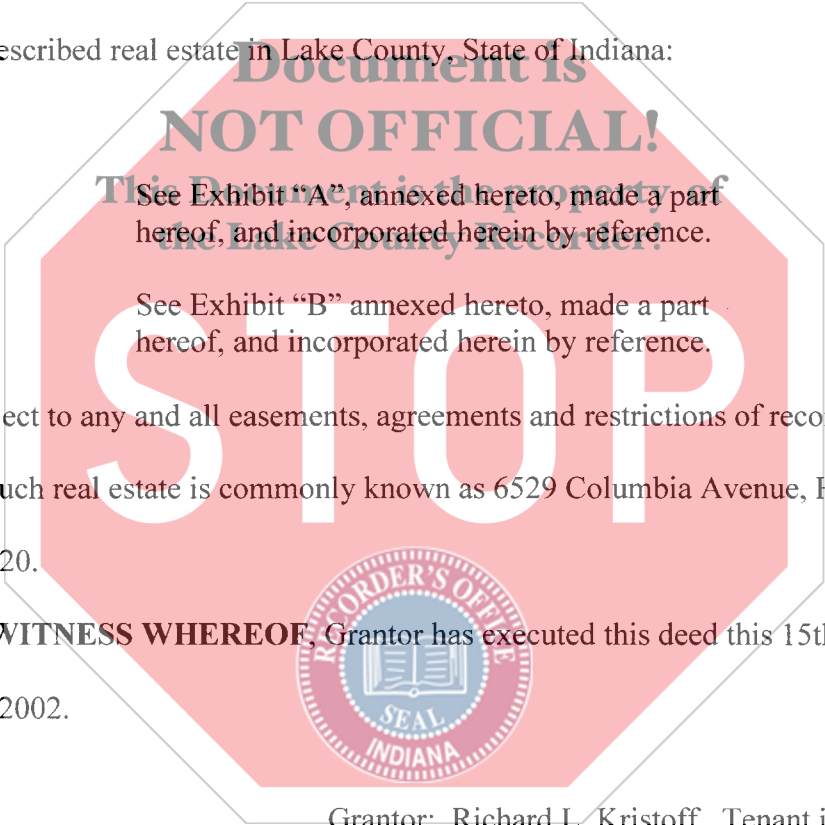


#62001847LD

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, That **RICHARD L. KRISTOFF**, Tenant in Common, as to an Undivided 21.2338% Interest (Grantor) of Lake County, in the State of Indiana, conveys and warrants to **CENTRAL GROCERS, INC.** (Grantee) of Cook County, in the State of Illinois, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

2002 106846



See Exhibit "A", annexed hereto, made a part hereof, and incorporated herein by reference.

Subject to: See Exhibit "B" annexed hereto, made a part hereof, and incorporated herein by reference.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 6529 Columbia Avenue, Hammond, Indiana 46320.

2002 NOV 21 AM 9:59

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

**IN WITNESS WHEREOF**, Grantor has executed this deed this 15th day of November, 2002.

Grantor: Richard L. Kristoff, Tenant in Common,  
As To An Undivided 21.2338% Interest (Grantor) of Lake County, in the State of Indiana, conveys and warrants to CENTRAL GROCERS, INC. (Grantee) of Cook County, in the State of Illinois, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:  
DULY ENTERED FOR RECORDATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

By:   
KENNETH D. REED  
Attorney-In-Fact

NOV 20 2002  
PETER BENJAMIN  
LAKE COUNTY AUDITOR

10/23/02

27.00  
ZP

CT



Parcel 1: A part of the Northwest Quarter of the Northeast Quarter of Section 7, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana more particularly described as follows: Beginning at a point on a line that is 765.94 feet East of and parallel to the West line of said Northeast Quarter which is 90 feet South of the North line of said Northeast Quarter; thence North on said 765.94 foot parallel line, 50 feet to a line that is parallel to and 40 feet South of the North line of said Northeast Quarter; thence West on said 40 foot parallel line 371.16 feet to a line that is parallel to and 394.78 feet East of the West line of said Northeast Quarter; thence South on said 394.78 foot parallel line, 50 feet to a line that is parallel to and 90 feet South of the North line of said Northeast Quarter; thence East on said 90 foot parallel line 371.16 feet to the place of beginning.

Parcel 2: A part of the West 675.94 feet of the Northwest Quarter of the Northeast Quarter of Section 7, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana and more particularly described as follows: Beginning at a point on the West line of said Northeast Quarter which is 340 feet South of the Northwest corner of said Northeast Quarter; thence continuing South on said West line, a distance of 385.03 feet; thence Easterly on a Straight line that makes an exterior angle of 90 degrees 54 minutes 10 seconds measured South to East with aforesaid West line, 675.94 feet to a line that is parallel to and 675.94 feet East of the West line of said Northwest Quarter of the Northeast Quarter; thence North on said 675.94 foot parallel line, 576.52 feet to a line that is parallel to and 150 feet South of the North line of said Northeast Quarter; thence East on said 150 foot parallel line, 90 feet to a line that is 765.94 feet East of and parallel to the West line of said Northeast Quarter; thence North on said 765.94 foot parallel line 60 feet to a line that is parallel to and 90 feet South of the North line of said Northeast Quarter; thence West on said 90 foot parallel line, 221.16 feet, to the Northeast corner of the parcel owned by the City of Hammond and described in Deed Record 570 page 47 in the Office of the Recorder of Lake County, Indiana; thence Westerly and Southerly on the East line of the property described in said Deed Record 570, page 47, which is a curved line of about 395 foot radius (Actually 398.94 foot radius) convex to the Northwest 397.90 feet to the Southeast corner of the City of Hammond property described in Deed Record 1137 page 570 in the Office of the Recorder of Lake County, Indiana; thence West on the South line of said property described in Deed Record 1137 page 570, which is a line that is 340 feet South of and parallel to the North line of said Northeast Quarter, 260.47 feet to the place of beginning.

Exhibit "A"

Special Exceptions:

Taxes for the year 2002 due and payable in 2003 are a lien not yet due and payable.

Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within Columbia Avenue along the West side of the land.

(Affects Parcel 2)

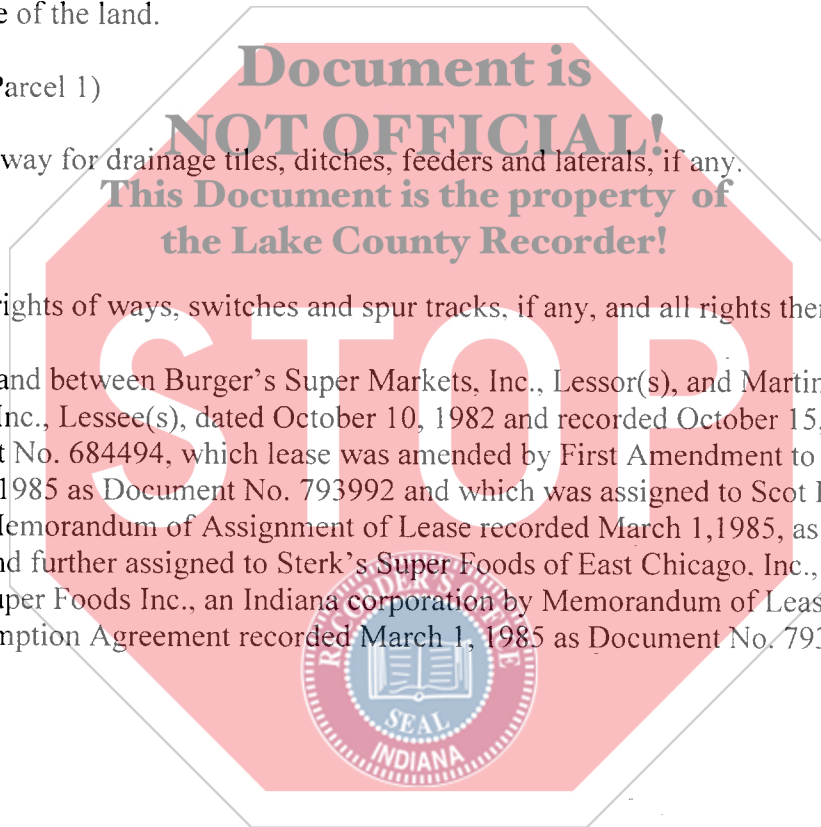
Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within 165<sup>th</sup> Street along the North side of the land.

(Affects Parcel 1)

Rights of way for drainage tiles, ditches, feeders and laterals, if any.

Railroad rights of ways, switches and spur tracks, if any, and all rights therein.

Lease by and between Burger's Super Markets, Inc., Lessor(s), and Martin's Super Markets, Inc., Lessee(s), dated October 10, 1982 and recorded October 15, 1982 as Document No. 684494, which lease was amended by First Amendment to Lease recorded March 1, 1985 as Document No. 793992 and which was assigned to Scot Lad Foods, Inc., by Memorandum of Assignment of Lease recorded March 1, 1985, as Document No. 793993 and further assigned to Sterk's Super Foods of East Chicago, Inc., also known as Sterk's Super Foods Inc., an Indiana corporation by Memorandum of Lease Assignment and Assumption Agreement recorded March 1, 1985 as Document No. 793994.



Reservation in a Deed dated July 20, 1961 and recorded September 15, 1961 as Document No. 354331, made by the New York Central Railroad Company, a Delaware Corporation to Burger's Super Market, Inc., which provides as follows:

"It is understood that the New York Central Railroad Company reserves unto itself, its successors and/or assigns an easement for so long as it be deemed necessary by the Railroad company for railroad right-of-way in, over, upon and under a strip of land 18.35 feet in width, measured by rectangular measurement 10 feet on the North side of the Center line of the Osborn Lead Track and 8.35 feet South of the Center line of said track which is parallel with and 81.65 feet South by rectangular measurement from the North line of Section 7, Township 36 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana. The New York Central Railroad Company excepts from this conveyance all railroad tracks and their appurtenances."

Easement in favor of Northern Indiana Public Service Company, recorded on November 24, 1961 as Document No. 369216.

A Strip of land 15 feet wide lying 7-1/2 feet on each side of a center line, said center line described as follows: Beginning at a point on the South line of 165th Street which is 633.5 feet East of the East line of Columbia Avenue, thence South parallel to the East line of Columbia Avenue 110 feet.

For Further Particulars, See Record.

Easement for Gas Mains in favor of Northern Indiana Public Service Company recorded April 24, 1963 as Document No. 477478, describing the following land:

Commencing at a point Fifty (50) feet East of the West line of the Northeast Quarter of Section 7 and 345 feet South of the North line of the Northeast Quarter of Section 7; thence East and parallel to the North line of the Northeast Quarter of said Section 7, a distance of 210.47 feet.

For Further Particulars, See Record.

Easement for City Water Line recorded on November 16, 1966 as Document No. 688918, to the City of Hammond and its Department of Water Works, describing the following land:

Beginning at a point 670.94 feet East of the West line of the Northeast Quarter and 40 feet South of the North line of the Northeast Quarter of Section 7, Township 36 North, Range 9 West of the Second Principal Meridian; thence South parallel to and 670.94 feet East of said West line of the Northeast Quarter a distance of 953.09 feet to a point 331.95 feet North of the centerline of 167th Street all in the City of Hammond, Lake County, Indiana.

For Further Particulars, See Record.

Easement for Communication Systems in favor of Illinois Bell Telephone Company recorded December 13, 1972 as Document No. 180150, describing the following land:

A strip of land 10 feet wide, 568.52 feet in length, adjacent to, parallel with and West of the East property line. Said strip of land is located in the Northwest Quarter of the Northeast Quarter of Section 7, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana.

For Further Particulars, See Record.

Easement for Communication Systems in favor of Illinois Bell Telephone Company recorded December 13, 1972 as Document No. 180151.

For Further Particulars, See Record.

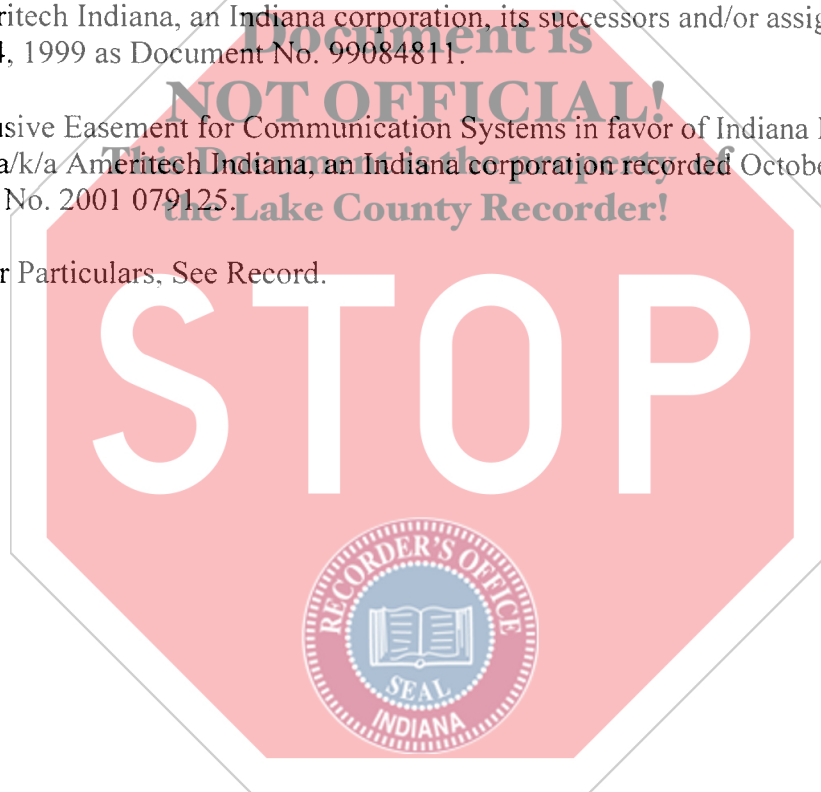
Easement for Communication Systems in favor of Illinois Bell Telephone Company, recorded December 21, 1972 as Document No. 181290.

For Further Particulars, See Record.

Easement for Communication Systems in favor of Indiana Bell Telephone Company, a/k/a Ameritech Indiana, an Indiana corporation, its successors and/or assigns recorded October 14, 1999 as Document No. 99084811.

Non-Exclusive Easement for Communication Systems in favor of Indiana Bell Telephone Company a/k/a Ameritech Indiana, an Indiana corporation recorded October 1, 2001 as Document No. 2001 079125.

For Further Particulars, See Record.



Resolution No. TIF 1-89C, dated January 31, 1989 and recorded July 15, 1994 as Document No. 94051332, being a Resolution of the Hammond Redevelopment Commission confirming a Resolution designating the Pullman Standard Redevelopment Area, declaring the Pullman Standard Redevelopment to be blighted, approving a Redevelopment Plan and establishing an allocation area for purposes of Tax Incremental Financing.

For Further Particulars, See Record.

