



# NOT AN OFFICIAL DOCUMENT

## UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amendment form

2019-000395 08/23/2019

12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as item 9 on Amendment form

12a. ORGANIZATION'S NAME

Investec Bank plc

OR  
12b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

13. Name of DEBTOR on related financing statement (Name of a current Debtor of record required for indexing purposes only in some filing offices - see instruction item 13): Provide only one Debtor name (13a or 13b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); see Instructions if name does not fit

13a. ORGANIZATION'S NAME

Cokenergy LLC.

OR  
13b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

14. ADDITIONAL SPACE FOR (CHECK ONE BOX):  ITEM 8 (Collateral) OR  OTHER INFORMATION (Please Describe)

15. This FINANCING STATEMENT AMENDMENT:

covers timber to be cut  covers as-extracted collateral  is filed as a fixture filing

16. Name and address of a RECORD OWNER of real estate described in item 17  
(if Debtor does not have a record interest):

17. Description of real estate:

See Schedules A and B to Schedule 1 attached hereto and made a part hereof.

18. MISCELLANEOUS:

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LAKE COUNTY  
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## SCHEDULE 1 TO UCC-1 FINANCING STATEMENT

2019 AUG 20 AM 11:11

DEBTOR: COKENERGY LLC. ("DEBTOR")  
2019 000595  
SECURED PARTY: INVESTEC BANK PLC, as Collateral Agent  
("SECURED PARTY")  
DATE: February 13, 2019

MICHAEL J. ...

This financing statement is filed pursuant to a certain Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the "Mortgage"), made by Debtor, an Indiana limited liability company, for the benefit of Secured Party, and dated as of the date hereof (as the same may be from time to time modified, hereinafter referred to collectively, as the "Mortgage"), covering the following items of property, rights, interests and estates now owned, or hereafter acquired by Debtor (collectively, the "Mortgaged Property") (Any capitalized terms used herein without definition shall have the meaning ascribed to them in the Mortgage):

(a) the Owned Land if any as set forth on Schedule A attached hereto (the "Owned Land");

(b) the leasehold estate created under and by virtue of the Mortgaged Lease described on Schedule B-1, any interest in any fee, greater or lesser title to the Leased Land described in Schedule B-2 and Improvements located thereon (including without limitation the Facility described in Schedule B-3) that Mortgagor may own or hereafter acquire (whether acquired pursuant to a right or option contained in the Mortgaged Lease or otherwise) and all credits, deposits, options, privileges and rights of Mortgagor under the Mortgaged Lease (including all rights of use, occupancy and enjoyment) and under any amendments, supplements, extensions, renewals, restatements, replacements and modifications thereof (including, without limitation, (i) the right to give consents, (ii) the right to receive moneys payable to Mortgagor, (iii) the right, if any, to renew or extend the Mortgaged Lease for a succeeding term or terms, (iv) the right, if any, to purchase the Leased Land and Improvements located thereon, and (v) the right to terminate or modify the Mortgaged Lease); all of Mortgagor's claims and rights to the payment of damages arising under the Bankruptcy Code (as defined below) from any rejection of the Mortgaged Lease by the lessor thereunder or any other party;

(c) all right, title and interest Mortgagor now has or may hereafter acquire in and to the Improvements or any part thereof (whether owned in fee by Mortgagor or held pursuant to the Mortgaged Lease or otherwise) and all the estate, right, title, claim or demand whatsoever of Mortgagor, in possession or expectancy, in and to the Real Estate or any part thereof;

(d) all right, title and interest of Mortgagor in, to and under all easements, rights of way, licenses, operating agreements, abutting strips and gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water and flowage rights, development rights, air rights, mineral and soil rights, plants, standing and fallen timber, and all estates, rights, titles, interests, privileges, licenses, tenements, hereditaments and appurtenances belonging, relating or appertaining to the Real Estate, and any reversions, remainders, rents, issues, profits and revenue

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thereof and all land lying in the bed of any street, road or avenue, in front of or adjoining the Real Estate to the center line thereof;

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MICHAEL J. ...

(e) all of the fixtures, chattels, business machines, machinery, apparatus, equipment, furnishings, fittings, appliances and articles of personal property of every kind and nature whatsoever, and all appurtenances and additions thereto and substitutions or replacements thereof (together with, in each case, attachments, components, parts and accessories) currently owned or subsequently acquired by Mortgagor and now or subsequently attached to, or contained in or used or usable in any way in connection with any operation or letting of the Real Estate, including but without limiting the generality of the foregoing, all screens, awnings, shades, blinds, curtains, draperies, artwork, carpets, rugs, storm doors and windows, furniture and furnishings, heating, electrical, and mechanical equipment, lighting, switchboards, plumbing, ventilating, air conditioning and air-cooling apparatus, refrigerating, and incinerating equipment, escalators, elevators, loading and unloading equipment and systems, stoves, ranges, laundry equipment, cleaning systems (including window cleaning apparatus), telephones, communication systems (including satellite dishes and antennae), televisions, computers, sprinkler systems and other fire prevention and extinguishing apparatus and materials, security systems, motors, engines, machinery, pipes, pumps, tanks, conduits, appliances, fittings and fixtures of every kind and description (all of the foregoing in this paragraph (e) being referred to as the "Equipment");

(f) all right, title and interest of Mortgagor in and to all substitutes and replacements of, and all additions and improvements to, the Real Estate and the Equipment, subsequently acquired by or leased to Mortgagor or constructed, assembled or placed by Mortgagor on the Real Estate, immediately upon such acquisition, lease, construction, assembling or placement, including, without limitation, any and all building materials whether stored at the Real Estate or offsite, and, in each such case, without any further deed, conveyance, assignment or other act by Mortgagor;

(g) all right, title and interest of Mortgagor in, to and under all leases, subleases, under lettings, concession agreements, management agreements, licenses and other agreements relating to the use or occupancy of the Real Estate or the Equipment or any part thereof, now existing or subsequently entered into by Mortgagor and whether written or oral and all guaranties of any of the foregoing (collectively, as any of the foregoing may be amended, restated, extended, renewed or modified from time to time, the "Leases"), and all rights of Mortgagor in respect of cash and securities deposited thereunder and the right to receive and collect the revenues, income, rents, issues and profits thereof, together with all other rents, royalties, issues, profits, revenue, income and other benefits arising from the use and enjoyment of the Mortgaged Property (as defined below) (collectively, the "Rents");

(h) all of Mortgagor's interest in and to all unearned premiums under insurance policies now or subsequently obtained by Mortgagor relating to the Real Estate or Equipment and Mortgagor's interest in and to all proceeds of any such insurance policies (including title insurance policies) including the right to collect and receive such proceeds, subject to the provisions relating to insurance generally set forth below; and all of Mortgagor's interest in and to all awards and other compensation, including the interest payable thereon and the right to collect and receive the same, made to the present or any subsequent owner of the Real Estate or Equipment for the taking



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by eminent domain, condemnation or otherwise, of all or any part of the Real Estate or any  
easement or other right therein; 2019 000395

(i) to the extent not prohibited under the applicable contract, consent, license or other item unless the appropriate consent has been obtained, all right, title and interest of Mortgagor in and to (i) all contracts from time to time executed by Mortgagor or any manager or agent on its behalf relating to the ownership, construction, maintenance, repair, operation, occupancy, sale or financing of the Real Estate or Equipment or any part thereof and all agreements and options relating to the purchase or lease of any portion of the Real Estate or any property which is adjacent or peripheral to the Real Estate, together with the right to exercise such options and all leases of Equipment, (ii) all consents, licenses, building permits, certificates of occupancy and other governmental approvals relating to construction, completion, occupancy, use or operation of the Real Estate or any part thereof, and (iii) all drawings, plans, specifications and similar or related items relating to the Real Estate; and

(j) all of Mortgagor's interest in and to all proceeds, both cash and noncash, of the foregoing.

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Schedule A

2019 000395  
Legal Description of the Owned Land

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MICHAEL D. POTTS  
RECORDER

None.

Property of Lake County Recorder

Schedule A

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STATE OF INDIANA  
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~~Schedule B-1~~ 000395

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Description of the Mortgaged Lease

MICHAEL J. HARRIS  
REC.

Ground Lease dated as of November 12, 1996, and recorded July 31, 1997, as document number 97049938, in the Office of the Recorder of Lake County, Indiana, made by and between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee, as amended by the First Amendment to Ground Lease and Confirmation of Easement Locations for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana, by and between Inland Steel Company (now known as ArcelorMittal USA LLC.), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee, dated as of April 30, 1998, and recorded May 12, 1998, as document number 98034663, in the Office of the Recorder of Lake County, Indiana; and as amended by the Second Amendment to Ground Lease for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana by and between ArcelorMittal USA, LLC, as Lessor, and Cokenergy, LLC, as Lessee, dated as of May 15, 2014, and recorded June 23, 2014, as Document Number 2014 035476, in the Office of the Recorder of Lake County, Indiana.

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Schedule B-2

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Legal Description of the Leased Land

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MICHAEL D.

## Parcel 2:

A parcel of land located in Section 11, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, Lake County, Indiana, the boundary of which is described as follows:

Commencing at Point "G" which is a "T" Rail at the intersection of the Southwesterly right of way line of Aldis Avenue extended and the Northwesterly right of way line of Michigan Avenue, now vacated, in the Original Town of Indiana Harbor, as shown in Plat Book 5, page 9, in the Recorder's Office of Lake County, Indiana; thence North 38 degrees 07 minutes 23 seconds East, (this and subsequent bearings based on Indiana State Plane Coordinates), a distance of 10,768.1 feet to THE POINT OF BEGINNING; thence South 86 degrees 45 minutes 00 seconds East, a distance of 700.00 feet; thence North 03 degrees 15 minutes 00 seconds East, a distance of 915.00 feet; thence North 86 degrees 45 minutes 00 seconds West, a distance of 700.00 feet; thence South 03 degrees 15 minutes 00 seconds West, a distance of 915.00 feet to THE POINT OF BEGINNING.

## Parcel 3:

(Coke Plant Access Easement)

A nonexclusive easement for construction, startup, testing, inspection, operation, maintenance, repair and removal of the "Coke Plant Portions", as defined in the Ground Lease, for the benefit of Parcel 1, granted in the Ground Lease dated as of November 12, 1996, and recorded July 31, 1997, as document number 97049938, in the Office of the Recorder of Lake County, Indiana, made by and between Inland Steel Company (now known as ArcelorMittal USA Inc.), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee; as amended by the First Amendment to Ground Lease and Confirmation of Easement Locations for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana, between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee, dated as of April 30, 1998, and recorded May 12, 1998, as document number 98034663, in the Office of the Recorder of Lake County, Indiana; over and across the following described land:

A parcel of land located in Sections 2, 11 and 12, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, Lake County, Indiana, the boundary of which is described as follows:

Commencing at Point "G" which is a "T" Rail at the intersection of the Southwesterly right of way line of Aldis Avenue extended and the Northwesterly right of way line of Michigan Avenue, now vacated, in the original Town of Indiana Harbor, as shown in Plat Book 5, page 9, in the Recorder's Office of Lake County, Indiana; thence North 38 degrees 07 minutes 23 seconds East (This and subsequent bearings based on Indiana State Plane Coordinates), a distance of 10768.1 feet to the POINT OF BEGINNING; thence South 86 degrees 45 minutes 00 seconds East, a distance of 700.00 feet; thence South 23 degrees 02 minutes 24 seconds East, a distance of 1292.11 feet;

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thence South 01 degree 45 minutes 00 seconds East, a distance of 469.33 feet; thence South 09 degrees 00 minutes 50 seconds West, a distance of 186.91 feet; thence South 39 degrees 44 minutes 58 seconds East, a distance of 489.55 feet; thence South 38 degrees 54 minutes 20 seconds West, a distance of 588.93 feet; thence North 46 degrees 45 minutes 00 seconds East, a distance of 1083.47 feet; thence North 44 degrees 36 minutes 26 seconds East, a distance of 500.14 feet; thence North 46 degrees 45 minutes 00 seconds West, a distance of 1282.53 feet; thence North 86 degrees 45 minutes 00 seconds West, a distance of 54.29 feet; thence South 43 degrees 15 minutes 00 seconds West, a distance of 320.97 feet; thence North 46 degrees 45 minutes 00 seconds West, a distance of 120.24 feet; thence North 03 degrees 15 minutes 00 seconds East, a distance of 3452.44 feet; thence North 81 degrees 37 minutes 00 seconds East, a distance of 91.27 feet; thence South 64 degrees 51 minutes 39 seconds East, a distance of 467.91 feet; thence South 29 degrees 03 minutes 57 seconds East, a distance of 300.43 feet; thence South 39 degrees 45 minutes 08 seconds East, a distance of 263.56 feet; thence South 03 degrees 15 minutes 00 seconds West, a distance of 639.67 feet; thence South 43 degrees 11 minutes 43 seconds East, a distance of 532.62 feet; thence North 86 degrees 45 minutes 00 seconds West, a distance of 700.00 feet; thence South 03 degrees 15 minutes 00 seconds West, a distance of 915.00 feet to the POINT OF BEGINNING.

Parcel 4:

(Access Easement)

A nonexclusive easement for access, for the benefit of Parcel 2, granted in the Ground Lease dated as of November 12, 1996, and recorded July 31, 1997, as document number 97049938, in the Office of the Recorder of Lake County, Indiana, made by and between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee; as amended by the First Amendment to Ground Lease and Confirmation of Easement Locations for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana, between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee, dated as of April 30, 1998, and recorded May 12, 1998, as document number 98034663, in the Office of the Recorder of Lake County, Indiana; over and across the following described land:

A 50 foot wide parcel of land located in Sections 2, 11, 14 and 15, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, Lake County, Indiana, the centerline of which is described as follows:

Commencing at a point "G" which is a "T" rail at the intersection of the Southwesterly right of way line of Aldis Avenue extended and the Northwesterly right of way line of Michigan Avenue, now vacated, in the Original Town of Indiana Harbor, as shown in Plat Book 5, page 9, in the Recorder's Office of Lake County, Indiana; thence South 43 degrees 15 minutes 01 seconds West (this and subsequent bearings based on Indiana State Plane Coordinates), a distance of 85.00 feet to the POINT OF BEGINNING; thence North 46 degrees 45 minutes 01 second West, a distance of 37.97 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 749.19 feet; thence North 63 degrees 21 minutes 44 seconds East, a distance of 357.62 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 1250.00 feet; thence North 63 degrees 13 minutes 59 seconds East, a distance of 468.19 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 472.00 feet; thence North 52 degrees 33 minutes 36 seconds East, a distance of

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370.88 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 3634.00 feet; thence North 25 degrees 23 minutes 20 seconds East, a distance of 407.64 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 1320.00 feet; thence North 73 degrees 07 minutes 11 seconds East, a distance of 170.67 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 400.00 feet; thence North 26 degrees 20 minutes 33 seconds East, a distance of 237.26 feet; thence North 46 degrees 45 minutes 00 seconds West, a distance of 1549.75 feet; thence North 02 degrees 15 minutes 00 seconds East, a distance of 1405.45 feet; thence South 87 degrees 45 minutes 00 seconds East, a distance of 120.00 feet; thence North 02 degrees 15 minutes 00 seconds East, a distance of 560.00 feet; thence North 30 degrees 10 minutes 28 seconds East, a distance of 629.24 feet; thence North 11 degrees 05 minutes 52 seconds East, a distance of 206.70 feet; thence North 08 degrees 18 minutes 44 seconds West, a distance of 115.02 feet; thence North 24 degrees 58 minutes 14 seconds West, a distance of 100.00 feet; thence North 11 degrees 13 minutes 02 seconds West, a distance of 100.00 feet; thence North 29 degrees 55 minutes 27 seconds East, a distance of 100.00 feet; thence North 81 degrees 13 minutes 32 seconds East, a distance of 350.00 feet; thence South 65 degrees 22 minutes 55 seconds East, a distance of 150.00 feet; thence South 45 degrees 00 minutes 25 seconds East, a distance of 200.00 feet; thence South 33 degrees 19 minutes 09 seconds East, a distance of 600.00 feet; thence South 56 degrees 59 minutes 48 seconds East, a distance of 300.00 feet; thence South 47 degrees 31 minutes 11 seconds East, a distance of 100.00 feet; thence South 23 degrees 39 minutes 28 seconds East, a distance of 200.00 feet; thence South 12 degrees 13 minutes 33 seconds West, a distance of 650.00 feet to the POINT OF ENDING.

Parcel 5:

(Harbor Systems Transmission Easement)

An exclusive easement for the transmission of electricity for the benefit of Parcel 2, granted in the Ground Lease dated as of November 12, 1996, and recorded July 31, 1997, as document number 97049938, in the Office of the Recorder of Lake County, Indiana, made by and between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee; as amended by the First Amendment to Ground Lease and Confirmation of Easement Locations for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana, between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee, dated as of April 30, 1998, and recorded May 12, 1998, as document number 98034663, in the Office of the Recorder of Lake County, Indiana; over and across the following described land:

A parcel of land located in Section 11, Township 37 North, Range 9 West of the 2nd Principal Meridian, in the City of East Chicago, Lake County, Indiana, the boundary of which is described as follows: Commencing at point "G" which is a "T" rail at the intersection of the Southwesterly right of way line of Aldis Avenue extended and the Northwesterly right of way line of Michigan Avenue, now vacated, in the Original Town of Indiana Harbor as shown in Plat Book 5, page 9, in the Recorder's Office of Lake County, Indiana; thence North 38 degrees 07 minutes 23 seconds East, (this and subsequent bearings based on Indiana State Plane Coordinates), a distance of 10,768.10 feet to the POINT OF BEGINNING; thence South 86 degrees 45 minutes 00 seconds East, a distance of 200.00 feet; thence South 03 degrees 15 minutes 00 seconds West, a distance of 1002.03 feet; thence South 43 degrees 15 minutes 00 seconds West, a distance of 496.91 feet;

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thence North 46 degrees 45 minutes 00 seconds West, a distance of 673.58 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 254.19 feet; thence South 86 degrees 45 minutes 00 seconds East, a distance of 472.01 feet; thence North 03 degrees 15 minutes 00 seconds East, a distance of 755.00 feet to the POINT OF BEGINNING.

Parcel 6:

(Public Utility Systems Transmission Easement)

An exclusive easement for the transmission of electricity for the benefit of Parcel 2, granted in the Ground Lease dated as of November 12, 1996, and recorded July 31, 1997, as document number 97049938, in the Office of the Recorder of Lake County, Indiana, made by and between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee; as amended by the First Amendment to Ground Lease and Confirmation of Easement Locations for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana, between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee, dated as of April 30, 1998, and recorded May 12, 1998, as document number 98034663, in the Office of the Recorder of Lake County, Indiana; over and across the following described land:

A parcel of land located in Sections 11, 14 and 15, Township 37 North, Range 9 West of the 2nd Principal Meridian, in the City of East Chicago, Lake County, Indiana, the boundary of which is described as follows:

Commencing at point "G" which is a "T" rail at the intersection of the Southwesterly right of way line of Aldis Avenue extended and the Northwesterly right of way line of Michigan Avenue, now vacated, in the Original Town of Indiana Harbor, as shown in Plat Book 5, page 9, in the Recorder's Office of Lake County, Indiana; thence North 33 degrees 38 minutes 45 seconds East (this and subsequent bearings based on Indiana State Plane Coordinates), a distance of 9685.62 feet to the POINT OF BEGINNING; thence North 43 degrees 15 minutes 00 seconds East, a distance of 100.00 feet; thence South 46 degrees 45 minutes 00 seconds East, a distance of 1890.00 feet; thence South 43 degrees 15 minutes 00 seconds West, a distance of 357.01 feet; thence South 73 degrees 07 minutes 11 seconds West, a distance of 170.67 feet; thence South 43 degrees 15 minutes 00 seconds West, a distance of 1019.73 feet; thence South 25 degrees 23 minutes 34 seconds West, a distance of 551.76 feet; thence South 43 degrees 15 minutes 00 seconds West, a distance of 570.95 feet; thence South 23 degrees 40 minutes 47 seconds East, a distance of 292.26 feet; thence South 46 degrees 45 minutes 00 seconds East, a distance of 1000.00 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 250.00 feet; thence South 46 degrees 45 minutes 00 seconds East, a distance of 250.00 feet; thence South 43 degrees 15 minutes 00 seconds West, a distance of 775.00 feet; thence North 46 degrees 45 minutes 00 seconds West, a distance of 250.00 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 425.00 feet; thence North 46 degrees 45 minutes 00 seconds West, a distance of 1020.41 feet; thence North 23 degrees 40 minutes 47 seconds West, a distance of 270.08 feet; thence South 43 degrees 15 minutes 00 seconds West, a distance of 1948.54 feet; thence South 38 degrees 10 minutes 51 seconds West, a distance of 430.87 feet; thence South 46 degrees 20 minutes 16 seconds East, a distance of 54.48 feet; thence South 43 degrees 15 minutes 00 seconds West, a distance of 304.73 feet; thence North 46 degrees 07 minutes 40 seconds West, a distance of 50.61 feet; thence South 39 degrees 56

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minutes 45 seconds West, a distance of 1081.32 feet; thence South 00 degrees 19 minutes 21 seconds East, a distance of 602.36 feet; thence South 46 degrees 45 minutes 00 seconds East, a distance of 134.68 feet; thence South 43 degrees 15 minutes 00 seconds West, a distance of 340.19 feet; thence North 46 degrees 45 minutes 00 seconds West, a distance of 495.32 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 340.19 feet; thence South 46 degrees 45 minutes 00 seconds East, a distance of 222.61 feet; thence North 00 degrees 19 minutes 21 seconds West, a distance of 543.88 feet; thence North 39 degrees 56 minutes 45 seconds East, a distance of 1124.84 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 257.98 feet; thence North 38 degrees 10 minutes 51 seconds East, a distance of 472.11 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 2616.89 feet; thence North 25 degrees 23 minutes 34 seconds East, a distance of 551.76 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 1062.11 feet; thence North 73 degrees 07 minutes 11 seconds East, a distance of 170.67 feet; thence North 43 degrees 15 minutes 00 seconds East, a distance of 430.34 feet; thence North 46 degrees 45 minutes 00 seconds West, a distance of 1790.00 feet to the POINT OF BEGINNING.

Parcel 7:

(Auxiliary Transmission Easement)

A nonexclusive easement to transmit electricity for the benefit of Parcel 2, granted in the Ground Lease dated as of November 12, 1996, and recorded July 31, 1997, as document number 97049938, in the Office of the Recorder of Lake County, Indiana, made by and between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee; as amended by the First Amendment to Ground Lease and Confirmation of Easement Locations for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana, between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee, dated as of April 30, 1998, and recorded May 12, 1998, as document number 98034663, in the Office of the Recorder of Lake County, Indiana; over and across the following described land:

A parcel of land located in Sections 11, 14, and 15, Township 37 North, Range 9 West of the 2nd Principal Meridian, in the City of East Chicago, Lake County, Indiana, the boundary of which is described as follows: Commencing at point "G" which is a "T" rail at the intersection of the Southwesterly right of way line of Aldis Avenue extended and the Northwesterly right of way line of Michigan Avenue, now vacated, in the Original Town of Indiana Harbor, as shown in Plat Book 5, page 9, in the Recorder's Office of Lake County, Indiana; thence North 33 degrees 44 minutes 36 seconds East, (this and subsequent bearings based on Indiana State Plane Coordinates), a distance of 9784.2 feet to the POINT OF BEGINNING; thence South 43 degrees 15 minutes 00 seconds West, a distance of 100.00 feet; thence North 46 degrees 45 minutes 00 seconds West, a distance of 448.57 feet; thence North 66 degrees 14 minutes 55 seconds West, a distance of 377.54 feet; thence North 72 degrees 06 minutes 04 seconds West, a distance of 425.36 feet; thence North 47 degrees 26 minutes 45 seconds West, a distance of 139.87 feet; thence North 43 degrees 01 minutes 31 seconds East, a distance of 181.09 feet; thence South 47 degrees 12 minutes 27 seconds East, a distance of 140.23 feet; thence South 62 degrees 03 minutes 08 seconds East, a distance of 367.58 feet; thence South 66 degrees 14 minutes 55 seconds East, a distance of 391.35 feet; thence



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South 46 degrees 45 minutes 00 seconds East, a distance of 1164.99 feet to the POINT OF BEGINNING.

Parcel 8:

(Pipe Bridge Easement)

An exclusive easement for the purpose of construction, startup, testing, inspection, operation, maintenance, repair and removal of the "Coke Plant Portions", as defined in the Ground Lease, for the benefit of Parcel 2, granted in the Ground Lease dated as of November 12, 1996, and recorded July 31, 1997, as document number 97049938, in the Office of the Recorder of Lake County, Indiana, made by and between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee; as amended by the First Amendment to Ground Lease and Confirmation of Easement Locations for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana, between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee, dated as of April 30, 1998, and recorded May 12, 1998, as document number 98034663, in the Office of the Recorder of Lake County, Indiana; over and across the following described land:

A 100 foot wide parcel of land located in Section 11, Township 37 North, Range 9 West of the 2nd Principal Meridian, in the City of East Chicago, Lake County, Indiana, the centerline of which is described as follows:

Commencing at a point "G" which is a "T" rail at the intersection of the Southwesterly right of way line of Aldis Avenue extended and the Northwesterly right of way line of Michigan Avenue, now vacated, in the Original Town of Indiana Harbor as shown in Plat Book 5, page 9, in the Recorder's Office of Lake County, Indiana; thence North 34 degrees 44 minutes 37 seconds East, (this and subsequent bearings based on Indiana State Plane Coordinates), a distance of 9713.4 feet to the POINT OF BEGINNING; thence North 03 degrees 15 minutes 00 seconds East, a distance of 1164.99 feet; thence South 86 degrees 45 minutes 00 seconds East, a distance of 1083.18 feet to the POINT OF ENDING.

Parcel 9:

(Gas Easement)

An exclusive easement for the transmission of natural gas, for the benefit of Parcel 2, granted in the Ground Lease dated as of November 12, 1996, and recorded July 31, 1997, as document number 97049938, in the Office of the Recorder of Lake County, Indiana, made by and between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee; as amended by the First Amendment to Ground Lease and Confirmation of Easement Locations for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana, between Inland Steel Company (now known as ArcelorMittal USA LLC), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee, dated as of April 30, 1998, and recorded May 12, 1998, as document number 98034663, in the Office of the Recorder of Lake County, Indiana; over and across the following described land:

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

A 100 foot wide parcel of land located in Sections 10, 11 and 13, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, Lake County, Indiana, the centerline of which is described as follows:

Commencing at Point "G" which is a "T" Rail at the intersection of the Southwesterly right of way line of Aldis Avenue extended and the Northwesterly right of way line of Michigan Avenue, now vacated, in the original Town of Indiana Harbor, as shown in Plat Book 5, page 9, in the Office of the Recorder of Lake County, Indiana; thence South 60 degrees 06 minutes 47 seconds West (this and subsequent bearings based on Indiana State Plane Coordinates), a distance of 522.29 feet to the POINT OF BEGINNING; thence North 30 degrees 43 minutes 32 seconds West, a distance of 139.43 feet; thence North 31 degrees 11 minutes 38 seconds East, a distance of 299.64 feet; thence North 46 degrees 35 minutes 43 seconds East, a distance of 2289.59 feet; thence North 78 degrees 50 minutes 41 seconds East, a distance of 212.69 feet; thence North 42 degrees 20 minutes 43 seconds East, a distance of 1248.59 feet; thence South 47 degrees 19 minutes 13 seconds East, a distance of 211.32 feet; thence North 43 degrees 18 minutes 55 seconds East, a distance of 3498.45 feet; thence South 46 degrees 56 minutes 14 seconds East, a distance of 88.91 feet; thence North 27 degrees 20 minutes 09 seconds East, a distance of 350.50 feet; thence North 43 degrees 03 minutes 26 seconds East, a distance of 2229.86 feet; thence North 46 degrees 45 minutes 00 seconds West, a distance of 1527.00 feet; thence North 03 degrees 15 minutes 00 seconds East, a distance of 1164.99 feet; thence South 86 degrees 45 minutes 00 seconds East, a distance of 1083.18 feet to the POINT OF BEGINNING; EXCLUDING, however, any portions of the above-described parcel located outside the "Indiana Harbor Works", as defined in the Ground Lease, property of Inland Steel Company, now known as ArcelorMittal USA LLC as of April 30, 1998, and not owned by Inland Steel Company, now known as ArcelorMittal USA LLC.

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LAKE COUNTY  
FILED FOR RECORD

Schedule B-3  
2019 000395  
Facility

2019 AUG 23 AM 9:30

MICHAEL J. ...  
RECORDER

Parcel 1:

The structures and improvements constituting the "Facility," as defined in the Ground Lease dated as of November 12, 1996, and recorded July 31, 1997, as document number 97049938, in the Office of the Recorder of Lake County, Indiana, made by and between Inland Steel Company (now known as ArcelorMittal USA Inc.), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee; and as amended by the First Amendment to Ground Lease and Confirmation of Easement Locations for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana, by and between Inland Steel Company (now known as ArcelorMittal USA Inc.), as Lessor, and Cokenergy, Inc. (now known as Cokenergy LLC), as Lessee, dated as of April 30, 1998, and recorded May 12, 1998, as document number 98034663, in the Office of the Recorder of Lake County, Indiana; and as amended by the Second Amendment to Ground Lease for Certain Premises Located at Indiana Harbor Works, East Chicago, Indiana by and between ArcelorMittal USA LLC, as Lessor, and Cokenergy, LLC, as Lessee, dated as of May 15, 2014, and recorded June 23, 2014, as Document Number 2014 035476, in the Office of the Recorder of Lake County, Indiana.