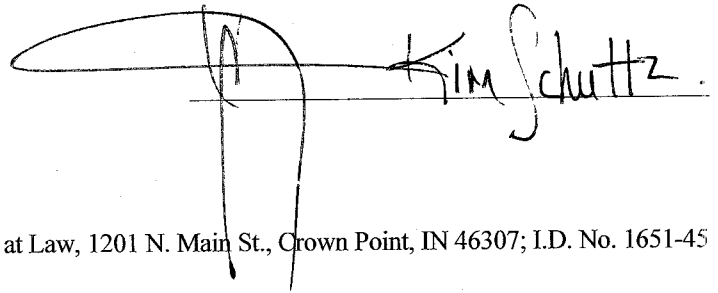


I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

 Kim Schultz

This instrument prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307; I.D. No. 1651-45



EXHIBIT A
RESERVATION OF EASEMENT FOR INGRESS AND EGRESS

THIS EXHIBIT A is made as an integral part of the attached deed from the Crown Point Community Public Library a/k/a The Trustees of the Public Library Board of Crown Point, Indiana ("CP Library") and The Carnegie Library, LLC ("Buyer").

The Crown Point Community Public Library hereby reserves an easement across the property set forth in the attached deed ("Lambert Property"), which shall run with the land, described as follows:

An easement for ingress and egress to the Crown Point Community Public Library property described as:

PART OF LOT 11 IN THE ORIGINAL TOWN, NOW CITY, OF CROWN POINT, AS SHOWN IN PLAT BOOK 1, PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE EAST 154.0 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO A NORTH-SOUTH LINE PARALLEL WITH AND COINCIDENT TO THE EXISTING EAST FACE OF A BRICK WALL OF THE WEST BUILDING THAT LIES IN SAID LOT 11; THENCE SOUTH 91 FEET ALONG SAID LINE AND EAST BRICK FACE TO THE SOUTH LINE OF SAID LOT 11; THENCE WEST 154.0 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 91 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES MORE OR LESS. (CP Library Property).

More particularly, the easement shall consist of a paved walkway extending perpendicular from the paved public sidewalk running parallel to Main Street, to the double-doorway entrance of the CP Library property located in the northernmost part of the eastern wall of the CP Library Property.

This easement is given for the sole purpose of ingress and egress and it is agreed and understood that it is not to be construed as an easement given to the exclusion of Buyer. This easement shall terminate in the event the existing building to which ingress and egress is provided by this easement, is razed or destroyed and not replaced within two (2) years of the razing or destruction of the building.

EXHIBIT B
RESERVATION OF EASEMENT FOR UTILITIES

THIS EXHIBIT B is made as an integral part of the attached deed from the Crown Point Community Public Library a/k/a The Trustees of the Public Library Board of Crown Point, Indiana ("CP Library") and The Carnegie Library, LLC ("Buyer").

The Crown Point Community Public Library hereby reserves an easement upon the property set forth in the attached deed ("Lambert Property"), which shall run with the land, described as follows:

An easement for the placement and maintenance of utility equipment servicing the Crown Point Community Public Library a/k/a/ Crown Point – Center Public Library property described as:

PART OF LOT 11 IN THE ORIGINAL TOWN, NOW CITY, OF CROWN POINT, AS SHOWN IN PLAT BOOK 1, PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE EAST 154.0 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO A NORTH - SOUTH LINE PARALLEL WITH AND COINCIDENT TO THE EXISTING EAST FACE OF A BRICK WALL OF THE WEST BUILDING THAT LIES IN SAID LOT 11; THENCE SOUTH 91 FEET ALONG SAID LINE AND EAST BRICK FACE TO THE SOUTH LINE OF SAID LOT 11; THENCE WEST 154.0 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 91 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES MORE OR LESS. (CP Library Property).

More particularly, the easement shall consist of a brick walled-in area approximately 30 feet by 11.5 feet located in the northwest sector of the Lambert Property, containing utility service equipment owned by the Crown Point Community Public Library or a public utility company, which services the CP Library Property. This easement entitles the CP Library and its servicing utilities to maintain its utility equipment in its current location and to access the equipment for the purpose of repair and maintenance.

This easement shall terminate in the event the existing building served by the utility equipment located upon the Lambert Property is razed or destroyed and not replaced by another building utilizing the utility equipment within two (2) years of the razing or destruction of the building. Upon termination of this easement, the utility equipment and surrounding walls shall be removed by the owner of the CP Library Property, at that owner's expense.