

RETURN RECORDED DOCUMENT TO:
AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO: **2015 021031**

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 APR 10 AM 8:38

CFT NV Developments, LLC
c/o Peggy Cherng
3750 Las Vegas Blvd. South #4106
Las Vegas, NV 89158

MICHAEL B. BROWN
RECORDER

Assessor's Parcel No. **45-07-33-351-002.000-026**

(SPACE ABOVE FOR RECORDER'S USE)

QUITCLAIM DEED

THE GRANTORS,

ANDREW JIN-CHAN CHERNG AND PEGGY TSIANG CHERNG, CO-TRUSTEES OF THE
CHERNG FAMILY TRUST DATED OCTOBER 30, 1987, AS AMENDED

for and in consideration of One Dollar (\$1.00) and/or other good and valuable consideration conveys,
releases and quitclaims to the GRANTEE,

CFT NV DEVELOPMENTS LLC, a Nevada limited liability company

the following described real estate, situated in the City of Highland, in the County of Lake, State of
Indiana more particularly described as:

See Exhibit "A" attached hereto and made a part hereof.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title and interest in and to
the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever,
so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have claim or demand
any right or title to the property, premises, or appurtenances, or any part thereof.

Subject to (i) real property taxes and assessments, (ii) all covenants, conditions, restrictions, easements,
rights of way, reservations, encumbrances, liens and all other exceptions to title of record, and (iii) all
matters ascertainable by inspection or survey of the property.

Dated: March 26, 2015
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

APR 09 2015

[Signature]
Andrew Jin-Chan Cherng, Co-Trustee of the
Cherng Family Trust dated October 30, 1987,
as amended

JOHN E. PETALAS
LAKE COUNTY AUDITOR

[Signature]
Peggy Tsiang Cherng, Co-Trustee of the
Cherng Family Trust dated October 30, 1987,
as amended

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

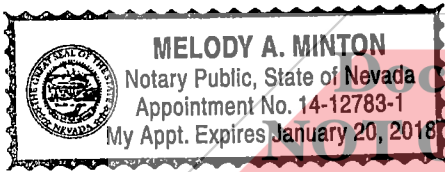
20323

AMOUNT \$ 23 -
CASH _____ CHARGE _____
CHECK # 21842
OVERAGE _____
COPY _____
NON-COM
CLERK RM

Notary Acknowledgment

STATE OF NEVADA)
)ss
COUNTY OF CLARK

On MARCH 26, 2015 personally appeared before me, a Notary Public, ANDREW JIN-CHAN CHERNS & PEGGY TSIANG CHERNS personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed this instrument for the purposes therein contained.



Melody A. Minton
Notary Public
My commission expires: JAN 20, 2018

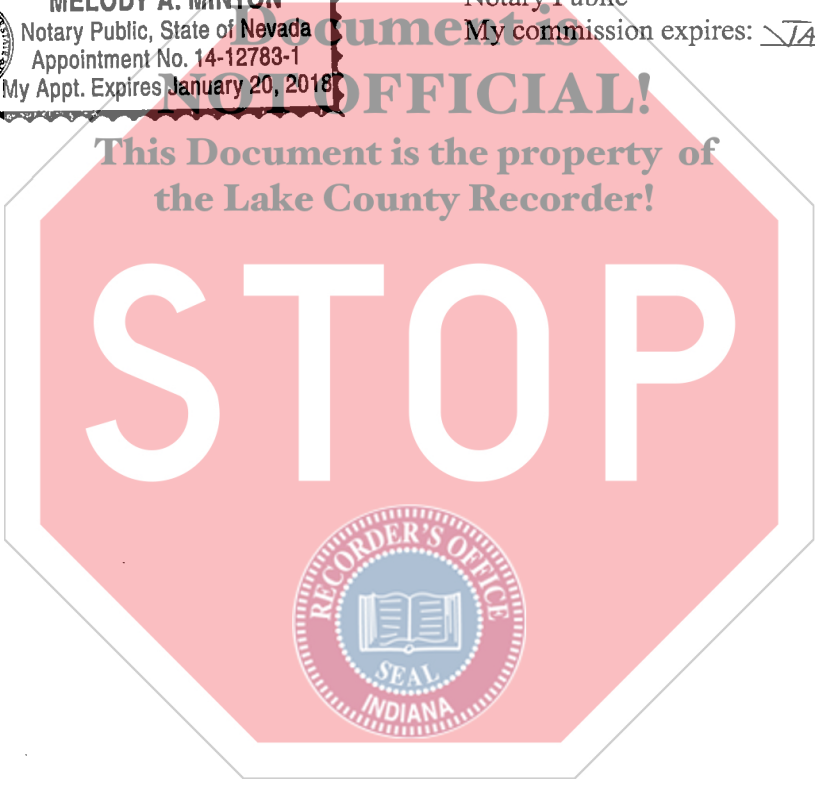


EXHIBIT "A"

Legal Description

That part of Lot 1 in Highland Town Center Subdivision, as shown in Plat Book 77, page 23, being a subdivision of part of the West Half of the Southwest Quarter of Section 33, and part of the Southeast Quarter of Section 32, all in Township 36 North Range 9 West of the Second Principal Meridian, according to the Plat thereof recorded September 8, 1994 as Document No. 94063408, described as follows: Commencing at the Southeast corner of said Lot 1; thence North 89 degrees 27 minutes 34 seconds West, along the South line of said Lot 1, 1148.11 feet; thence North 00 degrees 11 minutes 11 seconds West, along a Westerly line of said Lot 1, 0.09 feet; thence North 34 degrees 46 minutes 25 seconds West, along a Westerly line of said Lot 1, 17.72 feet; thence North 01 degrees 55 minutes 20 seconds East, along a Westerly line of said Lot 1, 248.52 feet; thence North 02 degrees 34 minutes 45 seconds East, along a Westerly line of said Lot 1, 374.45 feet; thence North 44 degrees 51 minutes 46 seconds East, along a Westerly line of said Lot 1, 40.57 feet; thence North 02 degrees 34 minutes 45 seconds East, along a Westerly line of said Lot 1, 60.00 feet; thence North 41 degrees 03 minutes 43 seconds West, along a Westerly line of said Lot 1, 39.55 feet; thence North 02 degrees 34 minutes 45 seconds East, along a Westerly line of said Lot 1, 125.89 feet; thence North 01 degrees 08 minutes 49 seconds East, along a Westerly line of said Lot 1, 87.11 feet, to the point of beginning; thence continuing on the last described course North 01 degrees 08 minutes 49 seconds East, 97.61 feet; thence South 88 degrees 51 minutes 11 seconds East, 10.00 feet; thence North 01 degrees 08 minutes 49 seconds East, along a Westerly line of said Lot 1, 14.14 feet; thence North 89 degrees 50 minutes 12 seconds East, along a line at right angles to the East line of said Lot 1, 270.64 feet; thence Southerly on a curve, concave Easterly, having a radius of 441.00 feet, an arc distance of 107.35 feet and a chord bearing South 06 degrees 48 minutes 38 seconds West, to a point 847.24 feet West of the East line of said Lot 1 (as measured at right angles thereto); thence South 00 degrees 09 minutes 48 seconds East, along a line parallel to said East line of Lot 1, 5.20 feet; thence South 89 degrees 50 minutes 12 seconds West, along a line at right angles to said East line of Lot 1, 270.19 feet, to the point of beginning, in the Town of Highland, Lake County, Indiana.

Less and except that property conveyed by U.S. Restaurant Properties Operating L.P. to the State of Indiana pursuant to that certain Limited Warranty Deed with Limitation of Access dated February 8, 2002, recorded in the office of the Record of Lake County, Indiana, said property being more particularly described as follows:

A part of Lot 1 in Highland Town Center Subdivision, an addition to the Town of Highland, Indiana, the plat of which is recorded in Plat Book 77, page 23, in the Office of the Recorder of Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked as Exhibit "B", described as follows: Commencing at the southwest corner of said lot; thence North 1 degree 45 minutes 42 seconds East 75.749 meters (248.52 feet) along the west line of said lot; thence North 2 degrees 25 minutes 07 seconds East 114.132 meters (374.45 feet) along said west line; thence North 44

EXHIBIT "A"

Legal Description
(continued)

degrees 42 minutes 08 seconds East 12.366 meters (40.57 feet) along said west line; thence North 2 degrees 25 minutes 07 seconds East 18.288 meters (60.00 feet) along said west line; thence North 41 degrees 13 minutes 21 seconds West 12.055 meters (39.55 feet) along said west line; thence North 2 degrees 25 minutes 07 seconds East 38.371 meters (125.89 feet) along said west line; thence North 0 degrees 59 minutes 11 seconds East 26.551 meters (87.11 feet) along said west line to the southwest corner of the grantor's land and the point of beginning of this description; thence continuing North 0 degrees 59 minutes 11 seconds East 29.752 meters (97.61 feet) along said west line; thence South 89 degrees 00 minutes 49 seconds East 3.048 meters (10.00 feet) along said west line; thence North 0 degrees 59 minutes 11 seconds East 4.310 meters (14.14 feet) along said west line to the northwest corner of the grantor's land; thence North 89 degrees 40 minutes 34 seconds East 4.055 meters (13.30 feet) along the north line of the grantor's land; thence South 6 degrees 36 minutes 34 seconds West 16.147 meters (52.98 feet) to point "3194" designated on said parcel plat; thence South 2 degrees 06 minutes 47 seconds West 17.970 meters (58.96 feet) to the south line of the grantor's land; thence South 89 degrees 40 minutes 34 seconds West 5.168 meters (16.96 feet) along said south line to the point of beginning and containing 184.1 square meters (1,982 square feet), more or less.

