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MORRIS W. CARTER  
RECORDER

**NONEXCLUSIVE SANITARY LINE EASEMENT AGREEMENT**

THIS NONEXCLUSIVE SANITARY LINE EASEMENT AGREEMENT is made this 6<sup>th</sup> day of October, 2003, by and between **MEIJER STORES LIMITED PARTNERSHIP**, a Michigan limited partnership, 2929 Walker Avenue, N.W., Grand Rapids, Michigan 49544, Attention: Real Estate Department, hereinafter referred to as "Meijer", and **BROWNSTONE DEVELOPMENT 30, LLC**, an Indiana limited liability company whose address is 18 W. 140 Butterfield Road, One Lincoln Centre 15<sup>th</sup> Floor, Oakbrook Terrace, Illinois 60181, hereinafter referred to as "Developer". Meijer and Developer are together hereinafter referred to as the "Parties".

**RECITALS**

A. Meijer is the fee simple owner of a parcel of land located south and west of the intersection of Merrillville Road and Lincoln Highway (U.S. 30) in the Town of Merrillville, Lake County, Indiana, containing approximately twenty-five (25) acres, hereinafter referred to as the "Meijer Parcel".

B. Concurrently with this grant of easement, Developer is purchasing from Meijer a 1.239 acre parcel of land, hereinafter referred to as the "Developer Parcel". The Developer Parcel is legally described on Exhibit A attached hereto.

C. The Meijer Parcel and the Developer Parcel adjoin one another: the Developer Parcel is bordered on its western and southern boundary lines by the Meijer Parcel.

D. As part of the development of the Developer Parcel, Developer desires to tap into an existing sanitary sewer line (the "Sanitary Line") which taps into the existing sanitary lines and related facilities located on the Meijer Parcel (the "Sanitary Sewer System"), which system is operated and maintained in accordance with the terms of Nonexclusive Sanitary Sewer Line Easement dated July 3, 1997, granted to Independence Hill Conservancy District and recorded as Document Number 9704448 - Lake County, Indiana, Records (the "Independence Hill Easement"). The approximate location of the Sanitary Line is depicted on Exhibit B attached hereto.

E. Meijer has agreed to grant Developer a non-exclusive easement over, under and across that portion of the Meijer Parcel legally described on **Exhibit B** and located approximately as shown as **Exhibit C** attached hereto (hereinafter referred to as the "Easement Area"), in order to permit Developer to tap into and use and maintain the Sanitary Line.

F. The prior deed reference for the property that is encumbered by this easement is: Document No. 2000-076582 of the Lake County, Indiana Recorder's Office.

**NOW, THEREFORE**, in consideration of the foregoing Recitals, the execution of this Easement Agreement by the Parties hereto, the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, it is agreed as follows:

1. Grant of Easement. Subject to Developer obtaining all necessary approvals from the applicable authorities for the use and operation of the Sanitary Line, Meijer hereby grants to Developer (for the benefit of the Developer Parcel), a perpetual, nonexclusive easement across and under the Easement Area, for the sole purpose of permitting the use and operation of the Sanitary Line.

**HOLD FOR MERIDIAN TITLE CORP**

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2. Encumbrances. The easement herein granted to Developer is made subject to all covenants, conditions, restrictions, encumbrances, and easements of record. Developer acknowledges that Meijer may grant other easements and encumbrances over and across the Easement Area that do not interfere with Developer's use of the Easement Area in accordance with this Easement Agreement.

3. Reservation of Rights.

(a) Meijer's Reservation. Meijer hereby reserves for itself, its successors and assigns, the right to use the Easement Area for any purpose which is not inconsistent with Developer's use of the Easement Area for utility service, including, but not limited to, the right to use the Easement Area for landscaping, construction of driveways, parking lots and the installation of underground utilities.

(b) Relocation of Easement Area. Meijer hereby reserves for itself, and its successors and assigns, the right to relocate the Easement Area, provided there is no interruption of utility service to the Developer Parcel and further provided that all work associated with such relocation shall be completed at Meijer's sole cost. Meijer agrees to coordinate any such relocation with Developer so as to minimize any interference with the operations on the Developer Parcel. In the event of any such relocation, Meijer may unilaterally amend this Easement Agreement to describe the new location of the relocated Sanitary Line if necessary.

4. Modifications. Developer shall be responsible for the construction of any improvements /modifications to the Sanitary Sewer System and related facilities required by the applicable authorities arising out of the development of the Developer Parcel, subject to Meijer's review and approval of all plans and specifications associated with such work. Any such construction shall be completed by Developer in connection with its development of the Developer Parcel and shall be completed in accordance with the terms of a temporary license agreement entered into by the parties. Such construction (including the preparation of plans and calculations) shall be performed at the sole cost and expense of Developer, and Meijer shall not be obligated to pay for any of such work. Developer shall not begin construction of, or subsequently modify the construction plans until such time as Meijer is provided with, and approves in writing, all such engineering drawings, plans, specifications and other information as Meijer may reasonably require. Meijer shall not unreasonably delay or withhold its approval of such plans, drawings and specifications.

5. Maintenance; Manner of Work. With the exception of Developers obligations under Paragraphs 4 above, Meijer shall maintain Sanitary Sewer System in conformity with all governmental regulations. Developer agrees to maintain the Sanitary Line, in conformity with all governmental regulations.

6. Developer's Insurance Requirements. At all times during the term of this Easement Agreement, Developer shall purchase and maintain (i) Commercial General Liability including premises/operations, products/completed operations, blanket contractual liability, fire and explosion liability, explosion/collapse and underground hazard coverage, broad form property damage, independent contractors and personal/advertising injury coverage in an amount not less than One Million Dollars (\$1,000,000) per occurrence; such policy shall include contractual liability and completed operations coverage; such policy shall be an occurrence policy and not a claims-made policy. Meijer, Meijer, Inc., Meijer Distribution, Inc., Meijer Stores Limited Partnership and their parent, subsidiary and affiliated companies must be named as an additional insured on ISO form CG2026 or a comparable additional insured endorsement acceptable to Meijer, at no cost to Meijer. The additional insured endorsement shall extend coverage to the contractual liability and completed operations coverage. (ii) Automobile Liability including contractual liability coverage for all owned, hired and non-owned vehicles. (iii) Workers' Compensation coverage for its employees or contractors with statutory limits; such policy shall include an Alternate Employer endorsement and Employers' Liability coverage with limits of Five Hundred Thousand Dollars (\$500,000.00). Evidence of all insurance required shall be promptly sent to the Risk Management Department, P.O. Box 3280, Grand Rapids, Michigan 49501-3280. Insurance policies shall afford primary coverage and contain a provision that the coverages afforded shall not be modified or canceled until at least ten (10) days prior written notice has been given to the Meijer Risk Management Department. All required insurance policies shall be underwritten by an insurance carrier with an A.M. Best rating

of an A- or better. Compliance by Developer with the requirements in this Paragraph 6 (Developer's Insurance Requirements) as to carrying insurance and furnishing proof thereof to Meijer shall not relieve Developer of its indemnity obligations under Paragraph 8 (Indemnification). Indemnity obligations in this Easement Agreement shall not be negated or reduced by virtue of any insurance carrier's (i) denial of insurance coverage for the occurrence or event which is the subject matter of the claim; or (ii) refusal to defend any named insured. Failure to comply with all insurance requirements shall be deemed a material breach of this Easement Agreement. However, failure to provide evidence of existing insurance shall constitute a material breach only if Developer fails to provide such evidence within ten (10) days after written notice from Meijer that Developer has failed to provide the evidence of existing insurance.

7. Insurance Requirements for Developer's Contractors and Subcontractors.

Prior to commencing any work within the Easement Area, Developer shall cause its contractor(s) and subcontractor(s) to procure and keep in effect, during the course of their work in, on or about the Meijer's Parcel and the Easement Area, the following insurance coverages:

(a) Commercial General Liability including premises/operations, products/completed operations, blanket contractual liability, fire and explosion liability, explosion/collapse and underground hazard coverage, broad form property damage, independent contractors and personal/advertising injury coverage in an amount not less than One Million Dollars (\$1,000,000) per occurrence; such policy shall be an occurrence policy and not a claims-made policy. Meijer, Inc., Meijer Distribution, Inc., Meijer Stores Limited Partnership and their parent, subsidiary and affiliated companies must be named as an additional insured on ISO form CG2026, or comparable additional insured endorsement acceptable to Meijer, at no cost to Meijer.

(b) Automobile Liability including contractual liability coverage for all owned, hired and non-owned vehicles with a combined single limit not less than One Million Dollars single limit.

(c) Workers' Compensation coverage for its employees or contractors with statutory limits; such policy shall include an Alternate Employer endorsement and Employers' Liability coverage with limits of Five Hundred Thousand Dollars (\$500,000.00).

Evidence of all insurance required shall be promptly sent to the Risk Management Department, P.O. Box 3280, Grand Rapids, MI 49501-3280. Insurance policies shall afford primary coverage and contain a provision that coverages afforded shall not be modified or canceled until at least ten (10) days prior written notice has been given to the Meijer Risk Management Department; All required insurance policies shall be underwritten by an insurance carrier with an A.M. Best rating of an A- or better.

Notwithstanding anything to the contrary in the foregoing, Meijer shall not be responsible for verifying compliance by any contractor and/or subcontractor with the foregoing insurance requirements. Rather, it shall be Developer's sole responsibility to monitor compliance by any of its contractors and/or subcontractors with the foregoing insurance requirements. However, failure to provide evidence of existing insurance shall constitute a material breach only if Developer fails to provide such evidence within ten (10) days after written notice from Meijer that Developer has failed to provide the evidence of existing insurance.

8. Indemnification.

Developer agrees to defend, indemnify and save harmless Meijer, Meijer Inc., Meijer Distribution, Inc., Meijer Stores Limited Partnership, their parent, subsidiary and affiliated entities and their respective officers, directors, shareholders, partners, agents and employees (hereafter collectively "Related Parties"), from and against any and all liability or claim thereof (including but not limited to reasonable actual attorney fees and costs) whether for injury to persons, including death, or damage to property, which may be imposed upon, incurred by or asserted against Meijer or its Related Parties: (i) allegedly or actually arising in connection with or as a direct or indirect result of any activity by Developer, its employees, agents, contractors, subcontractors, lessees, invitees, or licensees in, on, or about the Easement Area, including use of the Easement Area; (ii) arising out of any default by Developer under this Easement Agreement; or (iii) arising out of any negligent act or omission to act by Developer, its agents, employees, contractors or subcontractors. The foregoing indemnity from Developer shall include claims alleging or involving joint or comparative negligence, but shall not extend to liability directly resulting only from the sole negligence of Meijer or its Related Parties.



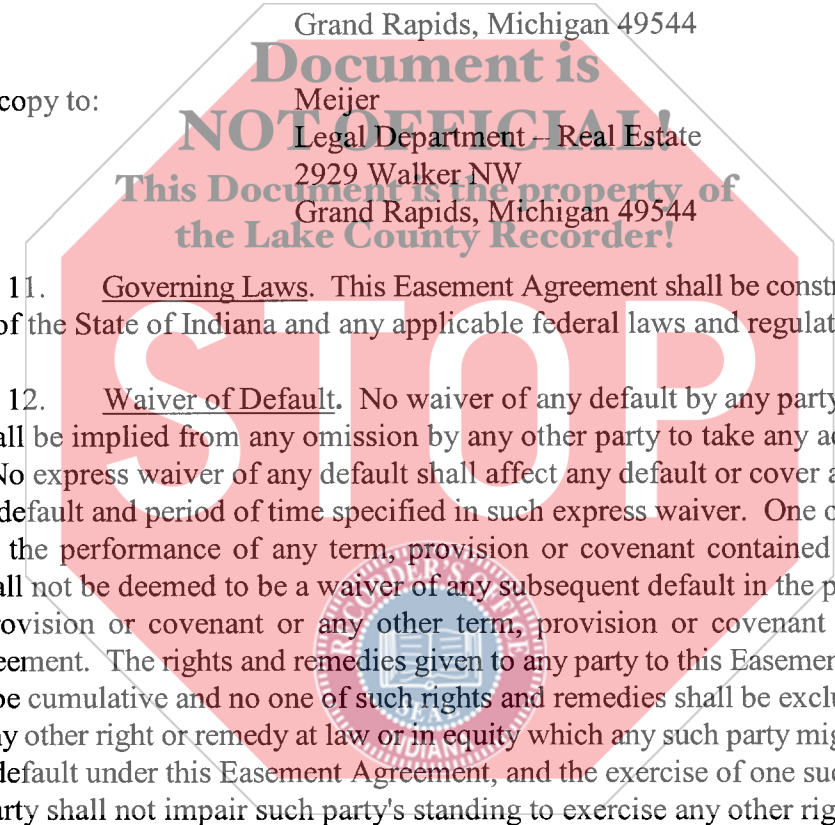
9. Covenants Running with the Land. The easement herein granted and the agreements herein contained shall be easements and covenants running with the land and shall inure to the benefit of, and be binding upon, the Parties hereto and their respective successors and assigns.

10. Notices. Notices permitted or required hereunder shall be in writing and shall be delivered or sent by certified mail or overnight delivery by a reputable national carrier to the addresses provided below, (except however, insurance certificates are to be mailed as provided in Paragraphs 7 and 8 above) provided that any party may change such address by written notice to the other party:

If to Developer                      Brownstone Development 30, LLC  
18 W. 140 Butterfield Road  
One Lincoln Centre, 15<sup>th</sup> Floor  
Oakbrook Terrace, Illinois 60181  
Attention: James. W. Calvo

If to Meijer                              Meijer  
Real Estate Department  
2929 Walker NW  
Grand Rapids, Michigan 49544

with a copy to:                      Meijer  
Legal Department -- Real Estate  
2929 Walker NW  
Grand Rapids, Michigan 49544



11. Governing Laws. This Easement Agreement shall be construed in accordance with the laws of the State of Indiana and any applicable federal laws and regulations.

12. Waiver of Default. No waiver of any default by any party to this Easement Agreement shall be implied from any omission by any other party to take any action in respect of such default. No express waiver of any default shall affect any default or cover any period of time other than the default and period of time specified in such express waiver. One or more waivers of any default in the performance of any term, provision or covenant contained in this Easement Agreement shall not be deemed to be a waiver of any subsequent default in the performance of the same term, provision or covenant or any other term, provision or covenant contained in this Easement Agreement. The rights and remedies given to any party to this Easement Agreement shall be deemed to be cumulative and no one of such rights and remedies shall be exclusive of any of the others, or of any other right or remedy at law or in equity which any such party might otherwise have by virtue of a default under this Easement Agreement, and the exercise of one such right or remedy by any such party shall not impair such party's standing to exercise any other right or remedy

13. Exhibits. All exhibits referred to herein and attached hereto shall be deemed part of this Agreement.



STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF DePage     )

The foregoing Nonexclusive Sanitary Line Easement Agreement was acknowledged before me this 6<sup>th</sup> day of October, 2003, by Jamal W. Calvo, the MBK of Brownstone Development 30, LLC, an Indiana limited liability company, for and on behalf of said company.

Lisa Davidson

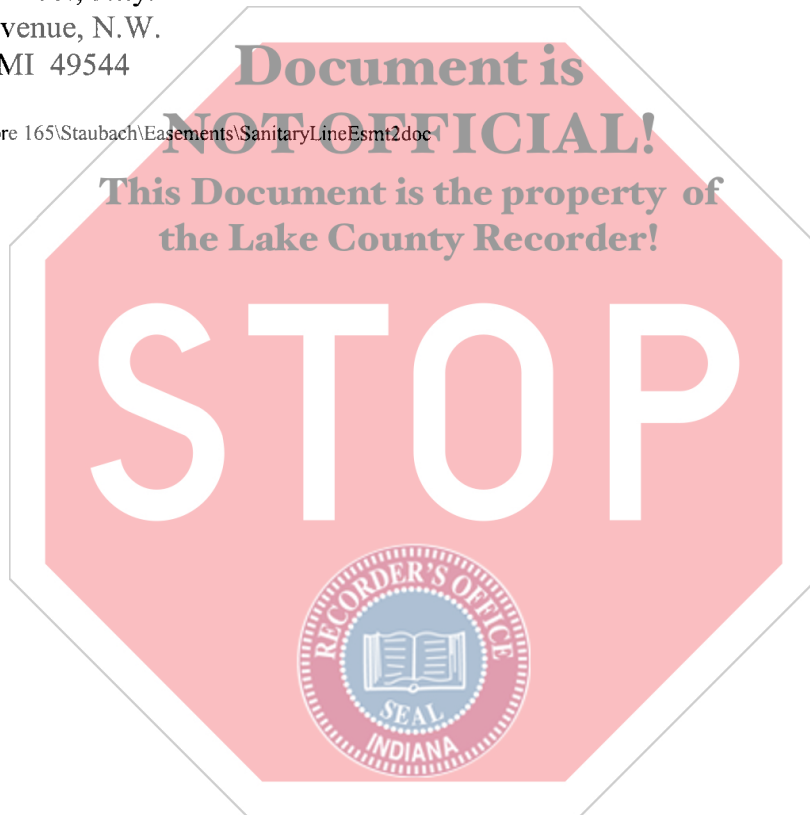
Notary Public, DePage Co., IL  
My commission expires: \_\_\_\_\_



DRAFTED BY AND  
WHEN RECORDED RETURN TO:

Glen M. VanderKooi, Atty.  
2929 Walker Avenue, N.W.  
Grand Rapids, MI 49544  
(616) 791-5055

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**EXHIBIT A  
TO  
NONEXCLUSIVE SANITARY LINE EASEMENT AGREEMENT**

Legal Description of Developer Parcel

Lot 2-A, Resubdivision of Lot 2 of Meijer Plat, recorded as Document No. 2003 052450 in Plat Book 093, Page 70 in the Office of the Recorder of Lake County, Indiana.

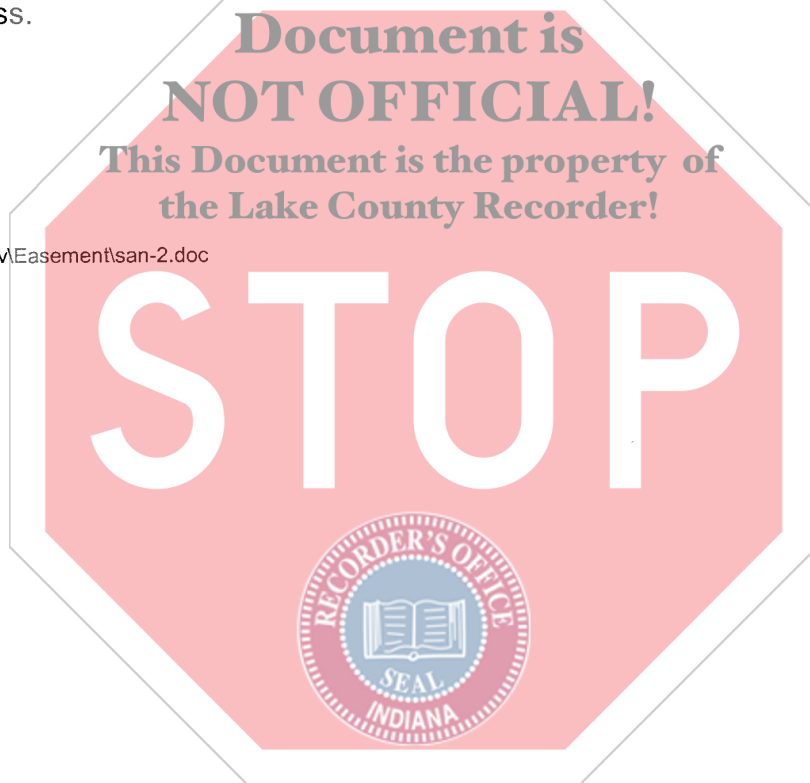


**EXHIBIT B  
TO  
NONEXCLUSIVE SANITARY LINE EASEMENT AGREEMENT**

Legal Description of the Easement Area

A parcel of land located in the South 1/2, of Section 21, Town 35 North, Range 8 West, Town of Merrillville, Lake County, Michigan, being an easement for the construction, operation, maintenance, repair, and/or removal of a sanitary sewer further described as:

Commencing at the Southwest Corner of Lot 2A of the Replat of Meijer Plat; thence along the south line of said Lot, South 75° 12' 00" East, 22.61 feet, to the point of beginning; thence South 33° 02' 41" West, 26.03 feet, to a point on the northeasterly line of a sanitary sewer easement as shown on Meijer Plat; thence along said northeasterly line, South 33° 00' 22" East, 32.83 feet; thence North 33° 02' 41" East, 49.24 feet to said south line; thence along said south line, North 75° 12' 00" West, 31.59 feet, to the point of beginning. Containing 0.026 acres, more or less.



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**EXHIBIT C  
TO  
NONEXCLUSIVE SANITARY LINE EASEMENT AGREEMENT**

Illustration of the Easement Area

