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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 088795

2013 DEC -3 AM 9:41

MICHAEL B. BROWN
RECORDER

AT&T INDIANA NON-EXCLUSIVE EASEMENT

CROSS REFERENCE TO: 45-07-17-326-014.000-023 (Deed, Plat, or Parcel Number)

UNDERTAKING _____ EASEMENT _____
R/W REQUEST NUMBER _____

For other good and valuable considerations, receipt of which is hereby acknowledged, the undersigned **Cabela's Wholesale, Inc.**, a Nebraska corporation ("**Grantor**"), hereby grants and conveys to **Indiana Bell Telephone Company, Incorporated dba AT&T Indiana, an Indiana Corporation**, and its affiliates and licensees, successors and assigns (collectively, "**Grantee**") a non-exclusive easement (this "Easement") in, under, over, upon and across the Easement Area (described below), for the purposes of and in order to construct, reconstruct, modify, supplement, maintain, operate and/or remove facilities for the transmission of signals used in the provision of communication, video and/or information services and/or any other services or uses for which such facilities may be used including, but not limited to, poles, guys, anchors, and messenger strand, equipment cabinets or enclosures and support posts or pads, cables, wires, pedestals or other above-ground cable or wire enclosures, marker posts and signs, and other related or useful equipment, fixtures, appurtenances and facilities, together with the right to have commercial electrical service extended across the Property (described below) and Easement Area to provide service to such facilities and the right of ingress and egress across the Property and the Easement Area for the purpose of access to and use of the easement granted herein.

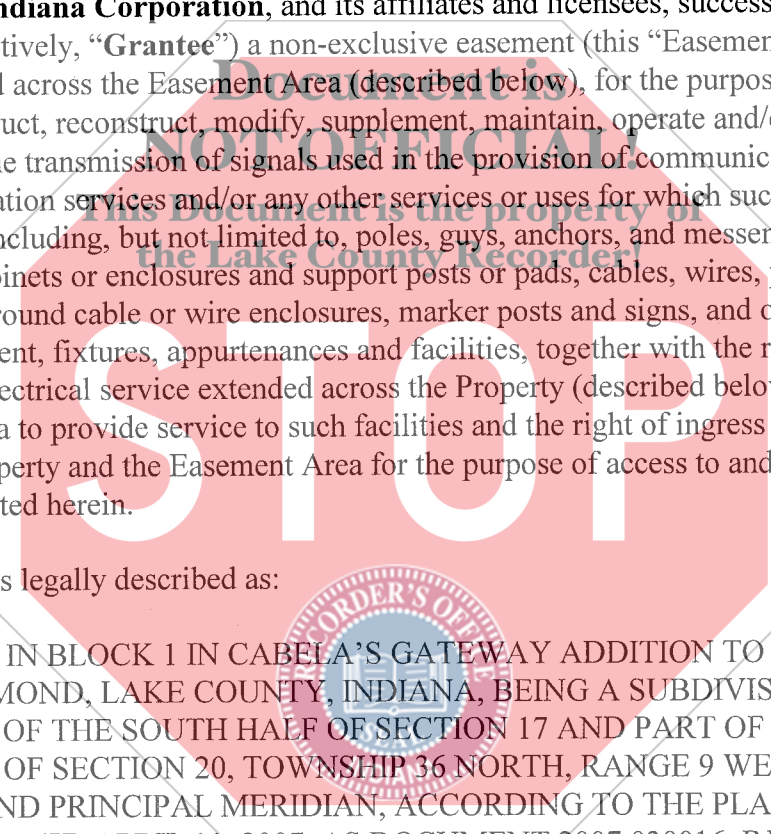
The Property is legally described as:

LOT 1 IN BLOCK 1 IN CABELA'S GATEWAY ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 17 AND PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2007, AS DOCUMENT 2007 030016, IN BOOK 101, PAGE 22 IN LAKE COUNTY, INDIANA.

11-42123

HOLD FOR MERIDIAN TITLE CORP.

006758



FILED
DEC 02 2013
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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MT
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The Easement Area is legally described as:

THAT PART OF LOT 1, BLOCK 1 IN CABELA'S GATEWAY ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 17 AND THE NORTH HALF OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2007 AS DOCUMENT 2007 030016, IN LAKE COUNTY, INDIANA, BEING A TEN (10) FOOT WIDE STRIP OF LAND WITH THE CENTERLINE OF SAID STRIP DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE NORTH 00 DEGREES 11 MINUTES 35 SECONDS EAST (BEARINGS BASED ON INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 1983), 25.00 FEET ALONG THE WEST LINE THEREOF TO THE NORTH LINE OF A TWENTY FIVE (25) FOOT UTILITY EASEMENT GRANTED BY DOCUMENT NO. 2007 030016; THENCE SOUTH 89 DEGREES 48 MINUTES 25 SECONDS EAST, 560.28 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 36 DEGREES 57 MINUTES 05 SECONDS WEST, 440.23 FEET; THENCE NORTH 69 DEGREES 22 MINUTES 39 SECONDS WEST, 22.04 FEET; THENCE NORTH 36 DEGREES 46 MINUTES 51 SECONDS WEST, 57.82 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 14 SECONDS EAST, 21.04 FEET; THENCE NORTH 36 DEGREES 24 MINUTES 36 SECONDS WEST, 118.90 FEET; THENCE NORTH 18 DEGREES 11 MINUTES 56 SECONDS EAST, 26.68 FEET; THENCE NORTH 24 DEGREES 41 MINUTES 47 SECONDS WEST, 20.16 FEET; THENCE NORTH 01 DEGREES 00 MINUTES 20 SECONDS EAST, 126.65 FEET; THENCE NORTH 43 DEGREES 02 MINUTES 23 SECONDS WEST, 5.96 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 37 SECONDS EAST, 28.05 FEET TO A LINE 5.00 FOOT SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF A THIRTY (30) FOOT UTILITY EASEMENT GRANTED BY DOCUMENT 2007 030016; THENCE NORTH 81 DEGREES 49 MINUTES 27 SECONDS WEST, 51.29 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 36 DEGREES 53 MINUTES 04 SECONDS WEST, 308.58 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH SAID SOUTHERLY LINE OF THE THIRTY (30) FOOT UTILITY EASEMENT, FOR A POINT OF TERMINATION. THE EASTERLY AND WESTERLY LINES OF SAID TEN (10) FOOT WIDE STRIP EXTEND AND TERMINATE AT THE NORTH LINE OF AFORESAID TWENTY (25) FOOT UTILITY EASEMENT AND THE SOUTHERLY LINE OF AFORESAID THIRTY (30) FOOT UTILITY EASEMENT.

CONTAINING 12,274 SQUARE FEET, MORE OR LESS.

Grantee hereby agrees to restore all property disturbed by its activities in use of the easement to the condition existing prior to the disturbance.

Grantee shall have the right to remove or trim such trees and brush in the Easement Area as is necessary to exercise the rights conveyed herein.

The Grantor shall not construct improvements in the Easement Area or change the finish grade of the Easement Area without the consent of the Grantee.

Grantor reserves the right to relocate the Easement Area, for any reason. In the event Grantor so exercises this right, Grantee agrees to (i) relocate Grantee's utility lines and equipment to a new easement area as directed by Grantor, (ii) assist Grantor in amending, releasing, terminating, replacing and/or recording any document or instrument, including this Easement, necessary to accomplish such relocation, and (iii) otherwise assist Grantor in all other matters necessary to accomplish such relocation. All reasonable out-of-pocket costs and expenses of the parties incurred in connection with such relocation shall be paid solely by Grantor.

[Signature Page Follows]



EXECUTED THIS 21st DAY OF November 2013

GRANTOR:

CABELA'S WHOLESALE, INC.

By: [Signature]
Mark Nienhueser
Vice President

REVIEWED/APPROVED
CABELA'S LEGAL DEPT.

eth

State of Nebraska

County of Cheyenne

Personally appeared before me, a Notary Public, in and for said County and State,
this 21st day of November, 2013 Mark Nienhueser
Vice President of Cabela's Wholesale, Inc.

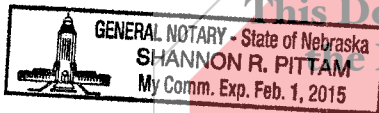
Who acknowledged the execution of the above easement

[Signature]

(Signed)

Shannon R Pittam

Notary Public



(Print Name)

County of Residence Cheyenne
My commission expires 2-1-2015

This document was drafted by:
Gerald Friederichs, General Attorney
AT&T Legal Department
225 W. Randolph Drive
Chicago, IL 60606

Address of Grantee:
AT&T Indiana
Right-of-Way Department
5858 N College Ave.
Indianapolis, IN 46220

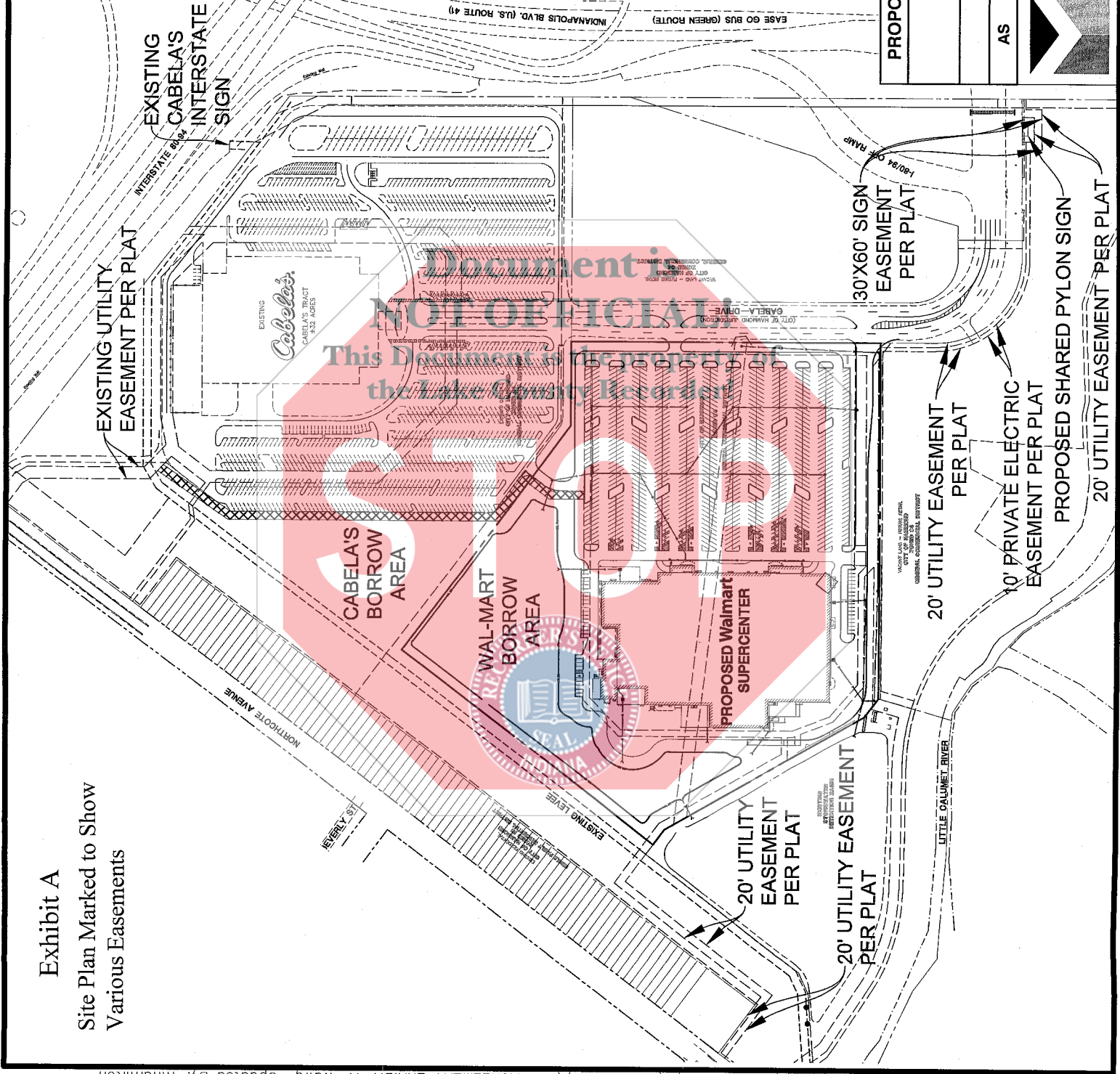


I affirm, under the penalties for perjury, that I
have taken reasonable care to redact each Social
Security number in this document, unless
required by law.

SIGNED [Signature]
PRINT NAME Jesse Shallcross

Exhibit A

Site Plan Marked to Show
Various Easements



UTILITY EASEMENT FOR
TELEPHONE INSTALLATION

© 2013 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED			
PROPOSED WAL-MART SUPERCENTER NO. 2818-06			
CITY OF HAMMOND (S), INDIANA LAKE COUNTY, INDIANA			
ECR AGREEMENT EXHIBIT - A-4			
AS	11-6-13	1" = 350'	WALHAI3 070377

