

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 004765

2014 JAN 24 AM 9:08

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 10th day of January, 2014, executed by **GATEWAY ARTHUR, INC.**, a California corporation with an address of c/o Emmes Asset Management Company LLC, 420 Lexington Avenue, Suite 900, New York, New York 10170 ("**Grantor**").

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, conveys and warrants unto **MADISON AVENUE COMMONS, LLC**, a New York limited liability company whose mailing address is 48 E. Old Country Road, Suite 203, Mineola, New York 11501 ("**Grantee**"), the real property and all improvements located thereon (the "**Property**") located in the County of Lake, State of Indiana described as follows:

(SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF)

TO HAVE AND TO HOLD, said tract or parcel of land, together with all and singular any appurtenances, easements and privileges thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or in equity, to the Grantee, its successors and assigns forever.

THE Grantor shall and will warrant and forever defend the above-bargained interest in the Property against all and every person or persons lawfully claiming by, through, or under Grantor, but not otherwise, subject to (i) zoning ordinances affecting the above-described real estate; (ii) utility easements of record serving the above-described real estate; (iii) taxes not yet due and payable; (iv) road rights-of-way of record; and (v) those other encumbrances, covenants, conditions, reservations, restrictions and easements and other exceptions of record.

No Indiana gross income tax is due as a result of this conveyance.

[Signatures commence on the next page]

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 23 2014

20398

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

10 COPY

The Village Shopping Center, Gary, IN
16573558v.2

\$24

CK# 033279

CA

645164 - T

Signature page to Special Warranty Deed

IN WITNESS WHEREOF, the Grantor has executed these presents and affixed its seal the day and year first above written.

GRANTOR:

GATEWAY ARTHUR, INC., a California corporation
By: [Signature]
Christine Roseland, Vice President and Secretary

ACKNOWLEDGMENT

State of California
County of Los Angeles

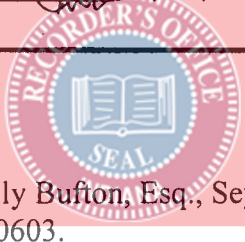
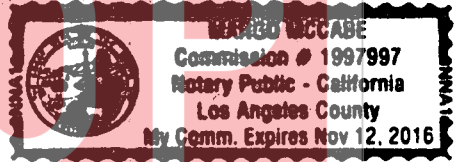
On 1-6-2014 before me, Margo McCabe, Notary Public
(insert name and title of the officer)

personally appeared Christine Roseland
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



This instrument was prepared by J. Kelly Bufton, Esq., Seyfarth Shaw LLP, 131 South Dearborn Street, Suite 2400, Chicago, Illinois 60603.

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. J. Kelly Bufton, Esq.

Grantee's mailing address is: Madison Avenue Commons, LLC, 48 E. Old Country Road, Suite 203, Mineola, New York 11501, Attn: Manny Malekan.

After recording, return to Jay L. Yackow, Esq., Attorney at Law, 1400 Old Country Road, Westbury, New York 11590.

Mail Tax Statements to Madison Avenue Commons, LLC, 48 E. Old Country Road, Suite 203, Mineola, New York 11501, Attn: Manny Malekan.



EXHIBIT A
To Special Warranty Deed
PROPERTY DESCRIPTION

THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 20, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPT THE FOLLOWING 3 LEGAL DESCRIPTIONS:

(A) THE NORTH 770.29 FEET OF THE WEST 600 FEET OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA.

(B) THE WEST 598.70 FEET OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, EXCEPT THE NORTH 770.29 FEET THEREOF IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

(C) THE SOUTH 274 FEET OF THE NORTH 512.6 FEET OF THE EAST 171.0 FEET OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 8, WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 07 MINUTES 46 SECONDS WEST (BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE) 1030.75 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 07 MINUTES 46 SECONDS WEST 270.10 FEET ALONG SAID SOUTH LINE TO A POINT 20.00 FEET EAST BY PERPENDICULAR MEASURE FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 22 MINUTES 42 SECONDS WEST 160.04 FEET PARALLEL WITH SAID WEST LINE TO A POINT 160.00 FEET NORTH BY PERPENDICULAR MEASURE FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 07 MINUTES 46 SECONDS EAST 273.59 FEET PARALLEL WITH SAID SOUTH LINE TO A POINT NORTH 00 DEGREES 52 MINUTES 14 SECONDS EAST 160.00 FEET FROM THE POINT OF

BEGINNING; THENCE SOUTH 00 DEGREES 52 MINUTES 14 SECONDS WEST 160.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRES, MORE OR LESS.

COMMON STREET ADDRESSES:

3490-3612 Village Court, Gary, Indiana

3500 Grant Street, Gary, Indiana

3604 Grant Street, Gary, Indiana

3656 Grant Street, Gary, Indiana

3660 Grant Street, Gary, Indiana

1776 West 37th Avenue, Gary, Indiana

PINs: 45-08-20-476-001.000-003 and 45-08-20-476-004.000-003

