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AFFIDAVIT

May ~~March~~ 22, 2004

CM 620041144

2004 04574

I, Donnell R. Christoff, do swear before this Notary Public that the following information is a true account of actions between myself and George and Carol Boldi of G.C.B.'s. Inc.

On May 4th of 1999, George and Carol Boldi and I entered into a Bill of Sale for fixtures, Business and liquor license associated with the property then known as "Rumrunners" Boldi's had an "Option to Purchase", which they never exercised.

They have since defaulted on the Bill of Sale and the last payment received by me was 4-1-03, and George Boldi has not had possession of the property since 11-1, 2003.

As per item 9 in the Bill of Sale, failure conditions were made and the agreement was then terminated. Lease dated May 4, 1999 and memorandum thereof recorded May 14, 1999 as Document No. 99041575 is hereby terminated.

Neither Mr. or Mrs. Boldi, nor G.C.B.'s. Inc has any claim upon the real estate and never has.

Donnell R. Christoff
Donnell R. Christoff

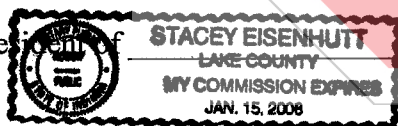
State of ~~Florida~~ IN

County of Lake

Before me appeared Donnell R. Christoff who acknowledged that the above information is a true account.

My Commission Expires:

Re of County



Stacey Eisenhutt
Notary Public

FILED

JUN 7 2004

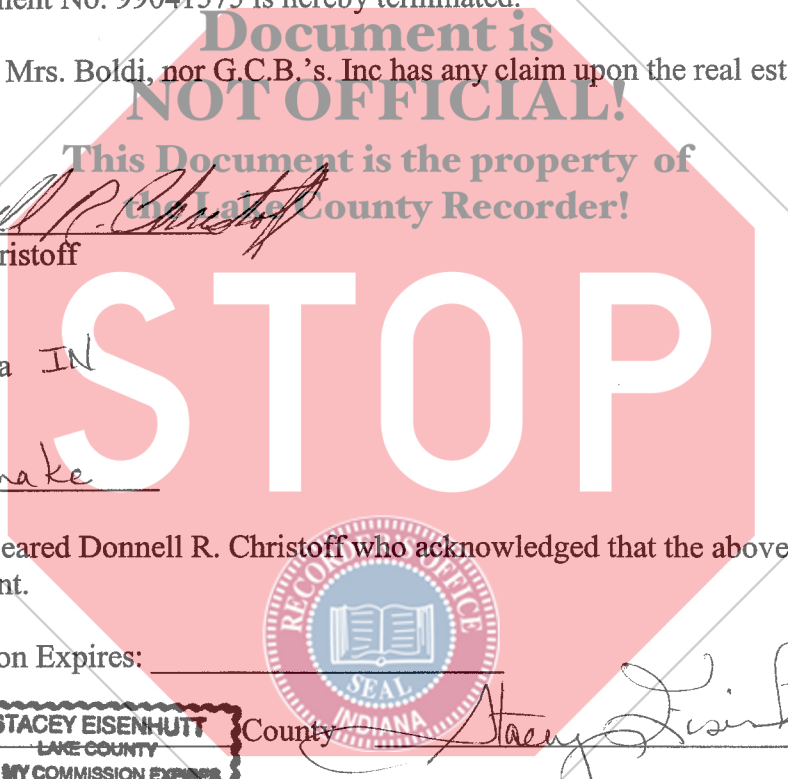
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

Prepared by Donnell R. Christoff

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AT 56

Chicago Title Insurance Company



STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2004 JUN 7 AM 9:18
MORNING
RECORDER

No: 620041144

LEGAL DESCRIPTION

Parcel 1:

Lots 12, 13, 14 and 15, Block 6 in Woodlawn Second Subdivision, as per plat thereof, recorded in Plat Book 21, page 47 in the Office of the Recorder of Lake County, Indiana.

Parcel 2:

All of Lots 16 and 17 and part of Lots 18, 19, 20 and 21 in Block 6 of Woodlawn Second Subdivision, as per plat thereof, recorded in Plat Book 21, page 47, in the Office of the Recorder of Lake County, Indiana, more particularly described as beginning at the Northwest corner of Lot 16; thence East along the North line of said Lots 16 and 17 a distance of 49.92 feet; thence continuing in an Easterly direction along the Northerly line of said Lots 17 and 18 a distance of 9.4 feet to a point that is 100.55 feet West of the Northeast corner of said Lot 21; thence South a distance of 62.5 feet to a point that is 98.5 feet West of the East line of Lot 21 (as measured on a line parallel to the Northerly line of said Lots 18, 19, 20 and 21); thence East along the North face of a concrete block retaining wall on a line parallel to the North line of said Lots 18, 19, 20 and 21 a distance of 98.5 feet to the East line of said Lot 21; thence South along the East line of said Lot 21 a distance of 40.5 feet; thence Southwesterly on a rounded corner of 15-foot radius to the North line of Ridge Road (and to the South line of Lot 21); thence Westerly and West along the South line of Lots 16, 17, 18, 19, 20 and 21 a distance of 144.33 feet to the Southwest corner of said Lot 16; thence North on the West line of Lot 16 a distance of 118 feet to the point of beginning.

