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LTIC-66301

SPECIAL CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That SIEMENS REAL ESTATE, INC. ("Grantor"), a corporation organized and existing under the laws of the State of Delaware, GRANTS, BARGAINS, SELLS AND CONVEYS to SIEMENS WESTINGHOUSE POWER CORPORATION ("Grantee"), a Delaware corporation, having an office at 4400 N. Alafaya Trail, Orlando, Florida 32826, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following real estate in Lake County, State of Indiana, more fully described in Exhibit A attached hereto and made a part hereof (the "Land").

TO HAVE AND TO HOLD the Land, together with all buildings and improvements located thereon and all the hereditaments and appurtenances thereunto belonging or in anyway appertaining, to Grantee, subject, however, to those matters set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

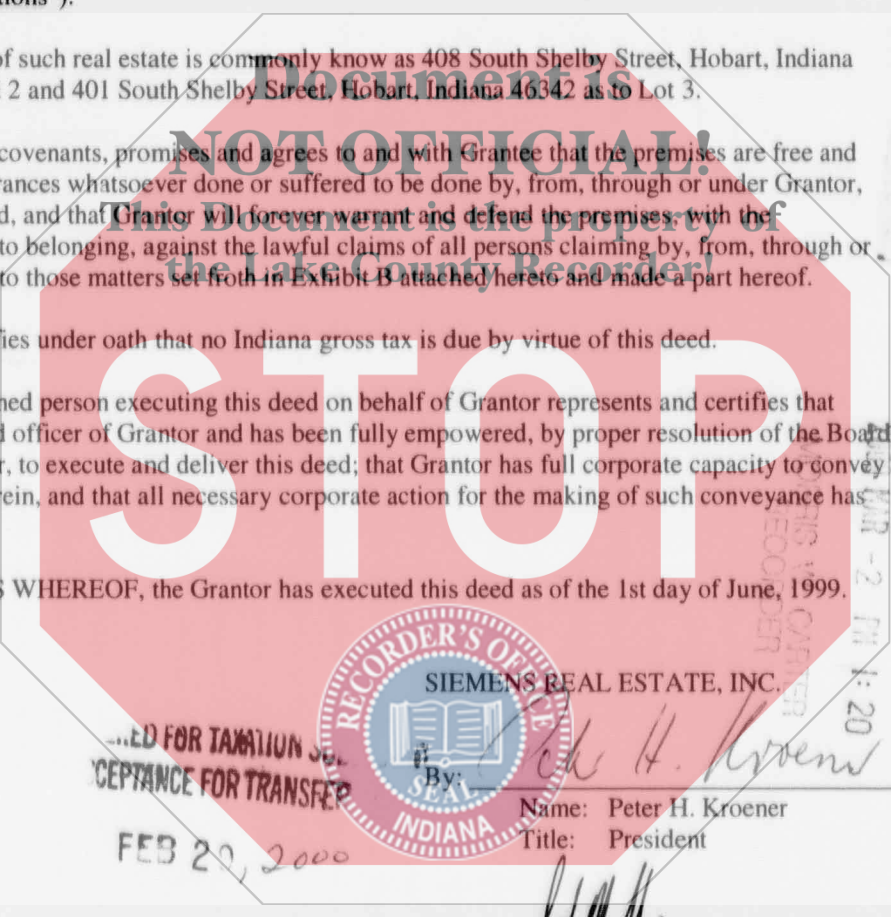
The address of such real estate is commonly know as 408 South Shelby Street, Hobart, Indiana 46342 as to Lots 1 and 2 and 401 South Shelby Street, Hobart, Indiana 46342 as to Lot 3.

And Grantor covenants, promises and agrees to and with Grantee that the premises are free and clear from all encumbrances whatsoever done or suffered to be done by, from, through or under Grantor, except as herein recited, and that Grantor will forever warrant and defend the premises, with the appurtenances thereunto belonging, against the lawful claims of all persons claiming by, from, through or under Grantor subject to those matters set forth in Exhibit B attached hereto and made a part hereof.

Grantor certifies under oath that no Indiana gross tax is due by virtue of this deed.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the Land described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 1st day of June, 1999.



2000 015110

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD



SIEMENS REAL ESTATE, INC.

FILED FOR TAXATION
ACCEPTANCE FOR TRANSFER

FEB 29, 2000

By: *Peter H. Kroener*

Name: Peter H. Kroener
Title: President

By: *Arthur N. Skelskie*

Name: Arthur N. Skelskie
Title: Vice President

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[Handwritten initials]

ACKNOWLEDGEMENT

STATE OF NJ
COUNTY OF Middlesex

SS: **KRIS-ANNE GRANT**
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 5/27/2002

Before me, a Notary Public in and for said County and State, personally appeared Arthur N. Skelskie of SIEMENS REAL ESTATE, INC., who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of February, 2000.

My Commission expires:

(NOTARY SEAL)

Signature Kris-Anne Grant
Printed Kris-Anne Grant
Resident of Middlesex County, NJ

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

STOP

This instrument prepared by Richard M. Schumacher, Attorney at Law, 200 Russell Street, Hammond, IN 46325



ACKNOWLEDGEMENT

STATE OF NJ
COUNTY OF Middlesex

KRIS-ANNE GRANT
SSNOTARY PUBLIC OF NEW JERSEY
My Commission Expires 5/27/2002

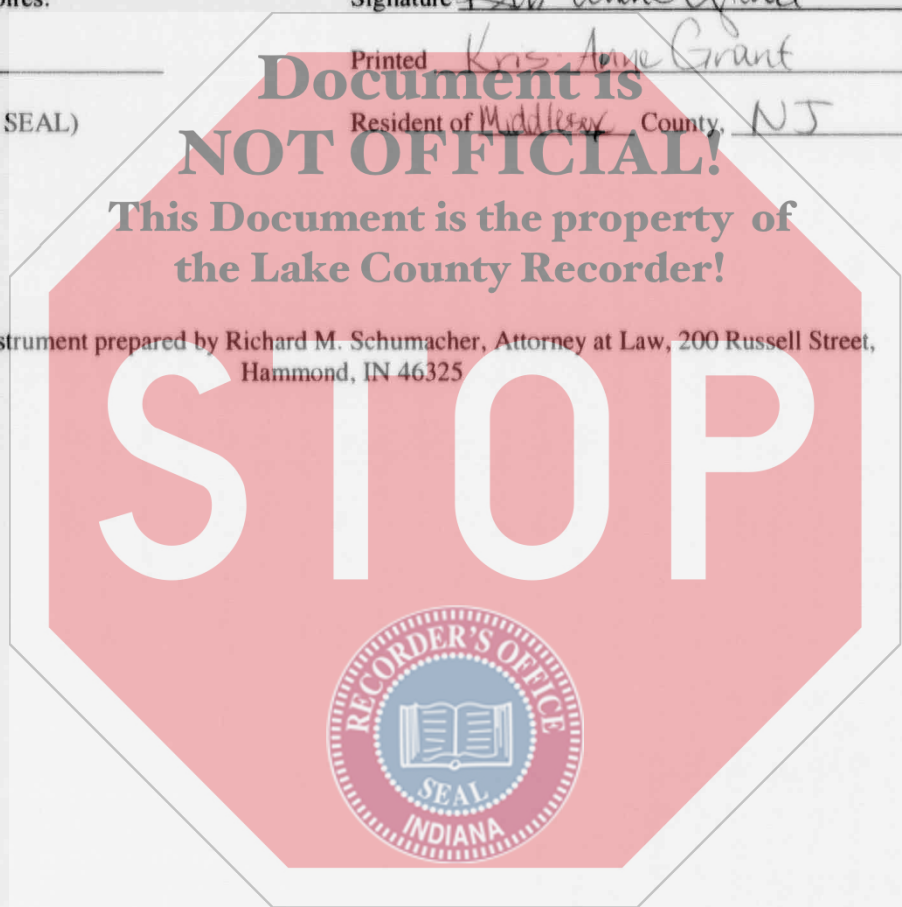
Before me, a Notary Public in and for said County and State, personally appeared Peter H. Kroener of SIEMENS REAL ESTATE, INC., who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of February, 2000.

My Commission expires: _____ Signature Kris-Anne Grant

Printed Kris Anne Grant
Resident of Middlesex County, NJ

(NOTARY SEAL)



This instrument prepared by Richard M. Schumacher, Attorney at Law, 200 Russell Street, Hammond, IN 46325

EXHIBIT A

The Land

Lots 1, 2 and 3, Garcher's Industrial Complex, in the City of Hobart, as per plat thereof, recorded in Plat Book 40, page 113, in the Office of the Recorder of Lake County, Indiana



EXHIBIT B

Permitted Exceptions

1. Taxes for the year 1998 (second installment only) payable November 1999 and for the year 1999 payable in 2000 are now a lien, but which are not currently due and payable, and for subsequent years.
2. Easements for public utilities and for drainage, over the north and west ten feet of the land as shown and granted on the plat of subdivision as recorded in Plat Book 40, page 113 and as shown on the Survey. (Lot 1)
3. Restrictions in Warranty Deed dated April 29, 1970, as Document No. 58748, made by Frank S. Garcher and Rosemary Garcher, husband and wife, to Universal Welding, Inc., a Pennsylvania corporation, and in Warranty Deed dated July 1, 1971 and recorded July 23, 1971, as Document No. 109035 made by Universal Welding, Inc., a Pennsylvania corporation to Maintenance Engineering Corporation, a Pennsylvania corporation, requiring approval by Frank S. Garcher for the erection of building or structures and for the sale or lease of a portion of the premises by Grantee, requiring Grantee to provide loading facilities, parking areas, grass, landscaping, fenced storage areas and sanitary sewers, and forbidding noxious odors or gases, accumulation of garbage and installation of billboards on the premises. (Lot 1)
4. Easements shown and granted on the plat subdivision as recorded in Plat Book, 40, page 113, in the Office of the Recorder of Lake County, Indiana, and as shown on the Survey.
5. 75 – foot building setback from State Road No. 130 and 25 – foot building setback from Shelby Street as indicated on the recorded plat of said subdivision as recorded in Plat Book 40, page 113, and as shown on the Survey. (Lot 2 and 3)
6. Covenants, conditions and restrictions contained in the plat of said subdivision recorded in Plat Book 40, page 113, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, which provided as follows: Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.
7. Easements for utilities as indicated by broken lines on the recorded plat of said subdivision as recorded in Plat Book 40, page 113. Affects the west 10 feet as shown on the Survey. (Lot 2)
8. Such state of facts as shown on the Survey.

NOTE: All references to the Survey are to that certain survey prepared by Krull and Son Engineers-Surveyors, dated April 17, 1998, bearing Job Order Number #98-03-11:008, Reference to the foregoing matters shall not be deemed to reimpose them to their terms to the extent they have previously expired or been extinguished or to extend them to portions of the premises never affected thereby.