

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 083361

2017 DEC -8 AM 10:38

MICHAEL B. BROWN
RECORDER

Chicago Title Insurance Company

1703846 comm SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That CORNERSITE HAMMOND LLC, an Indiana limited liability company ("Grantor") CONVEYS AND WARRANTS to PLAZA HAMMOND LLC, an Indiana limited liability company ("Grantee") for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana ("Property"):

Parcel I: (fee simple)

Lot 1, JRP Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 102 page 2 in the Office of the Recorder of Lake County, Indiana.

Parcel II: (easement rights)

A non-exclusive easement in perpetuity for ingress, egress and utility purposes as reserved in Trustee's Deed by and between Lake County Trust Company, as Trustee under Trust Agreement dated April 1, 1965 and known as Trust No. 1163, and Anah Taggart, dated August 7, 1967 and recorded August 10, 1967 in Deed Record 1352 Page 418 as Document No. 71711 in the Office of the Recorder of Lake County, Indiana.

Parcel III: (easement rights)

A non-exclusive easement for ingress and egress, and for extension of a water line, contained in a Grant from Lake County Trust Company, as Trustee under the provisions of a Trust Agreement dated August 1, 1961 and known as Trust No. 829 to Helen M. Maslanka dated September 30, 1965 and recorded October 28, 1965 in Deed Record 1304, pages 259 and 260 as Document No. 639855, as affected by Partial Release of Easement and Reservation of Emergency Access as contained in Document dated September 19, 2003 and recorded September 25, 2003 as Document No. 2003 101921 in the Office of the Recorder of Lake County, Indiana (Affects the Westerly 35 feet of the land).

Parcel IV: (easement rights)

A non-exclusive perpetual sheet storm drainage easement made by and between Lake County Trust Company, as Trustee under Trust Agreement dated August 1, 1961 and known as Trust No. 829 and Burger King Corporation, a Florida corporation, recorded August 11, 1978 as Document No. 991799 in the Office of the Recorder of Lake County, Indiana.

Property Address: 7843 Indianapolis Boulevard, Hammond, Indiana 46324
Tax ID No.: 45-07-17-402-.004.000-023

SUBJECT TO current taxes not yet due and payable, acts of the Grantee and those items set forth on Exhibit A attached hereto and made a part hereof, Grantor by execution and delivery hereof warrants the title to the Property as to and against its own acts only and none other.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 7 2017

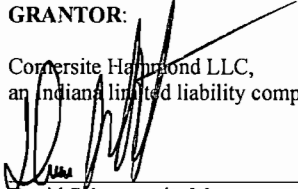
JOHN E. PETALAS
LAKE COUNTY AUDITOR
032215

25. -
1820504156

IN WITNESS WHEREOF, Grantor has executed this deed on the 4 day of December, 2017.

GRANTOR:

Cornersite Hammond LLC,
an Indiana limited liability company

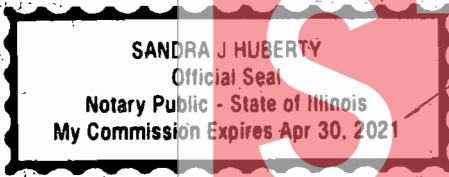


David Schwartz, its Manager

STATE OF ILLINOIS)
COUNTY OF COOK) SS

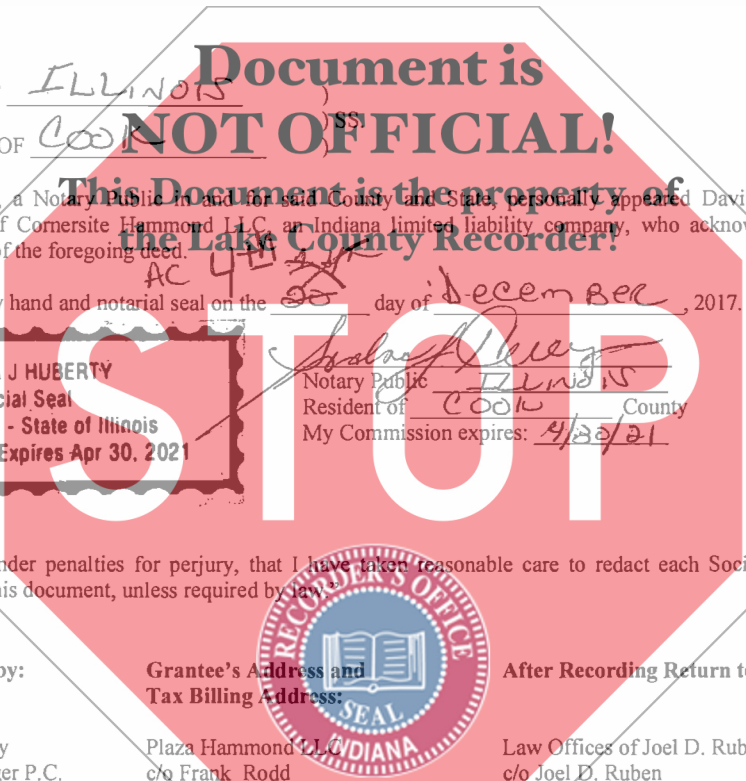
Before me, a Notary Public in and for said County and State, personally appeared David Schwartz, Manager of Cornersite Hammond LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal on the 28 day of December, 2017.





Notary Public
Resident of Illinois County
My Commission expires: 4/30/21



"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."
Jordan Gray

Prepared by:

Jordan Gray
Dubin Singer P.C.
123 North Wacker Drive
Suite 1600
Chicago, Illinois 60606

Grantee's Address and Tax Billing Address:

Plaza Hammond LLC
c/o Frank Rodd
1230 Rosecrans Avenue
Suite 300
Manhattan Beach, California 90266

After Recording Return to:

Law Offices of Joel D. Ruben
c/o Joel D. Ruben
1230 Rosecrans Avenue
Suite 300
Manhattan Beach, California 90266

File No. 1703846

Exhibit A
Permitted Exceptions

1. Terms and provisions of a Lease dated June 4, 2015 as evidenced in Memorandum of Lease recorded February 5, 2016 as Instrument Number 2016 008147, by and between Cornersite Hammond, LLC, an Indiana limited liability company ("Landlord") and Starbucks Corporation, a Washington corporation ("Tenant").
2. Covenants, conditions, and restrictions contained in the plat of JRP Addition to the City of Hammond, recorded in Plat Book 102 page 2.
3. Covenants, conditions, and restrictions contained in the Declaration of Restrictions, recorded October 28, 1965 in Miscellaneous Record 941 page 46 as Instrument Number 639854.
4. Governmental regulations and limitations respecting access to U.S. Highway 41 (Indianapolis Boulevard) on the West.
5. Easement for public utilities and/or drainage as shown on plat.
6. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision.
7. Building setback requirements as shown on the plat of the subdivision.
8. Terms and provisions of a Non-exclusive easement in perpetuity for ingress, egress and utility purposes as reserved in Trustee's Deed by and between Lake County Trust Company, as Trustee under Trust Agreement dated April 1, 1965 and known as Trust No. 1163, and Anah Taggart, dated August 7, 1967 and recorded August 10, 1967 in Deed Record 1352 page 418 as Instrument Number 717141. Affects 60 foot strip Southeasterly and adjoining said Lot 1.
9. Terms and provisions of a Non-Exclusive Easement for ingress and egress, and for extension of a water line, contained in a Grant from Lake County Trust Company, as Trustee under the provisions of a Trust Agreement dated August 1, 1961 and known as Trust No. 829 to Helen M. Maslanka dated September 30, 1965 and recorded October 28, 1965 in Deed Record 1304, pages 259 and 260 as Instrument Number 639855. Affects the Westerly 35 feet of the land.
10. Partial Release of Easement and Reservation of Emergency Access as contained in Document dated September 19, 2003 and recorded September 25, 2003 as Instrument Number 2003 101921; Amended and Restated Partial Release of Easement and Reservation of Emergency Access recorded March 16, 2016 as Instrument Number 2016 015425.
11. Terms and provisions of a non-exclusive 5 foot sewer easement in favor of Texaco Inc., dated September 30, 1968 and recorded July 31, 1970 as Instrument Number 66890. NOTE: Benefits the land.
12. Terms and provisions of a Non-Exclusive Easement Agreement made by and between Hammond-Toledo Investments, Inc., an Indiana corporation, and Burger King Corporation, a Florida Corporation, for underground electric and gas facilities, dated August 3, 1988 and recorded August 11, 1988 as Instrument Number 991797. Affects 20 foot strip Northwesterly and adjoining the land. NOTE: Benefits the land.
13. Terms and provisions of a Non-Exclusive Easement Agreement for a sanitary sewer line by and between Graceland Shoppers Limited Partnership, a Ohio Limited Partnership, and Burger King Corporation, a Florida corporation, dated August 3, 1988 and recorded August 11, 1988 as Instrument Number 991798. NOTE: Benefits the land.
14. Terms and provisions of a non-exclusive perpetual sheet storm drainage easement made by and

between Lake County Trust Company, as Trustee under Trust Agreement dated August 1, 1961 and known as Trust No. 829 and Burger King Corporation, a Florida corporation, recorded August 11, 1988 as Instrument Number 991799 and as indicated on plat of said subdivision. Affects a tract Northeasterly and adjoining the land. NOTE: Benefits the land.

15. Terms and provisions of an Environmental Restrictive Covenant pursuant to a remediation work plan prepared in accordance with IC 13-25 as approved by the Indiana Department of Environmental Management (IDEM), dated April 1, 2009 and recorded April 2, 2009 as Instrument Number 2009 021369.
16. Restriction contained in Warranty Deed recorded July 19, 2015 as Instrument No. 2015 038150 between JRP Indiana, LLC, an Indiana Limited Liability Company and Cornersite Hammond, LLC, an Indiana Limited Liability Company. Warranty deed re-recorded September 14, 2017 as Instrument Number 2017 062718.
17. Restriction contained in Warranty Deed recorded October 25, 2005 as Instrument No. 2005 094021 between JRP Indiana, LLC, an Indiana Limited Liability Company and Burger King Corporation which contains right for a period of 20 years from the date first written to purchase the property.

