

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-029905

8:34 AM 2022 Aug 18

2

IN THE LAKE CIRCUIT/SUPERIOR COURT

STATE OF INDIANA

COUNTY OF LAKE

Key Star Capital Fund II, L.P.

Cause No.45D10-1004-MF-00263

Consolidated with Cause No.

45D11-1102-PL-0011 and

45D02-1004-MF-00274

Plaintiff

vs.

Blue Light Holdings, LLC; George Markopoulos, Douglas Gannet; Wells Fargo Bank N.A.; Mezzanine Finance, LLC; Rieth-Riley Construction Co. Inc.; Unknown Owners and Unknown Tenants, Occupants and Leaseholds,

Defendants

ASSIGNMENT OF JUDGMENT

FOR VALUE RECEIVED Key Star Capital Fund II, L.P. does hereby grant, sell, assign, transfer, set over and convey, without recourse or warranty, express or implied, to Key Star Capital Fund III, L.P. all right, title and interest in and to that certain Judgment against:

1. Blue Light Holdings L.L.C. in the amount of \$4,739,429.67
2. George Markopoulos in the amount of \$1,664,000.00
3. Douglas Gannet in the amount of \$1,664,000.00

Property of Lake County Recorder

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NOT AN OFFICIAL DOCUMENT

Entered in the matter styled as CADC/RADC Venture 2011-1, as successor to the Federal Deposit Insurance Corporation as receiver for Wheatland Bank, Plaintiff -vs- Blue Light Holdings, L.L.C.; George Markopoulos, Douglass Gannet; Wells Fargo Bank, N.A.; Mezzanine Finance, L.L.C.; Rieth-Riley Construction Co., Inc.; Unknown Owners and Unknown Tenants, Occupants and Leaseholders, Defendants in the Lake Circuit Superior Court State of Indiana County of Lake as Cause No 45D10-1004-MF-00263.

All rights, obligations, liabilities, and responsibilities with respect to the Judgment and the servicing thereof are hereby transferred, assigned, and conveyed to Assignee, who hereby assumes and agrees to perform all obligations thereunder which hereinafter accrue, and Assignor is hereby discharged from all liability therefor.

THIS ASSIGNMENT IS WITHOUT RECOURSE, REPRESENTATION OR WARRANT OF ANY KIND EXCEPT AS SPECIFICALLY SET FORTH IN THAT CERTAIN LOAN SALE AGREEMENT DATED MAY 2, 2022 ("AGREEMENT") BY AND BETWEEN ASSIGNOR AND ASSIGNEE WHICH AGREEMENT IS INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES.

IN WITNESS WHEREOF, this Assignment of Judgment has been executed to be effective August 8, 2022.

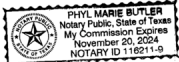
By: Key Star Capital Fund II, L.P.

By: Edward Hrebenar
Edward Hrebenar
Authorized Signatory

State of Texas

County of Fort Bend

On August 8, 2022 before me, a Notary Public, personally appeared Edward Hrebenar of Key Star Capital Fund II, L.P. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Phyl M. Butler
Notary Public, State of Texas
My Commission Expires: 11/20/2024