

SPECIAL WARRANTY DEED

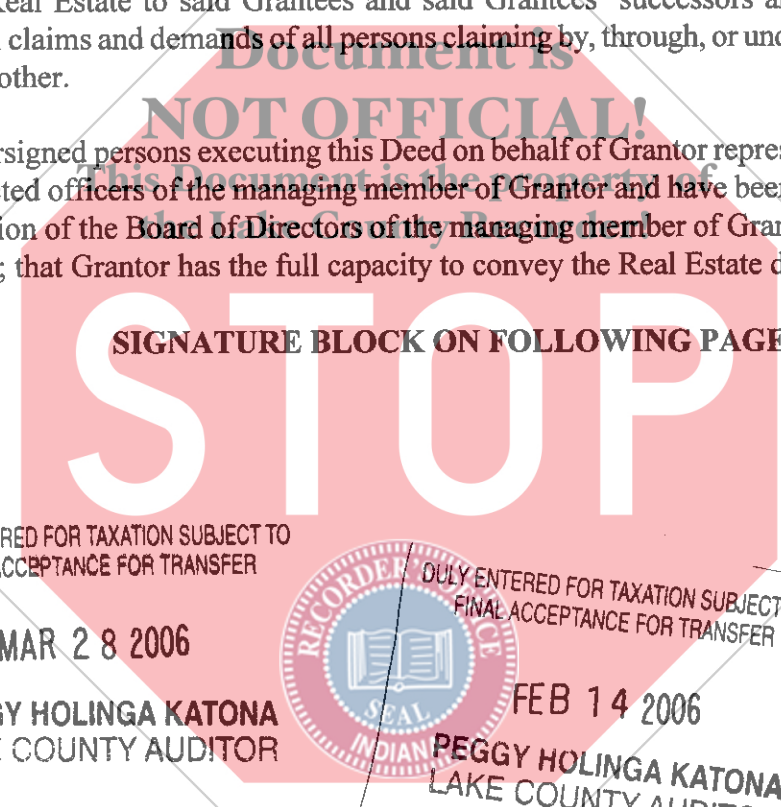
THIS INDENTURE WITNESSETH, that LAKE BUSINESS CENTER, LLC, a Delaware limited liability company ("Grantor") whose manager is IRG Munster, LLC, a Delaware limited liability company, whose address is 12214 Lakewood Blvd., Downey, California 90242, BARGAINS, SELLS AND CONVEYS to the persons named on Exhibit "A" attached hereto and made a part hereof (each a "Grantee" and collectively, the "Grantees"), for the sum of \$10.00 (Ten Dollars) and other valuable consideration, the receipt of which is hereby acknowledged, an undivided interest in the percentage set forth beside each Grantee's name on said Exhibit "A," in the following described real estate and all rights, privileges, interest, easements, hereditaments, appurtenances and tenements belonging thereto and all building, structures, fixtures and other improvements thereon located in Lake County, in the State of Indiana (hereinafter called the "Real Estate"):

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

TO HAVE AND TO HOLD the Real Estate to Grantee and Grantees' successors and assigns in fee simple forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor except any set forth on Exhibit "C" attached hereto and made a part hereof, and that Grantor and Grantor's successors shall warrant and defend the right and title to the Real Estate to said Grantees and said Grantees' successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

The undersigned persons executing this Deed on behalf of Grantor represent and certify that they are duly elected officers of the managing member of Grantor and have been fully empowered, by proper resolution of the Board of Directors of the managing member of Grantor, to execute and deliver this Deed; that Grantor has the full capacity to convey the Real Estate described herein.

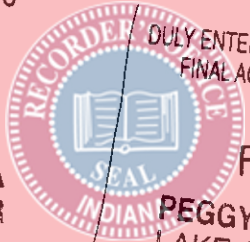
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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 28 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 14 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MAR 28 2006 10:57 AM
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STATE OF INDIANA
LAKE COUNTY
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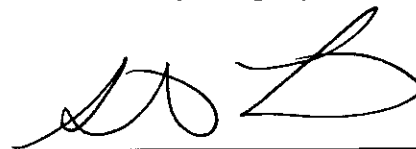
003224

Re-recording to place in the proper chain of title

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of this 30th day of December, 2005. The undersigned certifies that no Indiana Gross Income Tax is due at this time.

LAKE BUSINESS CENTER, LLC
a Delaware limited liability company

By: IRG Munster, LLC,
a Delaware limited liability company,
its Manager

By: 
Stuart Lichter, President

This document was prepared by and
Upon Recording Return to:

John A. Mase, Esq.
Fainsbert Mase & Snyder, LLP
11835 West Olympic Blvd., Suite 1100
Los Angeles, CA 90064



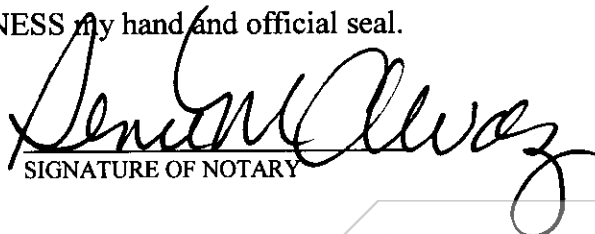
State of California

County of Los Angeles

On this 30th day of December, 2005 before me, Denise M. Alvarez personally appeared Stuart Lichter,

personally know to me OR - proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


SIGNATURE OF NOTARY

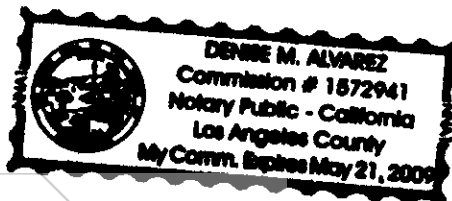


EXHIBIT "A"

**List of Grantees
and Undivided Interests**

<u>Grantee</u>	<u>Undivided Interest</u>
Jerry A. Brown, Jr.	0.433%
Cislo Trust	1.304%
Bruce Haas	2.324%
Kaplan Family Trust	3.106%
Brandon Kavrell	2.214%
Mary Claire Lichter	1.954%
Risa Lichter	0.781%
Stuart Lichter	14.894%
The JDM Trust	7.649%
SF Trust	1.002%
Barbara/Fredric Rosenberg	30.641%
David Rosenberg	1.738%
Debbie Rosenberg	1.738%

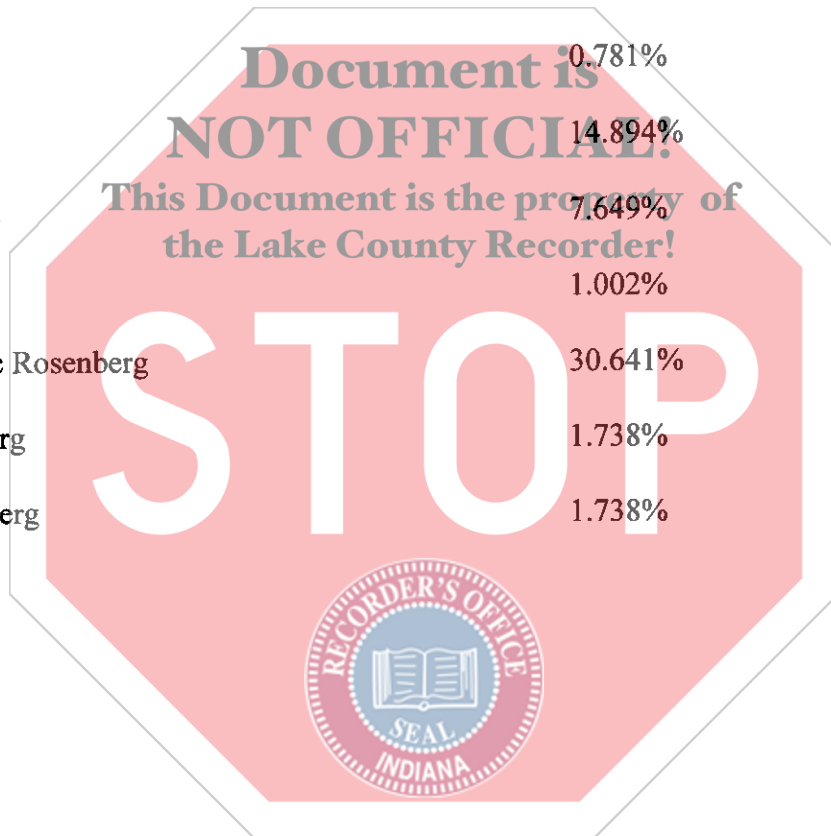


EXHIBIT "B"

Legal Description of the Property

An undivided 69.778% tenant in common interest in the below described property:

ALL of those certain lots, pieces or parcels of land, thereon, situate, lying and being:

PARCEL ONE: A part of the Northeast Quarter of Section 25, Township 36 North, Range 10 West of the Second Principal Meridian, described as follows: Commencing at a point on the East line of said Northeast Quarter and 1134.18 feet South of the Northeast corner thereof; thence South along the East line of said Northeast Quarter a distance of 1090.68 feet; thence South 89 degrees 50 minutes West and parallel to the North line of said Northeast Quarter a distance of 1407.52 feet, more or less, to the Easterly right-of-way line of the Pennsylvania Railroad; thence Northwesterly along the Easterly right-of-way line of the Pennsylvania Railroad to a point 1134.18 feet South of the North line of said Northeast Quarter; thence North 89 degrees 50 minutes East a distance of 2263.91 feet, more or less, to the Point of Beginning, all in the Town of Munster, Lake County, Indiana.

PARCEL TWO: Starting at a point on the East line of Section 25, Township 36 North, Range 10 West of the Second Principal Meridian, 651.00 feet South of the Northeast corner of said Section 25; thence South on the East line of said Section 25 483.18 feet; thence West 2263.91 feet parallel to the North line of said Section 25 to the East line of the Pennsylvania Railway right-of-way; thence Northwesterly along said right-of-way 290.97 feet to the intersection with the East line of the right-of-way of the C.I. & L. (Monon) Railroad; thence Northwesterly along the East right-of-way of the Monon Rail Road to a point 651.00 feet South of the North line of said Section 25; thence East parallel to the North line of said Section 25 to the Point of Beginning, in the Town of Munster, Lake County, Indiana.

Excepting therefrom the following described parcel:

Part of the Fractional Section 25, Township 36 North, Range 10 West of the Second Principal Meridian, in the county of Lake, State of Indiana described as follows:

Commencing at the Northeast corner of said Section 25; thence South 01 degree 54 minutes 30 seconds West along the East line of said Section 25 a distance of 190 feet to a point; thence North 88 degrees 17 minutes 20 seconds West parallel with the North line of said Section 25 a distance of 2506.32 feet to a point on the East right-of-way line of the Louisville and Nashville Railroad; thence South 07 degrees 31 minutes East along said East right-of-way line a distance of 59 feet to the point of curvature of a curve to the right, said curve having a radius distance of 3844.77 feet; thence Southwardly along said curve to the right a distance of 344.28 feet (chord = South 04 degrees 57 minutes 03 seconds East 344.19 feet) to the True Place of Beginning of this description; thence continuing along said East right-of-way line and along said curve to the right a distance of 276.75 feet (chord = South 00 degrees 19 minutes 21 seconds East 276.70 feet) to the point of tangency of said curve; thence South 01 degree 44 minutes 20 seconds West continuing along said East right-of-way line a distance of 36.57 feet to the Northerly right-of-way line of the Pennsylvania Railroad; thence South 36 degrees 18 minutes 10 seconds East a distance of 293.29 feet to a point; thence North 53 degrees 41 minutes 50 seconds East a distance of 35 feet to a point; thence North 14 degrees 41 minutes 32 seconds West a distance of 544.76 feet to a point; thence North 88 degrees 17 minutes 20 seconds West a distance of 64.16 feet to the Place of Beginning of this description.

And also excepting therefrom:

A part of the Northeast Quarter of Section 25, Township 36 North, Range 10 West of the Second Principal Meridian, in the Town of Munster, Lake County, Indiana, more particularly described as follows:

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Commencing at the Northeast corner of said Northeast Quarter; thence South 01 degrees 54 minutes 55 seconds West, along the East line of said Northeast Quarter, a distance of 651.00 feet to the point of beginning; thence continuing South 01 degrees 54 minutes 55 seconds West along said East line, a distance of 80.00 feet; thence North 88 degrees 17 minutes 28 seconds West, a distance of 315.00 feet; thence North 01 degrees 54 minutes 55 seconds East, a distance of 80.00 feet; thence South 88 degrees 17 minutes 28 seconds East, a distance of 315.00 feet to the point of beginning, excepting therefrom that part lying within Calumet Avenue Right-of-Way (100 feet wide)



EXHIBIT "C"

Permitted Exceptions

1. Real estate taxes assessed for the year 2005 are a lien but are not yet due and payable.
2. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for Calumet Avenue, including utility rights of way. As shown on a survey prepared by Torrenga Surveying, LLC dated December 27, 2005, as Job No. 1512.05 and last revised in 2006. Hereinafter referenced to as "The Survey".
3. Terms and provisions of an Easement reserved in document recorded March 19, 1959 in Deed Record 1110, Page 6 in the Office of the Recorder of Lake County, Indiana, granting a 60 foot ingress/egress easement. As shown on "The Survey".
4. Terms and provisions of an Easement granted to the Monon railroad as shown in document recorded October 19, 1959, in Miscellaneous Record 753, Page 338 and in document recorded September 16, 1960, in Miscellaneous Record 784, Page 137, in the Office of the Recorder of Lake County, Indiana. As shown on "The Survey".
5. Terms and provisions of an Easement for Water Mains granted to the Town of Munster as shown in document recorded September 14, 1979, as Document Number 549891. As shown on "The Survey".
6. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails, and other properties constituting said railroad siding or in and to the use thereof. As shown on "The Survey".
7. Terms and conditions of a Grant of Utility Easement from Merchants National Bank and Trust Company of Indianapolis, as Ancillary Trustee under Trust Agreement dated December 9, 1987, and known as Trust Number 10917800, Grantor, to Indiana Bell Telephone Company, Grantee, dated August 8, 1988, and recorded October 14, 1988, as Document Number 88-2400, granting a perpetual, non-exclusive easement for an underground electronic equipment vault, and access thereto. As shown on "The Survey".
8. Terms and provisions of Easement by and between Lake Business Center, LLC and ATG Development Company, LLC, dated April 9, 2003 and recorded April 10, 2003 as Instrument No. 2003-036834. As shown on "The Survey".
9. Terms and provisions of Ingress and Egress Easement by and between Lake Business Center, LLC and ATG Development Company, LLC, dated April 9, 2003 and recorded April 10, 2003 as Instrument No. 2003-036839.

Assigned to Cambridge Center Commercial Association, Inc., an Indiana limited liability company by an Assignment of Ingress and Egress Easement recorded June 7, 2004 as Instrument No. 2004-48018.

10. Subject to an Environmental Disclosure Document For Transfer of Real Property, recorded September 23, 2002 as Instrument No. 2002-085589. As shown on "The Survey".
11. Subject to an easement grant to the Town of Munster, Indiana, by a Grant of Easement for a recreational path, recorded January 14, 1999 as Instrument No. 99003407. As shown on "The Survey".



DECLARATION


This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:


1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

Date: 2/9/06



Signature of Declarant


Jerry A. Brown, Jr., Attorney at Law

Printed Name of Declarant

