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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 011925

2014 FEB 28 PM 3:31

MICHAEL B. BROWN
Tax Key No. 4511-03-300-003.000-006

Mail tax bills to:
Petrogas Terminals, LLC
c/o Petrogas Energy Corp.
Attn: Greg Johnson
Suite 3900, Bow Valley Square 2
205 - 5th Avenue, S.W.
Calgary, Alberta, Canada T2P 2V7

QUIT CLAIM DEED

This Indenture witnesseth that Petrogas Terminals, L.L.C., a Missouri Limited Liability Corporation by Nigel Richardson, Executive Vice President, with principal place of business at 15840 FM 529 Suite 270, Houtston, TX 77095

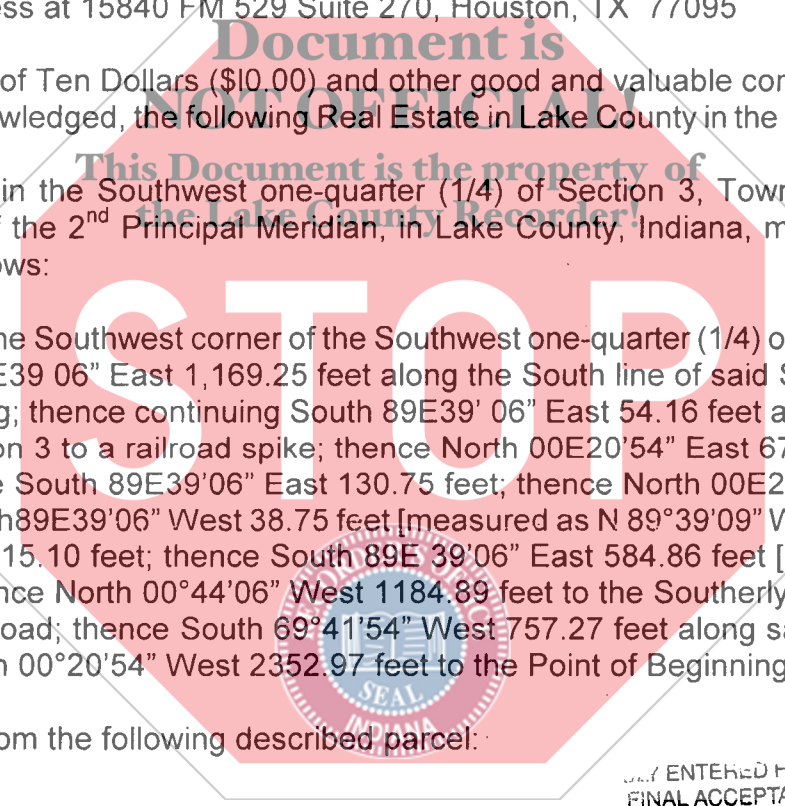
Releases and quit claims to Petrogas Terminals, L.L.C., a Texas Limited Liability Corporation with principal place of business at 15840 FM 529 Suite 270, Houston, TX 77095

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

A parcel of land in the Southwest one-quarter (1/4) of Section 3, Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest one-quarter (1/4) of said Section 3; thence South 89E39'06" East 1,169.25 feet along the South line of said Section 3 to the Point of Beginning; thence continuing South 89E39'06" East 54.16 feet along said south line of said Section 3 to a railroad spike; thence North 00E20'54" East 670.25 feet to an iron rebar; thence South 89E39'06" East 130.75 feet; thence North 00E20'54" East 250. Feet; thence North 89E39'06" West 38.75 feet [measured as N 89°39'09" W]; thence North 00E20'54" East 515.10 feet; thence South 89E 39'06" East 584.86 feet [measured as S 89°33'42" E]; thence North 00°44'06" West 1184.89 feet to the Southerly right-of-way of the E.J. & E Railroad; thence South 69°41'54" West 757.27 feet along said right-of-way line; thence South 00°20'54" West 2352.97 feet to the Point of Beginning.

Excepting therefrom the following described parcel:



FILED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 28 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

21213

405

20th
2526
AM

A parcel of land in the Southwest Quarter of Section 3, Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, being more particularly described as follows: commencing at the Southwest corner of said Section 3; thence South 89°39'06" East, 1927.41 feet along the South line of said Section 3; thence North 00°44' 05" West 1435.61 feet to the Point of Beginning; thence continuing along said last mentioned course 1184.89 feet to the Southerly right-of-way line of the E.J. & E. Railroad; thence South 69°41'54" West, 757.27 feet along said Southerly right-of-way line; thence South 00°20'54" West 23.29 feet; thence along the following seven (7) courses: (1) South 89°39'06" East, 400.12 feet; (2) South 00°20'54" West, 500.00 feet; (3) South 89°39'06" East, 37.00 feet; (4) South 00°20'54" West, 112.00 feet; (5) North 88°36'00" West, 251.00 feet; (6) South 00°20'54" West, 287.00 feet (7) South 89°39'06" East, 544.86 feet to the Point of Beginning, containing 9.534 acres, more or less.

Also described as:

A part of the Southwest Quarter of Section 3, Township 35 North, Range 9 West, 2nd Principal Meridian Lake County, Indiana more particularly described as follows:

Commencing at a brass rod at the Southwest corner of said Southwest Quarter of Section 3; thence South 89°39'06" East along the South line of said Southwest Quarter of Section 3, a distance of 1169.25 feet to the Point of Beginning of this description; thence continuing South 89°39'06" East, along said South line of the Southwest Quarter of Section 3, a distance of 54.16 feet to a railroad spike; thence North 00°20'54" East, a distance of 670.25 feet to an iron rebar capped (DORIOT); thence South 89°39'06" East, a distance of 130.75 feet; thence North 00°20'54" East, a distance of 250.00 feet; thence North 89°39'09" West, a distance of 38.75 feet; thence North 00°20'54" East a distance of 515.10 feet; thence South 89°33'42" East, a distance of 40.00 feet; thence North 00°20'54" East, a distance of 287.00 feet; thence South 88°36'00" East, a distance of 251.00 feet; thence North 00°20'54" East, a distance of 112.00 feet; thence North 89°39'06" West, a distance of 37.00 feet; thence North 00°20'54" East, a distance of 500.00 feet; thence North 89°39'06" West, a distance 400.12 feet; thence South 00°20'54" West, a distance of 2329.68 feet to the Point of Beginning, containing 9.534 acres, more or less


This conveyance is made subject to all easements, reservations, restrictions, rights of way and covenants of record affecting the Real Estate, to the extent valid, subsisting and

enforceable.

Grantor specifically conveys title to the two underground caverns contained within the Property described above, which were split from the Property via a Special Warranty Deed dated April 3, 1972, and recorded April 12, 1972 as Instrument 144008 with the Lake County Recorder's Office, and later re-combined with the Property via a Special Warranty Deed dated August 23, 1985, and recorded October 15, 1985 as Instrument 824977 with the Lake County Recorder's Office.

Commonly known as: 1800 W. Avenue H., Griffith, Indiana 46319
Parcel Identification: 45-11-03-300-003.000-006
Prior reference: Instrument 824977, recorded October 15, 1985

Dated this 24 day of February, 2014.




PETROGAS TERMINALS, L.L.C.,
a Missouri Limited Liability Corporation
By Nigel Richardson, Executive Vice President

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of February, 2014, personally appeared Petrogas Terminals, LLC, a Missouri Limited Liability Corporation by Nigel Richardson, Executive Vice President, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: August 28, 2014
County of Residence: Canada



Joelle Dudzick
Student at Law
Notary Public

THIS INSTRUMENT PREPARED BY: Andrew P. Martin, SACHS & HESS, P.C.
7880 Wicker Avenue, Suite 201, St. John, IN 46373

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.



Andrew P. Martin

