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[Signature]
TOYOMENKA (AMERICA) INC.

CERTIFIED RESOLUTIONS

I, Robert B. Cohen, do hereby certify that I am the duly appointed and qualified Secretary of TOYOMENKA (AMERICA) INC., a corporation organized and existing under the Laws of the State of New York (the "Corporation"), that the following is a true and correct copy of resolutions adopted by the Board of Directors on February 27, 1989, pursuant to unanimous resolutions of the Board and that said resolutions are still in full force and effect.

WHEREAS, it is deemed to be in the best interest of the Corporation to transfer the property commonly known as 1313 Middlebury, Wilmette, Illinois ("the Property") to G.P. Cobbler & Sons, Inc. ("Purchaser").

NOW, THEREFORE, BE IT RESOLVED, that Mr. Tatsuya Mishikawa be and hereby is authorized to execute a Warranty Deed whereby the Property shall be conveyed to the Purchaser and to execute any and all documents and to take any and all actions as he may deem necessary or advisable to effectuate the intent of these resolutions;

FURTHER RESOLVED, that the Secretary of this Corporation is authorized to certify, under the corporate seal of the Corporation, to the Purchaser, that the Purchaser is hereby authorized to rely upon such certificate of the Secretary of the Corporation until it is formally advised of any changes therein by a subsequent certificate under the corporate seal of the Corporation.

IN WITNESS WHEREOF, I have affixed my name as Secretary and have caused the corporate seal of the corporation to be hereunto affixed this 1st day of March, 1989.

[Signature]
Name: Robert B. Cohen
Title: Secretary

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JOINT RESOLUTION OF SHAREHOLDERS AND DIRECTORS OF G.F. GOEBELER & SONS, INC.

RESOLVED, that G.F. GOEBELER & SONS, INC., an Illinois Corporation, by this joint resolution of all the shareholders and directors of the corporation, shall purchase real property located at 1213 Middlebury, Wilmette, IL, legally described as follows:

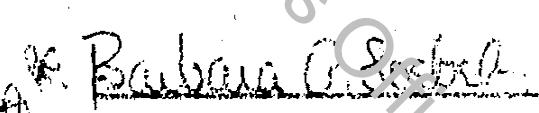
LOT TWENTY SIX (except South 15 feet thereof) - (26)
LOT TWENTY SEVEN----- (27)
LOT TWENTY EIGHT----- (28)
LOT TWENTY NINE----- (29)

In Block Six (6) in First Addition to Wilmette, being a Subdivision of the North Half (4) of the North Half (4) of the Southeast Quarter (4) (except that part lying South and West of the Center line of Northfield Road) together with the South 15 acres of the Southeast Quarter (4) of the Northeast Quarter (4) all in Section 28, Township 48 North, Range 15, West of the Third Principal Meridian.

for a sum of \$346,000.00 in cash, plus or minus normal prorations.

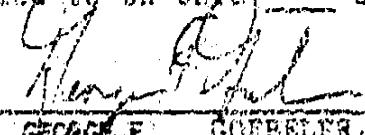
FURTHER RESOLVED, that the officers of this corporation, GEORGE F. GOEBELER and BARBARA A. GOEBELER, President and Secretary, respectively, are hereby authorized, empowered and directed to take such steps as may be necessary to carry out such action.

Dated: February 10, 1989


BARBARA A. GOEBELER, Director
and Shareholder

C E R T I F I C A T I O N

I, BARBARA A. GOEBELER, Secretary of G.F. GOEBELER & SONS, INC., an Illinois corporation, certify that the above resolution was unanimously approved by all the directors and shareholders of the corporation and is on file with the records of the corporation and was adopted on that date. Certified to on this 10 day of February, 1989.


GEORGE F. GOEBELER, Secretary

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WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Corporation)

CAUTION Counsel & Lawyer before using or relying under this form. Neither the publisher nor recorder of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR TOYOMENKA (AMERICA) INC.

a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, and in consideration of Tax and No/100-

DOLLARS,
and other good and valuable considerations paid,
and pursuant to authority given by the Board of Directors
of said corporation, CONVEYS and WARRANTS to

3779481

(The Above Space for Recorder's Use Only)

G.P. COFFIER & SONS, INC.

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 1150 Lake Road, Lake Forest, Illinois 60045, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT TO: General Taxes for 1988 and subsequent years; building lines and building restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions.

VILLAGE OF WILMETTE \$500.00 VILLAGE OF WILMETTE \$500.00
REAL ESTATE TRANSFER TAX REAL ESTATE TRANSFER TAX

800-172 ISSUE DATE 3-2-81 900-172 ISSUE DATE 3-2-81

05-29-401-010-0000

Permanent Real Estate Index Number(s):
Address(es) of Real Estate: 1213 Middlebury Lane, Wilmette, Illinois 60091

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the 1st day of February, 1989.

TOYOMENKA (AMERICA) INC.

(NAME OF CORPORATION)

IMPRINT
CORPORATE SEAL
HERE

BY
ATTEST

John G. McAviley
N/A

VICE PRESIDENT
SECRETARY
N/A
SECRETARY

State of Illinois, County of Cook Lake, the undersigned Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that John G. McAviley, personally known to me to be the President of the Toyomenka (America) Inc.

corporation, and N/A personally known to me to be the Secretary of said corporation, and personally known to me to be the two persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and N/A Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this

Commission expires 1-20-1991

John G. McAviley, Rock, Mehl #C876, 60091 South Tower,
233 South Wacker Drive, Chicago, Illinois 60606-6589
N/A ADDRESS

MAIL TO:
212 E. DEEP PATH, #34
LAKE FOREST IL 60095

City, State and Zip

NAME OF RECORDER'S FIRM/RECO

G.P. COFFIER & SONS, INC.

1213 Middlebury Lane

Wilmette, Illinois 60091
City, State and Zip

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WARRANTY DEED
Corporation to Corporation

Pepper
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EXHIBIT X

LOT TWENTY SIX (except South 33 feet thereof) -- (26)
LOT TWENTY SEVEN (27)
LOT TWENTY EIGHT (28)
LOT TWENTY NINE (29)

3779881

In Block Six (6) in First Addition to Kentsworth, being a Subdivision of the North Half (1/2) of the North Half (1/2) of the Southeast Quarter (1/4) (except that part lying South and West of the Converging of Northfield Road) together with the South & west of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) all in Section 25, Township 42 North, Range 13, East of the Third Principal Meridian.

SECOND EDITION
LEGAL NUMBER

72-0078

Property of Cook County Clerk's Office