

2020-086546

2020 Nov 24

3:31 PM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

TERMINATION OF EASEMENT

(Affects Doc. No. 2019 041143)

KNOW ALL MEN BY THESE PRESENTS, that I-65 Beacon Hill Partners, LLC, an Indiana limited liability company, RMJM Properties, LLC, an Indiana limited liability company and Good Oil Company, Inc. an Indian corporation as successor in interest to certain real estate previously owned by I-65 Beacon Hill Partners, LLC which is the subject of that certain easement dated June 24, 2019, and recorded on July 8, 2019 in the Office of the Lake County, Indiana Recorder as Document No. 2019 041143 ("Easement") (a copy of which is attached to this Release), for adequate consideration, does hereby release and terminate said Easement in its entirety.

Dated this 23rd day of NOVEMBER, 2020.

I-65 Beacon Hill Partners, LLC

By:

Print:

Title:



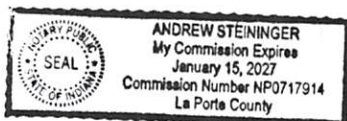
State of Indiana)

)SS:

County of Lake)

LA PORTE

Before me the undersigned, a Notary Public, personally appeared DENNIS CAUDILL and acknowledged the execution of this instrument this 23rd day of NOVEMBER 2020, as the duly authorized representative of and on behalf of I-65 Beacon Hill Partners, LLC, an Indiana limited liability company.



[Signature]
Notary Public

FILED
NOV 24 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR

25.00
CC
KK

AS TO I-65 BEACON HILL PARTNERS, LLC
EXECUTED AND DELIVERED in my presence:

Witness signature: [Signature]

Witness printed: JEFFREY R. BAN

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)
LA PORCE

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of NOVEMBER, 2020, personally appeared JEFFREY R. BAN, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn to me, deposes and says that the foregoing instrument was executed and delivered by PENNIS CAUDILL in the above-named subscribing witnesses' presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.



ANDREW STEININGER
My Commission Expires
January 15, 2027
Commission Number NP0717214
La Porte County

_____, Notary Public

RMJM Properties, LLC



By: Jamie M. Fitzgerald
Jamie Fitzgerald
Title: Treasurer

State of Indiana)
) SS:
County of LAKE)

LISA MARIE GOERS
NOTARY PUBLIC
SEAL
LAKE COUNTY, STATE OF INDIANA
My Commission Expires October 9, 2024
COMMISSION NO. 691793

Before me the undersigned, a Notary Public, personally appeared Jamie Fitzgerald and acknowledged the execution of this instrument this 18th day of November 2020, as the duly authorized representative of and on behalf of RMJM Properties, LLC, an Indiana limited liability company.

[Signature]
Notary Public

AS TO RMJM PROPERTIES, LLC
EXECUTED AND DELIVERED in my presence:

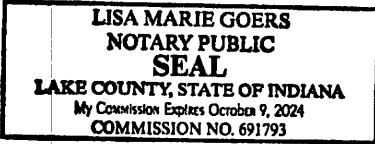
Witness signature:

[Signature]

Witness printed:

Timothy Kuper

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)



Before me, the undersigned, a Notary Public in and for said County and State, this 19th day of November, 2020, personally appeared Timothy Kuper, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn to me, deposes and says that the foregoing instrument was executed and delivered by Jeanne Fitzgerald in the above-named subscribing witnesses' presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.



_____, Notary Public

Good Oil Company, Inc.

By: *[Signature]*

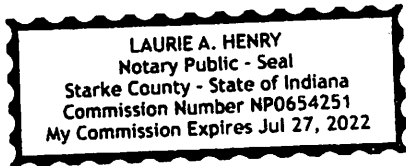
Print: Don A Good

Title: President/CEO



State of Indiana)
) SS:
County of La
Pulaski)

Before me the undersigned, a Notary Public, personally appeared Don A Good and acknowledged the execution of this instrument this 19 day of November 2020, as the duly authorized representative of and on behalf of Good Oil Company, Inc., an Indiana corporation.



[Signature]
Notary Public

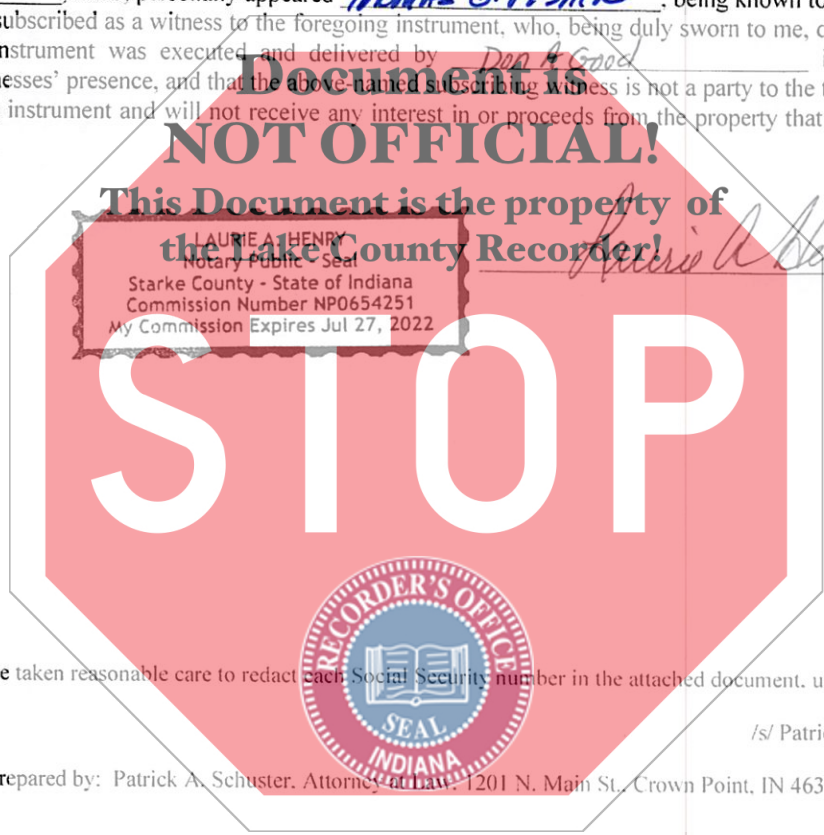
AS TO GOOD OIL COMPANY, INC.
EXECUTED AND DELIVERED in my presence:

Witness signature: Thomas G. Fisher

Witness printed: Thomas G. Fisher

STATE OF INDIANA)
) SS:
COUNTY OF LAKE) Pulaski

Before me, the undersigned, a Notary Public in and for said County and State, this 19 day of November, 2020, personally appeared Thomas G. Fisher, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn to me, deposes and says that the foregoing instrument was executed and delivered by Don A. Good in the above-named subscribing witnesses' presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.



Patrick A. Schuster
Notary Public

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

/s/ Patrick A. Schuster

This instrument prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307; I.D. No. 1651-45

2019 041143

2019 JUL -8 AM 11:00

EASEMENT AGREEMENT

MICHAEL J. BROWN

THIS AGREEMENT is made this 24th day of June, 2019, by and between I-65 Beacon Hill Partners, LLC (hereinafter "Grantor") and RMJM Properties, LLC (hereinafter "Grantee").

WHEREAS, contemporaneous with this Easement Agreement ("Agreement"), Grantor has purchased from Grantee the real estate described on Exhibit A ("Exhibit A Property"). Exception No. 3 to Parcel 1 in Exhibit A consists of approximately .09 acres of real estate to which the Grantee has retained fee simple title ("Exception 3 Parcel"); and

WHEREAS, following the transfer of the Exhibit A real estate to Grantor, the Exception 3 Parcel became landlocked, having no designated ingress and egress from a public roadway; and

WHEREAS, the parties desire to provide the Grantee with ingress and egress to the Exception 3 Parcel over, across and through a portion of the Grantor's property.

NOW, THEREFORE, for valuable consideration paid to the Grantor by Grantee the Grantor does hereby agree as follows:

1. To define and grant to Grantee, its heirs, successors and assigns, a reasonable ingress and egress easement to the Exception 3 Parcel across Grantor's property to be designated in the subdivision plat of Grantor's property.
2. To temporarily permit Grantee to cross upon Grantor's Exhibit A Property as reasonably necessary to access the Exception 3 Parcel from either 109th Avenue or Delaware Parkway and without limitation, to maintain an advertising billboard which exists upon the Exception 3 property, until such time as a permanent easement has been recorded through the subdivision plat of the Exhibit A Property or otherwise agreed by the parties in writing. The Exhibit A Property is currently comprised of Parcel Numbers 45-16-10-126-009.000-042, 45-16-10-127-002.000-042, 45-16-10-126-006.000-042 and 45-16-10-127-007.000-042

This temporary easement and agreement for a permanent easement is given for the sole purpose of ingress and egress and it is agreed and understood that it is not to be construed as an easement given to the exclusion of the Grantor, its heirs and assigns, or to others granted a similar right.

[SIGNATURES ON NEXT PAGE]

11004178

FILED

JUL 08 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

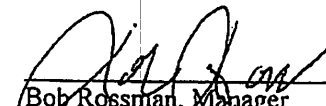
26186 25
31343
AM

Greater Indiana Title Company



IN WITNESS WHEREOF, the parties hereto having duly signed this agreement.

GRANTOR:
I-65 Beacon Hill Partners, LLC
By: I-65 Partners, Inc., it's manager

By: 
Bob Rossman, Manager

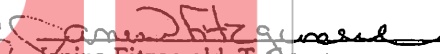
State of Indiana)
) SS:
County of Lake)

Before me the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared Bob Rossman and acknowledged the execution of this instrument this 24th day of June, 2019.



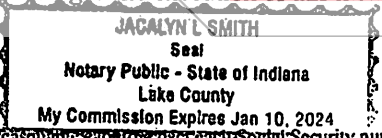
Notary Public

GRANTEE:
RMJM Properties, LLC

By: 
Janine Fitzgerald, Treasurer

State of Indiana)
) SS:
County of Lake)

Before me the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared Janine Fitzgerald and acknowledged the execution of this instrument this 24th day of June, 2019.



Notary Public

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

/s/ Patrick A. Schuster

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 32 IN CROWN EAST INDUSTRIAL PARK UNIT 2, BEING A SUBDIVISION, AS RECORDED PER DOCUMENT NO.2005 047179, OF PART OF SAID NORTHWEST 1/4 OF SECTION 10; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 376.51 FEET ALONG THE NORTH LINE OF SAID LOT 32, TO THE NORTHWEST CORNER OF SAID LOT 32 AND THE EAST LINE OF OUTLOT A IN SAID CROWN EAST INDUSTRIAL PARK UNIT 2; THENCE NORTH 00 DEGREES 18 MINUTES 02 SECONDS WEST 299.20 FEET ALONG SAID EAST LINE OF OUTLOT A, TO THE NORTHEAST CORNER OF SAID OUTLOT A; THENCE NORTH 71 DEGREES 29 MINUTES 47 SECONDS WEST 84.66 FEET ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT A, TO THE NORTHMOST CORNER OF SAID OUTLOT A; THENCE NORTH 36 DEGREES 05 MINUTES 14 SECONDS EAST 52.46 FEET ALONG THE WESTERLY LINE OF A PARCEL OF PROPERTY CONVEYED PER DEED DOCUMENT NO.2007 031182, TO THE NORTHWEST CORNER OF SAID PARCEL OF PROPERTY CONVEYED PER DEED DOCUMENT NO. 2007-031182; THENCE NORTH 18 DEGREES 30 MINUTES 13 SECONDS EAST 50.00 FEET, TO THE NORTHERLY LINE OF A PARCEL OF PROPERTY INCLUDED IN JUDGMENT QUIETING TITLE RECORDED AS DOCUMENT NO.2008 051237; THENCE SOUTH 71 DEGREES 29 MINUTES 47 SECONDS EAST 266.28 FEET ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF A PARCEL OF PROPERTY INCLUDED IN JUDGMENT QUIETING TITLE RECORDED AS SAID DOCUMENT NO. 2008 051337; THENCE NORTH 18 DEGREES 30 MINUTES 13 SECONDS EAST 79.13 FEET ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF A PARCEL OF PROPERTY CONVEYED PER SAID DEED DOCUMENT 2007 031182 TO THE NORTHWEST CORNER OF SAID PROPERTY CONVEYED PER DEED DOCUMENT NO.2007 031182; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST 52.81 FEET ALONG THE NORTH LINE OF SAID PARCEL OF PROPERTY CONVEYED PER DEED DOCUMENT NO.2007 031182, TO THE NORTHEAST CORNER OF SAID PARCEL OF PROPERTY CONVEYED PER DEED DOCUMENT NO. 2007 031182; THENCE NORTH 18 DEGREES 30 MINUTES 13 SECONDS EAST 21.12 FEET ALONG THE EXTENSION NORTHERLY OF THE EASTERLY LINE OF SAID PARCEL OF PROPERTY CONVEYED PER DEED DOCUMENT NO.2007 031182, TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 10; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST 74.46 FEET ALONG SAID NORTH LINE, TO THE WEST LINE OF DELAWARE PARKWAY AS DEDICATED IN SAID CROWN EAST INDUSTRIAL PARK UNIT 2; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST 327.19 FEET ALONG SAID WEST LINE, TO THE HEREIN DESIGNATED POINT OF BEGINNING, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE FOLLOWING 3 PARCELS:

EXCEPTION NO. 1:

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN CROWN POINT, LAKE COUNTY, INDIANA, SAID PART BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF OUTLOT A AS SHOWN IN CROWN EAST INDUSTRIAL PARK UNIT TWO RECORDED IN PLAT BOOK 97, PAGE 45, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 71 DEGREES 29 MINUTES 47 SECONDS WEST (BASIS OF BEARINGS IS PER SAID CROWN EAST INDUSTRIAL PARK UNIT TWO), 84.66 FEET ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT A TO THE NORTHERNMOST CORNER OF SAID OUTLOT A; THENCE NORTH 36 DEGREES 06 MINUTES 14 SECONDS EAST (NORTH 36 DEGREES 05 MINUTES 14 SECONDS EAST PER DEED), 52.46 FEET ALONG THE WESTERLY LINE OF A PARCEL DESCRIBED TO RMJM PROPERTIES LLC RECORDED AS DOCUMENT NO. 2012-042385 RECORDED ON JUNE 27, 2012 IN SAID RECORDER'S OFFICE; THENCE NORTH 18 DEGREES 30 MINUTES 13 SECONDS EAST, 6.95 FEET ALONG THE WESTERLY LINE OF SAID RMJM PARCEL TO A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 18 DEGREES 30 MINUTES 13 SECONDS EAST, 43.05 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID RMJM PARCEL; THENCE SOUTH 71 DEGREES 29 MINUTES 47 SECONDS EAST, 126.67 FEET ALONG SAID NORTHERLY LINE OF SAID RMJM PARCEL TO SAID 50 FOOT PARALLEL LINE; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, 133.78 FEET ALONG SAID 50 FOOT PARALLEL LINE TO THE POINT OF BEGINNING.

EXCEPTION NO. 2:

A PARCEL OF LAND BEING PART OF LAND DESCRIBED TO RMJM PROPERTIES LLC IN DOCUMENT NUMBER 2012 042385 RECORDED ON JUNE 27, 2012 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PARCEL LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND

PRINCIPAL MERIDIAN IN CROWN POINT, LAKE COUNTY, INDIANA, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTIN OF THE WEST LINE OF DELAWARE PARKWAY (80 FOOT IN WIDTH) AS DEDICATED AND SHOWN IN CROWN EAST INDUSTRIAL PARK UNIT TWO RECORDED IN PLAT BOOK 97, PAGE 45, IN SAID RECORDER'S OFFICE AND THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST (BASIS OF BEARINGS IS PER SAID CROWN EAST PLAT), 50.00 FEET ALONG SAID WEST LINE TO A LINE 50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, 144.00 FEET ALONG SAID 50 FOOT PARALLEL LINE TO A WESTERLY LINE OF SAID RMJM PROPERTIES LLC LAND; THENCE THE FOLLOWING FOUR COURSES AND DISTANCES ALONG THE DESCRIBED LINES OF SAID RMJM PROPERTIES LLC LAND: 1.) NORTH 18 DEGREES 30 MINUTES 13 SECONDS EAST, 31.68 FEET; 2.) NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST, 52.81 FEET; 3.) NORTH 18 DEGREES 30 MINUTES 13 SECONDS EAST, 21.12 FEET TO SAID NORTH LINE OF THE NORTHWEST 1/4; 4.) NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST, 74.46 FEET ALONG LAST SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPTION NO. 30

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN CROWN POINT, LAKE COUNTY, INDIANA, SAID PART BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OUTLOT A AS SHOWN IN CROWN EAST INDUSTRIAL PARK UNIT TWO RECORDED IN PLAT BOOK 97, PAGE 45, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 71 DEGREES 29 MINUTES 47 SECONDS WEST (BASIS OF BEARINGS IS PER SAID CROWN EAST INDUSTRIAL PARK UNIT TWO), 84.66 FEET ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT A TO THE NORTHERNMOST CORNER OF SAID OUTLOT A; THENCE NORTH 36 DEGREES 06 MINUTES 14 SECONDS EAST (NORTH 36 DEGREES 05 MINUTES 14 SECONDS EAST PER DEED), 52.46 FEET ALONG THE WESTERLY LINE OF A PARCEL DESCRIBED TO RMJM PROPERTIES LLC RECORDED AS DOCUMENT NO. 2012-042385 RECORDED ON JUNE 27, 2012 IN SAID RECORDER'S OFFICE; THENCE NORTH 18 DEGREES 30 MINUTES 13 SECONDS EAST, 6.95 FEET ALONG THE WESTERLY LINE OF SAID RMJM PARCEL TO A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST, 46.81 FEET ALONG SAID 50 FOOT PARALLEL LINE TO THE NORTH EXTENSION OF SAID EAST LINE OF OUTLOT A; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, 76.07 FEET ALONG SAID EXTENSION TO THE POINT OF BEGINNING, SAID PART CONTAINING 0.09 ACRES MORE OR LESS.

PARCEL 2: A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN CROWN POINT, LAKE COUNTY, INDIANA, SAID PART BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF OUTLOT A AS SHOWN IN CROWN POINT INDUSTRIAL PARK UNIT TWO RECORDED IN PLAT BOOK 97, PAGE 45 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 71 DEGREES 29 MINUTES 47 SECONDS WEST (BASIS OF BEARING IS PER SAID CROWN EAST INDUSTRIAL PARK UNIT TWO), 84.66 FEET ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT A TO THE NORTHERNMOST CORNER OF SAID OUTLOT A; THENCE NORTH 36 DEGREES 06 MINUTES 14 SECONDS EAST (NORTH 36 DEGREES 05 MINUTES 14 SECONDS EAST PER DEED), 52.46 FEET ALONG THE WESTERLY LINE OF A PARCEL DESCRIBED TO RMJM PROPERTIES LLC RECORDED AS DOCUMENT NO. 2012-042385 RECORDED ON JUNE 27, 2012 IN SAID RECORDER'S OFFICE; THENCE NORTH 18 DEGREES 30 MINUTES 13 SECONDS EAST, 50.00 FEET ALONG THE WESTERLY LINE OF SAID RMJM PARCEL TO THE NORTHERLY LINE OF SAID RMJM PARCEL; THENCE SOUTH 71 DEGREES 29 MINUTES 47 SECONDS EAST, 126.67 FEET ALONG SAID NORTHERLY LINE OF SAID RMJM PARCEL TO A LINE 50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 71 DEGREES 29 MINUTES 47 SECONDS EAST, 139.61 FEET ALONG SAID NORTHERLY LINE OF SAID RMJM PARCEL; THENCE NORTH 18 DEGREES 30 MINUTES 13 SECONDS EAST, 47.45 FEET ALONG SAID NORTHWESTERLY LINE OF SAID RMJM PARCEL TO SAID 50 FOOT PARALLEL LINE; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, 147.46 FEET ALONG SAID 50 FOOT PARALLEL LINE TO THE POINT OF BEGINNING.