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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 060071

2015 SEP -3 PM 2:10

MICHAEL B. BROWN
RECORDER

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This instrument was prepared by:

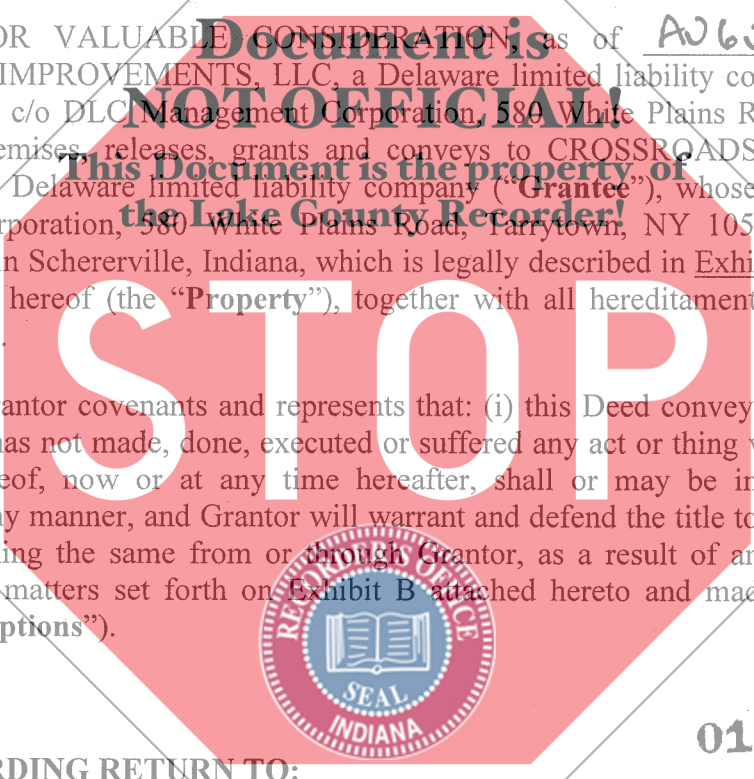
Kenneth Jacob, Esq.
Arent Fox LLP
1717 K Street, NW
Washington, DC 20006

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
SEP 02 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, as of AUGUST 17, 2015, CROSSROADS IMPROVEMENTS, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o DLC Management Corporation, 580 White Plains Road, Tarrytown, NY 10591, hereby remises, releases, grants and conveys to CROSSROADS IMPROVEMENTS OWNER LLC, a Delaware limited liability company ("Grantee"), whose address is c/o DLC Management Corporation, 580 White Plains Road, Tarrytown, NY 10591, that certain real property located in Schererville, Indiana, which is legally described in Exhibit A attached hereto and made a part hereof (the "Property"), together with all hereditaments and appurtenances belonging thereto.

Grantor covenants and represents that: (i) this Deed conveys after-acquired title; and (ii) Grantor has not made, done, executed or suffered any act or thing whereby the Property or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or encumbered in any manner, and Grantor will warrant and defend the title to the Property against all persons claiming the same from or through Grantor, as a result of any such act or thing, except for those matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").



014951

AFTER RECORDING RETURN TO:

Attn: Kenneth Jacob, Esq.
Arent Fox LLP
1717 K Street, NW
Washington, DC 20006
Telephone: 202-775-5750

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.

AFDOCS/12263739

Kenneth Jacob, Esq.

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Exhibit "A"

Legal Description

Parcel 1: Lot "A", Resubdivision of Lots 4 and 5 of the Crossroads, Plat Book 69, Page 3, an Addition to the Town of Schererville, according to the plat thereof recorded in Plat Book 70 Page 64, in Lake County, Indiana.

Parcel 2: Lot 2, the Crossroads, as shown in Plat Book 69 Page 3, in Lake County, Indiana, excepting therefrom portions conveyed to the State of Indiana.

Parcel 3: Together with Non-exclusive easements for ingress, egress and parking as contained in an instrument entitled Declaration of Easements and Restrictions recorded February 20, 1990 as Instrument No. 085154; as amended by First Amendment to Declaration of Easements and Restrictions, recorded August 28, 1990 as Instrument No. 120042, AND as contained in an instrument entitled Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions recorded September 24, 1990 as Instrument No. 125380, AND as contained in an instrument entitled Easements with Covenants and Restrictions Affecting Land ("ECR"), Recorded February 20, 1990 as Instrument No. 085156; as amended by First Amendment of Easements with Covenants and Restrictions Affecting Land ("ECR"), recorded August 28, 1990 as Instrument No. 120041.

Parcel 4: Right, title and interest of Easement Agreement dated May 28, 1991 and recorded July 26, 1991 as Instrument No. 91037663 in the Office of the Recorder of Lake County, Indiana.

Parcel 5: Right, title and interest of Agreement dated September 18, 1990 and recorded September 24, 1990 as Instrument No. 125386 in the Office of the Recorder of Lake County, Indiana.



Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2015, payable in 2016, and subsequent years are a lien not yet due and payable.
2. Easements and building lines as shown on the recorded plats of subdivision in Plat Book 69 page 3 and Plat Book 70 page 64 as and to the extent shown on that certain survey dated as of April 1, 2015, last revised July 29, 2015, prepared by Global Land Solutions LLC and designated as Network Reference No. 2010143-2.
3. Easement for Electrical Lines as granted to Northern Indiana Public Service Company, dated June 8, 1953, recorded August 8, 1953 in Miscellaneous Record 594 page 571 as and to the extent shown on that certain survey dated as of April 1, 2015, last revised July 29, 2015, prepared by Global Land Solutions LLC and designated as Network Reference No. 2010143-2.
4. Easement for Anchors and Guys as granted to Northern Indiana Public Service Company, dated August 8, 1953, recorded August 11, 1953 in Miscellaneous 594 page 578 as and to the extent shown on that certain survey dated as of April 1, 2015, last revised July 29, 2015, prepared by Global Land Solutions LLC and designated as Network Reference No. 2010143-2.
5. Easement for Gas Mains as granted to Northern Indiana Public Service Company, dated August 28, 1978, recorded September 22, 1978 as Instrument No. 491961 as and to the extent shown on that certain survey dated as of April 1, 2015, last revised July 29, 2015, prepared by Global Land Solutions LLC and designated as Network Reference No. 2010143-2.
6. Declaration of Easements and Restrictions recorded February 20, 1990 as Instrument No. 085154; as amended by First Amendment to Declaration of Easements and Restrictions, recorded August 28, 1990 as Instrument No. 120042.
7. Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions recorded September 24, 1990 as Instrument No. 125380.
8. Easements with Covenants and Restrictions Affecting Land ("ECR"), recorded February 20, 1990 as Instrument No. 085156; as amended by First Amendment of Easements with Covenants and Restrictions Affecting Land ("ECR"), recorded August 28, 1990 as Instrument No. 120041.
9. Easement for Underground Electrical Lines, Communication Lines and Gas Mains as granted to Northern Indiana Public Service Company and Indiana Bell Telephone Company, recorded September 19, 1991 as Instrument No. 91047549 as and to the extent shown on that certain survey dated as of April 1, 2015, last revised July 29, 2015, prepared by Global Land Solutions LLC and designated as Network Reference No. 2010143-2.

10. Easement Agreement recorded July 26, 1991 as Instrument No. 91037663.
11. Indenture of Lease by and between Lake County Trust Company as Trustee under Trust No. 4025, (landlord) and Omni Superstores of Indiana, Inc. (tenant) dated April 12, 1990, recorded May 4, 1990 as Instrument No. 098880; Assignment and Acceptance of Lease by Dominick's Finer Foods, Inc. dated September 4, 1991, recorded March 27, 1995 as Instrument No. 95016087; and supplemented by Supplement to Indenture of Lease dated October 28, 1997, recorded November 4, 1997 as Instrument No. 97075213; and assigned to SVT, LLC by Assignment of Lease and Assumption Agreement dated November 22, 2002, recorded November 25, 2005 as Instrument No. 2002 108080.
12. Agreement, and terms and provisions contained therein, dated September 18, 1990, recorded September 24, 1990 as Instrument No. 125386.
13. Lease as evidenced by a Memorandum of Lease by and between Rosewood Real Estate Equities, Inc. and Payless ShoeSource, Inc. dated August 20, 1991 recorded January 2, 2002 as Instrument No. 91066620.
14. Rights of tenants, as tenants only, under unrecorded occupancy agreements, with no option to purchase or right of first refusal over all or any portion of the property.
15. Terms and provisions of Environmental Disclosure Document For Transfer of Real Property set out in an instrument recorded August 23, 2004 in Instrument Number 2004-071805 in the Office of the Recorder of Lake County, Indiana.
16. Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing in the amount of \$19,000,000.00, from Crossroads Improvements, LLC, a Delaware limited liability company, to North American Company for Life and Health Insurance, an Iowa corporation, and its successors and/or assigns, as their interests may appear, dated June 3, 2015 and recorded June 25, 2105 as Instrument Number 2015039456, and as assigned to Crossroads Improvements Owner LLC pursuant that certain Assignment and Assumption Agreement and Amendment to Loan Documents dated as of the date of this Deed and recorded concurrently herewith all in the Office of the Recorder of Lake County, Indiana.
17. Assignment of Leases and Rents by and between Crossroads Improvements, LLC, a Delaware limited liability company, and North American Company for Life and Health Insurance, an Iowa corporation dated June 3, 2015 and recorded June 25, 2105 as Instrument Number 2015039457 and as assigned to Crossroads Improvements Owner LLC pursuant that certain Assignment and Assumption Agreement and Amendment to Loan Documents dated as of the date of this Deed and recorded concurrently herewith all in the Office of the Recorder of Lake County, Indiana.
18. UCC Financing Statement by and between Crossroads Improvements Owner LLC and North American Company for Life and Health Insurance recorded concurrently herewith all in the Office of the Recorder of Lake County, Indiana.