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2013 DEC -3 PM 2: 56

MICHAEL B. BROWN RECORDER

SEND ALL SUBSEQUENT TAX BILLS TO Wankers
UIRC-GSA Hammond IN, LLC
% Urban Investment Research Corp.
Attention: Chief Financial Officer
4201 W. 36th St., Suite 320

Chicago, IL 60632

THIS SPECIAL WARRANTY DEED is made as of the \(\sum_{\frac{1}{2}}^{19} \) day of November, 2013 by GSA Hammond, LLC, an Indiana limited liability company ("Grantor"), whose address is 4201 W. 36th St., Suite 320, Chicago, IL 60632, by, for, and in favor of UIRC-GSA Hammond IN, LLC, a Delaware limited liability company ("Grantee"), whose address is 4201 W. 36th St., Suite 320, Chicago, IL 60632.

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Described and State of Mississippi known and described as follows, to wit:

Indiand

A

See attached Exhibit A

Property Address: 418 Douglas Street, Hammond, IN 46320 the Lake County Recorder

Parcel Identification Number(s): 45-02-36-410-001.000-023

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above-described premises, with such hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto Grantee, forever.

Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except, as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

See attached Exhibit B.

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

NOV 2 7 2013

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR 16680 22

CHECK # 7496

GOPY- 134CC

IN WITNESS WHEREOF, Grantor, intending to be legally bound hereby, executes and delivers this Special Warranty Deed on the first date written above.

GRANTOR

GSA Hammond, LLC, an Indiana limited liability company

By: Name: S. Bismarck Brackett

an Indiana limited liability company, and he/she executed the foregoing instrument for the purposes

Title: Manager

STATE OF Junas

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COUNTY OF (OC)

On November 12, 2013, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared S. Bismarck Brackett, as the Manager of GSA Hammond, LLC,

contained therein.

NOT OFFICE

his Dogument is the proper

ke County Recorder!

My Commission Expires:

[SEAL]

UNMAISH JINDAL
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 15, 2015

WITNESS my hand and seal the day and year aforesaid.

This instrument was prepared by A.J. Jindal of the law firm Jindal, Esq., 833 N. Orleans St., Suite 400, Chicago, IL 60610, Telephone No.: (312) 233-2705, E-mail: aj@jindal-esq.com.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. A.J. Jindal, Esq.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel A-1, The replat of Parcel A Corrective Plat of the Douglas Pointe, (a Planned Unit Development), in the City of Hammond, as per plat thereof, recorded in Plat Book 83 page 56 in the Office of the Recorder of Lake County, Indiana.

Address: 418 Dou

418 Douglas Street, Hammond, IN 46320

Key Number: 45-02-36-410-001.000-023



EXHIBIT B

PERMITTED EXCEPTIONS

- 1. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.
- 2. Covenants, conditions, and restrictions contained in Amended and Restated Declaration of Covenants, Easements, Conditions and Restrictions, recorded February 20, 1996 as Document No. 96010877.
- 3. Grant of Easement, dated November 1, 2006 and recorded January 9, 2007 as Document No. 2007002352, made by and between Douglas Pointe Associates, LLC, and Comcast of Northern Indiana, Inc., its successors and assigns.
- 4. Existing unrecorded lease in favor of United States of America, acting by and through the Administrator of General Services Administration as disclosed by ALTA Statement dated ~ and all right thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- 5. The matters shown on the ALTA/ACSM survey prepared by McMahon Engineers dated November 4, 2013.

