

C199001706LD

SPECIAL WARRANTY DEED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

99029855

99 APR -8 AM 10: 01

MORRIS W. CARTER
RECORDER

This space reserved for Recorder.

Chicago Title Insurance Company

THE GRANTOR, ENVIROTEST SYSTEMS CORP., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Indiana, for the sum of Ten and No/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, REMISES, RELEASES, ASSIGNS and CONVEYS to LAKE COUNTY TRUST COMPANY, as Trustee under Trust number 5087, the Real Estate situated in the County of Lake, in the State of Indiana, described on Exhibit A attached hereto and by this reference incorporated herein; together with all and singular the improvements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Real Estate with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Real Estate is or may be in any manner incumbered or charged, and that the Real Estate against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any, special taxes or assessments for improvements not yet completed; installments not due on March 1, 1999 of any special tax or assessment for improvements heretofore completed; general taxes for the year 1998 and subsequent years.

Grantor files Indiana income tax returns. Therefore, no Indiana gross income tax is due by reason of this conveyance.

Tax Record Number: 26-32-255-1

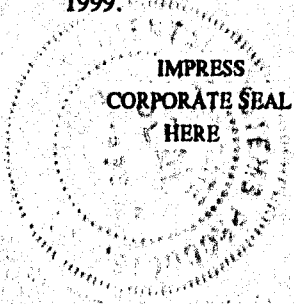
Address of Real Estate: Northeast corner, Gostlin Street and Columbia Avenue, Hammond, Indiana

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these premises by its _____ President, and attested to by its _____ Secretary, this 26 day of APRIL 1999.

ENVIROTEST SYSTEMS CORP., a Delaware corporation

By: [Signature] President & CEO

Attest: [Signature] Secretary



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 07 1999

PETER BENJAMIN
LAKE COUNTY AUDITOR

[Handwritten initials]

State of Connecticut)
)ss.
County of Hartford)

IMPRESS NOTARIAL SEAL HERE

I, the undersigned, a Notary Public, in and for the County of and State aforesaid, DO HEREBY CERTIFY that Terrence P. McKenna, personally known to me to be the President & CEO President of ENVIROTEST SYSTEMS CORP., a Delaware corporation, and SCOT HAFMANN personally known to me to be the Secretary Secretary of said corporation, and personally known the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of March, 1999.

Commission expires December 31, 1999

Carol Heller
Notary Public

This instrument was prepared by:
Robert S. Blatt
Katz Randall & Weinberg
333 West Wacker Drive--Suite 1800
Chicago, IL 60606

After Recording Return To:
Lake County Trust Company
P.O. Box 110
Crown Point, Indiana 46307

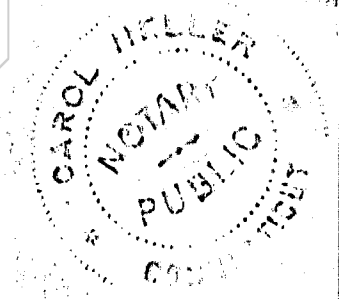


EXHIBIT A

Legal Description

Lot 1, Columbia Pointe Addition, City of Hammond, as shown in Plat Book 84, page 8, in Lake County, Indiana

