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This instrument prepared by:

Jay Melnick
ArgosLaw, LLC
161 North Clark Street, Suite 4700
Chicago, Illinois 60601

2015 020315

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 APR -7 AM 10:54

MICHAEL B. BROWN
RECORDER

After recording, return to:

Felfam Limited Partnership.
638 Lindero Canyon Rd., #531
Oak Park, California 91377

#1405462
CT/CM

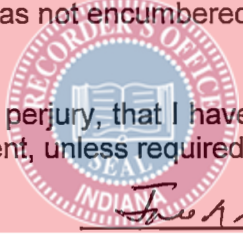
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") by ORIGIN CAPITAL V, LLC, a Delaware limited liability company having an address c/o Origin Capital Partners, LLC, 350 N. LaSalle Street, Suite 11000, Chicago, Illinois 60654 ("Grantor"), to FELFAM LIMITED PARTNERSHIP, a California limited partnership having an address at 638 Lindero Canyon Road, #531, Oak Park, California 91377 ("Grantee"), is dated as of March 25, 2015.

FOR \$10.00 AND OTHER GOOD AND VALUABLE CONSIDERATION, Grantor does REMISE, RELEASE, ALIEN AND CONVEY to Grantee all right, title and interest of Grantor in, to and under the real property situated in Lake County, Indiana and legally described on the attached EXHIBIT A (the "Property"), together with all hereditaments and appurtenances thereto and all remainders, rents, issues and profits thereof, TO HAVE AND HOLD FOREVER.

Grantor warrants to Grantee that Grantor, subject to the Permitted Exceptions described on the attached EXHIBIT B, Grantor has not encumbered the Property or permitted the Property to become encumbered.

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.



John A. Byrum

[REMAINDER OF PAGE INTENTIONALLY BLANK]

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

011266

APR 01 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 27-
CASH CHARGE
CHECK#
OVERAGE
COPY
NON-CONF
DEPUTY *AR*

CHIGAGO TITLE INSURANCE COMPANY

THIS SPECIAL WARRANTY DEED is signed and delivered as of the date first set forth above.

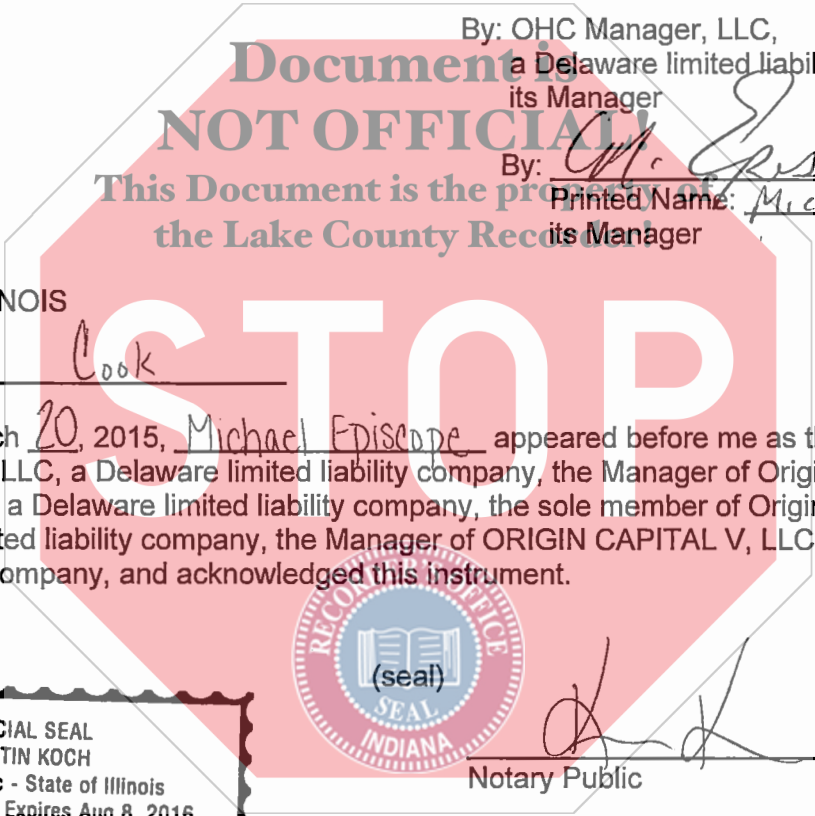
ORIGIN CAPITAL V, LLC,
a Delaware limited liability company

By: Origin Manager, LLC,
a Delaware limited liability company,
its Manager

By: Origin Holding Company, LLC,
a Delaware limited liability company,
its sole member

By: OHC Manager, LLC,
a Delaware limited liability company,
its Manager

By: [Signature]
Printed Name: Michael Episcopo
its Manager



STATE OF ILLINOIS
COUNTY OF Cook

On March 20, 2015, Michael Episcopo appeared before me as the Manager of OHC Manager, LLC, a Delaware limited liability company, the Manager of Origin Holding Company, LLC, a Delaware limited liability company, the sole member of Origin Manager, LLC, a Delaware limited liability company, the Manager of ORIGIN CAPITAL V, LLC, a Delaware limited liability company, and acknowledged this instrument.

OFFICIAL SEAL
KRISTIN KOCH
Notary Public - State of Illinois
My Commission Expires Aug 8, 2016

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. Andrea A. Plasencia

EXHIBIT A

LEGAL DESCRIPTION

LOT 2, SUMMIT CROSSINGS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100 PAGE 42, EXCEPTING THEREFROM THAT PART PLATTED AS SUMMIT CROSSINGS UNIT NO. 2 RECORDED IN PLAT BOOK 101, PAGE 91, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PROPERTY ADDRESS: LOT 2 SUMMIT CROSSINGS UNIT 2, INDIANA

TAX IDENTIFICATION NUMBER: 45-16-05-401-037.000-042

Send tax bills to:

Felfam Limited Partnership
638 Lindero Canyon Rd, #531
Oak Park, California 91377

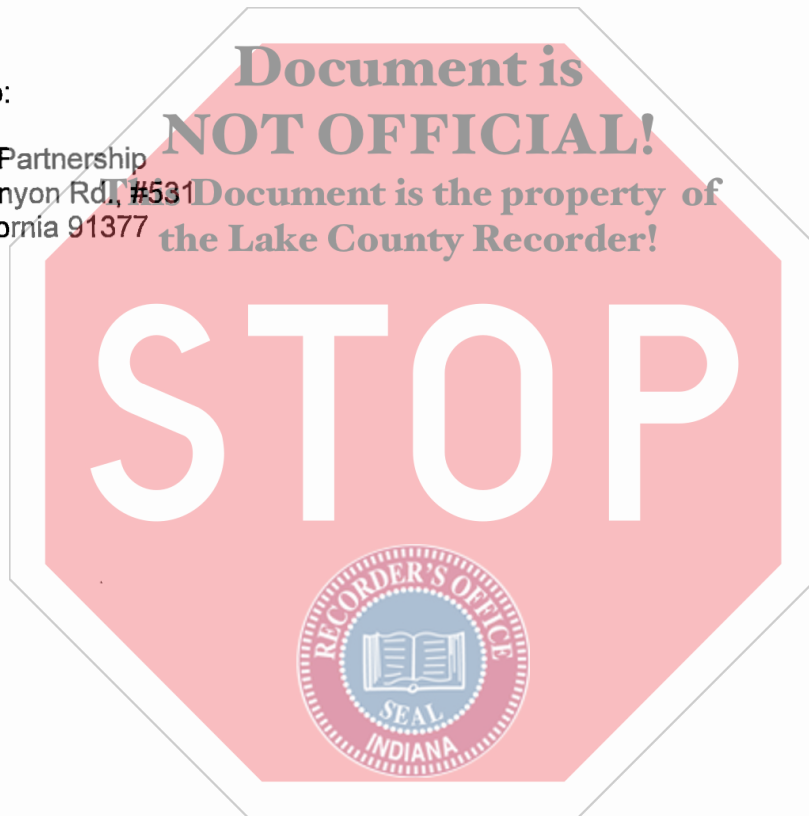


EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
2. MUNICIPAL AND OR SEWER ASSESSMENTS WHICH MAY BE LEVIED BY THE MUNICIPALITY.
3. RIGHTS OF REGIS CORP., A MINNESOTA CORPORATION, AS LESSEE, UNDER AN UNRECORDED LEASE AS EVIDENCED IN A SUBORDINATION, NON-DISTURBANCE AND ADORNMENT AGREEMENT DATED NOVEMBER 29, 2005 AND RECORDED DECEMBER 8, 2005 AS DOCUMENT NO. 2005 107777.
4. SUBORDINATION, NON-DISTURBANCE AND ADORNMENT AGREEMENT DATED NOVEMBER 29, 2005, AND RECORDED DECEMBER 8, 2005 AS DOCUMENT NO. 2005 107777, AMONG MEG CROWN POINT DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, (LANDLORD), REGIS CORP., A MINNESOTA CORPORATION, (TENANT) AND HERITAGE COMMUNITY BANK, AN ILLINOIS BANKING CORPORATION, (LENDER).
5. RIGHTS OF STARBUCKS CORPORATION, A WASHINGTON CORPORATION, AS LESSEE, UNDER AN UNRECORDED LEASE AS EVIDENCED IN A SUBORDINATION, NON-DISTURBANCE AND ADORNMENT AGREEMENT DATED NOVEMBER 29, 2005 AND RECORDED JANUARY 6, 2006 AS DOCUMENT NO. 2006 001042, RE-RECORDED FEBRUARY 2, 2006 AS DOCUMENT NO. 2006 008087.
6. SUBORDINATION, NON-DISTURBANCE AND ADORNMENT AGREEMENT DATED NOVEMBER 29, 2005 AND RECORDED JANUARY 6, 2006, RE-RECORDED FEBRUARY 2, 2006 AS DOCUMENT NO. 2006 001042 AMONG MEG CROWN POINT DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, (LANDLORD), STARBUCKS CORPORATION, A WASHINGTON CORPORATION, (TENANT) AND HERITAGE COMMUNITY BANK, AN ILLINOIS BANKING CORPORATION, (LENDER).
7. LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN ORIGIN CAPITAL V, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ADVANCE STORES COMPANY, INCORPORATED, A VIRGINIA CORPORATION, RECORDED AUGUST 28, 2012 AS INSTRUMENT NUMBER 2012 058220 IN THE LAKE COUNTY RECORDS.
8. RIGHTS OF TENANTS UNDER UNRECORDED LEASES.
9. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE PLAT OF SUMMIT CROSSINGS, RECORDED IN PLAT BOOK 100 PAGE 42, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
10. BUILDING LINE AFFECTING THE NORTH 10 FEET, THE EAST 10 FEET AND THE SOUTHERLY 10 FEET OF THE MOST NORTHEASTERLY PORTION OF THE LAND, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.

11. BUILDING LINE AFFECTING THE EASTERLY 10 FEET, THE SOUTH 3 FEET, THE WEST 10 FEET; AND, THE WEST 3 FEET OF THE SOUTH 30 FEET OF THE EAST 127.31 FEET (AS MEASURED ALONG THE MOST SOUTHERLY LINE OF LOT AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.

12. EASEMENT FOR INGRESS AND EGRESS AFFECTING THE NORTH 15 FEET; AND, THE NORTHWESTERLY 30 FEET OF THE MOST NORTHEASTERLY PORTION OF THE LAND, AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.

13. EASEMENT FOR DRAINAGE AFFECTING THE MOST NORTHEASTERLY PORTION OF THE LAND AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION. EASEMENT OF VARIABLE WIDTH FOR DRAINAGE AFFECTING THE EASTERLY LINE OF THE LAND AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.

14. EASEMENT FOR DRAINAGE AND UTILITIES AFFECTING THE NORTH 10 FEET OF THE MOST NORTHEASTERLY PORTION OF THE LAND AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.

15. EASEMENT FOR DRAINAGE AND UTILITIES AFFECTING THE WEST 20 FEET OF THE LAND AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.

16. BLANKET UTILITY EASEMENT FOR PUBLIC UTILITIES SHALL OVER NON-BUILDING AREAS OF EACH LOT, AT LOCATIONS DESIGNATED BY THE OWNER OF THE PROPERTY SUBJECT TO THE BLANKET EASEMENT, UNTIL IMPROVEMENTS WILL BE GRANTED AND PLACED OF RECORD OVER AS BUILT UTILITY IMPROVEMENTS AT LOCATIONS DESIGNATED BY THE OWNERS OF THE PROPERTY SUBJECT TO THE EASEMENTS, PER RECORDED PLAT OF SAID SUBDIVISION.

17. INGRESS AND EGRESS EASEMENT GRANTED TO THE PUBLIC FOR ACCESS TO EACH LOT IN THE SUBDIVISION OVER AND ACROSS THE AREAS ON THIS PLAT DESIGNATED AS "INGRESS AND EGRESS EASEMENT", PER RECORDED PLAT OF SAID SUBDIVISION.

18. ANY OTHER GRANT, RESERVATIONS OR EASEMENTS UNDER RECORDED PLAT OF SAID SUBDIVISION.

19. RECIPROCAL EASEMENT AND USE RESTRICTIONS AGREEMENT BY AND BETWEEN MEG CROWN POINT DEVELOPMENT LLC AND FIRST FINANCIAL BANCORP F/K/A SAND RIDGE BANK, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED JUNE 1, 2005 AND KNOWN AS TRUST NO. 13-7780, ITS SUCCESSORS AND/OR ASSIGNS, DATED DECEMBER 28, 2006 AND RECORDED JANUARY 10, 2007 AS DOCUMENT NO. 2007 002403, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AND USE RESTRICTIONS AGREEMENT DATED JULY 16, 2007 AND RECORDED NOVEMBER 1, 2007 AS DOCUMENT NO. 2007 086620.

20. PERMANENT EASEMENT FOR SANITARY SEWERS IN FAVOR OF THE CITY OF CROWN POINT, INDIANA, RECORDED APRIL 29, 1988 AS DOCUMENT NO. 975030.

21. COMMUNICATIONS SYSTEMS EASEMENT IN FAVOR OF AT&T CORP., RECORDED NOVEMBER 18, 2002 AS DOCUMENT NO. 2002 105193, REFERRING TO CROSS-REFERENCE OF DOCUMENT NO. 97053637, RECORDED AUGUST 18, 1997, UNDER CAUSE NO. 45D04-9705- CP-0421.

22. EASEMENT FOR COMMUNICATIONS SYSTEMS IN FAVOR OF AT&T CORP., A NEW YORK CORPORATION, ITS ASSOCIATED AND ALLIED COMPANIES, AND ITS AND THEIR SUCCESSORS AND ASSIGNS, DATED AUGUST 14, 2002, AND RECORDED NOVEMBER 18, 2002, AS DOCUMENT NO. 2002 105193.

23. EASEMENT FOR COMMUNICATION SYSTEMS IN FAVOR OF AT&T COMMUNICATIONS OF INDIANA, INC., ITS ASSOCIATED AND ALLIED COMPANIES, ITS AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, LESSEES AND AGENTS, DATED JUNE 28, 1991, AND RECORDED JULY 29, 1991, AS DOCUMENT NO. 91037868.

24. RIGHTS OF THE OWNER OR OWNERS OF LAND LYING EAST AND ADJACENT TO THE LAND, IN AND TO THAT PART OF THE LAND LYING EAST OF A 6 FOOT WOOD SCREENING FENCE, AS DISCLOSED BY ALTA/ACSM SURVEY, DATED MAY 29, 2009, PREPARED BY JOHN E. BULLOCK, LAND TECHNOLOGIES, INC., JOB NO. 95-09.

25. RIGHTS OF PUBLIC AND QUASI-PUBLIC UTILITIES IN AND TO THE LAND AS EVIDENCED BY LIGHT POLES, UTILITY POLES, CATCH BASINS AND MAN HOLES AS SHOWN ON THE ALTA/ACSM SURVEY, PREPARED BY JOHN E. BULLOCK, LAND TECHNOLOGIES, INC., PREPARED MAY 29, 2009 AS JOB NO. 95-09.

26. RIGHTS OF THE PUBLIC IN AND TO THE PUBLIC SIDEWALK LOCATED ON THE WEST LINE OF THE LAND AS DISCLOSED BY ALTA/ACSM SURVEY, DATED MAY 29, 2009, PREPARED BY JOHN E. BULLOCK, LAND TECHNOLOGIES, INC., JOB NO. 95-09.

27. RECORDED AND/OR UNRECORDED DOCUMENTS RELATING TO TAKING BY AND/OR RELATED CONVEYANCE TO MUNICIPALITY IN WHICH THE LAND IS LOCATED.

