorporated herein by reference.

98025315

Subject to all easements, restrictions, assessments, rights-of-way of record and visible, unrecorded easements.

Subject to all matters that would be discovered by an accurate inspection and Indiana Land Title Association minimum detail survey of the Real Estate.

Subject to the 1997 taxes due and payable in 1998 and thereafter.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hands and seals this first day of April 1998.

This Document is the property of the Lake County Auditor
WESTBROOK ASSOCIATES LIMITED PARTNERSHIP

DULY ENTERED FOR TAXATION
FINAL ACCEPTANCE FOR TRANSFER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

APR 9 1998

By [Signature]
Paul Krupp General Partner, herein authorized

AUDITOR LAKE COUNTY

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

Before me the undersigned Notary Public in the aforesaid county and state the first day of April, 1998 personally appeared the above-named Paul Krupp known by me to be a General Partner of Westview Associates Limited Partnership and acknowledged the execution of the above Deed to be his voluntary act and deed and the voluntary act and deed of Westbrook Associates Limited Partnership.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

~~MARVIN N. GELLER, Notary Public~~
My Commission Expires November 10, 2000

[Signature]
Marvin N. Geller, Notary Public
A resident of Norfolk County,
Commonwealth of Massachusetts

This Deed was prepared By BERNKOPF, GOODMAN & BASEMAN LLP by Marvin N. Geller, Esq.,
125 Summer Street, Boston, MA 02110
Mail to: Bernkopf, Goodman & Baseman LLP, 125 Summer Street, Boston, MA 02110.

Auditor's Stamp

Recorder's Stamp:

1400
KM
FA

145842/99999/1

FATIC has recorded this instrument as an accomodation only.
No examination has been made of the document or the property affected thereby.

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Exhibit "A"

Real estate together with the buildings now or hereafter located thereon in the County of Lake, State of Indiana, to wit:

Parcel 1: The East 20 feet of Waverly Park Subdivision, said strip of land being known as Alley No. 30 West as dedicated to the City of Gary in the recorded Plat of Waverly Park Subdivision; also, the North 42.5 feet of Lot 8 and the South 7.5 feet of Lot 9, Block 8; and Lot 8, Block 7, Waverly Park Subdivision.

Parcels 2 and 3: Parts of the Southwest Quarter of Section 5, Township 36 North, Range 8 West, of the Second Principal Meridian, more particularly described as follows:

Beginning at a point on the North right of way line of the New York Central Railroad and 745.06 feet East of the West line of said Southwest Quarter; thence North and parallel with the West line of said Southwest Quarter a distance of 1993.45 feet to the Southerly line of the property owned by the New York Central Railroad; thence Southeasterly along the Southerly line of the property of the New York Central Railroad a distance of 1317.50 feet; thence South and parallel with the West line of said Southwest Quarter a distance of 1207.54 feet to the North right of way line of the New York Central Railroad; thence West along the North right of way line of said Railroad a distance of 1046.86 feet to the place of beginning; containing 38.460 acres, more or less, all in the City of Gary; and

Beginning at the intersection of the North right of way line of the New York Central Railroad with the West line of Taft Street; thence West along the North right of way line of said Railroad a distance of 800.00 feet; thence North and parallel with the West line of said Southwest Quarter a distance of 1207.54 feet to the Southerly line of the property of the New York Central Railroad; thence Southeasterly with an interior angle of 52 degrees 36 minutes 30 seconds along the Southerly line of the property of the New York Central Railroad a distance of 64.61 feet; thence Southeasterly with an interior angle of 170 degrees 49 minutes along the Southerly line of the property of the New York Central Railroad a distance of 1094.15 feet, more or less, to the West line of Taft Street; thence South along the West line of Taft Street a distance of 384.49 feet, more or less, to the point of beginning; containing 14.796 acres, more or less, all in the City of Gary;

EXCEPTING from said parts those portions thereof conveyed to the Board of Park Commissioners of the Civil City of Gary, Indiana, by Deed dated August 24, 1961, which portions are more particularly described as follows:

Beginning at a point in the East line of a dedicated 20 foot wide alley on the East line of Dedicated Waverly Park Subdivision, said point of beginning being 266.8 feet North of the centerline of dedicated 60 foot wide 6th Avenue and 745 feet East of the centerline of Chase Street, which is the West line of said Southwest Quarter; thence continuing Northerly on said East line of said 20 foot wide alley, 289.92 feet to the Southwesterly line of a 20 foot wide dedicated alley; the South line of which is 151 feet Southwesterly of and parallel to the centerline of the East bound main of the Pittsburgh, Fort Wayne and Chicago Railroad; thence Southeasterly on said Southwesterly line of the 20 foot wide dedicated alley, 467.78 feet to the North line of 20 foot wide traveled way which is not a dedicated alley; thence Westerly on the North line of said 20 foot traveled way, 372.00 feet to the point of beginning and containing 1.2377 acres, more or less; and

Beginning at the point of intersection of the South line of 50 foot wide 7th Place with the East line of 50 foot wide Waverly Drive, said point of intersection being 956 feet Easterly of the centerline of Chase Street, which is also the West line of said Southwest Quarter; thence Southerly on the East line of said Waverly Drive

125 feet to a point of curve; thence Southerly and Easterly on said curve of 225 foot radius, convex to the Southwest, 46.07 feet to the North line of a 20 foot wide dedicated alley; thence Northeasterly on said North line of 20 foot wide alley, 115.26 feet; thence continuing Easterly on said North line of the 20 foot dedicated alley which deflects 9 degrees 12 minutes 40 seconds to the South from aforesaid 115.26 foot line, 265.57 feet to the now Westerly line of said 20 foot dedicated alley; thence continuing Northeasterly on the West line of said 20 foot dedicated alley, which is a line that makes an interior angle of 114 degrees 19 minutes 47 seconds measured West thru North to Northeast with aforesaid 265.57 foot line, 136.54 feet; thence continuing North on said West line of the 20 foot wide dedicated alley, which is a line that makes an interior angle of 158 degrees 00 minutes 48 seconds measured Southwest thru West to North with aforesaid 136.54 foot line, 146.45 feet; thence Northwesterly on a straight line that makes an interior angle of 95 degrees 03 minutes 25 seconds measured South thru West to Northwest with aforesaid 146.45 foot line, 172.42 feet to the dedicated Southeasterly curved line of 7th Place; thence Southerly and Westerly on said Southeasterly curved line of 7th Place, which is a curve of 200 foot radius, convex to the Southeast, 264.01 feet to a point of tangent; thence continuing Westerly on the South line of dedicated 7th Place, 69.00 feet to the point of beginning and containing 2.1327 acres, more or less.

Subject to dedications, easements, restrictions and reservations of record.

Being the same property conveyed to Grantor by Special Warranty Deed from Robert C. Weaver, Secretary of Housing and Urban Development recorded in Book 1324, Page 221.

STOP

