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STATE OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
2007 JUN 20 PM 2:04  
REC'D - 2007 JUN 20 2007

DM/crf  
06/17/2007

Mail tax bills to: KT-Grant, Inc., 1929 Royalton Road, Broadview Heights, OH 44147

**WARRANTY DEED**

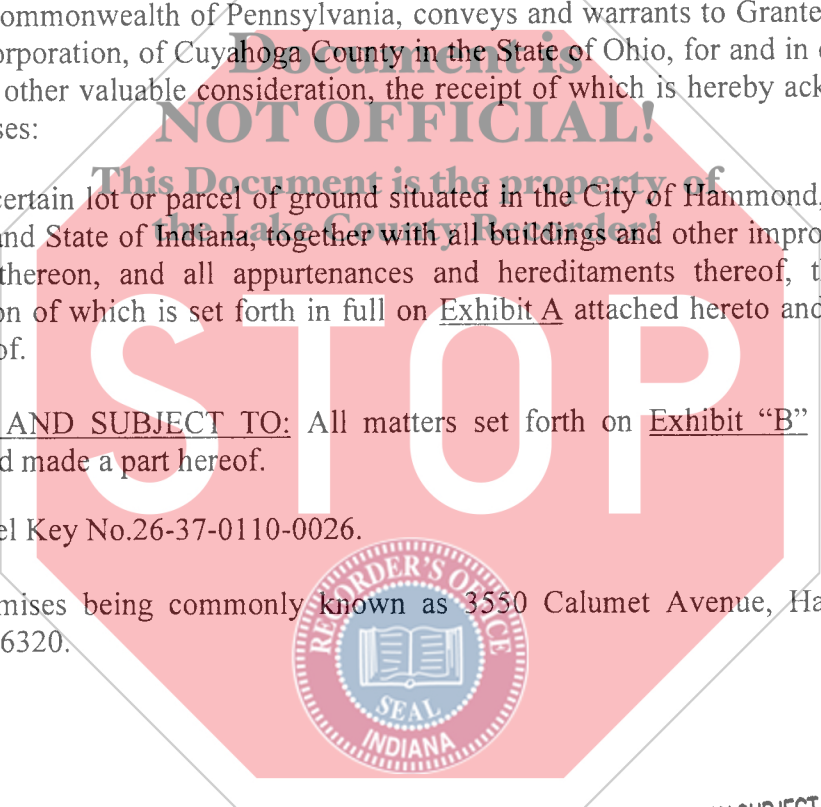
Grantor, LOUIS A. GRANT, INC., a Pennsylvania corporation, of Westmoreland County, in the Commonwealth of Pennsylvania, conveys and warrants to Grantee, KT-GRANT, INC., an Ohio corporation, of Cuyahoga County in the State of Ohio, for and in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, the following Premises:

All that certain lot or parcel of ground situated in the City of Hammond, County of Lake and State of Indiana, together with all buildings and other improvements situated thereon, and all appurtenances and hereditaments thereof, the legal description of which is set forth in full on Exhibit A attached hereto and made a part hereof.

UNDER AND SUBJECT TO: All matters set forth on Exhibit "B" attached hereto and made a part hereof.

Tax Parcel Key No.26-37-0110-0026.

Said Premises being commonly known as 3550 Calumet Avenue, Hammond, Indiana 46320.



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

12336

JUN 20 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

\$24  
CK# 41851  
PTS  
CAA



## Exhibit A

A strip of land 230 feet wide lying East of the Indiana East-West Toll Road and West of Calumet Avenue in the Northeast Quarter of Section 24, Township 37 North, Range 10 West of the Second Principal Meridian in the City of Hammond, Lake County, Indiana, described as: Beginning at a point in the East line of said Section 24 that is 730 feet Northerly of the Southeast corner of the Northeast Quarter of said Section 24; thence continuing North on said East line 230.0 feet; thence North 89 degrees 15 minutes 14 seconds West on a line that is parallel to and 960 feet Northerly of the East-West centerline of said Section 24, 861.70 feet, more or less to the Easterly line of Right of Way of the Indiana East-West Toll Road; thence Southeasterly on a curve of 7489.44 foot radius, convex to the Southwest, whose tangent at the last described point makes a tangent angle of 60 degrees 24 minutes 03 seconds measured East to South with last described 861.70 foot line, 267.28 feet to a line that is parallel to and 730 feet Northerly of the East-West centerline of said Section 24; thence South 89 degrees 15 minutes 14 seconds East on said 730 foot parallel line 726.63 feet to the Point of Beginning, in Lake County, Indiana.

EXCEPTING THEREFROM the legal description described in Warranty Deed dated January 13, 2004 by Louis A. Grant, Inc., a Pennsylvania corporation and given to the State of Indiana, recorded February 26, 2004, as Document No. 2004-016606, to-wit:

A part of the Northeast Quarter of Section 24, Township 37 North, Range 10 West, Lake County, Indiana, and being that part of the Grantor's land lying within the Right-of-Way depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at a point on the East line of said Section North 0 degrees 26 minutes 58 seconds East 222.503 meters (730.00 feet) from the Southeast corner of said Quarter Section, which Point of Beginning is the Southeast corner of the Grantor's land; thence North 89 degrees 16 minutes 39 seconds West 12.192 meters (40.00 feet) along the South line of the Grantor's land to the West boundary of U.S.R. 41; thence North 0 degrees 26 minutes 58 seconds East 70.105 meters (230.00 feet) along the boundary of said U.S.R. 41 to the North line of the Grantor's land; thence South 89 degrees 16 minutes 39 seconds East 12.192 meters (40.00 feet) along said North line to the East line of said Section; thence South 0 degrees 26 minutes 58 seconds West 70.105 meters (230.00 feet) along said East line to the Point of Beginning and containing 0.0855 hectares (0.211 acres), more or less, inclusive of the presently existing Right-of-Way which contains 0.0855 hectares (0.211 acres), more or less, for a net additional taking of 0.0000 hectares (0.000 acres), more or less, Lake County, Indiana.

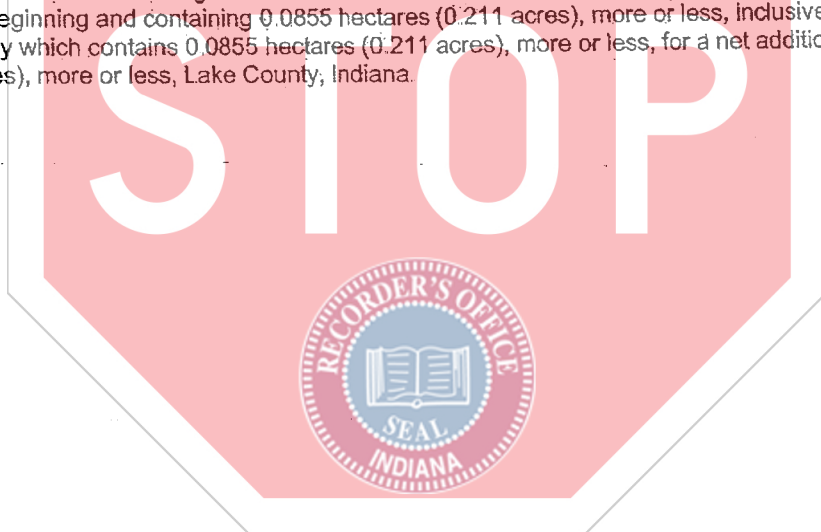


EXHIBIT "B"

1. Real estate taxes and assessments for the current and prior tax years which may be hereafter assessed, not yet due and payable;
2. Building and use restrictions of record;
3. Utility easements of record (such as water, sewer, gas, electric, cable television, and telephone lines);
4. Encroachments by utilities with respect to improvements serving the Real Property;
5. Any other encumbrances and encroachments that are shown on any survey as being of record or in existence as of the date hereof;
6. Grantor makes no warranties as to the acreage of the property described herein. Any and all references to acreage herein is for description purposes only and is not an assurance of the quantity of land.
7. Covenants, conditions and restrictions as contained in Warranty Deed made by Lake County Trust Company, as Trustee under Trust No. 22 to the State of Indiana recorded March 9, 1955, Deed Record 989, page 502, and amended by Corrective Deed recorded July 11, 1955, in Deed Record 1002, page 411, in the Office of the Recorder of Lake County, Indiana, but omitting any covenant, condition and restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
8. 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 of lying within U.S.R. 41, also being known as Calumet Avenue, along the East side of the land.
9. Terms, provisions and conditions as contained in a Utility Easement recorded December 2, 1977, as Document No. 442720.
10. Terms, provisions, conditions and stipulations as contained in a Memorandum of Lease Agreement dated June 3, 2004, made by and between Lamar Advertising Company, as Lessee and Furnace Services, Inc., as Lessor, recorded June 17, 2004, as Document No. 2004-050865.
11. Zoning Ordinance No. 2928 and amendments thereto, prepared by the Hammond City Plan Commission, recorded on April 14, 1958, as Document No. 95164, in the Office of the Recorder of Lake County, Indiana.
12. Resolution No. 8-98 and any amendments thereto, prepared by the Hammond Redevelopment Commission governing body of the City of Hammond Department of Redevelopment recorded June 8, 1998, as Document No. 98042630, in the Office of the Recorder of Lake County, Indiana.

13. Assignment of all right, title and interest in and to the right-of-way agreements, easements, grants, leases, licenses, franchises or permits from Texas Pipe Line Company, a Texas corporation and given to Marathon Pipe Line Company, a Delaware corporation, recorded March 29, 2000, as Document No. 2000-021475.
14. Terms, provisions and conditions as contained in Location Control Route Survey Plat filed by U.S. 41 Route Survey recorded August 15, 2001, as Document No. 2001-064781, in Plat Book 8, Page 34.
15. Terms, provisions and conditions as contained in a Deed and Temporary Highway Easement Grant given by Louis A. Grant, Inc., a Pennsylvania corporation and given to the State of Indiana, recorded February 27, 2004, as Document No. 2004-016607.
16. Resolution No. 1-2004 and any amendments thereto, prepared by the Hammond Redevelopment Commission governing body of the City of Hammond Department of Redevelopment recorded March 1, 2004, as Document No. 2004-017194, in the Office of the Recorder of Lake County, Indiana.
17. Resolution No. 3-2004 and any amendments thereto, prepared by the Hammond Redevelopment Commission governing body of the City of Hammond Department of Redevelopment recorded August 23, 2004, as Document No. 2004-072021, in the Office of the Recorder of Lake County, Indiana.
18. 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 of lying within East-West, Indiana Toll Road (I-94) along the West side of the land.

