STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2014 030278

2014 MAY 27 PM 2: 04

MICHAEL B. BROWN RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That BLB St. John, LLC, an Indiana Limited Liability Company ("Grantor"), CONVEYS AND QUITCLAIMS to VP Properties LLC ("Grantee") in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in St. John, Lake County, Indiana, to-wit:

See attached Exhibit A.

Further, by this conveyance, Grantor assigns to Grantee the Declarant rights pursuant to the recorded covenants for the property being transferred by this deed conveyance.

***Transfer for no consideration-distribution to member entity ***

The undersigned Persons executing this Deed represent and certify on behalf of the Grantor, that the Undersigned are duly authorized managing members of the Grantor and have been fully empowered by proper Resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Grantor 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 situated; that the Grantor has full entity capacity to convey the real estate described, and that all necessary entity action for the making of this conveyance has been duly taken. Grantor does hereby certify that no gross income tax is due by virtue of this conveyance.

is due by virtue of this conveyance. IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this day of May, 2014. BLB St. John, LLC, an Indiana Limited Liability Company Lotton Developmen Anc., Managing Member By: This Document is the property John P. Lotton, President he Lake County Recon Robert Phillippe, President STATE OF INDIANA SS COUNTY OF LAKE Before me, a Notary Public in and for said County and State, personally appeared John T. Lotton and D. Robert Phillippe on behalf of the respective entities, and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true. 013017 Witness my hand and Notarial Seal this 2019 5-21-19 My Commission Expires: Notary Public County, Indiana Resident of Lake Mail tax bills to: VP Properties LLC, 3500 Union Avenue, Steger, Illinois 60475 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 and this document was prepared by Timothy R. Kuiper, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main JULY ENTERED FOR TAXATION SUBJECT TIMOTHY R. KUIPER Street, Crown Point, Indiana 46307. FINAL ACCEPTANCE FOR TRANSFER

MAY 2 7 2014

PEGGY HOLINGA KATONA AKE COUNTY AUDITOP TIMOTHY R. KUIPER
NOTARY PUBLIC
SEAL
STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXPIRES MAY 21, 2019

22 25/13 25/13 Exhibit A

Parcel 1: Tracts 1310 in Lot A, Tracts 1316 in Lot C, Tract 1317 in Lot D, Tract 1322 in Lot E, Tract 1333 in Lot H, Tracts 1335, 1336 and 1337 in Lot I, Tracts 1338 in Lot J, Tracts 1362, 1363, 1364 and 1365 in Lot K, Tracts 1366, 1367 and 1368 in Lot L, Tracts 1369, 1370 and 1371 in Lot M, Tracts 1353 and 1354 in Lot N, Tracts 1357 in Lot O, Tracts 1340, 1341, 1342 and 1343 in Lot Q, Tracts 1344, 1345 and 1346 in Lot R, Tracts 1347, 1348, 1349 and 1350 in Lot S, Tracts 1358, 1359, 1360, and 1361 in Lot P, in The Gates of St. John, Unit 2, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 100 page 96, in the Office of the Recorder of Lake County, Indiana.

Parcel Numbers:

 $45 - 15 - 02 - 105 - 007 - 000 - 059; \\ 45 - 15 - 02 - 105 - 005 - 000 - 059; \\ 45 - 15 - 02 - 105 - 004 - 000 - 059; \\ 45 - 15 - 02 - 105 - 004 - 000 - 059; \\ 45 - 15 - 02 - 105 - 003 - 000 - 059; \\ 45 - 15 - 02 - 105 - 004 - 000 - 059; \\ 45 - 02 - 105 - 004 - 000 - 00$ $45 - 15 - 02 - 105 - 002.000 - 059;\ 45 - 15 - 02 - 103 - 022.000 - 059;\ 45 - 15 - 02 - 103 - 021.000 - 059;\ 45 - 15 - 02 - 103 - 020.000 - 059;$ $45-15-02-103-019.000-059;\ 45-15-02-103-018.000-059;\ 45-15-02-103-017.000-059;\ 45-15-02-103-016.000-059;$ $45 - 15 - 02 - 103 - 003 \cdot 000 - 059; \ 45 - 15 - 02 - 103 - 004 \cdot 000 - 059; \ 45 - 15 - 02 - 103 - 007 \cdot 000 - 059; \ 45 - 15 - 02 - 103 - 008 \cdot 000 - 059; \ 45 45-15-02-103-009.000-059;\ 45-15-02-103-010.000-059;\ 45-15-02-103-011.000-059;\ 45-15-02-102-011.000-059;$ 45-15-02-102-010.000-059; 45-15-02-102-009.000-059; 45-15-02-102-008.000-059; 45-15-02-102-007.000-059; $45-15-02-102-006.000-059;\ 45-15-02-102-005.000-059;\ 45-15-02-102-004.000-059;\ 45-15-02-102-003.000-059;\ \&$ 45-15-02-102-002.000-059.

Parcel 2: Tract 301 in Lot A, Tract 314 in Lot D, Tracts 315, 316, 317, and 318 in Lot E, tracts 319, 321 in Lot F, Tracts 322 and 323 in Lot G, Tract 326 in Lot H, Tracts 327, 328, and 329 in Lot I, Tracts 332 in Lot J, Tracts 333 and 334 in Lot K, Tract 336 in Lot L, Tracts 339, 340, and 341 in Lot M, Tracts 342, 343, and 344 in Lot N, Tract 355 in Lot Q, Tracts 356 in Lot R, in The Gates of St. John, Unit 5, as per plat thereof, recorded in Plat Book 99 page 26, and as amended by Plat of Correction recorded in Plat Book 100 page 49, in the Office of the Recorder of Lake County, Indiana.

the Lake County Recorder Parcel Numbers: $45-12-03-177-020.000-015;\ 45-1\overline{5-03-177-012.000-015};\ 45-1\overline{5-03-177-011.000-015};\ 45-1\overline{5-03-177-010.000-015};$ $45 - 15 - 03 - 177 - 009.000 - 015; \\ 45 - 15 - 03 - 177 - 008.000 - 015; \\ 45 - 15 - 03 - 177 - 007.000 - 015; \\ 45 - 15 - 03 - 177 - 005.000 - 015; \\ 45 - 15 - 03 - 177 - 007.000 - 015; \\ 45 - 17 - 007.000 - 015; \\ 45 - 17 - 007.000 - 015; \\ 45 - 17 - 007.$ $45 - 15 - 03 - 177 - 004.000 - 015; \\ 45 - 15 - 03 - 177 - 003.000 - 015; \\ 45 - 15 - 03 - 176 - 003.000 - 015; \\ 45 - 15 - 03 - 176 - 004.000 - 015; \\ 45 - 15 - 03 - 004.000 - 015; \\ 45 - 15 - 03 - 004.000 - 015; \\ 45 - 15 - 03 - 004.000 - 015; \\ 45 - 15 - 03 - 004.000 - 015; \\ 45 - 15 - 03 - 004.000 - 015; \\ 45 - 15 - 004.000 - 015; \\ 45 - 15 - 004.000 - 015; \\ 45 - 15 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000 - 015; \\ 45 - 004.000$ 45-15-03-176-005.000-015; 45-15-03-176-006.000-015; 45-15-03-201-003.000-015; 45-15-03-201-004.000-015; 45-15-03-201-005.000-015; 45-15-03-201-007.000-015; 45-15-03-201-010.000-015; 45-15-03-201-011.000-015; 45-15-03-201-012.000-015; 45-15-03-201-013.000-015; 45-15-03-201-014.000-015; 45-15-03-201-015.000-015; 45-15-03-179-008.000-015; & 4<mark>5-15-03-179-0</mark>09.000-015.

Parcel 3: Lots 189 and 202 in The Gates of St. John-Units 6A and 10A an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 100, page 97, and as amended in Plat Book 101, page 71, in the Office of the Recorder of Lake County, Indiana. Parcel Number: 45-15-03-152-003.000-015 & 45-15-03-151-001.000-015



Parcel 4: Tract 211 in Lot B; Tract 217 in Lot C; Tract 220 in Lot D; Tracts 227, 228, 229, and 230 in Lot G; Tract 237 in Lot I; Lot 241 in Lot J of Unit 6A, in The Gates of St. John-Units 6A and 10A an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 100, page 97, and as amended in Plat Book 101, page 71, in the Office of the Recorder of Lake County, Indiana. Parcel Numbers:

45-15-03-180-005-000-015; 45-15-03-180-011-000-015; 45-15-03-180-014-000-015; 45-15-03-181-016-000-015; 45-15-03-181-015-000-015; 45-15-03-181-014-000-015; 45-15-03-181-013-000-015; 45-15-03-181-006.000-015; & 45-15-03-181-002.000-015.

<u>Parcel 5:</u> Tract 249 in Lot B, Tracts 252 and 253 in Lot C; Tracts 254 and 255 in Lot D; Tract 289 in Lot E; Tracts 293 and 294 in Lot F in the Gates of St John Unit 6B, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 102 page 59, in the Office of the Recorder of Lake County, Indiana.

Parcel Numbers:

 $45-15-03-153-007.000-015;\ 45-15-03-181-019.000-015;\ 45-15-03-181-020.000-015;\ 45-15-03-181-021.000-015;\ 45-15-03-181-022.000-015;\ 45-15-03-155-009.000-015;\ 45-15-03-155-005.000-015;\ \&\ 45-15-03-155-004.000-015;\ 45-15-03-15$

Parcel 6: Lots 619, 622, 628, and 631 in the Gates of St John Unit 14, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 104 page 51, in the Office of the Recorder of Lake County, Indiana.

Parcel Numbers: 45-11-34-304-006.000-035; 45-1/1-34-304-009.000-035; 45-11-34-305-011.000-035; & 45-11-34-305-008.000-035

Parcel 7: That part of the Southwest Quarter AND Southeast Quarter in Section 3, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows:

Beginning at the Northwest corner of Lot 1407 in the Gates of St. John, as per plat thereof recorded February 14, 2006 as Document Number 2006011909; thence North 00 degrees 32 minutes 18 seconds East along the East ROW line of Park Place, per document number 2006011908, 148.61 feet; thence South 89 degrees 27 minutes 42 seconds East, 230.0 feet; thence South 00 degrees 32 minutes 18 seconds West, 148.61 feet to the Southeast corner of said Lot 1407; thence South 89 degrees 27 minutes 42 seconds West, 230.00 feet to the point of beginning.

Parcel Number: part of 45-15-03-400-028.000-015

Parcel 8: That part of the Northwest Quarter AND the Southwest Quarter of Section 3, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows:

Beginning at the Southwest corner of Lot H in the Gates of St. John Unit 6B, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 102 page 59, in the Office of the Recorder of Lake County, Indiana; thence the following 5 courses and distances along the South line of the Gates of St. John Unit 6B: 1) North 89 degrees 58 minutes 12 seconds East, 200.00 feet; 2) North 00 degrees 01 minutes 48 seconds West, 3.86 feet; 3) South 89 degrees 09 minutes 03 seconds East, 601.76 feet; 4) South 00 degrees 53 minutes 06 seconds West, 27.07 feet; 5) thence South 89 degrees 06 minutes 54 seconds East, 206.57 feet to the West line of the Gates of St. John Unit 5, as per plat thereof, recorded in Plat Book 99 page 26; thence the following 6 courses and distances along the West line of the Gates of St. John Unit 5: 1) South 00 degrees 53 minutes 06 seconds West, 192.97 feet; 2) South 19 degrees 23 minutes 32 seconds West, 151.63 feet; 3) South 38 degrees 46 minutes 26 seconds West, 249.95 feet; 4) Southeasterly along a nontangent curve, concave Southwesterly, having a radius of 100.00 feet, having a chord bearing South 25 degrees 37 minutes 41 seconds East, for an arc length 89.35 feet to a point of tangency; 5) South 00 degrees 01 minutes 48 seconds East, 71.50 feet; 6) Southwesterly along a non-tangent curve, concave Southeasterly, having a radius of 90.00 feet, having a chord bearing South 45 degrees 15 minutes 15 seconds West, for an arc length of 79.31 feet to the Northerly most Northeast corner of the Gates of St. John Unit 10, as per plat

thereof, recorded in Plat Book 100 page 95; thence the following 2 courses and distances along the North and West lines of the Gates of St. John Unit 10B: 1) North 89 degrees 27 minutes 42 seconds West, being a non-tangent line, 85.45 feet; 2) South 00 degrees 01 minutes 48 seconds East, 60.00 feet to the Northeast corner of Lot 1415 in the Gates of St. John Unit 10 F, as per plat thereof, recorded in Plat Book 106 page 8; thence the following 3 courses and distances along the North and Northwest lines of the Gates of St. John Unit 10F: 1) North 89 degrees 27 minutes 42 seconds West, 95.98 feet to a point of curvature; 2) Westerly along a curve concave Northerly, having a radius of 210.00 feet, having an arc length of 39.98 feet; 3) South 39 degrees 22 minutes 29 seconds West, 208.46 feet; thence North 50 degrees 37 minutes 31 seconds West, 140.00 feet; thence North 39 degrees 22 minutes 29 seconds East, 44.00 feet; thence North 50 degrees 37 minutes 31 seconds West, 140.00 feet; thence North 39 degrees 22 minutes 29 seconds East, 44.00 feet; thence North 50 degrees 37 minutes 31 seconds West, 113.19 feet; thence North 46 degrees 58 minutes 09 seconds West, 86.99 feet; thence North 40 degrees 51 minutes 09 seconds, West, 72.33 feet; thence North 34 degrees 46 minutes 55 seconds West, 73.77 feet; thence North 28 degrees 49 minutes 35 seconds West, 73.77 feet; thence North 16 degrees 54 minutes 55 seconds West, 73.77 feet; thence North 10 degrees 57 minutes 35 seconds West, 73.77 feet; thence North 05 degrees 20 minutes 20 seconds West, 73.79 feet; thence North 00 degrees 01 minutes 48 seconds West, 266.42 feet to the point of beginning.

Parcel Number: part of 45-15-03-400-028.000-015

Parcel 9: That part of the Northwest Quarter AND the Southwest Quarter of Section 3, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows:

Beginning at the Southwest corner of Lot H in the Gates of St. John Unit 6B, an Addition to Town of St. John, as per plat thereof, recorded in Plat Book 102 page 59; thence South 00 degrees 01 minute 48 seconds East, 266.42; thence South 05 degrees 20 minutes 55.

recorded in Plat Book 102 page 59; thence South 00 degrees 01 minute 48 seconds East, 260.42; thence South 10 degrees 20 minutes 20 seconds East, 73.79 feet; thence South 10 degrees 57 minutes 35 seconds East, 73.77 feet; thence South 28 degrees 49 minutes 35 seconds East, 73.77 feet; thence South 34 degrees 46 minutes 55 seconds East, 73.77 feet; thence South 46 degrees 58 minutes 09 seconds East, 73.77 feet; thence South 46 degrees 58 minutes 09 seconds East, 73.77 feet; thence South 46 degrees 58 minutes 09 seconds East, 86.99 feet; thence South 50 degrees 37 minutes 31 seconds East, 113.19 feet; thence South 39 degrees 22 minutes 29 seconds West, 44.00 feet; thence South 50 degrees 37 minutes 31 seconds East, 140.00 feet to a point on the Northwesterly line of the Gates of St. John Unit 10F, as per plat thereof, recorded in Plat Book 106 page 8; thence the following 5 courses and distances along said Northwesterly line of the Gates of St John Unit 10F: 1) South 39 degrees 22 minutes 29 seconds West, 102.82 feet; 2) South 51 degrees 02 minutes 43 seconds West, 60.00 feet; 3) Southeasterly along a nontangent curve, concave Southwesterly, having a radius 270.00 feet; having a chord bearing South 33 degrees 35 minutes 18 seconds East, for an arc length of 50.58 feet; 4) South 58 degrees 43 minutes 21 seconds West along a non-tangent line, 216.27 feet; 5) South 23 degrees 32 minutes 59 seconds East, 28.50 feet; thence South 89 degrees 58 minutes 12 seconds West, 929.45 feet to the West line of said Section 3; thence North 00 degrees 01 minute 48 seconds West along said West line, 1634.59 feet to the Southwest corner of the Gates of St. John Unit 10E, as per plat thereof, recorded in Plat Book 106 page 9; thence South 89 degrees 32 minutes 14 seconds East along the South line of the Gates of St. John Unit 10G and along the South line of the Gates of St. John Unit 10G and 10A, 726.59 feet to the Northwest corner of Lot 127 in the Gates of St. John Unit 10 G, as per plat thereof, recorded in Plat Book 106 page 11;

Parcel Number: part of 45-15-03-400-028.000-015