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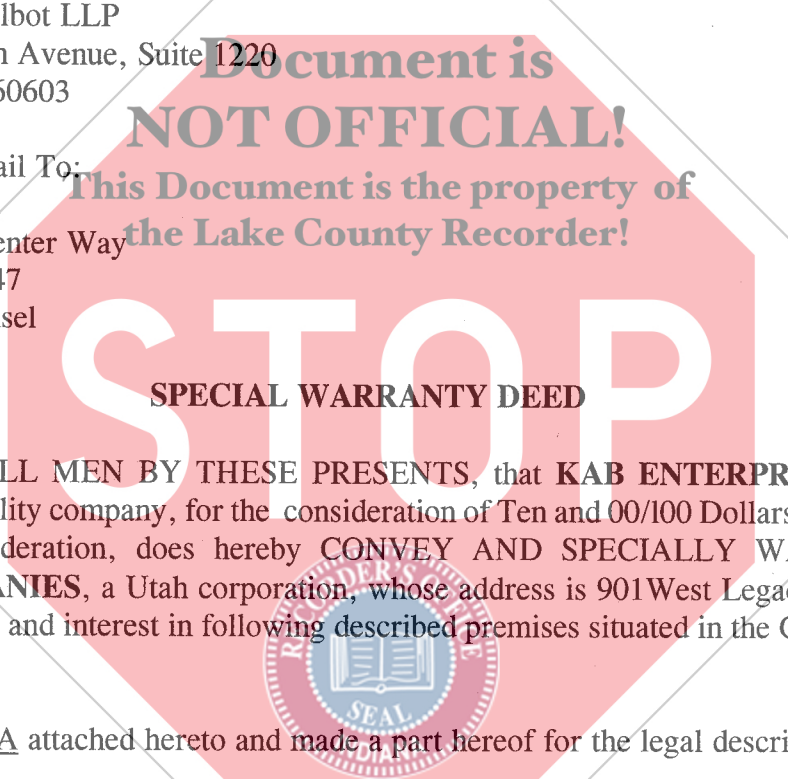
Mail Tax Bills To:
Savage Companies
901 West Legacy Center Way
Midvale, UT 84047

2014 080883

LAKE COUNTY
FILED FOR RECORD
2014 DEC 19 AM 11:30
MICHAEL B. BROWN
RECORDER

Prepared By:
Todd M. Van Baren, Esq.
Hoogendoorn & Talbot LLP
122 South Michigan Avenue, Suite 1220
Chicago, Illinois 60603

After Recording Mail To:
Savage Companies
901 West Legacy Center Way
Midvale, UT 84047
Attn: General Counsel



KNOWN ALL MEN BY THESE PRESENTS, that **KAB ENTERPRISES LLC**, an Indiana limited liability company, for the consideration of Ten and 00/100 Dollars and other good and valuable consideration, does hereby **CONVEY AND SPECIALLY WARRANT** unto **SAVAGE COMPANIES**, a Utah corporation, whose address is 901 West Legacy Center Way, all of its rights, title and interest in following described premises situated in the County of Lake, State of Indiana:

See Exhibit A attached hereto and made a part hereof for the legal description

AND GRANTOR does hereby covenant and agree that it will warrant and defend title from and against all persons lawfully claiming by, through or under it, but not otherwise, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

Property #: 45-07-03-301-001.000-023
45-07-03-326-001.000-023
45-07-03-401-001.000-023

DEC 17 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Common address: 3200 Gibson Transfer Rd., Hammond, IN 46323

05709

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the date set forth below.

Dated this 24th day of NOVEMBER, 2014

KAB Enterprises LLC

By: [Signature]
Keith A. Bruinsma, Member

↓
First American Title
251 E. Ohio Street, Suite 555
Indianapolis, IN 46204
FILE NO: 671698

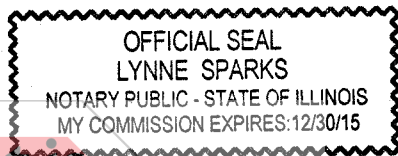
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AO
CK-126321490
E

State of Illinois)
) SS:
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Keith A. Bruinsma, Member of KAB Enterprises LLC, an Indiana limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24th day of November, 2014.

Lynne Sparks
Notary Public



I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Todd M. Van Baren
Todd M. Van Baren

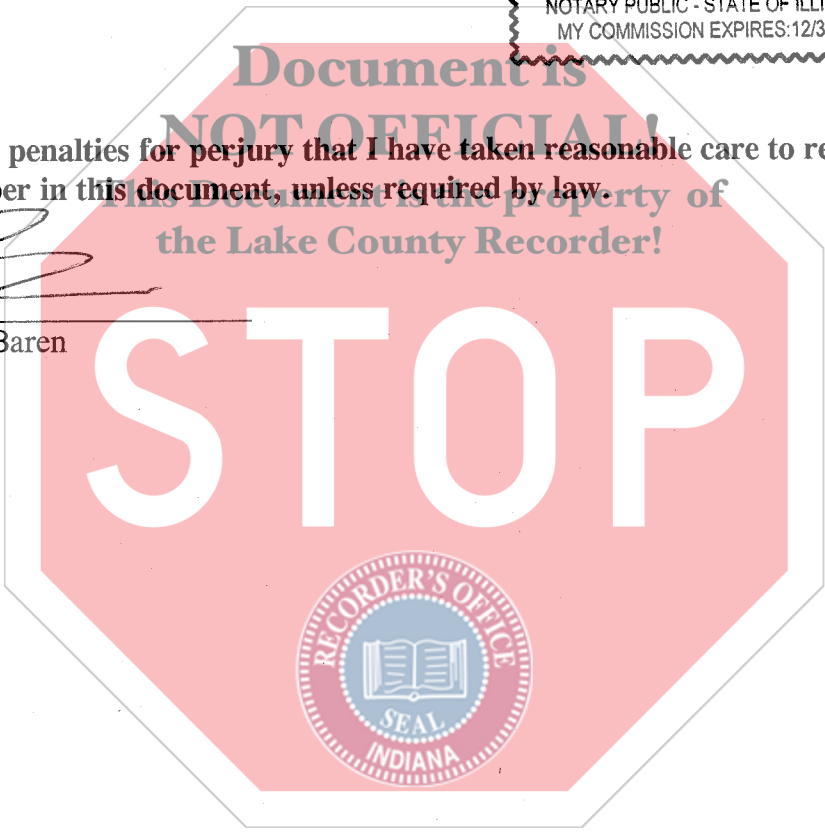


EXHIBIT A
LEGAL DESCRIPTION

The land referred to in this Commitment, situated in the County of Lake, State of Indiana, is described as follows:

PARCEL 1:

A strip of land 363.6 feet wide lying North of, parallel to and adjacent to the One Hundred (100) foot wide main line right of way of the Michigan Central Railroad as described in deed record 53 page 376, in the Office of the Recorder of Lake County, Indiana, all in Section 3, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, North Township, Lake County, Indiana, described as beginning at a point on said North One Hundred (100) foot right of way line at a point that is 616.89 feet Easterly of the West line of said Section 3, measured along the North line of said One Hundred (100) foot main line right of way; thence continuing Easterly on said One Hundred (100) foot main line right of way, 2,750 feet; thence North at right angles 363.60 feet; thence Westerly along a line which is 363.6 feet Northerly of and parallel to said North line of said One Hundred (100) foot main line right of way a distance of 2,750 feet; thence Southerly at right angles to the point of beginning.

PARCEL 2 - EASEMENT:

Temporary Easement for the use of an existing access roadway from the East line of Kennedy Avenue to a point 6,096.31 feet East as created in Deed by The New York Central Railroad Company, a Delaware Corporation and The Michigan Central Railroad Company, a Michigan Corporation to Hill Hubbell Company, an Ohio Corporation and its successors and /Or assigns, recorded December 14, 1961 as Document Number 373747, and being more particularly described as follows:

A strip of land 25 feet wide, 12.5 feet on both sides of the following described centerline in Sections 3 and 4, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, North Township, Lake County, Indiana, described as beginning at a point on the East 40 foot right of way line of dedicated Kennedy Avenue, which is a line parallel to and 40 feet East of the centerline of Kennedy Avenue said point being 22.50 feet from the centerline of the Southerly track of the Gary and Western Railroad and found by commencing at a point on the North-South centerline of said Section 4, said point of commencing being 841.92 feet Northerly of the Southwest corner of the Northeast 1/4 of said Section 4 and 1,731.40 feet more or less, Southerly of the Northwest corner of the Northeast 1/4 of said Section 4; thence Northeasterly on a line that makes an interior angle of 88 degrees 46 minutes 30 seconds measured North to East with said North-South centerline of said Section 4 and 40.06 feet to the East 40 foot right of way line of Kennedy Avenue and the point of beginning; thence Northeasterly and Easterly on a curve of 886.60 foot radius, convex to the North, which is parallel to, concentric with and 22.5 feet Southerly of the centerline of the Gary and Western Railroad Southerly track a distance of 261.38 feet to a point of tangent; thence Easterly on said tangent, which is parallel to and 22.5 feet South of the centerline of the Southerly track of the Gary and Western Railroad, a distance of 598.56 feet to a point of curve; thence Southeasterly on said curve of 932.86 foot radius, convex to the North, 209.82 feet to a point of reverse curve; thence Easterly on said reverse curve of 932.86 foot radius, convex to the South, 253.29 feet to a point of tangent; thence Easterly on said tangent 286.89 feet to a point of curve; thence Northeasterly on said curve of 1,172.14 foot radius, convex to the South, 129.57 feet to a point of reverse curve; thence Easterly on said reverse curve of 1,716.05 foot radius, convex to the North, 170.47 feet to a point of tangent; thence Easterly on a line parallel to and 22.5 feet Southerly of the centerline of the Southerly track of the Gary and Western Railroad, 739.63 feet, more or less, to the East line of Section 4; thence continuing on said 22.5 foot parallel line, 3,446.70 feet.

PARCEL 3 - EASEMENT:

Permanent Easement for a private vehicular crossing, 50 feet in width East of Kennedy Avenue and South of and adjoining Gary and Western Right of Way, as created in Deed by the New York Central Railroad Company, a Delaware Corporation and The Michigan Central Railroad Company, a Michigan Corporation, to Hill Hubbell Company, an Ohio Corporation and, Its successors and /or assigns, recorded December 14, 1951 as Document N0. 373747 and being more particularly described as follows:

A strip of land 50 feet wide lying South of and adjacent to 100 foot right of way of the Gary and Western Railroad in Section 3, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, North Township, Lake County, Indiana, described as commencing at a point on the North 100 foot right of way line of the main line Michigan Central Railroad at a point that is 1,897.64 feet Easterly of the West line of said Section 3, measured along the

North line of said 100 foot main line right of way; thence North at right angles 363.60 feet to a point in a line that is parallel to the aforesaid North line of the 100 foot wide main line right of way of the Michigan Central Railroad; said point being the point of beginning; thence continuing Northerly 36.40 feet, more or less to the South line of 100 foot wide Gary and Western Railroad; thence Westerly on said South line of the Gary and Western Railroad 100 foot wide right of way, 50 feet; thence Southerly at right angles, 36.40 feet, more or less to said 363.60 foot parallel line; thence Easterly on said 363.60 foot parallel line, to the point of beginning.

PARCEL 4 - EASEMENT:

Temporary easement for a private vehicular crossing 50 feet wide, extending North from the North line of the easement for a permanent private crossing described in Parcel 3 herein to the South line of the access Roadway described in Parcel 2 herein, as created in Deed by The New York Central Railroad Company, a Delaware Corporation, and The Michigan Central Railroad Company, a Michigan Corporation, to Hill Hubbell Company, an Ohio Corporation and its successors and/or assigns, recorded December 14, 1961 as Document No. 373747.

Property Address: 3200 East Transfer Road, Hammond, Indiana

Tax Id. Nos.:

45-07-03-301-001.000-023, as to the Westerly portion

45-07-03-326-001.000-023, as to the Middle portion

45-07-03-401-001.000-023, as to the Easterly portion



EXHIBIT B

Subject to:

1. Real estate taxes not yet due and payable.
2. Easements for access and utilities as provided in a Quit Claim Deed recorded December 14, 1961, as Instrument Number 373747, in Record Book 1191, page 355, in the Office of the Recorder of Lake County, Indiana.
3. The survey prepared by Bock & Clark's National Surveyor Network, as Job No. 20140207-001, dated August 5, 2014, revised August 13, 2014, August 18, 2014, September 18, 2014, last revised November 19, 2014.
4. Mineral or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously lease, granted, excepted or reserved.
5. Railroad, switch and/or tracks and the rights of all parties served thereby, if any.

