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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 077649

2014 DEC -5 AM 10:23

MICHAEL B. BROWN
RECORDER

RETURN TO:

MAIL TAX BILLS TO GRANTEE'S
CURRENT ADDRESS AT:

3592 NORTH HOBART ROAD
HOBART, INDIANA 46342

TERRY RETSON
GENETOS RETSON & YOON LLP
1000 EAST 80TH PLACE
SUITE 555 NORTH
MERRILLVILLE, INDIANA 46410

SPECIAL WARRANTY DEED NO. 1
(Horseshoe Parcel)

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THIS INDENTURE WITNESSETH THAT NH Vegas, LLC, an Indiana limited liability company (the "Grantor") **CONVEYS** to Marina District Development LLC, an Indiana limited liability company (the "Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit (collectively, the "Real Estate"):

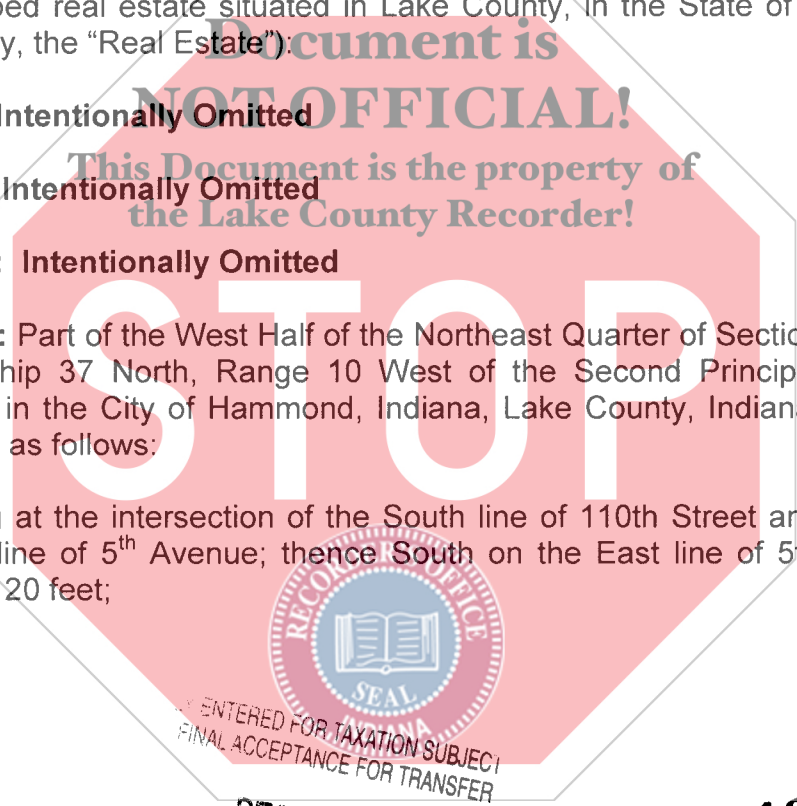
Parcel I: Intentionally Omitted

Parcel II: Intentionally Omitted

Parcel III: Intentionally Omitted

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;



CHICAGO TITLE INSURANCE COMPANY

ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 05 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
Page 1 of 1

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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.

Tax Parcel No: 45-02-01-204-001.000-023

Parcel V: Intentionally Omitted.

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.

Tax Parcel No.: 45-02-01-251-001.000-023 (also includes Parcel VII Tract II below)

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.

Tax Parcel No.: 45-02-01-251-001.000-023 (also includes Parcel VII Tract I above)

Commonly known as 1007 and 1129 5th Avenue, Hammond, Indiana and 10956 Indianapolis Boulevard, Hammond, Indiana and warrants to Grantee only that the Real Estate is free from all liens, encumbrances and defects in title arising out of the acts or omissions of Grantor, and hereby disclaims all warranties under Indiana Code 32-17-1-2 which are inconsistent with the foregoing. Grantor hereby assigns and transfers to Grantee all rights which Grantor has, if any, under all warranties and representations made by other owners in the chain of title to the Real Estate (the "Warranties"), including, but not limited to, any and all rights which Grantor may now have, if any, or which may accrue hereafter by reason of, or on account of, the Warranties, if any; provided, however, that Grantor makes no warranties or representations to Grantee or to any of Grantee's successors in title to the Real Estate with respect to the Warranties, all of which are hereby disclaimed, without qualification, limitation, or exception.

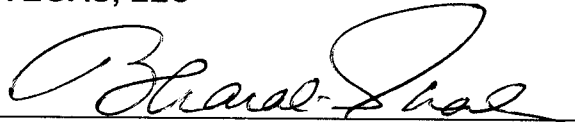
SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Real estate taxes for 2014 payable in 2015, and for all years thereafter.
2. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Real Estate taken or used for road purposes.
3. Governmental limitations and regulations regarding access to U.S. 41, a limited access facility.
4. Easement for public utilities, if any, over that part of the Real Estate lying within the vacated 4th Avenue and the vacated 15 foot wide alley; and within the vacated 6th Avenue and the 20 foot alley.
5. Covenants, conditions, and restrictions contained in Declaration of Use Restrictions made by Roby Land Partners, LLP and NH Vegas, LLC recorded April 17, 2002 as Document No. 2002 036493.
6. Right of Way Grant dated March 30, 1953 and recorded July 26, 1954, in Miscellaneous Record 608, page 543, as Document No. 770369, made by Charles C. Shedd, Edith W. Shedd and Alexander A. Nottmeyer, as Trustees under Trust Agreement dated December 1, 1927, granting to the State of Indiana an easement for constructing and maintaining an underground sewer.
7. Declaration of Restrictive Covenants dated as of November 3, 2011 and recorded November 7, 2011 as Document No. 2011 062212 by and between Horseshoe Hammond, LLC, an Indiana limited liability company and NH Vegas, LLC, an Indiana limited liability company.
8. All other covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the Real Estate which would be, or should have been, revealed and disclosed by an accurate survey of the Real Estate.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been duly authorized and fully empowered to execute and deliver this Deed; that Grantor has full capacity to convey the Real Estate; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 24th day of September, 2014.

NH VEGAS, LLC

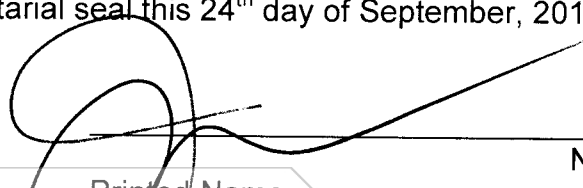
By: 
Bharat Shah, Authorized Member



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bharat Shah, the Authorized Member of Grantor, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 24th day of September, 2014.



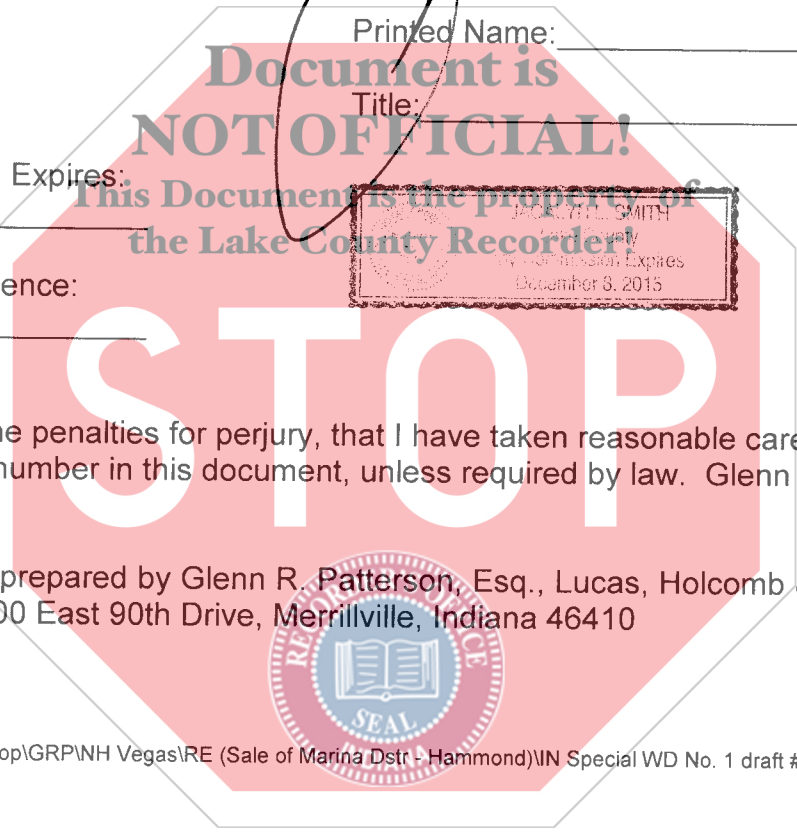
Notary Public

Printed Name: _____

Title: _____

My Commission Expires: _____

County of Residence: _____



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. Glenn R. Patterson

This Instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP, Easton Court, 300 East 90th Drive, Merrillville, Indiana 46410