

2011 026638

2011 MAY 12 AM 10:56

McGraw Hill
RECORDER

Form WD-1
Rev. 7-1-07

WARRANTY DEED

45-1603-300
-001.000-042

Project: 0014500
Code: 5260
Parcel: 18
Page: 1 of 3

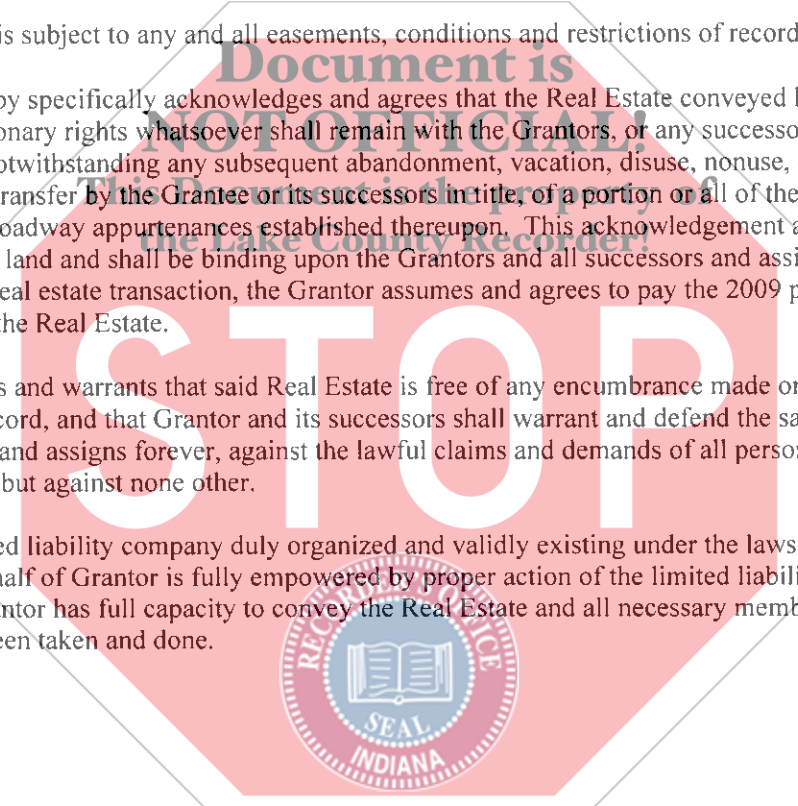
THIS INDENTURE WITNESSETH, That KRG/I-65 Partners Beacon Hill, LLC, an Indiana limited liability company, the Grantor, of Marion County, State of Indiana Conveys and Specially Warrants (as hereinafter stated) to the **STATE OF INDIANA** the Grantee, for and in consideration of the sum of One Hundred Fourteen Thousand Seven Hundred Dollars (\$114,700) (of which said sum \$114,700 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Lake, State of Indiana, and being more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B," both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantors, or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantors and all successors and assigns. As an inducement for the State to close this real estate transaction, the Grantor assumes and agrees to pay the 2009 payable 2010 real estate taxes and assessments on the Real Estate.

Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor except those matters of record, and that Grantor and its successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

Grantor is a limited liability company duly organized and validly existing under the laws of Indiana, and the person executing this deed on behalf of Grantor is fully empowered by proper action of the limited liability company to execute and deliver this deed. Grantor has full capacity to convey the Real Estate and all necessary member action for the making of such conveyance has been taken and done.



NON-TAXABLE

MAY 11 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

052727

AMOUNT \$ NC
CASH _____ CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK AB

E

Project: 0014500
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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 23rd day of November, 2010.

KRG/I-65 Partners Beacon Hill, LLC

Daniel R. Sink

(Seal)

Signature

RAJ Daniel R. Sink

Printed Name

STATE OF Indiana

SS:

COUNTY OF Marion

Document is

NOT OFFICIAL!

This Document is the property of the Lake County Recorder

Before me, a Notary Public in and for said State and County, personally appeared Daniel R. Sink the Executive Vice President + CFO of KRG/I-65 Partners Beacon Hill, LLC, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 23rd day of November, 2010.

Suzanne Jackson

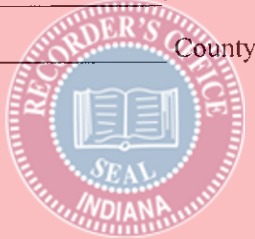
Printed Name Suzanne Jackson



SUZANNE JACKSON
STATE OF INDIANA
RESIDENT OF LAKE COUNTY
MY COMMISSION EXPIRES SEPT 6 2014

My Commission expires September 6, 2014

I am a resident of Marion County.



Project: 0014500
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Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
7 100 North Senate Avenue
Indianapolis, IN 46204-2219
I.C. 8-23-7-31

This instrument was prepared by Robert G. Solloway, Esq., KITE REALTY GROUP, 30 South Meridian Street, Suite 1100, Indianapolis, Indiana 46204; Telephone: (317) 713-5682.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Robert G. Solloway, Esq.

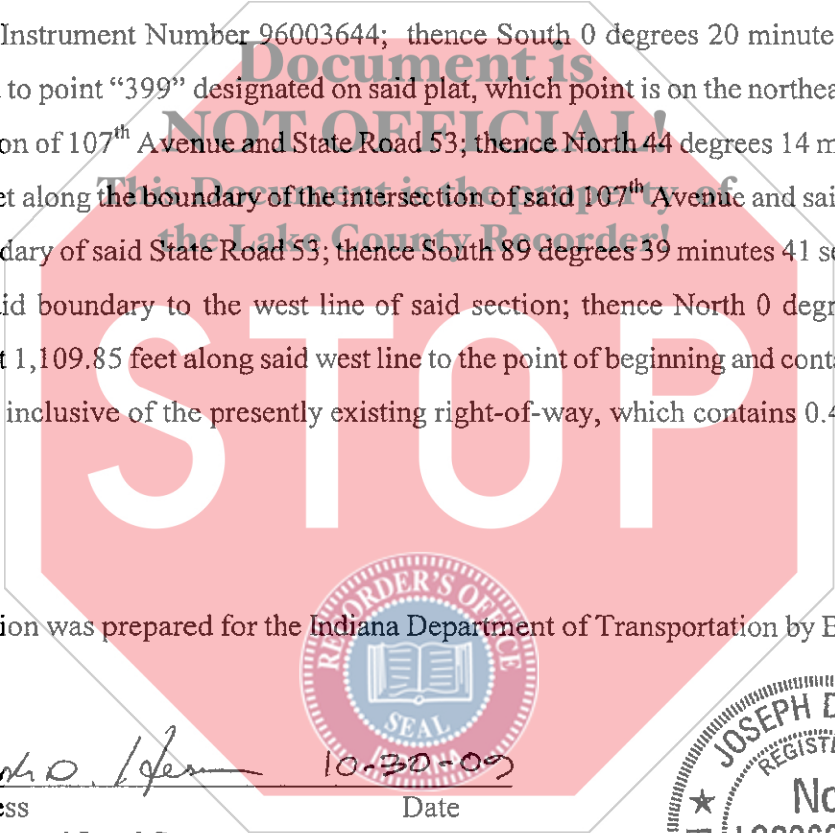


EXHIBIT "A"


Project: 0014500
Code: 5260
Parcel No.: 18 Fee Simple Right-of-Way
Key No.: 45-16-03-300-001.000-042
Form: WD-1 Rev. 7-1-07

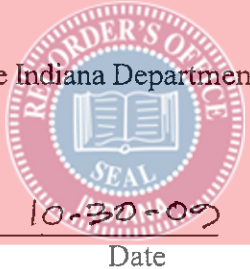
Sheet 1 of 1

A part of the Northwest Quarter of the Southwest Quarter of Section 3, Township 34 North, Range 8 West, Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at a point on the west line of said section South 0 degrees 01 minute 52 seconds East 131.94 feet from the northwest corner of said quarter-quarter section, said northwest corner being designated as point "205" on said plat; thence North 89 degrees 39 minutes 41 seconds East 43.17 feet to point "394" designated on said plat, which point is the south corner of the land described in Instrument Number 96003644; thence South 0 degrees 20 minutes 19 seconds East 1,110.96 feet to point "399" designated on said plat, which point is on the northeastern boundary of the intersection of 107th Avenue and State Road 53; thence North 44 degrees 14 minutes 02 seconds West 1.56 feet along the boundary of the intersection of said 107th Avenue and said State Road 53 to the east boundary of said State Road 53; thence South 89 degrees 39 minutes 41 seconds West 48.04 feet along said boundary to the west line of said section; thence North 0 degrees 01 minute 52 seconds West 1,109.85 feet along said west line to the point of beginning and containing 1.176 acres, more or less, inclusive of the presently existing right-of-way, which contains 0.424 acres, more or less.



This description was prepared for the Indiana Department of Transportation by Beam, Longest and Neff, L.L.C.


Joseph D. Hess
Indiana Registered Land Surveyor
License Number LS20600043



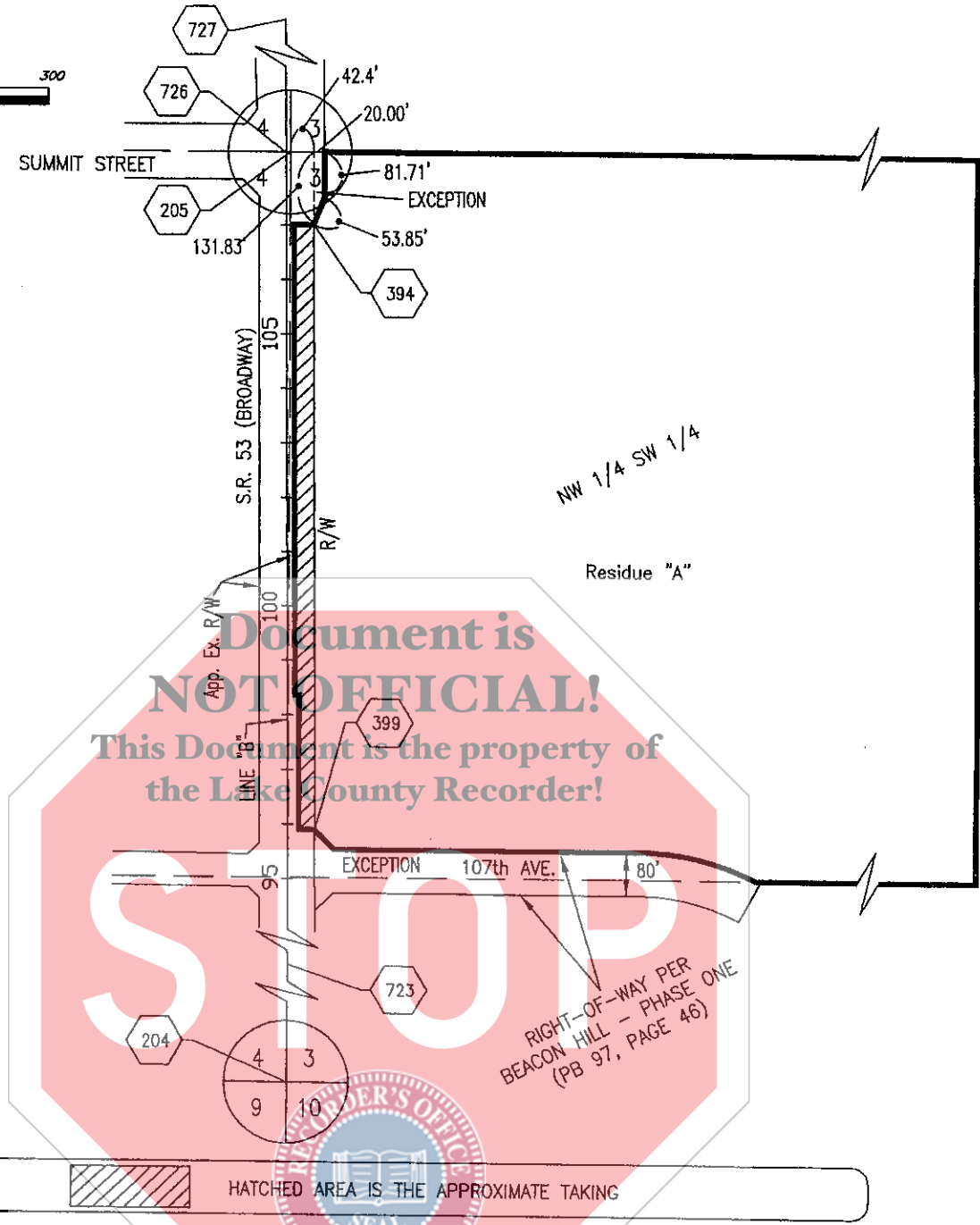
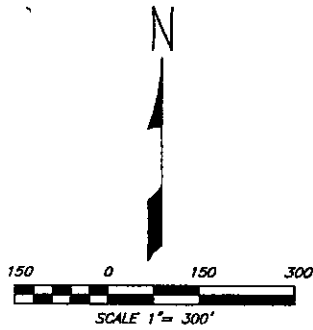
10-30-09
Date



EXHIBIT "B" R/W PARCEL PLAT

SHEET 1 OF 2

Prepared for the Indiana Department of Transportation
by Beam, Longest & Neff L.L.C. (Job #091065)



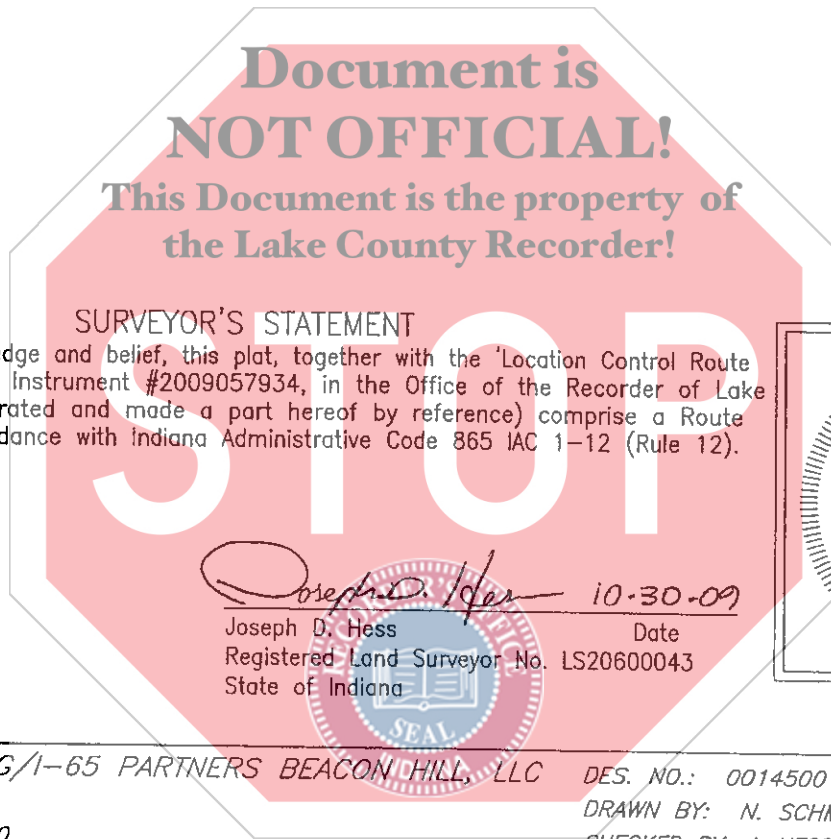
OWNER:	KRG/I-65 PARTNERS BEACON HILL, LLC	DES. NO.:	0014500
PARCEL:	18	DRAWN BY:	N. SCHMITT 10-20-09
CODE:	5260	CHECKED BY:	J. HESS 10-29-09
PROJECT:	0014500		
ROAD:	S.R. 53		
COUNTY:	LAKE		
SECTION:	3		
TOWNSHIP:	34 N.		
RANGE:	8 W.		

INST NO. 2005-070437, DATED 07-29-2005
INST NO. 96003644, DATED

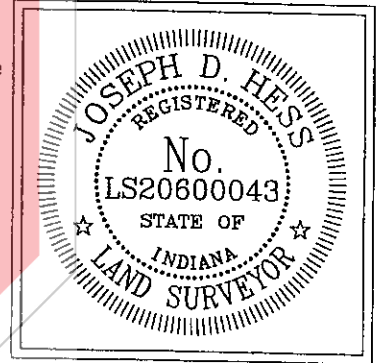
Dimensions shown are from the above listed Record Documents.

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
204 205,723 726,727	SEE ROUTE SURVEY, INSTRUMENT #2009057934					
394	B	107+00.00	50.00	Rt.	50702.4460	83661.4547
399	B	95+89.04	50.00	Rt.	49591.5047	83668.0213

Stations and Offsets are to control over both North and East Coordinates and Bearings and Distances.
 Note: Line "B" is a Control Line.



To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as Instrument #2009057934, in the Office of the Recorder of Lake County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 (Rule 12).



Joseph D. Hess 10-30-09
 Joseph D. Hess Date
 Registered Land Surveyor No. LS20600043
 State of Indiana

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BLN Beam, Longest and Neff, LLC
 Consulting Engineers and Land Surveyors
 8126 Castleton Rd. Indianapolis, Indiana 46250
 Telephone: (317) 849-5832
 www.b-l-n.com