

After Recording Return To:
Northern Indiana Commuter
Transportation District
Attn: Michael Noland
33 East U.S. Highway 12
Chesterton, IN 46304

FILED

Oct 12 2021 VH
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Space Above This Line for Recorder's Use

WLC 170/170A; 208

PERMANENT EASEMENT

THIS INDENTURE WITNESSETH that THE HAMMOND BOARD OF PARK COMMISSIONERS (hereafter the "GRANTOR"), does hereby grant to the NORTHERN INDIANA COMMUTER TRANSPORTATION DISTRICT, an Indiana municipal corporation (the "GRANTEE"), as an in-kind contribution and for no consideration, a permanent easement for access, passenger railroad operations, and the right and authority from time to time, to construct, erect, maintain, operate, repair, replace, and renew all structures and appurtenances Grantee determines are necessary or desirable to support elevated, grade separated railroad tracks, including but not limited to, foundations, footings, pilings, piers, girders, bridge deck, ballast, ties, rails, signal systems, fiber optic cable, overhead contact system, wirelines, stormwater drainage systems, and any other appurtenances deemed appropriate by Grantee for the operation of a passenger railroad over and through a parcel of land located in Lake County, Indiana described as follows:

See the attached Exhibits 'A-1', and 'A-2' for legal descriptions.

See the attached Exhibits 'B-1', and 'B-2' for parcel plats.

Parcel 1 (WLC 170/170A) – Exhibits A-1 and B-1

PROPERTY ADDRESS: Vacant Land S. of Douglas Street, Hammond, IN 46320

PARCEL TAX ID#: 45-02-36-403-003.000-023

Parcel 2 (WLC 208) – Exhibits A-2 and B-2

PROPERTY ADDRESS: Vacant Land South of Sibley Street, Hammond, IN 46320

PARCEL TAX ID#: 45-06-36-183-017.000-023

GRANTEE'S ADDRESS FOR TAX MAILING PURPOSES:

33 East U.S. Highway 12, Chesterton, IN 46304

IN WITNESS WHEREOF, said Grantor has executed and delivered this Permanent Easement

under seal this 14th day of October, 2021.

Property of Lake County, Indiana

HAMMOND BOARD OF PARK COMMISSIONERS

By: [Signature] Signature
Its: [Signature] PRESIDENT Title
[Signature] Printed Name

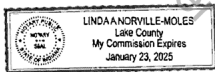
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for the above-referenced County and State, on this 14th day of October, 2021, did personally appear John Vezmar, the President of the Hammond Board of Park Commissioners, and acknowledged the execution of the foregoing deed as a free and voluntary act.

Witness my hand and seal.

[Signature] Notary Public
[Signature] Printed Name

My Commission Expires: 1/23/25



I affirm under the penalties for perjury that I have taken reasonable care to redact each social security number associated with this document, unless otherwise required by law.

/s/ L. Charles Lukmann, III – Attorney

This instrument prepared by:

L. Charles Lukmann, III
HARRIS WELSH & LUKMANN
107 Broadway
Chesterton, IN 46304
Telephone (219) 926-2114

County of Lake County Recorder

EXHIBIT 'A-1'

Tax ID #: 45-02-36-403-003.000-023

Property of Lake County Recorder

LEGAL DESCRIPTION

EXHIBIT "A"

Project: NICTD - West Lake Corridor
Parcel: 170 - Perm. Easement
Key #: 45-02-36-403-003.000-023

Sheet 1 of 1

A part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 37 North, Range 10 West, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southwest corner of Lot 31 in Block 2 in Towle and Young's Addition to the Town (now City) of Hammond, Indiana, the plat of which is recorded in Plat Book 1, page 58, in the Office of the Recorder of Lake County, Indiana, which point is also on the western line of the right of way of the Old Erie Lackawanna Railway Company; thence North 8 degrees 57 minutes 48 seconds West 658.50 feet along the western line of the right of way of said Old Erie and Lackawanna Railway Company to point "7266" designated on said plat; thence North 80 degrees 27 minutes 07 seconds East 15.55 feet to point "7267" designated on said plat; thence South 9 degrees 19 minutes 33 seconds East 510.21 feet to point "7268" designated on said plat; thence South 8 degrees 51 minutes 57 seconds East 115.87 feet to point "7269" designated on said plat; thence South 14 degrees 09 minutes 02 seconds East 36.27 feet to point "7264" designated on said plat, which point is on the north boundary of Douglas Street; thence North 89 degrees 47 minutes 25 seconds West 22.14 feet along the boundary of said Douglas Street to the point of beginning and containing 0.267 acres, more or less.

This description was prepared for the Northern Indiana Commuter Transportation District by Beam, Longest and Neff, L.L.C.

Dewey L. Witte
Dewey L. Witte
Indiana Registered Land Surveyor
License Number LS29800022

07/16/2019

Date



EXHIBIT "A"

Project: NICTD – West Lake Corridor
Parcel: 170A – Perm. Easement for Street Dedication
Key #: 45-02-36-403-003.000-023

Sheet 1 of 1

A part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 37 North, Range 10 West, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the northwest corner of Lot 13 in Block 1 in Towle and Young's Addition to the Town (now City) of Hammond, Indiana, the plat of which is recorded in Plat Book 1, page 58, in the Office of the Recorder of Lake County, Indiana, which point is on the eastern line of the right of way of the Old Erie Lackawanna Railway Company; thence South 8 degrees 57 minutes 59 seconds East 15.16 feet along the western line of said lot to point "7271" designated on said plat; thence North 89 degrees 42 minutes 15 seconds West 84.18 feet to point "7272" designated on said plat; thence North 9 degrees 19 minutes 33 seconds West 8.31 feet to point "7267" designated on said plat; thence South 80 degrees 27 minutes 07 seconds West 15.55 feet to point "7266" designated on said plat, which point is on the eastern line of Lot 12 in Block 1 in said Towle and Young's Addition which point is also on the western line of the right of way of said Old Erie and Lackawanna Railway Company; thence North 8 degrees 57 minutes 48 seconds West 9.61 feet along the eastern line of said Lot 12 to the northeast corner of said Lot 12; thence South 89 degrees 40 minutes 09 seconds East 100.00 feet along the south line of Russell Street to the point of beginning and containing 0.032 acres, more or less.

This description was prepared for the Northern Indiana Commuter Transportation District by Beam, Longest and Neff, L.L.C.

Dewey L. Witte 07/16/2019
Dewey L. Witte Date
Indiana Registered Land Surveyor
License Number LS29800022

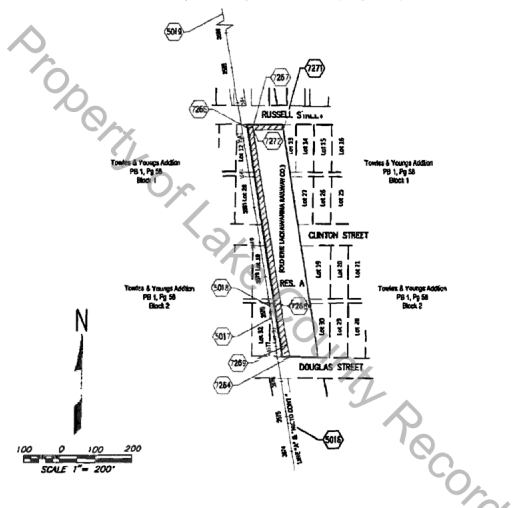


RIGHT OF WAY PARCEL PLAT

EXHIBIT "B" PARCEL PLAT

SHEET 1 OF 2

Prepared for the Northern Indiana Commuter Transportation District
by Beam, Longest & Neff L.L.C. (Job #180110)



	HATCHED AREA IS THE APPROPRIATE PARKING	
OWNER:	HAMMOND BOARD OF PARK COMMISSIONERS	DRAWN BY: M.J. DORSCH 7-11-2019
PROJECT:	NICTD - WEST LAKE CORRIDOR	CHECKED BY: D.L. WETTE 07-16-2019
PARCEL:	170	INSTRUMENT: 1990081472, DATED 1-11-1990
TAX ID#:	45-02-36-403-003.000-023	
SECTION:	36	
TOWNSHIP:	37 N.	
RANGE:	10 W.	
COUNTY:	LAKE	

Dimensions shown are from the above listed Record Documents.

EXHIBIT "A-2"

Project: NICTD – West Lake Corridor
 Parcel: 208 – Perm. Easement
 Key #: 45-06-36-183-017,000-023

Sheet 1 of 1

A part of Lots 35 & 36 in Block 3 in Townsend and Godfrey's Addition to the Town (now City) of Hammond, Indiana, the plat of which is recorded in Plat Book 1, page 40, in the Office of the Recorder of Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning on the southwestern line of said Lot 35 South 62 degrees 44 minutes 26 seconds East 5.91 feet from the southwest corner of said Lot 35, which point of beginning is on the eastern line of the right of way of NICTD (western line of the former Erie Lackawanna Railway Co.); thence North 9 degrees 40 minutes 34 seconds West 88.35 feet along the western line of the right of way of said NICTD to point "7232" designated on said plat; thence South 11 degrees 04 minutes 08 seconds East 57.73 feet to point "7233" designated on said plat; thence South 15 degrees 13 minutes 39 seconds East 34.35 feet to point "7234" designated on said plat, which point is on the southwestern line of said Lot 35; thence North 62 degrees 44 minutes 26 seconds West 5.91 feet along said southwestern line to the point of beginning and containing 137 square feet, more or less.

This description was prepared for the Northern Indiana Commuter Transportation District by Beam, Longest and Neff, L.L.C.

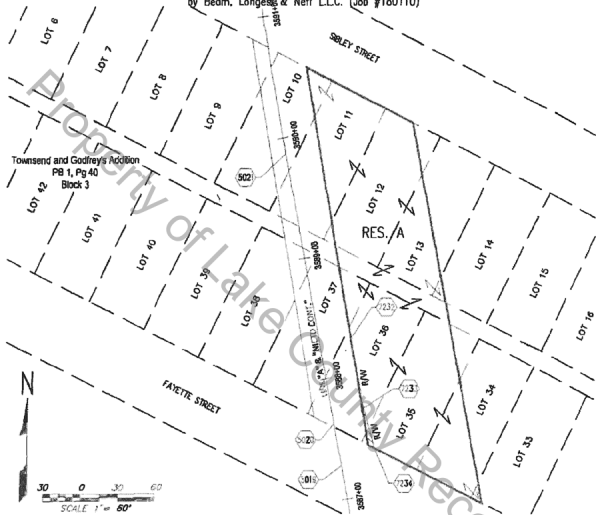
Dewey L. Witte 07/11/2019
 Dewey L. Witte Date
 Indiana Registered Land Surveyor
 License Number LS29800022



EXHIBIT "B-2" PARCEL PLAT

SHEET 1 OF 2

Prepared for the Northern Indiana Commuter Transportation District
by Beam, Longest & Neff L.L.C. (Job #180110)



HATCHED AREA IS THE APPROXIMATE TAKING	
OWNER: HAMMOND BOARD OF PARK COMM.	DRAWN BY: E.C. PRICE 6-26-2018
PROJECT: NICTD - WEST LAKE CORRIDOR	CHECKED BY: D.L. WITTE 07-11-2019
PARCEL: 208	
TAX ID #: 45-06-36-183-017.000-023	INSTRUMENT #081472, DATED 1-11-1990
SECTION: 38	
TOWNSHIP: 37 N.	
RANGE: 10 W.	
COUNTY: LAKE	

Dimensions shown are from the above listed Record Documents.

PLAT MAP