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2016 078790

STATE OF INDIANA
LAKE COUNTY
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MICHAEL B. BROWN
RECORDER

Recording requested by and
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After recording return to:
Linear Title & Closing
127 John Clarke Road, 1st Floor
Middletown, RI 02842

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT OF EASEMENT

Facilities: 817077
Street Address: 1247 169th Street
City: Hammond
County: Lake
State: Indiana

Document is
NOT OFFICIAL!

between
GLOBAL SIGNAL ACQUISITIONS IV LLC
This Document is the property of
a Delaware limited liability company ("GSA, IV")
the Lake County Recorder!

and
KORELLIS HOLDINGS LIMITED LIABILITY COMPANY,
a Indiana limited liability company ("Grantor")

STOP

FILED

NOV 18 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR



016850

AMOUNT \$ 37
CASH _____ CHARGE _____
CHECK # 21592
OVERAGE _____
COPY _____
NON-COM _____
CLERK RW

Site Name: Hammond
BUN: 817077

E

GRANT OF EASEMENT

THIS GRANT OF EASEMENT (the "Easement") is made effective this 27th day of OCTOBER, 2016 by and between **KORELLIS HOLDINGS LIMITED LIABILITY COMPANY**, a Indiana limited liability company ("Grantor") and **GLOBAL SIGNAL ACQUISITIONS IV LLC**, a Delaware limited liability company ("GSA IV").

1. **Description of Grantor's Property.** Grantor is the owner of that certain land and premises in the City of Hammond, County of Lake, State of Indiana, by grant or conveyance described in the Public Records of Lake County, Indiana at Trust No. 2689, Instrument No. 2001084965 and Document No. 2009-050375, the description of said property is attached hereto as Exhibit A (hereinafter "Grantor's Property").

2. **Description of Easement.** For good and valuable consideration, the consideration paid or to be paid in connection with this Easement being Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, Grantor grants and conveys unto GSA IV, its successors and assigns, forever, an exclusive, perpetual easement for the use of a portion of Grantor's Property, that portion being described as a two thousand five hundred ninety-three (2,593) square foot parcel within Grantor's Property (the "Easement Area"), as such Easement Area is more particularly shown in the Site Plan attached hereto as Exhibit B and described by metes and bounds in Exhibit C attached hereto. Grantor also grants to GSA IV, its successors and assigns, as part of this Easement, an exclusive, perpetual right-of-way for ingress and egress, seven days per week, twenty-four hours per day, on foot or motor vehicle, including trucks, along a right-of-way extending from the nearest public right-of-way, together with the right to install, replace and maintain utility wires, poles, cables, conduits and pipes (the "Access Easement"), as is more particularly shown in the Site Plan attached hereto as

Exhibit B and described by metes and bounds in Exhibit C (hereinafter the term "Easement Area" shall be deemed to also include the Access Easement unless stated to the contrary). Notwithstanding anything herein to the contrary and except in the event of an emergency, GSA IV shall limit construction activity between the hours of 5 a.m. and 5 p.m., Monday through Friday; provided, however, in the event GSA IV requires an extension in the construction activity timeframe until 8 p.m. (Monday through Friday), GSA IV shall provide Grantor advance notice of such required extension and Grantor shall use commercially reasonable efforts to accommodate GSA IV's construction activity. In the event GSA IV or any public utility is unable or unwilling to use the above-described Access Easement, Grantor hereby agrees to grant an additional right-of-way, in form satisfactory to GSA IV, to GSA IV or at GSA IV's request, directly to a public utility, at no cost and in a location acceptable to GSA IV (the "Additional Access Easement"). For any such Additional Access Easement to be effective, such easement shall be recorded among the Public Records of Lake County, Indiana. Also, Grantor hereby grants to GSA IV, its successors and assigns a non-exclusive construction and maintenance easement over any portion of Grantor's Property that is reasonably necessary, in GSA IV's discretion, for any construction, repair, maintenance, replacement, demolition and removal related to the Permitted Use (defined below), and GSA IV shall restore such portion of Grantor's Property to its original condition after its use of the construction and maintenance easement.

3. **Easement Area.** The Easement Area shall be used for: (a) constructing, maintaining and operating communications facilities, including without limitation, tower structures, antenna support structures, cabinets, meter boards, buildings, antennas, cables, equipment; and (b) uses incidental thereto, including without limitation, testing of any kind, for GSA IV's use and the use of its lessees, licensees, invitees, and/or sub-easement holders (the "Permitted Use"). It is the intent of the parties that GSA IV's communications facilities shall not constitute a fixture. Grantor



acknowledges that Grantor has no right to object to or approve any improvements to be constructed by GSA IV on the Easement Area. If requested by GSA IV, Grantor will execute, at GSA IV's sole cost and expense, all documents required by any governmental authority in connection with any development of, or construction on, the Easement Area, including documents necessary to petition the appropriate public bodies for certificates, permits, licenses and other approvals deemed necessary by GSA IV in GSA IV's absolute discretion to utilize the Easement Area for the Permitted Use. Grantor agrees to be named applicant if requested by GSA IV. In furtherance of the foregoing, Grantor hereby appoints GSA IV as Grantor's attorney-in-fact to execute all land use applications, permits, licenses and other approvals on Grantor's behalf. Grantor shall be entitled to no further consideration with respect to any of the foregoing matters. Grantor shall take no action that would adversely affect the status of the Easement Area with respect to the Permitted Use.

4. **Perpetual Easement.** This Easement and GSA IV's rights and privileges hereunder shall be perpetual and may be terminated only as provided for herein.

5. **GSA IV's Right to Terminate.** GSA IV shall have the unilateral right to terminate this Easement for any reason. Said termination shall be effective upon GSA IV providing written notice of termination to Grantor. Upon termination of this Easement, this Easement shall become null and void and all of the parties shall have no further obligations to each other. Upon termination of this Easement, GSA IV shall, within a reasonable time, remove its building(s), tower and above ground property and restore the surface of the Easement Area to its original condition, reasonable wear and tear excepted.

6. **Hazardous Materials.**

(a) GSA IV shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Materials in any manner not

sanctioned by law. In all events, GSA IV shall indemnify and hold Grantor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the presence or release of any Hazardous Materials on the Easement Area if caused by GSA IV or persons acting under GSA IV. GSA IV shall execute such affidavits, representations and the like from time to time as Grantor may reasonably request concerning GSA IV's best knowledge and belief as to the presence of Hazardous Materials within the Easement Area.

(b) Grantor shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Materials in any manner not sanctioned by law. In all events, Grantor shall indemnify and hold GSA IV harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the presence or release of any Hazardous Materials on Grantor's Property unless caused by GSA IV or persons acting under GSA IV. Grantor shall execute such affidavits, representations and the like from time to time as GSA IV may reasonably request concerning Grantor's best knowledge and belief as to the presence of Hazardous Materials on Grantor's Property.

(c) For purposes of this Easement, the term "Hazardous Materials" means any substance which is: (i) designated, defined, classified or regulated as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law, as currently in effect or as hereafter amended or enacted; (ii) a petroleum hydrocarbon, including crude oil or any fraction thereof and all petroleum products; (iii) PCBs; (iv) lead; (v) asbestos; (vi) flammable explosives; (vii) infectious materials; or (viii) radioactive materials. "Environmental Law(s)" means the Comprehensive Environmental Response, Compensation, and Liability Act of 1980,

42 U.S.C. Sections 9601, et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Sections 6901, et seq., the Toxic Substances Control Act, 15 U.S.C. Sections 2601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. 5101, et seq., and the Clean Water Act, 33 U.S.C. Sections 1251, et seq., as said laws have been supplemented or amended to date, the regulations promulgated pursuant to said laws and any other federal, state or local law, statute, rule, regulation or ordinance which regulates or proscribes the use, storage, disposal, presence, clean-up, transportation or release or threatened release into the environment of Hazardous Materials.

7. **Insurance.** During the Term of the Easement, GSA IV shall carry, at no cost to Grantor, adequate commercial general liability insurance with limits of not less than \$1,000,000.00. Grantor hereby agrees that GSA IV may satisfy this requirement pursuant to master policies of insurance covering other locations of GSA IV. GSA IV shall provide evidence of such insurance upon request, and such evidence shall name Grantor as an additional insured.

8. **Security of GSA IV's Communications Facilities.** GSA IV may construct a chain link or comparable fence around the perimeter of GSA IV's communications facilities.

9. **Removal of Obstructions.** GSA IV has the right to remove obstructions, including but not limited to vegetation, which may encroach upon, interfere with or present a hazard to GSA IV's use of the Easement Area. GSA IV shall be responsible for disposing of any materials related to the removal of obstructions.

10. **Real Estate Taxes.** Grantor shall pay all real estate taxes on Grantor's Property; provided GSA IV agrees to reimburse Grantor for any documented increase in real estate taxes levied against Grantor's Property that are directly attributable to the presence of wireless communications facilities within the Easement Area. Grantor agrees to provide

GSA IV any documentation evidencing the increase and how such increase is attributable to GSA IV's use. GSA IV reserves the right to challenge any such assessment, and Grantor agrees to cooperate with GSA IV in connection with any such challenge. In the event that Grantor fails to pay all real estate taxes on Grantor's Property prior to such taxes becoming delinquent, GSA IV may, at its option, pay such real estate taxes (the "Delinquent Taxes") and GSA IV shall have the right to collect the Delinquent Taxes from Grantor together with interest on the Delinquent Taxes at the rate of 12% per annum (calculated from the date GSA IV pays the Delinquent Taxes until Grantor repays such sums due to GSA IV) and shall have a lien against Grantor's Property with respect thereto.

11. **Enforcement.** In the event Grantor fails to cure any violation of the terms of this Easement within thirty (30) days after written notice from GSA IV, GSA IV shall have the right to injunctive relief, to require specific performance of this Easement, to collect damages from Grantor, and to take such actions as may be necessary in GSA IV's discretion to cure such violation and charge Grantor with all reasonable costs and expenses incurred by GSA IV as a result of such violation (including, without limitation, GSA IV's reasonable attorneys' fees). All rights and remedies provided under this Easement are cumulative and may be pursued singularly, in any combination, and in any order. The failure to enforce any of the terms and provisions contained herein shall in no event be deemed to be a waiver of the right to thereafter strictly enforce the terms and provisions hereof.

12. **Limitation on Damages.** In no event shall either party be liable to the other party for consequential, indirect, speculative or punitive damages in connection with or arising from this Easement, the Permitted Use or the Easement Area.

13. **Recording.** Grantor acknowledges that GSA IV intends to record this Easement with the appropriate recording officer upon execution of this Easement.

14. **Hold Harmless.** Grantor hereby indemnifies, holds harmless, and agrees to defend GSA IV against all damages asserted against or incurred by GSA IV by reason of, or resulting from: (a) the breach by Grantor of, any representation, warranty, or covenant of Grantor contained herein; or (b) any negligent act or omission of Grantor, excepting however such damages as may be due to or caused by the acts of GSA IV or its agents. GSA IV hereby indemnifies, holds harmless, and agrees to defend Grantor against all damages asserted against or incurred by Grantor by reason of, or resulting from: (i) the breach by GSA IV of any representation, warranty, or covenant of GSA IV contained herein; or (ii) any negligent act or omission of GSA IV, excepting however such damages as may be due to or caused by the acts of Grantor or its agents.

15. **Grantor's Covenant of Title.** Grantor covenants: (a) Grantor is seized of fee simple title to Grantor's Property of which the Easement Area is a part and has the right and authority to grant this Easement; (b) that this Easement is and shall be free and clear of all liens, claims, encumbrances and rights of third parties of any kind whatsoever; (c) subject to the terms and conditions of this Easement, GSA IV shall have quiet possession, use and enjoyment of the Easement Area; (d) there are no aspects of title that might interfere with or be adverse to GSA IV's interests in and intended use of the Easement Area; and (e) that Grantor shall execute such further assurances thereof as may be required.

16. **Non-Interference.** From and after the date hereof and continuing until the Easement is terminated (if ever), GSA IV and its lessees, licensees and/or sub-easement holders shall have the exclusive right to construct, install and operate communications facilities that emit radio frequencies on Grantor's Property. Grantor shall not permit: (a) the construction, installation or operation of any communications facilities that emit radio frequencies on Grantor's Property other than communications facilities constructed, installed and/or operated on the Easement Area pursuant to this Easement or the Lease Agreement; or (b) any condition on

Grantor's Property which interferes with GSA IV's Permitted Use. Each of the covenants made by Grantor in this Section 16 is a covenant running with the land for the benefit of the Easement Area and shall be binding upon Grantor and each successive owner of any portion of Grantor's Property and upon each person having any interest therein derived through any owner thereof.

17. **Eminent Domain.** If the whole or any part of the Easement Area shall be taken by right of eminent domain or any similar authority of law, the entire award for the value of the Easement Area and improvements so taken shall belong to GSA IV.

18. **Grantor's Property.** Grantor shall not do or permit anything that will interfere with or negate any special use permit or approval pertaining to the Easement Area or cause any communications facilities on the Easement Area to be in nonconformance with applicable local, state, or federal laws. Grantor covenants and agrees that it shall not subdivide Grantor's Property if any such subdivision will adversely affect the Easement Area's compliance (including any improvements located thereon) with applicable laws, rules, ordinances and/or zoning, or otherwise adversely affects GSA IV's ability to utilize Grantor's Property for its intended purposes. Grantor shall not initiate or consent to any change in the zoning of Grantor's Property or any property of Grantor contiguous to, surrounding, or in the vicinity of Grantor's Property, or impose or consent to any other restriction that would prevent or limit GSA IV from using the Easement Area for the uses intended by GSA IV.

19. **Entire Agreement.** Grantor and GSA IV agree that this Easement contains all of the agreements, promises and understandings between Grantor and GSA IV. No verbal or oral agreements, promises or understandings shall be binding upon either Grantor or GSA IV in any dispute, controversy or proceeding at law. Any addition, variation or modification to this Easement shall be void and ineffective unless made in writing and signed by the parties hereto.

20. **Construction of Document.** Grantor and GSA IV acknowledge that this document shall not be construed in favor of or against the drafter and that this document shall not be construed as an offer until such time as it is executed by one of the parties and then tendered to the other party.

21. **Applicable Law.** This Easement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State where the Easement is located. The parties agree that the venue for any litigation regarding this Easement shall be Lake County, State of Indiana.

22. **Notices.** All notices hereunder shall be in writing and shall be given by: (a) established express delivery service which maintains delivery records; (b) hand delivery; or (c) certified or registered mail, postage prepaid, return receipt requested. Notices may also be given by facsimile transmission, provided that the notice is concurrently given by one of the above methods. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices shall be sent to the parties at the following addresses:

Korellis Holdings Limited Liability Company
Attention: Pete Korellis
8338 Linden Avenue
Munster, IN 46321

Global Signal Acquisitions IV LLC
c/o Crown Castle USA Inc.
General Counsel
Attention: Legal-Real Estate Department
2000 Corporate Drive
Canonsburg, PA 15317

23. **Assignment.** The parties hereto expressly intend that the easements granted herein shall be easements in gross, and as such, are transferable, assignable, inheritable, divisible and apportionable. GSA IV has the right, within its sole discretion, to sell, assign, lease, convey, license or encumber any of its interest in the

Easement Area without consent. In addition, GSA IV has the right, within its sole discretion, to grant sub-easements over any portion of the Easement Area without consent. Any such sale, assignment, lease, license, conveyance, sub-easement or encumbrance shall be binding upon the successors, assigns, heirs and legal representatives of the respective parties hereto. An assignment of this Easement shall be effective upon GSA IV sending written notice thereof to Grantor at Grantor's mailing address stated above and shall relieve GSA IV from any further liability or obligation accruing hereunder on or after the date of the assignment.

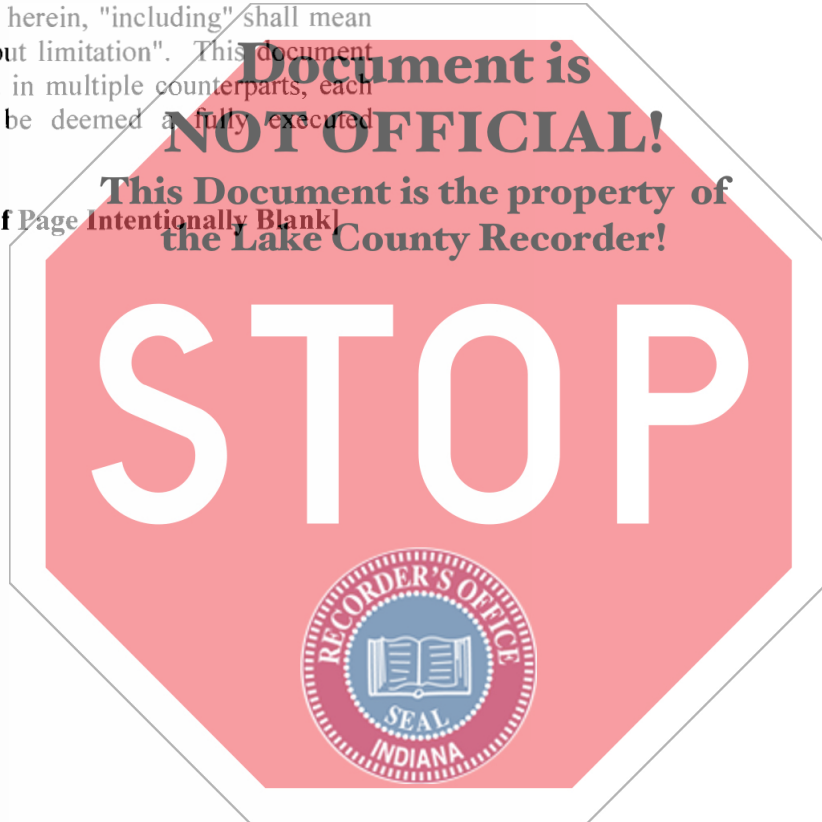
24. **Partial Invalidity.** If any term of this Easement is found to be void or invalid, then such invalidity shall not affect the remaining terms of this Easement, which shall continue in full force and effect.

25. **Mortgages.** This Easement shall be subordinate to any mortgage, deed of trust, pledge or other security interest in the Property given by Grantor (each a "Mortgage") which, from time to time, may encumber all or a portion of Grantor's Property, including the Easement Area; provided, however, that the holder of any such Mortgage shall recognize: (a) the validity of this Easement in the event of foreclosure of any interest(s) in Grantor's Property; and (b) GSA IV's right to occupy the Property, including any rights of access and/or utilities related thereto. Simultaneously with the execution of this Easement, Grantor, at its sole cost and expense, shall obtain and furnish to GSA IV a non-disturbance agreement, in recordable form, reasonably acceptable to GSA IV for any pre-existing Mortgage(s) which may encumber all or a portion of Grantor's Property, including the Easement Area. Following the full execution of this Easement and prior to the recordation of this Easement, Grantor, at its sole cost and expense, shall obtain and furnish to GSA IV a non-disturbance agreement, in recordable form, reasonably acceptable to GSA IV for any subsequent Mortgage(s) that may encumber all or a portion of Grantor's Property, including the Easement Area.

26. **Successors and Assigns.** The terms of this Easement shall constitute a covenant running with Grantor's Property for the benefit of GSA IV and its successors and assigns and shall extend to and bind the heirs, personal representatives, successors and assigns of the parties hereto and upon each person having any interest therein derived through any owner thereof. Any sale, mortgage, lease or other conveyance of Grantor's Property shall be under and subject to this Easement and GSA IV's rights hereunder.

27. **Construction of Easement.** The captions preceding the Sections of this Easement are intended only for convenience of reference and in no way define, limit or describe the scope of this Easement or the intent of any provision hereof. Whenever the singular is used, the same shall include the plural and vice versa and words of any gender shall include the other gender. As used herein, "including" shall mean "including, without limitation". This document may be executed in multiple counterparts, each of which shall be deemed a fully executed original.

[Remainder of Page Intentionally Blank] **This Document is the property of the Lake County Recorder!**



GLOBAL SIGNAL ACQUISITIONS IV LLC, a
Delaware limited liability company

By: 
Name: Angela Siebe
Title: Director Land Acq. Ops

ACKNOWLEDGEMENT

STATE OF Texas

COUNTY OF Harris

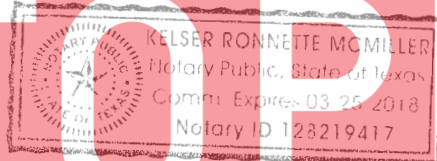
On this 27 day of October, 2016, before me, the undersigned officer in and for the above-stated jurisdiction, personally appeared Angela Siebe, who acknowledged him/herself to be the Director of GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company, and that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!
Notary Public

My commission expires: 3-25-18

(Seal)



This Instrument was prepared by:

Adam B. Diaz, Esquire
Buchanan Ingersoll & Rooney PC
One Oxford Centre, 20th Floor
301 Grant Street
Pittsburgh PA, 15219
412 562-8909



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. - Adam B. Diaz

Site Name: Hammond
BUN: 817077

IN WITNESS WHEREOF, the Parties have caused this Assignment and Assumption of Lease Agreement to be signed and delivered as of the Effective Date.

GRANTOR:

KORELLIS HOLDINGS LIMITED LIABILITY COMPANY

By: [Signature]
Name: PETE KORELLIS
Title: MANAGER

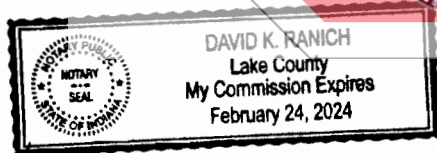
STATE OF INDIANA
COUNTY OF LAKE
On this 18th day of OCTOBER, 2016, before me, the undersigned officer in and for the above-stated jurisdiction, personally appeared PETE KORELLIS, who acknowledged him/herself to be the MANAGER of Korellis Holdings Limited Liability Company, a Indiana limited liability company, and that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires:

(Seal)



Site Name: Hammond
BUN: 817077

EXHIBIT A

Grantor's Property

The land referred to herein below is situated in the County of Lake, City of Hammond, State of Indiana, and is described as follows:

Parcel 1:

Lots 15, 16, 17, 18, 19, 22, 23 and the North 82.8 feet of Lots 20 and 21, and the portion of vacated Cherry Street bounded on the North by Lots 15, 16 and 17 and on the South by Lots 22, 21, 20, 19 and 18, in Maywood Gardens Addition to the City of Hammond as shown in Plat Book 16, page 27, in the Office of the Recorder of Lake County, Indiana.

Less and except Lots 15, 16, and 17 in Maywood Gardens Addition to the City of Hammond as shown in Plat Book 16 Page 27, in the Office of the Recorder of Lake County, Illinois.

Parcel ID #45-07-07-252-011.000-023

This being a portion of the property conveyed to Korellis Holdings Limited Liability Company from Mercantile National Bank of Indiana, as Trustee under Trust Agreement dated January 27, 1969 and known as Trust No. 2689 in a deed dated October 11, 2001 and recorded October 22, 2001 as Instrument no. 2001084965.

This also being a portion of the property conveyed to Korellis Holdings LLC, from the Common Council of the City of Hammond in Ordinance No. 9010 dated July 13, 2009 and recorded July 21, 2009 as Document No. 2009-050375 in Lake County, Indiana.

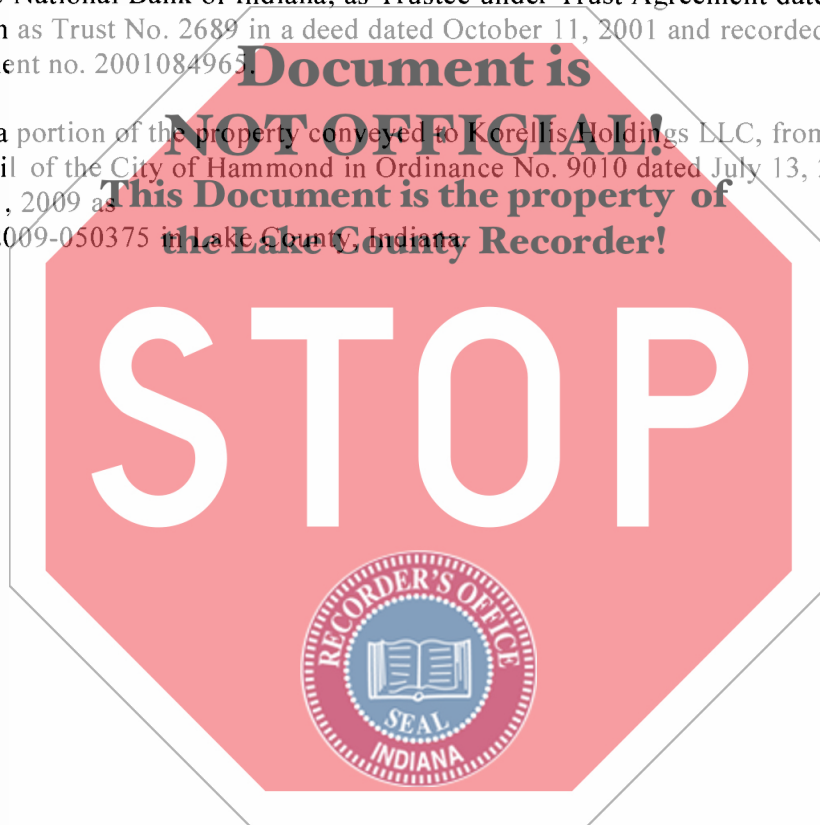


EXHIBIT C

Easement Area and Access Easement

EXISTING TOWER EASEMENT DESCRIPTION: (AS PROVIDED BY CLIENT)

ALL THAT TRACT OF LAND LYING AND BEING LOCATED WITHIN THAT PART OF LOT 18 IN MAYWOOD GARDENS ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 16, PAGE 27 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18; THENCE S 89°19'05" W, ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 54.48 FEET TO THE SOUTHERLY EXTENSION OF THE EXTERIOR FACE OF THE EAST WALL OF AN EXISTING BUILDING; THENCE N 00°54'40" W, ALONG SAID SOUTHERLY EXTENSION, ALONG THE EXTERIOR FACE OF SAID EAST WALL AND ALONG THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 73.72 FEET TO THE NORTHEASTERLY LINE OF AFORESAID LOT 18; THENCE S 37°17'42" E, ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 91.84 FEET TO THE POINT OF BEGINNING. CONTAINING 2008 SQUARE FEET IN NORTH TOWNSHIP, LAKE COUNTY, INDIANA.

2008 SQ. FT. / 0.046 ACRES

OWNER: KORELLIS HOLDINGS LIMITED LIABILITY COMPANY

TAX PARCEL ID #: 45-07-07-252-011.000-023

DEED REFERENCE: INSTRUMENT NO. 2001084965

SITE ADDRESS: 1247 169TH STREET, HAMMOND, IN 46322

EXISTING EQUIPMENT EASEMENT DESCRIPTION: (AS PROVIDED BY CLIENT)

A PART OF THE FORMER CHESAPEAKE OIL FIELD HIGHWAY LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 9 WEST, CITY OF HAMMOND, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT NO. 18 IN MAYWOOD GARDENS ADDITION TO THE CITY OF HAMMOND; THENCE N 89°19'05" E, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT NO. 18, A DISTANCE OF 31.84 FEET; THENCE N 36°43'14" W, 67.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 36°45'53" W, 18.00 FEET; THENCE N 52°39'10" E, 32.50 FEET; THENCE S 36°45'53" E, 18.00 FEET; THENCE S 52°39'10" W, 32.50 FEET TO THE POINT OF BEGINNING. CONTAINING 585 SQUARE FEET.

585 SQ. FT. / 0.013 ACRES

OWNER: KORELLIS HOLDINGS LIMITED LIABILITY COMPANY

TAX PARCEL ID #: 45-07-07-252-011.000-023

DEED REFERENCE: INSTRUMENT NO. 2001084965

SITE ADDRESS: 1247 169TH STREET, HAMMOND, IN 46322

Site Name: Hammond
BUN: 817077

ACCESS & UTILITY EASEMENT DESCRIPTION: (AS MODIFIED BY THIS OFFICE)

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT NO. 18 IN MAYWOOD GARDENS ADDITION TO THE CITY OF HAMMOND; THENCE N 89°19'05" E, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT NO. 18, A DISTANCE OF 31.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 36°43'14" W, 67.95 FEET; THENCE N 52°39'10" E, 12.00 FEET; THENCE S 36°45'53" E, 254.17 FEET TO THE NORTH LINE OF 169TH STREET (80' PUBLIC RIGHT OF WAY); THENCE S 89°29'16" W ALONG SAID NORTH LINE, 15.11 FEET; THENCE N 36°43'18" W, 177.17 FEET TO THE POINT OF BEGINNING. CONTAINING 3,019 SQUARE FEET.

3019 SQ. FT. / 0.069 ACRES

OWNER: KORELLIS HOLDINGS LIMITED LIABILITY COMPANY

TAX PARCEL ID #: 45-07-07-252-011.000-023

DEED REFERENCE: INSTRUMENT NO. 2001084965

SITE ADDRESS: 1247 169TH STREET, HAMMOND, IN 46322

UTILITY EASEMENT DESCRIPTION: (AS MODIFIED BY THIS OFFICE)

AN EASEMENT FOR UTILITY PURPOSES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT NO. 18 IN MAYWOOD GARDENS ADDITION TO THE CITY OF HAMMOND; THENCE N 89°19'05" E, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT NO. 18, A DISTANCE OF 31.84 FEET; THENCE N 36°43'14" W, 67.95 FEET; THENCE N 36°45'53" W, 8.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 53°14'07" W, 27.12 FEET; THENCE N 37°27'05" W, 163 FEET; THENCE S 47°52'54" W, 412 FEET; THENCE N 38°57'05" W, 3.76 FEET; THENCE N 53°14'07" E, 31.42 FEET; THENCE S 36°45'53" E, 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 232 SQUARE FEET.

232 SQ. FT. / 0.005 ACRES

OWNER: KORELLIS HOLDINGS LIMITED LIABILITY COMPANY

TAX PARCEL ID #: 45-07-07-252-011.000-023

DEED REFERENCE: INSTRUMENT NO. 2001084965

SITE ADDRESS: 1247 169TH STREET, HAMMOND, IN 46322

