

FID # 20959

**HAMILTON, BRUCE**

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**From:** Cambouris, Peter [pcambouris@weaverboos.com]  
**Sent:** Friday, August 15, 2014 3:49 PM  
**To:** HAMILTON, BRUCE  
**Subject:** FW: FID#20959 LUST#199101528 1201 E Summit Street  
**Attachments:** Copy of Recorded ERC - CMPLT 7-25-14.pdf

Bruce,

Per our emails, attached for your review is the recorded ERC for the above referenced property.

Peter

Peter Cambouris, LPG | Senior Project Manager Weaver Boos Consultants  
35 E. Wacker Drive | Suite 1250 | Chicago, IL 60601 t. 312-922-1030 | f. 312-922-0201 | m.  
312-656-3218 <http://www.weaverboos.com> | <mailto:pcambouris@weaverboos.com>

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-----Original Message-----

**From:** HAMILTON, BRUCE [<mailto:BHAMILTO@idem.IN.gov>]  
**Sent:** Friday, August 15, 2014 1:45 PM  
**To:** Cambouris, Peter  
**Subject:** RE: FID#20959 LUST#199101528 1201 E Summit Street

Thanks for the update, Peter...much appreciated.

Bruce

Bruce Hamilton  
Environmental Project Manager  
Indiana Department of Environmental Management Leaking Underground Storage Tank Section  
100 North Senate Avenue, Room 1101  
Indianapolis, Indiana 46204

<http://www.in.gov/idem/4997.htm>  
Office: (317) 233-6539  
Fax: (317) 234-0428  
[bhamilto@idem.in.gov](mailto:bhamilto@idem.in.gov)

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P Please consider the environment before printing this email.

-----Original Message-----

From: Cambouris, Peter [mailto:pcambouris@weaverboos.com]  
Sent: Friday, August 15, 2014 9:04 AM  
To: HAMILTON, BRUCE  
Subject: Re: FID#20959 LUST#199101528 1201 E Summit Street

Hi Bruce,

We had the one EEC signed and recorded. We are working with the neighbor to get the other signed. Hard to get a hold of the neighbor. He is always busy. I can email you the one we have recoded to date.

Peter

Peter Cambouris, LPG | Senior Project Manager Weaver Boos Consultants  
35 E. Wacker Drive | Suite 1250 | Chicago, IL 60601 t. 312-922-1030 | f. 312-922-0201 | m.  
312-656-3218 [www.weaverboos.com](http://www.weaverboos.com)<<http://www.weaverboos.com>> |  
[pcambouris@weaverboos.com](mailto:pcambouris@weaverboos.com)<<mailto:pcambouris@weaverboos.com>>

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<<http://www.linkedin.com/company/weaver-boos-consultants>>

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On Aug 15, 2014, at 7:54 AM, "HAMILTON, BRUCE"  
<[BHAMILTO@idem.IN.gov](mailto:BHAMILTO@idem.IN.gov)<<mailto:BHAMILTO@idem.IN.gov>>> wrote:

Hi Peter:

Just wanted to follow up and to see if you had any questions or comments regarding the DRAFT ERCs. Please let me know.

Have a great weekend,  
Bruce

---

Bruce Hamilton  
Environmental Project Manager  
Indiana Department of Environmental Management Leaking Underground Storage Tank Section  
100 North Senate Avenue, Room 1101

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 044266

2014 JUL 25 PM 2:07

Environmental Restrictive Covenant  
MICHAEL B. BROWN  
RECORDER

THIS ENVIRONMENTAL RESTRICTIVE COVENANT ("Covenant") is made this 24<sup>th</sup> day of July, 2014, by *Summit Street Station LLC, an Indiana Limited Liability Company* of 10810 Bridgewater Court, Crown Point, Indiana 46307-7186.

WHEREAS: Owner is the fee owner of certain real estate in the County of Lake, Indiana, which is located at 1201 East Summit Street in Crown Point and more particularly described in the attached Exhibit "A" ("Real Estate"), which is hereby incorporated and made a part hereof. This Real Estate was acquired by deed on December 20, 2007, and recorded on January 10, 2008, as Deed Record 2008 02262, in the Office of the Recorder of Lake County, Indiana. The Real Estate consists of approximately 1 acre and has also been identified by the county as parcel identification number 45-1604-401-003.000-042.

WHEREAS: Corrective action was implemented in accordance with IC 13-23 and other applicable Indiana law as a result of a release of petroleum relating to the Former Trump Iron Works. The incident number assigned by the Indiana Department of Environmental Management ("Department" or "IDEM") for the release is 199101528, and the relevant facility identification number is 20959.

WHEREAS: Certain contaminants of concern ("COCs") remain in the groundwater and soil of the Real Estate following completion of corrective action. The Department has determined that the COCs will not pose an unacceptable risk to human health at the remaining concentrations, provided that the land use restrictions contained herein are implemented to protect human health and the environment. These COCs are benzene.

WHEREAS: Environmental investigation reports and other related documents are hereby incorporated by reference and may be examined at the offices of the Department, which is located in the Indiana Government Center North building at 100 N. Senate Avenue, Indianapolis, Indiana. The documents may also be viewed electronically in the Department's Virtual File Cabinet by accessing the Department's Web Site (currently [www.in.gov/idem/](http://www.in.gov/idem/)).

NOW THEREFORE, Summit Street Station LLC subjects the Real Estate to the following restrictions and provisions, which shall be binding on the current Owner and all future Owners:

#### I. RESTRICTIONS

1. Restrictions. The Owner:

- (a) Shall not use or allow the use or extraction of groundwater at the Real Estate for any purpose, including, but not limited to: human or animal consumption, gardening,

industrial processes, or agriculture, except that groundwater may be extracted in conjunction with environmental investigation and/or remediation activities.

## II. GENERAL PROVISIONS

2. Restrictions to Run with the Land. The restrictions and other requirements described in this Covenant shall run with the land and be binding upon, and inure to the benefit of the Owner of the Real Estate and the Owner's successors, assignees, heirs and lessees and their authorized agents, employees, contractors, representatives, agents, lessees, licensees, invitees, guests, or persons acting under their direction or control (hereinafter "Related Parties") and shall continue as a servitude running in perpetuity with the Real Estate. No transfer, mortgage, lease, license, easement, or other conveyance of any interest in or right to occupancy in all or any part of the Real Estate by any person shall affect the restrictions set forth herein. This Covenant is imposed upon the entire Real Estate unless expressly stated as applicable only to a specific portion thereof.
3. Binding upon Future Owners. By taking title to an interest in or occupancy of the Real Estate, any subsequent Owner or Related Party agrees to comply with all of the restrictions set forth in paragraph 1 above and with all other terms of this Covenant.
4. Access for Department. The Owner shall grant to the Department and its designated representatives the right to enter upon the Real Estate at reasonable times for the purpose of monitoring compliance with this Covenant and ensuring its protectiveness; this right includes the right to take samples and inspect records
5. Written Notice of the Presence of Contamination. Owner agrees to include in any instrument conveying any interest in any portion of the Real Estate, including but not limited to deeds, leases and subleases (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances), the following notice provision (with blanks to be filled in):

**NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL RESTRICTIVE COVENANT, DATED July 24 2014, RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY ON July 25, 2014, INSTRUMENT NUMBER \_\_\_\_\_ IN FAVOR OF AND ENFORCEABLE BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.**

6. Notice to Department of the Conveyance of Property. Owner agrees to provide notice to the Department of any conveyance (voluntary or involuntary) of any ownership interest in the Real Estate (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances). Owner must provide the Department with the notice within thirty (30) days of the conveyance and: (a) include a certified copy of the instrument conveying any interest in any portion of the Real Estate, and (b) if it has been recorded, its recording reference, and (c) the name and business address of the transferee.



7. Indiana Law. This Covenant shall be governed by, and shall be construed and enforced according to, the laws of the State of Indiana.

### III. ENFORCEMENT

8. Enforcement. Pursuant to IC 13-14-2-6 and other applicable law, the Department may proceed in court by appropriate action to enforce this Covenant. Damages alone are insufficient to compensate IDEM if any owner of the Real Estate or its Related Parties breach this Covenant or otherwise default hereunder. As a result, if any owner of the Real Estate, or any owner's Related Parties, breach this Covenant or otherwise default hereunder, IDEM shall have the right to request specific performance and/or immediate injunctive relief to enforce this Covenant in addition to any other remedies it may have at law or at equity. Owner agrees that the provisions of this Covenant are enforceable and agrees not to challenge the provisions or the appropriate court's jurisdiction.

### IV. TERM, MODIFICATION AND TERMINATION

9. Term. The restrictions shall apply until the Department determines that the contaminants of concern no longer present an unacceptable risk to the public health, safety, or welfare, or to the environment.
10. Modification and Termination. This Covenant shall not be amended, modified, or terminated without the Department's prior written approval. Within thirty (30) days of executing an amendment, modification, or termination of the Covenant, Owner shall record such amendment, modification, or termination with the Office of the Recorder of Lake County and within thirty (30) days after recording, provide a true copy of the recorded amendment, modification, or termination to the Department.

### V. MISCELLANEOUS

11. Waiver. No failure on the part of the Department at any time to require performance by any person of any term of this Covenant shall be taken or held to be a waiver of such term or in any way affect the Department's right to enforce such term, and no waiver on the part of the Department of any term hereof shall be taken or held to be a waiver of any other term hereof or the breach thereof.
12. Conflict of and Compliance with Laws. If any provision of this Covenant is also the subject of any law or regulation established by any federal, state, or local government, the strictest standard or requirement shall apply. Compliance with this Covenant does not relieve the Owner of its obligation to comply with any other applicable laws.
13. Change in Law, Policy or Regulation. In no event shall this Covenant be rendered unenforceable if Indiana's laws, regulations, guidance, or remediation policies (including those concerning environmental restrictive covenants, or institutional or engineering

controls) change as to form or content. All statutory references include any successor provisions.

14. Notices. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other pursuant to this Covenant shall be in writing and shall either be served personally or sent by first class mail, postage prepaid, addressed as follows:

To Owner:  
Summit Street Station LLC  
10810 Bridgewater Court  
Crown Point, IN 46307-7186  
Attn: Ms. Janet S. Curley

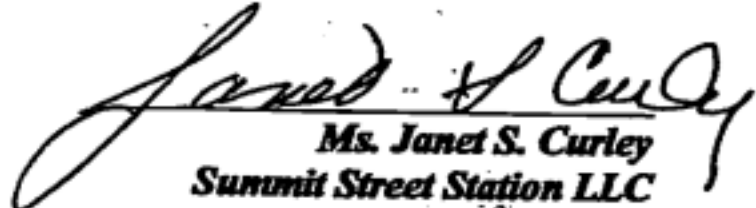
To Department:  
IDEM, Office of Land Quality  
100 N. Senate Avenue  
IGCN 1101  
Indianapolis, IN 46204-2251  
Attn: Chief, Leaking Underground Storage Tank Program

An Owner may change its address or the individual to whose attention a notice is to be sent by giving written notice via certified mail.

15. Severability. If any portion of this Covenant or other term set forth herein is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions or terms of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.
16. Authority to Execute and Record. The undersigned person executing this Covenant represents that he or she is the current fee Owner of the Real Estate or is the authorized representative of the Owner, and further represents and certifies that he or she is duly authorized and fully empowered to execute and record, or have recorded, this Covenant.

Owner hereby attests to the accuracy of the statements in this document and all attachments.

IN WITNESS WHEREOF, *Summit Street Station LLC*, the said Owner of the Real Estate described above has caused this Environmental Restrictive Covenant to be executed on this 24<sup>th</sup> day of July, 2014.

  
Ms. Janet S. Curley  
Summit Street Station LLC

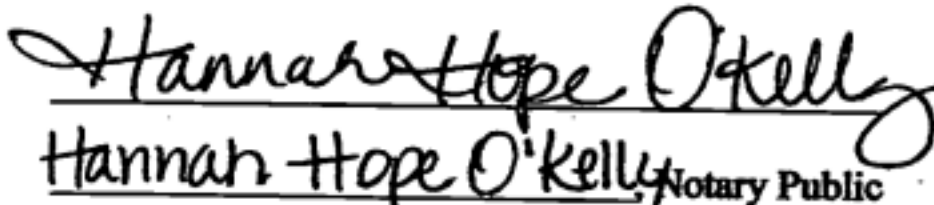
STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Janet S. Curley the \_\_\_\_\_ of the Owner, who acknowledged the execution of the foregoing instrument for and on behalf of said entity.

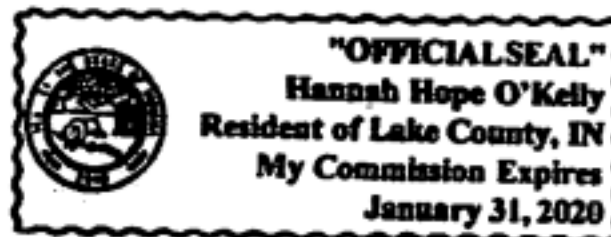
Witness my hand and Notarial Seal this 24 day of July, 2014.

  
Hannah Hope O'Kelly, Notary Public

Residing in Lake County, Indiana

My Commission Expires:

Jan. 31, 2020



This instrument prepared by:

Paul Gruca

Project Geologist

Weaver Boos Consultants North Central, LLC

35 East Wacker Drive, Suite 1250

Chicago, Illinois 60601

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law:

Paul Gruca

Project Geologist

Weaver Boos Consultants North Central, LLC

35 East Wacker Drive, Suite 1250

Chicago, Illinois 60601

controls) change as to form or content. All statutory references include any successor provisions.

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10810 Bridgewater Court  
Crown Point, IN 46307-7186  
Attn: Ms. Janet S. Curley

To Department:  
IDEM, Office of Land Quality  
100 N. Senate Avenue  
IGCN 1101  
Indianapolis, IN 46204-2251  
Attn: Chief, Leaking Underground Storage Tank Program

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Owner hereby attests to the accuracy of the statements in this document and all attachments.



**EXHIBIT B**

**SCALED MAP OF REAL ESTATE**

### LEGEND

SW-1/N-4

GP-13 Ⅷ

B-11 ♦

TRUMP  
IRON WORKS  
1201 EAST SUMMIT STREET

**HARKER  
CONSTRUCTION**

1205 EAST SUMMIT STREET

GP-14/WB-GP14

GP-12

SP-3

Age Group	Total (%)	Male (%)	Female (%)
18-24	15	10	10
25-34	25	15	15
35-44	35	25	25
45-54	45	35	35
55-64	55	45	45
65-74	65	55	55
75+	75	65	65

1 inch = 50 ft.

**ERC BOUNDARY AREA**  
**FORMER TRUMP IRON WORKS**  
**1201 EAST SUMMIT STREET**  
**CROWN POINT, IN**

THIS DOCUMENT, AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF WEAVER BOODS CONSULTANTS, LLC, AND IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF WEAVER BOODS CONSULTANTS, LLC.

# BOOS

## CONSULTANTS

**CHICAGO, ILLINOIS**  
 (12) 922-8030 [www.answerbook.com](http://www.answerbook.com)

DRAWN BY: RD
REVIEWED BY: PC
DATE: 7/2/2014
FILE: 3728-300-01
CAD: EXHIBIT B-1.dwg

EXHIBIT B