

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2010 MAR -4 PM 3:46

MICHELLE R. FAJMAN  
RECORDER

2010 011966

Send Tax Bills To: 11035 Broadway, Suite A  
Grantee: Crown Point, IN 46307

Return Deed To: 11035 Broadway,  
Suite A  
→ Crown Point, IN  
46307

**CORPORATE QUIT-CLAIM DEED**

**THIS INDENTURE WITNESSETH**, that Rossman & Associates, Inc. (Grantor), an Indiana corporation Conveys and Quit-Claims to On Broadway Co-Owners Association, Inc. (Grantee) an Indiana Corporation, in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

**See Exhibit "A" attached hereto, incorporated herein and made a part hereof by reference.**

**Subject to:** Taxes, easements, restrictions and covenants of record; and any set of facts an accurate survey would reveal

There is no Indiana Gross Income Tax due by reason of this conveyance.

The undersigned person executing this Deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution or the By-Laws of the Grantor, to execute and deliver this Corporate Quit Claim Deed; that the Grantor is a corporation in good standing in the State of Indiana; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for making of this conveyance has been duly taken.

**IN WITNESS WHEREOF**, Grantor has caused this Deed to be executed this 25<sup>th</sup> day of February, 2010.

**Rossman & Associates, Inc.**

By: Robert Rossman  
**Robert Rossman, President**



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

MAR 04 2010

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

(See Acknowledgment on following page)

21<sup>00</sup>  
7137  
RM

025669

## Legal Description

All of the land shown on the Amended Site Development Plan of On Broadway in Crown Point, Indiana, as recorded on April 30, 2007 in Plat Book 101, page 35 as Instrument Number 2007-035281 in the Office of the Recorder of Lake County, Indiana, excepting therefrom the following three parcels:

**Exception Parcel One:** Commencing at the northwest corner of said On Broadway, said corner being the intersection of the east right-of-way line of Broadway (State Route 53) and the north line so said On Broadway, thence north 89 degrees 43 minutes 58 seconds East, 201.00 feet along said north line; thence south 00 degrees 00 minutes 00 seconds west, 20.00 feet to the point of beginning of Exception Parcel One; thence north 89 degrees 43 minutes 58 seconds east, 140.00 feet; thence south 00 degrees 00 minutes 00 seconds west, 66.58 feet; thence south 90 degrees 00 minutes 00 seconds west, 140.00 feet; thence north 00 degrees 00 minutes 00 seconds east, 65.93 feet to the point of beginning of said Exception Parcel One;

**Exception Parcel Two:** Commencing at said northwest corner of said On Broadway, thence north 89 degrees 43 minutes 58 seconds east, 528.00 feet along said north line; thence south 00 degrees 00 minutes 00 seconds west, 92.65 feet to the point of beginning of Exception Parcel Two; thence south 00 degrees 00 minutes 00 seconds west, 95.00 feet; thence north 90 degrees 00 minutes 00 seconds west, 65.00 feet; thence north 00 degrees 00 minutes 00 seconds east, 95.00 feet; thence south 90 degrees 00 minutes 00 seconds east, 65.00 feet to the point of beginning of said Exception Parcel Two;

**Exception Parcel Three:** Commencing at the Southwest corner of said On Broadway, said corner being the intersection of the east right-of-way of Broadway (State Route 53) and the south line of said On Broadway, thence north 89 degrees 43 minutes 58 seconds east, 203.28 feet along said south line; thence north 00 degrees 00 minutes 00 seconds east, 15.00 feet to the point of beginning of Exception Parcel Three; thence north 00 minutes 00 seconds east, 70.71 feet; thence north 90 degrees 00 minutes 00 seconds east, 76.60 feet; thence north 41 degrees 55 minutes 15 seconds east, 10.47 feet; thence south 48 degrees 04 minutes 45 seconds east, 67.03 feet; thence south 41 degrees 55 minutes 15 seconds west, 23.85 feet; thence south 22 degrees 47 minutes 30 seconds west, 16.77 feet; thence south 89 degrees 43 minutes 58 seconds west, 111.04 feet to the point of beginning of said Exception Parcel Three;

**Also excepting therefrom** all of the areas shown as buildings numbered one, two, three, four, six, eight, ten and twelve as shown on said Amended Site Development Plan, the entire site less all exceptions containing 7.968 acres more or less.

**EXHIBIT "A"**

