

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 100402

2007 DEC 26 PM 4:17

MICHAEL A. BROWN
RECORDER

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT:

Special Warranty Deed

DATE OF DOCUMENT:

December 13, 2007

GRANTOR(S):

Southlake Indiana LLC, a Delaware limited liability company

Mailing Address:

c/o Westfield, LLC
Legal Department
11601 Wilshire Boulevard, 11th Floor
Los Angeles, California 90025-1748

GRANTEE(S):

Sears, Roebuck and Co., a New York corporation

Mailing Address:

Department 824RE
3333 Beverly Road
Hoffman Estates, IL 60179

LEGAL DESCRIPTION:

See Exhibit A attached hereto

REFERENCE BOOK & PAGE:

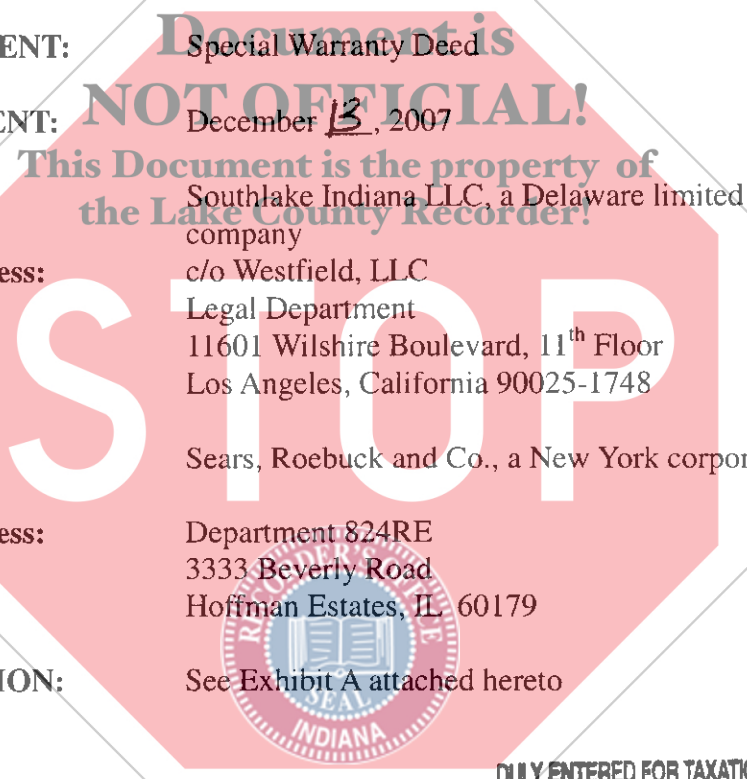
Not applicable

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 26 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

CHIGAGO TITLE INSURANCE COMPANY



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SPECIAL WARRANTY DEED

THIS DEED is made and entered into this 13th day of December, 2007, by and between **Southlake Indiana LLC, a Delaware limited liability company**, having a mailing address of c/o Westfield, LLC, Legal Department, 11601 Wilshire Boulevard, 11th Floor, Los Angeles, California 90025 (the "Grantor"), and **Sears, Roebuck and Co.**, a New York corporation, having an address of Department 824E, 3333 Beverly Road, Hoffman Estates, IL 60179 (the "Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents BARGAIN and SELL, CONVEY and CONFIRM unto the said Grantee the Real Estate situated in the County of Lake and State of Indiana, more particularly described as follows:

See Exhibit A attached hereto

Subject to all covenants, declarations, conditions, restrictions, easements, rights of way and encumbrances, apparent or of record, zoning and subdivisions ordinances, general taxes for the year 2007 and thereafter, special taxes becoming a lien after the date of this deed, all matters that would be disclosed by an accurate survey and inspection of the real property and improvements (including, but not limited to, boundary line disputes, overlaps and encroachments).

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee and its heirs, successors and assigns forever. The said Grantor hereby covenanting that it and its successors shall and will Warrant and Defend the title to the premises unto the said Grantee and to its heirs, successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other.

IN WITNESS WHEREOF, the said Grantor has executed these presents the day and year first above written.

SOUTHLAKE INDIANA LLC, a Delaware limited liability company

By: WEA SOUTHLAKE LLC, a Delaware limited liability company, its sole member

By: Westfield America Limited Partnership, a Delaware limited partnership, its sole member

By: Westfield U.S. Holdings, LLC, a Delaware limited liability company, its general partner

By: _____

Name: _____

Title: _____

Rory A. Packer
Assistant Secretary

This instrument prepared by: Craig Swanson, Esq., c/o Allen, Matkins, Leck, Gamble & Mallory
501 W. Broadway, Suite 900
San Diego, CA 92101

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. _____

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On December 13, 2007, before me, Annie M. Zettel, Notary Public, personally appeared Borg A. Packer personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Annie M. Zettel
Notary Public
My commission expires: April 21, 2008

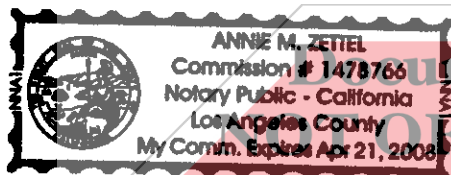


EXHIBIT A
(Legal Description)



No: 620054665

LEGAL DESCRIPTION

Part of the Southwest 1/4 and the West 1/2 of the Southeast 1/4 of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Hobart-Ross Township, Lake County, Indiana, bounded as described as follows:

Commencing at the Southwest corner of said Section 23; thence North 87 degrees 54 minutes 24 seconds East, 40.00 feet to the Easterly right-of-way line of Mississippi Street; thence North 2 degrees 42 minutes 00 seconds West along the Easterly right-of-way of Mississippi Street 376.01 feet; thence North 68 degrees 21 minutes 41 seconds East, 904.18 feet; thence North 21 degrees 38 minutes 19 seconds West 71.31 feet; thence along the arc of a 350 foot radius curve, concave to the Northeast, whose chord bears North 58 degrees 57 minutes 55 seconds West 188.62 feet; thence South 46 degrees 40 minutes 00 seconds West 251.51 feet; thence North 43 degrees 20 minutes 00 seconds West, 334.48 feet; thence North 46 degrees 40 minutes 00 seconds East, 255.69 feet; thence along the arc of a 350 foot radius curve, concave to the Northeast, whose chord bears North 26 degrees 43 minutes 53 seconds West, a chord distance of 94.17 feet; thence North 19 degrees 00 minutes 00 seconds West, 78.00 feet; thence along the arc of a 350 foot radius curve, concave to the East whose chord bears North 4 degrees 42 minutes 06 seconds West, a chord distance of 172.88 feet; thence North 9 degrees 35 minutes 46 seconds East, 177.00 feet; thence along the arc of a 35 foot radius curve, concave to the Southwest, whose chord bears North 35 degrees 24 minutes 14 seconds West a chord distance of 49.50 feet; thence North 80 degrees 24 minutes 14 seconds West, 103.84 feet; thence along the arc of a 370 foot radius curve, concave to the South, whose chord bears North 86 degrees 33 minutes 07 seconds West, a chord distance of 79.25 feet; thence South 87 degrees 18 minutes 00 seconds West, 225.00 feet to the Easterly right-of-way of Mississippi Street; thence along the Easterly right-of-way of Mississippi Street North 2 degrees 42 minutes 00 seconds West 80.00 feet; thence North 87 degrees 18 minutes 00 seconds East 225.00 feet; thence along the arc of a 450 foot radius curve, concave to the South, whose chord bears South 86 degrees 33 minutes 07 seconds East, a chord distance of 96.39 feet; thence South 80 degrees 24 minutes 14 seconds East, 103.84 feet; thence along the arc of a 35 foot radius curve, concave to the Northeast, whose chord bears North 57 degrees 16 minutes 30 seconds East, a chord distance of 47.13 feet; thence along the arc of a 340 foot radius curve, concave to the Southeast, whose chord bears North 32 degrees 13 minutes 26 seconds East, a chord distance of 201.90 feet; thence along the arc of a 450 foot radius curve, concave to the Northwest, whose chord bears North 39 degrees 44 minutes 54 seconds East, a chord distance of 152.39 feet; thence North 60 degrees 00 minutes 00 seconds West 185.00 feet; thence North 30 degrees 00 minutes 00 seconds East 552.88 feet to a point on the Southerly right-of-way line of U.S. Route #30; thence along the arc of a 53,617.23 foot radius curve, concave to the South, whose chord bears North 88 degrees 30 minutes 23 seconds East, a chord distance of 3.03 feet; thence South 1 degree 21 minutes 47 seconds East, 29.84 feet to a point of curve; thence along the arc of a 300.68 foot radius curve, concave to the East whose chord bears South 19 degrees 45 minutes 47 seconds East, a chord distance of 189.82 feet; thence along the arc of a 35 foot radius curve, concave to the West, whose chord bears South 4 degrees 04 minutes 54 seconds East, a chord distance of 39.23 feet; thence South 30 degrees 00 minutes 00 seconds West, 154.98 feet; thence South 17 degrees 52 minutes 00 seconds East 416.47 feet; thence North 72 degrees 08 minutes 00 seconds East 292.00 feet; thence South 62 degrees 52 minutes 00 seconds East, 105.36 feet; thence North 72 degrees 08 minutes 00 seconds East 355.70 feet; thence North 17 degrees 52 minutes 00 seconds West 95.71 feet; thence North 72 degrees 08 minutes 00 seconds East 222.80 feet; thence North 17 degrees 52 minutes 00 seconds West 312.59 feet; thence South 88 degrees 38 minutes 13 seconds West 179.55 feet; thence North 1 degree 21 minutes 47 seconds West 48.50 feet; thence North 88 degrees 38 minutes 13 seconds East 105.80 feet; thence along the arc of a 35 foot radius curve, concave to the Northwest, whose chord bears North 43 degrees 38 minutes 13 seconds East, a chord distance of 49.50 feet; thence North 1 degree 21 minutes 47 seconds West 78.93 feet; thence South 88 degrees 38 minutes 13 seconds West 100.00 feet; thence North 1 degree 21 minutes 47 seconds West 30.00 feet to the South right-of-way line of U.S. Route #30; thence North 88 degrees 38 minutes 13 seconds East 180.00 feet along the Southerly right-of-way line of U.S. Route #30; thence South 1 degree 21 minutes 47 seconds East 108.93 feet; thence along the arc of a 35 foot radius curve, concave to the Northeast, whose chord bears South 46 degrees 21 minutes 47 seconds East, a chord distance of 49.50 feet; thence North 88 degrees 38 minutes 13 seconds East, 196.21 feet; thence South 17 degrees 52 minutes 00 seconds East, 101.68 feet to the POINT OF BEGINNING; thence continuing South 17 degrees 52 minutes 00 seconds

East, 291.03 feet; thence South 72 degrees 08 minutes 00 seconds West 54.17 feet; thence North 17 degrees 52 minutes 00 seconds West 39.03 feet; thence North 82 degrees 52 minutes 00 seconds West 30.30 feet; thence North 17 degrees 52 minutes 00 seconds West 228.40 feet; thence South 82 degrees 00 seconds East 30.30 feet; thence North 17 degrees 52 minutes 00 seconds West 23.60 feet; thence North 72 degrees 08 minutes 00 seconds East 54.17 feet to the point of beginning.

