

2010 072954

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RELEASE AND TERMINATION OF EASEMENT

THIS RELEASE AND TERMINATION OF EASEMENT ("Termination") is made and entered into this 22 day of SEPTEMBER, 2010, by **City of Hammond Department of Water** ("Water Department").

WHEREAS, the City of Hammond Redevelopment Commission filed a petition with the Common Council of the City of Hammond, Lake County, Indiana, requesting the vacation of that a portion of remnant Moss Street and adjacent public alleys lying east of Columbia Avenue and south of Field Street which is commonly known as Columbia Avenue Business Park and legally described as:

Parcel "1"

Part of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, being more particularly described as follows:
Beginning at the Southeast corner of Lot 11, Block 1, in Hawkins 2nd Addition, to the City of Hammond, as per plat thereof, in the Office of the Recorder of Lake County, Indiana; thence North 00° 00' 40" East, along the East line of said Block 1, a distance of 277.92 feet, to the Northeast corner of Lot 1 in Block 1, thence North 89° 59' 20" West, along the North line of said Lot 1, a distance of 125.00 feet, to the Northwest corner of said Lot 1; thence North 00° 00' 40" East, along the East Right-of-Way line of Columbia Avenue, a distance of 50.00 feet, to the Southwest corner of Lot 19, in Hawkins Addition, to the City of Hammond, as per plat thereof, in the Office of the Recorder of Lake County, Indiana; thence South 89° 59' 20" East, along the South line of said Lot 19, a distance of 125.00 feet, to the Southeast corner of said Lot 19; thence North 00° 00' 40" East, along the East line of said Hawkins Addition, a distance of 462.92 feet, to the Northeast corner of Lot 2 in said Hawkins Addition, thence South 89° 49' 52" East, along the South Right-of-Way line of Field Street, a distance of 20.00 feet; thence South 00° 00' 40" West, along the East line of a 20 foot wide public alley, a distance of 790.86 feet, to a point on the North Right-of-Way line of Kenwood Street; thence North 89° 48' 02" West, along said North Right-of-Way line, a distance of 20.00 feet, to the point of beginning, containing 0.507 acres, more or less, all in the City of Hammond, Lake County, Indiana.

FILED

Parcel "2"
DEC 08 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

030869

AMOUNT \$ 36.00
CASH _____ CHARGE _____
CHECK # 5857321
OVERAGE _____
COPY _____
NON-COM _____
CLERK R.J.

Part of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, being more particularly described as follows:

Beginning at the intersection of the South Right-of-Way line of Moss Street and the East Right-of-Way line of Columbia Avenue; thence North 00° 00' 40" East, along said East Right-of-Way line, a distance of 50.00 feet, to the Southwest corner of Lot 11, Block 2, in Hawkins 2nd Addition, to the City of Hammond, per plat thereof, in the Office of the Recorder of Lake County, Indiana; thence South 89° 38' 40" East, along the South line of said Lot 11, a distance of 125.00 feet, to the Southeast corner of said Lot 11, thence North 00° 00' 40" East, along the East line of said Block 2, a distance of 276.23 feet; (277.92 feet, platted), to the Northeast corner of Lot 1 in said Block 2; thence South 89° 48' 02" East, along the South Right-of-Way line of Kenwood Street, a distance of 20.00 feet; thence South 00° 00' 40" West, along the East line of a 20 foot wide public alley, a distance of 326.28 feet; thence North 89° 38' 40" West, a distance of 145.00 feet to the point of beginning, containing 0.293 acres, more or less, all in the City of Hammond, Lake County, Indiana.

and;

WHEREAS, by Ordinance Number 8426 of the Common Council of the City of Hammond, Lake County, Indiana, the Common Council duly passed an ordinance to vacate the above-described portion of Moss Street and adjacent public alleys lying east of Columbia Avenue and south of Field Street ("Vacated Moss and Alley") on June, 25, 2002. Said vacation is certified by the Certification of the City Clerk of the City of Hammond, Lake County, Indiana as recorded on July 9, 2002 as Document Number 2002 060874 in the County Recorder's Office of the Lake County, Indiana. attached hereto as Exhibit A; and

WHEREAS, upon the vacation of Vacated Moss and Alley, Water Department retained easement rights within Vacated Moss and Alley (the "Road Easements"); and

WHEREAS, the Columbia Avenue Business Park (a Planned Unit Development) Final Plat of P.U.D. Phase 2; Lots 2, 3 and 4 and Outlot B addition to the City of Hammond, Lake County, Indiana, a Resubdivision of property including Hawkins addition and Block 1 and Block 2 of Hawkins 2nd Addition, as recorded on Document Number 2003 092031 in Plat Book 94 on Page 27 in the County Recorder's Office of the Lake County, Indiana, (the "Plat") granted a ten (10) foot utility easement and a fifteen (15) foot utility easement along Lot 4 of the Columbia Avenue Business Park addition to the City of Hammond, ("Plat Easements") as depicted in on the Plat attached hereto as Exhibit B; and

WHEREAS, Menard is the successor in interest to the City of Hammond and is owner of the parcel of land more particularly described in Exhibit C, (the "Menard Parcel"), which parcel includes the areas of the Road Easements and the Plat Easements; and

WHEREAS, to accommodate the redevelopment of the Menard Parcel, Water Department desires to release and terminate any and all easement rights it retained in the Road Easements and Plat Easements.

NOW, THEREFORE:

1. Termination.

- A) Water Department hereby terminates the Road Easements and Plat Easements, and forever relinquishes and releases any rights it may have pursuant thereto.
- B) Water Department hereby releases Menard from any and all obligations pursuant to the Road Easements and Plat Easements.
- C) It is the intent of Water Department that, from and after the execution of this Termination, the Road Easements and the Plat Easements shall no longer burden, benefit or otherwise affect the Menard Parcel or any portion thereof.

2. Miscellaneous.

- A) This Termination is binding upon Water Department and shall inure to the benefit of Water Department and Menard and their respective successors and assigns.
- B) This Termination shall become effective as of the date Water Department has executed this Termination.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the undersigned has executed this Termination, as of the below date.

CITY OF HAMMOND WATER
DEPARTMENT

This 22nd day of SEPTEMBER, 20 10

By: Sharon M. Daniels

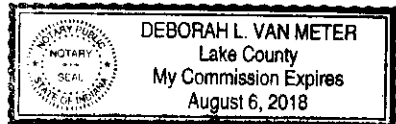
Its: PRESIDENT

ACKNOWLEDGEMENT

STATE OF INDIANA)
)ss.
COUNTY OF LAKE)

On this 22nd day of September, 2010, before me a Notary Public within and for this County and State, personally appeared SHARON DANIELS to me personally known, who, being by me duly sworn did say that he/she is the PRESIDENT of City of Hammond Water Department, the municipal corporation named in the foregoing instrument, and SHARON M. DANIELS acknowledged this instrument to be the free act and deed of the City of Hammond Water Department.

Deborah L. Van Meter
Notary Public Lake County
My Commission: _____



"I (Devin Dregne) affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law."

DRAFTED BY AND RETURN TO:
Devin Dregne
Corporate Counsel
Menard, Inc.
5101 Menard Drive
Eau Claire, WI 54703

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City of Hammond
ROBERT J. GOLEC
 City Clerk

Exhibit A

Chicago Title Insurance Company

DA
 STATE OF INDIANA)
) SS: IN THE OFFICE OF THE CITY CLERK
 COUNTY OF LAKE) CITY OF HAMMOND, LAKE COUNTY
 INDIANA

CERTIFICATION

I, **ROBERT J. GOLEC**, the duly elected and acting **CITY CLERK** of the City of Hammond, Lake County, Indiana DO HEREBY CERTIFY that the attached is a full, true, correct and complete copy of the following Ordinance:

ORDINANCE NO. 8426

AN ORDINANCE VACATING A PORTION OF AMES AND MOSS STREETS AND ADJACENT PUBLIC ALLEYS IN THE CITY OF HAMMOND, LAKE COUNTY INDIANA

I FURTHER CERTIFY that said Ordinance was duly passed by the Common Council of the City of Hammond, Indiana, and signed by the Mayor, and is on file and a matter of record in the Office of the City Clerk of the City of Hammond, Indiana.

STATE OF INDIANA
 LAKE COUNTY
 FILED FOR RECORD
 2002 JUL 9 AM
 MORRIS W. CAPRETTA
 RECORDER
 Dated this 9th day of July, 2002.

Robert J. Golec
 Robert J. Golec, City Clerk
 City of Hammond, Lake County, Indiana

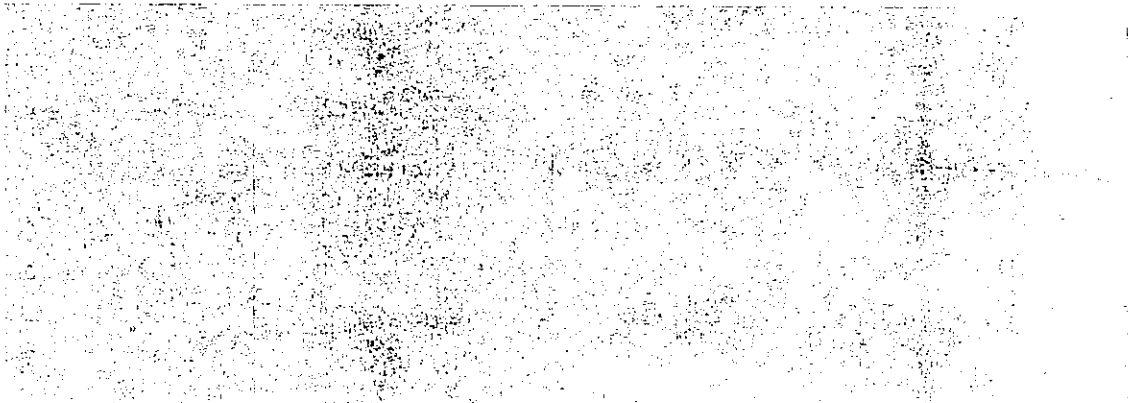
(SEALED)
 2002 060874

DEPARTMENT OF PUBLIC SAFETY
 LAKE COUNTY, INDIANA

JUL 8 2002

PETER DENAVEL
 LAKE COUNTY AUDITOR

00000000



CERT
NOW AK

P.H 6-24-06

02 48

SPONSOR: COUNCILMAN MCKINLEY NUTALL

ORDINANCE NO. 8426

AN ORDINANCE VACATING A PORTION OF AMES AND MOSS STREETS AND
ADJACENT PUBLIC ALLEYS IN THE CITY OF HAMMOND, LAKE COUNTY,
INDIANA

WHEREAS, the City of Hammond Redevelopment Commission has filed a petition requesting the vacation of a portion of remnant Moss and Ames Street and adjacent public alleys lying east of Columbia Avenue and south of Field Street which is commonly known as Columbia Avenue Business Park and legally described as follows:

Parcel "1"

Part of the southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, being more particularly described as follows: Beginning at the Southeast corner of Lot 11, Block 1, in Hawkins 2nd Addition, to the City of Hammond; as per plat thereof, in the Office of the Recorder of Lake County, Indiana; thence North 00 00' 40" East, along the East line of said Block 1, a distance of 277.92 feet, to the Northeast corner of Lot 1 in said Block 1; thence North 89 59' 20" West, along the North line of said Lot 1, a distance of 125.00 feet, to the Northwest corner of said Lot 1; thence North 00 00' 40" East, along the East Right-of-Way line of Columbia Avenue, a distance of 50.00 feet, to the Southwest corner of Lot 19, in Hawkins Addition, to the City of Hammond, as per plat thereof, in the Office of the Recorder of Lake County, Indiana; thence South 89 59' 20" East, along the South line of said Lot 19, a distance of 125.00 feet, to the Southeast corner of said Lot 19; thence North 00 00' 40" East, along the East line of said Hawkins Addition, a distance of 462.92 feet, to the Northeast corner of Lot 2 in said Hawkins Addition; thence South 89 49' 52" East, along the South Right-of-Way line of Field Street, a distance of 20.00 feet; thence South 00 00' 40" West, along the East line of a 20 foot wide public alley, a distance of 790.86 feet, to a point on the North Right-of-Way line of Kenwood Street; thence North 89 48' 02" West, along said North Right-of-Way line, a distance of 20.00 feet, to the point of beginning, containing 0.507 acres, more or less, all in the City of Hammond, Lake Count, Indiana.

3/24/06
made ANNE

Parcel "2"

Part of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, being more particularly described as follows: Beginning at the intersection of the South Right-of-Way line of Moss Street and the East Right-of-Way line of Columbia Avenue; thence North 00 00' 40" East, along said East Right-of-Way line, a distance of 50.00 feet, to the Southwest corner of lot 11, Block 2, in Hawkins 2nd Addition, to the City of Hammond, as per plat thereof, in the Office of the Recorder of Lake County, Indiana; thence South 89 38' 40" East, along the South line of said Lot 11, a distance of 125.00 feet, to the Southeast corner of said Lot 11; thence North 00 00' 40" East, along the East line of said Block 2, a distance of 276.23 feet; (277.92 feet, platted), to the Northeast corner of lot 1 in said Block 2; thence South 89 48' 02" East, along the South Right-of-Way line of Kenwood Street, a distance of 20.00 feet; thence South 00 00' 40" West, along the East line of a 20 foot wide public alley, a distance of 326.28 feet, to the point of beginning, containing 0.293 acres, more or less, all in the City of Hammond, Lake County, Indiana.
**thence North 89°38'40" West, a distance of 145.00 feet

WHEREAS, the Common Council of the City of Hammond, Indiana upon investigation and hearing in accordance with the law finds and determines that the proposed vacation would not hinder the growth or orderly development of the City of Hammond or the neighborhood in which it is located or to which it is contiguous; and

WHEREAS, the vacation will not make access to the lands of any persons difficult or inconvenient; and

WHEREAS, the vacation will not hinder the public's access to a church, school, or other public building or place; and

WHEREAS, the vacation will not hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, THAT it is desired and deemed necessary to vacate the said street and alley way which is more particularly described as:

Parcel "1"

Part of the southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, being more particularly described as follows: Beginning at the Southeast corner of Lot 11, Block 1, in Hawkins 2nd Addition, to the City of Hammond, as per plat thereof, in the Office of the Recorder of Lake County, Indiana; thence North 00 00' 40" East, along

the East line of said Block 1, a distance of 277.92 feet, to the Northeast corner of Lot 1 in said Block 1; thence North 89° 59' 20" West, along the North line of said Lot 1, a distance of 125.00 feet, to the Northwest corner of said Lot 1; thence North 00° 00' 40" East, along the East Right-of-Way line of Columbia Avenue, a distance of 50.00 feet, to the Southwest corner of Lot 19, in Hawkins Addition, to the City of Hammond, as per plat thereof, in the Office of the Recorder of Lake County, Indiana; thence South 89° 59' 20" East, along the South line of said Lot 19, a distance of 125.00 feet, to the Southeast corner of said Lot 19; thence North 00° 00' 40" East, along the East line of said Hawkins Addition, a distance of 462.92 feet, to the Northeast corner of Lot 2 in said Hawkins Addition; thence South 89° 49' 52" East, along the South Right-of-Way line of Field Street, a distance of 20.00 feet; thence South 00° 00' 40" West, along the East line of a 20 foot wide public alley, a distance of 790.86 feet, to a point on the North Right-of-Way line of Kenwood Street; thence North 89° 48' 02" West, along said North Right-of-Way line, a distance of 20.00 feet, to the point of beginning, containing 0.507 acres, more or less, all in the City of Hammond, Lake County, Indiana.

Parcel "2"

Part of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, being more particularly described as follows: Beginning at the intersection of the South Right-of-Way line of Moss Street and the East Right-of-Way line of Columbia Avenue; thence North 00° 00' 40" East, along said East Right-of-Way line, a distance of 50.00 feet, to the Southwest corner of lot 11, Block 2, in Hawkins 2nd Addition, to the City of Hammond, as per plat thereof, in the Office of the Recorder of Lake County, Indiana; thence South 89° 38' 40" East, along the South line of said Lot 11, a distance of 125.00 feet, to the Southeast corner of said Lot 11; thence North 00° 00' 40" East, along the East line of said Block 2, a distance of 276.23 feet; (277.92 feet, platted), to the Northeast corner of lot 1 in said Block 2; thence South 89° 48' 02" East, along the South Right-of-Way line of Kenwood Street, a distance of 20.00 feet; thence South 00° 00' 40" West, along the East line of a 20 foot wide public alley, a distance of 326.28 feet, to the point of beginning, containing 0.293 acres, more or less, all in the City of Hammond, Lake County, Indiana.

**thence North 89° 38' 40" West, a distance of 145.00 feet and THEREFORE, the aforesaid right-of-way is hereby vacated.

BE IT FURTHER ORDAINED that the Ordinance here shall have full force and effect from and after the public hearing hereon, passage and approval hereof by the Common Council, signing the President thereof, and the approval and signing by the Mayor. The Clerk shall also furnish a copy of the Ordinance to the County Recorder for recording and to the County Auditor.

Robert A. Markovich
Robert A. Markovich, President Common Council

ATTEST:

Robert J. Golec
Robert J. Golec, City Clerk

PRESENTED BY ME, the undersigned City Clerk of Hammond to the Mayor of said City for his approval on the 25th day of June, 2002.

Robert J. Golec
Robert J. Golec, City Clerk

The foregoing Ordinance No. 8426, consisting of four pages, was approved by the Mayor on the 26th day of June, 2002.

Duane W. Dedelow, Jr.
Duane W. Dedelow, Jr., Mayor

APPROVED by the Common Council on the 24th day of June, 2002 and approved by the Mayor on the 28th day of June, 2002.

Robert J. Golec
Robert J. Golec, City Clerk

EXHIBIT C
MENARD PARCEL
LEGAL DESCRIPTION

Parcel 1:

That part of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, North Township, Lake County, Indiana, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of said Section 6 and running thence East along the South line of said Southeast Quarter a distance of 920.02 feet; thence North at right angles to said South line a distance of 798.09 feet; thence West along a line parallel to the South line of said Southeast Quarter a distance of 899.43 feet to the West line of said Southeast Quarter; thence Southerly on the West line to said Southeast Quarter a distance of 798.36 feet to the point of beginning, except that part deeded to the City of Hammond for street purposes by Quit Claim Deed recorded October 23, 1975 as Document No. 322317, made by Minwick Centers of Indiana, Inc. (formerly known as Shop Lease Co. of Indiana, Inc.) described as follows:

Beginning at a point 30.0 feet North and 50.0 feet East of the Southwest corner of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian; thence East on a line parallel to and 30.0 feet North of the South line of the Southeast Quarter of said Section 6, a distance of 870.02 feet; thence North at right angles to the South line of the Southeast Quarter of said Section 6, a distance of 2.0 feet; thence West on a line parallel to and 32.0 feet North of the South line of the Southeast Quarter of said Section 6, a distance of 22.2 feet, more or less, to a point which is 898.0 feet East of the West line of the Southeast Quarter of said Section 6; thence Northwesterly a distance of 120.13 feet, more or less, to a point, said point lying 37.5 feet North and 778.0 feet East of the Southwest corner of the Southeast Quarter of said Section 6; thence West on a line parallel to and 37.5 feet North of the South line of the Southeast Quarter of said Section 6, a distance of 400.0 feet to a point which is 377.0 feet East of the West line of the Southwest corner of the Southeast Quarter of said Section 6; thence Northwesterly a distance of 146.90 feet to a point, said point lying 48.5 feet North and 231.5 feet East of the Southwest corner of the Southeast Quarter of said Section 6; thence West on a line parallel to and 48.5 feet North of the South line of the Southeast Quarter of said Section 6, a distance of 150.0 feet to a point which is 81.5 feet East of the West line of the Southwest corner of the Southeast Quarter of said Section 6; thence Northwesterly a distance of 32.53 feet to a point, said point lying 71.5 feet North and 58.5 feet East of the Southwest corner of the Southeast Quarter of said Section 6; thence North on a line parallel to and 58.5 feet East of the West line of the Southeast Quarter of said Section 6, a distance of 150.0 feet; thence Northwesterly a distance of 136.26 feet, more or less, to a point lying 357.5 feet North and 50.0 feet East of the Southwest corner of the Southeast Quarter of said Section 6; thence South on a line parallel to and 50.0 feet East of the West line of the Southeast Quarter of said Section 6, a distance of 327.5 feet to the place of beginning, being dedicated to the public as street right of way, consisting of 11,189.65 square feet, more or less, all in the City of Hammond, Lake County, Indiana; Resolution No. 2377; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE: Lot 1, McDonald's Columbia Avenue Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 99, page 33, in the Office of the Recorder of Lake County, Indiana.

Parcel 2:

A part of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, North Township, Lake County, Indiana, described as: Beginning at a point on the East line of the 50 foot wide dedicated East Half of Columbia Avenue and the North line of dedicated 30 foot wide Cleveland Street as described in Deed Recorded 1311, page 350, in the Recorder's Office, Lake County, Indiana, said point is found by going North 0 degrees 0 minutes 40 seconds East on the North-South centerline of said Section 6, a distance of 828.36 feet from the Southwest corner of said

Southeast Quarter and thence North 88 degrees 32 minutes East 50.0 ft. on the North line of dedicated Cleveland Street; thence continuing North 88 degrees 32 minutes East on the North line of dedicated Cleveland Street 265.10 feet; thence North 0 degrees 0 minutes 40 seconds East on a line parallel to and 120 feet East of the East line of a 20 foot wide alley dedicated with Hawkins Second Addition to Hammond, as appears of record in Plat Book 20, page 51, in the Recorder's Office, Lake County, Indiana. a distance of 457.12 feet to the South line of dedicated Kenwood Street; thence on the South line of dedicated Kenwood Street 120 feet to the East line of aforesaid 20-foot wide alley; thence South 0 degrees 0 minutes 40 seconds West 326.51 feet; thence North 89 degrees 38 minutes 40 seconds West on the South line of dedicated Moss Street, 145.00 feet to the East line of dedicated Columbia Avenue; thence South 0 degrees 0 minutes 40 seconds West 138.29 feet to the place of beginning.

Parcel 3:

A 30-foot wide dedicated street known as Cleveland Street as recorded in Deed Record 1311, page 351. Commencing at the East 50-foot right of way line of Columbia Avenue, in the City of Hammond, North Township, Lake County, Indiana, said point of beginning and description from the deed of dedication being more particularly described as follows: A parcel of land in the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, North Township, Lake County, Indiana, described as beginning at a point in the East line of Columbia Avenue in the North line of property owned by Libby, McNeill and Libby described in Deed Record 836, pages 221 to 229, in the Recorder's Office, Lake County, Indiana; thence North 88 degrees 32 minutes East on said North line 838 feet, more or less, to the West line of here dedicated 50-foot wide Willard Avenue; thence North 0 degrees 09 minutes West on said West line of Willard Avenue, 30 feet; thence Westerly parallel to and 30 feet Northerly of aforesaid 838-foot line, 838 feet, more or less, to the East line of Columbia Avenue; thence Southerly on the East 50-foot right of way line of Columbia Avenue, 30 feet to the point of beginning. This is a 30-foot wide prior dedication of Cleveland Street from the 50-foot East right-of-way line of Columbia Avenue to the West line of 50-foot wide Willard Avenue, as dedicated aforesaid Deed Record 1311, pages 350 and 351, Lake County, Indiana Recorder's Office.

Parcel 4:

A parcel of land in that part of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, North Township, Lake County, Indiana, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 6, running thence North along the North-South centerline of said Section 6, a distance of 828.36 feet to a line parallel to and 30 feet North of the North line of property once owned by Libby, McNeill & Libby as described in Deed Record 836, pages 221 thru 229, in the Recorder's Office, Lake County, Indiana; thence North 88 degrees 32 minutes 00 seconds East on said 30-foot parallel line for a distance of 315.0 feet to the true point of beginning; thence continuing North 88 degrees 32 minutes 00 seconds East for a distance of 580.2 feet, more or less, to the West line of vacated Willard Avenue (Street); thence North on said West line of vacated Willard Avenue (Street) a distance of 140.0 feet to a line that is parallel to and 170.0 feet North of said North line of the Libby, McNeill and Libby property; thence West on said 170-foot parallel line 580.2 feet, more or less, to a line parallel to and 120 feet East of the East line of a 20-foot wide alley dedicated with Hawkins Second Addition to Hammond, as shown in Plat Book 20, page 51, in the Recorder's Office, Lake County, Indiana; thence South 00 degrees 00 minutes 40 seconds West on said 120-foot parallel line 140 feet to the point of beginning.

Parcel 5:
Not Included

Parcel 6:
Lot 4, in Columbia Avenue Business Park (a Planned Unit Development), Phase 2, an Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 94, page 27, in the Office of the Recorder of Lake County, Indiana.

Parcel 7:
Part of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, being more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 6; thence North 00 degrees 00 minutes 40 seconds East, along the West line of the Southeast Quarter of said Section 6, a distance of 798.36 feet; thence North 88 degrees 32 minutes 00 seconds East, a distance of 895.30 feet, to the point of beginning; thence Northerly, along the West line of former Willard Street (vacated by the City of Hammond, Resolution No. 7034) a distance of 424.02 feet; thence Southeasterly, along a curve concave to the Southwest, having a radius of 115.60 feet, an arc distance of 0.20 feet; thence Southeasterly, parallel to the Westerly line of the property owned by Illiana Transit Warehouse, a distance of 486.59 feet; thence Southwesterly, along the Southwesterly extension of the Westernmost line of property owned by Illiana Transit Warehouse, a distance of 45.19 feet; thence South 88 degrees 32 minutes 00 seconds West, a distance of 254.41 feet to the point of beginning, in the City of Hammond, Lake County, Indiana.

Parcel 8:
Part of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, being more particularly described as follows:
Commencing at the Southwest corner of the Southeast Quarter of said Section 6; thence North 00 degrees 00 minutes 40 seconds East, along the West line of the Southeast Quarter of said Section 6, a distance of 828.36 feet; thence North 88 degrees 32 minutes 30 seconds East, a distance of 315.10 feet; thence North 00 degrees 00 minutes 40 seconds East, a distance of 140.00 feet, to the point of beginning; thence continuing North 00 degrees 00 minutes 40 seconds East, a distance of 316.89 feet to a point on the South right-of-way line of Kenwood Avenue; thence South 89 degrees 48 minutes 02 seconds East, along said South line, a distance of 486.97 feet, to a point of curve; thence Southeasterly along said curve, concave to the Southwest, having a radius of 115.60 feet, an arc distance of 106.91 feet; thence Southerly, along the West line of former Willard Street (vacated by the City of Hammond, Resolution No. 1034), a distance of 254.02 feet; thence South 88 degrees 32 minutes 00 seconds West, a distance of 580.20 feet, to the point of beginning, all in the City of Hammond, Lake County, Indiana.

All of which Parcels shall be known as Lot 1 of the Menards Commons Addition to the City of Hammond.