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LAKE COUNTY
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MORRIS W. CARTER
RECORDER

Chicago Title Insurance Company

ASSIGNMENT OF GROUND LEASE

Document is

between

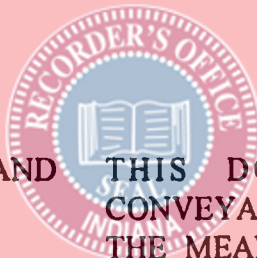
NOT OFFICIAL!

IRONSIDE ENERGY LLC, as Assignor
This Document is the property of
the Lake County Recorder!
and

WINSLOW HILL FUNDING, LIMITED PARTNERSHIP, as Assignee

dated as of August 18, 2000

STOP



THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Mark C. Zaander
Schiff Hardin & Waite
6600 Sears Tower
Chicago, IL 60606

THIS DOCUMENT IS NOT A
CONVEYANCE DOCUMENT WITHIN
THE MEANING OF, AND IS EXEMPT
FROM THE INDIANA REAL PROPERTY
SALES DISCLOSURE ACT UNDER, IC
SECTION 6-1.1-5.5-2(2), AS IT IS AN
ASSIGNMENT OF GROUND LEASE FOR
AN INITIAL TERM OF LESS THAN
NINETY (90) YEARS AND DOES NOT
EXTEND THE TERM, AND IS NOT A
SALE OR TRANSFER OF AN INTEREST
IN REAL ESTATE SUBJECT TO, AND NO
GROSS INCOME TAX IS DUE UNDER, IC
SECTION 6-2.1-8-5(a)

FILED

AUG 18 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

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ASSIGNMENT OF GROUND LEASE

This **ASSIGNMENT OF GROUND LEASE** (this "Assignment"), effective as of the 18th day of August, 2000, is made by and between **IRONSIDE ENERGY LLC**, an Indiana limited liability company having an address at 8407 Virginia Street, Merrillville, Indiana 46410 ("Assignor"), and **WINSLOW HILL FUNDING, LIMITED PARTNERSHIP**, a Delaware limited partnership having an address at ML Leasing Equipment Corp., World Financial Center, North Tower, 250 Vesey Street, New York, New York 10281 ("Assignee").

RECITALS

A. Assignor is the Ground Lessee under a certain unrecorded Ground Lease dated as of November 15, 1999 (the "Ground Lease"), between LTV Steel Company, Inc. ("Ground Lessor"), as ground lessor, and Assignor, as ground lessee, a Short Form and Memorandum of which Ground Lease ("Short Form Lease") was recorded on February 23, 2000 in the Lake County, Indiana Recorder's Office as Document No. 2000012249, all with respect to certain real property located in the City of East Chicago, Lake County, Indiana, which real property is more particularly described in Exhibit A hereto and to the Original Ground Lease, together with all rights, easements, licenses and appurtenances thereto described therein (collectively, the "Premises").

B. Immediately following the execution and delivery of the Ground Lease, Assignor and Ground Lessor entered into that certain LTV/Ironside Lease Agreement dated as of November 15, 1999, pursuant to which Assignor, as Lessor, agreed to sublease to Ground Lessor, as Lessee, the Premises and to lease the Facility to be constructed on the Premises by Assignor, as agent for Assignee ("Facility Lease") effective as of the Lease Commencement Date (as defined in the Facility Lease).

C. Assignor wishes to assign to Assignee, and Assignee wishes to assume, Assignor's interest as ground lessee under the Ground Lease, and immediately thereafter Assignor and Assignee intend to enter into a Lease Agreement (hereinafter defined) and Agreement for Lease (hereinafter defined) pursuant to which Assignee will sub-lease the Premises and lease the Facility to Assignor. However, by executing and delivering this Assignment, Assignor is not thereby assigning its interest as lessor under the Facility Lease to Assignee, as Assignor and Assignee expect and desire that the Facility Lease (i) will remain an agreement between Assignor and Ground Lessor, and (ii) will be subordinate to the interests created by the Lease Agreement and Agreement for Lease.

Accordingly, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. **Assignment of Ground Lease; Conveyance of Improvements.** (a) Subject to Paragraphs 4 and 5 hereof, Assignor does hereby transfer, assign and set over to Assignee all of Assignor's right, title and interest as ground lessee in and to the Ground Lease and the ground leasehold estate created thereby* free and clear of all liens, encumbrances and restrictions which

* including without limitation all easement and license rights created thereunder,

would materially and adversely affect the use of the Premises by Assignee or any person claiming under Assignee, other than as described in Exhibit B to the Ground Lease.

(b) Pursuant to an unrecorded Construction Agency Agreement dated as of November 15, 1999, as amended and restated as of February 29, 2000, and as further amended as of June 30, 2000, by and between Assignor and Assignee, Assignor, as agent for Assignee, has commenced construction on the Premises of certain buildings, structures, and other improvements and installing related fixtures (collectively, the "Improvements"), such Improvements being the same improvements and related fixtures identified as the "Facility" to be constructed under the Ground Lease. In connection with this assignment of the Ground Lease and to confirm Assignee's continuing ownership of the Improvements, Assignor hereby conveys to Assignee any and all right, title, and interest Assignor may have in the Improvements as of the date hereof or may have had at any time prior to the date hereof. A true, correct and complete copy of the Ground Lease has been delivered to Assignee contemporaneously herewith.

2. **Representations of Assignor.** Assignor hereby represents and warrants to Assignee that (a) the Ground Lease is in full force and effect and has not been modified, amended or changed in any manner, (b) there is no default by Assignor or by Ground Lessor nor any event which, with the giving of notice or passage of time or both, would constitute an event of default under the Ground Lease, (c) neither Assignor nor, to the best knowledge of Assignor, Ground Lessor has commenced any action or given or received any notice for the purpose of terminating the Ground Lease, (d) Assignor has no offsets, counterclaims or defenses to any obligations of Ground Lessor under the Ground Lease, (e) all rents, additional rents and other sums due and payable by Assignor under the Ground Lease with respect to periods prior to the date hereof have been paid and are paid in full, and (f) the making of this Assignment does not require the consent of the Ground Lessor.

3. **Assumption; Limited Liability of Assignee.** Assignee hereby expressly assumes and agrees, from and after the date hereof, to perform all of Assignor's obligations, if any, arising under the Ground Lease; provided, however, that (a) Assignor does not hereby assign and shall remain solely liable for, and Assignee does not assume, any obligation to indemnify Ground Lessor or any other party under the Ground Lease, and (b) Assignor does not hereby assign and shall remain solely liable for, and Assignee does not assume any of the obligations of Assignor as lessor under the Facility Lease, it being agreed and understood that the Facility Lease shall remain an agreement between Assignor and Ground Lessor whereby Assignor has agreed to sub-sublease to Ground Lessor the Premises to be subleased by Assignee to Assignor pursuant to the Lease Agreement, dated as of August 18, 2000, between Assignor and Assignee ("Lease Agreement"), and to sublease the Facility to be leased to Assignor pursuant to the Lease Agreement to Ground Lessor, the term of such sub-sublease and sublease to commence on the Lease Commencement Date. Notwithstanding the foregoing, in the event of termination or expiration of the Lease Agreement, whereby Assignee, or any of its affiliates, successors or assigns, retains or obtains title to and ownership of the Project (as defined in the Lease Agreement), then Assignor shall not be required to continue to indemnify Ground Lessor or any other party under the Ground Lease for claims which are solely attributable

to acts, events or circumstances occurring after such expiration or termination of the Lease Agreement.

4. **Non-Recourse.** Assignee's obligations under the Ground Lease are intended to and shall be the obligations of Assignee and of the corporation which is the general partner thereof only, and no recourse for the payment of any amount due under the Ground Lease or for any claim based thereon or otherwise in respect thereof shall be had against any limited partner of Assignee or any incorporator, shareholder, officer, director, or affiliate, as such, past, present or future, of the corporation which is the general partner or of any corporate limited partner or of any successor corporation to such corporate general partner or to any corporate limited partner of Assignee, or against any direct or indirect parent corporation of such corporate general partner or of any limited partner of Assignee or any other subsidiary or affiliate of any such direct or indirect parent corporation or any incorporator, shareholder, officer or director, as such, past, present or future, of any such parent or other subsidiary or affiliate, it being understood that Assignee and the general partner thereof are a limited partnership and a corporation, respectively, formed for the purpose of the transactions involved in and relating to Assignor's master lease program on the express understanding aforesaid. Nothing contained in this Paragraph 5 shall be construed to limit the exercise or enforcement, in accordance with the terms of this Assignment, of rights and remedies against the limited partnership or the corporate general partner of Assignee or the assets of the limited partnership or the corporate general partner of Assignee.

5. **Indemnification Provisions.** Assignor shall indemnify, protect, defend and hold harmless Assignee and the other Indemnified Persons identified in Section 11 of the Lease Agreement and Section 12 of the Agreement for Lease from and against any and all liabilities (including, without limitation, strict liability in tort), taxes, losses, obligations, claims, damages, penalties, causes of action, suits, costs and expenses (including, without limitation, attorneys', experts', consultants' and accountants' fees and expenses) or judgments of any nature arising out of this Assignment to the extent provided in said Sections 11 and 12, respectively, and subject to the terms and provisions of such Sections 11 and 12. The indemnities contained in this Paragraph 5 shall survive and not be affected by any termination or expiration of this Assignment, the Lease Agreement or Agreement for Lease.

6. **Further Assurances.** Assignor and Assignee hereby agree to execute such further documents or instruments as the other may reasonably request to carry out or give effect to this Assignment.

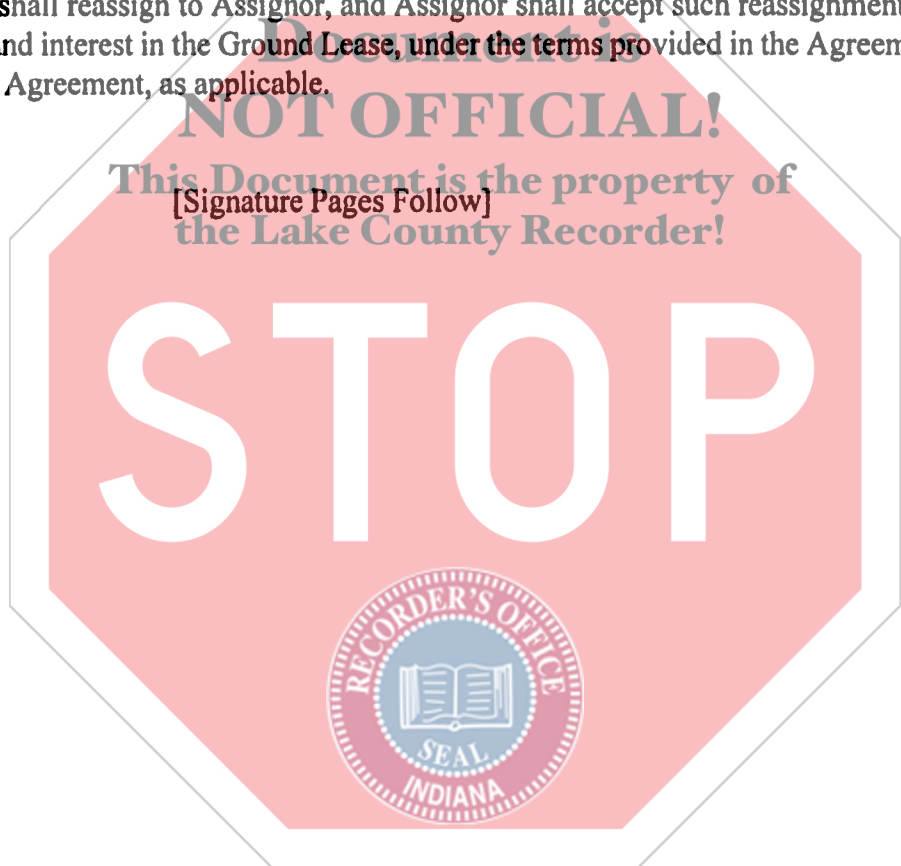
7. **Successors; Assigns.** This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

8. **Governing Law.** This Assignment shall be governed by the laws of the State of Indiana.

9. **Counterparts.** This Assignment may be executed in counterparts, each of which shall constitute an original although not fully executed, but all of which, when taken together, shall constitute but one agreement.

10. **Capitalized Terms.** All capitalized terms used but not defined in this Assignment shall have the meanings ascribed to them in the Ground Lease.

11. **Reassignment.** In the event Assignor purchases the Project (or arranges for the purchase of the Project by a third party) pursuant to the terms of the Agreement for Lease, dated as of August 18, 2000, between Assignor and Assignee ("Agreement for Lease"), or the Lease Agreement, Assignee shall reassign to Assignor, and Assignor shall accept such reassignment of, Assignor's right, title and interest in the Ground Lease, under the terms provided in the Agreement for Lease or the Lease Agreement, as applicable.



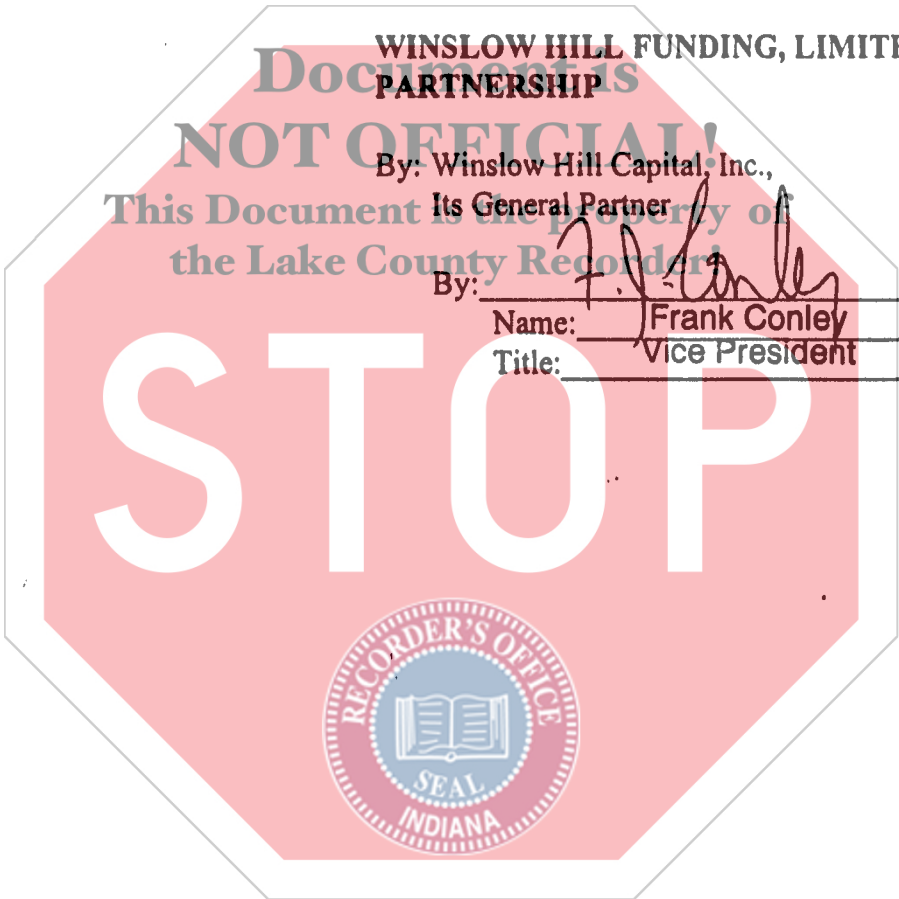
IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed as of the day and year first above written.

IRONSIDE ENERGY, LLC

By: [Signature]
Name: V. MICHAEL ALVERSON
Title: VICE PRESIDENT

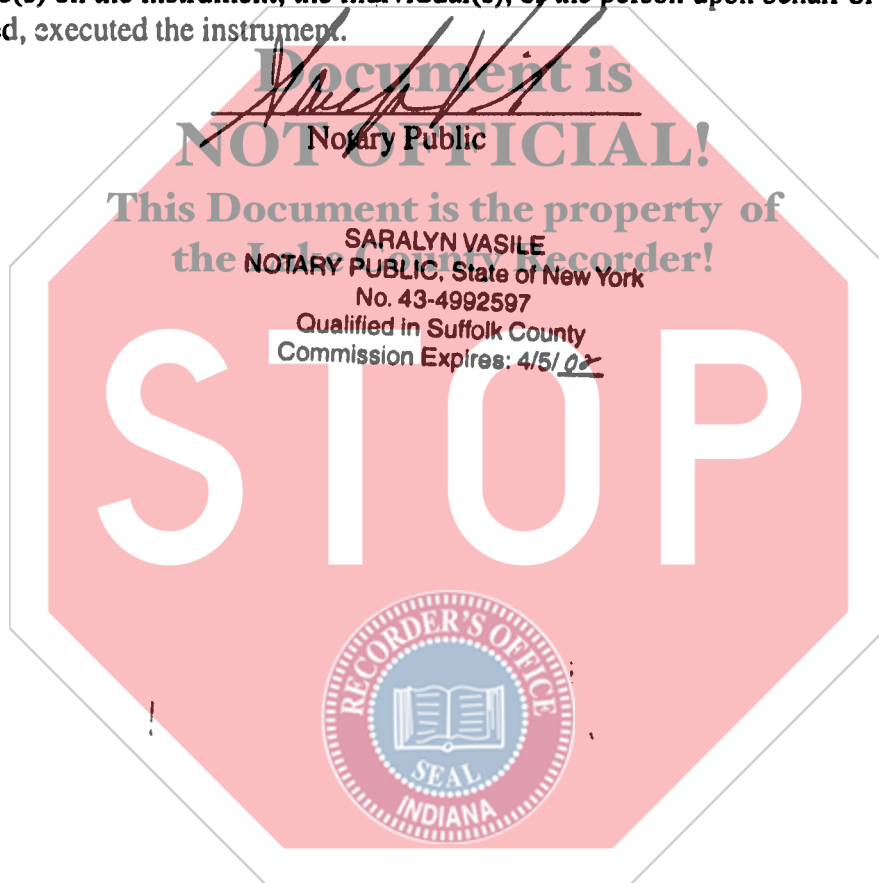
WINSLOW HILL FUNDING, LIMITED
PARTNERSHIP

By: Winslow Hill Capital, Inc.,
Its General Partner
By: [Signature]
Name: Frank Conley
Title: Vice President



State of New York)
) ss.
County of New York)

On the 18th day of August, in the year 2000, before me, the undersigned, personally appeared FRANK CONLEY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



State of New York)
) ss.
County of New York)

On the 18th day of August, in the year 2000, before me, the undersigned, personally appeared V. MICHAEL ALEXANDER personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

PARCEL "A"

A part of Fractional Sections (15) and (16) all in Township (37) North, Range (9) West, Second Principal Meridian, Lake County, Indiana more particularly described as follows:

Commencing at Point "L" said point being located 200.00 feet northwesterly at right angles from the approximate centerline of the Indiana Harbor Canal (Book 44, Page 472-475, Lake County, Indiana) and on the northeastern right of way line of the Elgin, Joliet and Eastern Railway Company (said point referenced in Parcel Three (3), Item Three (3), Group Six (6) of the First Mortgage to the Bankers Trust Company from Youngstown Sheet and Tube Company, recorded in Volume 308 of Mortgages, Page 1, Office of the Recorder, Lake County, Indiana); thence North $46^{\circ}55'58''$ West (this and all subsequent bearings are based upon Indiana State Plane Coordinates, West Zone, NAD 27, 2nd Principal Meridian) along the northeastern right of way line of said Elgin, Joliet and Eastern Railway Company, a distance of 739.92 feet; thence North $43^{\circ}04'02''$ East, at right angles to said northeastern right of way, a distance of 538.15 feet to the Point of Beginning of this description; thence along the following (8) bearings and distances; (1) North $46^{\circ}05'24''$ East, 257.00 feet (2) South $43^{\circ}54'36''$ East, 16.00 feet (3) North $46^{\circ}05'24''$ East, 74.00 feet (4) South $43^{\circ}54'36''$ East, 30.00 feet (5) South $20^{\circ}02'54''$ West, 82.00 feet (6) South $46^{\circ}05'24''$ West, 187.00 feet (7) South $59^{\circ}40'47''$ West, 72.35 feet (8) North $43^{\circ}54'36''$ West, 65.00 feet to the point of beginning and containing 0.552 acres, more or less.

PARCEL "B"

Commencing at Point "L", said point being located 200.00 feet northwesterly at right angles from the approximate centerline of the Indiana Harbor Canal (Book 44, Page 472-475, Lake County, Indiana) and on the northeastern right of way line of the Elgin, Joliet and Eastern Railway Company (said point referenced in Parcel Three (3), Item Three (3), Group Six (6) of the First Mortgage to the Bankers Trust Company from Youngstown Sheet and Tube Company, recorded in Volume 308 of Mortgages, Page 1, Office of the Recorder, Lake County, Indiana); thence North $46^{\circ}55'58''$ West (this and all subsequent bearings are based upon Indiana State Plane Coordinates, West Zone, NAD 27, 2nd Principal Meridian) along the northeastern right of way line of said Elgin, Joliet and Eastern Railway Company, a distance of 621.43 feet; thence North $43^{\circ}04'02''$ East, at right angles to said northeastern right of way, a distance of 658.07 feet to the Point of Beginning of this description; thence along the following (7) bearings and distances; (1) North $46^{\circ}05'24''$ East, 131.00 feet (2) North $23^{\circ}41'25''$ East, 80.00 feet (3) North $46^{\circ}05'24''$ East, 149.00 feet (4) South $43^{\circ}54'36''$ East, 88.00 feet (5) South $46^{\circ}05'24''$ West, 307.00 feet (6) South $50^{\circ}22'12''$ West, 47.10 feet (7) North $43^{\circ}54'36''$ West, 54.00 feet to the point of beginning and containing 0.596 acres, more or less.

Easement Parcels

EAST BRIDGE ROAD

A 30.00 foot wide easement for access being part of Fractional Sections (15) and (16) both in Township (37) North, Range (9) West, Second Principal Meridian, Lake County, Indiana more particularly described as follows:

Commencing at Point "L", said point being located 200.00 feet northwesterly at right angles from the approximate centerline of the Indiana Harbor Canal (Book 44, Page 472-475, Lake County, Indiana) and on the northeastern right of way line of the Elgin, Joliet and Eastern Railway Company (said point referenced in Parcel Three (3), Item Three (3), Group Six (6) of the First Mortgage to the Bankers Trust Company from Youngstown Sheet and Tube Company, recorded in Volume 308 of Mortgages, Page 1, Office of the Recorder, Lake County, Indiana); thence North $46^{\circ}55'58''$ West (this and all subsequent bearings are based upon Indiana State Plane Coordinates, West Zone, NAD 27, 2nd Principal Meridian) along the northeastern right of way line of said Elgin, Joliet and Eastern Railway Company, a distance of 621.43 feet; thence North $43^{\circ}04'02''$ East, at right angles to said northeastern right of way, a distance of 658.07 feet to the westerly corner of lease parcel "B" for the cogeneration facility; thence North $46^{\circ}05'24''$ East along the northwesterly line of said parcel "B" a distance of 74.00 feet; thence North $43^{\circ}54'36''$ West a distance of 15.00 feet to the Point of Beginning of this description, which describes the centerline of said 30.00 foot wide easement; thence South $46^{\circ}05'24''$ West a distance of 131.46 feet along the approximate centerline of a road; thence South $59^{\circ}40'47''$ West a distance of 81.51 feet, along the approximate centerline of said road also being along the north side of the blast furnace (BF) maintenance office; thence North $72^{\circ}38'46''$ West a distance of 42.14 feet along the approximate centerline of said road and the north side of the blast furnace (BF) maintenance office; thence North $30^{\circ}26'30''$ West a distance of 124.74 feet along the northeast side of the BF utilities operations building to the point of beginning of a tangent curve to the left having a radius of 153.61 feet, a central angle of $75^{\circ}59'37''$ and a long chord bearing North $68^{\circ}26'19''$ West a distance of 189.13 feet; thence Northwesterly along said curve a length of 203.74 feet along said roadway and along the northeast side of the BF welfare building to the point of tangency; thence South $73^{\circ}33'53''$ West a distance of 103.44 feet along said roadway and along the northwest side of the flat rolled chemical lab and the east side of the Main Office Building to the point of curvature of a tangent curve to the right, having a radius of 127.56 feet, a central angle of $91^{\circ}05'07''$ and a long chord bearing North $60^{\circ}53'34''$ West a distance of 182.10 feet; thence Northerly and Northwesterly along said curve a length of 202.79 feet along said roadway and the east side of the Main Office Building to the point of tangency; thence North $15^{\circ}21'00''$ West a distance of 28.66 feet along said roadway and the east side of the Main Office Building to the end of the east approach of the east bridge; thence North $74^{\circ}50'12''$ West a distance of 493.17 feet along the approximate centerline of the east bridge approach; thence South $85^{\circ}51'55''$ West a distance of 166.43 feet along the approximate centerline of said east bridge; thence South $66^{\circ}33'48''$ West a distance of 221.25 feet along the approximate centerline of said east bridge; thence South $50^{\circ}06'38''$

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West a distance of 87.32 feet along the approximate centerline of said east bridge; thence South $45^{\circ}56'49''$ West a distance of 861.98 feet along the approximate centerline of the east bridge to the approximate location to the guard house and to a point on the North Right of Way Line of Riley Road, said point being the terminus of said centerline description. The sidelines of said 30.00 foot easement are extended and /or shortened as to meet at angle points on said North Right of Way line of Riley Road.

WEST BRIDGE ROAD

A 30.00 foot wide easement for access being part of Fractional Sections (9), (10), (15) and (16) all in Township (37) North, Range (9) West, Second Principal Meridian, Lake County, Indiana more particularly described as follows:

Commencing at Point "L", said point being located 200.00 feet northwesterly at right angles from the approximate centerline of the Indiana Harbor Canal (Book 44, Page 472-475, Lake County, Indiana) and on the northeastern right of way line of the Elgin, Joliet and Eastern Railway Company (said point referenced in Parcel Three (3), Item Three (3), Group Six (6) of the First Mortgage to the Bankers Trust Company from Youngstown Sheet and Tube Company, recorded in Volume 308 of Mortgages, Page 1, Office of the Recorder, Lake County, Indiana); thence North $46^{\circ}55'58''$ West (this and all subsequent bearings are based upon Indiana State Plane Coordinates, West Zone, NAD 27, 2nd Principal Meridian) along the northeastern right of way line of said Elgin, Joliet and Eastern Railway Company, a distance of 621.43 feet; thence North $43^{\circ}04'02''$ East, at right angles to said northeastern right of way, a distance of 658.07 feet to the westerly corner of lease parcel "B" for the cogeneration facility; thence North $46^{\circ}05'24''$ East along the northwesterly line of said parcel "B" a distance of 74.00 feet; thence North $43^{\circ}54'36''$ West a distance of 15.00 feet to the Point of Beginning of this description, which describes the centerline of said 30.00 foot wide easement; thence South $46^{\circ}05'24''$ West a distance of 131.46 feet; along the approximate centerline of a road; thence South $59^{\circ}40'47''$ West a distance of 81.51 feet, along the approximate centerline of said road also being along the north side of the blast furnace (BF) maintenance office; thence North $72^{\circ}38'46''$ West a distance of 42.14 feet along the approximate centerline of said road and the north side of the blast furnace (BF) maintenance office; thence North $30^{\circ}26'30''$ West a distance of 124.74 feet along the northeast side of the BF utilities operations building to the point of beginning of a tangent curve to the left having a radius of 153.61 feet, a central angle of $75^{\circ}59'37''$ and a long chord bearing North $68^{\circ}26'19''$ West a distance of 189.13 feet; thence Northwesterly along said curve a length of 203.74 feet along said roadway and along the northeast side of the BF welfare building to the point of tangency; thence South $73^{\circ}33'53''$ West a distance of 103.44 feet along said roadway and along the northwest side of the flat rolled chemical lab and the east side of the Main Office Building to the point of curvature of a tangent curve to the right, having a radius of 127.56 feet, a central angle of $91^{\circ}05'07''$ and a long chord bearing North $60^{\circ}53'34''$ West a distance of 182.10 feet; thence Northerly and Northwesterly along said curve a length of 202.79 feet along said roadway and the east side of the Main Office Building to the point of tangency; thence North $45^{\circ}21'35''$ East a distance of 212.58 feet along said roadway and the east side of the iron foundry, to the point of curvature of a

tangent curve to the left, having a radius of 197.00 feet, a central angle of $53^{\circ}49'35''$ and a long chord bearing North $18^{\circ}26'48''$ East a distance of 178.34 feet; thence Northeasterly along said curve, also being along the north side of the machine shops, a length of 185.07 feet to the point of tangency; thence North $08^{\circ}28'00''$ West a distance of 64.89 feet along the north side of the central shops to the point of curvature of a tangent curve to the right, having a radius of 446.73 feet, a central angle of $25^{\circ}14'08''$ and a long chord bearing North $04^{\circ}09'04''$ East a distance of 195.17 feet; thence Northerly along said curve, also being along the north side of the central shops a length of 196.76 feet to the point of tangency; thence North $16^{\circ}46'08''$ East a distance of 115.41 feet along the north side of the central shops to the point of curvature of a tangent curve to the right having a radius of 341.49 feet, a central angle of $32^{\circ}38'36''$ and a long chord bearing North $33^{\circ}05'26''$ East a distance of 191.94 feet; thence Northeasterly along said curve, also being along the north side of the central shops, a length of 194.56 feet to the point of tangency; thence North $49^{\circ}24'44''$ East a distance of 819.13 feet along the north side of the fabrication shop; thence North $57^{\circ}46'16''$ East a distance of 163.13 feet along the north side of the fabrication shop; thence North $46^{\circ}34'28''$ East a distance of 519.18 feet along the north side of said fabrication shop to the point of curvature of a tangent curve to the left having a radius of 383.04 feet, a central angle of $42^{\circ}46'15''$ and a long chord bearing North $25^{\circ}11'20''$ East a distance of 279.34 feet; thence Northeasterly along said curve, also along the north side of said fabrication shop, a length of 285.94 feet to the point of tangency; thence North $03^{\circ}48'13''$ East a distance of 61.80 feet along said north side of the fabrication shops to the point of curvature of a tangent curve to the left, having a radius of 186.80 feet, a central angle of $77^{\circ}40'43''$ and a long chord bearing North $35^{\circ}02'09''$ West a distance of 233.67 feet; thence Northwesterly along said curve a length of 252.58 feet to the point of tangency; thence North $73^{\circ}52'30''$ West a distance of 901.36 feet along the south side of the steel producing facility; thence North $57^{\circ}23'47''$ West a distance of 397.38 feet along the south side of said steel producing facility to the point of curvature of a tangent curve to the right having a radius of 232.43 feet, a central angle of $46^{\circ}33'31''$ and a long chord bearing North $34^{\circ}07'01''$ West a distance of 183.72 feet; thence Northwesterly along said curve, also along the south side of said steel producing facility, a length of 188.87 feet to the point of tangency; thence North $10^{\circ}50'16''$ West a distance of 252.06 feet along the west side of the steel producing facility to the point of curvature of a tangent curve to the left having a radius of 297.87 feet, a central angle of $37^{\circ}06'56''$ and a long chord bearing North $29^{\circ}23'43''$ West a distance of 189.60 feet; thence Northwesterly along said curve, also being along the west side of said steel producing facility, a length of 192.96 feet to the point of tangency; thence North $47^{\circ}57'11''$ West a distance of 156.86 feet along the west side of said steel producing facility to the point of curvature of a tangent curve to the left having a radius of 400.06 feet, a central angle of $28^{\circ}04'07''$ and a long chord bearing North $61^{\circ}59'15''$ West a distance of 194.03 feet; thence Northwesterly along said curve, also being along the northeast side of the No. 2 pump house, a length of 195.98 feet to the point of tangency; thence North $76^{\circ}01'18''$ West a distance of 380.22 feet along the north side of the steel plant paint shop; thence North $73^{\circ}39'25''$ West a distance of 1214.16 feet, along the north side of the No. 9 lift station to the point of curvature of a tangent curve to the right, having a radius of 1142.79 feet, a central angle of $24^{\circ}40'46''$ and a long chord bearing North $61^{\circ}19'02''$ West a distance of 488.45 feet; thence Northwesterly along said curve, also being along the north side of the contractor badge reading station — steel plant, a length of 492.25 feet to the point of tangency; thence North $48^{\circ}58'38''$ West a distance of 303.22 feet to the southeast approach of the west bridge and the point of curvature of

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a tangent curve to the left, having a radius of 127.85 feet, a central angle $95^{\circ}11'44''$ and a long chord bearing South $83^{\circ}25'30''$ West a distance of 188.81 feet; thence Westerly along said curve and the west side of the steel producing annex and the approximate centerline of the west bridge, a length of 212.42 feet to the point of tangency; thence South $35^{\circ}49'38''$ West a distance of 932.64 feet along the west side of the steel producing annex to the point of curvature of a tangent curve to the left having a radius of 609.96 feet, a central angle of $66^{\circ}30'43''$, and a long chord bearing South $02^{\circ}34'16''$ West a distance of 668.98 feet; thence Southerly along said curve and the approximate centerline of the west bridge a length of 708.08 feet to the point of tangency; thence South $30^{\circ}41'06''$ East a distance of 1017.47 feet along the approximate centerline of said west bridge to the point of curvature of a tangent curve to the right having a radius of 595.61 feet, a central angle of $74^{\circ}08'37''$ and a long chord bearing South $06^{\circ}23'13''$ West a distance of 718.09 feet; thence Southerly along said curve and along the approximate centerline of said west bridge a length of 770.76 feet to the point of tangency; thence South $43^{\circ}27'32''$ West a distance of 2363.18 feet along the approximate centerline of said west bridge; thence South $60^{\circ}17'02''$ West a distance of 162.89 feet to a point on the East Right of Way Line of Dickey Place, said point being the terminus of said centerline description. The sidelines of said 30.00 foot easement are extended and/or shortened as to meet at angle points on said East Right of Way Line of Dickey Place.

This Document is the property of
the Lake County Recorder!

PARCEL CONNECTION EASEMENT AREA:

Commencing at Point "L", said point being located 200.00 feet northwesterly at right angles from the approximate centerline of the Indiana Harbor canal (Book 44, Page 472-475, Lake County, Indiana) and on the northeastern right of way line of the Elgin, Joliet and Eastern Railway Company (said point referenced in Parcel Three (3), Item Three (3), Group Six (6) of the First Mortgage to the Bankers Trust Company from Youngstown Sheet and Tube Company, recorded in Volume 308 of Mortgages, Page 1, Office of the Recorder, Lake County, Indiana); thence North $46^{\circ}55'58''$ West (this and all subsequent bearings are based upon Indiana State Plane Coordinates, West Zone, NAD 27, 2nd Principal Meridian) along the northeastern right of way line of said Elgin, Joliet and Eastern Railway Company, a distance of 621.43 feet; thence North $43^{\circ}04'02''$ East, at right angles to said northeastern right of way, a distance of 658.07 feet to the westerly corner of Parcel "B"; thence North $46^{\circ}05'24''$ East along the northwesterly line of Parcel "B", 74.00 feet to the Point of Beginning of this description; thence North $43^{\circ}54'36''$ West, 30.00 feet to the northeasterly line of Parcel "A"; thence North $46^{\circ}05'24''$ East, along said line, 57.33 feet; thence North $20^{\circ}02'54''$ East, along the easterly line of Parcel "A", 28.33 feet; thence South $66^{\circ}18'35''$ East, 29.41 feet to the westerly line of Parcel "B"; thence South $23^{\circ}41'25''$ West, along said line, 40.00 feet; thence South $46^{\circ}05'24''$ West 57.00 feet to the Point of Beginning and containing 0.062 acres more or less.

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