

2017 048447

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 AUG -3 PM 12:12

MICHAEL B. BROWN
RECORDER

**AGREEMENT FOR THE
PARTIAL RELEASE AND RELOCATION OF EASEMENT**
(Affects Document #2015 075797 recorded November 10, 2015)

This Agreement for the Partial Release and Relocation of Easement is made by CEDAR LAKE VENTURES ONE, LLC, an Indiana limited liability company ("CLV"); NGAN TONG & NANCY LE, husband and wife ("Tong/Le"); HENRY PETERS ("Peters"), and PURSUE PROPERTIES, LLC, an Indiana limited liability company [Collectively referred to as the "Parties"]

WHEREAS, an easement and right of way was granted to the Parties and their successors in interest by way of an instrument dated November 9, 2015, and recorded on November 10, 2015, as Document No. 2015 075797 in the Office of the Recorder of Lake County, Indiana (the "Easement"); and

WHEREAS, CLV, in connection with the sale and development of one of the parcels of real estate subject to the Easement, desires to relocate a portion of the Easement to accommodate the sale and development and still provide all Parties with an easement and right of way equivalent to that originally granted to the Parties in the Easement; and

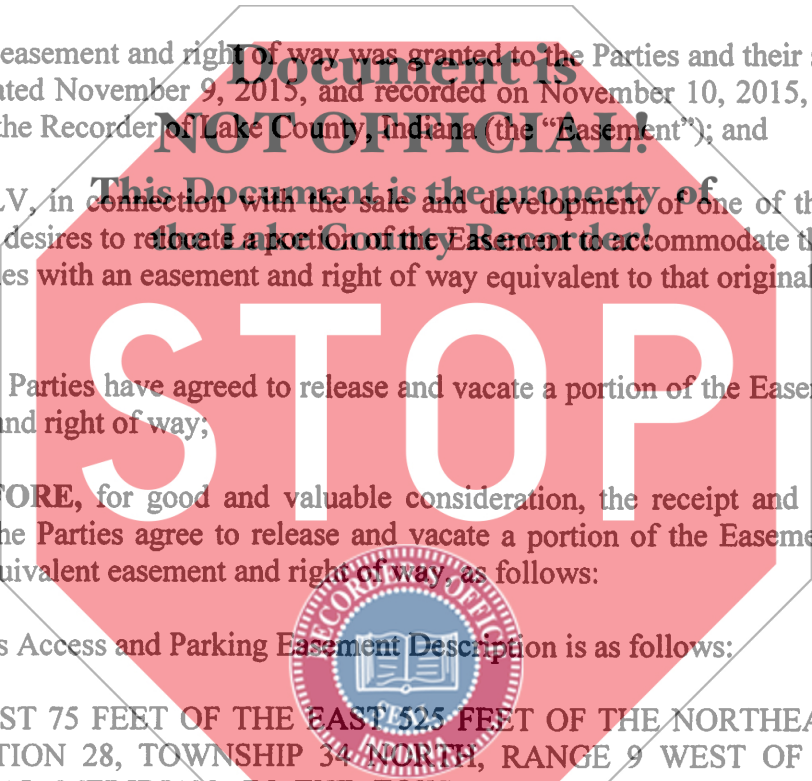
WHEREAS, the Parties have agreed to release and vacate a portion of the Easement and replace it with an equivalent easement and right of way;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to release and vacate a portion of the Easement upon CLV property, and replace it with an equivalent easement and right of way, as follows:

1. The current Cross Access and Parking Easement Description is as follows:

THE WEST 75 FEET OF THE EAST 525 FEET OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, LYING NORTH OF THE NORTH LINE OF A PARCEL OF LAND DESCRIBED TO SVT, LLC, AN INDIANA LIMITED LIABILITY COMPANY RECORDED AS DOCUMENT NUMBER 2012 024929 ON APRIL 13, 2012 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE WEST 20 FEET OF THE NORTH 305 FEET AND THE NORTH 40 FEET

14



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J

The following area is to be REMOVED from the existing Easement, as depicted on Exhibit A hereto:

A PARCEL OF LAND BEING THE SOUTH 109.85 FEET OF A CROSS ACCESS AND PARKING EASEMENT DESCRIBED IN EXHIBIT "B" OF A DECLARATION OF EASEMENTS AND COVENANTS FOR THE LOT OWNERS OF LINCOLN PLAZA, A COMMERCIAL PLAZA LOCATED IN CEDAR LAKE, INDIANA RECORDED AS DOCUMENT NUMBER 2015-075797 ON NOVEMBER 10, 2015 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PARCEL LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

2. The following area is to be ADDED to the existing Easement, as depicted on Exhibit A hereto:

A PARCEL OF LAND BEING THE NORTH 55 FEET OF THE EAST 130 FEET OF PARCEL 1 DESCRIBED TO CEDAR LAKE VENTURES ONE, LLC IN A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2007-079947 ON NOVEMBER 5, 2007 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PARCEL LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

All of which is agreed to by the Parties as of the date of the last of the Parties to sign.

Document is NOT OFFICIAL!
 This Document is the property of the Lake County Recorder!

CEDAR LAKE VENTURES ONE, LLC

By: [Signature]

SEAL OF LAKE COUNTY, INDIANA

Title: PARTNER

STATE OF INDIANA)
) SS:
 COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of June, 2017, personally appeared Rick Mossell, in their capacity as a Partner of Cedar Lake Ventures One, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing instrument on behalf of the Company.



Jana M. Lotton, Notary Public

Ngan Tong

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 2017, personally appeared Ngan Tong and acknowledged the execution of the foregoing instrument.



,Notary Public

Nancy Le

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

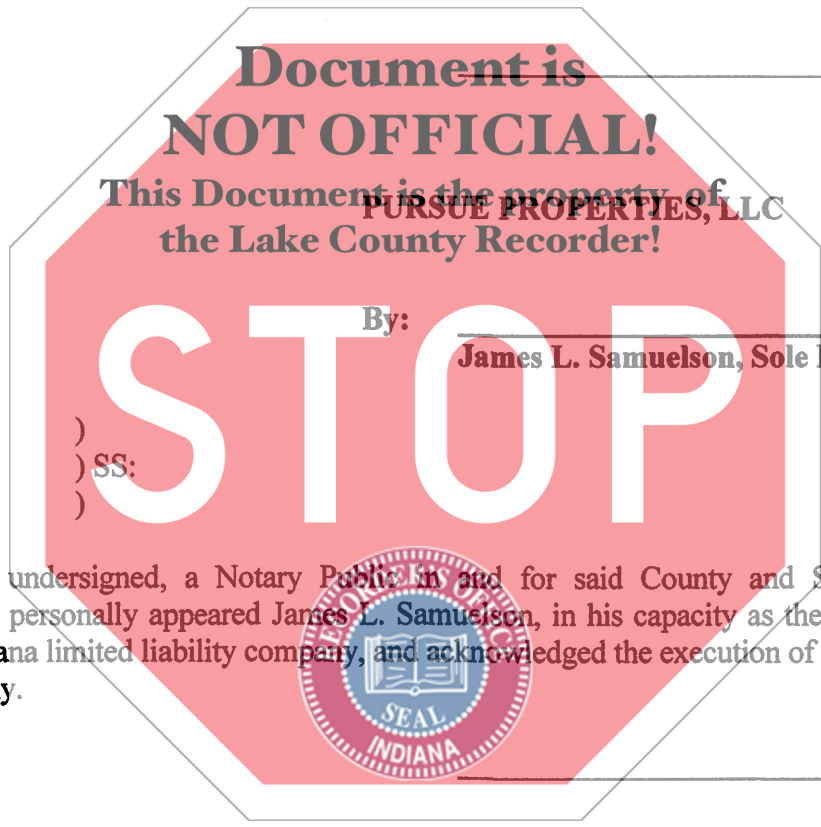
Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 2017, personally appeared Nancy Le and acknowledged the execution of the foregoing instrument.

,Notary Public

Henry Peters

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 2017, personally appeared Henry Peters and acknowledged the execution of the foregoing instrument.



,Notary Public

By: _____
James L. Samuelson, Sole Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 2017, personally appeared James L. Samuelson, in his capacity as the sole member of Pursue Properties, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing instrument on behalf of the Company.

,Notary Public

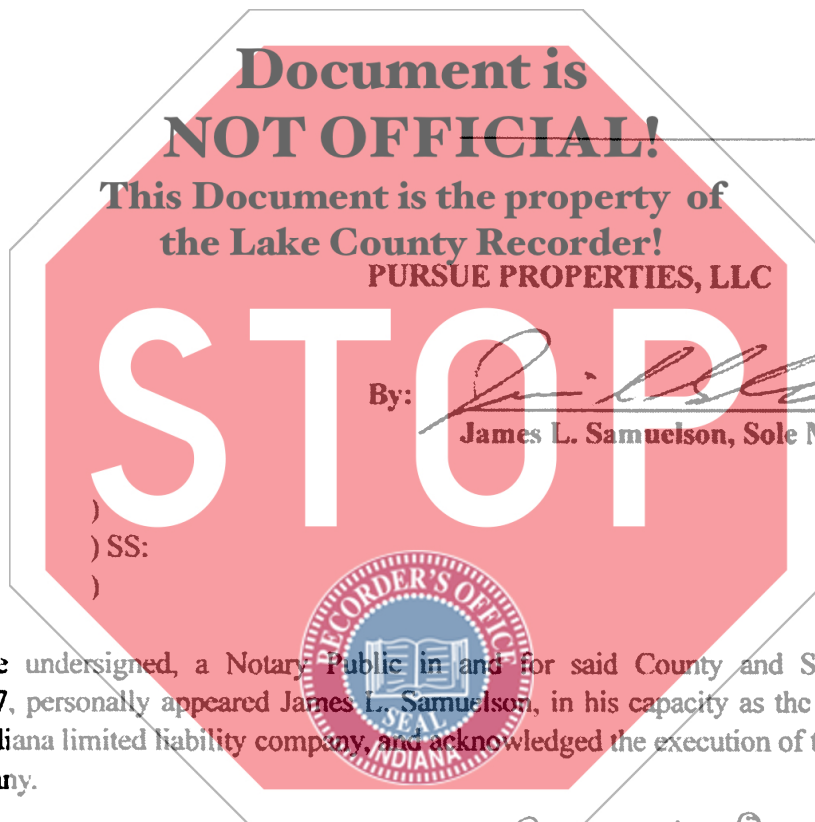
I affirm that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

Prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307

Henry Peters

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 2017, personally appeared Henry Peters and acknowledged the execution of the foregoing instrument.



_____, Notary Public

By: James L. Samuelson
James L. Samuelson, Sole Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of June, 2017, personally appeared James L. Samuelson, in his capacity as the sole member of Pursue Properties, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing instrument on behalf of the Company.



Jennifer Samuelson
_____, Notary Public

I affirm that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

Prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307

**AGREEMENT FOR THE
PARTIAL RELEASE AND RELOCATION OF EASEMENT**

(Affects Document #[2015 075797](#) recorded November 10, 2015)

Document is

NOT OFFICIAL!
This Agreement for the Partial Release and Relocation of Easement is made by CEDAR LAKE VENTURES ONE, LLC, an Indiana limited liability company ("CLV"); **This Document is the property of** HENRY PETERS ("Peters"), and PURSUE PROPERTIES, LLC, an Indiana limited liability company [Collectively referred to as the "Parties"]

WHEREAS, an easement and right of way was granted to the Parties and their successors in interest by way of an instrument dated November 9, 2015, and recorded on November 10, 2015, as Document No. [2015 075797](#) in the Office of the Recorder of Lake County, Indiana (the "Easement"); and

WHEREAS, CLV, in connection with the sale and development of one of the parcels of real estate subject to the Easement, desires to relocate a portion of the Easement to accommodate the sale and development and still provide all Parties with an easement and right of way equivalent to that originally granted to the Parties in the Easement; and

WHEREAS, the Parties have agreed to release and vacate a portion of the Easement and replace it with an equivalent easement and right of way;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to release and vacate a portion of the Easement upon CLV property, and replace it with an equivalent easement and right of way, as follows:

1. The current Cross Access and Parking Easement Description is as follows:

THE WEST 75 FEET OF THE EAST 525 FEET OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, LYING NORTH OF THE NORTH LINE OF A PARCEL OF LAND DESCRIBED TO SVI, LLC, AN INDIANA LIMITED LIABILITY COMPANY RECORDED AS DOCUMENT NUMBER [2012 024929](#) ON APRIL 13, 2012 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE WEST 20 FEET OF THE NORTH 305 FEET AND THE NORTH 40 FEET



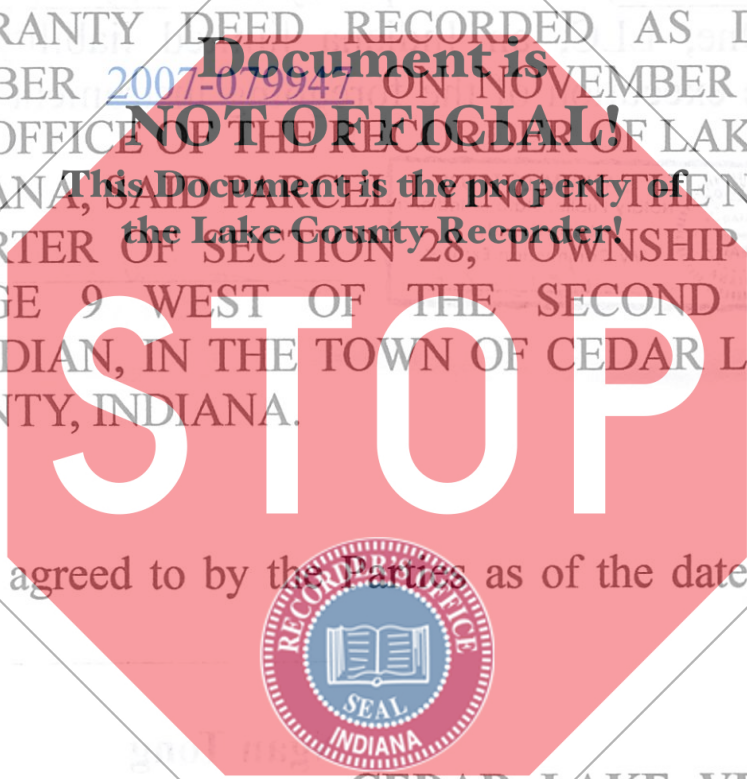
The following area is to be REMOVED from the existing Easement, as depicted on Exhibit A hereto:

A PARCEL OF LAND BEING THE SOUTH 109.85 FEET OF A CROSS ACCESS AND PARKING EASEMENT DESCRIBED IN EXHIBIT "B" OF A DECLARATION OF EASEMENTS AND COVENANTS FOR THE LOT OWNERS OF LINCOLN PLAZA, A COMMERCIAL PLAZA LOCATED IN CEDAR LAKE, INDIANA RECORDED AS DOCUMENT NUMBER [2015-075797](#) ON NOVEMBER 10, 2015 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PARCEL LYING IN THE NORTHEAST QUARTER OF

SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST
OF THE SECOND PRINCIPAL MERIDIAN, IN THE
TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

2. The following area is to be ADDED to the existing Easement, as depicted on Exhibit A hereto:

A PARCEL OF LAND BEING THE NORTH 55 FEET OF
THE EAST 130 FEET OF PARCEL 1 DESCRIBED TO
CEDAR LAKE VENTURES ONE, LLC IN A
WARRANTY DEED RECORDED AS DOCUMENT
NUMBER 2007-079947 ON NOVEMBER 5, 2007 IN
THE OFFICE OF THE RECORDER OF LAKE COUNTY,
INDIANA, SAID PARCEL IS LYING IN THE NORTHEAST
QUARTER OF SECTION 28, TOWNSHIP 34 NORTH,
RANGE 9 WEST OF THE SECOND PRINCIPAL
MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE
COUNTY, INDIANA.



All of which is agreed to by the Parties as of the date of the last of the Parties to sign.

CEDAR LAKE VENTURES ONE,
LLC

By:

R. Mosser

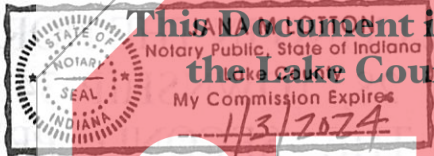
Print:

Rick Mosser

Title: Partner

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of June, 2017, personally appeared Rick Mossell, in their capacity as a Partner of Cedar Lake Ventures One, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing instrument on behalf of the Company.



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STOP



Anna M.

Jolton

, Notary

Public

Ngan Tong

Ngan Tong

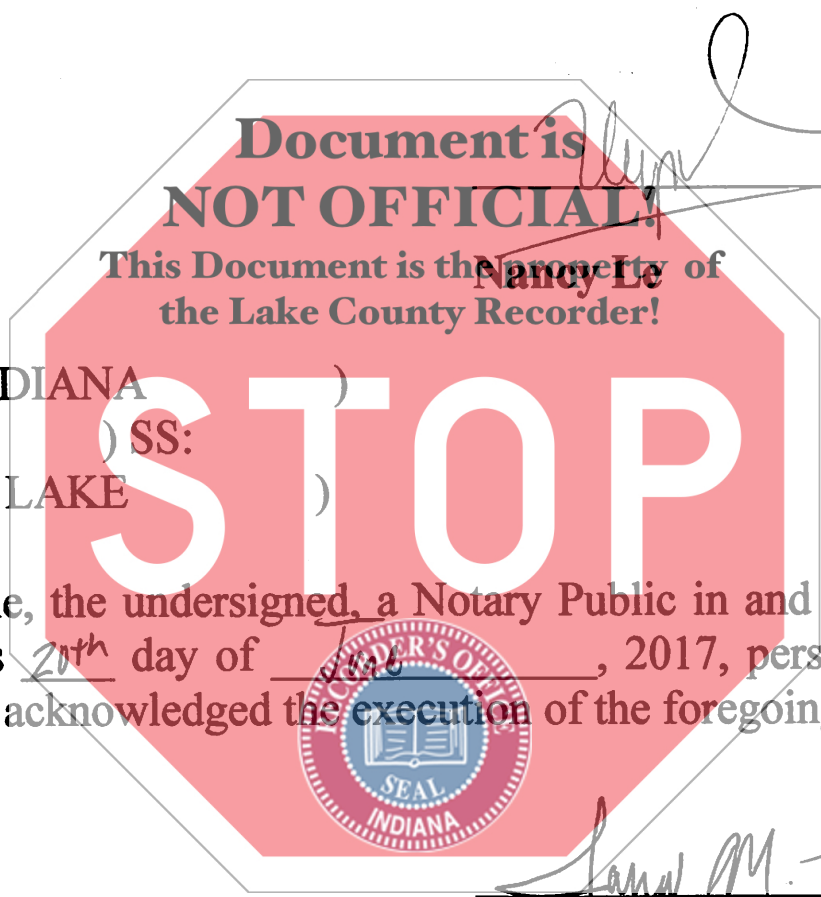
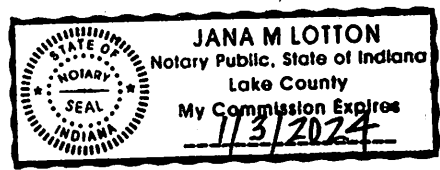
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of June, 2017, personally appeared Ngan Tong and acknowledged the execution of the foregoing instrument.

Jana M. Lotton

,Notary

Public



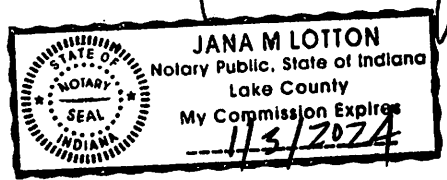
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of June, 2017, personally appeared Nancy Le and acknowledged the execution of the foregoing instrument.

Jana M. Lotton

,Notary

Public



Henry Peters

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 2017, personally appeared Henry Peters and acknowledged the execution of the foregoing instrument.

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Public

,Notary

STOP
PURSUE PROPERTIES, LLC



James L. Samuelson, Sole

Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 2017, personally appeared James L. Samuelson, in his capacity as the sole member of Pursue Properties, LLC, an Indiana limited liability company, and acknowledged

the execution of the foregoing instrument on behalf of the Company.

Public

,Notary

I affirm that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

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NOT OFFICIAL!**

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the Lake County Recorder!**

Prepared by: **Patrick A. Schuster, Attorney at Law, 1201 N. Main St.,
Crown Point, IN 46307**

STOP



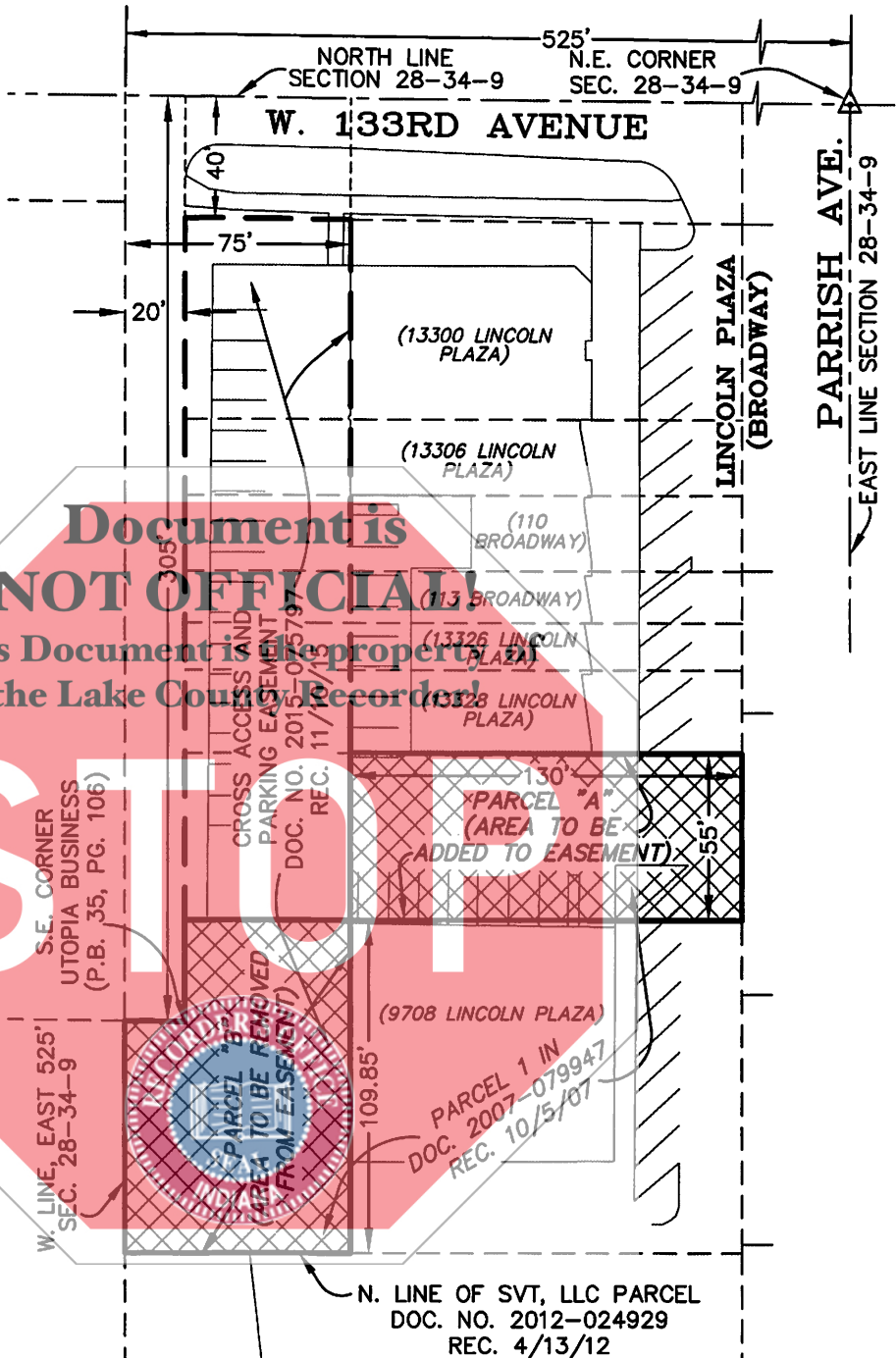
EXHIBIT

PARCEL "A" DESCRIPTION:
(AREA TO BE ADDED TO CROSS ACCESS AND PARKING EASEMENT)

A PARCEL OF LAND BEING THE NORTH 55 FEET OF THE EAST 130 FEET OF PARCEL 1 DESCRIBED TO CEDAR LAKE VENTURES ONE, LLC IN A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2007-079947 ON NOVEMBER 5, 2007 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PARCEL LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

PARCEL "B" DESCRIPTION:
(AREA TO BE REMOVED FROM CROSS ACCESS AND PARKING EASEMENT)

A PARCEL OF LAND BEING THE SOUTH 109.85 FEET OF A CROSS ACCESS AND PARKING EASEMENT DESCRIBED IN EXHIBIT "B" OF A DECLARATION OF EASEMENTS AND COVENANTS FOR THE LOT OWNERS OF LINCOLN PLAZA, A COMMERCIAL PLAZA LOCATED IN CEDAR LAKE, INDIANA RECORDED AS DOCUMENT NUMBER 2015-075797 ON NOVEMBER 10, 2015 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PARCEL LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.

Reference Name: ROSSMAN
Survey Job No: S17564
Scale: 1"=60'
Drawn By: G.B.
Date: 5/5/17
/17564/17564.DWG
Sec. 28-34-9



Glen E. Boren

AFFECTED PARCEL:
TAX ID. 45-15-28-228-023.000-014
CEDAR LAKE VENTURES ONE, LLC
WARRANTY DEED
DOC. NO. 2007-079947
REC. 10/5/07



DVG Team Inc.
1155 Troutwine Road
Crown Point, IN 46307
Phone:(219) 662-7710
Fax:(219) 662-2740
www.dvgteam.com

