

A

Property Address:
1200 Calumet Avenue
Hammond, Indiana 46320

Mail Tax Statement to:
Unilever HPC N.A., 1200 Calumet Avenue
Hammond, Indiana 46320

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Conopco, Inc., a New York corporation, located at 1200 Calumet Avenue, Hammond, Indiana as Grantor,

CONVEYS AND WARRANTS

With covenants of Special Warranty, to Hammond Redevelopment Commission, located at 649 Conkey Street, Hammond, Indiana, as Grantee, for and in consideration of the sum of Two Million Three Hundred Thousand Dollars (\$2,300,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate situated in the County of Lake and the State of Indiana, described as follows, to wit:

2002 118637

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 20 2002

RECORDER OF DEEDS
LAKE COUNTY, INDIANA

Document is NOT OFFICIAL!

See Exhibit "A"

BEING a portion of the property conveyed to Lever Brothers Company, predecessor to Grantor, by Deeds dated respectively April 1, 1929, March 29, 1929, and March 29, 1929, in Deed Book 439, Page 337, and Deed Book 439, Page 336, Lake County, Indiana Recorder's Office.

Together with all the privileges and appurtenances to the same belonging: To have and to hold the same to the Grantee, its successors and assigns forever, Grantor for itself and for its successors, hereby Specially Warrants, to Grantee, its successors and assigns forever, that it is lawfully seized in fee simple and that it will defend the same from and against the claims and demands of only Grantor and all persons claiming by, through, or under Grantor, but not against the claims of others whomsoever; and that the conveyance of the Property is made subject to (a) all liens and encumbrances created or assumed by Grantee; (b) zoning ordinances; (c) legal highways; (d) covenants, restrictions, conditions and other matters of record; (e) real estate taxes and assessments not yet due and payable; and (f) all matters which may be disclosed by an accurate survey or an inspection of the Property.

Grantor further conveys and warrants, with special warranty, to Grantee a perpetual non-exclusive easement for the benefit of the aforesaid real estate over the premises ("Retained Premises") described in Exhibit "B" for the purpose of parking on, and two vehicular between the aforesaid real estate and any adjacent rights-of-way to the Retained Premises by the occupants of the aforesaid real estate over, the Retained Premises.

*Scott Peck
300 N. Meridian
Ste 2700
Indianapolis 46204*

001597

*21-
H.A.
1076 +
H/Peck*

IN WITNESS WHEREOF, the Grantor has set his/her hand and seal this 20th day of December, 2002.

GRANTOR:

Conopco, Inc.,

a New York corporation



By: John Rothenberg

Its: Senior Vice President of Finance

Date: December 20, 2002


STATE OF NEW YORK)

COUNTY OF NEW YORK) SS:

Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Rothenberg, on behalf of Grantor herein, and acknowledged the execution of the foregoing Deed. **This Document is the property of the Lake County Recorder!**

WITNESS my hand and Notarial Seal this 20th day of December, 2002.

My commission expires: March 27, 2003.



Notary Public, State at Large

THIS INSTRUMENT PREPARED BY:

Scott A. Weinberg
FROST BROWN TODD LLC
400 W. Market Street, 32nd Floor
Louisville, Kentucky 40202



JANET C. BURKE
Notary Public, State of New York
No. 31-4948822
Qualified in New York County
Commission Expires March 27, 2003

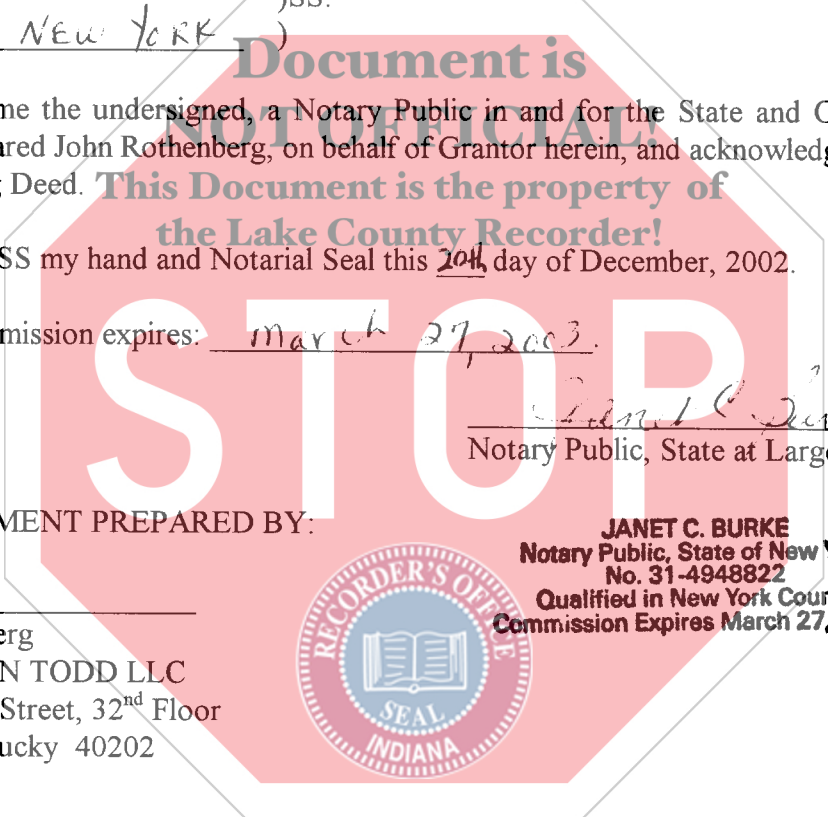


EXHIBIT "A"

DESCRIPTION OF BUILDING #16:

Commencing from the Point of Commencement of Parcel 1, described below, which is 17.3 feet North of the Southeast Corner of said U.S. Government Lot Number One (1), thence North 00 degrees, 00 minutes, 00 seconds East along the East line of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, Lake County, Indiana, 627.37 feet; thence North 90 degrees 00 minutes 00 seconds West perpendicular to said East line 394.68 feet to the Point of Beginning, said Point being the South most point of said Building #16; thence North 39 degrees 04 minutes 32 seconds West 136.00 feet to the Westmost corner of said Building #16; thence North 50 degrees 55 minutes 28 seconds East 77.00 feet to the Northmost corner of said Building #16; thence South 39 degrees 04 minutes 32 seconds East 136.00 feet to the Eastmost corner of said Building #16; thence South 50 degrees 55 minutes 28 seconds West 77.00 feet to the Point of Beginning, with a building footprint containing 10,472 square feet, more or less, said building being a portion of parcel 1 described as follows:

Quit Claim Deed #367935, Deed Record 439, page 336, recorded April 1, 1929

Warranty Deed #367936, Deed Record 439, page 337, recorded April 1, 1929

DESCRIPTION: A part of U.S. Government Lots Number one (1) and number (2) in the East one half (E ½) of Section one (1) Township thirty seven (37) North, Range ten (10) West of the 2nd Principal Meridian, Lake County, Indiana, described as:

Commencing at a point seventeen and three tenths feet (17.3') North of the Southeast corner of said U.S. Government Lot Number one (1), thence North eight hundred eighty nine and twenty one, one hundredths (889.21') on the East line of said Section one (1) to a point fifty feet (50') Southwesterly by a rectangular measurement from the centerline of the One hundred foot (100') right of way of the Pittsburgh, Fort Wayne and Chicago Railway; thence Northwesterly thirteen hundred fifty five and thirty four feet (1355.34') parallel to and fifty feet (50') Southwesterly by rectangular measurement from said center line of the Railroad right of way to the Wolf River center line, as established by agreement dated December 3rd, 1903; thence Southwesterly seven hundred thirty seven and twenty two one hundredths feet (737.22') on said center line to the original center line of Indianapolis Boulevard (before same was widened to one hundred feet (100') by an addition of twenty feet (20') along the Northeasterly side thereof); thence Southeasterly fifteen hundred one and seventy six one hundredths feet (1501.76') along said center line of Indianapolis Boulevard to a point; thence Northeasterly one hundred seventy five and eighty-nine one hundredths foot (175.89') by rectangular measurement from said center line; thence East one hundred seventy five and eighty nine one hundredths feet (175.89') to the place of beginning; (excepting from the above description a tract of land two hundred feet (200') in width lying adjacent to and parallel to a line which is fifty feet (50') distant Southwesterly by rectangular measurement, from the center line of the above described one hundred foot (100') right of way of the Pittsburgh, Fort Wayne and Chicago Railway); containing nineteen and five tenths (19.5) acres, exclusive of streets.

EXHIBIT "B"

PARCEL 1 DESCRIBED AS FOLLOWS:

Quit Claim Deed #367935, Deed Record 439, page 336, recorded April 1, 1929

Warranty Deed #367936, Deed Record 439, page 337, recorded April 1, 1929

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LESS AND EXCEPT AS FOLLOWS:

Commencing from the Point of Commencement of Parcel 1, described below, which is 17.3 feet North of the Southeast Corner of said U.S. Government Lot Number One (1), thence North 00 degrees, 00 minutes, 00 seconds East along the East line of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, Lake County, Indiana, 627.37 feet; thence North 90 degrees 00 minutes 00 seconds West perpendicular to said East line 394.68 feet to the Point of Beginning, said Point being the South most point of said Building #16; thence North 39 degrees 04 minutes 32 seconds West 136.00 feet to the Westmost corner of said Building #16; thence North 50 degrees 55 minutes 28 seconds East 77.00 feet to the Northmost corner of said Building #16; thence South 39 degrees 04 minutes 32 seconds East 136.00 feet to the Eastmost corner of said Building #16; thence South 50 degrees 55 minutes 28 seconds West 77.00 feet to the Point of Beginning, with a building footprint containing 10,472 square feet, more or less, said building being a portion of parcel 1 described as follows: