

8

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

C620001876

2000 062156

RIGHT OF FIRST REFUSAL

2000 AUG 28 AM 10:14

MOSES W. CLAYTON  
RECORDER

Chicago Title Insurance Company

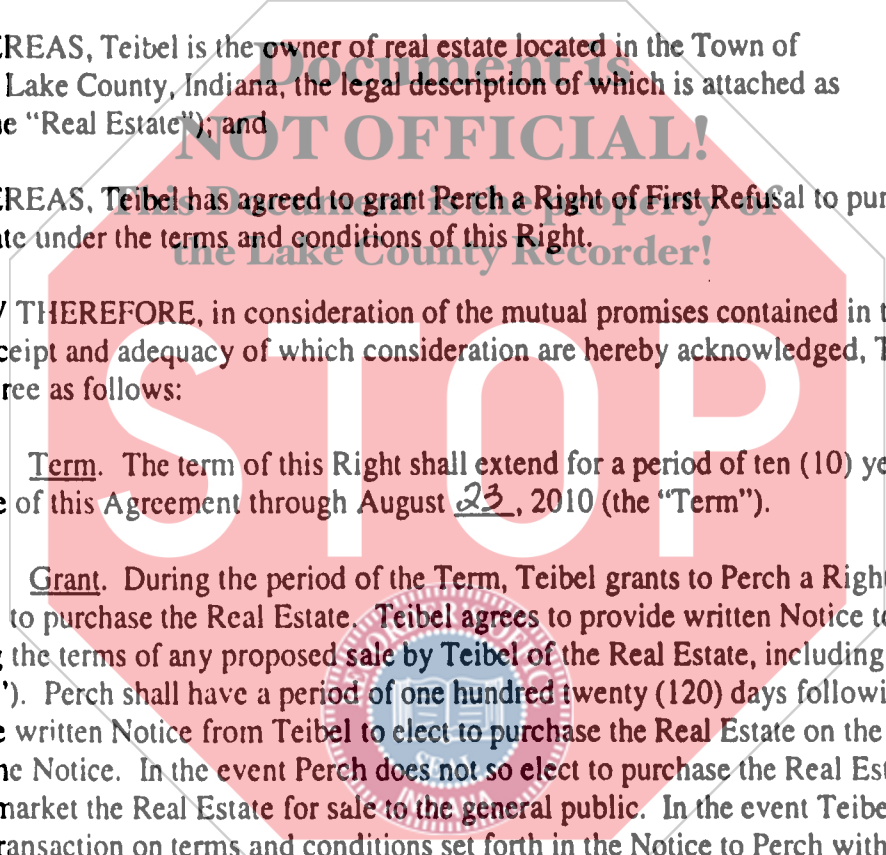
This Right of First Refusal is made and entered into as August 23, 2000 (this "Right") by Lake County Trust Company, an Indiana corporation, as Trustee under the provisions of a Trust Agreement dated the 11<sup>th</sup> day of September, 1968, known as Trust No. 1435 and Teibel's, Inc., (collectively "Teibel") to Perch Partners, LLC, an Indiana limited liability company ("Perch").

WHEREAS, Teibel is the owner of real estate located in the Town of Schererville, Lake County, Indiana, the legal description of which is attached as Exhibit A (the "Real Estate"); and

WHEREAS, Teibel has agreed to grant Perch a Right of First Refusal to purchase the Real Estate under the terms and conditions of this Right.

NOW THEREFORE, in consideration of the mutual promises contained in this Right, the receipt and adequacy of which consideration are hereby acknowledged, Teibel and Perch agree as follows:

1. Term. The term of this Right shall extend for a period of ten (10) years from the date of this Agreement through August 23, 2010 (the "Term").
2. Grant. During the period of the Term, Teibel grants to Perch a Right of First Refusal to purchase the Real Estate. Teibel agrees to provide written Notice to Perch stating the terms of any proposed sale by Teibel of the Real Estate, including price (the "Notice"). Perch shall have a period of one hundred twenty (120) days following its receipt of the written Notice from Teibel to elect to purchase the Real Estate on the terms set forth in the Notice. In the event Perch does not so elect to purchase the Real Estate, Teibel may market the Real Estate for sale to the general public. In the event Teibel closes on a transaction on terms and conditions set forth in the Notice to Perch with a price of at least eight-five percent (85%) of the price set forth in the Notice within twelve (12) months after the Notice from Teibel was received by Perch, Perch shall have no further interest in or with respect to the Real Estate, other than for common areas and other matters as noted in that certain Property Owners Agreement and Declaration of Easements and Restrictions by and among Teibel's Second Property Owners Association, Inc., Teibel's, Inc., and Perch and that certain Reciprocal Easement and Cross-Access Easement Agreement, with Covenants, Conditions and Restrictions dated August \_\_\_\_, 2000 by and among Teibel, Perch and Teibel's Second Property Owners Association, Inc.
3. Amendment. Teibel agrees that the provisions of this Right may be modified or amended, in whole or in part, or terminated, only by written consent of Teibel and Perch evidenced by a document that has been fully executed and



AUG 23 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

02077

2800  
CSC

acknowledged and recorded in the official records of the Recorder of Lake County, Indiana.

4. Assignment. Teibel agrees that Perch may assign its interest under with respect to this Right to either Whiteco Industries, Inc. and/or Interra Equities, LLC upon written notice to Teibel. In the event Perch no longer exists, the assignment shall be deemed automatically made to Whiteco. In the event of any such assignment, the reference to one hundred and twenty (120) days in paragraph 2 of this right shall be changed to sixty (60) days.

5. Notices. Notices are the communications under or with respect to this Right shall be in writing and shall be sent certified or registered mail, return receipt requested, or by another national over night courier company or personal delivery service. Notice shall be deemed given upon receipt or refusal to accept delivery. Either Teibel or Perch may change from time to time their respective addresses for Notice by like Notice to the other. The Notice addresses are as follows:

If to Teibel

Lake County Trust Company, as Trustee Under  
Trust Agreement Dated the 11<sup>th</sup> day of September, 1968  
known as Trust No. 1435  
2200 North Main Street  
Crown Point, Indiana 46307

and to:

Teibel's, Inc.  
U.S. 30/U.S. 41  
Schererville, Indiana 46375

If to Perch:

Perch Partners, LLC  
c/o Whiteco Industries, Inc., Manager  
1000 East 80<sup>th</sup> Place, Suite 700 North  
Merrillville, Indiana 46410  
Attention: Carol Ann Bowman

6. Governing Law. The laws of the State of Indiana shall govern the interpretation, validity, performance, and enforcement of this Agreement.

IN WITNESS WHEREOF, Teibel and Perch have executed this Right as of the date first above written.

Lake County Trust Company, as Trustee  
Under the Provisions of a Trust Agreement  
Dated the 11<sup>th</sup> day of September, 1968  
known as Trust No. 1435

By: \_\_\_\_\_

Its: \_\_\_\_\_

Teibel's, Inc.

Document is

By: \_\_\_\_\_

NOT OFFICIAL!

Harold Teibel, President

This Document is the property of  
the Lake County Recorder!

Perch Partners, LLC

By: Whiteco Industries, Inc., Manager

By: \_\_\_\_\_

John M. Peterman  
President

STOP

STATE OF INDIANA )

)

SS:

COUNTY OF LAKE )

)



Before me the undersigned, a Notary Public for the above county and state, came  
Lake County Trust Company, as Trustee Under the Provisions of a Trust Agreement  
Dated the 11<sup>th</sup> day of September, 1968, known as Trust No. 1435 by  
\_\_\_\_\_, personally known to me to be the \_\_\_\_\_  
of the corporation, and acknowledged the execution of the foregoing instrument this \_\_\_\_\_  
day of August 2000.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
My Resident County: \_\_\_\_\_



It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against LAKE COUNTY TRUST COMPANY on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Nothing contained herein shall be construed as creating any liability on LAKE COUNTY TRUST COMPANY, personally under the provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) or the Indiana Responsible Property Transfer Law (the Act) as amended from time to time or any other Federal, State or local law, rule or regulation. LAKE COUNTY TRUST COMPANY, personally is not a "Transferor or Transferee" under the Act and makes no representations concerning any possible environmental defects. In making any warranty herein the Trustee is relying solely on information furnished to it by the beneficiaries and not of its own knowledge and specifically exculpates itself from any liabilities, responsibilities or damages as a result of including any warranty in this instrument.

The information contained in this instrument has been furnished the undersigned by the beneficiaries under aforesaid Trust and the statements made therein are made solely in reliance thereon and no responsibility is assumed by the undersigned, in its individual capacity for the truth or accuracy of the facts herein stated.



IN WITNESS WHEREOF, LAKE COUNTY TRUST COMPANY, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Trust Officer and attested by its Assistant Secretary this 23<sup>rd</sup> day of August, 2000.

LAKE COUNTY TRUST COMPANY, not personally but as Trustee under the provisions of a Trust Agreement dated September 11, 1968, and known as Trust No. 1435.

**NOT OFFICIAL!**  
By: *Christopher Fox*  
Christopher Fox, Assistant Trust Officer  
the Lake County Recorder!

ATTEST:

By: *Hesta Payo*  
Hesta Payo, Assistant Secretary



STATE OF INDIANA )

)SS:

COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Officers of LAKE COUNTY TRUST COMPANY, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said Corporation and as their free and voluntary act, acting for such Corporation, as Trustee.

Witness my hand and seal this 23<sup>rd</sup> day of August, 2000.

*Tina Brakley*  
Tina Brakley, Notary Public

My Commission Expires: 12-26-07

Resident Lake County, Indiana

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me the undersigned, a Notary Public for the above county and state, came Teibel's, Inc. by Harold Teibel, personally known to me to be the President of the corporation, and acknowledged the execution of the foregoing instrument this 23rd day of August 2000.

*Paul M. Gillispie*

Notary Public

MY COMMISSION EXPIRES

Paul M. Gillispie

My Commission Expires: June 29, 2001  
My Resident County: LAKE

**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder!

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me the undersigned, a Notary Public for the above county and state, came Percii Partners, LLC by Whiteco Industries, Inc., Manager, by John M. Peterman, personally known to me to be the President of the corporation, and acknowledged the execution of the foregoing instrument this 18th day of August 2000.

*Dayna L. Gouwens*

Notary Public

Printed Name: Dayna L. Gouwens

My Commission Expires: 5/11/2007  
My Resident County: Lake

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me the undersigned, a Notary Public for the above county and state, came Teibel's, Inc. by Harold Teibel, personally known to me to be the President of the corporation, and acknowledged the execution of the foregoing instrument this \_\_\_\_ day of August 2000.

Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Resident County: \_\_\_\_\_

**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder!

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me the undersigned, a Notary Public for the above county and state, came Perch Partners, LLC by Whiteco Industries, Inc., Manager, by John M. Peterman, personally known to me to be the President of the corporation, and acknowledged the execution of the foregoing instrument this 23rd day of August 2000.

*Dayna L. Gouwens*  
Notary Public  
Printed Name: Dayna L. Gouwens

My Commission Expires: 5/11/2007  
My Resident County: Lake



**EXHIBIT A****(Legal Descriptions of the Teibel Parcels)****PARCEL A1**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, 25.58 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND ALSO AT THE INTERSECTION OF THE SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER WITH THE EASTERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 41; THENCE NORTH 00 DEGREES 45 MINUTES 48 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF U. S. ROUTE 41, A DISTANCE OF 185.41 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 30; THENCE NORTH 53 DEGREES 25 MINUTES 01 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 30, A DISTANCE OF 84.25 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 30, A DISTANCE OF 161.18 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 30, A DISTANCE OF 157.08 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 30, A DISTANCE OF 225.78 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 41 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 30, A DISTANCE OF 45.79 FEET; THENCE SOUTH 02 DEGREES 23 MINUTES 19 SECONDS WEST, A DISTANCE OF 79.20 FEET; THENCE NORTH 87 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 96.37 FEET; THENCE SOUTH 77 DEGREES 59 MINUTES 32 SECONDS WEST, A DISTANCE OF 114.99 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 41.00 FEET, AN ARC DISTANCE OF 10.30 FEET; THENCE NORTH 87 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 11.80 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 32 SECONDS EAST, A DISTANCE OF 260.25 FEET TO A NON-TANGENT CURVE; THENCE EASTERLY ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 98.50 FEET AND CHORD BEARING OF NORTH 40 DEGREES 40 MINUTES 14 SECONDS EAST, AN ARC DISTANCE OF 60.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING EASTERLY ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 51.50 FEET, AN ARC DISTANCE OF 31.38 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 18 SECONDS EAST, A DISTANCE OF 134.78 FEET; THENCE SOUTH 02 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 213.26 FEET TO THE NORTHERLY LINE OF THE U-HAUL 1st ADDITION SUBDIVISION A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1991 AS DOCUMENT NO. 91013084; THENCE NORTH 89 DEGREES 09 MINUTES 18 SECONDS EAST ALONG SAID NORTHERLY LINE OF SAID U-HAUL 1st ADDITION SUBDIVISION, A DISTANCE OF 630.82 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 41; THENCE NORTH 00 DEGREES 45 MINUTES 48 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID U. S. ROUTE NO. 41, A DISTANCE OF 326.78 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

CONTAINING 6.970 ACRES.

**PARCEL A**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, 675.57 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 145.08 FEET; THENCE NORTH 87 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 96.37 FEET; THENCE SOUTH 77 DEGREES 59 MINUTES 32 SECONDS WEST, A DISTANCE OF 114.99 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 41.00 FEET, AN ARC DISTANCE OF 10.30 FEET; THENCE NORTH 87 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 11.80 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 32 SECONDS EAST, A DISTANCE OF 260.25 FEET TO A NON-TANGENT CURVE; THENCE EASTERLY ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 98.50 FEET AND CHORD BEARING OF NORTH 40 DEGREES 40 MINUTES 14 SECONDS EAST, AN ARC DISTANCE OF 60.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING EASTERLY ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 51.50 FEET, AN ARC DISTANCE OF 31.38 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 18 SECONDS EAST, A DISTANCE OF 134.78 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 109.18 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

CONTAINING 1.318 ACRES.

**EXHIBIT B****(Legal Descriptions of the Perch Parcels)****PARCEL B**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, 675.57 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 224.26 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 30; THENCE SOUTH 87 DEGREES 38 MINUTES 46 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 30, A DISTANCE OF 270.50 FEET; THENCE SOUTH 02 DEGREES 23 MINUTES 19 SECONDS WEST, A DISTANCE OF 315.09 FEET; THENCE NORTH 86 DEGREES 40 MINUTES 13 SECONDS WEST, A DISTANCE OF 270.54 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 19 SECONDS, EAST A DISTANCE OF 86.22 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

CONTAINING 1.942 ACRES.

**PARCEL C**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, 946.13 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 218.89 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 30; THENCE SOUTH 87 DEGREES 38 MINUTES 46 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE NO. 30, A DISTANCE OF 235.75 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE NEW YORK CENTRAL RAILROAD; THENCE SOUTH 00 DEGREES 18 MINUTES 49 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE NEW YORK CENTRAL RAILROAD, A DISTANCE OF 368.20 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF 249.15 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 158.23 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

CONTAINING 2.074 ACRES.

**PARCEL D**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, 675.57 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 23 MINUTES 19 SECONDS WEST, A DISTANCE OF 86.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF 270.54 FEET; THENCE SOUTH 02 DEGREES 23 MINUTES 19 SECONDS WEST, A DISTANCE OF 62.13 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF 46.60 FEET; THENCE SOUTH 07 DEGREES 36 MINUTES 24 SECONDS WEST A DISTANCE OF 164.90 FEET TO THE NORTHERLY LINE OF THE U-HAUL 1st ADDITION SUBDIVISION A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1991 AS DOCUMENT NO. 91013084; THENCE NORTH 88 DEGREES 58 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY LINE OF SAID U-HAUL 1st ADDITION SUBDIVISION, A DISTANCE 302.16 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 236.23 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

CONTAINING 1.580 ACRES.

**PARCEL E**

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 16; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 675.57 FEET; THENCE SOUTH 02 DEGREES 23 MINUTES 19 SECONDS WEST, A DISTANCE OF 86.22 FEET; THENCE SOUTH 86 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF 270.54 FEET; THENCE SOUTH 02 DEGREES 23 MINUTES 19 SECONDS WEST, A DISTANCE OF 62.13 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF 46.60 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF 166.20 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE NEW YORK CENTRAL RAILROAD; THENCE SOUTH 00 DEGREES 52 MINUTES 06 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE NEW YORK CENTRAL RAILROAD, A DISTANCE OF 226.38 FEET TO A NON TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 404.41 FEET AND A CHORD BEARING OF SOUTH 53 DEGREES 31 MINUTES 48 SECONDS WEST, N ARC DISTANCE OF 271.47 FEET TO THE EASTERLY LINE OF THE U-HAUL 1ST ADDITION SUBDIVISION A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1991 AS DOCUMENT NO. 91013084; THENCE NORTH 07 DEGREES 36 MINUTES 24 SECONDS EAST ALONG SAID EASTERLY LINE OF SAID U-HAUL 1st ADDITION SUBDIVISION, A DISTANCE OF 388.78 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.