

2020-086548

2020 Nov 24

3:31 PM

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

GRANT OF EASEMENTS AND RESTRICTIONS

THIS GRANT OF EASEMENTS AND RESTRICTIONS (this "Agreement") is made this 9 day of November, 2020, by Good Oil Company, Inc., an Indiana corporation ("Grantor") in favor of RMJM Properties, LLC, an Indiana limited liability company ("Grantee").

WHEREAS, Grantor is the fee simple owner of the real estate described on Exhibit A ("Good Oil Parcel"), consisting of Parcel No. 45-16-10-127-001.000-042; and

WHEREAS, RMJM Properties, LLC is the fee simple owner of the real estate described on Exhibit B ("Billboard Parcel"), consisting of Parcel No. 45-16-10-127-002.000-042; and

WHEREAS, Grantor wishes to grant and Grantee wishes to receive certain easements, in, upon, over, under and across the Good Oil Parcel for the benefit of the Billboard Parcel, all as more fully set forth below.

NOW, THEREFORE, in consideration of the mutual covenants herein, including the foregoing recitals which are a material part hereof, and other good and valuable consideration, the receipt of which are hereby acknowledged, the following grants, agreements, restrictions and covenants are made:

1. Grant of Access Easement. Grantor hereby grants, assigns, conveys and warrants to Grantee, its successors and assigns, for the benefit of the Billboard Parcel, a perpetual, non-exclusive easement over, across and through that certain portion of the Grantor Property legally described as follows:

THE NORTH 35 FEET OF THE WEST 110 FEET OF LOT 1 IN FIVE STAR SUBDIVISION TO THE CITY OF CROWN POINT AS SHOWN IN PLAT BOOK 113, PAGE 46 RECORDED AS DOCUMENT NUMBER 2020-050468 ON AUGUST 5, 2020 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

(the "Ingress/Egress Area"), for ingress and egress to and from the Billboard Parcel and to and from publicly dedicated streets or right-of-ways abutting the Good Oil Parcel. A depiction of the Ingress/Egress Area is attached hereto as Exhibit C. Grantee agrees, at its sole cost and expense, to maintain the Ingress/Egress Area such that it is reasonably suitable for ingress and egress to and from the Billboard Parcel, in full compliance with all applicable laws, ordinances, rules and regulations.

FILED

NOV 24 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Handwritten initials: JEC, CC, KK

2. Grant of Visibility Easement. Grantor hereby grants to Grantee for the benefit of the Billboard Parcel, a perpetual visibility easement over and through the Good Oil Parcel for unobstructed visibility to any billboard on the Billboard Parcel from adjacent publicly dedicated streets or right-of-ways. Grantor covenants and agrees that it will allow no improvement or natural condition on the Good Oil Property to obscure any billboard on the Billboard Property from the adjacent publicly dedicated streets or right-of-ways. In the event of a breach of the foregoing covenant, Grantee may, at its option, and at Grantor's expense, trim, cut or otherwise remove any such improvement or natural condition which, in Grantee's opinion, obscures the visibility of any billboard on the Billboard Parcel from the adjacent streets.
3. Successors and Assigns. This Agreement and the right to use and exercise the rights and easements and the covenants herein contained shall run with the Good Oil Property for the benefit of the Billboard Parcel and shall inure to the benefit of the parties and be binding upon the parties, their successors, heirs and assigns.
4. Construction. This rule of strict construction does not apply to this Agreement. This Agreement shall be given a reasonable construction so that the intention of the parties to confer a commercially usable right of enjoyment for the benefit of the Billboard Parcel is carried out.



IN WITNESS WHEREOF, the Grantor has duly signed this easement.

Good Oil Company, Inc.

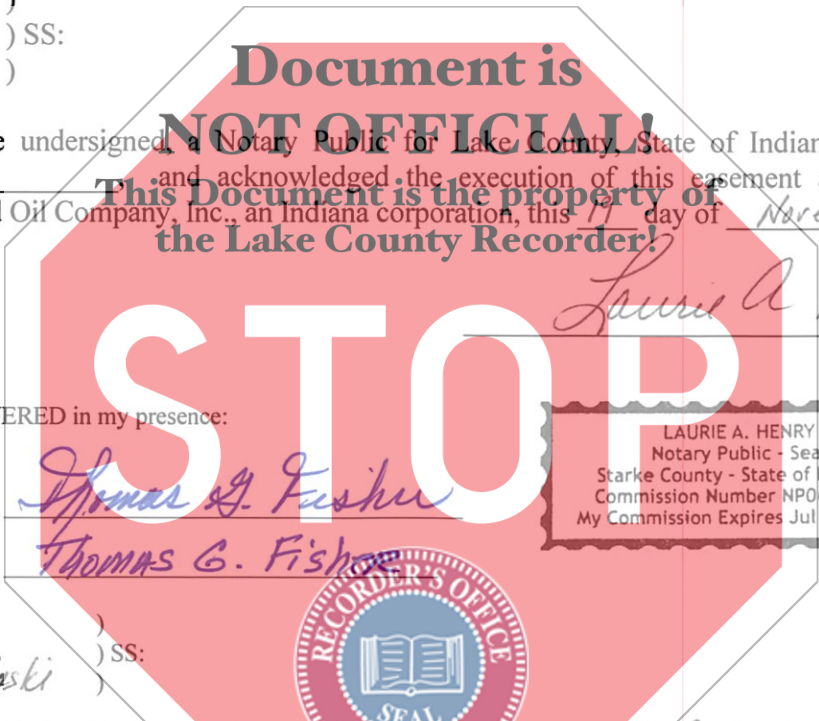
By: [Signature]

Print: Don A Good

Title: President/CEO

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

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

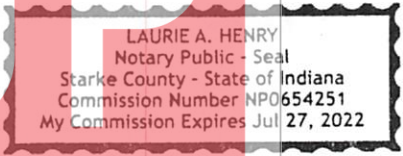


[Signature]
Notary Public

EXECUTED AND DELIVERED in my presence:

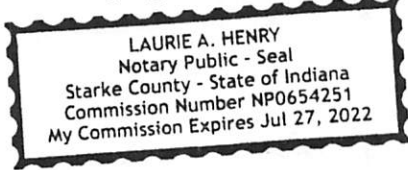
Witness signature: [Signature]

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.



[Signature], 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

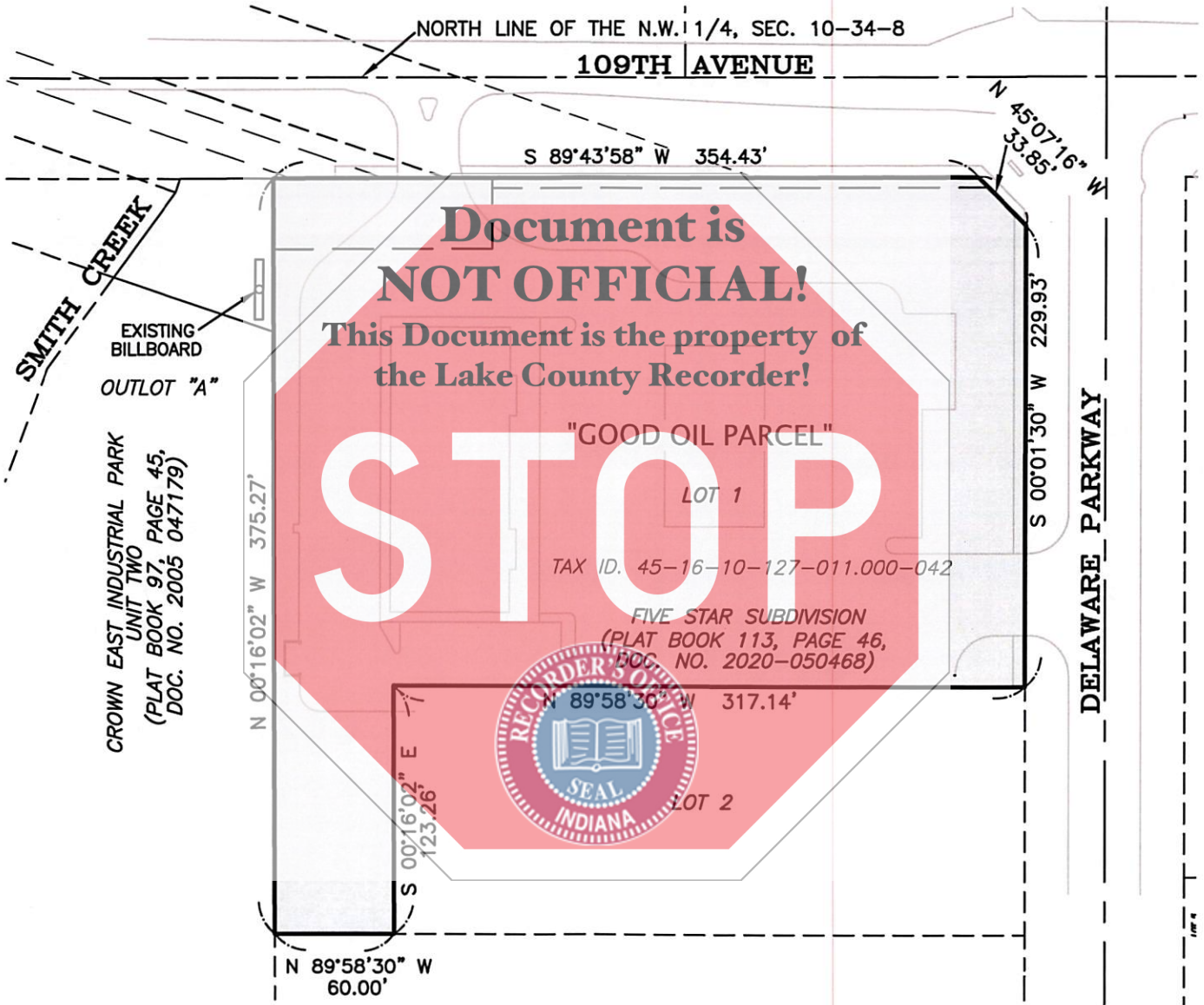
This instrument prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307; I.D. No. 1651-45

EXHIBIT "A"

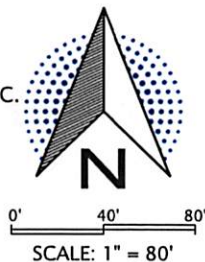
"GOOD OIL PARCEL"

GOOD OIL PARCEL DESCRIPTION:

LOT 1 IN FIVE STAR SUBDIVISION TO THE CITY OF CROWN POINT AS SHOWN IN PLAT BOOK 113, PAGE 46 RECORDED AS DOCUMENT NUMBER 2020-050468 ON AUGUST 5, 2020 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



Reference Name: GOOD OIL CO., INC.
 Survey Job No: S19-1911
 Drawn By: G.B.
 Date: 9/15/20
 /19-1911 View Sign Access
 Exhibit.DWG
 Sec. 10-34-8



Glen E. Boren

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

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

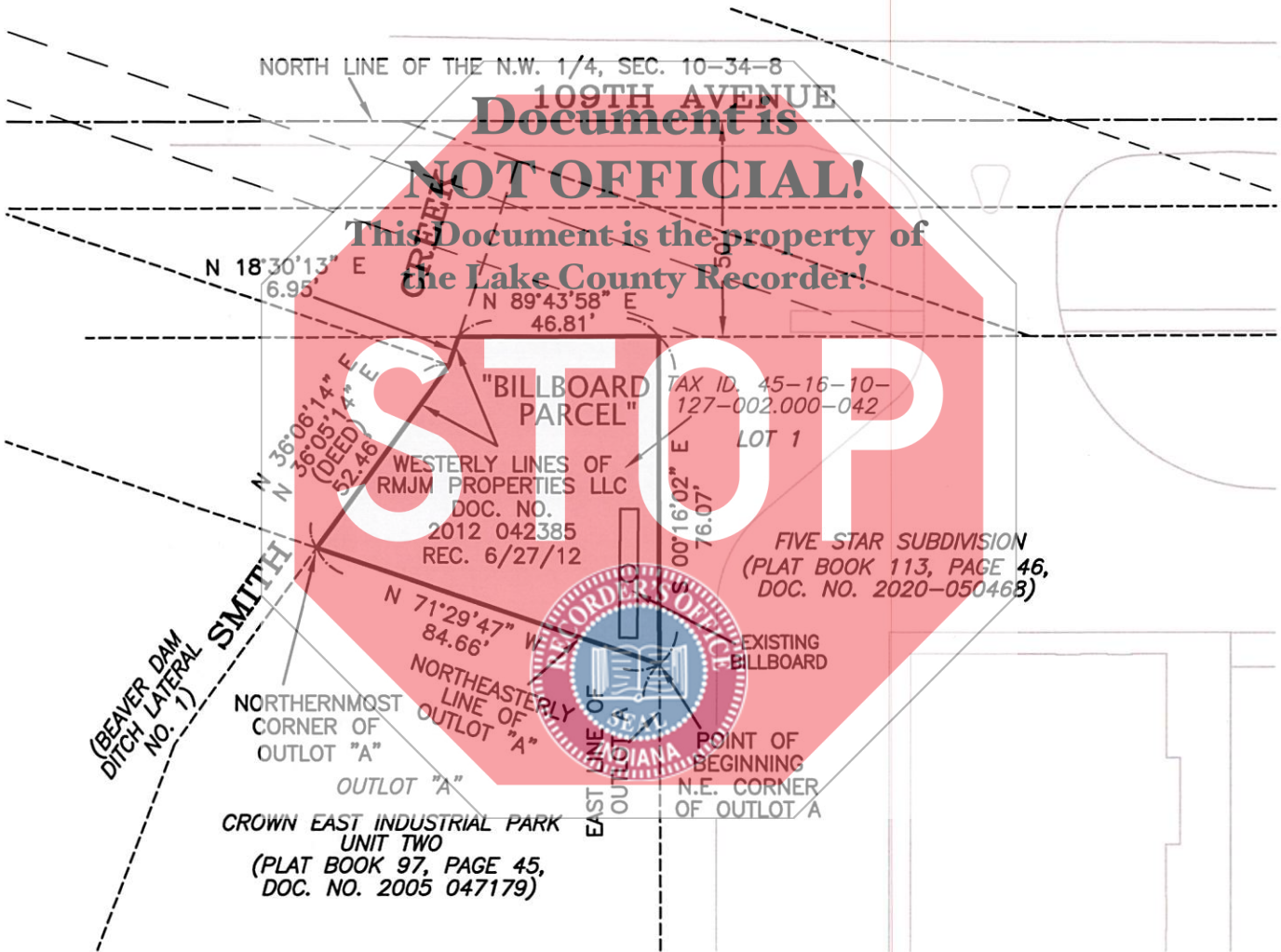


EXHIBIT "B"

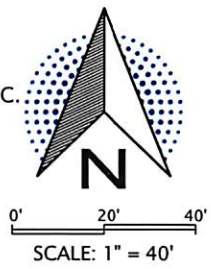
"BILLBOARD PARCEL"

BILLBOARD PARCEL DESCRIPTION:

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.



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Survey Job No: S19-1911
Drawn By: G.B.
Date: 9/15/20
/19-1911 View Sign Access
Exhibit.DWG
Sec. 10-34-8



GLEN E. BOREN
REGISTERED
No. LS20000006
STATE OF INDIANA
LAND SURVEYOR

G.E. Boren

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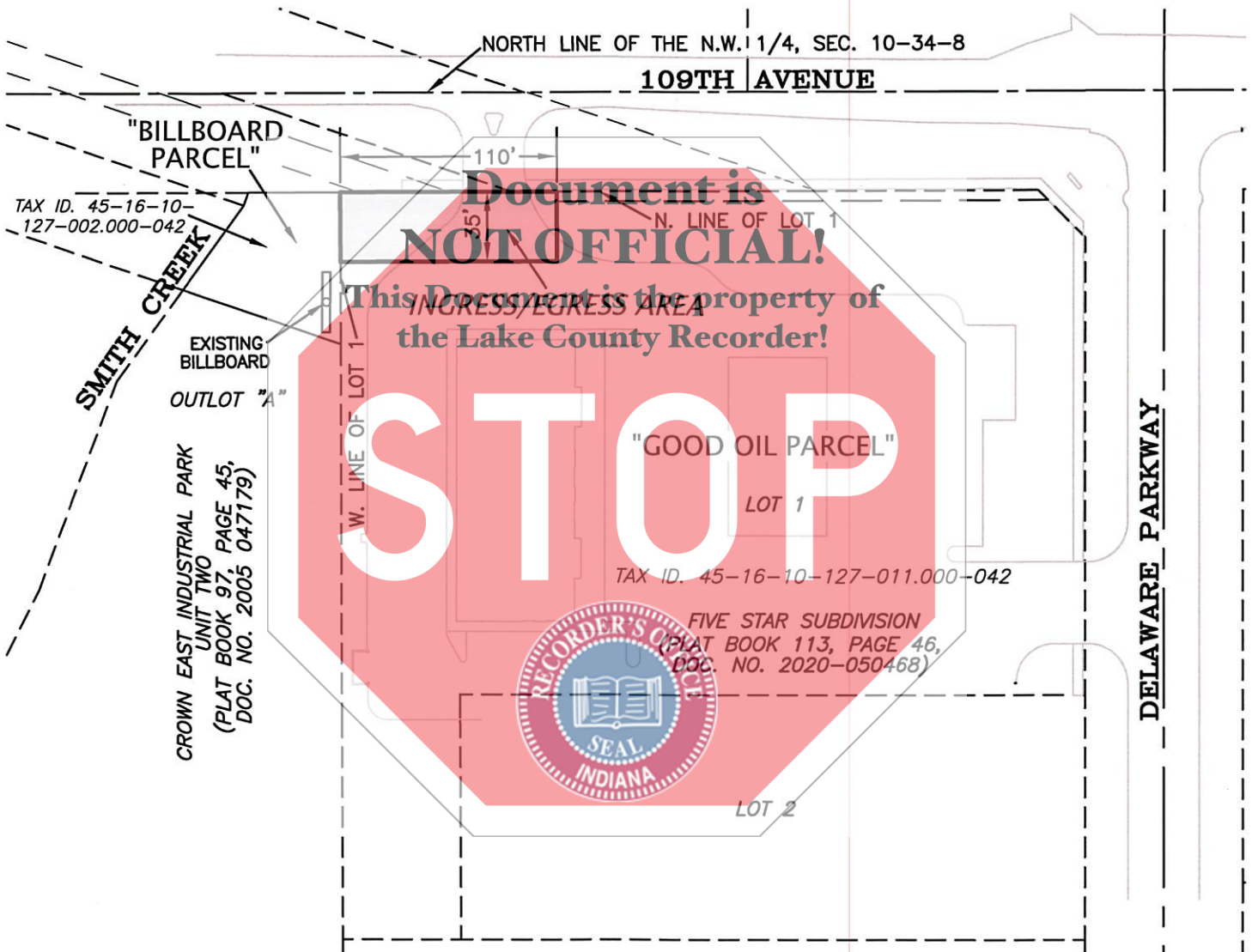


EXHIBIT "C"

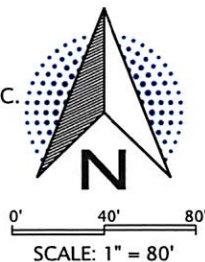
"INGRESS/EGRESS AREA"

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