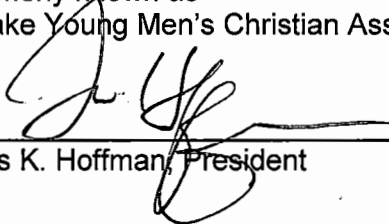




Dated: December 18, 2017.

Crossroads Young Men's Christian Association,  
Inc. formerly known as  
Southlake Young Men's Christian Association, Inc.

By   
Thomas K. Hoffman, President

STATE OF INDIANA )

COUNTY OF Lake )

SS:

Demetri Subscribed and sworn to me, a Notary Public in and for said County and State, this 18 day of December 2017.

**Document is**

**NOT OFFICIAL!**

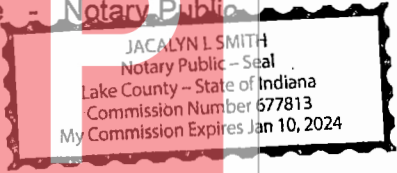
**This Document is the property of  
the Lake County Recorder!**

Signature - Notary Public

Printed Name - Notary Public

My County of Residence: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



This instrument was prepared by: Demetri J. Retson  
Krieg DeVault LLP  
8001 Broadway, Suite 400  
Merrillville, Indiana 46410  
219-227-6089

The foregoing preparer states as follows: 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. - Demetri J. Retson

**EXHIBIT A**

**Parcel 1:** A PARCEL OF LAND LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF CROWN POINT, LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF, THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 592.38 FEET ALONG THE WEST LINE OF SAID EAST HALF; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST, 30.00 FEET TO A LINE 30 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 32.51 FEET ALONG LAST SAID PARALLEL LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST, 176.64 FEET PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF; THENCE SOUTH 00 DEGREES 17 MINUTES 03 SECONDS WEST, 32.51 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST, 914.05 FEET PARALLEL WITH SAID SOUTH LINE; THENCE SOUTH 00 DEGREES 17 MINUTES 03 SECONDS WEST, 562.38 FEET PARALLEL WITH SAID WEST LINE TO A LINE 30 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST, 1099.61 FEET ALONG LAST SAID PARALLEL LINE TO SAID 30 FOOT PARALLEL LINE EAST OF SAID WEST LINE; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 594.89 FEET ALONG LAST SAID PARALLEL LINE TO THE POINT OF BEGINNING, CONTAINING 14.21 ACRES MORE OR LESS.

**Document is NOT OFFICIAL!**

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**Parcel 2:** A PARCEL OF LAND LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF CROWN POINT, LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF, THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 592.38 FEET ALONG THE WEST LINE OF SAID EAST HALF; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST, 30.00 FEET TO A LINE 30 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 32.51 FEET ALONG LAST SAID PARALLEL LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST, 68.74 FEET PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 296.28 FEET PARALLEL WITH SAID WEST LINE; THENCE NORTH 62 DEGREES 49 MINUTES 44 SECONDS EAST, 51.85 FEET; THENCE SOUTH 57 DEGREES 00 MINUTES 48 SECONDS EAST, 85.84 FEET; THENCE NORTH 32 DEGREES 40 MINUTES 23 SECONDS EAST, 37.33 FEET; THENCE SOUTH 80 DEGREES 41 MINUTES 59 SECONDS EAST, 32.12 FEET; THENCE SOUTH 49 DEGREES 21 MINUTES 48 SECONDS EAST, 126.85 FEET; THENCE SOUTH 62 DEGREES 28 MINUTES 05 SECONDS EAST, 47.88 FEET; THENCE SOUTH 72 DEGREES 28 MINUTES 05 SECONDS EAST, 70.29 FEET; THENCE SOUTH 82 DEGREES 43 MINUTES 02 SECONDS EAST, 182.46 FEET; THENCE SOUTH 63 DEGREES 46 MINUTES 05 SECONDS EAST, 113.26 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 05 SECONDS EAST, 75.61 FEET; THENCE SOUTH 47 DEGREES 58 MINUTES 08 SECONDS EAST, 167.84 FEET TO A LINE 592.38 FEET NORTH OF (AS MEASURED ALONG SAID WEST LINE) AND PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST, 769.31 FEET ALONG LAST SAID PARALLEL LINE; THENCE NORTH 00 DEGREES 25 MINUTES 28 SECONDS EAST, 32.51 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST, 107.90 FEET PARALLEL WITH SAID SOUTH LINE FEET TO THE POINT OF BEGINNING, CONTAINING 3.79 ACRES MORE OR LESS.

Tax Parcel Numbers: 45-16-17-300-015.000-042; 45-16-17-300-901.000-042; 45-16-17-300-012.000-042

and

**PARCEL 1:** PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN,

DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST 1/2; THENCE NORTH ALONG THE WEST LINE THEREOF 592.38 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID EAST 1/2, 458.8 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 1/2, 592.38 FEET TO THE SOUTH LINE THEREOF; THENCE WEST ALONG SAID WEST LINE 458.8 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

**PARCEL 2:** AN EASEMENT AND RIGHT OF ENTRY APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M.; THENCE NORTH 00° 04' 06" WEST ALONG THE WEST LINE THEREOF 649.6 FEET; THENCE NORTH 89° 55' 54" EAST 98.74 FEET TO POINT OF BEGINNING; THENCE NORTH 00° 04' 06" WEST 271.33 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID EAST 1/2, 461.11 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 1/2, 271.33 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID EAST 1/2, 461.11 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

FOR THE FOLLOWING PURPOSES:

- (a) THE CONSTRUCTION, INSTALLATION, USE, OPERATION, INSPECTION, MAINTENANCE, REPAIR, TESTING, AND REPLACEMENT OF FACILITIES OVER, UPON, AND UNDER THE ABOVE DESCRIBED PARCEL FOR THE RETENTION OF SURFACE WATERS, INCLUDING BUT NOT LIMITED TO STORM WATER AND MELTED SNOW AND ICE;
- (b) THE EXCLUSIVE RIGHT TO USE OF ALL WATERS UPON AND UNDER THE ABOVE DESCRIBED PARCEL FOR THE PURPOSE OF TRANSFERRING AND/OR GENERATING HEAT AND/OR ENERGY;
- (c) THE CONSTRUCTION, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, RELOCATION, SERVICING, AND TESTING OF WATER CONVEYANCE PIPES, TILES, AND/OR FACILITIES WHICH ARE BELOW GRADE AND/OR BELOW THE NORMAL WATER LEVEL OF THE ABOVE DESCRIBED PARCEL

WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE THEREOF. SAID EASEMENT RIGHTS, EXCEPT AS PROVIDED IN (B) ABOVE, WILL BE NON-EXCLUSIVE AND WILL TERMINATE UPON TERMINATION OF THE TERM OF THIS LEASE.

**PARCEL 3:** AN EXCLUSIVE EASEMENT AND RIGHT OF ENTRY, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M.; THENCE NORTH 00° 04' 06" WEST ALONG THE WEST LINE THEREOF 592.38 FEET; THENCE NORTH 89° 55' 54" EAST 300 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03° 42' 00" WEST 57.22 FEET TO THE POINT OF TERMINUS; SAID EASEMENT BEING 12.5 FEET EITHER SIDE OF THE ABOVE DESCRIBED CENTER-LINE,

FOR THE CONSTRUCTION, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, RELOCATION, SERVICING, AND TESTING OF WATER CONVEYANCE PIPES, TILES, AND/OR FACILITIES WHICH ARE BELOW GRADE AND/OR BELOW THE NORMAL WATER LEVEL OF THE ABOVE-DESCRIBED PARCEL, WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE THEREOF. SAID EASEMENT RIGHTS WILL TERMINATE UPON TERMINATION OF THE TERM OF THIS LEASE.



**EXHIBIT B**

**State of Indiana  
Office of the Secretary of State**

**CERTIFICATE OF AMENDED AND RESTATED ARTICLES OF  
INCORPORATION**

of

**SOUTHLAKE YOUNG MEN'S CHRISTIAN ASSOCIATION INC**

I, CHARLES P. WHITE, Secretary of State of Indiana, hereby certify that Amended and Restated Articles of the above Non-Profit Domestic Corporation have been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Nonprofit Corporation Act of 1991.

The name following said transaction will be:

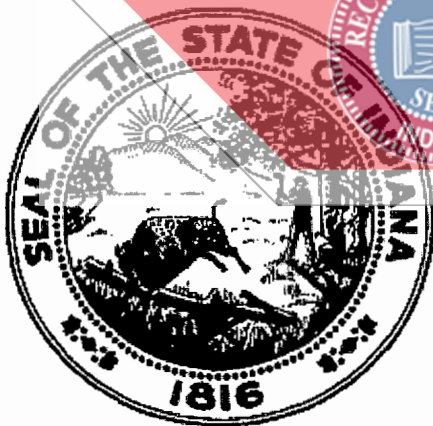
**CROSSROADS YOUNG MEN'S CHRISTIAN ASSOCIATION, INC.**

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the Lake County Recorder!**

**STOP**

Indiana Secretary of State  
Packet: 197601-416  
Filing Date: 01/04/2011  
Effective Date: 01/04/2011

NOW, THEREFORE, with this document I certify that said transaction will become effective Tuesday, January 04, 2011.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, January 4, 2011.

*Charles P. White*

**CHARLES P. WHITE,  
SECRETARY OF STATE**

197601-416 / 2011010559445