

STATE OF INDIANA
LAKE COUNTY
FILED IN RECORD

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**AGREEMENT OF EASEMENT(S) AND
AMENDMENT (AND) MODIFICATION**

This Agreement ("Agreement") is made this 27 day of January, 2000, by and between **SHARYN RANKIN ("Grantor")** and **CONVOY REALITY, LLC, A Delaware LLC ("Grantee")**.

Whereas, the parties are the owners and holders of adjacent real estate, in what is commonly known as **R & R INDUSTRIAL PARK**, Hammond, Indiana, and

Whereas, Grantor and **Roll & Hold Warehousing and Distribution Corp.**, an Illinois Corporation ("**Roll & Hold**") - Grantee's predecessor in title, from time to time, entered into the following agreements:

1. Real Estate Purchase Agreement, dated April 25, 1996;
2. Easement Agreement, dated May 1996;
3. Easement Agreement, dated July 10, 1997;
4. Track Agreement, dated February 26, 1998; and

Whereas, **Roll & Hold** assigned all of its' right, title and interest in and under the aforesaid agreements to Grantee on or about September 8, 1999.

Whereas, the Grantee is now the owner and holder of said rights, ~~and has assumed all of Roll & Hold's obligations and duties thereunder.~~

Whereas, the parties hereto are desirous of modifying and amending the aforesaid agreements and easements and to grant and receive additional easements, all as set forth herein.

Now, therefore, for ten (\$10.00) dollars and other goods and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree

as follows:

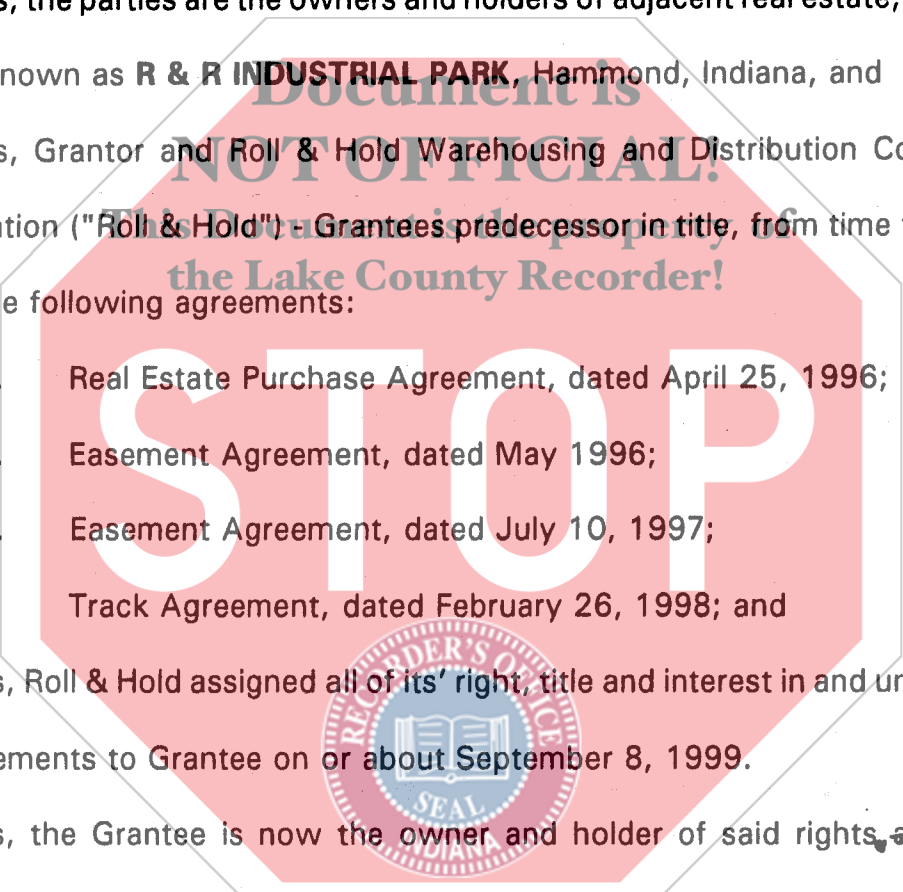
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MAR 31 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

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1. Grantor hereby grants, and conveys to Grantee its' successors and assigns, for purposes of roadway ingress and egress, a non-exclusive, irrevocable and perpetual easement for ingress and egress over and upon the real estate described in Exhibit "A" hereto, to provide access for motor vehicles and or pedestrian traffic to and from 165th Street, Hammond, Indiana, in and to the Grantee's real estate, which was purchased from Roll & Hold, who in turn purchased it from Grantor under and by virtue of the terms of the Purchase Agreement, dated April 25, 1996, and which said real estate is described in Exhibit "B" hereto.
2. Grantor hereby grants and conveys to Grantee, its' successors and assigns a non-exclusive easement for ingress and egress, over and upon the real estate described in Exhibit "C" hereto, and Grantee shall have the right, at its' sole cost and expense, to construct a roadway upon the said real estate.
3. Grantee at its' sole cost and expense, shall keep, maintain and repair any and all roadways that are the subjects of the aforesaid grants, easements and conveyances with the exception of the real estate described in Exhibit "A", (ingress and egress from 165th Street) which said real estate shall be kept, maintained and repaired by Grantor, at her sole cost and expense.
4. To the extent that any provisions or conditions of the aforesaid agreements by and between the parties and or their predecessors in title conflict with these provisions those agreements shall be deemed amended and modified accordingly.
5. All maintenance and repair of roadways shall be made so as to interfere as little as possible, with the rights granted to other parties who have access to said roadways and easements.
6. All provisions in this agreement, including the benefits and burdens set forth herein, shall run with the land and or be binding upon the parties hereto and are for the benefit of their successors and assigns of the parties hereto.

Witnesses and other parties have herein executed this agreement this 21

day of January, 2000.

Sharyn Rankin
SHARYN RANKIN, Grantor

SUBSCRIBED AND SWORN to before me, a Notary Public, this 21
day of January, 2000.

My Commission Expires: 06/16/08

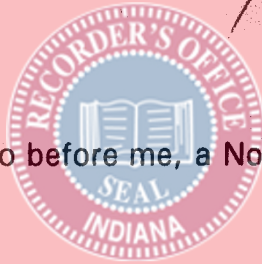
County of Residence: Lake

Document is Notary Public
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This Document is the property of
the Lake County Recorder!

CONVOY REALTY, LLC, An Delaware
Corporation

By [Signature]
SECRETARY/TREASURER

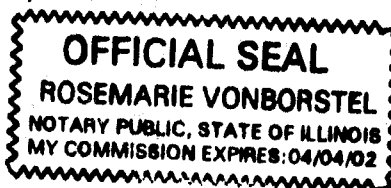
SUBSCRIBED AND SWORN to before me, a Notary Public, this 16th
day of February, 2000.



Rosemarie VonBorstel
Notary Public

My Commission Expires: 04-04-02

County of Residence: Cook



This instrument prepared by: WILLIAM J. MORAN/Atty. ID #10641-41, 9006 Indianapolis Boulevard, Highland, Indiana 46322

C:\...RANKINEASEMENT.AGR

INGRESS-EGRESS EASEMENT (ENTRANCE)

#1

DESCRIPTION: That part of the Southwest Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, described as commencing at a point in the South line of Section 5 at a point 759.17 feet East of the Southwest corner of said Section 5; thence North on a line that is parallel to and 759.17 feet East of the West line of said Section 5, for a distance of 30 feet to the North 30 foot right-of-way of 165th Street as opened by Declaratory Resolution #1159 by the Board of Public Works, recorded September 25, 1925 in Miscellaneous Record Volume 146, pages 382 and 383, in the Recorder's Office, Lake County, Indiana; thence East along the North 30 foot right-of-way line of 165th Street a distance of 448.73 feet to the point of beginning, thence North at right angles 159.23 feet; thence Northwest on a line that makes an exterior angle of 143 degrees 36 minutes 30 seconds measured South through West to Northwest with the last described line, a distance of 24.50 feet; thence Northeast at right angles 205.91 feet; thence Southeast at right angles 23.83 feet; thence South on a line that makes an interior angle of 143 degrees 36 minutes 30 seconds measured Northwest through West to South with the last described line, a distance of 281.94 feet to the North right-of-way line of said 165th Street; thence West at right angles, along said North right-of-way line, 165.36 feet to the point of beginning.

EXHIBIT "A"



the Southwest Quarter of Section 5, Township 36 North, Range 9 West, in Lake
Indiana and more particularly described as follows:

commencing at the Southeast corner of the Southwest Quarter of Section 5, Township 36
North, Range 9 West; thence North 89 degrees 59 minutes 17 seconds West (assumed
bearing) 1016.65 feet along the South line of said Quarter Section; thence North 00
degrees 00 minutes 43 seconds East 30.00 feet to the North Right of Way line of 165 th.
Street; thence North 36 degrees 22 minutes 36 seconds West 83.23 feet to the North Line
of a Perpetual Easement to Libby McNeil & Libby, per Lake County Auditors Office Map,
also being The Point of Beginning; thence continuing North 36 degrees 22 minutes 36
seconds West 657.96 feet to a 5/8" rebar with cap set; thence North 53 degrees 44 minutes
57 seconds East 366.03 feet to a 5/8" rebar with cap set; thence South 36 degrees 22
minutes 49 seconds East 926.94 feet to the North line of said Perpetual Easement; thence
North 89 degrees 59 minutes 17 seconds West 454.76 feet along said North Line to the
Point of Beginning and containing 6.659 acres more or less.

"EXHIBIT B"



Plat of Ingress—Egress Easement Extension

NOT OFFICIAL!

DESCRIPTION: That part of the Southwest Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, and more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 5; thence North 89° 59' 17" West (assumed bearing) 1016.65 feet along the South line of said Section 5; thence North 00° 00' 43" East, 30.00 feet to the North right-of-way line of 165th Street; thence North 36° 22' 36" West, 741.19 feet; thence North 53° 44' 57" East, 366.03 feet; thence South 36° 22' 49" East, 600.00 feet to the point of beginning; thence North 53° 37' 11" East, 52.65 feet to the Northeasterly property line of a parcel of land described in Warranty Deed #964869, dated February 22, 1988, as recorded in the Office of the Lake County Recorder; thence South 36° 22' 50" East, along said Northeasterly line, 135.00 feet; thence South 53° 37' 11" West, 52.65 feet; thence North 36° 22' 49" West, 135.00 feet to the point of beginning.

"EXHIBIT C"

