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**This Instrument Was Prepared By:**

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Chicago, Illinois 60606

2009 021800

STATE OF ILLINOIS  
LAKE COUNTY  
FILED FOR RECORD  
2009 MAR -6 AM 9:24  
MICHAEL A. BROWN  
RECORDER

**After Recording Return To:**

John M. Bello, Esq.  
Greenberg Traurig, LLP  
One International Place  
Boston, Massachusetts 02110

**Send Subsequent Tax Bills To:**

North Bridge Realty, LLC  
c/o The Real Reel Corporation  
50 Taylor Drive  
East Providence, Rhode Island 02916

RB File No.: 08279.04402

620090515CM

CHICAGO TITLE INSURANCE COMPANY

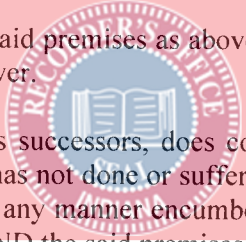
**SPECIAL WARRANTY DEED**

Indiana

*21st*  
**THIS INDENTURE**, made as of the *21st* day of March, 2009, between **CENTERPOINT PROPERTIES TRUST**, a Maryland real estate investment trust, duly authorized to transact business in the State of Indiana ("**Grantor**") to and in favor of **NORTH BRIDGE REALTY, LLC**, an Indiana limited liability company, whose address is c/o The Real Reel Corporation, 50 Taylor Drive, East Providence, RI 02916 ("**Grantee**") WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the real estate, situated in the County of Lake and State of Indiana known and described in **Exhibit A** attached hereto and by this reference made a part hereof, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the tenements, hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it 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 against all persons lawfully claiming any right, title or interest in or to the same, subject to the matters set forth in **Exhibit B** attached hereto and made a part hereof.



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

APR - 3 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

767935-3


002379


#34  
CT  
CWA

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

**GRANTOR:**

**CENTERPOINT PROPERTIES TRUST**, a Maryland real estate investment trust

By:   
Name: Sean P. Maher  
Title: Chief Operating Officer

By:   
Name: Michael Tortorici  
Title: Vice President, Treasurer

STATE OF ILLINOIS     )  
  )   SS  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sean P. Maher and Michael Tortorici as Chief Operating Officer and Vice Pres., Treasurer, respectively, of CenterPoint Properties Trust, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Chief Operating Officer and Vice Pres., Treasurer, of said trust, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said trust for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24<sup>th</sup> day of March, 2009.

(SEAL)



Rita M. Marcinkowski  
Notary Public  
My commission expires: 8/12/10

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

Signature: Rita M. Marcinkowski, Printed Name: Rita M. Marcinkowski

**EXHIBIT A**

**LEGAL DESCRIPTION**

PARCEL 1: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF GARY, LAKE COUNTY, INDIANA (BEARINGS HEREIN refer TO THE INDIANA COORDINATE SYSTEM, WEST ZONE). BEGINNING AT A POINT ON THE NORTHERLY LINE OF PREMISES CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY BY DEED DATED OCTOBER 24, 1960, RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, IN DEED VOLUME 1160, PAGE 361, AS DOCUMENT NO. 289248, AS PARCEL 2, SAID POINT BEING REFERENCED TO A MONUMENT AT THE END OF THE THIRD COURSE AND DISTANCE READING SOUTH EIGHTY-SEVEN DEGREES FIVE MINUTES TWENTY-SEVEN SECONDS EAST (S. 87 DEGREES 05 MINUTES 27 SECONDS EAST) TWO THOUSAND THREE HUNDRED EIGHTY AND FIFTY-FIVE HUNDREDTHS (2,380.55) FEET IN SAID DESCRIPTION; THENCE FROM SAID REFERENCE MONUMENT ALONG THE NORTHERLY LINE OF LANDS SO CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, NORTH EIGHTY-SEVEN DEGREES FIVE MINUTES TWENTY-SEVEN SECONDS WEST (NORTH 87 DEGREES 05 MINUTES 27 SECONDS WEST) TWO HUNDRED EIGHTY-NINE AND SEVENTY-ONE HUNDREDTHS (289.71) FEET TO THE POINT AND PLACE OF BEGINNING OF THE DESCRIPTION OF THE POINT OF BEGINNING OF THE LAND; THENCE FROM SAID POINT OF BEGINNING ALONG SAID NORTHERLY LINE OF NORTHERN INDIANA PUBLIC SERVICE COMPANY, NORTH EIGHTY-SEVEN DEGREES FIVE MINUTES TWENTY-SEVEN SECONDS WEST (NORTH 87 DEGREES 05 MINUTES 27 SECONDS WEST) NINE HUNDRED FIFTY (950) FEET TO A POINT; THENCE NORTH TWO DEGREES FIFTY-FOUR MINUTES THIRTY-THREE SECONDS EAST (NORTH 02 DEGREES 54 MINUTES 33 SECONDS EAST) EIGHT HUNDRED SIXTY-FIVE (865) FEET; THENCE SOUTH EIGHTY-SEVEN DEGREES FIVE MINUTES TWENTY-SEVEN SECONDS EAST (SOUTH 87 DEGREES 05 MINUTES 27 SECONDS EAST) ONE HUNDRED FIFTY (150) FEET; THENCE NORTH TWO DEGREES FIFTY-FOUR MINUTES THIRTY-THREE SECONDS EAST (NORTH 02 DEGREES 54 MINUTES 33 SECONDS EAST) FIVE HUNDRED TWENTY-NINE AND TWENTY-FIVE HUNDREDTHS (529.25) FEET; THENCE SOUTH SIXTY-FOUR DEGREES TWENTY MINUTES TWENTY-ONE SECONDS EAST (SOUTH 64 DEGREES 20 MINUTES 21 SECONDS EAST) EIGHT HUNDRED SIXTY-SEVEN AND FIFTY HUNDREDTHS (867.50) FEET; THENCE SOUTH TWO DEGREES FIFTY-FOUR MINUTES THIRTY-THREE SECONDS WEST (SOUTH 02 DEGREES 54 MINUTES 33 SECONDS WEST) ONE THOUSAND FIFTY-EIGHT AND SEVENTY-SIX HUNDREDTHS (1,058.76) FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT FOR ROADWAY, SEWER AND WATER LINE BETWEEN UNITED STATES STEEL CORPORATION AND NORTHERN INDIANA PUBLIC SERVICE COMPANY, DATED MARCH 12, 1969 AND RECORDED JULY 30, 1969 AS DOCUMENT NO. 25787 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA AS AMENDED BY THAT CERTAIN AMENDMENT TO EASEMENT FOR ROADWAY, SEWER AND WATER LINE AMONG USX CORP., AMERICAN JUICE, INC., AND NORTHERN INDIANA PUBLIC SERVICE COMPANY, DATED OCTOBER 15, 1990 AND RECORDED OCTOBER 30, 1990 AS DOCUMENT NO. 131752 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA FOR THE NON-EXCLUSIVE RIGHT AND EASEMENT TO USE, MAINTAIN, REPAIR AND RENEW AN EXISTING 32 FOOT WIDE ROADWAY OVER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

EASEMENT FOR ROADWAY, SEWER AND WATER LINE: A STRIP OF LAND IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF PREMISES CONVEYED BY GARY LAND COMPANY TO AMERICAN BRIDGE COMPANY BY DEED DATED JANUARY 25, 1911, RECORDED IN DEED RECORD 167, PAGE 304, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, WHICH POINT IS 178 FEET NORTH OF THE CENTERLINE OF THE INDIANA EAST-WEST TOLL ROAD; THENCE NORTH 0 DEGREES 0 MINUTES 18 SECONDS EAST ON AND ALONG THE EAST LINE OF THE AMERICAN BRIDGE COMPANY PROPERTY 46.87 FEET TO A POINT; THENCE SOUTH 85 DEGREES 25 MINUTES 59 SECONDS EAST 509.16 FEET TO A POINT WHICH IS 100 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES TO, THE NORTHERLY RIGHT-OF-WAY LINE OF THE SAID INDIANA EAST-WEST TOLL ROAD; THENCE SOUTH 87 DEGREES 5 MINUTES 27 SECONDS EAST ON A LINE PARALLEL TO THE SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2090.84 FEET TO A POINT; THENCE SOUTH 2 DEGREES 54 MINUTES 33 SECONDS WEST 32 FEET TO A POINT 68 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE SAID INDIANA EAST-WEST TOLL ROAD; THENCE NORTH 87 DEGREES 5 MINUTES 27 SECONDS WEST ON AND ALONG A LINE PARALLEL TO THE SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2599.78 FEET, MORE OR LESS, TO THE AFORESAID POINT OF BEGINNING.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ROADWAY EASEMENT AGREEMENT BETWEEN USX CORPORATION AND AMERICAN JUICE, INC., DATED OCTOBER 24, 1990, AND RECORDED OCTOBER 30, 1990 AS DOCUMENT NO. 131750 FOR A NON-EXCLUSIVE ROADWAY EASEMENT FOR ACCESS, USE, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF A ROADWAY IN, OVER AND TO THE LAND DESCRIBED AS FOLLOWS:

ROADWAY EASEMENT "A": A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 8 WEST, AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF GARY, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 01 DEGREE, 8 MINUTES, 15 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 680.40 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET, AND EASTERN RAILWAY COMPANY; THENCE SOUTH 64 DEGREES, 24 MINUTES, 15 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 990.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 64 DEGREES, 24 MINUTES, 15 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE EASTERLY LINE OF BUCHANAN ST. (EXTENDED); THENCE SOUTH 19 DEGREES 53 MINUTES, 7 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 100.50 FEET; THENCE SOUTH 24 DEGREES, 17 MINUTES, 37 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 59.80 FEET; THENCE SOUTH 25 DEGREES 35 MINUTES 48 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 272.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 826.00 FEET; THENCE SOUTHERLY 316.05 FEET ALONG THE ARC OF SAID CURVE, THE LONG CHORD OF WHICH BEARS SOUTH 14 DEGREES, 38 MINUTES, 7 SECONDS WEST, A DISTANCE OF 314.13 FEET; THENCE SOUTH 10 DEGREES, 20 MINUTES, 14 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 58.83 FEET; THENCE SOUTH 0 DEGREES, 4 MINUTES, 15 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 195.57 FEET TO THE NORTH LINE OF SECOND AVE.; THENCE NORTH 89 DEGREES, 55 MINUTES, 45 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF



48.20 FEET TO THE WESTERLY LINE OF BUCHANAN ST. (EXTENDED); THENCE NORTH 0 DEGREES, 4 MINUTES, 15 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 195.57 FEET; THENCE NORTH 3 DEGREES, 51 MINUTES, 29 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 75.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 891.00 FEET; THENCE NORTHERLY 327.05 FEET ALONG THE ARC OF THE CURVE, THE LONG CHORD OF WHICH BEARS NORTH 15 DEGREES, 4 MINUTES, 52 SECONDS EAST, A DISTANCE OF 325.22 FEET; THENCE NORTH 25 DEGREES, 35 MINUTES, 48 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 253.70 FEET; THENCE NORTH 24 DEGREES, 37 MINUTES, 17 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 79.06 FEET; THENCE NORTH 34 DEGREES, 7 MINUTES, 11 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 101.11 FEET TO THE POINT OF BEGINNING.

ROADWAY EASEMENT "B": A ROADWAY EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND ALSO IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 87 DEGREES, 50 MINUTES, 31 SECONDS EAST (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 795.71 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE NORTH 0 DEGREES 0 MINUTES, 18 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF BRIDGE ST. (EXTENDED), A DISTANCE OF 345.81 FEET TO THE NORTH LINE OF THE NORTHERN INDIANA PUBLIC SERVICE COMPANY EASEMENT SHOWN IN RECORD BOOK 790, PAGE 86, IN THE RECORDER'S OFFICE, LAKE COUNTY, INDIANA; THENCE SOUTH 85 DEGREES, 25 MINUTES, 59 SECONDS EAST ALONG SAID NORTH EASEMENT LINE, A DISTANCE OF 45.14 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES, 18 SECONDS WEST, A DISTANCE OF 114.87 FEET; THENCE SOUTH 87 DEGREES, 5 MINUTES, 27 SECONDS EAST, A DISTANCE OF 12.11 FEET TO A POINT ON THE SOUTH SIDE OF NORTHERN INDIANA PUBLIC SERVICE COMPANY RIGHT-OF-WAY, THENCE SOUTH 2 DEGREES, 54 MINUTES, 33 SECONDS WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 87 DEGREES, 5 MINUTES 27 SECONDS WEST A DISTANCE OF 9.32 FEET, THENCE SOUTH 0 DEGREES, 0 MINUTES, 18 SECONDS WEST A DISTANCE OF 173.97 FEET TO THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 87 DEGREES 50 MINUTES 31 SECONDS EAST ALONG SAID SOUTH SECTION LINE, A DISTANCE OF 15.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRIDGE ST. (EXTENDED); THENCE SOUTH 0 DEGREES, 0 MINUTES, 18 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE (EXTENDED), 125.09 FEET; THENCE NORTH 87 DEGREES, 50 MINUTES, 31 SECONDS WEST, A DISTANCE OF 60.03 FEET TO THE WEST RIGHT-OF-WAY LINE OF BRIDGE ST.; THENCE NORTH 0 DEGREES, 0 MINUTES, 18 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE (EXTENDED), A DISTANCE OF 125.09 FEET TO THE POINT OF BEGINNING.

ROADWAY EASEMENT "C": A ROADWAY EASEMENT SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 1 DEGREE, 8 MINUTES, 15 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 680.40 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET, AND EASTERN RAILWAY COMPANY; THENCE NORTH 64 DEGREES, 24 MINUTES, 15 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,161.00 FEET; THENCE NORTH 67

DEGREES 36 MINUTES 15 SECONDS WEST, A DISTANCE OF 20.10 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE CONTINUING NORTH 67 DEGREES, 36 MINUTES, 15 SECONDS WEST, A DISTANCE OF 911.44 FEET; THENCE NORTH 64 DEGREES, 24 MINUTES, 15 SECONDS WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 25 DEGREES, 35 MINUTES, 45 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 64 DEGREES, 20 MINUTES, 21 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 25 DEGREES, 35 MINUTES, 45 SECONDS EAST, A DISTANCE OF 21.83 FEET; THENCE SOUTH 64 DEGREES, 24 MINUTES, 15 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 67 DEGREES, 36 MINUTES, 15 SECONDS EAST, A DISTANCE OF 908.74 FEET TO THE WEST LINE OF THE NORTHERN INDIANA PUBLIC SERVICE COMPANY RIGHT-OF-WAY; THENCE NORTH 29 DEGREES, 28 MINUTES, 27 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 28.21 FEET TO THE POINT OF BEGINNING.

EASEMENT NO. 1 NIPSCO RIGHT-OF-WAY: SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH, 1 DEGREE, 8 MINUTES, 15 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION, 680.40 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY; THENCE SOUTH 64 DEGREES, 24 MINUTES, 15 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 516.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 64 DEGREES, 24 MINUTES, 15 SECONDS EAST, 164.50 FEET; THENCE SOUTH 51 DEGREES, 4 MINUTES, 15 SECONDS EAST, 130.0 FEET; THENCE SOUTH 59 DEGREES, 44 MINUTES 15 SECONDS EAST, 177.21 FEET TO THE WEST LINE OF BUCHANAN STREET; THENCE SOUTH 34 DEGREES, 7 MINUTES, 11 SECONDS WEST ALONG SAID WEST LINE, 28.06 FEET; THENCE NORTH 59 DEGREES, 44 MINUTES, 15 SECONDS WEST, 177.44 FEET; THENCE NORTH 51 DEGREES, 04 MINUTES 15 SECONDS WEST, 131.26 FEET; THENCE NORTH 54 DEGREES, 36 MINUTES, 15 SECONDS WEST, 161.24 FEET, TO THE POINT OF BEGINNING.

ROADWAY EASEMENT NO. 3 ON NORTHERN INDIANA PUBLIC SERVICE COMPANY RIGHT-OF-WAY: SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 1 DEGREE, 8 MINUTES, 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 680.40 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY; THENCE NORTH 64 DEGREES, 24 MINUTES, 15 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 660.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 64 DEGREES, 24 MINUTES, 15 SECONDS WEST, 500.80 FEET; THENCE NORTH 67 DEGREES, 36 MINUTES, 15 SECONDS WEST, 20.10 FEET TO THE WEST LINE OF THE NORTHERN INDIANA PUBLIC SERVICE COMPANY RIGHT-OF-WAY; THENCE SOUTH 29 DEGREES 28 MINUTES, 27 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 28.21 FEET; THENCE SOUTH 67 DEGREES, 36 MINUTES, 15 SECONDS EAST, 523.60 FEET TO THE POINT OF BEGINNING.

PARCEL 4: LICENSE FOR THE BENEFIT OF PARCEL 1 AS EVIDENCED BY A MEMORANDUM OF LICENSE AGREEMENT BETWEEN ELGIN, JOLIET AND EASTERN RAILWAY COMPANY AND AMERICAN JUICE, INC., DATED OCTOBER 15, 1990 AND RECORDED OCTOBER 30, 1990 AS DOCUMENT NO. 131751 FOR THE AUTHORITY TO UTILIZE, OPERATE, UPGRADE AND

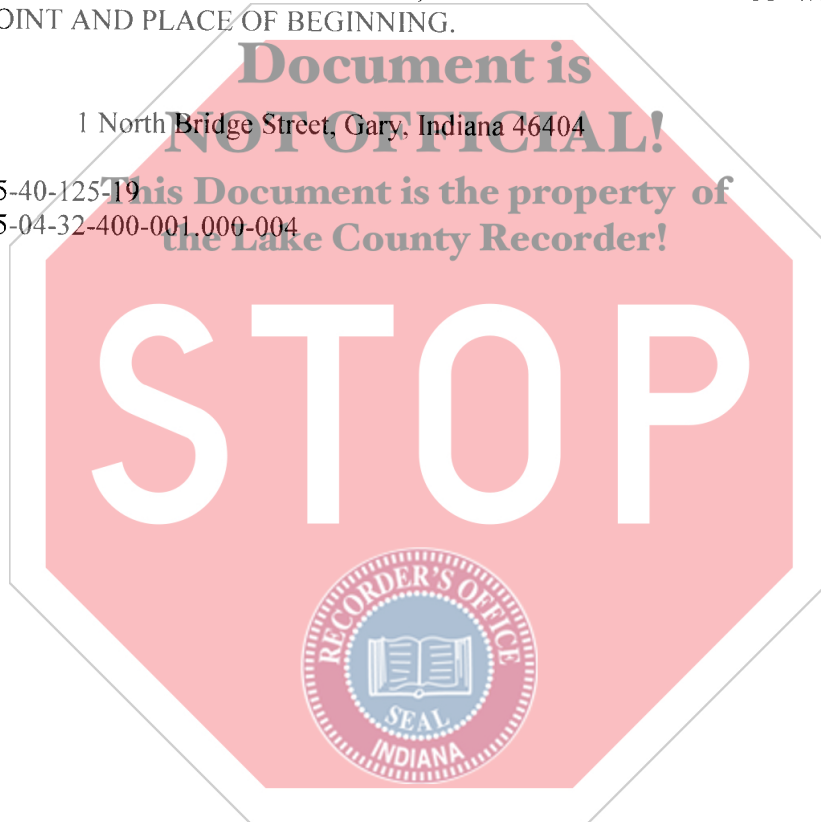
MAINTAIN A NON-EXCLUSIVE PAVED ROADWAY OVER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

ROADWAY EASEMENT NO. 2 NIPSCO RIGHT-OF-WAY: SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION, 680.40 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, SAID POINT BEING THE POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE WHICH FORMS AN ANGLE OF 63 DEGREES, 16 MINUTES LEFT TO THE LAST DESCRIBED COURSE EXTENDED, 1,161.0 FEET TO A POINT, THENCE SOUTHEASTERLY, ALONG A LINE FORMING AN INTERIOR ANGLE OF 3 DEGREES, 12 MINUTES TO THE LAST DESCRIBED COURSE, 500.80 FEET TO A POINT 10 FEET FROM THE CENTERLINE OF TRACK MEASURED AT RIGHT ANGLES THERETO; THENCE CONTINUING SOUTHEASTERLY, ALONG A LINE PARALLEL TO THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE RAILWAY, 1,180.0 FEET TO A POINT, THENCE CONTINUING SOUTHEASTERLY, ALONG A LINE 9 DEGREES, 48 MINUTES RIGHT TO THE LAST DESCRIBED COURSE EXTENDED, 164.40 FEET TO A POINT ON THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE RAILWAY; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, 681.0 FEET TO THE POINT AND PLACE OF BEGINNING.

Property Address: 1 North Bridge Street, Gary, Indiana 46404

Tax Key No.: 25-40-125-19

Parcel No: 45-04-32-400-001,000-004



**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. REAL ESTATE TAXES NOT YET DUE OR PAYABLE.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DEED FROM GARY LAND COMPANY TO AMERICAN CAR AND FOUNDRY COMPANY DATED JULY 22,1911, RECORDED AUGUST 2,1911 IN DEED RECORD 172, PAGE 117, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
3. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN RESERVATIONS SET FORTH IN AGREEMENT BY AND BETWEEN THE INDIANA TOLL ROAD COMMISSION AND THE UNITED STATES STEEL CORPORATION, DATED DECEMBER 23,1959 AND RECORDED DECEMBER 31,1959 IN MISCELLANEOUS RECORD 762, PAGE 285 AS DOCUMENT NO. 226985, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
4. EASEMENT FOR UTILITIES IN FAVOR OF UNITED STATES STEEL CORPORATION DATED SEPTEMBER 11, 1967 AND RECORDED SEPTEMBER 25, 1967 IN MISCELLANEOUS RECORD 961, PAGE 408 AS DOCUMENT NO. 722848.
5. EASEMENT FOR ROADWAY, SEWER AND WATER LINES IN FAVOR OF UNITED STATES STEEL CORPORATION DATED MARCH 12, 1969 AND RECORDED JULY 30, 1969 AS DOCUMENT NO. 25787, IN PLAT BOOK 40, PAGE 11.
6. EASEMENT FOR ROADWAY IN FAVOR OF INDIANA INDUSTRIAL INVESTMENT LIMITED PARTNERSHIP DATED DECEMBER 18, 1987 AND RECORDED OCTOBER 5, 1990 AS DOCUMENT NO. 127470.
7. TERMS, PROVISIONS AND CONDITIONS OF THE LICENSE AGREEMENT BETWEEN ELGIN, JOLIET AND EASTERN RAILWAY COMPANY AND AMERICAN JUICE, INC., AS EVIDENCED BY A MEMORANDUM OF LICENSE AGREEMENT DATED OCTOBER 15, 1990 AND RECORDED OCTOBER 30, 1990 AS DOCUMENT NO. 131751.
8. A 50 FOOT AERIAL EASEMENT AFFECTING THE LAND AS SHOWN IN PLAT BOOK 40, PAGE 11.
9. RAILROAD RIGHT OF WAYS, SWITCHES AND SPUR TRACKS, IF ANY, AND ALL RIGHTS THEREIN.



10. RIGHT OF WAY GRANT IN FAVOR OF PRAXAIR, INC., DATED MARCH 29, 1994, RECORDED JUNE 10, 1994 AS DOCUMENT NO. 94043300.
11. EASEMENTS, IF ANY, FOR UTILITIES, PRIVATE USERS AND THE PUBLIC WHICH MAY PASS OVER, UNDER, ACROSS OR THROUGH THE EASEMENT AND LICENSE PARCELS DESCRIBED ON SCHEDULE A HEREIN.
12. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE VARIOUS EASEMENT AND LICENSE DOCUMENTS CREATING AND CONVEYING THE EASEMENTS AND LICENSE INSURED HEREIN.
13. DISCLOSURE DOCUMENT, PURSUANT TO IC 13-25-3, RECORDED OCTOBER 30, 1990 AS DOCUMENT NO. 131755.
14. DISCLOSURE DOCUMENT, PURSUANT TO IC 13-25-3, RECORDED JUNE 16, 1995 AS DOCUMENT NO. 95034041.
15. DISCLOSURE DOCUMENT, PURSUANT TO IC 13-25-3, RECORDED AUGUST 9, 1995 AS DOCUMENT NO. 95044863.
16. DISCLOSURE DOCUMENT, PURSUANT TO IC 13-25-3, RECORDED MAY 1, 1998 AS DOCUMENT NO. 98031629.
17. RIGHTS OF PUBLIC AND QUASI PUBLIC UTILITY COMPANIES IN AND TO PORTIONS OF THE LAND AS EVIDENCED BY SANITARY FORCE MAIN; CONCRETE VAULTS FOR LIFT STATION AND SAMPLING PIT; WATER MAINS AND LINES; WATER TANKS; GROUND LIGHTS; LIGHT POLES; PVC PIPES; ELECTRICAL BOXES; UNDERGROUND AND OVERHEAD ELECTRIC LINES; POWER POLES; UNDERGROUND TELEPHONE LINES; FIRE HYDRANTS; STORM SEWERS AND INLETS; SANITARY SEWER; MANHOLES AND CLEANOUTS; DRAIN PIPES; WATER VALVES; AND TRAFFIC SIGNAL VAULT ALL AS SHOWN ON SURVEY DATED FEBRUARY 23, 2009, PREPARED BY GARY L. AHLBERG, INDIANA REGISTERED LAND SURVEYOR WITH WEBSTER, MCGRATH AND AHLBERG, LTD.
18. MATTERS DISCLOSED BY SURVEY DATD FEBRUARY 28, 2009, PREPRED BY GARY L. AHLBERG, INDIANA REGISTERED LAND SURVEYOR WITH WEBSTER, MCGRATH AND AHLBERG, LTD., DEPICTING THE FOLLOWING:
  - A. CHAIN LINK FENCE LOCATED MAINLY ALONG THE WEST LINE OF THE LAND AND ENCROACHING ONTO THE LAND WEST AND ADJOINING BY A RANGE OF UP TO .67 FEET.
  - B. CHAIN LINK FENCE LOCATED MAINLY ALONG THE WEST LINE OF THE LAND, WHERE THE LAND JUTS EAST FOR 150 FEET; ALONG SAID EASTERLY 150 FOOT LINE, SAID FENCE ENCROACHES ONTO THE LAND NORTH AND ADJOINING BY UP TO 2.3 FEET.
19. ENVIRONMENTAL RESTRICTIVE COVENANT DATED DECEMBER 10, 2008 AND RECORDED DECEMBER 11, 2008 AS DOCUMENT NO. 2008-083585 MADE BY CENTERPOINT PROPERTIES TRUST.

NOTE: CERTIFICATE OF COMPLETION RECORDED DECEMBER 26, 2008 AS DOCUMENT NO. 2008-086399.

