

LAKE COUNTY
FILED FOR RECORD

2017 JAN 12 AM 9:52

MICHAEL B. BROWN
RECORDER

2017 002262

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When Recorded, return to:
Reed Smith LLP
Three Logan Square
1717 Arch Street, Suite 3100
Philadelphia, Pennsylvania 19103
Attention: Stephen M. Lyons, III, Esq.

Tax Billing Address:
c/o Stonebriar Commercial Finance
47 Hulfish Street, Suite 210
Princeton, NJ 08542
Attn: Hillary Hai

818199INI

Parcel ID: 7041445

SPECIAL WARRANTY DEED



SCF RC MASTER FUNDING I LLC, a Delaware limited liability company (f/k/a SCFRC-HW-G LLC, a Delaware limited liability company) ("Grantor"), CONVEYS, BARGAINS AND SELLS to SCF RC FUNDING I LLC, a Delaware limited liability company ("Grantee"), for no monetary consideration, all of Grantor's right, title and interest in and to that certain real property situated in Lake County, Indiana, legally described on Exhibit A hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "Property"), subject to current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose.

No monetary consideration has been exchanged in connection with this transfer and the transfer is consequently exempt from the filing of a Sales Disclosure Form under Ind. Code § 6-1.1-5.5.

BEING the same premises that CNL APF PARTNERS, LP, a Delaware limited partnership by special warranty deed dated June 16, 2016 and recorded June 20, 2016 in the Office of the

JAB

#1592
Lake County, IN

NO SALES DISCLOSURE NEEDED

INDIAN TAXATION SUBJECT
DULY ENTERED FOR
FINAL ACCEPTANCE FOR TRANSFER

JAN 11 2017

US_ACTIVE-129341700.2

Approved Assessor's Office

000089

By: [Signature]

JOHN E. PETAS
LAKE COUNTY AUDITOR

824105

A 054427

Recorder of Lake County, Indiana at Instrument number 2016-040463, granted and conveyed unto SCF RC MASTER FUNDING I LLC, a Delaware limited liability company (f/k/a SCFRC-HW-G LLC, a Delaware limited liability company), the Grantor herein.

GRANTOR does covenant with the Grantee and its assigns that Grantor will warrant and defend the Property to the said Grantee and its assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, subject to the matters above set forth.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper delegation of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the Property described herein on behalf of Grantor; and that all necessary corporate action for the making of such conveyance has been taken and done.

SIGNATURE BLOCK ON NEXT PAGE



Prepared By:
Reed Smith LLP
225 Fifth Avenue
Pittsburgh, PA 15222
Attention: Paul Didomenico, Esq.

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.



Paul Didomenico



EXHIBIT A

LEGAL DESCRIPTION

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF U.S. HIGHWAY NUMBER 30, LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING ON SAID SOUTH LINE AND 40.00 FEET WEST OF THE EAST LINE OF SAID SECTION 22; THENCE SOUTH AND PARALLEL WITH SAID EAST LINE, 175.00 FEET; THENCE WEST, 290.00 FEET; THENCE SOUTH 175.00 FEET; THENCE WEST 8.87 FEET; THENCE WESTERLY ALONG A CIRCULAR CURVE WHICH IS CONVEX TO THE NORTH WHOSE RADIUS EQUALS 3681.41 FEET, TANGENT EQUALS 20.57 FEET, DEFLECTION ANGLE EQUALS 00 DEGREES 38 MINUTES 25 SECONDS, A DISTANCE OF 41.14 FEET ALONG SAID CURVE; THENCE NORTH 349.16 FEET TO SAID SOUTH LINE; THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID SOUTH LINE, 165.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 40 SECONDS EAST ALONG SAID SOUTH LINE, 175.00 FEET TO THE POINT OF BEGINNING, BEING PART OF PARCEL 1 OF WESTLAKE PLAZA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 77, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND AS AMENDED IN CERTIFICATES OF CORRECTION RECORDED AUGUST 10, 1977, AS DOCUMENT NUMBERS 422236 AND 422237.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE STATE OF INDIANA IN A WARRANTY DEED RECORDED APRIL 7, 1994 AS DOCUMENT 94025880:

A PART OF PARCEL 1 IN WESTLAKE PLAZA PLAT OF DEDICATION, A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 8 WEST, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN PLAT BOOK 45, PAGE 77, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1, WHICH CORNER IS WHERE THE WEST BOUNDARY LINE OF MISSISSIPPI STREET MEETS THE SOUTH BOUNDARY OF U.S.R. 30; THENCE SOUTH 0 DEGREES 15 MINUTES 30 SECONDS EAST 175.00 FEET ALONG THE BOUNDARY OF SAID MISSISSIPPI STREET TO THE SOUTHEAST CORNER OF THE OWNER'S LAND; THENCE SOUTH 89 DEGREES 44 MINUTES 30 SECONDS WEST 10.15 FEET ALONG THE SOUTH LINE OF THE OWNER'S LAND; THENCE NORTH 0 DEGREES 18 MINUTES 31 SECONDS WEST 165.04 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 13 SECONDS WEST 27.44 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 39 SECONDS WEST 10.00 FEET TO THE SOUTH BOUNDARY OF SAID U.S.R. 30; THENCE ALONG THE BOUNDARY OF SAID U.S.R. 30 EASTERLY 37.71 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 53,614.89 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 55 MINUTES 33 SECONDS EAST AND A LENGTH OF 37.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.047 ACRES, MORE OR LESS.