

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

830389

EASEMENT GRANT

THIS AGREEMENT, made and entered into as of this 7th day of November, 1985, by and between Arnold A. Bard, Geraldine Bard, Barbara Williams and Harriet Farkas of 8500 E. U.S. 6, Hobart, Indiana 46342, hereinafter referred to as "GRANTOR" and Taco Bell Corp., a California Corporation of 16808 Armstrong Avenue, Irvine, California 92714, hereinafter referred to as "GRANTEE".

WHEREAS, Grantor is the owner of certain property located in the City of Hobart, Lake County, State of Indiana, as more particularly identified and described as being appurtenant to and East of Grantee's property described as Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Grantor is desirous of granting to Grantee a non-exclusive easement for ingress and egress to and from Grantee's property over Easement Area more particularly described on Exhibit "B" to and from State Highway 6 all upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and conditions hereinafter set forth, the parties hereto agree as follows:

1. Grantor hereby grants and conveys to Grantee a perpetual, non-exclusive easement for the purpose of ingress and egress and the right of unrestricted travel by vehicular and pedestrian traffic to and from State Highway 6, respectively, and Grantee's property. The easement shall run on, over and across the following land:

(1) That certain thirty nine foot strip of land fronting on State Highway 6 more particularly identified and described on Exhibit "B", attached hereto and made a part hereof, as the "Easement Area".

(2) Grantee agrees that it shall continuously maintain and repair the easement areas and shall keep same in a first class condition, free of accumulated debris, ice, water and snow.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
NOV 25 1 11 PM '85
RUDOLPH CLAY
RECORDER

FILED

NOV 22 1985

Julie O. Priddy
AUDITOR LAKE COUNTY

11.50
CT

1190

(3) This agreement shall run with the land and shall be binding upon the parties hereto and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

WITNESSES:

Leroy Stahl
Frank Carlisle
Pete Seath
W. Murray

Arnold A. Bard
Arnold A. Bard
Geraldine Bard
Geraldine Bard
Barbara Williams
Barbara Williams
Harriet Rankas
Harriet Rankas

TACO BELL CORP.,
a California Corporation

James A. Chronley
James A. Chronley
Its: Sr. Vice President 9/10

EXHIBIT "A"

Key # 16-5-81 082

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, T. 36 N.,
R. 7 W., 2nd P.M., HOBART TOWNSHIP, LAKE COUNTY, INDIANA
WHICH IS DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE
OF SAID SECTION WHICH IS EAST (assumed bearing), 927.00 FT.
FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE, N. 01°-44' W.
240.00 FT.; THENCE, EAST, 239.00 FT.; THENCE, S. 01°-44' W.,
240.00 FT.; THENCE, WEST ALONG THE SOUTH LINE OF SAID SECTION,
239.00 FT. TO THE POINT OF BEGINNING.

DATE:
DATE:

DATE:
<i>jm</i>
DATE:

DATE:
<i>jm</i>
DATE:

INITIAL
jm

EXHIBIT "B"

EASEMENT DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, T. 36 N., R. 7 W., 2ND P.M., HORDART TOWNSHIP, LAKE COUNTY, INDIANA WHICH IS DESCRIBED AS: BEGINNING AT A POINT WHICH IS N. 01°-44'-00" W., 40.00 FT. FROM A POINT ON THE SOUTH LINE OF SECTION 21 AND THE CENTERLINE OF STATE ROAD 86 WHICH IS EAST (ASSUMED BEARING), 1166.00 FT. FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE, N. 01°-44'-00" W., 200.00 FT.; THENCE, EAST, 19.50 FT.; THENCE, S. 01°-44'-00" E., 61.00 FT.; THENCE, S. 09°-40'-56" E., 140.94 FT. TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 86; THENCE, WEST ALONG SAID LINE, 39.00 FT. TO THE POINT OF BEGINNING. CONTAINING 0.121 ACRES.

DATE:
DATE:

DATE:
<i>JW</i>
DATE:

DATE:
<i>JW</i>
DATE:

INITIAL
JW

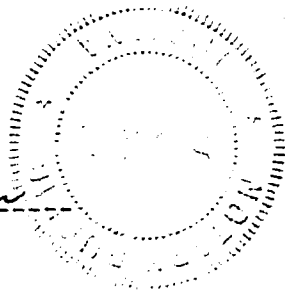
State of Indiana
County Of Lake

Before me, the undersigned, a Notary Public in and for said
County, this 7th Day of November, 1985 came Arnold A. Bard,
Geraldine Bard, Barbara Williams and Harriet Farkas, and acknow-
ledged the execution of the foregoing instrument.

Witness my hand and Official seal.

My Commission expires December 19, 1987

Patricia Harrigan
Patricia Harrigan

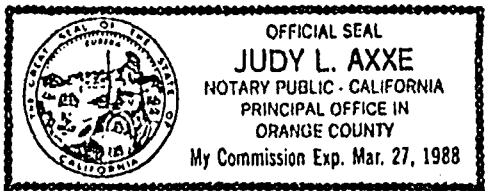


State of California
County of Orange

On November 4, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared James A. Chronley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Sr. Vice President, on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Judy L. Axxe Notary Expires 3/27/88
Judy L. Axxe



This instrument prepared by James A. Chronley