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MICHAEL D. BROWN
RECORDER

RELEASE AND QUIT-CLAIM OF INTERESTS

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This Release and Quit-Claim of Interests is made as of September *24*, 2014 by **LUKE OIL CO., INC.**, an Indiana corporation ("**Grantor**"). Grantor acknowledges that Grantor entered into the following:

A. a Subordination, Attornment and Non-Disturbance Agreement with Bank Calumet National Association and NH Vegas, LLC, dated as of April 12, 2002 and recorded in the Office of the Recorder of Lake County, Indiana on April 17, 2002 as Document No. 2002 036497 (the "**SNDA**");

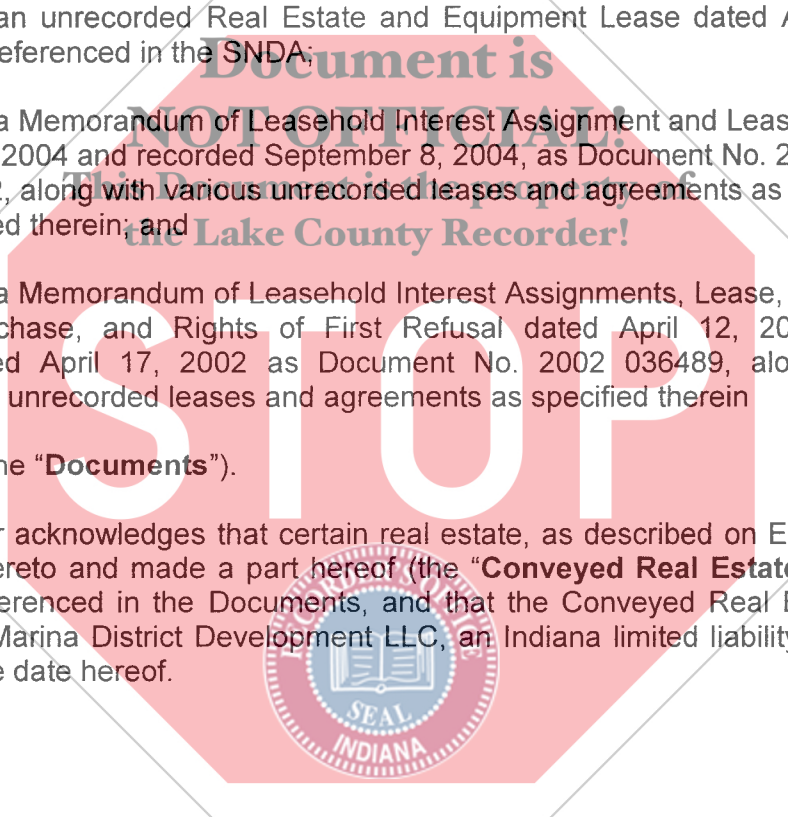
B. an unrecorded Real Estate and Equipment Lease dated April 12, 2002, referenced in the SNDA;

C. a Memorandum of Leasehold Interest Assignment and Lease dated May 1, 2004 and recorded September 8, 2004, as Document No. 2004 076102, along with various unrecorded leases and agreements as specified therein; and

D. a Memorandum of Leasehold Interest Assignments, Lease, Options to Purchase, and Rights of First Refusal dated April 12, 2002 and recorded April 17, 2002 as Document No. 2002 036489, along with various unrecorded leases and agreements as specified therein

(collectively, the "**Documents**").

Grantor acknowledges that certain real estate, as described on Exhibit A, which is attached hereto and made a part hereof (the "**Conveyed Real Estate**"), or portions thereof, is referenced in the Documents, and that the Conveyed Real Estate is to be conveyed to Marina District Development LLC, an Indiana limited liability company, as of or about the date hereof.



CLERK OF THE SUPERIOR COURT

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In consideration of the payment of one dollar and other good and valuable consideration by Marina District Development LLC to Grantor, the receipt and sufficiency of which are hereby acknowledged, Grantor acknowledges that Grantor has no interests of any sort in or to the Conveyed Real Estate, and releases and quit-claims any and all interests of Grantor in, to or with respect to the Conveyed Real Estate or any portion thereof to Marina District Development LLC.

LUKE OIL CO., INC., an Indiana corporation

By: [Signature]
Thomas M. Collins Sr., President

STATE OF INDIANA)
COUNTY OF Elkhart) SS:

BEFORE ME, the undersigned, a Notary Public, on September 24, 2014, personally appeared Thomas M. Collins Sr., personally known to me to be the same person whose name is subscribed to the foregoing document as President of Luke Oil Co., Inc., and being first duly sworn by me upon oath, acknowledged that such person has read and understands the foregoing and that such person has affixed such person's name to and delivered said document as such person's own free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



[Signature], Notary Public
Commission Expires: _____ County of Residence: _____

This instrument was prepared by: Demetri J. Retson, Genetos Retson & Yoon LLP
1000 East 80th Place, Suite 555 North, Merrillville, Indiana 46410
219-755-0400; fax: 219-755-0410

The foregoing preparer states as follows: 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.

EXHIBIT A

LEGAL DESCRIPTION OF CONVEYED REAL ESTATE

Parcel I: Intentionally omitted

Parcel II: Intentionally omitted

Parcel III: Lot Two (2) in New Roby 1st Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 104 page 70 in the Office of the Recorder of Lake County, Indiana.

Parcel IV: Part of the West Half of the Northeast Quarter of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, in the City of Hammond, Indiana, Lake County, Indiana, described as follows:

Beginning at the intersection of the South line of 110th Street and the East line of 5th Avenue; thence South on the East line of 5th Avenue, 120 feet; thence East parallel with 110th Street, 172 feet to the East line of a vacated alley, 20 feet in width; thence North along the East line of said alley 120 feet to the South line of 110th Street; thence West along the South line of 110th Street, 172 feet to the place of beginning, as described in Decree Rendered in Cause No. 55523 in the Gary Superior Court on January 13, 1942 and filed in Order Book 42, page 94.

Also:

Part of the West half of the Northeast Quarter of Fractional Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, formerly embraced within the boundaries of Lots 1 and 2 Block 10, Roby, Plat Book 3 page 15 (now vacated), described as follows:

Commencing at the point of intersection of the South line of 110th Street and the East line of vacated 6th Avenue; thence West along the South line of 110th Street, 218 feet to a vacated alley; thence South on the East line of said alley 48 feet; thence East parallel to the South line of said 110th Street a distance of 218 feet to the East line of 6th Avenue; thence North on the East line of 6th Avenue 48 feet to the place of beginning, in the City of Hammond, Lake County, Indiana.

Parcel V: Part of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, being described as follows:

Beginning at the intersection of the East line of 5th Avenue (a 66-foot street) and the North line of 110th Street, (a 66-foot street); thence North along said East line of 5th Avenue, 417.2 feet to the Southwesterly line of Indianapolis Boulevard; thence Southeasterly along the Southwesterly line of Indianapolis Boulevard, 511.8 feet to the West line of 6th Avenue, (a 66-foot street); thence South along the West line of 6th

Avenue, 20.7 feet to the North line of 110th Street; thence West along the North line of 110th Street, 324.0 feet to the point of beginning, in the City of Hammond, Lake County, Indiana.

Parcel VI: Intentionally omitted

Parcel VII Tract I: A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, located in North Township, Lake County, Indiana, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 00 degrees 00' 00" East (assumed bearing) 2,180.44 feet along the East line of said Section 1 to its point of intersection with the original centerline of the 80 foot wide right of way of Indianapolis Boulevard; thence North 39 degrees 07' 01" West, 2689.03 feet along said original centerline of the 80 foot wide right of way of Indianapolis Boulevard to its point of intersection with the centerline of 112th Street (80 foot wide right of way); thence South 50 degrees 52' 59" West, 190.00 feet along the centerline of 112th Street; thence South 34 degree 15' 02" West, 497.85 feet along the centerline of 112th Street; thence North 55 degrees 44' 58" West, 40,00 feet perpendicular to the centerline of 112th Street to the Southeastern corner of the 1.419 acre tract of land described in Warranty Deed recorded as Instrument 507068 on December 14, 1978 in the Office of the Recorder of Lake County, Indiana and the point of beginning of this description; thence North 13 degrees 20' 38" East, 227.01 feet; thence North 36 degrees 54' 32" West, 43.83 feet to the South right of way of the Marina Access Road Special Warranty Deed 94-21860 dated March 23, 1994 and a point on a curve, said curve being concave to the Northeast and having a radius of 346.48 feet; thence Easterly along said curve, a distance of 127.17 feet (chord distance 126.46 feet, chord bearing South 70 degrees 07' 47" East) to a point on said Westerly right of way of 112th Street; thence South 34 degrees 15' 02" West, 257.63 feet along said Westerly right of way of 112th Street to the point of beginning.

Parcel VII Tract II: A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West of the 2nd Principal Meridian, located in North Township, Lake County, Indiana, being bounded as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West; thence North 00 degrees 00' 00" (assumed bearing) 2,180.44 feet along the East line of said Section 1 to its point of intersection with the original centerline of the 80-foot wide right-of-way of Indianapolis Boulevard; thence North 39 degrees 07' 01" West 2,689.03 feet along said original centerline of the 80-foot-wide right-of-way of Indianapolis Boulevard to its point of intersection with the centerline of 112th Street (80-foot wide right-of-way); thence South 50 degrees 52' 59" West 190.00 feet along the centerline of 112th Street; thence South 34 degrees 15' 02" West 497.85 feet along the centerline of 112th street to the Southeastern corner of the 1.419 acre tract of land described in Warranty Deed recorded as instrument no. 507068 on December 14, 1978 in the Office of the Recorder of Lake County, Indiana, to a point on

the boundary (terminus of the third course) of the 4,793 acre tract of land described in special warranty deed recorded as instrument no. 94021860 on March 23, 1994 in said Recorder's Office, and to the point of beginning of this description; thence South 34 degrees 15' 02" West 205.33 feet along the Northwestern right-of-way line of 112th Street; thence North 89 degrees 51' 46" West 336.05 feet along the Northern right-of-way line of 112th Street to the Eastern right-of-way 5th Avenue (66 foot-wide-right-of-way); thence North 00 degrees 04' 19" East 1,127.57 feet along the Eastern right-of-way line of 5th Avenue to a point being South 00 degrees 04' 19" West 120.00 feet from the Southeastern corner of the intersection of 5th Avenue and 110th Street (66-foot-wide right-of-way); thence South 89 degrees 37' 25" East 172.00 feet; thence North 00 degrees 04 minutes 19 seconds East 72.00 feet; thence South 89 degrees 37' 25" East, 218.00 feet; thence North 00 degrees 04' 19" East 57.74 feet to the Southwestern right of way line of Indianapolis Boulevard; thence South 39 degrees 07' 01" East 180.04 feet along the Southwestern right-of-way of Indianapolis Boulevard to the Northwestern boundary of said 4.793 acre tract of land, the next eight courses are along the boundary of said 4.793 acre tract of land; 1) thence South 50 degrees 43' 23" West 135.68 feet (measured, 155.27 feet deeded); 2) thence South 36 degrees 14' 30" West 136.32 feet; 3) thence South 11 degrees 49' 05" West 132.22 feet; 4) thence South 04 degrees 06' 03" East 125.93 feet; 5) thence South 24 degrees 13' 40" East 122.46 feet to a point on a non-tangent curve concave to the Northeast, said point being South 60 degrees 23' 05" West 346.48 feet from the radius point of said curve; 6) thence Southeasterly 181.42 feet along said curve to a point being South 30 degrees 23' 06" West 346.48 feet from the radius point of said curve; 7) thence South 36 degrees 54' 32" East 43.83 feet; 8) thence South 13 degrees 20' 38" West 227.01 feet to the point of beginning.

