

7

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 075875

2006 AUG 30 AM 8:33

FILED

MICHAEL A. BROWN
RECORDER

AUG 28 2006

PEGGY HOLINGA KATONA (Do Note Type Above This Line—For Recording Purposes Only)
LAKE COUNTY AUDITOR

GRANT OF EASEMENT

This Grant of Easement (the "Easement") is made and entered into this 12 day of April, 2006, by Duneland Village Mobile Home Park, LLC, hereinafter referred to as "Grantor," whose address is P.O. Box 128, Troy, MI 48099, and Cablevision Associates of Gary Joint Venture, its successors and assigns, hereinafter referred to as "Grantee," whose address is 1500 McConnor Parkway, Schaumburg, IL 60173.

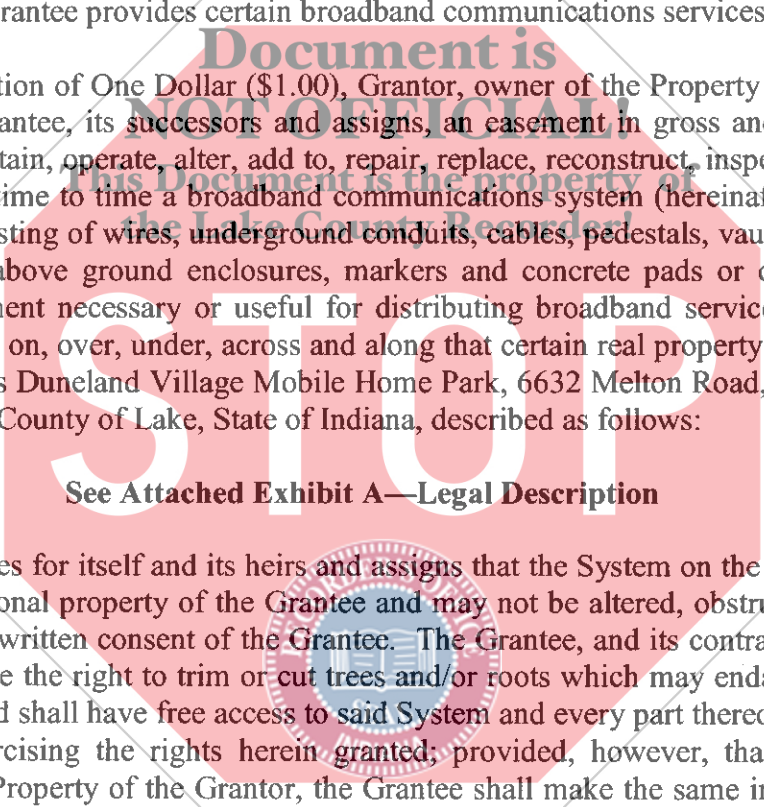
Grantor and Grantee are parties to a certain Service Agreement dated April 7, 2006 pursuant to which Grantee provides certain broadband communications services to the Premises.

In consideration of One Dollar (\$1.00), Grantor, owner of the Property described below, hereby grants 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 Duneland Village Mobile Home Park, 6632 Melton Road, Lot 136, located in the City of Gary, County of Lake, State of Indiana, described as follows:

See Attached Exhibit A—Legal Description

Grantor agrees for itself and its 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.

(319008-50J12)



23⁰⁰
20040457
B

075879

→ CS& - Chicago

This easement shall run for the term of the Service Agreement and any extensions or renewals thereof for so long as Grantee, its successors or assigns provides broadband service to the Property.

IN WITNESS WHEREOF, this Grant of Easement has been executed as of the day and year first above written.

WITNESS/ATTEST:

LLC

GRANTOR:

DUNELAND VILLAGE MOBILE HOME PARK,

Shelley Mason
Print Name:

By: [Signature]
Name: Michael G. Andoniades
Title: Managing Member

[Signature]
Print Name: Adam Schwerin

ACKNOWLEDGEMENT OF GRANTOR

STATE OF MICHIGAN)
COUNTY OF OAKLAND) ss.

Document is NOT OFFICIAL!

The foregoing instrument was acknowledged before me, a Notary Public, this 12 day of APRIL, 2006, by Michael G. Andoniades, Managing Member, of Duneland Village Mobile Home Park, LLC, on behalf of the DUNELAND VILLAGE. He/she is (personally known to me) or (has presented DRIVERS LIC (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

[Signature]
Adam Schwerin Notary Public
My Commission Expires: 4-21-2007



When Recorded, Return To: Comcast Cable Communications, Inc. Attention: Hurness Wooten 1255 W. North Avenue Chicago, IL 60622	Drafted By: Shelley Mason Agent for Comcast 41727 Joy Road Canton, MI 48187
Parcel Number:	

Duneland Village Mobile Home Park, LLC

Exhibit "A"

PARCEL 1:

PART OF THE WEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH OR SOUTHERLY LINE OF THE RIGHT OF WAY OF THE BALTIMORE & OHIO RAILROAD COMPANY, AT A POINT 622 FEET EAST OF THE WEST LINE OF SAID SECTION MEASURED AT RIGHT ANGLES FROM SAID SECTION LINE AND RUNNING THENCE SOUTH PARALLEL WITH SAID WEST LINE A DISTANCE OF 284 FEET, MORE OR LESS, TO INTERSECT THE EAST PROJECTION OF THE NORTH LINE OF MILLER'S CEMETERY, THENCE EAST ON THE PROJECTION OF THE NORTH LINE OF SAID CEMETERY, A DISTANCE OF 150 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION A DISTANCE OF 273 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE BALTIMORE & OHIO RAILROAD COMPANY; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING, IN THE CITY OF GARY, LAKE COUNTY, INDIANA

KEY NO. 40-8-14

PARCEL 2:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD COMPANY, AT A POINT MEASURED 624.54 FEET THEREON, EASTERLY FROM THE WEST LINE OF SAID SECTION 5, SAID POINT BEING ALSO ON THE WEST LINE OF THE PARCEL OF LAND FORMERLY OWNED BY CHARLES A. JOHNSON, AND RUNNING THENCE SOUTH ON THE WEST LINE OF THE LAND OF SAID CHARLES A. JOHNSON, A DISTANCE OF 267 FEET, TO THE NORTH LINE OF A SIXTY FOOT ROADWAY; THENCE WEST ON THE NORTH LINE OF SAID ROADWAY, 75 FEET, TO A POINT WHICH IS MARKED BY A "T" RAIL; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID CHARLES A. JOHNSON PARCEL OF LAND TO THE SOUTH LINE OF SAID RIGHT OF WAY ON THE BALTIMORE AND OHIO RAILROAD COMPANY; AND THENCE EASTERLY ON THE SOUTH LINE OF SAID RIGHT OF WAY, TO THE PLACE OF BEGINNING.

KEY NO. 40-8-15

Document is

NOT OFFICIAL

THE PUBLIC RECORDS



PARCEL 3:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD COMPANY AT A POINT 424.98 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 5 MEASURED ALONG THE SOUTH LINE OF SAID RAILROAD; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 316.36 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 264.92 FEET A DISTANCE OF 126.66 FEET; THENCE EASTERLY AND TANGENTIAL TO THE ABOVE DESCRIBED CURVE A DISTANCE OF 1.52 FEET, MORE OR LESS, TO THE WEST LINE OF THE REAL ESTATE CONVEYED TO ELMER F. BUDLOVE AND ROSE B. BUDLOVE, HIS WIFE, BY WARRANTY DEED RECORDED IN DEED RECORD 1079, PAGE 256, FORMERLY KNOWN AS THE EMMA ELIDA MATSON ESTATE PROPERTY; THENCE NORTH ALONG SAID WEST LINE OF THE REAL ESTATE PRESENTLY OWNED BY ELMER F. BUDLOVE AND ROSE B. BUDLOVE, HIS WIFE, FORMERLY KNOWN AS THE EMMA ELIDA MATSON ESTATE A DISTANCE OF 333.5 FEET TO THE SOUTH RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE BALTIMORE AND OHIO RAILROAD A DISTANCE OF 124.25 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTH END OF THE ABOVE DESCRIBED TRACT WHICH LIES SOUTH OF THE LINE MARKING THE NORTH BOUNDARY LINE OF THE MILLER STATION CEMETERY EXTENDED EAST (AS SAID CEMETERY IS DESCRIBED IN DEED RECORD 31, PAGE 364), IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

KEY NO. 40-8-16

PARCEL 4:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, 235.5 FEET SOUTH OF THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD; THENCE SOUTH ALONG SAID EAST LINE, 47 FEET; THENCE WEST 214.5 FEET; THENCE NORTH 47 FEET; THENCE EAST 214.5 FEET TO THE POINT OF BEGINNING.

KEY NO. 40-8-21



This Document is the property of
the Lake County Recorder!

PARCEL 5:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, 283.5 FEET SOUTH OF THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD; THENCE SOUTH ALONG SAID EAST LINE, 53 FEET; THENCE WEST 214.5 FEET; THENCE NORTH 53 FEET; THENCE EAST 214.5 FEET TO THE POINT OF BEGINNING.
KEY NO. 40-8-30

PARCEL 6:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M.; DESCRIBED AS COMMENCING AT A POINT ON THE EAST LINE OF SAID TRACT WHICH IS 336 1/2 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD AND RUNNING THENCE SOUTH ALONG THE SAID EAST LINE 406 FEET; THENCE WEST 214 1/2 FEET; THENCE NORTH 406 FEET; THENCE EAST 214 1/2 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF GARY, LAKE COUNTY, INDIANA.
KEY NO. 40-8-19

PARCEL 7:

PART OF THE WEST 1/2, SOUTHWEST 1/4 SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2, SOUTHWEST 1/4 SECTION 5-36-7 WITH THE NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 20; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2, SOUTHWEST 1/4 OF SAID SECTION 5 A DISTANCE OF 185.87 FEET MORE OR LESS TO A POINT 748.19 FEET NORTH OF THE NORTH RIGHT OF WAY OF THE WABASH RAILROAD; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5 A DISTANCE OF 214.5 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF THE WEST 1/2, SOUTHWEST 1/4 OF SAID SECTION 5 A DISTANCE OF 481.37 FEET; THENCE WEST WITH AN INTERIOR ANGLE OF 89 DEGREES 20 MINUTES 30 SECONDS A DISTANCE OF 174.75 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST 1/2, SOUTHWEST 1/4 OF SAID SECTION 5 A DISTANCE OF 629.18 FEET TO THE NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 20; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2814.64 FEET A DISTANCE OF 198.95 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG THE NORTH RIGHT OF WAY OF SAID HIGHWAY NO. 20 A DISTANCE OF 190.47 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PART LYING WITHIN THE DESCRIPTION CONTAINED IN WARRANTY DEED RECORDED JANUARY 12, 1973 AS DOCUMENT NO. 183970.
KEY NO. 40-8-22

**DUNELAND VILLAGE MOBILE HOME PARK
6632 MELTON ROAD
GARY, IN 46403**

Parcel Number(s):

**25-40-0008-0014
25-40-0008-0030
25-40-0008-0016
25-40-0008-0015
25-40-0008-0018
25-40-0008-0035
25-40-0008-0019
25-40-0008-0022
25-40-0008-0021**



Prescribed by the
State Board of Accounts
(2005)

County form 170

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security number in attached document.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.



Shelley Mason
Signature of Declarant

Shelley Mason
Printed Name of Declarant