

Davia Lutz
657 Brighton Ct
Bartlett, IL 60103

Environmental Restrictive Covenant

THIS ENVIRONMENTAL RESTRICTIVE COVENANT ("Covenant") is made this _____ day of May 20, 2019, by Andrew LaPorte LLC, 5922 North Clark Street, Chicago, Illinois 60660, together with all successors and assignees, collectively "Owner."

WHEREAS: Owner is the fee owner of certain real estate in the County of LaPorte, Indiana, which is located at 1332 IN-2, La Porte, Indiana 46350 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 1, 2005, and recorded on December 6, 2005, as Deed Record 2005R-21818, in the Office of the Recorder of LaPorte County, Indiana. The Real Estate consists of approximately 0.65-acres and has also been identified by the county as parcel identification number 46-10-02-154-006.000-043. The Real Estate, to which the restrictions in this Covenant apply, is depicted on a map attached hereto as Exhibit B.

WHEREAS: Corrective action was implemented in accordance with IC 13-23 and other applicable Indiana law because of a release of petroleum relating to the former Martin Oil site. The incident number assigned by the Indiana Department of Environmental Management ("Department" or "IDEM") for the release is 199310516, and the relevant facility identification number is 5688.

WHEREAS: Certain contaminants of concern ("COCs") remain in the groundwater 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. The COCs are ethylbenzene, 1-methylnaphthalene, 2-methylnaphthalene, naphthalene, and lead.

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 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/).

NOW THEREFORE, Andrew LaPorte 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.
- (b) Prior to the construction of new structures to be occupied by persons at the Real Estate, the current Owner of the Real Estate shall confirm there is no unacceptable exposure risk due to vapor migration in accordance with then-applicable agency guidance, regulation, or law. This may include conducting groundwater, soil, and/or soil-gas sampling for the VOCs or SVOCs of concern. The results and analyses of such sampling shall be presented to IDEM in support of the Owner's determination whether an unacceptable vapor exposure risk exists. If the results demonstrate that no such risk currently exists, IDEM will provide its concurrence in writing and grant the Owner a waiver of this restriction for the proposed change in site use and/or new construction. If the results demonstrate that an unacceptable risk to human health exists, then the Owner must submit plans for mitigation for approval by IDEM and must conduct adequate indoor sampling to demonstrate the effectiveness of the approved remedy.

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 5-20 2019 RECORDED IN THE OFFICE OF THE RECORDER OF LAPORTE COUNTY ON 5-20, 2019 INSTRUMENT NUMBER (or other identifying reference) 2019R-05003 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 _____ Laporte 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:

Ms. Maja Brajic
Andrew LaPorte LLC
5922 North Clark Street
Chicago, Illinois 60660

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, Andrew LaPorte LLC, the said Owner of the Real Estate described above has caused this Environmental Restrictive Covenant to be executed on this _____ day of

May 20, 2019.

Maja Brajic as manager of property
Andrew LaPorte LLC
Ms. Maja Brajic

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Maja Brajic, the manager of property of the Owner, Andrew LaPorte LLC who acknowledged the execution of the foregoing instrument for and on behalf of said entity.

Witness my hand and Notarial Seal this 10th day of May, 2019



[Signature], Notary Public
Residing in IL County, Cook

My Commission Expires: 9/12/20

This instrument prepared by:
Angelo J. Dattilo, Principal Geologist, President, LPG #1784
14706 Wheatfield Lane
Carmel, IN 46032

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:

Angelo J. Dattilo, Principal Geologist, President, LPG #1784
14706 Wheatfield Lane
Carmel, IN 46032

EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

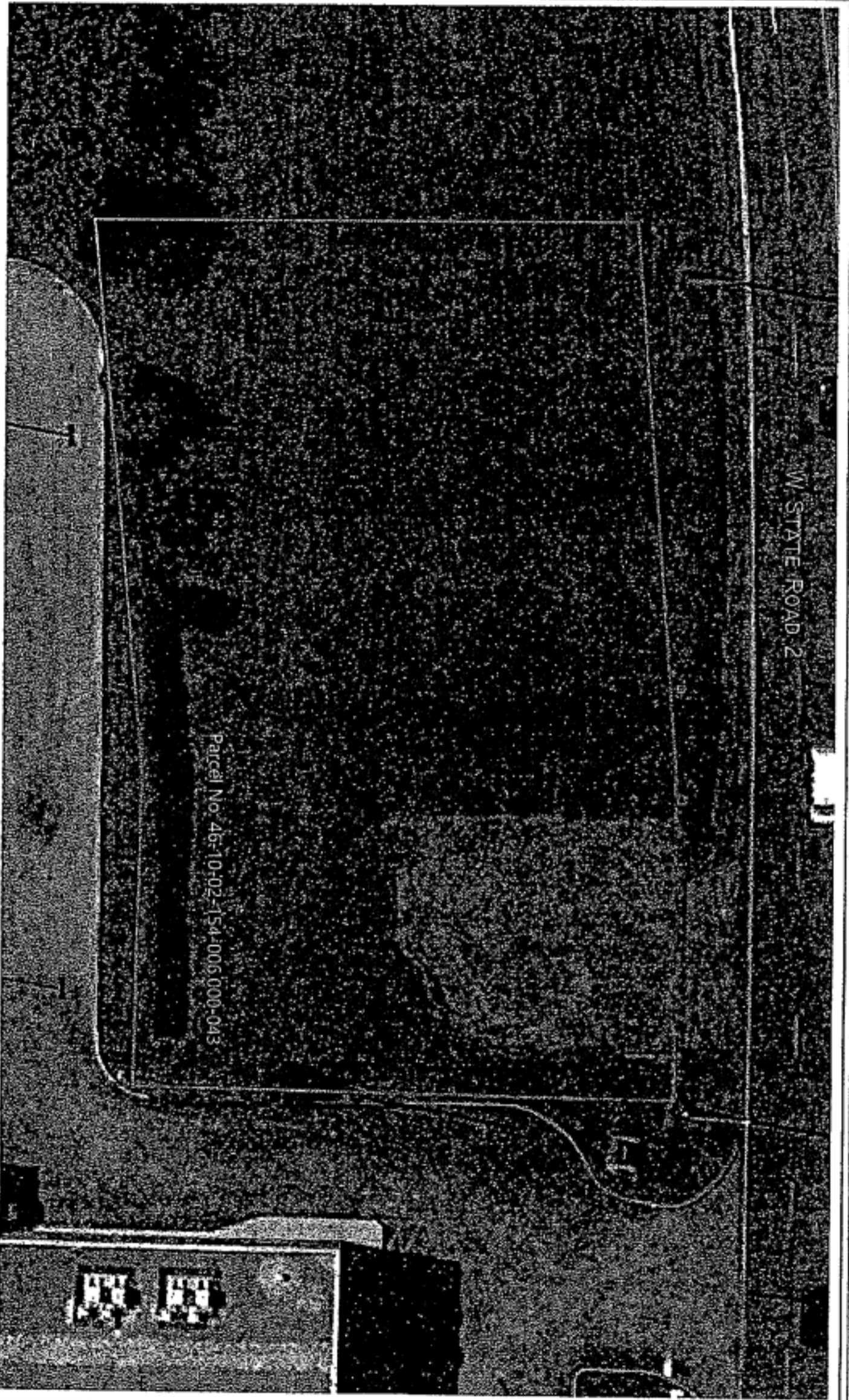
EXHIBIT A
LEGAL DESCRIPTION

PARCEL II

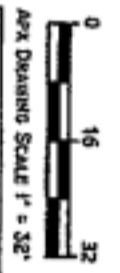
Part of the Northwest 1/4 of Section 2, Township 36 North, Range 3 West of the 2nd Principal Meridian, LaPorte County, Indiana, being more particularly described as follows: Commencing at the Northwest corner of land now owned by Mitchell Chevrolet, Inc., (as of the date of June 6, 1950) at the Northwest corner of a structural steel fence for the place of beginning; thence S 0°31' W, along said steel fence, a distance of 125 feet; thence N 89°26' W, a distance of 74.31 feet; thence S 84°59' W, a distance of 125.69 feet; thence N 0°31' E, a distance of 125 feet; thence N 84°59' E, a distance of 125.69 feet; thence S 89°26' E, a distance of 74.31 feet to the place of beginning.

Common Address:
1332 State Road 2
West LaPorte,
Indiana
Key #: Parcel 2: 05-10-02-154-006

EXHIBIT B



Legend:
 _____ ERC Area
 Parcel No. 46-10-02-154-006.000-043



Locations and Dimensions are Approximate
 Not a Legal Survey
 Site Information Adapted from
 Beacon LaPorte County, IN and Google Earth



Title:		Figure:	
ERC Area Map		1	
Project: Former Martin Oil Site 1332 W State Road 2 La Porte, IN, 46359 LaPorte County		Drawn By:	SCC
		Date:	3.21.2019