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THIS CONTRACT, entered into this 21st day of August, 2004, between GUSTAVO HERRERA and LUC HERRERA, husband and wife, whose address is 10705 S. Avenue B, Chicago, Illinois 60617, hereinafter called the Buyer, and GREAT LAKES DEVELOPMENT, LLC whose address is 1408 Ridge Road, Munster, Indiana 46321, hereinafter called the Seller.

WITNESSETH, that the parties for themselves, and their respective heirs, executors, administrators, successors and assigns, covenant and agree as follows:

1. Description of Property. The Buyer agrees to purchase from the Seller and the Seller to sell to the Buyer, upon the terms and conditions herein set forth, the following described real property, hereinafter called the Property, located in the County of Lake, State of Indiana:

1450-14 Indianapolis Blvd., Sheffield All Lots 11, 12, 13,14 BL.,1.

together with all rents and revenues or income therefrom, all oil, gas, coal, and other mineral rights of whatsoever nature therein, all appurtenances thereunto belonging and all improvements, water and water rights, ditches and ditch rights appertaining thereto or used therein or in connection therewith, and personal property now or hereafter attached to the real property above described, except that the Buyer will lease back certain parts of the subject property as delineated on the site plan which is attached hereto and made part of this Agreement. This sale is further subject to such easements and rights of way upon, across or through the Property, and improvements as may heretofore been granted by the Seller or his predecessors in title. The Buyer also acknowledges that the Seller has a right of way to the Leased Back premises that shall not be obstructed in any way to ensure that the Seller has complete and unobstructed access to the overhead door and all other entrances and exits of the Leased Back premises. The Seller will provide a current title commitment to the Buyer.

2. Possession. The Seller agrees to give possession of the Property to the Buyer on the 8/24/04 day of August, 2004, and to continue in possession thereof so long as he is not in default in the performance of this Contract.

3. Payment.

(a) The Buyer agrees to pay the sum of Two Hundred and Twenty-Seven Thousand Dollars (\$227,000.00) as the total purchase price for the Property, with interest at the rate of eight and half percent (8.5%) per annum upon the unpaid balance from the date the Buyer is given possession of the Property, in the manner hereinafter mentioned. The Seller has attached hereto and incorporates herein as part of this Agreement a Loan Amortization outlining the amounts to be paid by the Buyer. The payments shall be made to Seller at 1408 Ridge Road, Munster, Indiana 46321, or at any other duly designated location by the Seller, on the first day of each month beginning on October 1, 2004, and continuing until the full amount of the purchase price, together with interest from the date of the Contract on the remaining unpaid principal balance has been paid, not exceeding twenty (20) years. Each installment shall be applied first to the interest and the balance to principal.

(b) The Buyer agrees to a Lease Back of the above described property to the Seller for a period of twenty (20) years. The consideration for the Lease Back is the payment of one (1) dollar and other good and valuable consideration that the Buyer acknowledges receiving as part of this Agreement. The Seller shall also have the right to wall off the Lease Back premises at its expense and shall be responsible for its own utilities for the Leased Back premises. The Seller will not have any type of mechanic lien or any other liens placed on lease back property. Seller shall also

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Taxes: 1408 Ridge Rd -1-
Munster 46321

FILED
SEP 22 2004
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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have the right to sub-lease the leased premises as well as sell its contractual rights under this Agreement to a third party.

(c) The Buyer agrees to pay the sum of Thirty Thousand Dollars (\$30,000.00) on the date the Buyer is given possession, and agrees to pay One Hundred and Ninety-Seven Thousand Dollars (\$197,000.00), the balance of the total purchase price, in installments as set out in the Loan Amortization attached hereto, together with interest on each of said installments of the unpaid purchase price at the rate specified in paragraph (a) of this section.

4. Prepayments. Buyer shall have the right to accelerate the payment of any indebtedness, and to pay the whole, or any part of the balance remaining unpaid on this Agreement, at any time before the same is due. Any such prepayments shall be applied to any interest which may be due as of the date payment is made and any balance remaining after such interest is paid is to be credited upon the unpaid balance of the purchase price of the contract on the date payment is made. Prepayments credited upon the unpaid balance of the purchase price of the contract are to be applied to retire the next ensuing installment or installments which are to become due under this contract. The Buyer may also obtain a mortgage or mortgages at any time during the period of this Agreement if the funds from the mortgage are being applied toward the unpaid principal.

5. Taxes, etc. The Buyer shall pay all taxes, water charges, utilities, sewer charges and special assessments which are assessed against the Property or which become due and payable on or after the date the Buyer is given possession thereof. Except as in this Contract otherwise expressly provided, the Buyer shall pay all general and special taxes, liens and charges, including all assessments of every nature, levied, assessed, or accruing on said property after possession. The Seller shall pay all such taxes, water charges and special assessments which are assessed and which become due or payable prior to date of possession. Should the Buyer fail to pay any amount to be paid by him pursuant to this Contract for taxes, assessments, insurance, or utilities within ten (10) days before such amount becomes delinquent, the Seller may pay such amount and the Buyer will repay to the Seller on demand the amount so paid by the Seller together with interest thereon from the date of the payment by the Seller to the date of repayment by the Buyer at the rate of Fifteen percent (15%) per annum. **SELER WILL PAY ALL 2003 TAX + PRORATED 2004 TAXES UP TO 8/24/04 WHEN DUE.**

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6. Warranty Deed. The Seller agrees to deliver to the Buyer upon payment in full of the purchase price by the Buyer a good and sufficient warranty deed conveying to the Buyer the fee simple of the Property free and clear of all liens and encumbrances except the taxes, water charges and special assessments herein agreed to be paid by the Buyer and except any liens or encumbrances created subsequent to the date hereof by the act or default of the Buyer.

7. Destruction of Property. Destruction of, or damage to, any building or other improvement now or hereafter placed on said property, or of any personal property, if any, described in this Contract, whether from fire or any other cause, shall not release the Buyer from any of his obligations under this Contract, it being expressly understood that the Buyer bears all risk of loss to, or damage of, said property.

8. Repair and Waste. The Buyer agrees that said property and the building and improvements thereon are, at the date of this Contract, in good condition, order and repair, and that he shall, at his cost and expense, maintain said property and the buildings and improvements thereon in good order and repair. The Buyer shall not remove or permit the removal from said property of any building or other improvement located thereon without first obtaining written consent of the Seller, nor shall the Buyer commit or permit to be committed any waste of said property or of any

building or improvement thereon. If the Buyer fails to make any repairs, or commits or permits waste, the Seller may elect to make such repair or eliminate the waste and the cost thereof shall be immediately due and payable to the Seller, with an interest at fifteen percent (15%) per annum until paid.

9. Insurance.

(a) The Buyer agrees to keep the Property, including all buildings, structures, improvements and equipment, insured against loss or damage by fire, lightning, and supplemental coverage commonly contained in fire insurance policies, and at the request of the Seller, against loss or damage by hail and winds, in amounts not less than Two Hundred and Fifty-Two thousand dollars (\$252,000.00), and with insurers approved by Seller. In the event the Buyer fails to maintain such insurance, the Seller may purchase the same for the Buyer's account, in which event the cost of such insurance shall be added to the amount of the next installment of principal, payable on the due date thereof, and shall bear interest at the rate of Fifteen percent (15%) per annum from the date such costs are incurred until repaid. Such policies of insurance shall be in the names of and for the benefit of the Seller and the Buyer as their respective interests may appear.

(b) In the event of loss or damage, the proceeds from such insurance, unless otherwise provided for in the policies of insurance, shall, at the option of the Buyer, be applied to either or both of the following purposes: (1) to the repair, restoration, or improvement of the Property damaged or destroyed; (2) to the final installments due under this contract.

(c) The Buyer shall indemnify and hold the Seller free and harmless from any and all demands, loss, or liability resulting from the injury to, or death of, any person or persons because of the negligence of the Buyer or the condition of said property at any time or times after the date of possession of said property is delivered to the Buyer. The Buyer will also have the Seller as a named insured on all policies of insurance, and shall provide written confirmation from the insurance company demonstrating that the Seller is a named insured on said policies.

(d) The Seller will insure his own personal property stored in the leased back premises.

10. Use. During the period this Contract is in force, the Buyer shall use the Property as an automotive vehicle repair garage and body shop and for any other purpose that is legal under the laws of the State of Indiana and use restriction of the City of Hammond.

11. Restrictions. The Buyer shall not, without the written consent of the Seller, remove any substances and/or structural elements of the building other than in an amount reasonable for his use on the Property. Further, the Buyer shall keep the property in accordance with any and all building and use restrictions applicable thereto and shall keep the property in accordance with all police, sanitary, or other regulations imposed by any governmental authority.

12. Alterations. The Buyer shall not, without prior written consent of the Seller, demolish, alter, or change the location of any of the principal buildings, or structures, or erect new ones on the Property except as agreed to by both parties, or where necessary to maintain the Property in good condition and repair.

13. Assignment. The Buyer shall not, without the written consent of the Seller, lease, mortgage, or otherwise encumber in any manner his interest in this Contract or the Property, or any rights or benefits to which he may become entitled hereunder, including those provided for in section 15 hereof. Voluntary or involuntary granting or allowing any such lease, mortgage, or other

encumbrance of the Buyer's interest without the written consent of the Seller shall be a breach of this Contract.

14. Cause for Cancellation. The Seller may terminate the rights of the Buyer hereunder by giving the Buyer notice in writing that his rights hereunder shall cease in thirty (30) days subsequent to the date of such notice, upon the happening of any one or more of the following events:

- (a) If default be made by the Buyer in payments payable in accordance with this Contract, for a period of forty-five (45) days.
- (b) If the Buyer shall breach or violate any of the terms, conditions, or covenants of this Contract.
- (c) If the Buyer shall be declared bankrupt or insolvent.

15. Rights and Obligations of Buyer on Cancellation. In the event the rights of the Buyer hereunder are terminated by the Seller for any reason outlined in section 14 hereof, the rights and obligations of the Buyer hereunder shall be as follows:

- (a) The Seller shall have the right to pursue immediately any and all remedies, legal or equitable, that are available under the applicable law to collect the contract balance and accrued interest, to foreclose this Contract, and as may be necessary or appropriate to protect the Seller's interest under this Contract and in and to said property.
- (b) In the event the Buyer deserts or abandons said property or commits any other willful breach of this Contract which materially diminishes the security intended to be given to the Seller under and by virtue of this Contract, then, it is expressly agreed by the Buyer that, unless the Buyer shall have paid more than Seventy Thousand Dollars (\$70,000.00) of the purchase price, the Seller may, at the Seller's option, cancel this Contract and take possession of said property and remove the Buyer therefrom, or those holding or claiming under the Buyer, without any demand and to the full extent permitted by the applicable law. In the event of the Seller's cancellation upon such default by the Buyer, all rights of Buyer under this Contract and in and to the property shall cease and terminate and the Buyer shall have no further right, title, or interest, legal or equitable, in and to the property and the Seller shall have the right to retain all amounts paid by the Buyer toward the purchase price as an agreed payment for the Buyer's possession of said property prior to such default. Such retention shall not bar the Seller's right to recover damages for the unlawful detention of the property after default, for any failure to pay taxes or insurance, for failure to maintain said property at any time, for waste committed thereon, or for any other damages suffered by the Seller, including reasonable attorney's fees incurred by the Seller in enforcing any right hereunder or in removing any encumbrance on said property made by the Buyer.
- (c) In lieu of the foregoing, the Seller, at his option, may declare, by notice to the Buyer, the entire unpaid balance of the purchase price specified in this Contract to be due and payable, and may by appropriate action, in law or in equity, proceed to enforce payment thereof.
- (d) Any rights, powers, or remedies, special, optional, or otherwise, given or reserved to the Seller by this paragraph shall not be construed to deprive the Seller of any rights, powers, or remedies otherwise given by law or equity.

16. Notices.

- (a) Any notice, consent, or other action to be given or done under this contract shall be valid only if in writing and executed or performed by either party or his duly authorized agent.
- (b) All notices to be given under this agreement shall be delivered or forwarded by registered mail addressed, in the case of the Buyer to the Post Office address of the Property which is 10705

S. Avenue B, Chicago, Illinois 60617; in the case of the Seller to 1408 Ridge Road, Munster, Indiana 46321.

17. Mechanics' Liens. The Buyer shall indemnify and hold the Seller and the property of the Seller, including the Seller's interest in said property, free and clear from liability for any and all mechanics' liens or other expenses or damages resulting from any renovations, alterations, building, repairs, or other work placed on said property by the Buyer.

18. Attorney's Fees and Costs. The Buyer shall pay to the Seller all costs and expenses, including attorney's fees arising out of this Contract, including any action for enforcement of the provisions of this Contract or an action to which the Seller may be made a party by reason of being a party to this Contract.

19. Time of Essence. Time is expressly declared to be of the essence of this Contract.

20. Applicable Law. It is agreed by the Seller and the Buyer that this Contract shall be governed by the laws of the State of Indiana.

21. Waiver. The waiver of any breach of this Contract by either party shall not constitute a continuing waiver or a waiver of any subsequent breach, either of the same or another provision of this Contract. The delay or omission by the Seller to exercise any right or power provided by this Contract shall not constitute a waiver of such right or power, or acquiescence in any default on the part of the Buyer. The acceptance of any payments made by the Buyer in a manner or at a time other than as required by the terms and conditions of this Contract shall not be construed as a waiver or variation of such terms and conditions. Any default on the part of the Buyer shall be construed as continuous, and the Seller may exercise every right and power under the Contract at any time during the continuance of such default, or upon the occurrence of any subsequent default.

22. Recording. Within twenty (20) days after this Contract has been signed by the Seller and Buyer, the Seller will cause a copy of the Contract to be recorded in the Office of the Lake County Recorder.

23. No Representations. The Buyer agrees with and represents to the Seller that said property has been inspected by him and that he has been assured by means independently of the Seller or of any agent of the Seller of the truth of any facts material to this Contract, and that said property, as it is described in this Contract, is and has been purchased by the Buyer as a result of such inspection or investigation and not by or through any representation made by the Seller, or by an agent of the Seller. The Buyer hereby expressly waives any and all claims for damages or for rescission or cancellation of this Contract because of any representations made by the Seller, or by an agent of the Seller, other than such representations as may be contained in this Contract. The Buyer further agrees that the Seller and any and all agents of the Seller shall not be liable for or on account of any inducements, promises, representations, or agreements not contained in this Contract; that no agent or employee of the Seller is or has been authorized by the Seller to make any representations with respect to said property; and that if any such representations have been made, they are wholly unauthorized and not binding on the Seller.

24. Severability. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

25. Late Charges. If the Buyer fails to pay any installment due hereunder within fifteen (15) days after the due date of said installment, Buyer shall be required to pay an additional charge of Five percent (5%) of the late installment. Said additional charge shall be immediately due and paid to Seller.

26. Return of Check and/or Stop Payment. In the event any installment offered by the Buyer to the Seller for any amount(s) due under this Agreement is returned for lack of sufficient funds, a stop payment or for any other reason, Buyer shall be liable to and pay the Seller a returned check charge of Fifty dollars (\$50.00) on top of any other amounts called for in this Agreement.

27. Insurance on Buyer's Personnel Property. Both parties expressly agree that the Buyer shall be solely responsible for obtaining insurance on Buyer's personal property and /or belongings situated within or on the Premises. Buyer hereby expressly releases Seller of any responsibility whatsoever for the loss of Buyer's property.

28. Eminent Domain. If the premises or any part thereof or any estate therein is taken by eminent domain, the net proceeds from any award shall be applied in the following manner:

- (1) First, toward the satisfaction of any existing defaults, penalties and/or attorney's fees allowed under the terms of the contract
- (2) Second, toward the payment of the principal balance of the remaining balance on the Agreement.
- (3) Third, the remaining proceeds, if any, after satisfaction of the above shall be paid to the Buyer.

29. Non-Compete. The Seller agrees not to compete with the Buyer in any business substantially related to auto repair business within a five mile radius of the subject premises during the entire term of this agreement. This provision does not apply to any business related to boating and/or boat repair business.

30. Buy Back of Lease Back. The Buyer shall have the right beginning in the year 2010 to buy back the Leased Back portion of the property from the Seller. In order to for the buy back to occur, the Buyer must give the Seller written notice of his intention to buy back the leased back premises no later than July 1st of the year in which the Buyer intends to exercise his buy back right. If the Buyer has not given the written notice by July 1st, the Seller shall be entitled to remain on the premises for another year. If the Buyer does exercise this buy back provision, the Buyer must pay the Seller the amount called for in the attached payment schedule by August 1st, otherwise the buy back notice will be deemed invalid and void, thereby entitling the Seller to remain on the premises. If the Buyer gives valid notice and make the requirement payment, the Seller must vacate the lease back premises by September 1st of the year in question.

31. Entire Agreement. Both the Buyer and the Seller agree that this Contract constitutes the sole and only agreement between them respecting said property and correctly sets forth their obligations to each other as of its date.

Executed on this 9th day of August, 2004 by:

SELLER: Michael Atkinson for Great Lakes Development LLC

BUYER: [Signature]

BUYER: [Signature]



LEGAL DESCRIPTION

LOTS 11 TO 14, BOTH INCLUSIVE, BLOCK 1, SHEFFIELD, IN THE CITY OF HAMMOND AS SHOWN IN PLAT BOOK 14, PAGE 6 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT

A.) AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS:

THIS SURVEY IS BASED ON FOUND MONUMENTS AS SHOWN ON THE PLAT. THE NORTHWEST CORNER OF LOT 11 WAS FOUND AND CUT NOTCHES WERE FOUND AT THE NORTHEAST CORNER OF LOT 11 AND THE SOUTHEAST CORNER OF LOT 14. FOUND MONUMENTS MEASURED DISTANCES ARE SHOWN ON THE PLAT. UNLESS OTHERWISE STATED ON THE PLAT, FOUND MONUMENTS WERE UNDISTURBED, IN GOOD CONDITION, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN.

B.) OCCUPATION AND POSSESSION LINES:

NO APPARENT UNCERTAINTIES RESULTED DUE TO OCCUPATION OR POSSESSION LINES.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS.

D.) THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS):

THE SURVEY PERFORMED MET THE REQUIREMENTS OF A CLASS "A" SURVEY PER IAC 1-12-97. THE ALLOWABLE THEORETICAL UNCERTAINTY, PER STANDARDS, IS 0.10 FEET.

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY,

THIS IS TO STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY. I FURTHER STATE THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH 865 IAC 1-12 (RULE 12).


KENNETH GEMBALA, RLS NO. S0568

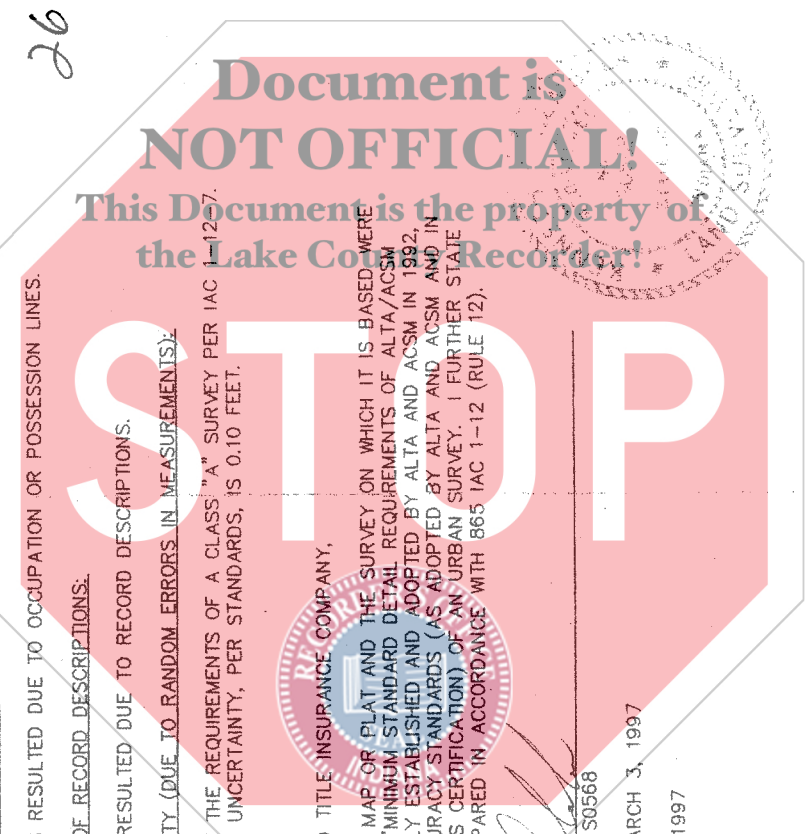
FIELD WORK COMPLETED: MARCH 3, 1997

DATE OF PLAT: MARCH 11, 1997

ADDRESS: 1454 INDIANAPOLIS BOULEVARD
WHITING, INDIANA

PROPERTY LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER
OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 9 WEST.

REFERENCE TO COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NO. C097-4827 DATED JANUARY 30th, 1997.



26-36-0019-0011

22

IRON PIPE FOUND

LOT 23

Loan Amortization

Inputs

| | |
|-----------------------|--------------|
| Loan Principal Amount | \$197,000.00 |
| Annual Interest Rate | 8.5% |
| Loan Period in Years | 20 |
| Base Year of Loan | 2004 |
| Base Month of Loan | 10 |

Key Figures

| | |
|---------------------------------|--------------|
| Annual Loan Payments | \$20,515.32 |
| Monthly Payments | \$1,709.61 |
| Interest in First Calendar Year | \$4,179.56 |
| Interest Over Term of Loan | \$213,306.40 |
| Sum of All Payments | \$410,306.40 |

Payments in First 12 Months

| Year | Month | Balance | Payments | Principal | Interest | Cumulative Principal | Cumulative Interest | Ending Balance |
|------|-------|--------------|------------|-----------|------------|----------------------|---------------------|----------------|
| | Oct | \$197,000.00 | \$1,709.61 | \$314.19 | \$1,395.42 | \$314.19 | \$1,395.42 | \$196,685.81 |
| | Nov | \$196,685.81 | \$1,709.61 | \$316.42 | \$1,393.19 | \$630.61 | \$2,788.61 | \$196,369.39 |
| | Dec | \$196,369.39 | \$1,709.61 | \$318.66 | \$1,390.95 | \$949.27 | \$4,179.56 | \$196,050.73 |
| 2005 | Jan | \$196,050.73 | \$1,709.61 | \$320.92 | \$1,388.69 | \$1,270.19 | \$5,568.25 | \$195,729.81 |
| | Feb | \$195,729.81 | \$1,709.61 | \$323.19 | \$1,386.42 | \$1,593.38 | \$6,954.67 | \$195,406.62 |
| | Mar | \$195,406.62 | \$1,709.61 | \$325.48 | \$1,384.13 | \$1,918.86 | \$8,338.80 | \$195,081.14 |
| | Apr | \$195,081.14 | \$1,709.61 | \$327.79 | \$1,381.82 | \$2,246.65 | \$9,720.62 | \$194,753.35 |
| | May | \$194,753.35 | \$1,709.61 | \$330.11 | \$1,379.50 | \$2,576.76 | \$11,100.12 | \$194,423.24 |
| | Jun | \$194,423.24 | \$1,709.61 | \$332.45 | \$1,377.16 | \$2,909.21 | \$12,477.28 | \$194,090.79 |
| | Jul | \$194,090.79 | \$1,709.61 | \$334.80 | \$1,374.81 | \$3,244.01 | \$13,852.09 | \$193,755.99 |
| | Aug | \$193,755.99 | \$1,709.61 | \$337.17 | \$1,372.44 | \$3,581.18 | \$15,224.53 | \$193,418.82 |
| | Sep | \$193,418.82 | \$1,709.61 | \$339.56 | \$1,370.05 | \$3,920.74 | \$16,594.58 | \$193,079.26 |

Yearly Schedule of Balances and Payments

| Year | Balance | Payments | Principal | Interest | Cumulative Principal | Cumulative Interest | Ending Balance |
|------|--------------|-------------|-------------|-------------|----------------------|---------------------|----------------|
| 2005 | \$196,050.73 | \$20,515.32 | \$4,004.87 | \$16,510.45 | \$4,954.14 | \$20,690.01 | \$192,045.86 |
| 2006 | \$192,045.86 | \$20,515.32 | \$4,358.63 | \$16,156.69 | \$9,312.77 | \$36,846.70 | \$187,687.23 |
| 2007 | \$187,687.23 | \$20,515.32 | \$4,743.89 | \$15,771.43 | \$14,056.66 | \$52,618.13 | \$182,943.34 |
| 2008 | \$182,943.34 | \$20,515.32 | \$5,163.21 | \$15,352.11 | \$19,219.87 | \$67,970.24 | \$177,780.13 |
| 2009 | \$177,780.13 | \$20,515.32 | \$5,619.59 | \$14,895.73 | \$24,839.46 | \$82,865.97 | \$172,160.54 |
| 2010 | \$172,160.54 | \$20,515.32 | \$6,116.31 | \$14,399.01 | \$30,955.77 | \$97,264.98 | \$166,044.23 |
| 2011 | \$166,044.23 | \$20,515.32 | \$6,656.94 | \$13,858.38 | \$37,612.71 | \$111,123.36 | \$159,387.29 |
| 2012 | \$159,387.29 | \$20,515.32 | \$7,245.35 | \$13,269.97 | \$44,858.06 | \$124,393.33 | \$152,141.94 |
| 2013 | \$152,141.94 | \$20,515.32 | \$7,885.77 | \$12,629.55 | \$52,743.83 | \$137,022.88 | \$144,256.17 |
| 2014 | \$144,256.17 | \$20,515.32 | \$8,582.80 | \$11,932.52 | \$61,326.64 | \$148,955.39 | \$135,673.36 |
| 2015 | \$135,673.36 | \$20,515.32 | \$9,341.45 | \$11,173.87 | \$70,668.09 | \$160,129.26 | \$126,331.91 |
| 2016 | \$126,331.91 | \$20,515.32 | \$10,167.15 | \$10,348.17 | \$80,835.23 | \$170,477.44 | \$116,164.77 |
| 2017 | \$116,164.77 | \$20,515.32 | \$11,065.83 | \$9,449.49 | \$91,901.06 | \$179,926.93 | \$105,098.94 |
| 2018 | \$105,098.94 | \$20,515.32 | \$12,043.95 | \$8,471.37 | \$103,945.01 | \$188,398.30 | \$93,054.99 |
| 2019 | \$93,054.99 | \$20,515.32 | \$13,108.52 | \$7,406.80 | \$117,053.53 | \$195,805.10 | \$79,946.47 |
| 2020 | \$79,946.47 | \$20,515.32 | \$14,267.20 | \$6,248.12 | \$131,320.73 | \$202,053.22 | \$65,679.27 |
| 2021 | \$65,679.27 | \$20,515.32 | \$15,528.29 | \$4,987.03 | \$146,849.02 | \$207,040.25 | \$50,150.98 |
| 2022 | \$50,150.98 | \$20,515.32 | \$16,900.85 | \$3,614.47 | \$163,749.86 | \$210,654.73 | \$33,250.14 |
| 2023 | \$33,250.14 | \$20,515.32 | \$18,394.73 | \$2,120.59 | \$182,144.59 | \$212,775.32 | \$14,855.41 |
| 2024 | \$14,855.41 | \$15,386.49 | \$14,855.41 | \$531.08 | \$197,000.00 | \$213,306.40 | \$0.00 |

alt

| Year | Ending Balance |
|------|----------------|
| 2005 | \$23,229.91 |
| 2006 | \$21,979.87 |
| 2007 | \$20,729.83 |
| 2008 | \$19,479.79 |
| 2009 | \$18,229.75 |
| 2010 | \$16,979.71 |
| 2011 | \$15,729.67 |
| 2012 | \$14,479.63 |
| 2013 | \$13,229.59 |
| 2014 | \$11,979.55 |
| 2015 | \$10,729.51 |
| 2016 | \$9,479.47 |
| 2017 | \$8,229.43 |
| 2018 | \$6,979.39 |
| 2019 | \$5,729.35 |
| 2020 | \$4,479.31 |
| 2021 | \$3,229.27 |
| 2022 | \$1,979.23 |
| 2023 | \$729.19 |
| 2024 | \$0.00 |

Letter Buy-back
Schedule



STATE OF INDIANA
OFFICE OF THE SECRETARY OF STATE
CERTIFICATE OF EXISTENCE

To Whom These Presents Come, Greetings:

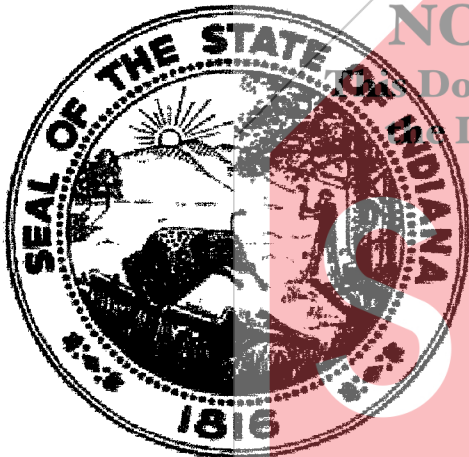
I, TODD ROKITA, Secretary of State of Indiana, do hereby certify that I am, by virtue of the laws of the State of Indiana, the custodian of the corporate records, and proper official to execute this certificate.

I further certify that records of this office disclose that

GREAT LAKES DEVELOPMENT, LLC

duly filed the requisite documents to commence business activities under the laws of State of Indiana on January 30, 2001, and was in existence or authorized to transact business in the State of Indiana on August 16, 2004.

I further certify this Domestic Limited Liability Company (LLC) has filed its most recent report required by Indiana law with the Secretary of State, or is not yet required to file such report, and that no notice of withdrawal, dissolution or expiration has been filed or taken place.



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NOT OFFICIAL!

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Lake County Recorder!

In Witness Whereof, I have hereunto set my hand
and affixed the seal of the State of Indiana, at the
city of Indianapolis, this Sixteenth Day of August, 2004 .

TODD ROKITA, Secretary of State



2001020600092 / 2004081617192

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 16th day of August, 2004, by first party Michael and Deborah Strain whose post office address is 1408 Ridge Road, Munster, IN 46321 to second party, Great Lakes Development LLC whose post office address is 1408 Ridge Road Munster, IN 46321.



tax mail

WITNESSETH, That the said first party, for good consideration and for the sum of \$1.00 (One Dollar paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Lake State of Indiana to wit:
Address commonly known as 1454 Indianapolis Boulevard Hammond, IN 463247
Property Number 26-36-0019 0011
Legal Description: LOTS 11 TO 14, BOTH INCLUSIVE, BLOCK 1, SHEFFIELD, IN THE CITY OF HAMMOND AS SHOWN IN PLAT BOOK 14, PAGE 6 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Michael Strain
Witness First Party- Michael Strain

Deborah Strain
Witness Second Party- Deborah Strain

STATE OF *Indiana*
COUNTY OF *Lake*

On *August 17, 2004* before me *Kimberly S. Harley* personally appeared *Michael Strain + Deborah Strain*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kimberly S. Harley
Signature
Commission: *03-23-09*



FILED FOR RECORD
2004 AUG 17 12:13
MOBILE RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 17 2004
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

[Seal]

001646

*15
CA 11*

PLEASE RETURN TO:
AMERICAN TRUST & SAVINGS BANK
1321 119TH STREET WHITING, IN 46394

SATISFACTION OF MORTGAGE

This Certifies, that a certain Mortgage executed by Michael G. Strain and Deborah L. Strain, husband and wife To American Trust & Savings Bank 1321 119th Street, Whiting, Indiana on 30th day of April 1997, calling for \$123,750.00 and recorded in Document No. 97027802, Lake County, State of Indiana, has been fully paid and satisfied, and the same is hereby released.

WITNESS her hand and seal, this 16th day of August 2004,
American Trust & Savings Bank

Susan M. Vicari, Vice President *Susan M. Vicari*
This Document is the property of the Lake County Recorder!

State of Indiana, Lake County, SS:
Before me, the undersigned, a Notary Public in and for said County, this 16th day of August 2004, Personally appeared before me Susan M. Vicari, Vice President of American Trust & Savings Bank 1321 - 119th Street Whiting, IN 46394 and as such officer for and on behalf of said bank.

acknowledged the execution of the annexed satisfaction of mortgage.

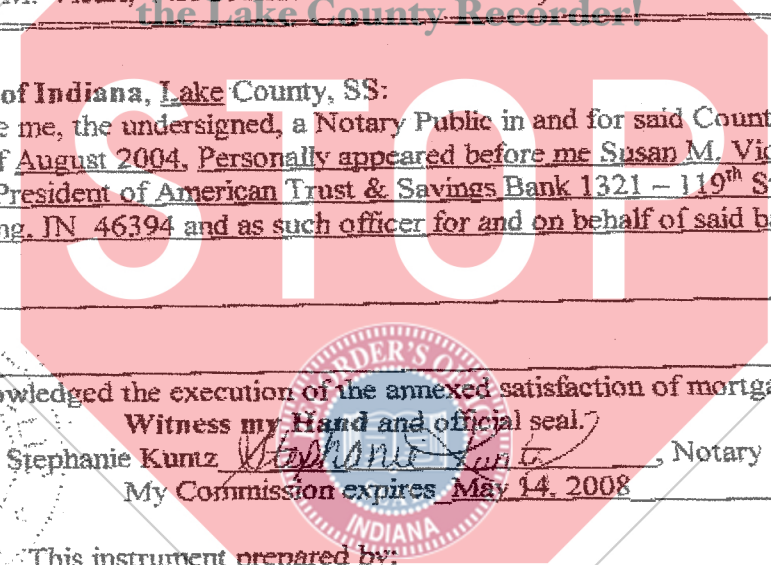
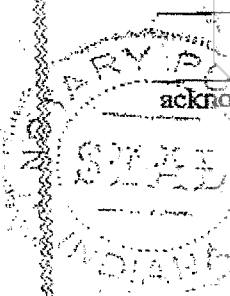
Witness my Hand and official seal.

Stephanie Kuntz *Stephanie Kuntz*, Notary Public.

My Commission expires May 14, 2008

This instrument prepared by:

Sue Dvorscak





Thomas M. McDermott, Jr.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF HAMMOND

DEPARTMENT OF PLANNING
DONALD NOVAK
Zoning and Real Estate Manager

July 21, 2004

Michael Strain
Great Lakes Development, LLC.
1408 Ridge Road
Munster, IN 46321

Re: 1454 Indianapolis Blvd.
Hammond, IN 46394

Dear Mr. Strain,

Based upon our discussion and your attached letter dated July 7, 2004, I can confirm that the automotive vehicle repair garage and body shop activities can legally continue on the above property. The new zoning ordinance #8514 classifies the existing and past usage under "conditional use permits".

Since this use was existing prior to the passage of this ordinance and is on C-4 General Commercial zoned property, it is now considered a "lawful conditional use" (page 5 attached section 1.23 Conditional uses, B.)

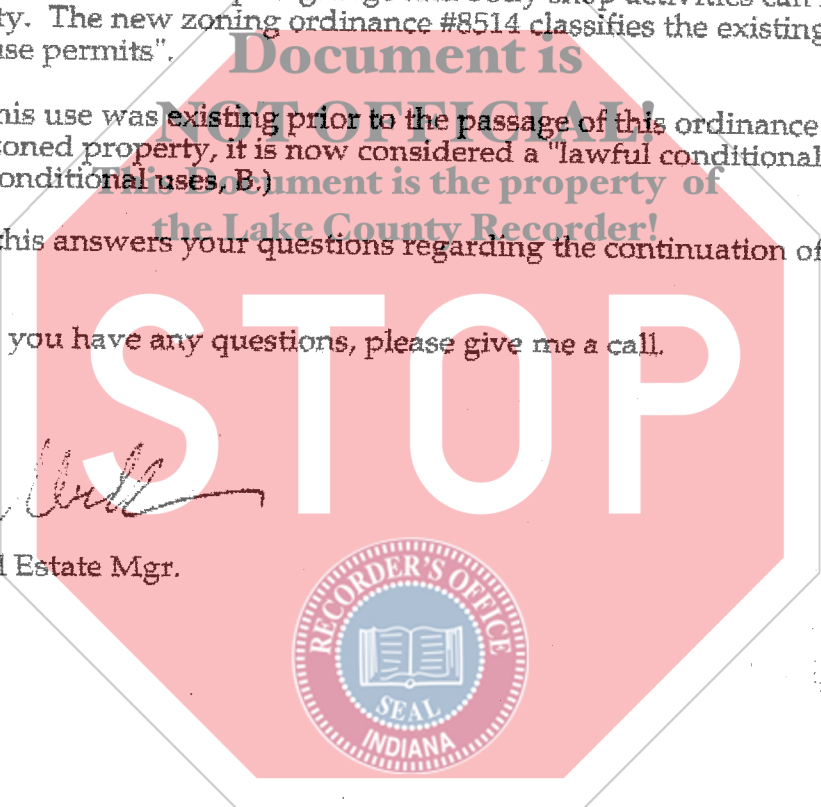
I trust this answers your questions regarding the continuation of the automotive related uses.

Should you have any questions, please give me a call.

Thank you,


Don Novak
Zoning & Real Estate Mgr.

DN/ap



5925 Calumet Avenue, Room 135
Hammond, Indiana 46320

219.853.6318
fax: 219.853.6543
www.ci.hammond.in.us

DELUXE WALLET

LAWYERS TRUST FUND ACCOUNT

282

2-7081/2710

PAY TO THE ORDER OF

Great Lakes Development Fund
Trustee - Full Turnover Fund/100 DOLLARS

\$25,000.00

9/24/2004

FIRST FEDERAL OF HEGEWISCH

1720 BAYTIDE AVE CHICAGO, ILLINOIS 60633

MEMO

14574 INDIANAPOLIS

James W. Bell

⑆ 2710 7081 11 03 1100 68 88 10 0 28 2

FINE LINE



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STOP

