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2020-048971

2020 Jul 30 10:03 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Northern Indiana Public Service Company LLC
Attn: Survey & Land Dept.
801 E 86th Avenue
Merrillville, IN 46410

CROSS-REFERENCE: In accordance with Indiana Code § 32-23-2-5(a), the easement described below burdens the real estate acquired by Special Warranty Deed dated December 16, 1987, and recorded in the Office of the Recorder for Lake County, Indiana, as Document No. 955838, on December 21, 1987, and Warranty Deed dated December 23, 1959, and recorded in the Office of the Recorder for Lake County, Indiana, as Document No. 229547, Book 1135 Page 247, on January 14, 1960.

EASEMENT FOR GAS FACILITIES

EASEMENT # 41035-073PE

THIS EASEMENT FOR GAS FACILITIES (this "Easement") is granted this June, 3, by Indiana Industrial Investments Limited Partnership, an Illinois limited partnership, whose address is 100 N Bridge St, Gary, IN 46402 ("Grantor") in favor of Northern Indiana Public Service Company LLC, an Indiana limited liability company, with its principal place of business located at 801 E. 86th Avenue, Merrillville, Indiana 46410 ("Grantee").



In consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to Grantee an easement for the exclusive right to perform the following under, upon, on, over, across and through Grantor's property located in Lake County, Indiana (the "Premises"), subject only to those easements of record described on Exhibit C attached hereto and incorporated herein:

1. construct, install, operate, maintain, replace (within the Easement Area as defined below), repair, renew, alter the size of, and remove or abandon (in place) one or more pipelines, gas mains, underground ducts and conduits, underground wires, cables, conductors, manholes, pull boxes, pads for transformers with transformers located thereon, markers and test terminals and other appurtenances and equipment, together with valves, service lines, service connections and lateral connections installed for transporting gas with associated fluids, or other substances that can be transported through pipelines, and appurtenant facilities including, but not limited to, cathodic protection, hydrate removal systems and data acquisition facilities (collectively, the "NIPSCO Facilities");

2. construct, operate, maintain, replace, repair, alter the size of, and remove or abandon underground communication systems for the transmission of video, data and voice communications, with

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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appurtenant facilities, including, without limitation, conduits, cables, equipment, splicing boxes, wires, cathodic protection, and fiber optics cable;

3. perform pre-construction work;
4. ingress to and egress from the Easement Area by means of existing or future roads and other reasonable routes on the Premises and on Grantor's adjoining lands;
5. exercise all other rights necessary or convenient for the full use and enjoyment of the rights herein granted, including the right from time to time to: (a) clear the Easement Area of all obstructions and (b) clear, cut, trim and remove any and all vegetation, trees, undergrowth and brush and overhanging branches from the Easement Area by various means, including the use of herbicides approved by the State of Indiana or the United States Environmental Protection Agency (or successor-in-duty).

The NIPSCO Facilities are to be located within the limits of the permanent right of way further described on Exhibit A attached hereto and incorporated herein (the "Easement Area"). The Easement Area is shown on Exhibit B attached hereto and incorporated herein.

The Grantor may use and enjoy the Easement Area, to the extent such use and enjoyment does not interfere with Grantee's rights under this Easement. Grantor shall not construct or permit to be constructed or place any structure, including but not limited to, mobile homes, unapproved fences, dwellings, garages, out-buildings, pools, decks, man-made bodies of water (except for those existing on or before the date of this grant), trees, shrubbery, leach beds, septic tanks, on or over the Easement Area, or any other obstructions on or over Easement Area that will, in any way, interfere with the construction, maintenance, operation, replacement, or repair of the NIPSCO Facilities or appurtenances constructed under this Easement. Notwithstanding the foregoing, Grantor may utilize any portion of the Easement Area for access, including the installation of a paved surface, only upon Grantee's prior written approval, which shall not be unreasonably withheld. Grantor will not change the depth of cover or conduct grading operations within the Easement Area. Grantor will not engage in, and will not permit, the dumping of refuse or waste, or the storage of any materials of any kind. Grantor will not and will ensure that Grantor's agents, employees, invitees, contractors and subcontractors will not utilize or have vehicles or heavy equipment with an axel load of more than 33,000 pounds crossing over, parked or standing within the Easement Area. Such utilization may not interfere with or require a change in location of the NIPSCO Facilities. Grantor will not cause, and will not permit any third parties to cause, the Easement Area to be covered by standing water, except in the course of normal seasonal irrigation and except for such standing water as existing on or before the date of this grant.

The Grantee will replace and restore the area disturbed by the laying, construction, operation, replacement, and maintenance of any NIPSCO Facilities to as near as practical to its original condition, except as provided

herein. Except as may be reasonably necessary for Grantee's construction activities, Grantee will not erect or maintain any fencing or physical barricade on or surrounding any part of the Easement Area.

With regard to the Easement Area, Grantor will assume all risk, liability, loss, cost, damage, or expense for any and all pollutants, contaminants, petroleum, hazardous substances and endangerments on or under the Premises, except those which result from Grantee's use of and activities on the Premises. Grantee will give Grantor written notice of any claim, demand, suit or action arising from any pollutants, contaminants, petroleum, hazardous substances and endangerments on or under the Premises within thirty (30) business days from the date that Grantee becomes aware of such claim, demand, suit or action.

Grantor and Grantee agree that, except to the extent caused by the acts or omissions of the Grantee or its representatives and contractors, the Grantee shall not be liable for, and is hereby released from, any and all claims, damages, losses, judgments, suits, actions and liabilities, whether arising during, prior to or subsequent to the term of this Easement, related to the presence of pollutants, contaminants, petroleum, hazardous substances or endangerments in, beneath or along the Premises.

Grantee agrees to pay for any damage to marketable timber, crops, approved fences (if any) and approved tile drains (if any) that is caused by the activities conducted pursuant to this Easement.

The rights, privileges and terms hereby shall extend to and be binding upon the Grantor and the Grantee and their representatives, heirs, successors and assigns.

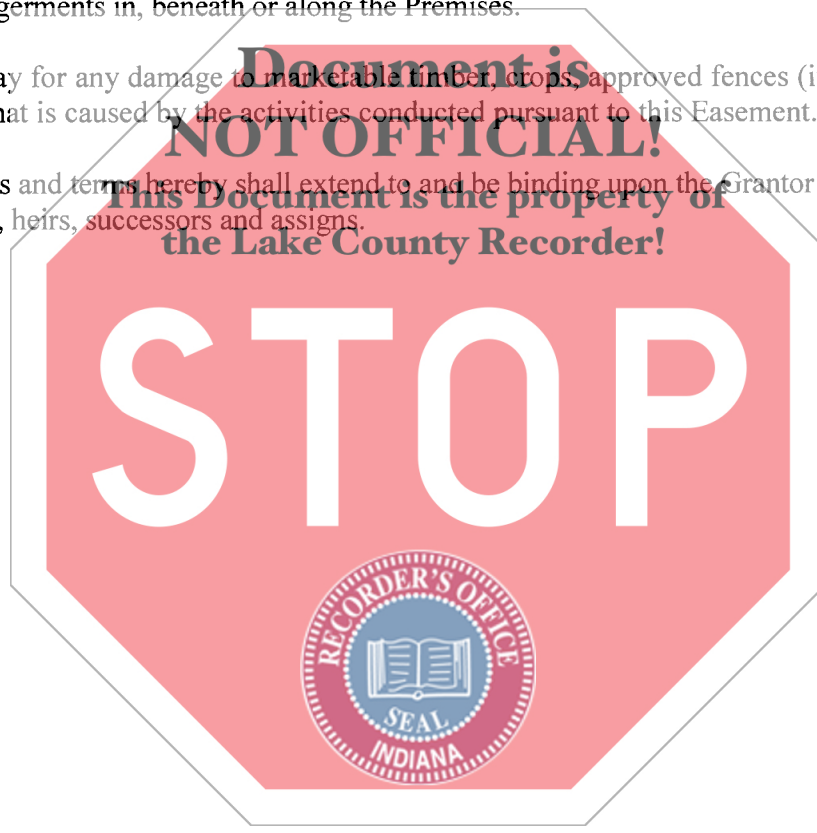


EXHIBIT 'A'

Permanent Easement Description

A strip of land 50.00 feet in width, being part of the Southeast Quarter of Section 31, Township 37 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, and also being part of the land described in deed to Indiana Industrial Investments Limited Partnership, recorded December 21, 1987 as document number 955838, Parcel 1 in the Office of the Recorder of said Lake County, lying 25.00 feet on each side of the following described centerline:

Commencing at the intersection of the South line of said Parcel 1 with the East line of said Section 31; thence North 1°01'26" East (this all subsequent bearings based on the Indiana Coordinate System of 1983, West zone), 106.96 feet along said East line to the Point of Beginning; thence North 85°23'45" West, 1204.26 feet; thence North 0°05'36" East, 2071.95 feet; thence North 31°50'56" West, 137.34 feet to the west line of said Parcel 1 and the Point of Terminus. The side lines of said strip to be shortened and/or extended to terminate at the east and west lines of said Parcel 1, and at the north line of said Southeast Quarter.

Said Strip containing 3.914 acres, more or less.



This description was prepared for Northern Indiana Public Service Company, by DLZ Indiana, LLC and certified by Raymond H. Keilman, Sr., Indiana Professional Surveyor, License Number 29800023, on December 12, 2019.

Raymond H. Keilman Sr.
Raymond H. Keilman, Sr.



 DLZ DLZ INDIANA, LLC <small>318 TECH DRIVE, BURNS HARBOR, INDIANA 46304 TELEPHONE (219) 764-4700 FAX (219) 764-4156</small>	GARY EASEMENT PARCEL PLAT PARCEL 41035-073 FOR: NORTHERN INDIANA PUBLIC SERVICE COMPANY	INDIANA	DRAWN: KLK	CHK'D.: RHK	SHEET 1
			DESIGNED:	APPR'D.: RHK	OF 6
			DATE: 12/12/2019		DRAWING NUMBER
			SCALE: N/A		073EX
			PROJECT NUMBER		
			1861-2562-70		

EXHIBIT 'B'

PN: 45-04-31-200-002.000-004
Indiana Industrial Investments Limited Partnership
Document 955838, Parcel 1

N. Line, SE 1/4 Section 31-137N-R6W

P.O.T.

N 31°00'56" W
137.34

50' Permanent Easement

PN: 45-04-31-100-001.000-004
Northern Indiana Public Service Company
Deed Record 1032, Page 480

N 0°05'36" E 2071.95'

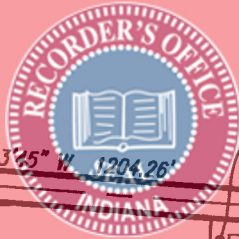
Scale: 1' = 300'

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

Document is
NOT LEGAL!

This Document is the property of
the Lake County Recorder!

STOP



N 85°23'45" W 1204.26'

Ingress/Egress Easement to USX
Doc. 955838

PN: 45-04-32-300-001.000-004
Indiana Industrial Investments Limited Partnership
Document 955838, Parcel 1

P.O.B.

N 1°01'26" E 106.96'

P.O.C.
South Line Parcel 1
At Section Line

NIPSCO Easement
DR 790, Page 86

I-90 (Indiana Toll Road)

DLZ
DLZ INDIANA, LLC
316 TECH DRIVE, BURNS HARBOR, INDIANA 46304
TELEPHONE (219) 764-4700 FAX (219) 764-4156

GARY

INDIANA INDUSTRIAL INVESTMENTS
PARCEL 41035-073
PERMANENT EASEMENT
PREPARED FOR: NIPSCO

INDIANA

DRAWN: KLK	CHK'D.: RHK	SHEET 2
DESIGNED:	APPR'D.: RHK	OF 6
DATE: 12/12/2019		
SCALE: 1" = 300'		DRAWING NUMBER
PROJECT NUMBER		073EX
1861-2562-70		

Exhibit C

A list of all rights of way, easements and servitude's burdening the Easement Area identified in the title evidence provided to NIPSCO by Meridian Title, in File Number 19-14954.

Terms and provisions of Easements for Roadways and Access set out in an instrument by and between USX Corporation, formerly United States Steel Corporation, a Delaware Corporation and Indiana Industrial Investments Limited Partnership, an Illinois limited partnership dated December 16, 1987 and recorded December 21, 1987 in Instrument Number 955838 in the Office of the Recorder of Lake County, IN.

Unrecorded Telephone Line Agreement No. 23554, made March 5, 1929, between Illinois Bell Telephone Company and the American Bridge Company, which telephone line of located on Bridge Street, evidenced in the Special Warranty Deed from USX Corporation, a Delaware Corporation, to Indiana Industrial Investments Limited Partnership, an Illinois limited partnership, dated December 16, 1987 and recorded December 21, 1987 as Document No. 955838.

Unrecorded Agreement made March December 18, 1968, between Peter R. Malott, et ux and USX Corporation providing for 6' and 10' water lines and meter vault, which lines are located on Bridge Street, evidenced in the Special Warranty Deed from USX Corporation, a Delaware Corporation to Indiana Industrial Investments Limited Partnership, an Illinois limited partnership, dated December 16, 1987 and recorded December 21, 1987 as Document No. 955838.

Unrecorded Easements for existing 6' sewer force main and 8' water line lying in Bridge Street and under the Bridge thereon and through the Northerly extension of Bridge Street to lands of Grantor, evidenced in the Special Warranty Deed from USX Corporation, a Delaware Corporation to Indiana Industrial Investments Limited Partnership, an Illinois limited partnership, dated December 16, 1987 and recorded December 21, 1987 as Document No. 955838.

Rights of Illinois Bell Telephone Company to use and maintain a telephone line over Bridge Street, contained in the warranty Deed from United States Steel Corporation, a New Jersey Corporation to the State of Indiana, dated December 23, 1959 and recorded January 14, 1960 in Deed Record 1135, Page 247.

Terms and provisions of Notice of order and Judgment Affecting interest in Real Estate set out in an instrument dated September 5, 2001 and recorded January 4, 2006 in Instrument Number 2006-000450 in the Office of the Recorder of Lake County, IN.

Survey by Plumb Tuckett & Associates, Indiana Registered Land Surveyor recorded May 19, 2015 as Instrument No. 2015-030989 in the Office of the Recorder of Lake County, Indiana.

Financing Statement by Indiana Industrial Investments Limited Partnership, as debtor, in favor of Barrington Bank & Trust Company, N.A., as secured party, recorded May 26, 2015 as Instrument No. 2015-000224 in the Office of the Recorder of Lake County, IN.

Terms and provisions of Environmental Disclosure Document for Transfer of Real Property set out in an instrument recorded July 11, 2006 in Instrument Number 2006-059750 in the Office of the Recorder of Lake County, IN.

Terms and Provisions of a Lease Agreement by and between Indiana Industrial Investments Inc., Lessor and View Outdoor Advertising, LLC, Lessee, dated November 29, 2012 and recorded January 25, 2013 as Instrument No. 2013-007019 in the Office of the Recorder of Lake County, Indiana.

Subject to all legal highways and rights of way.

Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.

