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Mail tax bills to: HAMMOND, L.L.C.
c/o Commercial Development Company, Inc.
1650 Des Peres Road, Suite 303
St. Louis, Missouri 63131

MORRIS W. CARTER
RECORDER

COMMUNITY TITLE COMPANY
FILE NO 18314 MV

WARRANTY DEED

THIS INDENTURE WITNESSETH, That LEMEAN PROPERTY HOLDINGS CORPORATION, a Delaware corporation, having an address of: c/o MHC Inc., 230 Half Mile Road, P.O. Box 7015, Red Bank, New Jersey 07701 ("Grantor") of Monmouth County in the State of New Jersey CONVEY(S) AND WARRANT(S) TO HAMMOND, L.L.C., a Missouri limited liability company, having an address of: c/o Commercial Development Company, Inc. 1650 Des Peres Road, Suite 303, St. Louis, Missouri 63131 ("Grantee") of St. Louis County in the State of Missouri in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the following described real estate, in Lake County, in the State of Indiana:

See Exhibit "A" attached hereto and made a part hereof.

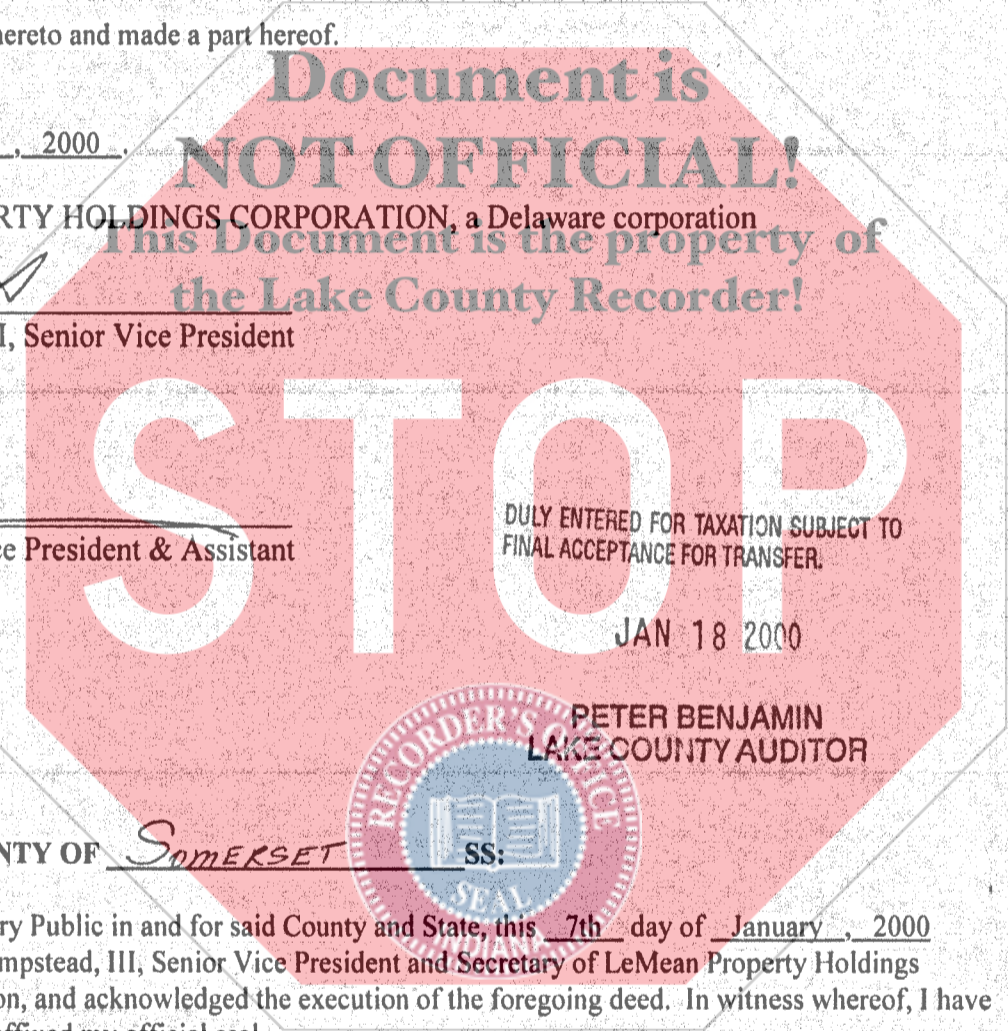
Dated this 7th day of January, 2000.

GRANTOR: LEMEAN PROPERTY HOLDINGS CORPORATION, a Delaware corporation

By: [Signature]
George H. Hempstead, III, Senior Vice President
& Secretary

Attest: [Signature]
By: [Signature]
C. William Carmean, Vice President & Assistant
Secretary

[SEAL]



STATE OF New Jersey, COUNTY OF SOMERSET SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of January, 2000 personally appeared: George H. Hempstead, III, Senior Vice President and Secretary of LeMean Property Holdings Corporation, a Delaware Corporation, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: SEPT. 23, 2004

Signature [Signature]

Resident of SOMERSET County

Printed INGE R. LEPORE

This instrument prepared by Edwards & Angell, LLP, 250 Royal Palm Way, Suite 300, Palm Beach, Florida, 33480

MAIL TO: Stewart Title Guaranty Company
One Landmark Square, 5th Floor
Stamford, Connecticut 06901
Attn: Title Coordinator - John A. Meuser, Esq.

INGE R. LEPORE
Notary Public, State of New Jersey
No. 2170227
Qualified in Somerset County
Commission Expires Sept. 23, 2004

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B

LEGAL DESCRIPTION

PARCEL 1: Part of Section 5, Township 36 North, Range 9 West of the 2nd P.M., described as commencing at a point on the West right of way line of Hump Road 219.65 feet Northerly from the intersection of the west right of way line of Hump Road and the Northerly right of way line of Summer Street, thence North 89 degrees 58 minutes 15 seconds West a distance of 67.45 feet; thence North a distance of 371.36 feet, thence North 7 degrees 58 minutes 30 seconds West a distance of 60 feet; thence North 16 degrees 40 minutes West a distance of 50 feet; thence North 23 degrees 07 minutes 20 seconds West a distance of 50 feet; thence North 31 degrees 05 minutes 30 seconds West a distance of 50 feet; thence North 37 degrees 52 minutes 30 seconds West a distance of 50 feet; thence North 45 degrees 21 minutes 40 seconds West a distance of 50 feet; thence North 49 degrees 34 minutes 10 seconds West a distance of 120.45 feet; thence South 63 degrees 49 minutes East a distance of 326.70 feet to the West right of way line of Hump Road; thence South 0 degrees 02 minutes East a distance of 576.19 feet to the place of beginning, in the City of Hammond, Lake County, Indiana. *KEY 37-11-43*

PARCEL 2: That part of the West half of the Northwest quarter of Section 5, Township 36 North, Range 9 West of the 2nd P.M., in the City of Hammond, Lake County, Indiana, described as beginning at a point on the West line of 66 foot Hump Road, which point is 795.84 feet North of the intersection of the West line of the Hump Road and the Northerly line of Summer Street, measured along said West line of the Hump Road, thence Northwesterly along the South line of the lands of the Chicago, Indiana and Southern Railroad Company, now the New York Central Railroad Company, a distance of 326.70 feet; this line along being the North line of property owned by Metals Realty, Inc., and described in Deed Record 966, page 262; thence Northeasterly at right angles to last described South line a distance of 100 feet; thence Southeasterly at right angles to the last described 100 foot line, a distance of 300.48 feet, more or less, to the Northwesterly right of way line of Hump Road; thence Southwesterly on the Northwesterly line of Hump Road, a distance of 54.6 feet; thence continuing Southerly along the West line of Hump Road, a distance of 49.05 feet to the place of beginning. *KEY 37-11-47*

PARCEL 3: That part of Section 5, Township 36 North, Range 9 West of the 2nd Principal Meridian, City of Hammond, North Township, Lake County, Indiana, described as: Beginning at a point on the West right of way line of Hump Road 189.65 feet Northerly from the intersection of the West boundary of the 66-foot wide Hump Road and the North Line of right of way of the 80-foot wide Summer Street as occupied this date, and continuing for 30 feet along the West boundary of the 66-foot wide Hump Road to a point 219.63 feet from the above-mentioned intersection; thence North 89 Degrees 58 minutes 15 seconds West for 24 feet; thence Southerly for 30 feet; thence Easterly for 24 feet to the place of beginning, said property forming a rectangle 24 feet by 30 feet, in the City of Hammond, Lake County, Indiana. *KEY 37-11-43*

PARCEL 4: That part of the West Half of the Northwest Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian in the City of Hammond, Lake County, Indiana, described as commencing at a point on the West line of 66-foot wide Hump Road, which point is 795.94 feet North of the intersection of the West line of Hump Road, and the Northerly line of Summer Street, measured along said West line of Hump Road; thence Northwesterly along the South line of the lands of the Chicago, Indiana, and Southern Railroad Company, now The New York Central Railroad Company, a distance of 326.70 feet to the point of beginning, this line also being the North line of property owned by Metals Realty, Inc. and described in Deed Record 966, page 262, in the Recorder's Office, Lake County, Indiana; thence Northeasterly at right angles to last described South line a distance of 100 feet, thence Southwesterly in a straight line that makes an interior angle of 81 degrees 26 minutes measured South to West with last described line 102 feet; thence Southerly in a straight line that makes an interior angle of 95 degrees 23 minutes with last described line 70 feet to a point 10 feet from the centerline of a spur track into Glidden Company property; thence Easterly in a straight line that makes an interior angle of 101 degrees 55 minutes with last described line 98 feet to the point of beginning. *KEY 37-11-49*

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 5: That part of Sections 5 and 6, Township 36 north, Range 9 West of the 2nd P.M., described as: Commencing at the point of intersection of the East line of Section 6, and the South line of the lands of the Chicago, Indiana and Southern Railway Company, now The New York Central Railroad Company, which point is 244.5 feet North of the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 6; running thence South 62 degrees 34 minutes East along the Southerly line of the lands of the said Railroad Company, 1028.05 feet to the Westerly line of a public street leading to subway; thence South along the Westerly line of said street, 795.84 feet to the Northerly line of Summer Street, thence North 55 degrees 35 minutes West along the Northerly line of Summer Street, 1102.21 feet to the West line of Section 5, aforesaid; thence North along the West line of Section 5, 143.41 feet, more or less, to the Northeasterly line projected in a straight line of an alley, shown on the plat of Standard Addition to Hammond, said point being 258.58 feet South of the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 6; running thence Northwesterly along the Northeasterly line of said alley, as produced, 453.75 feet to the South line of said Northeast quarter of the Northeast quarter of Section 6; thence West along the South line of said Northeast quarter of the Northeast quarter of Section 6, 113 feet; thence Northeasterly on a straight line at an angle of 55 degrees 16 1/2 minutes with said last described line, 228.35 feet to a point; thence Northerly on a straight line 247.74 feet to a point in the Southerly line of the lands of the Chicago, Indiana and Southern Railroad Company, now the New York Central Railroad Company, which point is 410.09 feet North 62 degrees 34 minutes West from the intersection of said Railroad property line, and the East line of said Section 6; thence South 62 degrees 34 minutes East along the South line of said Railway Company lands, 410.90 feet to the place of beginning, excepting from the above described premises that portion thereof conveyed to the Marland Refining Company, by Warranty Deed made by William W. Wilke, Jr., and wife, dated July 1, 1925, as recorded July 8, 1925 in Book 353 of records, Page 498; also except Parcels 1 and 3 previously described and except that part lying in Standard Addition in the City of Hammond, as shown in Plat Book 6, page 41, in Lake County, Indiana, all in the City of Hammond, Lake County, Indiana.

*Parcel 5 in Section 5
Key 37-14-5*

PARCEL 6: Outlot "A" and that part of White Oak Avenue adjoining said lot on the East, Standard Addition to the City of Hammond, as shown in Plat Book 6, page 41 in Lake County, Indiana.

Key: 36-144-45

Note: The above legal descriptions describe the same property as described in Schedule A of Stewart Title Guaranty Company commitment number 00018314, bearing an effective date of June 9, 1999



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

JAN 18 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR