

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2012 042385

2012 JUN 27 AM 9:15

MICHELLE R. FAJMAN
RECORDER

SPECIAL WARRANTY DEED

This Indenture Witnesseth, that HENRY WALTER HOLDINGS LLC, an Indiana limited liability company (Grantor), conveys and warrants to RMJM PROPERTIES LLC, an Indiana limited liability company ("Grantee") for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

See Exhibit A attached hereto and incorporated herein as if fully set forth
Subject to those matters listed in Exhibit B

All warranties under this deed are limited to matters or claims of persons claiming by, through, or under Grantor.

The undersigned person executing this deed represents and certifies on behalf of the Grantor or Grantee, that the undersigned is a duly elected officer or representative of the Grantor or Grantee and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company and Grantee is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described and Grantee has full authority to execute deed; and that all necessary company action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this deed this 21st day of June, 2012.

Document is NOT OFFICIAL!

HENRY WALTER HOLDINGS LLC,
an Indiana limited liability company

By: [Signature]
Brian D. Miller, Vice President

This Document is the property of
the Lake County Recorder

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.

Philip J Ignarski
ACKNOWLEDGEMENT

STATE OF INDIANA
COUNTY OF LAKE

SS:

Before me, a Notary Public in and for the said County and State, personally appeared Brian D. Miller, Vice President of Henry Walter Holdings LLC, who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that the contents of the foregoing Deed are true.

Witness my hand and notarial seal this 21st day of June, 2012.

My Commission Expires: [Signature]
Philip J Ignarski, Notary Public
Resident of LAKE County, IN

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
JUN 25 2012
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

After Recording Mail Deed and Tax Bills to:
Grantee's Address:
RMJM Properties LLC
Attn: Mark Schweitzer, President
865 N. Superior Drive
Crown Point, Indiana 46307



THIS DOCUMENT PREPARED BY:
GREG A. BOUWER, ATTORNEY ID. NUMBER 16368-53
KORANSKY, BOUWER & PORACKY, P.C., 425 JOLIET STREET, SUITE 425, DYER, IN 46311

**FIDELITY NATIONAL
TITLE COMPANY**
92012-2120

AMOUNT \$ 20
CASH CHARGE FV
CHECK#
OVERAGE
COPY
NON-CONF
DEPUTY AD

012962

Exhibit "A"

File No. 920122120

That part of the Northwest 1/4 of Section 10, Township 34 North, Range 8 West of the Second Principal Meridian, bounded and described as follows: Beginning at the Northeast corner of Lot 32 in Crown East Industrial Park Unit 2, as per plat thereof, recorded in Plat Book 97 page 45, of part of said Northwest 1/4 of Section 10; thence North 89 degrees 58 minutes 30 seconds West 376.51 feet along the North line of said Lot 32, to the Northwest corner of said Lot 32 and the East line of Outlot A in said Crown East Industrial Park, Unit 2; thence North 00 degrees 16 minutes 02 seconds West 299.20 feet along said East line of Outlot A, to the Northeast corner of said Outlot A; thence North 71 degrees 29 minutes 47 seconds West, 84.66 feet along the Northeasterly line of said Outlot A, to the Northernmost corner of said Outlot A; thence North 36 degrees 05 minutes 14 seconds East, 52.46 feet along the Westerly line of a parcel of property conveyed per deed Document No. 2007-031182 to the Northwest corner of said parcel of property conveyed per deed Document No. 2007-031182; thence North 18 degrees 30 minutes 13 seconds East, 50.00 feet to the Northerline line of a parcel of included in Judgment Quieting Title recorded as Document No. 2008-051337; thence South 71 degrees 29 minutes 47 seconds East 266.28 feet along said Northerly line to the Westerly line of a parcel of property included in Judgment Quieting Title recorded as said Document No. 2008-051337; thence North 18 degrees 30 minutes 13 seconds East, 79.13 feet along said Westerly line and along the Westerly line of a parcel of property conveyed per said deed document 2007-031182 to the Northwest corner of said property conveyed per document no. 2007-031182; thence North 89 degrees 43 minutes 58 seconds East 52.81 feet along the North line of said parcel of property conveyed per deed document No. 2007-031182 to the Northeast corner of said parcel of property conveyed per Deed Document No. 2007-031182; thence North 18 degrees 30 minutes 13 seconds East, 21.12 feet along the extension Northerly of the Easterly line of said parcel of property conveyed per deed Document no. 2007-31182, to the North line of said Northwest 1/4 of Section 10; thence North 89 degrees 43 minutes 58 seconds East 74.46 feet along said North line, to the West line of Delaware Parkway as dedicated in said Crown East Industrial Park Unit 2; thence South 00 degrees 01 minutes 30 seconds West, 427.19 feet along said West line, to the herein point of beginning.

Parcel Nos. 45-16-10-126-006.000-042
45-16-10-127-002.000-042
45-16-10-127-007.000-042

Commonly Known as: Approx. 710 E. 109th Avenue
Crown Point, IN 46307



EXHIBIT B

Permitted Exceptions

- (i) Real estate taxes for the year 2012 payable in 2013 are a lien not yet due and payable.
- (ii) Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes, lying within 109th Avenue along the North side of the land;
- (iii) Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes, lying within Delaware Parkway along the East side of the land;
- (iv) Rights of way for drainage tiles, ditches, feeders and laterals, if any;
- (v) Railroad right of way, switches and spur tracks, if any, and all rights therein;
- (vi) Rights of way for drainage, flow and maintenance of Beaver Dam Ditch or Smith Creek, together with an additional 75 foot right of way as provided by Indiana Code;
- (vii) Lease by and between Crown East Development, LLC, Lessor(s) and Outdoor Advertising, LLC, Lessee(s), dated October 16, 2009 as evidenced by a Memorandum of Lease dated August 31, 2010 and recorded January 14, 2011 as Document No. 2011 002709;
- (viii) Easement for pipe lines in favor of Indiana Pipe Line Company dated May 28, 1891 and recorded October 19, 1891 in Miscellaneous Record 10 page 16;
- (ix) Assignment and Assumptions of Rights of Way dated November 18, 1986 and recorded January 8, 1987 as Document No. 895519. Note: Partial Release of Easement and Agreement recorded March 22, 2005 as Document No. 2005 021789;
- (x) Easement for wire and pipeline in favor of L.B. Foster Company, a Delaware corporation, dated April 14, 1981 and recorded May 11, 1981 as Document No. 630065;
- (xi) Terms and provisions of a Quit-Claim Easement made by L.B. Foster Company, a Delaware corporation, to United States Steel Corporation, a Delaware corporation, recorded August 10, 1984 as Document No. 768285, granting an easement for a natural gas and electrical transmission system;
- (xii) Easement for natural gas pipeline and electrical lines in favor of Northern Indiana Public Service Company dated March 31, 1989 and recorded April 28, 1989 and Document No. 034039;
- (xiii) Terms and provisions of a Development Agreement by and between Olthof Homes, L.L.C. and Crown East Development LLC, dated August 19, 2005 and recorded April 28, 2006 as Document No. 2006 035850;
- (xiv) Rights of public utilities to the continued use of all existing facilities, if any (Affects that part of the former 109th Avenue);
- (xv) Covenants, conditions and restrictions contained in the plat of Crown East Industrial Park Unit Two, recorded in Plat Book 97 page 45 (affects Tract I);
- (xvi) Covenants, conditions and restrictions contained in the plat of Crown East Industrial Park Unit Four, recorded in Plat Book 100 page 13 (affects Tract II);
- (xvii) Covenants, conditions and restrictions contained in the Declaration of Covenants and Restrictions for Crown East Industrial Park, recorded July 25, 2002 as Document No. 2002 066692 and Addendum to Declaration of Covenants and Restrictions for Crown East Industrial Park recorded April 18, 2006 as Document No. 2006 031661 (affects Tracts I, II, III, IV and V);
- (xviii) Covenants, conditions, restrictions and easements contained in Declaration of Covenants and Restrictions for Crown East Industrial Park, recorded August 29, 2006 as Document No. 2006 075723 (affects Tract II);
- (xix) Assessments for expenses levied in favor of Crown East Industrial Park Owners Association, Inc., an Indiana non-profit corporation, pursuant to the Declarations, which assessments are subordinate to the first mortgage, if any, which was on the parcel at the time the assessments became due and payable;
- (xx) Easement for detention purposes affecting Outlot A as shown on recorded plat of said subdivision.