

# NOT AN OFFICIAL DOCUMENT

2024 556690  
10/25/2024 12:55 PM  
TOTAL FEES: 25.00  
BY: MA  
PG #: 14  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

*(Recording Data)*

**This instrument was prepared by:**  
Joseph Collins  
Norfolk Southern Corporation  
650 West Peachtree Street, NW, 11<sup>th</sup> Floor  
Atlanta, Georgia 30308

**Please send tax notice to:**  
N/S Hammond LLC  
c/o Jack Ferrino  
7135 Indianapolis Blvd.  
Hammond, IN 46324

STATE OF INDIANA

LAKE COUNTY

## QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS:** That the undersigned, **NORFOLK SOUTHERN RAILWAY COMPANY**, a Virginia corporation ("Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim, grant, sell and convey unto **N/S HAMMOND LLC**, an Indiana limited liability company ("Grantee"), all of the right, title, interest and claim of Grantor in or to the land and improvements located in the City of Hammond, Lake County, Indiana, as is more particularly described and depicted on the legal description and survey included as Exhibits "A" and "B" attached hereto and made a part hereof.

**LESS AND EXCEPT** any portion of the above described property previously conveyed, quitclaimed or otherwise released by Grantor which has reverted by operation of law.

1N018146

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operation of law.

**EXCEPTING AND RESERVING**, unto Grantor, and Grantor's successors, assigns and affiliates, the reservation of a permanent, exclusive and assignable fifteen (15) foot wide easement for vehicular ingress and egress as more fully described in an associated Easement Deed entered into between Grantor and Grantee and as is depicted on the Survey.

**FURTHER EXCEPTING AND RESERVING**, unto Grantor, and Grantor's successors, assigns and affiliates, the reservation of a permanent easement for the maintenance, utilization, repair and replacement; including but not limited to ingress and egress, of four (4) existing signboard panels for outdoor advertising purposes on the Premises along Indianapolis Boulevard, with such panels being identified under License #'s NWL-494B and NWL-396B, as are more fully described in an associated Easement Deed entered into between Grantor and Grantee and as are depicted on the Survey.

**SUBJECT**, however, to Grantee's obligation to, prior to March 31, 2026, construct a fully operational facility capable of receiving rail shipments from Grantor. Grantee and Grantor covenant and agree that should Grantee, for any reason, fail to meet this obligation Grantee shall pay to Grantor, no later than March 31, 2026, a payment of SEVEN HUNDRED TWENTY-TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$722,500.00).

**FURTHER SUBJECT**, to such easements, reservations, conditions, licenses, leases and restrictions, whether or not of record.

**FURTHER SUBJECT** to any rights of reversion held by third parties.

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**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns  
forever.

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[SIGNATURE PAGE FOLLOWS]

Property of Lake County Recorder

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IN WITNESS WHEREOF, Norfolk Southern Railway Company has caused these presents to be executed, and its corporate seal to be hereunto affixed and attested, by its officers thereunto duly authorized, this 1st day of October, 2024.

L. S. ATTEST:

Shannon Eggers  
Assistant Corporate Secretary

NORFOLK SOUTHERN RAILWAY  
COMPANY, a Virginia corporation

By:

Solomon Jackson  
Title: Solomon Jackson  
Real Estate Manager

STATE OF GEORGIA  
COUNTY OF FULTON

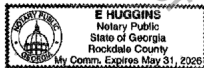
I, Elvina Huggins, a Notary Public in and for the above State and County, hereby certify that Solomon Jackson, whose name as Real Estate Manager of Norfolk Southern Railway Company, a Virginia corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this 1st day of October, 2024.

E Huggins

Notary Public

My commission expires: 5/31/2026



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## EXHIBIT "A"

### PARCEL 1:

A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 5 AND THE EAST 1/2 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF HAMMOND, NORTH TOWNSHIP, LAKE COUNTY, INDIANA,

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORFOLK & WESTERN RAILWAY COMPANY 100.00 FOOT RIGHT OF WAY, AND A LINE PARALLEL TO AND 33.00 FEET WEST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 5, SAID 33 FOOT PARALLEL LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF INDIANAPOLIS BOULEVARD AND POINT OF BEGINNING, USING THE INDIANA WESTERN STATE PLANE COORDINATE SYSTEM, THE COORDINATES FOR THE POINT OF BEGINNING IS AS FOLLOWS: NORTHING 2313415.7074' & EASTING 2843977.8764';

THENCE NORTH 55 DEGREES 47 MINUTES 25 SECONDS WEST ALONG THE 100.00 FOOT RIGHT OF WAY OF NORFOLK & WESTERN RAILWAY COMPANY RIGHT OF WAY, 1,207.57 FEET; THENCE SOUTH 23 DEGREES 41 MINUTES 21 SECONDS WEST, 375.15 FEET; THENCE SOUTH 82 DEGREES 19 MINUTES 32 SECONDS WEST, 376.30 FEET TO A POINT ON THE SOUTHERN LINE OF THE NORFOLK & WESTERN RAILROAD COMPANY PROPERTY LINE; THENCE SOUTH 12 DEGREES 08 MINUTES 15 SECONDS EAST ALONG SAID SOUTHERN PROPERTY LINE, 487.28 FEET (RECORDED), SOUTH 12 DEGREES 07 MINUTES 36 SECONDS EAST, 487.28 FEET (MEASURED); THENCE SOUTH 37 DEGREES 48 MINUTES 25 SECONDS EAST ALONG SAID SOUTHERN PROPERTY LINE 355.50 FEET (RECORDED), SOUTH 37 DEGREES 36 MINUTES 33 SECONDS EAST (MEASURED), 355.50 FEET; THENCE NORTH 52 DEGREES 11 MINUTES 35 SECONDS EAST, 43.01 FEET (RECORDED), NORTH 52 DEGREES 40 MINUTES 39 SECONDS EAST, 43.01 FEET (MEASURED); THENCE SOUTH EAST, 876.49 FEET (RECORDED), SOUTH 88 DEGREES 25 MINUTES 26 SECONDS EAST, 859.59 FEET (MEASURED) TO A LINE PARALLEL TO AND 33.00 FEET WEST OF THE NORTH-SOUTH CENTER LINE OF SAID SECTION 5 AND THE WEST RIGHT OF WAY LINE OF INDIANAPOLIS BOULEVARD; THENCE NORTH 00 DEGREES 59 MINUTES 31 SECONDS EAST, 67.94 FEET (MEASURED) ALONG SAID 33.00 FOOT LINE, AND INDIANAPOLIS BOULEVARD, NORTH 00 DEGREES 52 MINUTES 56 SECONDS EAST, 67.94 FEET (RECORDED); THENCE NORTH 88 DEGREES 50 MINUTES 11 SECONDS WEST, 56.25 FEET, (NORTH 88 DEGREES 39 MINUTES 44 SECONDS WEST, 56.25 FEET WEAVER); THENCE NORTH 55 DEGREES 47 MINUTES 05 SECONDS WEST, 838.46 FEET, (NORTH 55 DEGREES 47 MINUTES 05 SECONDS WEST, 838.46 FEET WEAVER); THENCE NORTH 34 DEGREES 12 MINUTES 50 SECONDS EAST, 205.45 FEET, (NORTH 34 DEGREES 13 MINUTES 12 SECONDS EAST, 205.21 FEET WEAVER); THENCE SOUTH 55 DEGREES 44 MINUTES 36 SECONDS EAST, 771.51 FEET, (SOUTH 55 DEGREES 45 MINUTES 43 SECONDS EAST, 771.51 FEET WEAVER) TO A LINE PARALLEL TO AND 33.00 FEET OF THE NORTH/SOUTH CENTERLINE OF AND SECTION 5 AND WEST RIGHT OF WAY LINE OF INDIANAPOLIS BOULEVARD; THENCE NORTH 00 DEGREES 52 MINUTES 56 SECONDS EAST, 194.27 FEET (RECORDED), NORTH 00 DEGREES 59 MINUTES 31 SECONDS EAST, 194.27 FEET (MEASURED), ALONG WEST LINE OF INDIANAPOLIS BOULEVARD TO THE POINT OF BEGINNING.

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## PARCEL 2:

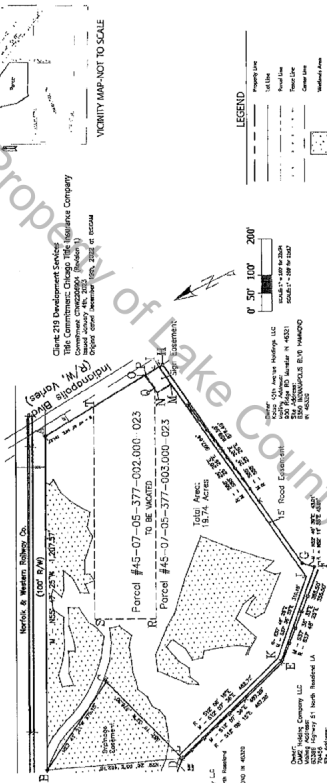
AN IRREGULAR SHAPED PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, NORTH TOWNSHIP, LAKE COUNTY, INDIANA, SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION (WHICH IS ALSO THE CENTER LINE OF SAID SECTION 5), BEING ALSO ALONG THE CENTER LINE OF A PUBLIC HIGHWAY KNOWN AS INDIANAPOLIS BOULEVARD, 66 FEET WIDE, 713 FEET TO A POINT; THENCE WEST NORMAL TO SAID EAST LINE OF SAID QUARTER SECTION 33 FEET TO A POINT IN THE WEST LINE OF SAID INDIANAPOLIS BOULEVARD AS NOW LOCATED AND ESTABLISHED, AS THE PRINCIPAL PLACE OF BEGINNING; THENCE NORTH ON THE WEST LINE OF SAID INDIANAPOLIS BOULEVARD, SAID LINE BEING PARALLEL TO AND 33 FEET WEST OF THE CENTER LINE OF SAID SECTION 5, A DISTANCE OF 208.27 FEET; THENCE NORTHWESTERLY, DEFLECTING 56 DEGREES 40 MINUTES 35 SECONDS LEFT FROM THE COURSE LAST DESCRIBED AND ALONG A LINE PARALLEL TO AND DISTANT 169 FEET SOUTHWESTERLY, MEASURED NORMALLY FROM THE SOUTHWESTERLY LINE OF A PARCEL OF LAND CONVEYED BY C. HILLEGONDS AND OTHERS TO THE NEW YORK, CHICAGO AND ST. LOUIS RAILWAY COMPANY BY DEED DATED SEPTEMBER 23, 1881, RECORDED IN VOLUME 32, PAGE 179, LAKE COUNTY (INDIANA) DEED RECORDS, A DISTANCE OF 771.51 FEET TO A POINT; THENCE SOUTHWESTERLY, DEFLECTING 90 DEGREES LEFT FROM THE COURSE LAST DESCRIBED, A DISTANCE OF 205 FEET; THENCE SOUTHEASTERLY, DEFLECTING 90 DEGREES LEFT FROM THE COURSE LAST DESCRIBED, A DISTANCE OF 838.87 FEET; THENCE EASTERLY, DEFLECTING 33 DEGREES, 21 MINUTES 35 SECONDS LEFT FROM THE COURSE LAST DESCRIBED, A DISTANCE OF 56.34 FEET, MORE OR LESS, TO THE PRINCIPLE PLACE OF BEGINNING.

Property address: 6400 Indianapolis Boulevard, Hammond, IN 46320  
Tax Number: 45-07-06-505-003.000-023

## "EXHIBIT B"

### ALTA/NSPS LAND TITLE SURVEY

A portion of lots 1, 2, 3, 4, 5 and the East 1/2 of Section 5, Township 35 North, Range 9 West of the Second Principal Meridian in City of Hammond, North Township, Lake County, Indiana.



Client: 219 Development Services Intelligence Company  
 219 Development Services Intelligence Company  
 6400 Hammond, IN 45226  
 Prepared January 4th, 2023 (Revised 1)  
 Original Date: September 14th, 2022 or access

Client:  
 219 Development Services Intelligence Company  
 6400 Hammond, IN 45226  
 Prepared January 4th, 2023 (Revised 1)  
 Original Date: September 14th, 2022 or access

Chart:  
 219 Development Services Intelligence Company  
 6400 Hammond, IN 45226  
 Prepared January 4th, 2023 (Revised 1)  
 Original Date: September 14th, 2022 or access

Client:  
 219 Development Services Intelligence Company  
 6400 Hammond, IN 45226  
 Prepared January 4th, 2023 (Revised 1)  
 Original Date: September 14th, 2022 or access

**LEGEND**

Property Line	1/4" Blue
Bound Line	1/4" Red
Survey Line	1/4" Green
Center Line	1/4" Black
Individual Area	1/4" Yellow

W = Structures bearing and distance  
 ● = Bounded bearing and distance  
 ○ = Open Place in the Survey  
 \* = Continuation of adjacent survey per Water Conservation Group

North	0°
South	180°
East	90°
West	270°

Reduced Engineering and Surveying  
 6400 Hammond, IN 45226  
 Prepared January 4th, 2023 (Revised 1)  
 Original Date: September 14th, 2022 or access

ALTA/NSPS SURVEY COVER SHEET  
 219 DEVELOPMENT SERVICES  
 6400 HAMMOND, IN 45226  
 HAMMOND, IN 45226

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 PAGE 6: ALTA SURVEY/WEAVER CONSULTANTS GROUP  
 PAGE 7: LEGAL DESCRIPTION OF DRAINAGE EASEMENT  
 PAGE 8: COORDINATES

**1. SURVEY COLLECTION**

This is to certify that the map and data on which it is based were made in accordance with the 2022 Indiana Professional Land Surveyors Act and the rules and regulations of the Board of Professional Land Surveyors of the State of Indiana. The survey was conducted on September 14, 2022 and the survey was completed on September 14, 2022.

Schedule 8 was filed on October 1st, 2023. The schedule is subject to the provisions of the Indiana Surveyors Act and the rules and regulations of the Board of Professional Land Surveyors of the State of Indiana. The survey was conducted on September 14, 2022 and the survey was completed on September 14, 2022.

Date of Plot: August 16th, 2023  
 E. J. Schaefer, Professional Engineer  
 License No. 120279558

**1. TITLE DISCUSSION**

The title reference to the parcel is located in the City of Hammond, Lake County, Indiana. The parcel is located in the City of Hammond, Lake County, Indiana. The parcel is located in the City of Hammond, Lake County, Indiana.

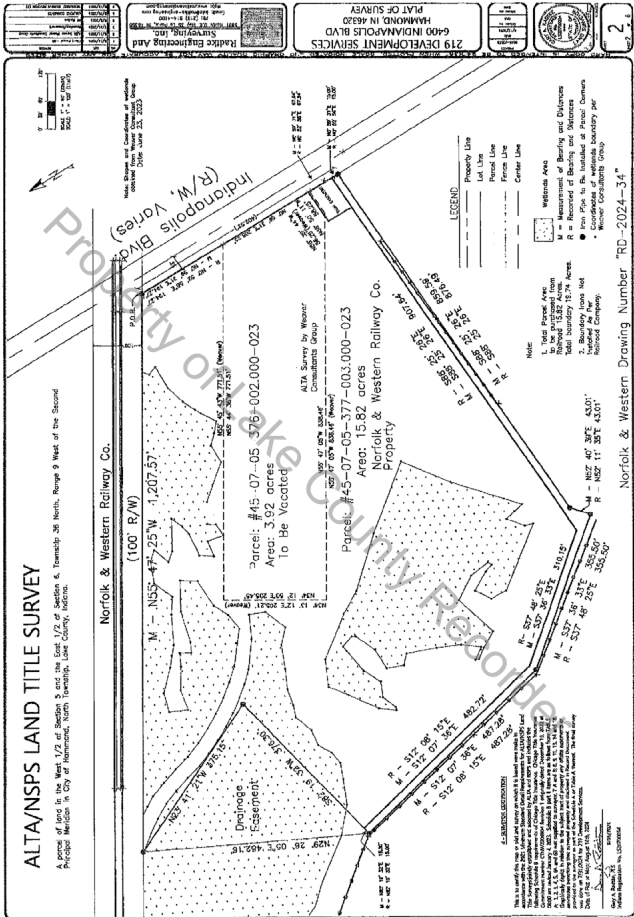
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Property of Lake County



## ALTA/NSPS LAND TITLE SURVEY

A parcel of land to the West 1/2 of Section 5 and the East 1/2 of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian in City of Hammond, North Township, Lake County, Indiana.

Norfolk & Western Railway Co.  
(100' R/W)

M - NS3 - #7-25-W - 1,207.57'

Parcel: #45-07-05-376-002.000-023  
Area: 3.92 acres  
To Be Vacated

Parcel: #45-07-05-377-003.000-023  
Area: 15.82 acres  
Norfolk & Western Railway Co.  
Property

- Note:**
1. Total Tract Area to be purchased from Taxlot 15.82 Acres
  2. Proposed Easement
  3. Boundary Lines Not Involved As Per Record Company.

**LEGEND:**

	Property Line
	Lot Line
	Fence Line
	Center Line

- Abbreviations:**
- M = Measurement of Bearing and Distance
  - R = Record of Reading and Distances
  - P = Proposed
  - C = Coordinates of National Boundary per NAD 83
  - W = Worker Consultants Group

**ALTA/NSPS CERTIFICATIONS**

This is a valid title map and survey prepared to best meet the needs of the client and is based on the information provided to the surveyor. The surveyor has no knowledge of any unrecorded interests in the property. The surveyor is not responsible for the accuracy of the information provided to the client. The surveyor is not responsible for the accuracy of the information provided to the client. The surveyor is not responsible for the accuracy of the information provided to the client.

Surveyed by: **David J. Collins**  
Professional Engineer License No. 12345

Norfolk & Western Drawing Number "RD-2024-34"

Project Name	219 DEVELOPMENT SERVICES
Client Name	6400 INDIANAPOLIS BLVD HAMMOND, IN 46320
Survey Date	June 23, 2023
Scale	1" = 20'
North Arrow	True North

Surveyor Name	David J. Collins
Professional License No.	12345
Survey Date	June 23, 2023
Project Name	219 DEVELOPMENT SERVICES

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Client Name	6400 INDIANAPOLIS BLVD HAMMOND, IN 46320
Survey Date	June 23, 2023
Scale	1" = 20'
North Arrow	True North



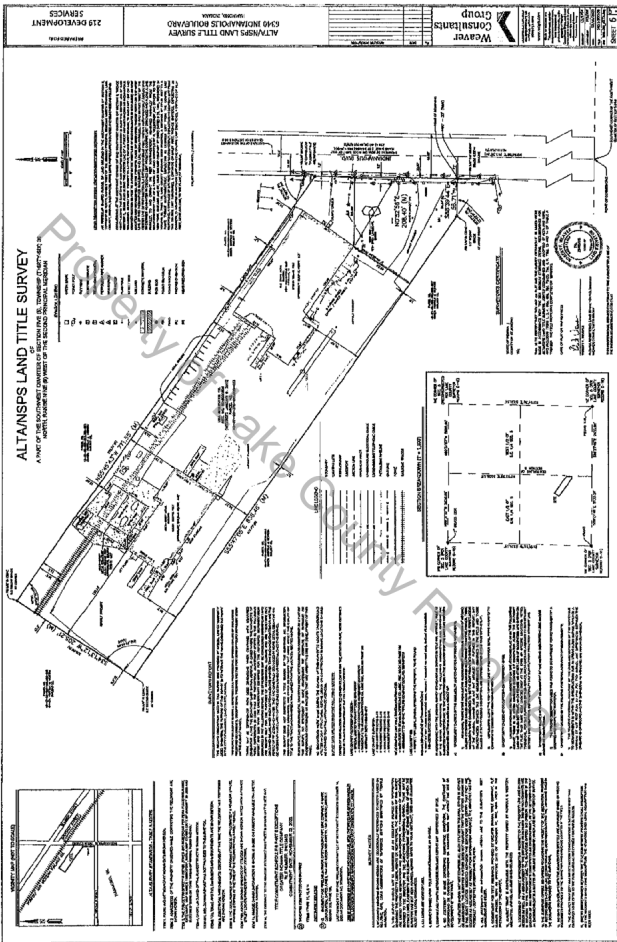
2













Scale	AS SHOWN
North Arrow	AS SHOWN
Date	AS SHOWN
Project Name	AS SHOWN
Sheet No.	AS SHOWN
Project No.	AS SHOWN

The information on this drawing was prepared by the Surveying, Inc. as shown on the title block. The information is not to be used for any other purpose without the written consent of the Surveying, Inc.



**219 DEVELOPMENT SERVICES**  
 6400 INDIANAPOLIS BLVD  
 HAMMOND, IN 46320  
 COORDINATES PAGE

Scale	AS SHOWN
North Arrow	AS SHOWN
Date	AS SHOWN
Project Name	AS SHOWN
Sheet No.	AS SHOWN
Project No.	AS SHOWN



Road Easement		
Coordinate	Northing	Easting
A	2313415.7074'	2843977.8764'
H	2312945.2465'	2843969.8100'
G	2312968.8889'	2843110.5469'
F	2312942.8119'	2843076.3438'
E	2313224.4358'	2842859.3917'
D	2313700.8423'	2842757.0264'
L	2313702.8455'	2842771.8920'
K	2313230.9001'	2842873.3005'
J	2312985.2048'	2843062.5747'
I	2312960.2365'	2843970.0670'

Sign Easement		
Coordinate	Northing	Easting
A	2313415.7074'	2843977.8764'
I	2312960.2365'	2843970.0670'
M	2312962.3047'	2843894.8955'
N	2313018.2941'	2843895.8663'
O	2313016.2282'	2843971.0277'

Total Boundary		
Coordinate	Northing	Easting
A	2313415.7074'	2843977.8764'
B	2314084.6322'	2842076.2547'
C	2313751.0953'	2843129.9585'
D	2313700.8423'	2842757.0264'
E	2313224.4358'	2842859.3917'
F	2312942.8119'	2843076.3438'
G	2312968.8889'	2843110.5469'
H	2312945.2465'	2843969.8100'

ALTA		
Coordinate	Northing	Easting
A	2313415.7074'	2843977.8764'
P	2313013.2479'	2843970.8077'
Q	2313014.3032'	2843514.7158'
R	2313465.7982'	2843221.3875'
S	2313655.8841'	2843336.9060'
T	2313221.3972'	2843974.9800'