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MORRIS W. CARTER
RECORDER

Store #: 125
Location: 2652 East 79th Street,
Merrillville, Indiana,
Lake County
Tenant: Value City Limited Partnership
Landlord: Crossings at Hobart-I LLC

RECORD AND RETURN TO:

Return acknowledgment to:



Capitol Services, Inc.

P.O. Box 6300 Albany, NY 12206
800/662-0171 72264FA

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is made as of this 11th day of June, 2002, by and between Crossings at Hobart-I LLC ("Landlord"), with its principal office at 1798 Frebis Avenue, Columbus, OH 43207, and Value City Limited Partnership ("Tenant"), dba Value City of Kentucky Limited Partnership, with its principal office at 3241 Westerville Road, Columbus, OH 43224.

Document is NOT OFFICIAL!

Recitals:

- A. Landlord (or its predecessor in interest) and Tenant (or its predecessor in interest) have entered into a lease agreement dated March 1, 1994 (the "Lease"), which Lease is further described on Exhibit A attached hereto and incorporated herein by reference.
- B. The Lease demises premises (the "Premises") more particularly described therein which are located upon real estate owned by Landlord and located in the City of Merrillville, County of Lake and the State of Indiana, and legally described on Exhibit B attached hereto.
- C. Landlord and Tenant desire to give notice of the Lease and certain terms, conditions and provisions thereof.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the rents reserved and of the covenants and conditions more fully set forth in the Lease, Landlord and Tenant agree as follows:

- 1. Lease Agreement. Landlord has leased to Tenant and Tenant has leased from Landlord the Premises, being approximately 102,789 square feet of space, together with certain rights and appurtenances thereto, upon and subject to the terms and provisions set forth in the Lease.

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2. Term. The initial term of the Lease began on the term commencement date described in the Lease shall continue from such commencement date for a period of approximately fifteen (15) years, upon and subject to the terms and provisions set forth in the Lease.

3. Renewal Options. Tenant has been granted two (2) – five (5) year renewal options, upon and subject to the terms and provisions set forth in the Lease.

4. Limited Purpose. The purpose of this Memorandum is limited to the providing of notice of the Lease to third parties, and this Memorandum shall in no way modify, amend or otherwise affect the terms and provisions of the Lease, which terms and provisions are incorporated herein by reference.

[NO FURTHER TEXT ON THIS PAGE]



IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum to be executed effective the day and year first above written.

LANDLORD:

Crossings at Hobart-I LLC,
an Ohio limited liability company

By: Crossings at Hobart-II LLC, an Ohio
limited liability company, its manager

By: CHInd, Inc., an Ohio corporation,
its manager

By: Jeffrey D. Swanson
Name: Jeffrey D. Swanson
Title: Vice President

TENANT:

Value City Limited Partnership,
an Ohio limited Partnership

By: Westerville Road GP, Inc., a Delaware
corporation, its General Partner

By: James A. McGrady
Name: James A. McGrady
Title: Chief Financial Officer



ACKNOWLEDGEMENTS

STATE OF OHIO,
COUNTY OF FRANKLIN, SS.

Before me, a Notary Public in and for said County and State, personally appeared Jeffrey D. Swanson, a/the Vice President of CHInd, Inc., an Ohio corporation, manager of Crossing at Hobart-II LLC, an Ohio limited liability company, manager of Crossings at Hobart-I LLC, an Ohio limited liability company, and acknowledged the execution of the foregoing instrument as such officer acting for and on behalf of said corporation on behalf of such company on behalf of such limited liability company.

Witness my hand and Notarial Seal this 11th day of June, 2002.

Nancy B. Young
(signature)

Nancy B. Young
(printed name) Notary Public

My Commission Expires:

Resident of Franklin County, Ohio

STATE OF OHIO,
COUNTY OF FRANKLIN, SS.

Before me, a Notary Public in and for said County and State, personally appeared James A. Mc Grady a/the Chief Financial Officer of Westerville Road GP, Inc., a Delaware corporation and the general partner of Value City Limited Partnership, an Ohio limited partnership, and acknowledged the execution of the foregoing instrument as such officer acting for and on behalf of said corporation on behalf of such limited partnership.

Witness my hand and Notarial Seal this 11th day of June, 2002.

Nancy B. Young
(signature)

Nancy B. Young
(printed name) Notary Public

My Commission Expires:

Resident of Franklin County, Ohio

This instrument prepared by:

Nancy B. Young, Esq.
Porter Wright Morris & Arthur, LLP
41 South High Street
Columbus, Ohio 43215



NANCY B. YOUNG
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.



NANCY B. YOUNG
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Store #: 125
Location: 2652 East 79th Street, Merrillville, Indiana, Lake County
Tenant: Value City Limited Partnership
Landlord: Crossings at Hobart-I LLC

EXHIBIT A

Being that certain Agreement of Lease (the "Lease") dated March 1, 1994 by and between Jubilee Limited Partnership as landlord and Value City Department Stores, Inc., as tenant, as modified by a certain First Lease Modification dated November 1, 1994 by and between Jubilee Limited Partnership as landlord and Value City Department Stores, Inc. as tenant, as the interest of tenant under such lease has been assigned and assumed pursuant to an Assignment and Assumption Agreement dated January 26, 1996, from Value City Department Stores, Inc. to Value City Limited Partnership, and as the interest of landlord has been assigned and assumed under such lease pursuant to an Assignment and Assumption of Leases dated March 18, 1998 by Jubilee Limited Partnership to Crossings at Hobart-I LLC.



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EXHIBIT B

The land referred to in this commitment/policy is situated in the State of Indiana, County of LAKE and is described as follows:

PARCEL I: (Fee Simple)

Part of the North 1/2, Section 23, Township 35 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as: Commencing at the Northwest corner of said Section 23, thence South 02 degrees 42 minutes 00 seconds East along the West line of said Section 23 a distance of 842.20 feet to the Southerly right-of-way line of the Chesapeake and Ohio Railroad, thence South 52 degrees 42 minutes 00 seconds East along said South line 1615.41 feet; thence South 27 degrees 18 minutes 00 seconds West, 748.26 feet; thence South 88 degrees 28 minutes 00 seconds West, 134.54 feet to the point of beginning of this described parcel thence continuing South 88 degrees 28 minutes 00 seconds West, 326.85 feet, thence south 01 degree 35 minutes 00 seconds East, 193.58 feet to the Northerly line of U.S. Highway #30, thence Easterly along the Northerly line of said Highway, 309.65 feet, thence North 01 degrees 35 minutes 00 seconds West, 43.08 feet, thence North 88 degrees 28 minutes 00 seconds East, 17.0 feet; thence North 01 degree 35 minutes 00 seconds West, 150 feet to the point of beginning. Except that part conveyed to the State of Indiana by Warranty Deed recorded September 19, 1978, as Document No. 49-1229 described as follows: a part of the Northwest Quarter of Section 23, Township 35 North, Range 8 West, Lake County, Indiana, described as follows: Commencing at the Northwest corner of said Section, thence South 0 degrees 01 minutes 00 seconds West 2,287.90 feet along the West line of said Section to the Southwest Corner of the owner's land, thence South 89 degrees 59 minutes 00 seconds East 350.00 feet to the corner of the owner's land, thence South 0 degrees 01 minutes 00 seconds West 198.90 feet along the West line of the owner's land to the North boundary of U.S.R. 30, thence along the boundary of said U.S.R. 30 Easterly 483.51 feet along an arc to the right and having a radius of 53,814.78 feet and subtended by a long chord having a bearing of South 89 degrees 02 minutes 50 seconds East and a length of 463.51 to the point of beginning of this description, thence North 1 degree 11 minutes 58 seconds East 10.00 feet, thence South 88 degrees 46 minutes 25 seconds East 50.01 feet, thence South 1 degree 15 minutes 10 seconds West 10.00 feet to the North boundary of U. S. R. 30, thence along the boundary of said U.S.R. 30 Westerly 50.00 feet along an arc to the left and having a radius of 53,814.78 feet and subtended by a long chord having a bearing of North 88 degrees 48 minutes 26 seconds West and a length of 50.00 feet to the point of beginning.

Parcel II: (Fee Simple)

SEE CONTINUATION SHEET



PRO FORMA

Store #: 125
 Location: 2652 East 79th Street,
 Merrillville, Indiana,
 Lake County
 Tenant: Value City Limited Partnership
 Landlord: Crossings at Hobart-I LLC

Rider attached to and forming a part of policy or commitment number: LP _____/T9802-28240

Continuation of SCHEDULE C:

Part of the North 1/2 Section 23, Township 35 North Range 8 West of the 2nd P.M., in Lake County, Indiana, described as: Commencing at the Northwest corner of said Section 23, thence South 02°42'00" East along the west line of said Section 23 a distance of 842.20 feet to the Southerly right-of-way line of the Chesapeake and Ohio Railroad, thence South 82°42'00" East along said Southerly right-of-way 1845.00 feet to the point of beginning of this described parcel, thence South 27°18'00" West, 274.33 feet; thence South 82°42'00" East, 4.0 feet; thence South 27°18'00" West, 80.00 feet; thence South 82°42'00" East, 26.41 feet; thence South 27°18'00" West 275.00 feet; thence North 82°42'00" West, 260.0 feet; thence South 27°18'00" West, 339.51 feet more or less to the Northerly line of U.S. Highway #30; thence on a curve to the right with a radius of 53,817.23 feet a distance of 87.67 feet to the point of curve; thence North 88°37'48" East along the Northerly line of said Highway a distance of 1931.83 feet to the Southerly line of the Chesapeake and Ohio Railroad; thence North 82°42'00" West, 1542.08 feet to the point of beginning. Except that part conveyed to the State of Indiana by Warranty Deed Recorded September 19, 1978 as Document No. 491229 described as follows: Part of the Northwest Quarter of Section 23, Township 35 North Range 8 West, Lake County, Indiana, described as follows: Commencing at the Northwest corner of said Section; thence South 0 degrees 01 minutes 00 seconds West 2,287.90 feet along the West line of said Section; thence South 88 degrees 58 minutes 00 seconds East 350.00 feet; thence South 0 degrees 01 minutes 00 seconds West 156.90 feet to the North boundary of U.S.R. 30; thence along the boundary of said U.S.R. 30 Easterly 651.78 feet along an arc to the right and having a radius of 53,814.79 feet and subtended by a long chord having a bearing of South 88 degrees 58 minutes 49 seconds East and a length of 651.78 feet; thence South 88 degrees 38 minutes 00 seconds East 688.03 feet along said boundary to the point of beginning of this description; thence North 1 degree 24 minutes 00 seconds East 10.00 feet; thence South 88 degrees 38 minutes 00 seconds East 40.00 feet; thence South 1 degree 24 minutes 00 seconds West 10.00 feet to the North boundary of U.S.R. 30; thence North 88 degrees 38 minutes 00 seconds West 40.00 feet along the boundary of said U.S.R. 30 the point of beginning.

Parcel III: (Non-Exclusive Easement Rights for parking lot, utility crossovers and driveways set out in Document recorded September 18, 1989 as Document No. 058078 and as amended by Amendment to Parking Lot, Utility Crossovers and Driveways Easement Agreement, recorded June 7, 1990 as Instrument No. 104844, further amended by Instrument No. 94087986, recorded September 30, 1994 and modification of amendment recorded March 22, 1995, as Instrument No. 95014687 over, upon and across the following described tract: Also known as Northern Indiana Public Service Company Parcel)

Part of the North 1/2, Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Ross Township, Lake County, Indiana, described as follows: Beginning at the intersection of the North right-of-way line of U.S. Highway #30 and the Northeastern right-of-way of the abandoned C & O Railroad; thence North 89°57'30" West along said Northeastern Railroad right of way, 1724.96 feet; thence South 30°02'30" West, 100 feet thence South 59°57'30" East along the Southwestern right-of-way of said abandoned railroad right-of-way, 1542.08 feet more or less to the North right-of-way line of U.S. Highway #30; thence South 88°37'42" East, 208.44 feet to the point of beginning.

SEE CONTINUATION SHEET

PRO FORMA

Rider attached to and forming a part of policy or commitment number: LP _____ / T9802-28240

Continuation of SCHEDULE C:

NOTE: The instruments creating said easements provide that it is "to be used for parking, ingress and egress by Grantee's employees, agents, representatives, subcontractors, lessees, and business invitees and others using the parking lot as part of the business purpose related to the construction and use of the shopping malls being built by Grantee on land adjacent to said Easement Properties" and run to the benefit of the parties thereto and their respective successors and assigns.

Parcel IV: (Non-Exclusive Easement Rights for Common Facilities and Common Utility Facilities as set out in Declaration of Easements, Covenants and Conditions recorded January 30, 1979 as Document No. 513581, and as amended by Supplemental Agreement recorded January 30, 1979 as Document No. 513585; by Amendment to Declaration of Easements, Covenants and Conditions recorded March 20, 1987 as Document No. 907788, and by Supplemental Agreement recorded March 20, 1987 as Document No. 907791, and amended by a second amendment to Declaration of easements, covenants and conditions recorded August 19, 1994, as Instrument No. 94089148 over, upon and across the following described tract, also known as: Toys "R" Us Parcel.) Part of the North half of Section 23, Township 35 North, Range 8 West of the 2nd P.M., Lake County, Indiana, described as commencing at the Northwest corner of said Section 23; thence South 02 degrees 42 minutes 00 seconds East along the West line of said Section 23, 842.20 feet to the South right-of-way line of the Chesapeake and Ohio Railroad, thence South 82 degrees 42 minutes 00 seconds East along said South line, 1852.33 feet to the place of beginning; thence continuing South 82 degrees 42 minutes 00 seconds East along said South line, 192.67 feet; thence South 27 degrees 18 minutes 00 seconds West, 274.33 feet, thence South 82 degrees 42 minutes 00 seconds East 4.00 feet; thence South 27 degrees 18 minutes 00 seconds West, 80.00 feet; thence South 82 degrees 42 minutes 00 seconds East, 28.41 feet; thence South 27 degrees 18 minutes 00 seconds West, 275.00 feet; thence North 82 degrees 42 minutes 00 seconds West 280.00 feet; thence North 27 degrees 18 minutes 00 seconds East, 275.00 feet; thence South 82 degrees 42 minutes 00 seconds East, 38.92 feet; thence North 27 degrees 18 minutes 00 seconds East, 954.33 feet to the place of beginning. (Said Easement Benefits all parcels described in Schedule C hereof.)

Dedication

Parcel V: (Non-Exclusive Easement Rights for vehicular and pedestrian ingress and egress, parking and drainage as set out in Declaration of Easements, Covenants and Conditions recorded January 30, 1979 as Document No. 513581, and as amended by Supplemental Agreement recorded January 30, 1979 as Document No. 513585 by Amendment to Declaration of Easements, Covenants and Conditions recorded March 20, 1987 as Document No. 907788 and by Supplemental Agreement recorded March 20, 1987 as Document No. 907791, and amended by a second amendment to Declaration of easements, covenants and conditions recorded August 19, 1994, as Instrument No. 94089148 over, upon and across the following described tract, also known as Merrillville Plaza Associates Parcel.) Part of the North 1/2 of Section 23, Township 35 North Range 8 West of the 2nd Principal Meridian of the Ross Township, Lake County, Indiana lying Southwesterly of the 100 foot right-of-way of the Chesapeake and Ohio Railroad and North of the 200 foot right-of-way of U.S. Highway No. 30, described as follows:

SEE CONTINUATION SHEET

PRO FORMA

Rider attached to and forming a part of policy or commitment number: LP _____ /T9802-28240

Continuation of SCHEDULE C:

Commencing at the Northwest corner of said Section 23; thence South 02°42'00" East along the West line of said Section 23 a distance of 1,258.86 feet to the point of beginning of this described parcel; thence North 87°18'00" East, 721.33 feet more or less to the South line of said 100 foot wide Chesapeake and Ohio Railroad right-of-way, thence South 62°42'00" East along said South right-of-way, 819.41 feet to a point, 1,052.33 feet South 62°42'00" East from the West line of said Section 23 and measured along the South line of said railroad right-of-way; thence South 27°18'00" West, 354.33 feet; thence North 62°42'00" West, 38.82 feet; thence South 27°18'00" West, 814.54 feet more or less to the Northerly right-of-way line of U.S. Highway #30; thence Westerly along the Northerly line of said Highway, 44.87 feet; thence North 01°35'00" West, 43.08 feet; thence North 88°25'00" East, 17.0 feet; thence North 01°35'00" West, 150 feet; thence South 88°25'00" West, 325.65 feet; thence South 01°35'00" East, 193.56 feet to the Northerly right-of-way of U.S. Highway No. 30; thence Westerly along the Northerly line of said Highway, 210 feet to the East line of the American Oil Property described in Deed Recorded in Deed Record 1288 page 199, thence North 02°42'00" West, 191.812 feet along said East line, thence South 87°18'00" West, 350 feet to a point on the West line of said Section 23, that is 2,287.90 feet South of the Northwest corner of said Section 23, thence North 02°42'00" West, 1,029.24 feet to the point of beginning. (Easements benefit all parcels described in Schedule C hereof, except drainage easement which benefits only Parcels I, II and IV.)

Parcel VI: (Intentionally omitted.)

Parcel VII: (Fee Simple)

Part of the North 1/2, Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Ross Township, Lake County, Indiana, described as follows: Beginning at the intersection of the North right-of-way line of U.S. Highway No. 30 and the East line of the West 1/2, West 1/2, Northeast 1/4 of said Section 23, thence South 88°37'48" West along the North right-of-way line of said highway a distance of 178.82 feet more or less to the Northeastern right-of-way line of the abandoned C & O Railroad; thence North 62°42' West along said railroad right-of-way, 1724.98 feet; thence North 27°18' East 20.00 feet; thence North 88°37'48" East, 1681.95 feet more or less to the East line of the West 1/2, West 1/2, Northeast 1/4 of said Section 23; thence South 02°45'46" East 845.37 feet more or less to the point of beginning.

Parcel VIII: (Fee Simple)

The Southeast Quarter of the Northeast Quarter of Section 23, Township 35 North Range 8 West of the 2nd P.M. and the East half of the Southwest Quarter of the Northeast Quarter of Section 23, Township 35 North Range 8 West of the 2nd P.M. lying North of the Northerly right-of-way line of U.S. Highway No. 30 EXCEPTING that part of the Southeast Quarter of the Northeast Quarter of said Section 23, described as follows: Commencing at the intersection of the North right-of-way line of the U.S. Highway #30 with the East line of the Northeast Quarter of said Section 23; thence West along the North line of

SEE CONTINUATION SHEET

PRO FORMA

Rider attached to and forming a part of policy or commitment number: LP _____ /T9802-28240

Continuation of SCHEDULE C:

U.S. Highway No. 30, a distance of 180 feet; thence North parallel to the East line of the Northeast Quarter of said Section 23, a distance of 150 feet; thence East parallel to the North line of U.S. Highway No. 30, a distance of 180 feet to the East line of the Northeast Quarter of said Section 23; thence South 150 feet to the point of beginning, in Lake County, Indiana.

Also excepting therefrom that portion described as follows:

Commencing at the point of intersection of the North right-of-way line of U.S. Highway No. 30 with the East line of the Northeast 1/4 of said Section 23, thence North 2 degrees 48 minutes 02 seconds West on the East line of the Northeast 1/4 of said Section 23, a distance of 150.0 feet; thence West parallel to the North line of U.S. Highway 30, a distance of 60.01 feet to a point on a line 60.00 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, said point being the point of beginning of the hereinafter described tract; thence continuing West on a line parallel to the North line of U.S. Highway 30, a distance of 140.0 feet to a point; thence North 2 degrees 48 minutes 02 seconds West on a line parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 95.17 feet; thence South 88 degrees 37 minutes 48 seconds West, a distance of 166.44 feet to a point; thence South 1 degree 22 minutes 12 seconds East a distance of 246.32 feet to a point on the North right of way line of U.S. Highway 30, thence Westerly on the North right-of-way line of U.S. Highway 30, a distance of 233.80 feet on the arc of a circle whose chord has a bearing of South 88 degrees 20 minutes 00 seconds West, a chord length of 233.50 feet and a radius of 98117.96 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 262.53 feet to a point; thence North 88 degrees 37 minutes 48 seconds East, a distance of 28.64 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 282.84 feet to a point; thence South 88 degrees 37 minutes 48 seconds West, a distance of 60.00 feet to a point; thence North 1 degree 22 minutes 12 seconds West a distance of 180.00 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 23, thence North 87 degrees 54 minutes 58 seconds East on the last described line, a distance of 537.27 feet to a point on a line 60.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, thence South 2 degrees 48 minutes 02 seconds East on a line 60.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 1058.72 feet to the point of beginning.

Also excepting therefrom that portion described as follows:

Commencing at the point of intersection of the North right-of-way line of U.S. Highway No. 30 with the East line of the Northeast 1/4 of said Section 23, thence North 2 degrees 48 minutes 02 seconds West on the East line of the Northeast 1/4 of said Section 23, a distance of 150.0 feet; thence West parallel to the North line of U.S. Highway 30, a distance of 50.01 feet to a point on a line 50.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, thence continuing West on a line parallel to the North line of U.S. Highway 30, a distance of 150.0 feet to a point; said point being the point of beginning of the hereinafter described tract; thence North 2 degrees 48 minutes 02 seconds West on a line parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 95.17 feet; thence South 88 degrees 37 minutes 48 seconds West, a distance of 166.44 feet to a point; thence South 1 degree 22 minutes 12 seconds East, a distance of 246.32 feet to a point on the North right of way line of

SEE CONTINUATION SHEET

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Rider attached to and forming a part of policy or commitment number: LP _____/T9802-28240

Continuation of SCHEDULE C.

U.S. Highway 30: thence Easterly on the North right of way line of U.S. Highway 30, a distance of 172.58 feet on the arc of a circle whose chord has a bearing of North 88 degrees 12 minutes 53 seconds East, a chord length of 172.58 feet and a radius of 98,117.96 feet to a point; thence North 2 degrees 48 minutes 02 seconds West, a distance of 149.98 feet to the point of beginning.

Also excepting therefrom that portion described as follows:

That part of the South East 1/4 of the North East 1/4 of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian lying North of the Northerly right-of-way line of U.S. Highway No. 30 bounded and described as follows:

Commencing at the point of intersection of the North right-of-way line of U.S. Highway No. 30 with the East line of the Northeast 1/4 of said Section 23, thence north 2 degrees 48 minutes 02 seconds West on the East line of the Northeast 1/4 of said Section 23, a distance of 150.0 feet; thence West parallel to the North line of U.S. Highway 30, (said parallel line having a bearing of South 88 degrees 08 minutes 00 seconds West) a distance of 150.0 feet to the point of beginning; thence continuing South 88 degrees 08 minutes 00 seconds West on said line parallel to the North line of U.S. Highway 30, a distance of 20.01 feet to a point; thence South 2 degrees 48 minutes 02 seconds East on a line parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 149.98 feet; to a point on the North right of way line of U.S. Highway 30, thence Easterly on the North right of way line of U.S. Highway 30, a distance of 20.01 feet on the arc of a circle whose chord has a bearing of North 88 degrees 08 minutes 31 seconds East, a chord length of 20.01 feet and a radius of 98,117.96 feet to a point; thence North 2 degrees 48 minutes 02 seconds West on a line parallel to the East line of the Northeast 1/4 of said Section 23 a distance of 150.00 feet to the point of beginning. All in Lake County, Indiana.

Also excepting therefrom that portion described as follows:

That part of the Southeast 1/4 of the North East 1/4 of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian lying North of the Northerly right-of-way line of U.S. Highway No. 30 bounded and described as follows:

Commencing at the point of intersection of the North right of way of U.S. Highway No. 30 with the East line of the Northeast 1/4 of said Section 23, thence North 2 degrees 48 minutes 02 seconds West on the East line of the Northeast 1/4 of said section 23, a distance of 150.0 feet to the point of beginning; thence West parallel to the North line of U.S. Highway 30, a distance of 80.01 feet to a point on a line 80.0 feet west of and parallel to the East line of the Northeast 1/4 of said Section 23; thence North 2 degrees 48 minutes 02 seconds West on a line parallel to the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 23, a distance of 1058.72 feet to a point on the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 23, thence North 87 degrees 54 minutes 56 seconds East of the last described line, a distance of 80.01 feet to a point on the East line of the Northeast 1/4 of said Section 23; thence South 2 degrees 48 minutes 02 seconds East on the East line of the Northeast 1/4 of said Section 23, a distance of 1058.81 feet to the point of beginning. All in Lake County, Indiana.

SEE CONTINUATION SHEET

PRO FORMA

Rider attached to and forming a part of policy or commitment number: LP _____/T9B02-28240

Continuation of SCHEDULE C

Parcel IX: (Non-Exclusive Easement Rights appurtenant for roadways, walkways, ingress and egress and parking facilities as created by Easement Document dated May 17, 1990, recorded August 1, 1990 as Document No. 114788 over the following described land: That part of the South East 1/4 of the North East 1/4 of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian lying North of the Northerly right-of-way line of U.S. Highway No. 30 bounded and described as follows: Commencing at the point of intersection of the North right of way line of U.S. Highway No. 30 with the East line of the Northeast 1/4 of said Section 23, thence North 2 degrees 48 minutes 02 seconds West on the East line of the Northeast 1/4 of said Section 23, a distance of 150.0 feet; thence West parallel to the North line of U.S. Highway 30, a distance of 50.01 feet to the point on a line 50.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, said point being the point of beginning of the hereinafter described tract; thence continuing west on a line parallel to the North line of U.S. Highway 30, a distance of 160.0 feet to a point; thence North 2 degrees 48 minutes 02 seconds West on a line parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 95.17 feet; thence South 88 degrees 37 minutes 48 seconds West, a distance of 168.44 feet to a point; thence South 1 degree 22 minutes 12 seconds East, a distance of 248.32 feet to a point on the North right of way line of U.S. Highway 30, thence Westerly on the North right of way line of U.S. Highway 30, a distance of 233.50 feet on the arc of a circle whose chord has a bearing of South 88 degrees 20 minutes 00 seconds West, a chord length of 233.60 feet and a radius of 98117.96 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 782.53 feet to a point; thence North 88 degrees 37 minutes 48 seconds East, a distance of 28.84 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 282.84 feet to a point; thence South 88 degrees 37 minutes 48 seconds West, a distance of 50.00 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 160.0 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said section 23, thence North 87 degrees 54 minutes 56 seconds East on the last described line, a distance of 547.27 feet to a point on a line 50.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23; thence South 2 degrees 48 minutes 02 seconds East on a line 50.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 1058.75 feet to the point of beginning, all in Lake County, Indiana. (Said Easement benefits Parcel VIII.)

PRO FORMA

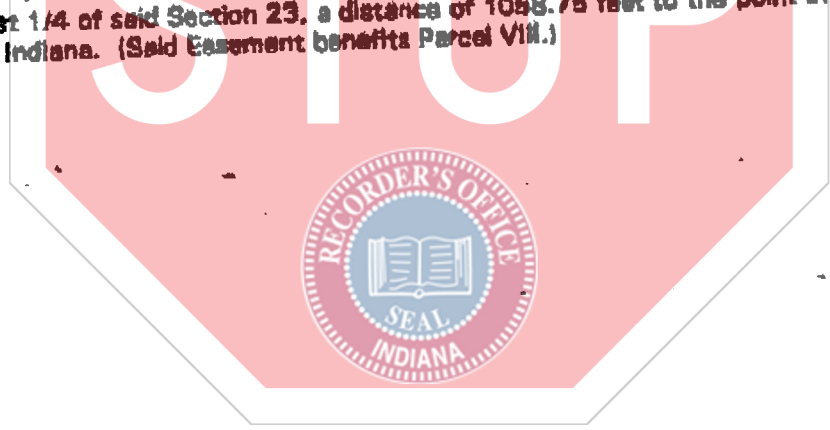
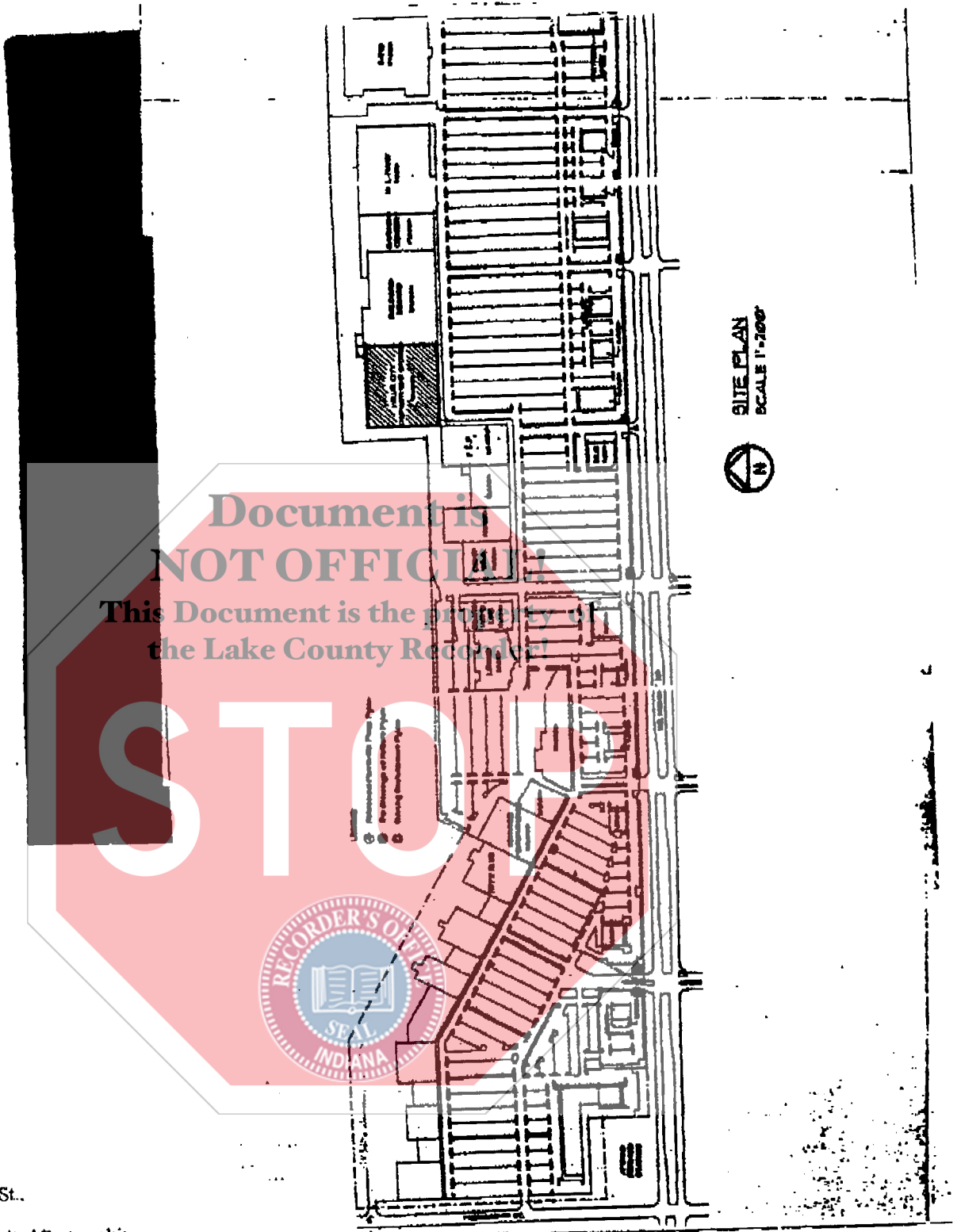


EXHIBIT B



SITE PLAN
SCALE 1"=200'



Store #: 125
 Location: 2652 E 79th St.,
 Merrillville, IN
 Tenant: Value City Limited Partnership
 Landlord: Crossings at Hobart-I LLC

crossings of Hobart
VCF

Michael L. Rosen
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