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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 056507

2019 AUG 21 AM 9:37

MICHAEL B. BROWN
RECORDER

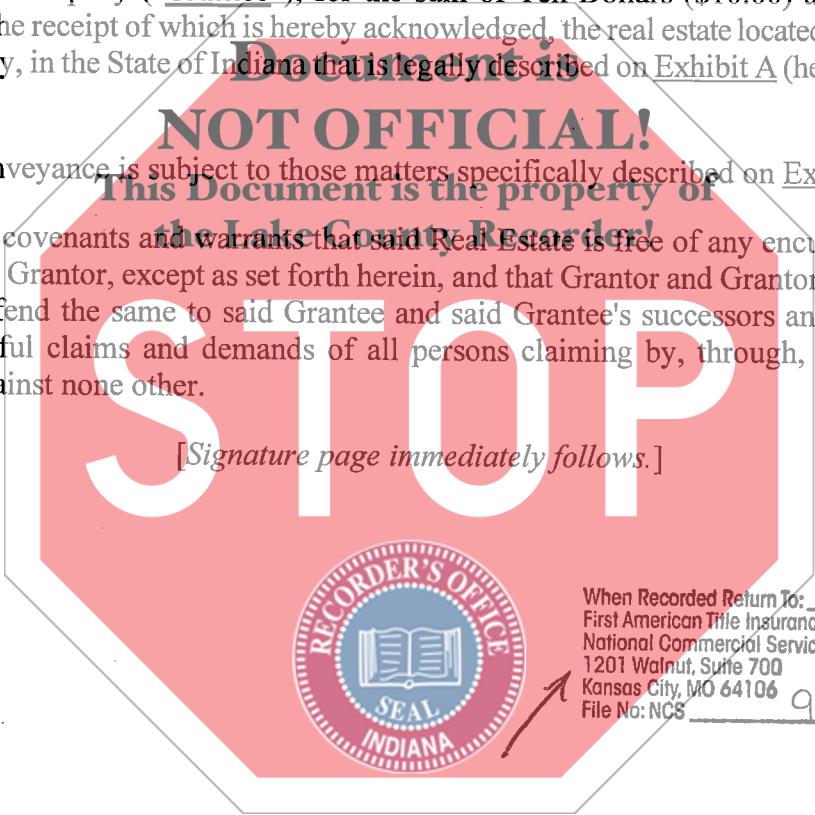
SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that ATT Avon, LLC, a Nevada limited liability company ("**Grantor**"), BARGAINS, SELLS and CONVEYS to Stardust Holdings, LLC, an Ohio limited liability company ("**Grantee**"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Marion County and Lake County, in the State of Indiana that is legally described on Exhibit A (hereinafter called the "**Real Estate**").

This conveyance is subject to those matters specifically described on Exhibit B.

Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor, except as set forth herein, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

[Signature page immediately follows.]



When Recorded Return To: K. Keebler
First American Title Insurance Company
National Commercial Services
1201 Walnut, Suite 700
Kansas City, MO 64106
File No: NCS 971867

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 20 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

042494

\$ 25⁰⁰
#1726130207
E

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this 14th day of August, 2019.

GRANTOR:

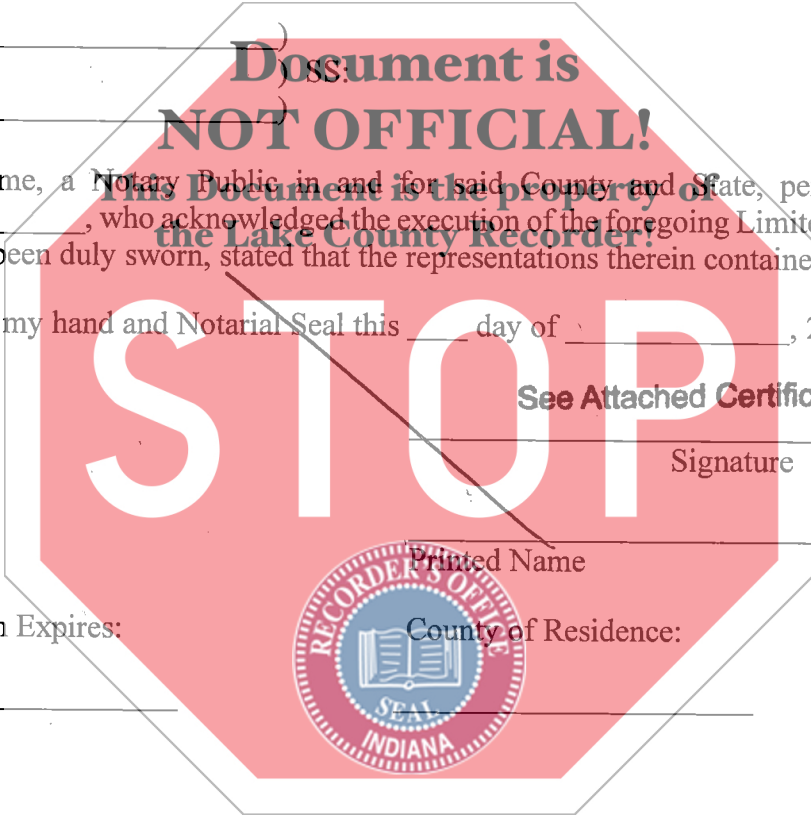
ATT AVON, LLC
A Nevada limited liability company

By: [Signature]
Name: SG Ellison
Title: Vice President

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said County and State, personally appeared _____, who acknowledged the execution of the foregoing Limited Warranty Deed, and who, have been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, 200__.



See Attached Certificate

Signature _____

Printed Name _____

Notary Public _____

My Commission Expires: _____

County of Residence: _____

Send tax statements to and
Grantee's mailing address is:

Stardust Holdings, LLC
1671 Lyon Road
Willard, Ohio 44890

This instrument was prepared by Benjamin Vick.

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. /s/ Benjamin Vick

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

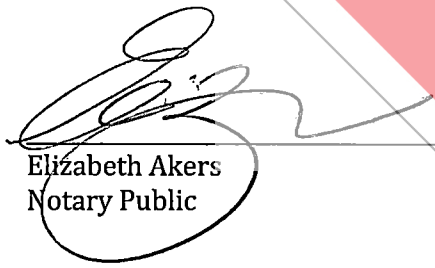
State of California

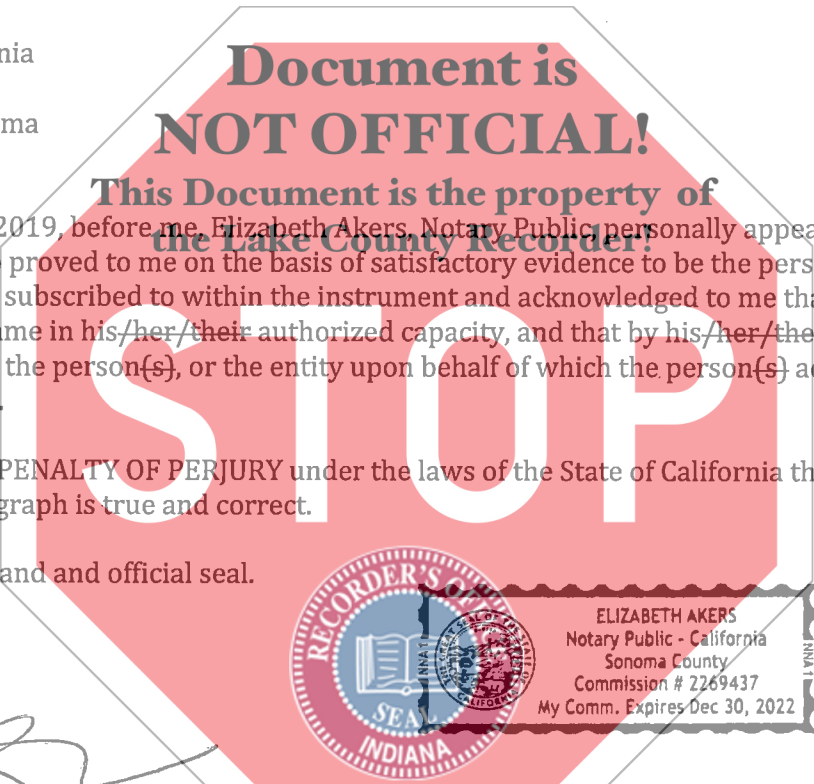
County of Sonoma

On August 12, 2019, before me, Elizabeth Akers, Notary Public, personally appeared SG Ellison, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Elizabeth Akers
Notary Public



NOTARY SEAL

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

LOTS NUMBER ONE (1), TWO (2), AND THREE (3) IN LAY'S FIRST EAST 38TH STREET SUBDIVISION OF LOTS NUMBER 145 AND 146 IN EDWARD F. CLAYPOOL'S NORTHEASTERN PARK ADDITION TO THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 25, PAGE 319 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

ALSO:

LOT NUMBER ONE HUNDRED AND FORTY-FOUR (144) IN EDWARD F. CLAYPOOL'S NORTHEASTERN PARK ADDITION TO THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 15, PAGE 50, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

EXCEPT: THAT PART OF THE AFORESAID LOTS CONVEYED TO THE CITY OF INDIANAPOLIS, INDIANA, BY CORPORATE WARRANTY DEED DATED JUNE 29, 1994 AND RECORDED JANUARY 10, 1995 AS INSTRUMENT NUMBER 95-3160 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 2 IN LAY'S FIRST EAST 38TH STREET SUBDIVISION AS RECORDED IN PLAT BOOK 25, PAGE 319 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 33.00 FEET; THENCE NORTHWESTERLY A DISTANCE OF 35.40 FEET TO THE NORTH LINE OF SAID LOT 2, DISTANT 12.80 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 12.80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.005 ACRES, MORE OR LESS.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN NORTH 5.0 FEET AND EAST 10.6 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER QUARTER QUARTER SECTION, WHICH IRON PIN IS ON THE RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD 55) AND 30.0 FEET FROM THE CENTERLINE OF SAID STREET; THENCE EAST 148.0 FEET TO AN IRON PIN; THENCE NORTH 85.0 FEET TO AN IRON PIPE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE P.C.C. & ST. LOUIS RAILROAD; THENCE NORTH 44

DEGREES 24 MINUTES WEST 211.5 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO AN IRON PIN ON THE EAST RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD 55); THENCE SOUTH 236.0 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 3:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 158.6 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND ON THE SOUTHERLY RIGHT-OF-WAY OF THE P.C.C. & ST. LOUIS RAILROAD; THENCE NORTH 45 DEGREES 42 MINUTES 46 SECONDS EAST A DISTANCE OF 50.0 FEET TO THE CENTER LINE OF SAID RAILROAD; THENCE NORTH 44 DEGREES 17 MINUTES 14 SECONDS WEST, 264.07 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF MAIN STREET SAID POINT BEING 10.6 FEET EAST OF THE WEST LINE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY, 71.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE P.C.C. & ST. LOUIS RAILROAD; THENCE SOUTH 44 DEGREES 17 MINUTES 14 SECONDS EAST ALONG SAID RIGHT-OF-WAY, 212.55 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PART DEEDED TO HENRY J. NYENHUIS BY CORPORATE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2003-000985 IN THE OFFICE OF THE LAKE COUNTY, INDIANA RECORDER DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF THE P.C.C. AND ST. LOUIS RAILWAY (PENNSYLVANIA RAILROAD) (100 FEET WIDE RIGHT-OF-WAY) AND EAST RIGHT OF WAY LINE OF MAIN STREET (STATE ROUTE 55); THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, A DISTANCE OF 100.03 FEET; THENCE WEST PERPENDICULAR WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 69.92 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 71.53 FEET, THE POINT OF BEGINNING, LAKE COUNTY, INDIANA.

ALSO EXCEPT THAT PART DEEDED TO F & H PROPERTIES, INC. BY WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2004-012704 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS

FOLLOWS: COMMENCING AT A POINT 100 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00° 00' 00" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 164.34 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE P.C.C. AND ST LOUIS RAILWAY (PENNSYLVANIA RAILROAD); THENCE SOUTH 44° 20' 52" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, 14.31 FEET; THENCE SOUTH 00° 00' 00" EAST, 143.06 FEET; THENCE SOUTH 90° 00' 00" EAST, 148.60 FEET; THENCE SOUTH 00° 00' 00" WEST 80.49 FEET TO THE CENTERLINE OF SAID P.C.C. AND ST. LOUIS RAILWAY (PENNSYLVANIA RAILROAD) RIGHT-OF-WAY; THENCE SOUTH 44° 20' 52" EAST CONTINUING ALONG SAID CENTERLINE 51.15 FEET; THENCE SOUTH 45° 39' 08" WEST PERPENDICULAR TO THE SAID CENTERLINE 50.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE NORTH 00° 00' 00" EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 71.53 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES, MORE OR LESS, ALL IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA.

PARCEL 4:

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PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF THE P.C.C. AND ST. LOUIS RAILWAY (PENNSYLVANIA RAILROAD) (100 FEET WIDE RIGHT-OF-WAY) AND EAST RIGHT OF WAY LINE OF MAIN STREET (STATE ROUTE 55); THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, A DISTANCE OF 100.03 FEET, TO THE POINT OF BEGINNING; THENCE EAST, PERPENDICULAR WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 78.68 FEET, THENCE SOUTH, 158.60 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 80.49 FEET, TO A POINT ON THE CENTERLINE OF SAID P .C.C. AND ST. LOUIS RAILWAY (PENNSYLVANIA RAILROAD); THENCE NORTHWESTERLY ALONG SAID CENTERLINE A DISTANCE OF 112.56 FEET TO THE POINT OF BEGINNING, LAKE COUNTY, INDIANA.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Real estate taxes assessed for the year 2018 are a lien and are due in two installments payable May 10 and November 12, 2019 :

Assessed in the name of: Att Avon, LLC

Parcel No.: 1078522 /49-07-20-120-001.000-101 (Affects Parcel 1)

Taxing Unit and Code: 101 Indianapolis Center

Land: \$29,800.00

Improvements: \$68,200.00

Exemptions: \$0.00

First installment of: \$1,523.36 Paid

Second installment of: \$1,523.36 Unpaid

a. 2019 Storm Water Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$226.20, Paid. 2nd installment in the amount of \$226.20, Unpaid.

2. Real estate taxes assessed for the year 2018 are a lien and are due in two installments payable May 10 and November 12, 2019 :

Assessed in the name of: Att Avon, LLC

Parcel No.: 45-16-05-401-005.000-042 (Affects Parcels 2, 3 and 4)

Taxing Unit and Code: Crown Point-Cen

Land: \$250,300.00

Improvements: \$144,400.00

Exemptions: \$0.00

First installment of: \$5,029.06 Paid

Second installment of: \$5,029.06 Unpaid

a. 2019 Little Cal River Basin Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$180.00, Paid. 2nd installment in the amount of \$0.00, None Due.

3. Real Estate taxes for the year 2019 (payable 2020) are a lien but not yet due and payable.
4. Memorandum of Lease Agreement by and between SERVUS, Inc., an Indiana corporation ("Landlord") and LJS OPCO One LLC, a Delaware limited liability company ("Tenant") recorded July 6, 2018 as Instrument Number A201800066771, for a term ending May 31, 2033 with 2, five year options to extend the term, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Assigned from SERVUS, Inc. to ATT Avon, LLC, a Nevada limited liability company, in that certain Notice of Assignment dated October 23, 2018 recorded on November 2, 2018 as Instrument Number A201800112278.

(Affects Parcel 1)

5. 4' Utility Easement and restriction regarding easement area as shown on Lay's First East 38th Street Subdivision of Lots Number 145 and 146 in Edward F. Claypool's Northeastern Park Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 25, page 319 in the Office of the Recorder of Marion County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3604(c) of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

(Affects Parcel 1)

6. Right of Way Easement set out in Corporate Warranty Deed from Wharfside Restaurants, Inc. to The City of Indianapolis, Indiana for the use and benefit of its Department of Metropolitan Development, recorded January 10, 1995 as Instrument Number 1995-0003160, and the terms and provisions contained therein.

(Affects Parcel 1)

7. Memorandum of Lease Agreement by and between SERVUS, INC., an Indiana corporation ("Landlord") and LJS OPCO ONE LLC, a Delaware limited liability company ("Tenant") and recorded July 16, 2018 as Instrument Number 2018043995 for a term ending May 31, 2033 with 2, five year options to extend the term, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Assigned from SERVUS, INC. to ATT Avon, LLC, a Nevada limited liability company, in that Notice of Assignment dated October 23, 2018 and recorded November 15, 2018 as Instrument Number 2018079430 in the Office of the Recorder of Lake County, Indiana.

(Affects Parcels 2, 3 and 4)

8. Terms and provisions of an easement recorded July 29, 1991 as Instrument Number 91037868 in the Office of the Recorder of Lake County, Indiana.

(Affects Parcels 2, 3 and 4)

9. Terms and provisions of an easement recorded August 23, 2006 as Instrument Number 2006073609 in the Office of the Recorder of Lake County, Indiana.

(Affects Parcels 2, 3 and 4)

10. Terms and provisions of a strip of land for sanitary sewer easement as set out in Quitclaim Deed recorded October 11, 1988 as Instrument Number 001509 and described as follows:

Twenty feet in width which is ten feet on either side of the following described center line: Beginning at a point which is 5.0 feet North and 29 feet East of the Southwest corner of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 5, Township 34 North, Range 8 West of the 2nd P.M.; thence Northeasterly to a point which is 62 feet North and 102 feet East of the Southwest corner of said Quarter-Quarter-Quarter; thence North- Northeasterly to a point on the Southerly R/W of the P.C.C. & St. Louis RR which is North 44° 25' W a distance of 63 feet from an iron pipe on said Southerly R/W line which is 158.6 feet East and 90 feet North of the Southwest corner of said 1/4 1/4 1/4; said point being the point of termination of the afore described center line, all in the City of Crown Point, Lake County, Indiana.

(Affects Parcels 2, 3 and 4)

11. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

