

Exhibit B

Site Preparation Specifications

This list of specifications is being prepared for the efficient installation of Gas and/or Electric facilities within the development, and to comply with the National Electric Codes & Standards adopted by the State of Indiana Administrative Code, and to maintain the Federal and Indiana Minimum Pipeline Safety Regulations. These specifications apply only to the installation of Gas and/or Electric facilities by the Company which are on-site, i.e., within the Development itself. Any off-site work will be the sole responsibility of the Company.

- 1) Prior to installation of gas and/or electric facilities as agreed upon in this Contract, the Developer agrees to and must have the following items completed:
- a) All facilities that are to be at a depth below 54" have been installed, where necessary for the installation of the Company's facilities. Developer assumes responsibility for moving any facilities if the move is necessary for the installation of the Company's facilities.
- b) All facilities that are to be at a depth above 54", with the exception of storm sewers, may not be installed at the request or direction of the Developer prior to the installation of the Company's facilities, except with the express written consent of the Company, which consent shall not be unreasonably withheld. Electric facilities can be installed before the gas main is installed. Developer assumes responsibility for moving any facilities if the move is necessary for the installation of the Company's facilities. In addition, Developer is responsible for any additional costs incurred by the Company if storm sewers are installed in a location other than what was provided to the Company as part of the engineering process.
- c) All facilities that are not part of the One Call locate (Indiana811) system have been located and marked by the Developer. This includes all public & private, mechanical or electrical facilities.
- d) Final grade of the utility easement/route is to be established within +/- 6" in the areas where NIPSCO facilities will be installed.
- e) Utility easements/routes are sufficiently drained, compacted, not part of detention/retention areas and grade does not exceed 5/1 slope.
- f) The utility easement/route is free of trees, brush, spoils, construction debris, or any other obstruction.
- g) The utility easement, lot lines, curbs, and sidewalks at the site are staked.
- h) A final recorded plat has been provided.
- 2) The Company will not be responsible for reseeding/resodding. To the extent in areas that prior landscaping is in place, the developer reserves the right to install conduit. The trench will be backfilled one time. Any leveling of the trench is the Developers responsibility.
- 3) The building setback lines shall be established to prevent any over digs into the easement or any excavations close enough to cause an easement collapse or settlement. The integrity of the installed utility infrastructure must be protected during the entire construction period.
- 4) The Developer shall reimburse the Company for all costs associated with the relocation or redesign of gas and/or electric facilities deemed necessary due to alterations to final grade after the Company's facilities have been installed, or the Developer's failure to meet any of the above stated site preparation specifications. The Developer shall be financially responsible for any expenditure incurred by NIPSCO to modify its facilities due to Builder's actions. This Developer financial responsibility is non-reimbursable. The Developer shall communicate to the Builders that final grade must be maintained.