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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 075290

2010 DEC 21 AM 8:51

MICHAEL J. HANAN
RECORDER

Return This Instrument To:
Daniel G. Harrington
Harrington & Tock
→ 201 W. Springfield Ave. Suite 601
Champaign, IL 61820

PERPETUAL DRAINAGE EASEMENT

THIS EASEMENT is entered into this 22nd day of November, 2010, by and between, **HANSON COLD STORAGE CO. OF INDIANA**, whose mailing address is 2900 S. State Street, St. Joseph, MI 49085, hereinafter called "Grantor", and **Indiana Land Becknell Investors, LLC**, whose mailing address is P.O. Box 1550, Champaign, Illinois 61824-1550, hereinafter called "Grantee":

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other good and valuable considerations to him/her in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and convey unto the said Grantee, a non-exclusive perpetual easement for use by the Grantee, its successors, and assigns, for drainage purposes only, over, under and across and through the following described parcel, piece or strip of land, situate, lying and being in the County of Lake, State of Indiana, to-wit (hereinafter "Easement Property"):

Exhibit "A" attached hereto and made a part hereof

It is understood and agreed by and between the Grantor and Grantee that: (i) the Grantor shall be responsible for maintaining the Easement Property, (ii) the Grantor will accept stormwater passing through the Easement Property, but the Easement property shall not be flooded or have pooled waters generated from a parcel of land known as Part of Lot "E", North Wind Crossings, recorded in Plat Book 95, page 86, in the Office of the Recorder of Lake County, Indiana, and any property that may be added to that parcel prior to development of said parcel, (iii) Grantee will provide onsite stormwater pretreatment and detention as may be required by the City of Hobart ordinances and development standards prior to discharging stormwater to Easement Property, (iv) Grantor will not interfere, unduly burden, or obstruct the drainage or the drainage facilities of Grantee in the Easement Property or do any construction or alterations within the Easement Property without the prior written consent of Grantee, and (v) Grantee shall have the right to access the Easement Property at any time for the construction, maintenance, and preservation of the drainage facilities in the Easement Property and shall then restore the area to its prior condition.

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CASH

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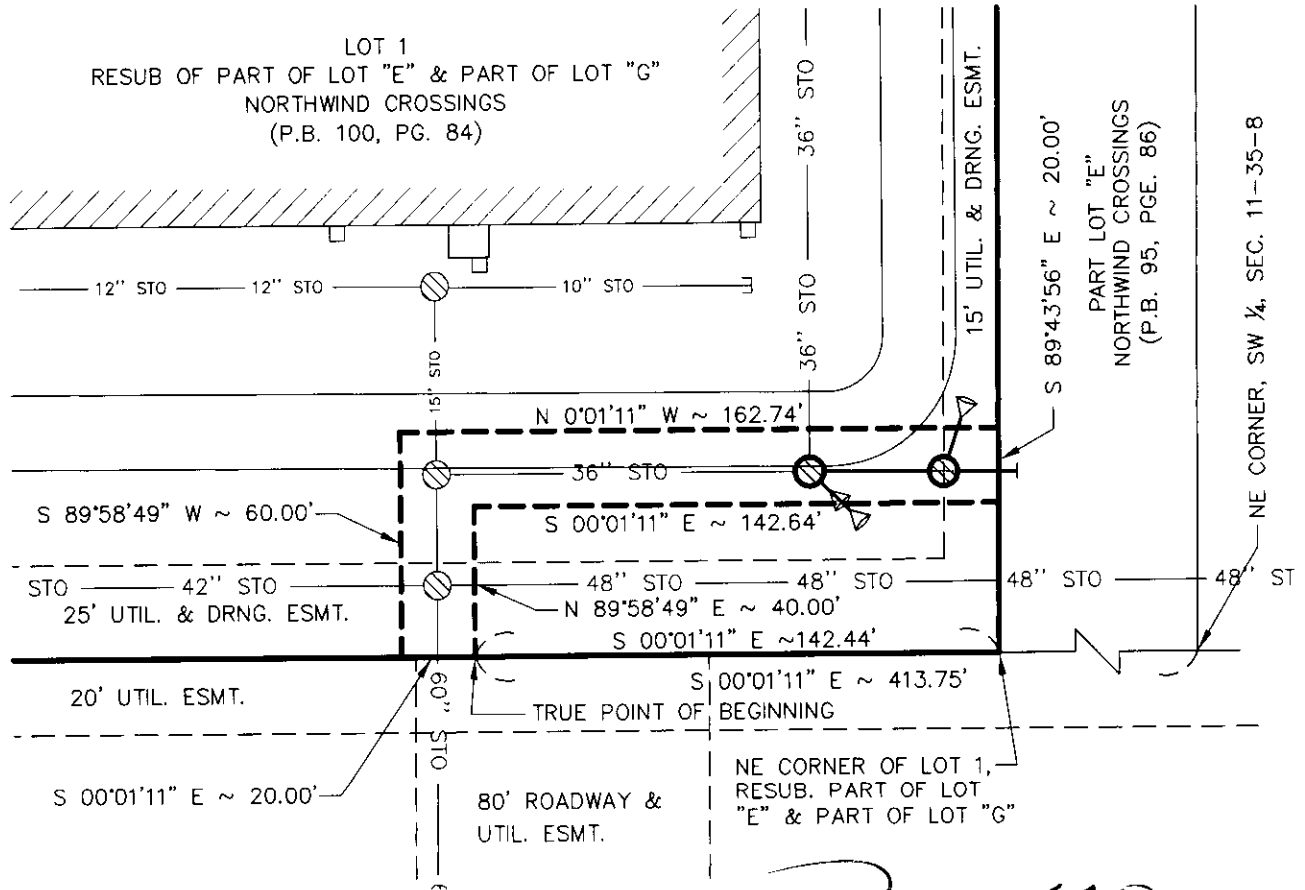
DEC 21 2010

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

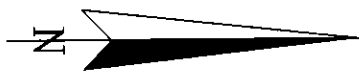
LEGAL DESCRIPTION OF DRAINAGE EASEMENT:

THAT PART OF LOT 1 IN RESUBDIVISION OF PART OF LOT "E" & PART OF LOT "G" IN NORTH WIND CROSSINGS, A PLANNED UNIT DEVELOPMENT TO THE CITY OF HOBART, LAKE COUNTY, INDIANA, PER PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGE 84, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°01'11" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 142.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°01'11" EAST, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°58'49" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 00°01'11" WEST, A DISTANCE OF 162.74 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°43'56" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°01'11" EAST, A DISTANCE OF 142.64 FEET; THENCE NORTH 89°58'49" EAST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING, ALL IN THE CITY OF HOBART, LAKE COUNTY, INDIANA.



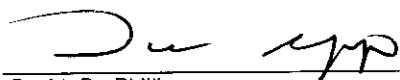
DRAINAGE EASEMENT DETAIL

Scale: NTS



HDC
ENGINEERING
 Professional Design Firm License No. 184-003223 Expires: 04/30/2011
 201 West Springfield, Suite 300, P.O. Box 140, Champaign, Illinois 61824-0140
 217-352-6976 FAX 217-356-0570

PROJECT NO. 10020 - HANSON LOGISTICS - PHASE 2

SIGNED: 
 David P. Phillippe
 Indiana Registered Land Surveyor #S0552

DATED: July 6, 2010

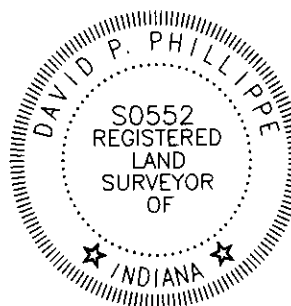


EXHIBIT A