

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That **TSA STORES, INC.**, a Delaware corporation, f/k/a The Sports Authority, Inc. ("Grantor"), CONVEYS to **DI MERRILLVILLE, LLC.**, an Illinois limited liability company ("Grantee"), for valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

2004-036037

See Exhibit A, attached hereto and by this reference made a part hereof.

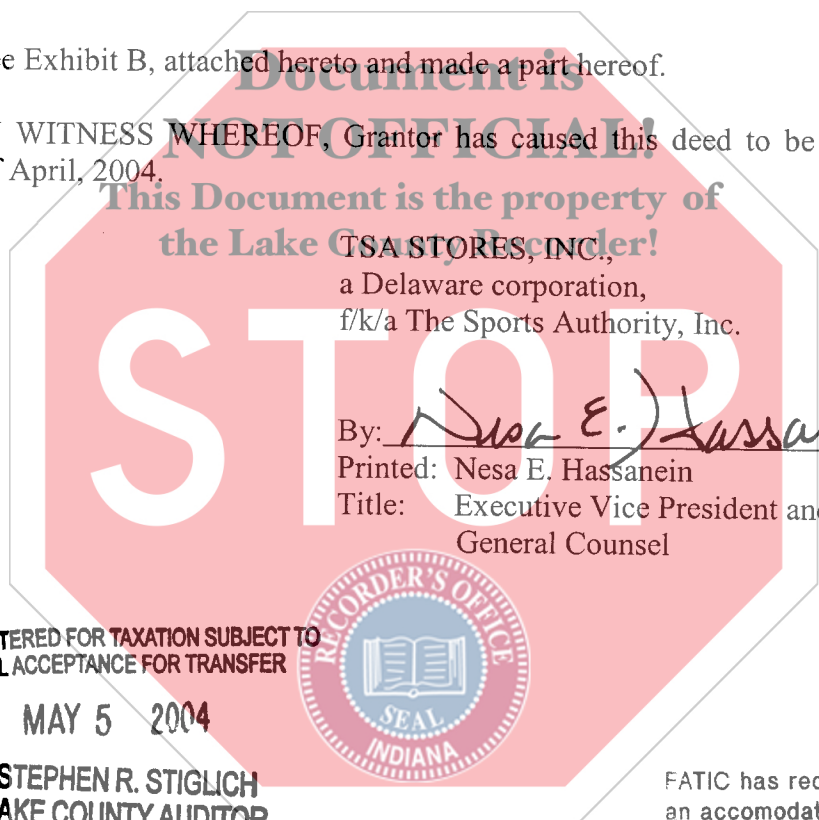
TO HAVE AND TO HOLD the said premises as above described unto the Grantee and to its heirs and assigns forever.

And the Grantor does covenant, promise and agree to and with the Grantee, and to its heirs and assigns, that is has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises only against the acts of Grantor and all persons claiming by, through or under Grantor, subject only to:

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

See Exhibit B, attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30 day of April, 2004.



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 5 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

FATIC has recorded this instrument as an accomodation only. No examination has been made of the document or the property affected thereby.

HOLD FOR FIRST AMERICAN TITLE

RECORD and RETURN TO: m. c. lapp
First American Title Insurance Co.
13450 West Sunrise Boulevard Ste 300
Sunrise, FL 33323

000280

Handwritten initials and scribbles, including the number '23' and a signature.

STATE OF COLORADO)
) ss:
COUNTY OF ARAPAHOE)

Before me, a Notary Public in and for said County and State, personally appeared Nesa E. Hassanein, as Executive Vice President and General Counsel of TSA Stores, Inc., a Delaware corporation, f/k/a The Sports Authority, Inc., who acknowledged the execution of the foregoing Corporate Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

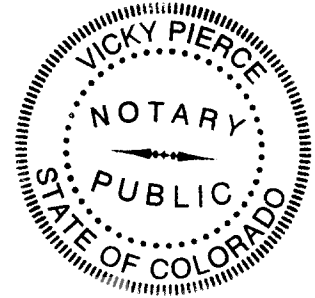
Witness my hand and Notarial Seal this 29 day of April, 2004.

My Commission Expires: 7/25/05

Signature: Vicky Pierce, Notary Public

Printed: Vicky Pierce

Resident of Arapahoe County



This instrument was prepared by: Susan R. Geiger, Esq., The Sports Authority, Inc., 1050 W. Hampden Avenue, Englewood, Colorado 80110

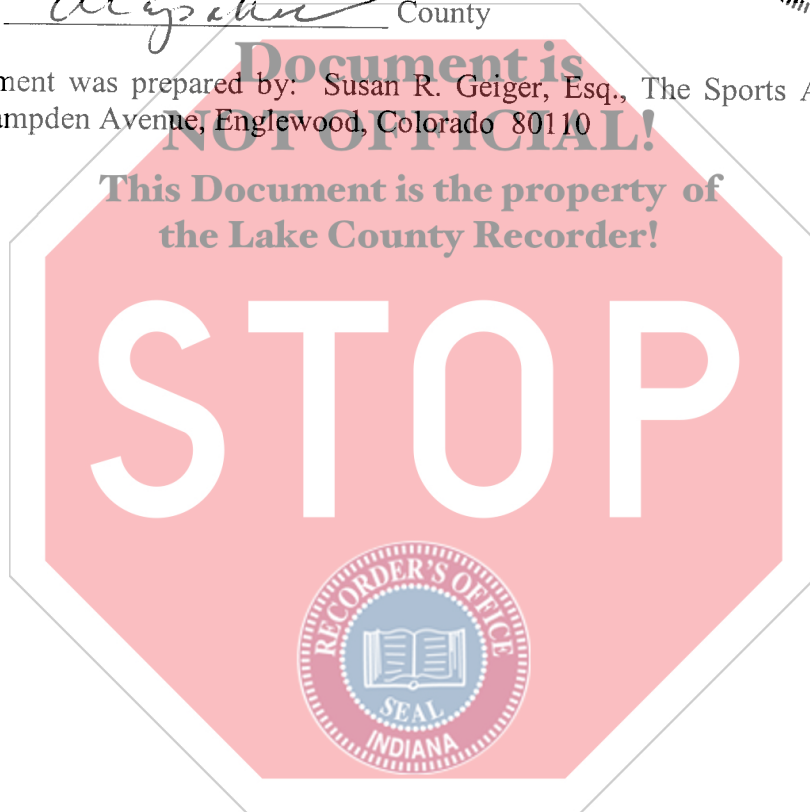


EXHIBIT A

Parcel One (Fee Simple): Part A of Lot 1, in the Resubdivision of Lot 3 of Southlake Plaza, as recorded in Plat Book 77, Page 91, in the Office of the Recorder of Lake County, Indiana.

Parcel Two (Easement): Together with the rights to use the easements for parking, utility crossovers and driveways created by the Easement Agreement dated November 25, 1995, and recorded December 8, 1992, as Document Number 92077518, made by and between northern Indiana Public Service Company, an Indiana Corporation, and Focus Partnership I, an Indiana partnership, upon the terms, covenants, conditions, restrictions, and obligations therein provided, over the following described real estate:

Part B of Lot 1, in the Resubdivision of Lot 3 of Southlake Plaza, as recorded in Plat Book 77, Page 91, in the Office of the Recorder of Lake County, Indiana.



EXHIBIT B

1. Real estate taxes assessed for the year 2003 and 2004 are a lien but are not yet due and payable.
2. Deeds creating Limited Access Facilities and permanent extinguishment of all rights and easements of ingress and egress, to, from and across the limited access facility known as U.S. Route Number 30 to and from the land herein as set out in a deed to the State of Indiana recorded September 28, 1982, as Document Number 682502, and as amended by deed to the State of Indiana recorded May 7, 1993, as Document Number 93029273, affecting the real estate therein described.
3. Covenants, Conditions, Restrictions, Utility, Access and Drainage easements and setback lines and any amendments thereto as disclosed on the recorded plat of subdivision, being the Plat of Resubdivision of Lot 3 of Southlake Plaza, as per Plat Book 77, page 91, recorded January 4, 1995, as Document Number 95000641, including: Grant of Blanket Utility Easement; Certificate of maintenance responsibility; front yard building setback lines; ingress/egress easement; outdoor sign easement; drainage easements; utility easements; access easements.
4. Covenants, Conditions, Restrictions, Utility, Access and Drainage easements and setback lines any amendments thereto as disclosed on the recorded plat of subdivision, being the Plat of Southlake Plaza as per plat thereof recorded in Plat Book 73, page 30 and of the Plat of Southlake Plat of Correction recorded in Plat Book 73, page 37, and as per certificate of Clarification recorded November 6, 1992, as Document Number 92070667. (Note: Affects subject premises and other property)
5. Covenants, conditions and restrictions, obligations set out in the Easement Agreement dated November 25, 1992, and recorded December 8, 1992, as Document Number 92077518, and the terms and provisions thereof.
6. Covenants, conditions and restrictions, obligations set out in the Operation and Easement Agreement dated December 8, 1992, and recorded December 17, 1992, as Document Number 92080433, as amended by Document Number 93033098, and as amended by Document Number 95005204 recorded January 31, 1995, and as amended by Document Number 95009842 recorded February 23, 1995, and the terms and provisions thereof.
7. Ordinance annexing the subject real estate and other property to the territory of the City of Hobart, Lake County, Indiana, recorded February 18, 1993, as Document Number 93011081.

8. Permanent Easement and rights of access thereto for sanitary sewer in favor of Merrillville Conservancy District as disclosed and identified in the Grant of Easement dated July 14, 1993, and recorded August 24, 1993, as Document Number 93055514, and the terms and provisions thereof.
9. Terms and provisions of Declaratory Resolutions of the Lake County Redevelopment Commission Numbers 001-1992 and 002-1992, recorded January 29, 1993, as Document Numbers 93012508 and 9312507, and the terms and provisions of the Interlocal Cooperation Agreement between the Lake County Redevelopment Commission and The Merrillville Conservancy District recorded May 14, 1993, as Document Number 93031182.
10. Assignment of Sign Easement and the outdoor advertising sign locations within the Sign Easement made by Focus Partnership I to Dean V. White and John M. Peterson, by assignment dated May 1, 1993, and recorded June 17, 1993, as Document Number 93039062.
11. Access Agreement by and between Home Depot, Inc., Grantor, and Frank's Nursery & Crafts, Inc., Grantee, dated January 18, 1995, and recorded February 16, 1995, as Document Number 95008500, affecting the land therein described and the terms and provisions thereof.
12. Lease Agreement by and between the Lake County Redevelopment Authority and the Lake County Redevelopment Commission, dated June 1, 1994, and recorded February 21, 1995, as Document Number 95009074, and terms and provisions thereof.

