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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 050273

2005 JUN 17 11:08 AM

MICHAEL J. ...
REC'D

EXHIBIT A
GRANT OF EASEMENT

This Grant of Easement (the "Easement") dated this 4 day of January 2004⁵ by and between Comcast of Illinois/Indiana/Michigan, Inc., its successors and assigns, hereinafter referred to as "Grantee", whose address is 1500 McConnor Parkway, Schaumburg, IL 60173 and Princeton Townhomes Development, LLC, hereinafter referred to as "Grantor", whose address is 1945 Harder Court, Schererville, IN 46375.

Grantor and Grantee are parties to an Installation and Services Agreement dated November 4, 2004, pursuant to which Grantee provides certain broadband communications services to the Property described below.

In consideration of One Dollar (\$1.00), Grantor(s), owner(s) of the Property described below, hereby grant(s) to Grantee, its successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Property"), commonly known as Princeton Townhomes, located in County of Lake, State of Indiana described as follows:

LEGAL DESCRIPTION:
(See Attached Exhibit)

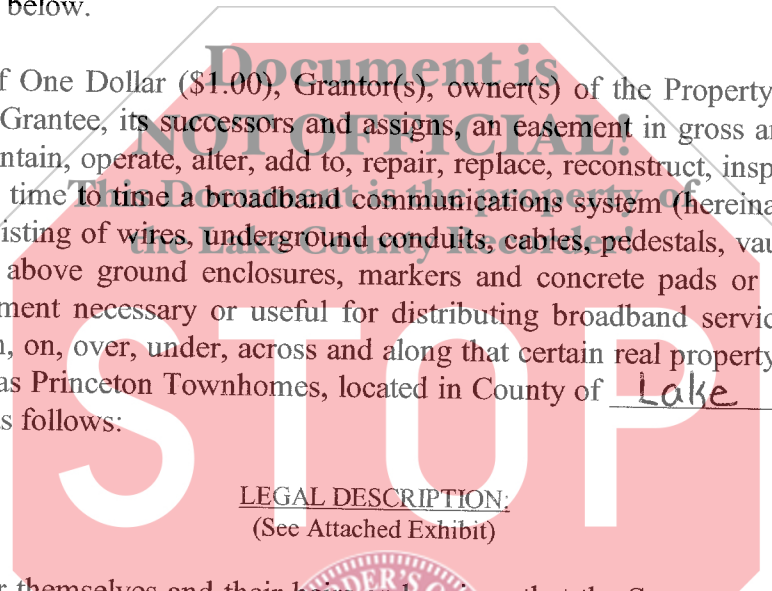
Grantor(s) agree for themselves and their heirs and assigns that the System on the Property shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said System and shall have free access to said System and every part thereof, at all times for the purpose of exercising the rights herein granted: provided, however, that in making any excavation on said Property of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical.

rev. 7/03

11600 Broadway
Crown Point IN

1500
44 26501221

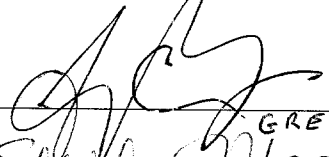
348741
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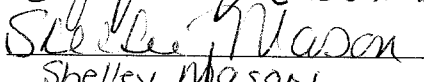


This easement shall run with the land for so long as Grantee, its successors or assigns provides broadband service to the Property.

Executed this 9 day of NOVEMBER, 2004.

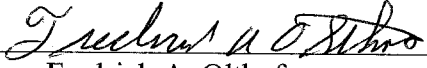
WITNESS/ATTEST:



GREG A. BOUVER


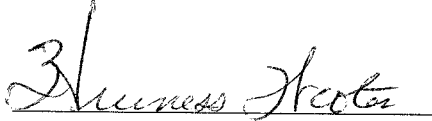
Shelley Mason

PRINCETON TOWNHOMES DEVELOPMENT,
LLC

By: 

Name: Fredrick A. Olthof
Title: President

ATTEST:

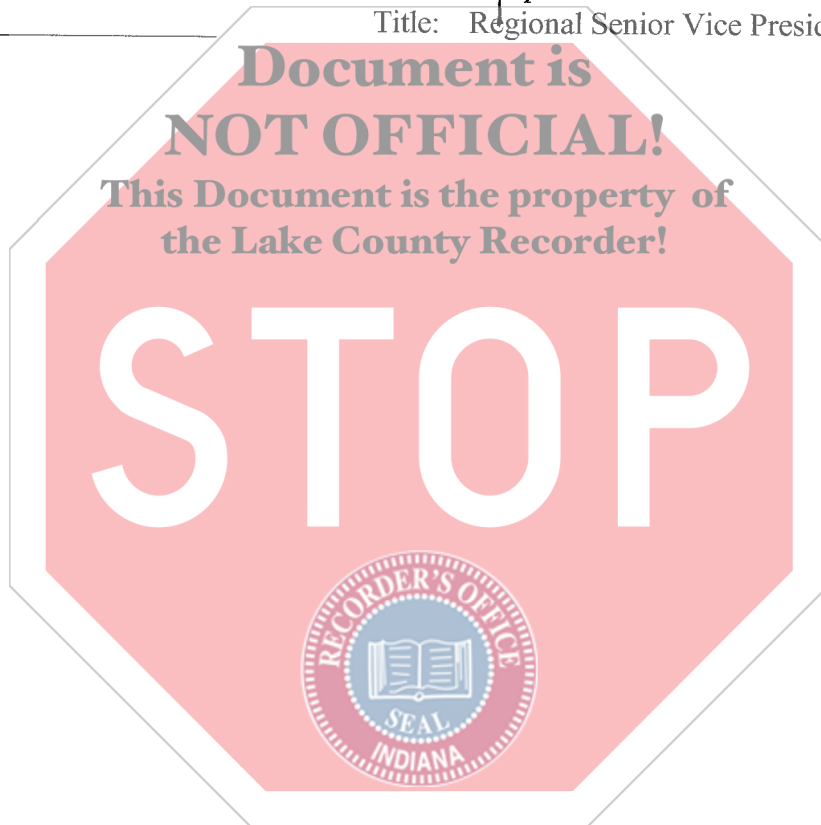


Business Broker

COMCAST OF ILLINOIS/INDIANA/MICHIGAN,
INC.

By: 

Name: Joseph R. Stackhouse
Title: Regional Senior Vice President



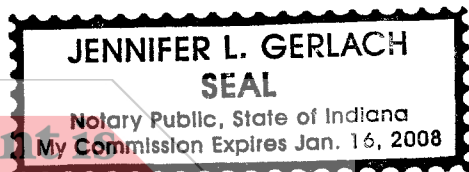
STATE OF Indiana)
) ss.
COUNTY OF Lake)

The foregoing instrument was acknowledged before me this 9th day of November, 2004 by Fredrick A. Olthof, President, of Princeton Townhomes Development, LLC, on behalf of the corporation. He/she is (personally known to me) or (has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Jennifer L. Gerlach
Jennifer L. Gerlach Notary Public
(Print Name)

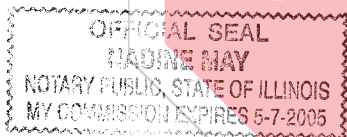
My commission expires: 1-16-2008



STATE OF Illinois)
) ss.
COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 28 day of January, 2005 by Joseph R. Stackhouse, Regional Senior Vice President, of Comcast of Illinois/Indiana/Michigan, Inc., on behalf of the corporation. He/She is personally known to me and did not take an oath.

Witness my hand and official seal.



Nadine May
Nadine May Notary Public
(Print Name)

My Commission expires: 5/7/05

PRINCETON TOWNSHOMES

AN ADDITION TO THE CITY OF CROWN POINT, IN

That part of the Southeast Quarter of Section 9 and that part of the Northeast Quarter of Section 16, both in Township 34 North, Range 8 West of the Second Principal Meridian in the City of Crown Point, Lake County, Indiana, bounded and described as follows: BEGINNING at the Northeast corner of the Northeast Quarter of said Section 16; thence South 00°06'56" East, along the East line of said Northeast Quarter, a distance of 1091.76 feet to the Northeasterly line of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad; thence North 45°05'55" West, along said Railroad Right of Way line, a distance of 94.01 feet to a point on the West Right of Way line of State Highway No. 53, which point is also the Southeast corner of a tract of land conveyed to the State of Indiana by Warranty Deed dated Nov. 6, 2002 and recorded Jan, 9, 2003 as Document No. 2003 002525 in the Office of the Recorder of Lake County, Indiana; thence North 00°00'43" West, along said West Right of Way line and the East line of said Indiana tract, a distance of 335.58 feet; thence South 11°22'21" West, along the Westerly line of said Indiana tract, a distance of 285.08 feet to a point on the aforesaid Railroad Right of Way line; thence North 45°05'55" West, along said Railroad Right of Way line, a distance of 457.97 feet to a point of curve in said Right of Way line; thence Northwesterly, along said Railroad Right of Way line, on a curve convex to the Southwest and having a radius of 7565.63 feet, the chord of which bears North 44°51'37" West, an arc distance of 62.96 feet to a point on a line that is parallel with and 425.0 feet West of the West Right of Way line of State Highway No. 53 within said Section 16, thence North 00°00'43" West, along said parallel line, a distance of 813.28 feet; thence North 11°44'05" East, 767.02 feet; thence North 45°14'08" East, 76.82 feet; thence North 66°42'15" East, 151.89 feet; thence North 71°44'47" East, 82.44 feet; thence North 89°47'00" East, 58.45 feet to a point on the East line of the Southeast Quarter of said Section 9; thence South 00°08'54" East, along said East line, a distance of 1103.08 feet to the POINT OF BEGINNING.
Said parcel contains 19.485 Acres, more or less.