

**Auction is Without Reserve -
Subject Only to Final Court Approval**

**LAKE COUNTY, IN
ON THE EAST SIDE OF LOWELL**

**10±
acres**

- Excellent Location
- Excellent Development Potential
- Great Commercial Avenue/
State Road 2 Highway Frontage
- Significant New Commercial Development
in the Immediate Area
- Utilities at the Property
- Investigate the Possibilities with this Highway Frontage

**Offered in 3 Tracts,
Any Combination
and as a Whole**

*Tracts Ranging from
1.8± to 4.3± Acres*

Thursday, August 29th @ 1:00pm central

**INFORMATION
BOOKLET**

AUCTION

Auction held at Signature Banquets,
1908 E. Commercial Ave., Lowell, IN

**800-451-2709 | SchraderAuction.com
Online Bidding Available**



DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Indiana Land Trust Company f/k/a Lake County Trust Company, as Trustee, Trust No. 5055

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

AC63001504, AU11100128

2% Broker Participation Fee Offered

Brokers: Contact Auction Manager for Broker Participation Terms



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

BIDDING PROCEDURE: Subject to "swing tract" limitations, you may bid on individual tracts or any set of two tracts (or all three tracts) as a combined unit. Bidding on individual tracts and combinations will compete until the end of the auction.

PURCHASE CONTRACT: Immediately after the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information in this brochure and other marketing materials is subject to the terms and conditions of (and Seller will not be bound by any statement that is not contained in) the written purchase contract.

WITHOUT RESERVE - SUBJECT TO COURT APPROVAL: This auction has been authorized by an order of the court in a proceeding now pending in the Circuit Court of Lake County, Indiana. Each sale resulting from this auction will be subject to and contingent upon obtaining the court's final confirmation and approval of the sale. Seller has agreed to accept the final high bid(s) at the end of the auction, without reserve and regardless of price, subject only to obtaining final court approval prior to closing.

PAYMENT: 10% earnest money will be due on the day of auction, payable with a cashier's check or a personal or corporate check immediately negotiable. The balance of the purchase price will be due at closing. BIDS ARE NOT CONTINGENT ON FINANCING, so be sure you have arranged financing, if needed, and are able to pay cash at closing.

CLOSING: The targeted closing date will be approximately 30 days after the auction. The closing agent's fee for administering the closing (up to the amount normally charged for a cash closing) will be shared

equally (50:50) between Buyer and Seller. Buyer will pay 100% of any additional closing fees and/or lender costs.

REAL ESTATE TAXES: Real estate taxes and the Lowell storm water assessment fee will be prorated to the date of closing.

BILLBOARD SIGN INCOME: Billboard rent will be prorated to the date of closing and assigned to the Buyer of Tract 2.

POSSESSION: Possession will be delivered at closing, subject to existing rights of the owner/operator of the billboard sign located on Tract 2.

DELIVERY OF TITLE: The property will be conveyed by Trustee's Deed, subject to the Permitted Exceptions as defined in the purchase contract.

EVIDENCE OF TITLE: Seller will furnish preliminary title evidence before the auction and a Final Title Commitment before closing. At closing, Seller will pay for the cost of issuing a standard coverage owner's title insurance policy to Buyer.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in Seller's sole discretion. Any such survey will be sufficient for recording the conveyance, but the type of survey will otherwise be determined solely by Seller. Any survey of adjacent tracts purchased in combination will not show interior tract boundaries. The cost of any such survey will be shared equally by Seller and Buyer. The purchase price will be adjusted at closing to reflect any difference between advertised and surveyed acres (unless otherwise provided in the purchase contract).

TRACT MAPS; ACRES: Advertised tract maps and acres are approximations based on county GIS maps and parcel data. They are not pro-

vided as survey products.

PROPERTY INSPECTION: Inspection dates and/or information events will be held as advertised. Seller and Auction Company disclaim any responsibility for the safety of prospective bidders and other persons during any on-site inspection. No person shall be deemed an invitee solely by virtue of the property being offered for sale.

THIS PROPERTY IS OFFERED "AS IS", WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence prior to bidding. The information contained in the marketing materials is provided subject to a bidder's independent verification and without warranty. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its affiliated agents are agents of the Seller only.

CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. All decisions of the auctioneer at the auction are final. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.

CHANGES: Please arrive prior to the scheduled auction time to review any changes or additions to the property information.

OFFICIAL AUCTION DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

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**FOR INFORMATION CALL AUCTION MANAGER:
Matt Wiseman: 219-689-4373**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, AUGUST 29, 2024

10± ACRES – LAKE COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, August 22, 2024.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

**Online Auction Bidder Registration
10± Acres • Lake County, Indiana
Thursday, August 29, 2024**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder’s Package for the auction being held on Thursday, August 29, 2024 at 1:00 PM (CST).
3. I have read the information contained in the Real Estate Bidder’s Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, August 22, 2024**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

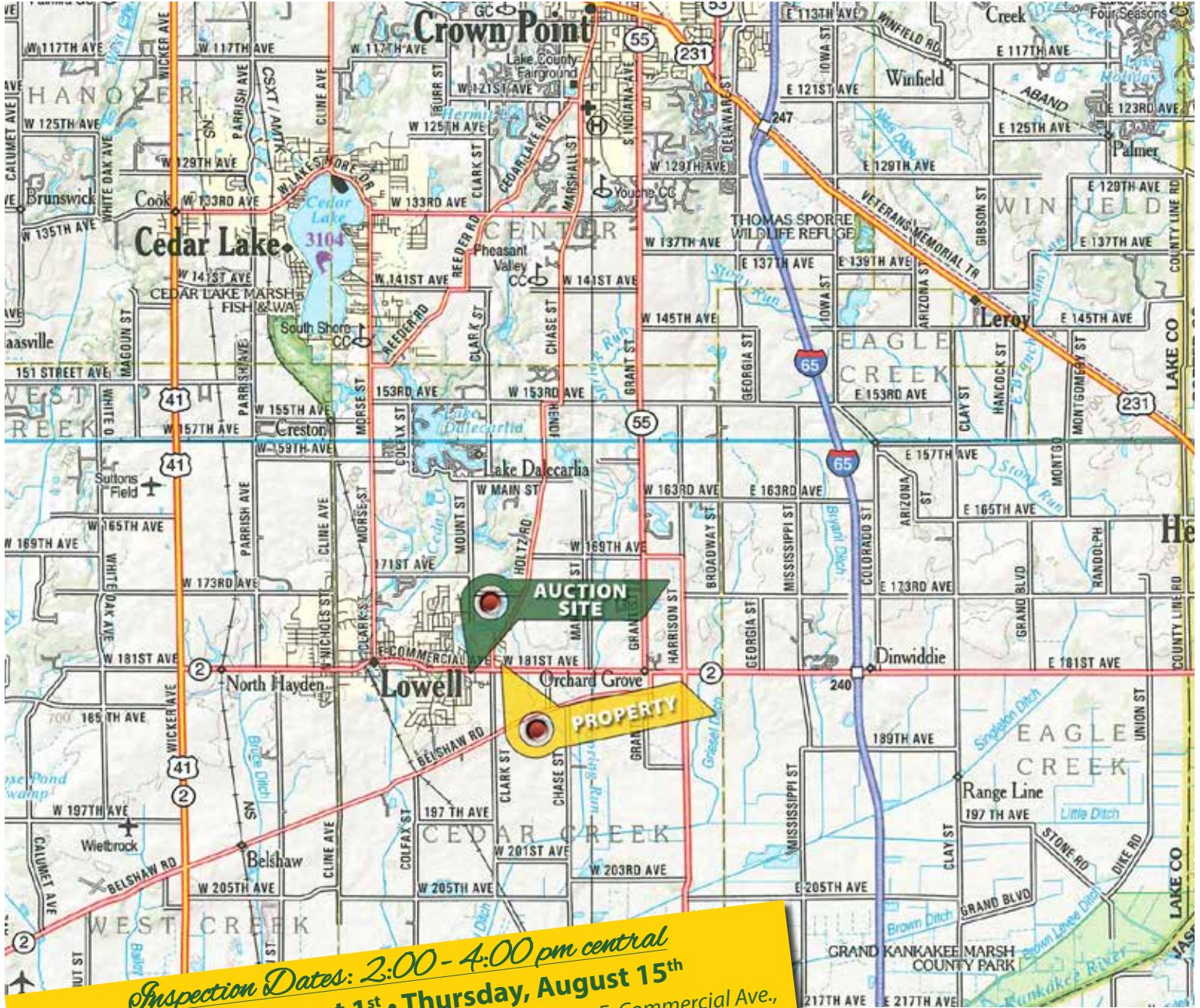
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & AERIAL TRACT MAPS

LOCATION MAP



*Inspection Dates: 2:00 - 4:00 pm central
Thursday, August 1st • Thursday, August 15th*

Meet a Schrader Representative at Signature Banquets - 1908 E. Commercial Ave., Lowell, IN. Directions are the same as auction location.

AUCTION LOCATION: Signature Banquets – 1908 E. Commercial Ave., Lowell, IN 46356.

From the east side of Lowell at the intersection of Commercial Ave (St Rd 2) with Holtz Rd/Clark St (Lowell High School on Northwest Corner) go west on Commercial Ave (St Rd 2) approximately .3 miles to Bel Air Dr. (between Tech Credit Union and Aldi). Go south on Bel Air Drive and then take the first left into Tech Credit Union parking lot and go east to Signature Banquets.

PROPERTY LOCATION: From the east side of Lowell at the intersection of Commercial Ave (St Rd 2) with Holtz Rd/Clark St (Lowell High School on the Northwest corner) go east on Commercial Ave (St Rd 2) approximately 1/8 mile to Tract 2 on the north side of Commercial Ave. Tract 1 is on the east side of Tract 2 and Tract 3 is on the north side of Tracts 1 and 2. FROM east of Lowell at the I-65 and St Rd 2 interchange (Exit 240) go west on St Rd 2 (181st Ave) for approximately 4.4 miles to Tract 1 on the north side of the road.

LOCATION & AERIAL TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 1.8± ACRES - Great location and tract with approximately 264' of frontage on Commercial Ave/St Rd 2.

TRACT 2: 4.3± ACRES - This tract has approximately 600' of frontage on Commercial Ave/St Rd 2. It also has frontage on the road along much of its west side. Investigate all the possibilities this tract offers. There is a two sided billboard on this tract. Lease extended to 1-31-25 and annual payment was \$2000 this year.

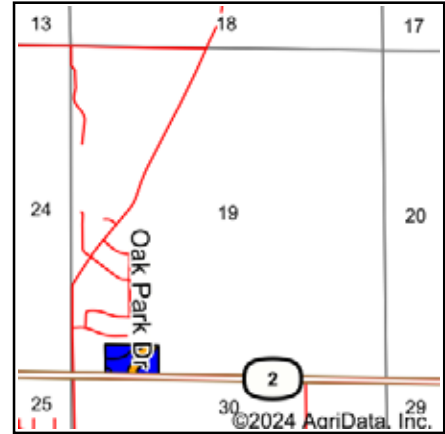
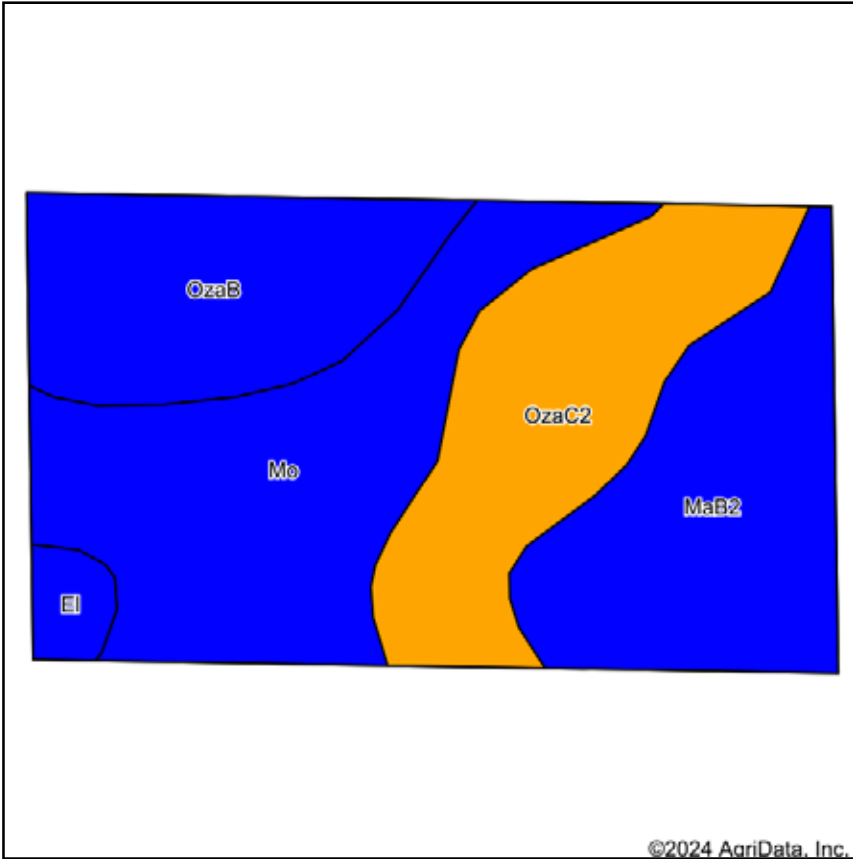
TRACT 3: 3.9±ACRES "SWING TRACT" - This Tract must be bid on in a combination with Tract 1 and/or 2 or by an adjoining landowner. Consider combining with Tracts 1 and 2 for a 10± acre development property. Approximately 864' wide x 200' deep.

2% Broker Participation Fee Offered • Brokers: Contact Auction Manager for Broker Participation Terms



SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Lake**
 Location: **19-33N-8W**
 Township: **Cedar Creek**
 Acres: **9.93**
 Date: **3/25/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IN089, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Kentucky bluegrass AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Mo	Milford silt loam, overwash	3.03	30.5%		IIw		160		5				11	44	64	
MaB2	Markham silt loam, 2 to 6 percent slopes, eroded	2.39	24.1%		Ile		132	1	4			5	7	43	53	
OzaC2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	2.32	23.4%		IIIe	4	117	20	3	5	4	62		36	47	
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	1.97	19.8%		Ile		131	21	4	8	5	74		41	52	
EI	Elliott silt loam, 0 to 2 percent slopes	0.22	2.2%		IIs		147	25	4	7		76		48	59	
Weighted Average						2.23	0.9	137.2	9.6	4.1	2.9	1.9	32.1	5	41.4	54.9

TOPOGRAPHY CONTOURS



©2024 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 2.0
 Min: 684.6
 Max: 697.1
 Range: 12.5
 Average: 690.3
 Standard Deviation: 3.38 ft



3/25/2024

19-33N-8W
 Lake County
 Indiana

Boundary Center: 41° 17' 25.71, -87° 23' 16.43



FSA INFORMATION

FSA INFORMATION

INDIANA
LAKE



United States Department of Agriculture
Farm Service Agency

FARM : 2331

Prepared : 6/10/24 3:50 PM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : LAKE COUNTY TRUST CO TRUST 5055
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/W Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
9.72	9.03	9.03	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	9.03	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	9.00	0.00	100	
TOTAL	9.00	0.00		

NOTES

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Tract Number : 772

Description : D18/2A
 FSA Physical Location : INDIANA/LAKE
 ANSI Physical Location : INDIANA/LAKE
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : LAKE COUNTY TRUST CO TRUST 5055
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
9.72	9.03	9.03	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	9.03	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

INDIANA
LAKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2331
Prepared : 6/10/24 3:50 PM CST
Crop Year : 2024

Tract 772 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.00	0.00	100
TOTAL	9.00	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

USDA Farm 2331 Tract 772
 Administered by: Lake County, Indiana

Map prepared on: 10/5/2023
 9.72 Tract acres
 9.03 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use **TRS: 33N8W19**
 ▼ Limited Restrictions **Lake**
 ■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 Imagery; IDHS or Dynamap roads; FSA data 2023-10-05 07:17:16



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
3	9.03	H	2					Y

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

COUNTY ASSESSMENT AND TAX INFORMATION

The property is in a TIF District

PROPERTY RECORD CARD - TRACT 1

1/2

Neighborhood- 1701

Notes
11/7/2013 NPLT: WAS TRANSFERRED FROM 3-55-42 FOR 2002/2003 PER TWP. CLT

500, Vacant - Platted Lot

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price VII
WD / / I
WD / / I

Lake County Trust Co Tr 5055

Ownership
Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46388

45-20-19-355-003.000-008

General Information
Parcel Number
45-20-19-355-003.000-008
Local Parcel Number
002-17-04-0016-0014

Tax ID:

Routing Number
B04-015

Property Class 500
Vacant - Platted Lot

Year: 2023

Location Information

County
Lake

Township
CEDAR CREEK TOWNSHIP

District 008 (Local 008)
Lowell Corp - Cedar Creek Twp

School Corp 4645
TRI CREEK

Neighborhood 1701-008
Neighborhood- 1701

Section/Plat
19

Location Address (1)
LOWELL, IN 46356

Legal
S.300FT OF W.137.4FT OF SW1/4 S.19 T.33 R.9 E. W.110FT-1.819AC



Validation Records Work in Progress values are not certified values and are subject to change

Assessment Year	Reason For Change	2022	2021	2020
2023	WIP	AA	AA	AA
06/29/2023	As Of Date	05/27/2022	05/14/2021	05/22/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000
Notice Required				
Land		\$18,200	\$18,200	\$5,500
Land Res (1)		\$0	\$0	\$0
Land Non Res (2)		\$0	\$0	\$0
Land Non Res (3)		\$18,200	\$18,200	\$5,500
Improvement		\$0	\$0	\$0
Imp Res (1)		\$0	\$0	\$0
Imp Non Res (2)		\$0	\$0	\$0
Imp Non Res (3)		\$0	\$0	\$0
Total		\$18,200	\$18,200	\$5,500
Total Res (1)		\$0	\$0	\$0
Total Non Res (2)		\$0	\$0	\$0
Total Non Res (3)		\$18,200	\$18,200	\$5,500

Land Data (Standard Depth, Res: 120', Cl: 120' Base Lot Res: 0' X 0' Cl: 0' X 0')

Land Type	Soil ID	Pricing Method	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A		0	1.8180	1.00	\$10,000	\$18,180	0%	1.0000	0.00	0.00	100.00	\$18,180

Limit Computations

Calculated Acreage	1.82
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.82
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	1.82
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$18,200
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$18,200
Total Value	\$18,200

Market Model
N/A

Characteristics

- Topography Level
- Flood Hazard
- Public Utilities ERA
- Streets or Roads Paved
- TIF
- Neighborhood Life Cycle Stage Static

Printed Wednesday, June 26, 2024
Review Group

Data Source N/A
Collector

Appraiser

TAX BILL - TRACT 1

STATE FORM 53569 (R24 / 11-23)
APPROVED BY STATE BOARD OF ACCOUNTS, 2023

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 45 - LAKE

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 45-20-19-355-003.000-008	COUNTY PARCEL NUMBER 45-20-19-355-003.000-008	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after May 10, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2024.
TAXING UNIT NAME 008-Lowell-Cedar Creek	LEGAL DESCRIPTION S.300FT OF W.1374FT OF SW1/4 SW1/4 S .19 T.33 R.8 EX. W.1110FT 1.818AC		

PROPERTY ADDRESS
LOWELL IN 46356



00045202315216756421

Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46368

SPRING AMOUNT DUE by May 10, 2024:	\$ 0.00
--	----------------

Pay by Phone: (219) 755-3760
Pay online at: www.lakecountyin.org

Remit Payment and Make Check Payable to:
Lake County Treasurer
2293 N Main ST
Crown Point, IN 46307

45201935500300000820231000000000001

COUNTY: 45 - LAKE

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 45-20-19-355-003.000-008	COUNTY PARCEL NUMBER 45-20-19-355-003.000-008	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after November 12, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2024.
TAXING UNIT NAME 008-Lowell-Cedar Creek	LEGAL DESCRIPTION S.300FT OF W.1374FT OF SW1/4 SW1/4 S .19 T.33 R.8 EX. W.1110FT 1.818AC		

PROPERTY ADDRESS
LOWELL IN 46356



00045202315215756422

Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46368

FALL AMOUNT DUE by November 12, 2024:	\$ 210.70
---	------------------

Pay by Phone: (219) 755-3760
Pay online at: www.lakecountyin.org

Remit Payment and Make Check Payable to:
Lake County Treasurer
2293 N Main ST
Crown Point, IN 46307

45201935500300000820232000000210700

COUNTY: 45 - LAKE

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 45-20-19-355-003.000-008	COUNTY PARCEL NUMBER 45-20-19-355-003.000-008	TAX YEAR 2023 Payable 2024	DUE DATES SPRING - May 10, 2024 FALL - November 12, 2024
TAXING UNIT NAME 008-Lowell-Cedar Creek	LEGAL DESCRIPTION S.300FT OF W.1374FT OF SW1/4 SW1/4 S .19 T.33 R.8 EX. W.1110FT 1.818AC		

DATE OF STATEMENT: 6/26/2024

TOTAL DUE FOR 23 PAY 24: \$ 210.70

PROPERTY ADDRESS LOWELL IN 46356	
PROPERTY TYPE Real Property	TOWNSHIP Cedar Creek Township
ACRES 1.8180	COUNTY SPECIFIC RATE / CREDIT ALL PTR-16.6328

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$201.10	\$201.10
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$9.60	\$9.60
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Amount Due	\$210.70	\$210.70
Payment Received	\$210.70	\$0.00
Balance Due	\$0.00	\$210.70

Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46368

PROPERTY RECORD CARD - TRACT 2

1/2

Neighborhood- 1701

Notes:
1/17/2013 NPLT: WAS TRANSFERRED FROM 3-56-41 FOR 2002/2003 PER TWP. CLT

500, Vacant - Platted Lot

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price VII
WD /
WD /

Lake County Trust Co Tr 5055

Ownership:
Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46368

Date
11/23/1998 Lake County Trust Co
01/01/1900 LAKE COUNTY TRUS

45-20-19-355-002.000-008

General Information
Parcel Number
45-20-19-355-002.000-008
Local Parcel Number
002-17-04-0016-0013

Tax ID:

Routing Number
B04-016

Property Class 500
Vacant - Platted Lot

Year: 2023

Location Information

County
Lake
Township
CEDAR CREEK TOWNSHIP
District 008 (Local 008)
Lowell Corp - Cedar Creek Twp

School Corp 4645
TRI CREEK

Neighborhood 1701-008
Neighborhood- 1701

Section/Plat
19

Location Address (1)
LOWELL, IN 46356

Zoning
Subdivision

Lot

Market Model
N/A

Characteristics
Topography
Level Flood Hazard

Public Utilities
ERA

Streets or Roads
Paved TIF

Neighborhood Life Cycle Stage
Static

Printed
Wednesday, June 25, 2024

Review Group

Data Source N/A

Collector

Appraiser

Legal
3.300FT OF W/110FT OF SW1/4 S.19 T.33
R.3 EX. W/510FT 4.30AC



Valuation Records Work In Progress values are not certified values and are subject to change

Assessment Year	Reason For Change	2022	2021	2020
2023	WIP	AA	AA	AA
06/29/2023	As Of Date	05/27/2023	05/14/2021	05/22/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000
Notice Required				
\$43,000	Land	\$43,000	\$12,900	\$12,900
\$0	Land Res (1)	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0
\$43,000	Land Non Res (3)	\$43,000	\$12,900	\$12,900
\$0	Improvement	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0
\$43,000	Total	\$43,000	\$12,900	\$12,900
\$0	Total Res (1)	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0
\$43,000	Total Non Res (3)	\$43,000	\$12,900	\$12,900

Land Data (Standard Depth: Res 120', Cl 120') Base Lot, Res 0' X 0', Cl 0' X 0'

Land Type	Pricing Method	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A	0	4.3000	\$10,000	\$10,000	\$43,000	0%	1.0000	0.00	0.00	100.00	\$43,000

Land Computations	
Calculated Acreage	4.30
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.30
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	4.30
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$43,000
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$43,000
Total Value	\$43,000

TAX BILL - TRACT 2

STATE FORM 51569 (R24 / 11-23)
APPROVED BY STATE BOARD OF ACCOUNTS, 2023

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 45 - LAKE

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 45-20-19-355-002.000-008	COUNTY PARCEL NUMBER 45-20-19-355-002.000-008	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after May 10, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2024.
TAXING UNIT NAME 008-Lowell-Cedar Creek	LEGAL DESCRIPTION S.300FT OF W.1110FT OF SW1/4 SW1/4 S .19 T.33 R.8 EX. W.510FT 4.30AC		

PROPERTY ADDRESS
LOWELL IN 46356



00045202306427184471

Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46368

SPRING AMOUNT DUE
by May 10, 2024: **\$ 0.00**

Pay by Phone: (219) 755-3760
Pay online at: www.lakecountyin.org

Remit Payment and Make Check Payable to:
Lake County Treasurer
2293 N Main ST
Crown Point, IN 46307

45201935500200000820231000000000007

COUNTY: 45 - LAKE

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 45-20-19-355-002.000-008	COUNTY PARCEL NUMBER 45-20-19-355-002.000-008	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after November 12, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2024.
TAXING UNIT NAME 008-Lowell-Cedar Creek	LEGAL DESCRIPTION S.300FT OF W.1110FT OF SW1/4 SW1/4 S .19 T.33 R.8 EX. W.510FT 4.30AC		

PROPERTY ADDRESS
LOWELL IN 46356



00045202306427184472

Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46368

FALL AMOUNT DUE
by November 12, 2024: **\$ 484.73**

Pay by Phone: (219) 755-3760
Pay online at: www.lakecountyin.org

Remit Payment and Make Check Payable to:
Lake County Treasurer
2293 N Main ST
Crown Point, IN 46307

45201935500200000820232000000484733

COUNTY: 45 - LAKE

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 45-20-19-355-002.000-008	COUNTY PARCEL NUMBER 45-20-19-355-002.000-008	TAX YEAR 2023 Payable 2024	DUE DATES SPRING - May 10, 2024 FALL - November 12, 2024
TAXING UNIT NAME 008-Lowell-Cedar Creek	LEGAL DESCRIPTION S.300FT OF W.1110FT OF SW1/4 SW1/4 S .19 T.33 R.8 EX. W.510FT 4.30AC		

DATE OF STATEMENT: 6/26/2024

TOTAL DUE FOR 23 PAY 24: \$ 484.73

PROPERTY ADDRESS LOWELL IN 46356	
PROPERTY TYPE Real Property	TOWNSHIP Cedar Creek Township
ACRES 4.3000	COUNTY SPECIFIC RATE / CREDIT ALL PTR-16.6328

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$475.13	\$475.13
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$9.60	\$9.60
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Amount Due	\$484.73	\$484.73
Payment Received	\$484.73	\$0.00
Balance Due	\$0.00	\$484.73

Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46368

PROPERTY RECORD CARD - TRACT 3

1/2

Neighborhood- 1701

Notes
11/7/2013 PLOT TRANSFERRED FROM 3-55-40
PER TWP FOR
2002/2003 CLT

500, Vacant - Platted Lot

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price VII
WD / / I
WD / / I

Lake County Trust Co Tr 5055

Ownership
Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46388

45-20-19-355-001.000-008

General Information
Parcel Number
45-20-19-355-001.000-008
Local Parcel Number
002-17-04-0016-0012

Tax ID:

Legal
PT SW1/4 SW1/4 S19 T33 R8 S37 AC

Routing Number
B04-016

Property Class 500
Vacant - Platted Lot

Year: 2023

Local Information

County
Lake

Township
CEDAR CREEK TOWNSHIP

District 008 (Local 008)
Lowell Corp - Cedar Creek Twp

School Corp 4645
TRI CREEK

Neighborhood 1701-008
Neighborhood- 1701

Section/Plat
19

Location Address (1)
LOWELL, IN 46356

Zoning

Subdivision

Lot

Market Model
N/A

Characteristic
Topography Flood Hazard
Level ERA
Public Utilities TIF

Streets or Roads
Paved
Neighborhood Life Cycle Stage
Static

Printed
Wednesday, June 26, 2024

Review Group

Data Source N/A

Collector

Appraiser

Valuation Records (Work in Progress values are not certified values and are subject to change)

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)	Basic Lot: Res 0-X-0: Cap 0-X-0
2023	WIP	06/29/2023	Indiana Cost Mod	1.0000		\$39,700	\$0	\$0	\$0	\$0	\$0	\$0	\$39,700	\$0	\$0	\$0	\$39,700
2022	AA	05/27/2022	Indiana Cost Mod	1.0000		\$39,700	\$0	\$0	\$0	\$0	\$0	\$0	\$39,700	\$0	\$0	\$0	\$39,700
2021	AA	05/14/2021	Indiana Cost Mod	1.0000		\$11,900	\$0	\$0	\$0	\$0	\$0	\$0	\$11,900	\$0	\$0	\$0	\$11,900
2020	AA	05/22/2020	Indiana Cost Mod	1.0000		\$11,900	\$0	\$0	\$0	\$0	\$0	\$0	\$11,900	\$0	\$0	\$0	\$11,900

Land Data (Standard Depth: Res 120'-0": 120' Base Lot: Res 0-X-0: Cap 0-X-0)

Pricing Method	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91 A	0	3.9700	1.00	\$10,000	\$39,700	0%	1.0000	0.00	0.00	100.00	\$39,700

Land Computations

Calculated Acreage	3.97
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.97
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	3.97
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$39,700
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$39,700
Total Value	\$39,700

TAX BILL - TRACT 3

STATE FORM 53569 (R24 / 11-23)
APPROVED BY STATE BOARD OF ACCOUNTS, 2023

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 45 - LAKE

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 45-20-19-355-001.000-008	COUNTY PARCEL NUMBER 45-20-19-355-001.000-008	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after May 10, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2024.
TAXING UNIT NAME 008-Lowell-Cedar Creek	LEGAL DESCRIPTION PT SW1/4 SW1/4 S.19 T.33 R.8 3.97AC		

PROPERTY ADDRESS
LOWELL IN 46356



00045202307527077711

SPRING AMOUNT DUE by May 10, 2024:	\$ 0.00
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Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46368

Pay by Phone: (219) 755-3760
Pay online at: www.lakecountyin.org

Remit Payment and Make Check Payable to:
Lake County Treasurer
2293 N Main ST
Crown Point, IN 46307

4520193550010000082023100000000002

COUNTY: 45 - LAKE

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 45-20-19-355-001.000-008	COUNTY PARCEL NUMBER 45-20-19-355-001.000-008	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after November 12, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2024.
TAXING UNIT NAME 008-Lowell-Cedar Creek	LEGAL DESCRIPTION PT SW1/4 SW1/4 S.19 T.33 R.8 3.97AC		

PROPERTY ADDRESS
LOWELL IN 46356



00045202307527077712

FALL AMOUNT DUE by November 12, 2024:	\$ 448.26
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Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46368

Pay by Phone: (219) 755-3760
Pay online at: www.lakecountyin.org

Remit Payment and Make Check Payable to:
Lake County Treasurer
2293 N Main ST
Crown Point, IN 46307

45201935500100000820232000000448260

COUNTY: 45 - LAKE

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 45-20-19-355-001.000-008	COUNTY PARCEL NUMBER 45-20-19-355-001.000-008	TAX YEAR 2023 Payable 2024	DUE DATES
TAXING UNIT NAME 008-Lowell-Cedar Creek	LEGAL DESCRIPTION PT SW1/4 SW1/4 S.19 T.33 R.8 3.97AC		SPRING - May 10, 2024 FALL - November 12, 2024

DATE OF STATEMENT: 6/26/2024

TOTAL DUE FOR 23 PAY 24: \$ 448.26

PROPERTY ADDRESS LOWELL IN 46356	
PROPERTY TYPE Real Property	TOWNSHIP Cedar Creek Township
ACRES 3.9700	COUNTY SPECIFIC RATE / CREDIT ALL PTR-16.6328

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$438.66	\$438.66
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$9.60	\$9.60
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Amount Due	\$448.26	\$448.26
Payment Received	\$448.26	\$0.00
Balance Due	\$0.00	\$448.26

Lake County Trust Co Tr 5055
141 Shore Drive
Portage, IN 46368



BILLBOARD LEASE INFORMATION

BILLBOARD LEASE INFORMATION

249/335-1
1/3/17

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 082397

2016 DEC -5 PM 2:03

MICHAEL B. BROWN
RECORDER

THE **LAMAR** COMPANIES

Memorandum of Lease Agreement
Lease #335
Page 1 of 1

→ Return to: Lamar Advertising Company
Attn: Real Estate Dept.
1770 W. 41st Avenue
Gary, IN 46408

Lessee: The Lamar Companies
1770 W. 41st Ave.
Gary, IN 46408

Lessor: Lake County Trust Company, C/O Linda K. Armstrong,
not individually but solely as Trustee UTA #5055
2200 N. Main St.
P.O. Box 110
Crown Point, IN 46307

The undersigned (hereinafter referred to as "Lessor") has executed and delivered to The Lamar Companies (hereinafter referred to as "Lessee") a LEASE AGREEMENT/RIDER dated October 31, 2016, leasing a portion of the premises situated in the County of Lake, State of Indiana more particularly described as follows:

See "Exhibit A"

Whereas, said LEASE AGREEMENT/RIDER (hereinafter referred to as "Lease"), provides for a term of six (6) years and provides that the Lease may be continued in force thereafter with the provision set out as well as other rights and obligations of the parties thereto.

Now, therefore for the consideration set out in the Lease, Lessor hereby grants, leases and lets to Lessee all rights as specified therein in and upon the said premises, subject to all the provisions and conditions set out in the Lease for all purposes and the Lease is made a part hereof to the same extent and with the same force and effect as though the same were fully and completely incorporated herein.

Lessee: The Lamar Companies

Lessor: Lake County Trust Company, C/O Linda K. Armstrong,
not individually but solely as Trustee UTA #5055
2200 N. Main St.
P.O. Box 110
Crown Point, IN 46307

By: [Signature]
Jon Terpstra - VP/GM

By: [Signature] TIEE 10-26-16
Date

Date: 10/31/16

By: LINDA ARMSTRONG
Lessor's Printed Name

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me the undersigned, a Notary Public for said county and state, personally appeared LINDA ARMSTRONG, and being first duly sworn upon their oaths, state that the facts set forth in the foregoing instrument are true. Signed and sealed this 26th day of October, 2016.

My Commission Expires:
County of Residence of Notary:



[Signature]
Notary Public (signature)
SYDNEY DAWSON
Notary Public (please print)

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me the undersigned, a Notary Public for said county and state, personally appeared Jon Terpstra, Vice President/General Manager, and being first duly sworn upon their oaths, state that the facts set forth in the foregoing instrument are true. Signed and sealed this 31st day of October, 2016.

My Commission Expires: October 26, 2023
County of Residence of Notary: LAKE



[Signature]
Notary Public (signature)
SYDNEY DAWSON
Notary Public (please print)

This instrument prepared by: Lamar Advertising Company, 1770 W. 41st Avenue, Gary, Indiana 46408

13
OK#2883
GP

BILLBOARD LEASE INFORMATION

THE  COMPANIES

"Exhibit A"
Lamar Lease #335

Lake County Trust Company, not individually but solely as Trustee, under
trust agreement #5055

Legal Description:

Parcel 1: The South 300 feet of the West 1,110 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 33 North, Range 8 West of the 2nd principal Meridian, excepting therefrom the West 510 feet thereof, in Lake County, Indiana

Parcel 2: The North 200 feet of the South 500 feet of the West 1,374 feet of the Southwest $\frac{1}{4}$ of Section 19, Township 33 North, Range 8 West of the 2nd Principal Meridian, excepting therefrom the West 510 feet thereof, in Lake County, Indiana

Parcel 3: The South 300 feet of the East 1,374 feet of the Southwest $\frac{1}{4}$ of Section 19, Township 33 North, Range 8 West of the 2nd Principal Meridian, excepting therefrom the West 1,110 feet of the above described parcel of land, all in Lake County, Indiana.

Key/Dup. #02-03-0055-0040 & 02-03-0055-0041 & 02-03-0055-0042

Cedar Creek Township, Lake County, Indiana.

BILLBOARD LEASE INFORMATION

THE  COMPANIES

Lamar Co #249
Lamar Lease #335

RIDER #1
TO LAMAR RENEWAL LEASE #335

As Rider #1 to Lamar Renewal Lease #335 dated January 30, 2006, further attached as Exhibit "B" ("Lease"), by and between: Lake County Trust Company, not individually but solely as Trustee, under Trust Agreement #5055, as LESSOR and The Lamar Companies, as LESSEE:

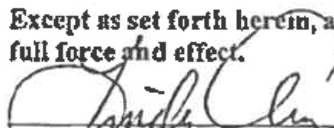
LESSOR and LESSEE agree to amend and extend the Lease to reflect the following provisions:

For the mutually agreed upon six (6) year extension period of February 1, 2017 through January 31, 2023, LESSEE shall pay to LESSOR the annual land rental amount of five-thousand (\$2,000.00) dollars, payable annually in advance of each lease year, with the first payment due on the first day of this extension period. At the end of this 6-year extension period, the lease will revert back to the terms originally stated in Paragraph 4 of the above-referenced Lease, which state: "If LESSOR accepts rental after the expiration of the term of this Lease, this Lease shall extend on a year-to-year basis. The parties agree that the rental rate for all periods after the expiration of the term of this Lease shall be equal to the rate for the last year of this Lease."

LESSEE also agrees to issue a one-time payment to LESSOR in the amount of five-hundred (\$500.00) dollars upon full-execution of this Rider, as acknowledgement of LESSEE'S error in previously posting grocery store/supermarket advertising on this sign structure (an advertising restriction that was originally stated in Paragraph 16 of the above-referenced Lease). Going forward, LESSOR agrees to allow LESSEE to lift this advertising restriction; therefore, LESSEE is authorized to display grocery store/supermarket advertising on this sign structure. The lifting of this advertising restriction will become effective on the date that this Rider #1 is fully-executed by both parties.

AS IT SOLELY PERTAINS TO LAMAR'S LEASEHOLD INTEREST, if LESSOR desires to sell or otherwise transfer any interest specific to the Lease which does not include the entire parcel/leased premises as described [herein] [in Exhibit "C"], LESSOR shall provide written notice to LESSEE. LESSEE shall then have thirty (30) days right of first refusal to meet any such bona fide offer of easement, sale or transfer, on the same terms and conditions of such offer. Upon LESSEE'S failure to meet such offer in writing within thirty (30) days after written notice thereof from LESSOR, LESSOR may transfer said interest in accordance with his/her offer.

Except as set forth herein, all other terms and conditions of the Lease shall remain unchanged and in full force and effect.


 TEE 10-26-14
LESSOR: Lake County Trust Company, as Trustee UTA #5055 (Date)

Land Rental Checks to be payable and forwarded to:

Name: 

Address: 

Home Phone: 

Taxpayer ID #: 


LESSEE: The Lamar Companies

10/31/14
(Date)

BILLBOARD LEASE INFORMATION

EXHIBIT "B"

THE **LAMAR** COMPANIES

This Instrument Prepared by:
Lamar Advertising Company
1770 West 41st Avenue
Gary, Indiana 46408

Lease #335
SR 2 NS E/O Holz Road
Lowell, Indiana

RENEWAL LEASE (Page 1 of 3)

THIS LEASE AGREEMENT, made this 30th day of January, 2006 by and between:
Lake County Trust Company, not individually but solely as Trustee, under trust agreement #5055, 2200 N.
Main Street, P.O. Box 110, Crown Point, Indiana 46307, (hereinafter referred to as "Lessor") and THE
LAMAR COMPANIES (hereinafter referred to as "Lessee"), provides:

WITNESSETH

"LESSOR hereby leases to LESSEE, its successors or assigns, as much of the hereinafter described premises as may be necessary for the construction, repair and relocation of outdoor advertising structure, including necessary structures, advertising devices, power poles, communication devices and connections, with the right of access to and egress from structure by LESSEE'S employees, contractors, agents and vehicles and the right to survey, maintain advertisement, maintain telecommunications devices or other activities necessary or useful in LESSEE'S use of the structure to be situated at the approximate location as shown on the plat of survey provided by LESSEE."

The leased premises are a portion of the property located in the Township of Cedar Creek, County of Lake, and State of Indiana, more particularly described as:

SEE EXHIBIT A

1. This lease shall be for a term of ten (10) years from February 1, 2006 and ending on January 31, 2016, unless sooner terminated as hereinafter provided. LESSEE shall pay to LESSOR an annual rental of One Thousand Five Hundred Dollars (\$1,500.00) payable annually in advance in equal installments of One Thousand Five Hundred Dollars (\$1,500.00) cash, with the first installment due on the first day of the month following commencement. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR, whether or not actually received by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within Thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSOR Thirty (30) days thereafter to cure any default.

2. LESSOR agrees not to erect or allow any obstruction of highway view or any vegetation that may obstruct the highway view of LESSEE'S advertising structure. LESSEE is hereby authorized to remove any such other advertising structure, obstruction or vegetation at its option.

3. LESSEE may terminate this lease upon giving Thirty (30) days written notice in the event that the advertising structure becomes entirely or partially obstructed in any way, there occurs a diversion of traffic from or a change in the direction of traffic past the LESSEE'S sign, or LESSEE does not receive advertising revenue from the sign for Ninety (90) consecutive days or more. If LESSEE is prevented from constructing advertising structure at the leased premises by reason of any final governmental law, regulation, order or other action, this lease will terminate immediately. In the event of termination of this lease prior to expiration, LESSOR will return to LESSEE any unearned rentals on a pro rata basis.

4. If LESSOR accepts rental after the expiration of the term of this Lease, this Lease shall extend on a year-to-year basis. The parties agree that the rental rate for all periods after the expiration of the term of this Lease shall be equal to the rate for the last year of this Lease.

5. All structures, equipment and materials placed upon the premises by the LESSEE shall remain the property of LESSEE and may be removed by it at any time prior to or within a reasonable time after expiration of the term hereof or any extension. At the termination of this lease, LESSOR agrees to restore the surface of the leased premises to its original condition. The LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE'S advertising structure, at the sole discretion of LESSEE. All such permits shall be the property of LESSEE.

6. LESSOR represents that he is the owner of the premises described above and has the right to grant LESSEE free access to the premises to perform all acts necessary to carry on LESSEE'S business. In the event of any change of ownership of the property hereby leased, LESSOR agrees to notify LESSEE promptly of the name, address, and phone number of the new owner, and LESSOR further agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner at or before closing. In the event that LESSEE assigns this lease, assignee will be fully obligated under this lease and LESSEE will no longer be bound by the lease.

BILLBOARD LEASE INFORMATION

Renewal Lease #335
(Page 2 of 3)

7. In the event that LESSOR'S property occupied by LESSEE'S structure is sold to a non-related, independent, bona fide purchaser for value as evidenced by a recorded deed or other reasonable evidence of transfer, said third party may terminate this lease upon giving LESSEE six (6) months written notice of termination, within thirty (30) days from the date the third party acquired the property, and upon the refunding to the LESSEE of rent previously paid for the unexpired portion of this lease beyond the termination date. If the third party does not exercise its right to terminate the lease within the aforesaid thirty (30) day period, this entire paragraph shall be considered void and no longer part of the lease. LESSEE agrees to remove its structure within six (6) months from receipt of said notice. The right of termination stated herein shall not exist and cannot be exercised if the demised premises shall be condemned or taken by power of eminent domain, or if the property is conveyed to any entity acting as or on behalf of any public entity which has the power of eminent domain. Additionally, the right of termination shall not exist if this lease is being terminated for the purposes of allowing another outdoor advertising company to construct and operate an outdoor advertising structure on LESSOR'S property that is occupied by LESSEE'S structure.

8. The premises are not the homestead of the LESSOR.

9. In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocations of the highway, the LESSOR grants to the LESSEE the right to relocate its structure(s) on LESSOR'S remaining property adjoining the condemned property or the relocated highway. Any condemnation award for LESSEE'S property shall accrue to LESSEE.

10. LESSEE agrees to indemnify LESSOR from all claims of injury and damages to LESSOR or third parties caused by the installation, maintenance, or dismantling of any advertising structures or displays during the term of this lease and to repair any damage to the leased premises resulting from the installation, maintenance, or dismantling of such advertising structures or displays, less ordinary wear and tear.

11. LESSOR agrees to indemnify LESSEE from any and all damages, liability costs and expenses, including attorney's fees, resulting from any inaccuracy in or non-fulfillment of any representation, warranty or obligation of LESSOR herein.

12. If required by LESSEE, LESSOR will execute and acknowledge a memorandum of lease suitable for recordation.

13. The Sign may be updated to an all steel design, or may be modified so as to have, as many advertising faces, including changeable copy faces, and said faces may be of a size and height, all as are allowed by local and state law.

14. The undersigned, Lake County Trust Company, not individually but solely as Trustee under trust agreement #3055, has been directed by the beneficiaries of the Trust to instruct, authorize and direct Lamar Advertising Companies, until otherwise directed, in writing, to forward all land rental compensation checks under this sign lease (#335), payable to:

Name: [REDACTED]

Address: [REDACTED]

Phone: [REDACTED]

Tax Identification #: [REDACTED]

15. This license Agreement is executed by Lake County Trust Company, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee, and under the express direction of the beneficiaries thereof as all provisions of which Trust Agreements this License Agreement is expressly made subject. It is expressly understood and agreed that nothing herein or in said License contained shall be construed as creating any liability whatsoever against said Trustee personally, and in particular without limiting the generality of the foregoing, there shall be no personal liability to pay any indebtedness accruing hereunder or to perform any covenants, either express or implied, herein contained, or to keep, preserve or sequester any property of said Trustee, and that all personal liability of said Trustee of every sort, if any, is hereby expressly waived by said Licensee, and that so far as said Trustee is concerned (and so far as any beneficiary of Licensee is concerned) the owner of any indebtedness or liability accepting hereunder shall look solely to the premises hereby licensed for the payment hereof.

16. The LESSEE shall restrict the advertising of the following from this location: grocery stores, supermarkets. *UNLESS WRITTEN APPROVAL IS OBTAINED FROM LESSOR IN ADVANCE.*

17. This lease is NOT BINDING UNTIL ACCEPTED by the General Manager of Lamar Advertising Company.

12/04

BILLBOARD LEASE INFORMATION

Renewal Lease #335
(Page 3 of 3)

EXECUTED BY LESSOR IN THE PRESENCE OF:

[Signature] 2-16-06
Notary Date

[Signature] TRUSTEE
LESSOR: Trust Officer's Name and Title
Lake County Trust Company, not a fiduciary for
solely as Trustee under Trust #5055, 2290 N. Main
Street, P.O. Box 110, Crown Point, IN 46037

2-22-08 Lake Co./IN.
Commission Expires Co./State

THE LAMAR COMPANIES LESSEE

BY: [Signature] 2/22/06
VICE-PRESIDENT/GENERAL MANAGER DATE

BILLBOARD LEASE INFORMATION

THE  COMPANIES

"Exhibit A"

Lamar Lease #335

Lake County Trust Company, not individually but solely as Trustee, under
trust agreement #5055

Legal Description:

Parcel 1: The South 300 feet of the West 1,110 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 33 North, Range 8 West of the 2nd principal Meridian, excepting therefrom the West 510 feet thereof, in Lake County, Indiana

Parcel 2: The North 200 feet of the South 500 feet of the West 1,374 feet of the Southwest $\frac{1}{4}$ of Section 19, Township 33 North, Range 8 West of the 2nd Principal Meridian, excepting therefrom the West 510 feet thereof, in Lake County, Indiana

Parcel 3: The South 300 feet of the East 1,374 feet of the Southwest $\frac{1}{4}$ of Section 19, Township 33 North, Range 8 West of the 2nd Principal Meridian, excepting therefrom the West 1,110 feet of the above described parcel of land, all in Lake County, Indiana.

Key/Dup. #02-03-0055-0040 & 02-03-0055-0041 & 02-03-0055-0042

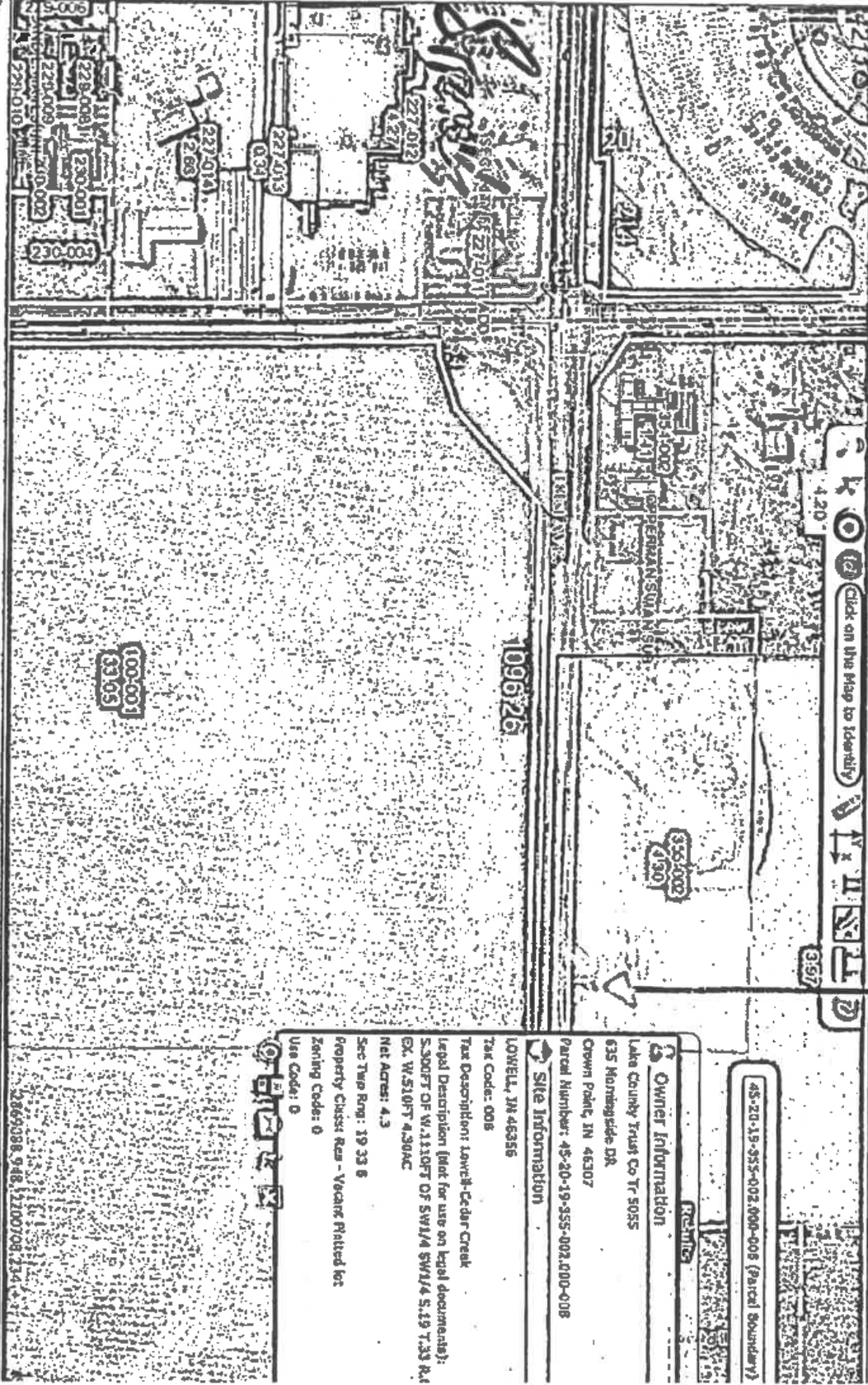
Cedar Creek Township, Lake County, Indiana.

BILLBOARD LEASE INFORMATION

ESQUIBIT "C"

PARCEL 258/2059 (LEASE 335)

Lake County IN Windows Internet Explorer
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 Lake County, IN
 Search Use Search
 Page Safety Tools



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 Lake County, IN
 Home Back Forward
 Lake County, IN
 Home Back Forward

Parcel
 45-20-19-355-002,000-008 (Parcel Boundary)
Owner Information
 Lake County Trust Co Tr 5055
 635 Morningstar DR
 Crown Point, IN 46307
 Parcel Number: 45-20-19-355-002,000-008

Site Information
 LOHRELL, JN 46356
 Tax Code: 008
 Tax Description: Larch-Cedar Creek
 Legal Description (Not for use on legal documents):
 S.300FT OF W.1510FT OF SW1/4 SW1/4 S.19 T.33 R.4
 EX. W.510FT 4.30AC
 Net Acres: 4.3
 Sec Trap Rng: 19 33 8
 Property Class: Res - Vacant Platted lot
 Zoning Code: 0
 Use Code: 0

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HOPE
COMMUNITY CHURCH
Rt 2 | Just East of Hwy 41 | Lowell

2 SERVICES
New & 10:00am
• Kid's Church
• Youth Group
• Adult Bible Study



LOWELL AND INDOT CONTACT INFO

LOWELL AND INDOT CONTACT INFO

CONTACT INFORMATION FOR LOWELL PLANNING OFFICIAL REGARDING ZONING/PLANNING QUESTIONS AND INDOT REPRESENTATIVE FOR DRIVEWAY/ACCESS INQUIRIES:

Richard Oman
Town of Lowell - Director of Planning & Development
Town Hall
501 East Main St.
P.O. Box 157
Lowell, IN 46356
roman@lowell.net
219-696-7794

Lauren Huffman
Program Director 1
Permit Manager
Indiana Department of Transportation
LaPorte District
lahuffman@indot.in.gov

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PHOTOS



WEST PART OF PROPERTY & NEW ROAD WEST OF PROPERTY

PHOTOS



NEW TACO BELL & A GAS STATION WEST OF PROPERTY



PHOTOS



**FRANSICAN PHYSICIANS NETWORK AND
NEW TRACTOR SUPPLY CO EAST OF PROPERTY**



NEW TRACTOR SUPPLY CO. A LITTLE EAST OF THE PROPERTY

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