

**WHEN RECORDED, RETURN TO:**

*and prepared by Darrin Brueggemann*  
Oaktree Funding Corp.  
3133 West Frye Road, Suite #205  
Chandler, Arizona 85226

Loan No. 24-03995  
Property ID No.: 45-03-30-178- 007.000-023

## ASSIGNMENT OF PERMITS AND AGREEMENTS

**Borrower:** MVPC PROPERTIES, LLC, an Indiana limited liability company  
**Lender:** Oaktree Funding Corp.

### AGREEMENT

**THIS ASSIGNMENT OF PERMITS AND AGREEMENTS (THE "ASSIGNMENT") IS DATED February 15, 2024, and is given by MVPC PROPERTIES, LLC, an Indiana limited liability company ("Borrower" and "Assignor") whose address is 4610 Henry Ave, Hammond, Indiana 46327; for the benefit of the Oaktree Funding Corp. ("Lender") whose address is 3133 West Frye Road, Suite #205, Chandler, Arizona 85226.**

- 1. LOAN.** Borrower has requested Lender to lend the principal amount of **One Hundred Thirteen Thousand Fifty and 00/100 Dollars (\$113,050.00)** (the "Loan") to provide funds for construction at the real property located at 4323 Hickory Ave, Hammond, Indiana 46327, and legally described on **Exhibit "A"** attached hereto, and incorporated by this reference (the "Property"), and has entered into a Loan and Security Agreement, Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, Secured Note, and other loan documents regarding the Property (collectively, the "Loan Documents"), each of even date herewith.
- 2. ASSIGNMENT.** For good and valuable consideration, the receipt of which is hereby acknowledged, and as a principal inducement to Lender to make the Loan and with the understanding and specific intent that Lender materially rely on this Assignment in doing so, Assignor hereby grants, transfers, and assigns to Lender all of Assignor's right, title, and interest in all (a) present and future permits, applications, registrations, submittals, or approvals made, applied for or obtained by Assignor (and any successors, affiliates, consultants, contractors, or agents of Assignor) pertaining to any potential development, redevelopment, improvement, or use of the Property, as itemized in **Exhibit "B"** hereto (collectively, the "Permits"), (b) agreements, bids, or contracts of any kind pertaining to the development or redevelopment of the Property, or the improvement or construction thereof (collectively, the "Agreements"), and (c) cash, deposits, accounts, fees, proceeds, revenues, profits, and other rights or benefits derived therefrom or related in any way to the Property, the Permits, or the Agreements.
- 3. ASSIGNOR'S REPRESENTATIONS AND COVENANTS; LENDER'S RIGHTS.** Assignor warrants that (a) there has been no prior (and will be no future) assignment, encumbrance, or other conveyance of the Permits or the Agreements, (b) all of the Permits and the Agreements are valid and enforceable in accordance with their terms, (c) to Assignor's knowledge, no party is in default under any of the Permits or the Agreements, (d) to Assignor's knowledge, all covenants, conditions, and agreements have been performed as required in the Agreements, except those not due to be

# NOT AN OFFICIAL DOCUMENT

performed until after the date of this Assignment, (e) Assignor has provided copies of all Permits and Agreements affecting the Property to Lender (including those listed on Exhibit "B" hereto), and (f) Assignor shall not execute a pledge, assignment, conveyance, encumbrance, or other similar instrument of the Permits and/or Agreements other than in favor of Lender. Assignor shall not materially alter or amend any of the Permits or Agreements without the prior written consent of Lender. Unless and until an Event of Default shall occur under the Loan or under any of the Loan Documents, Lender shall not exercise any of Assignor's rights under the Permits and Agreements; provided however, that from and after the time of any Event of Default, Lender immediately shall become entitled, but shall not be obligated, to exercise any rights of Assignor under the Permits or the Agreements. All default provisions and termination or enforcement rights of Lender set forth in the Loan Documents are hereby incorporated in this Assignment, and Lender may declare a default under this Assignment and take any action authorized by law or hereunder when any Event of Default occurs. Lender shall not be liable for any defaults by Assignor in the performance of Assignor's duties under the Permits and Agreements, and Assignor hereby agrees to indemnify, hold harmless, and defend Lender against any and all obligations, claims, damages, liability, obligations, expenses and loss, including attorney fees, arising out of or connected in any with any such defaults.

- LIMITATIONS.** The foregoing irrevocable assignment shall not cause Lender to be: (a) a mortgagee in possession or an applicant; (b) responsible or liable for performing any of the terms, agreements, undertakings, obligations, representations, warranties, covenants, and conditions of the Permits or the Agreements; or (c) responsible or liable for any waste committed on the Property by any parties; for any dangerous or defective condition of the Property; or for any negligence in the management, upkeep, repair, or control of the Property. Lender shall not be liable to Assignor or any other person as a consequence of: (i) the exercise or failure to exercise by Lender any of the rights, remedies, or powers granted to Lender hereunder; or (ii) the failure of Lender to perform or discharge any obligation, duty, or liability of Assignor arising under the Permits or the Agreements.
- Governing Law; Consent to Jurisdiction and Venue.** The Loan secured by this Assignment is made by Lender and accepted by Borrower in the State of Arizona except that at all times the provisions for the creation, perfection, priority, enforcement and foreclosure of the liens and security interests created in the Collateral under the Loan Documents shall be governed by and construed according to the laws of the state in which the Collateral is situated. To the fullest extent permitted by the law of the state in which the Collateral is situated, the law of the State of Arizona shall govern the validity and enforceability of all Loan Documents, and the debt or obligations arising hereunder (but the foregoing shall not be construed to limit Lender's rights with respect to such security interest created in the state in which the Collateral is situated). The parties agree that jurisdiction and venue for any dispute, claim or controversy arising, other than with respect to perfection and enforcement of Lender's rights against the Collateral, shall be Maricopa County, Arizona, or the applicable federal district court that covers said County, and Borrower submits to personal jurisdiction in that forum for any and all purposes. Borrower waives any right Borrower may have to assert the doctrine of forum non conveniens or to object to such venue.
- Capitalized Terms.** Capitalized terms used but not defined herein shall have the meaning ascribed to such term in the Loan Documents executed of even date herewith.
- Loan Agreement.** This Assignment is subject to the provisions of the Loan Agreement, which is incorporated herein.

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ASSIGNOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT OF PERMITS AND AGREEMENTS AND HEREBY VOLUNTARILY AGREES TO ALL OF ITS TERMS.

[SIGNATURES FOLLOW]

Property of Lake County Recorder

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ASSIGNOR:

MVPC PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY

By: *Yolanda Medran*  
Yolanda Medran, Chief Executive Member and Managing Member

By: *Pedro Medran*  
Pedro Medran, Managing Member

By: *Arley E Medran*  
Arley E Medran, Managing Member

WITNESS TO THE ABOVE SIGNATURE(S)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

State of Indiana  
County of LAKE

I, a Notary Public, hereby certify that *\* Yolanda Medran, Pedro Medran and Arley E Medran* whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15 day of Feb, 2024.

(Seal, if any)

*[Signature]*  
(Signature of notarial officer)  
Title (and Rank)

NOTARY PUBLIC - STATE OF INDIANA  
SEAL  
BRENDA SOHOVICH  
COMMISSION NUMBER NPO600205  
MY COMMISSION EXPIRES NOVEMBER 05, 2030

My commission expires: \_\_\_\_\_

*\* Yolanda medran chief executive member  
\* Pedro medran - managing member  
\* Arley E medran - managing member*

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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.

Brenda Salas

Property of Lake County Recorder

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Exhibit "A" to  
Assignment of Permits and Agreements

Legal Description

Property of Lake County Recorder

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**Exhibit "B" to  
Assignment of Permits and Agreements**

**List of Permits and Agreements Pertaining to the Property**

1. Any and all permits and agreements which affect the Property including any contracts, licenses, and permits.

Property of Lake County Recorder

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## EXHIBIT "A"

LOTS 13 AND 14 IN BLOCK 2, IN F.R. MOTTS 2ND ADDITION TO HAMMOND, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 2, PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property address: 4325 Hickory Avenue, Hammond, IN 46327  
Tax Number: 45-03-30-178-007.000-023

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