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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 079255

2014 DEC 12 AM 10:56

MICHAEL J. BROWN  
RECORDER

1403601 CM

Above space reserved for Recorder

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that SOLVAY USA INC., a Delaware corporation whose address is 8 Cedarbrook Drive, Cranbury, NJ 08512 (the "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY AND SPECIFICALLY WARRANT unto ECO SERVICES OPERATIONS LLC, a Delaware limited liability company, whose address is c/o CCMP Capital Advisors, LLC, 245 Park Avenue, 16th Floor, New York, NY 10167 (the "Grantee"), all of that certain real property situated in Lake County, Indiana, described on Exhibit "A" attached hereto and incorporated herein for all purposes, together with all of Grantor's rights, title and interests in all improvements, structures and fixtures thereon and all rights, titles and interests of Grantor appurtenant thereto (all of the above-described properties being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, its successors and assigns forever; and the Grantor does hereby WARRANT AND FOREVER DEFEND, all and singular the Property, unto the Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise, subject to (i) easements, covenants and restrictions of record, if any, (ii) to such state of facts as an accurate survey may disclose and (iii) those additional items set forth on Exhibit "B" attached hereto.

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24-  
LT  
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FILED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 09 2014

28661

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR


CHICAGO TITLE INSURANCE COMPANY

The undersigned person, as an authorized signatory of the Grantor, and not in his/her individual capacity, certifies that he/she is duly appointed and has been fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

EXECUTED as of the 1<sup>st</sup> day of December, 2014.

Grantor:

**SOLVAY USA INC., a**  
Delaware corporation

By:   
Name: Mark A. Dahlinger  
Title: Authorized Signatory  
VP of Finance

STATE OF NEW JERSEY )

COUNTY OF MIDDLESEX )

I CERTIFY that on Nov 25, 2014, Mark A. Dahlinger personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is an Authorized Signatory of the above named corporation;
- (b) this document was signed, sealed and delivered by the above named corporation as its voluntary act and was duly authorized; and
- (c) this person signed this instrument to attest to the truth of these facts.

 Notary Public

This instrument prepared by,  
and after recording, return to:

Weil, Gotshal & Manges LLP  
767 Fifth Avenue  
New York, NY 10153  
Attention: Samuel Zylberberg, Esq. (JS)  
Eco Services Operations LLC  
CN 9803  
Cranbury, NJ 08512  
Attention - Roger Yackel

Send tax bills to and Grantee's mailing address  
is:

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 Jannelle Marie Seales.

[Lake County, IN]

**VICTORIA D'ALESSANDRO- K CRESPO**  
ID # 2448348  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires July 28, 2019

**EXHIBIT A**  
**Property Description**

**Legal Description:**

**TRACT I:**

A part of the Northwest quarter of the Northeast quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, described as follows:

Commencing at a point on the North line of the Northeast quarter of said Section 5, 724.04 feet East of the Northwest corner of said quarter section; thence South parallel with the West line of said quarter section along Grantee's West property line for a distance of 1174.37 feet more or less to a point in the northeasterly line of the 66 foot wide strip of land conveyed by deed from Carl C. Bullock and wife and William R. Folsom and wife to Indiana Harbor Belt Railroad Company dated October 1, 1913 and recorded in Book 195, page 335, in the Office of the Recorder of Lake County, Indiana; thence Southeasterly along the Northeasterly line of the 66 foot wide strip of land conveyed by deed as aforesaid to a point 975.04 feet East of the West line of said quarter section as measured on a line parallel with the North line of said quarter section; thence North parallel with the West line of said quarter section and 975.04 feet easterly therefrom as measured on a line parallel with the North line of said quarter section, to a point on the North line of said quarter section; thence West along the North line of said one quarter section for a distance of 251 feet to the Point of Beginning; excepting, however, the North 40 feet thereof heretofore conveyed to the City of Hammond for use as a public street.

**TRACT II:**

A part of the Northwest quarter of the Northeast quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, described as follows:

Commencing at a point on the North line of the Northeast quarter of said Section 5, 474.04 feet East of the Northwest corner of said quarter section; thence East along the North line of said quarter section for a distance of 250 feet to a point; thence South parallel with the West line of said quarter section for a distance of 1174.37 feet more or less to a point in the Northeasterly line of the 66 foot wide strip of land conveyed by deed from Carl C. Bullock and wife and William R. Folsom and wife to Indiana Harbor Belt Railroad Company dated October 1, 1913 and recorded in Book 195, page 335, in the Office of the Recorder of Lake County, Indiana, said point being 724.04 feet East of the West line of said quarter section as measured on a line parallel with the North line of said quarter section; thence Northwesterly and Northerly along the Northeasterly and Easterly line of the 66 foot wide strip of land conveyed by deed aforesaid from Carl C. Bullock, et al, to Indiana Harbor Belt Railroad Company and the East line of a 0.344 acre tract of land (the same being Lot "A" of Roxanne Addition to Hammond and the South half of Carroll Street lying North of Lot "A") conveyed by deed from Roxana Petroleum Corporation to Carl Kaufmann dated December 13, 1926 and recorded in Book 397, page 133 of said Deed Records, to the Point of Beginning. Containing 6.15 acres, more or less, excepting, however, the North 40 feet of the land above described which has heretofore been conveyed to the City of Hammond for use as a public street.

**TRACT III:**

Part of the Northeast Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, more particularly described as follows:

Beginning at the intersection of the South boundary of U.S. 20/Michigan Street (Carroll Street platted) and the East boundary of State Road 152/Indianapolis Boulevard (Forsyth Street platted); thence North 89 degrees 43 minutes 21 seconds East along the South right of way line of said Michigan Avenue, a distance of 384.11 feet to the West boundary line of the property described in Document #98014164 as recorded in the Office of the Recorder of Lake

County, Indiana; said boundary line also being 474.04 feet deeded (473.95 prorated) East of the Northwest corner of said Northeast Quarter as measured along the North line of said Northeast Quarter; thence along said West boundary line the following two courses: South 00 degrees 10 minutes 47 seconds West, parallel with the West line of said Northeast Quarter a distance of 754.89 feet to a point of tangency; thence, Southeasterly along a curve convex to the Southwest having a radius of 398.58 feet an arc length of 524.14 feet to a point tangent to a curve convex to the Southwest having a radius of 21,369.9 feet, said curve being 66 feet from the Northeasterly right of way line of the Michigan Central Railroad; thence, Northwesterly along said curve an arc length of 762.19 feet to a point, said point being the Southwest corner of Lot B as shown in the subdivision plat of Roxana Addition to Hammond, as recorded in Plat Book 19, Page 36 in the Office of said Recorder, said point also being on the Easterly right of way line of Forsyth Avenue (platted) also known as State Road 152/Indianapolis Boulevard; thence North 00 degrees 10 minutes 47 seconds East along said right of way, a distance of 586.92 feet to the Southwest corner of a permanent right of way grant as described in Deed Record 1229 Page 71 in the Office of said Recorder; thence South 89 degrees 35 minutes 31 seconds East a distance of 15.46 feet (5.0 feet Deed Record) to the Eastern boundary of State Road 152 per said Deed Record 1229, Page 71; thence North 03 degrees 34 minutes 59 seconds East a distance of 126.1 feet along said boundary; thence North 00 degrees 24 minutes 29 seconds East a distance of 162.0 feet along said boundary; thence North 31 degrees 05 minutes 46 seconds East along said boundary, a distance of 64.68 feet (64.1 feet Deed Record) to the point of beginning, said point being 75.0 feet East of the centerline of State Road 152 (Line "PR-A" as described on a Route Survey as recorded in Survey Book 22, Page 18 in the Office of said Recorder) and 40.0 feet South of the North line of said Northeast Quarter, containing 10.31 acres, more or less, all in Lake County, Indiana.

Excepting therefrom that part of the above Parcels described in Document Number 2013 085179, to wit:

A part of Lots 1 and 2 of Block 1, a part of the vacated alley south of said Lots 1 and 2, a part of Lots 11 to 28 of Block 1, all inclusive, a part of the vacated Clay Street, a part of Lot 1 of Block 2, a part of the vacated alley south of said Lot 1 of Block 2, and a part of Lot "B" in Roxana Addition, a subdivision in the Northeast Quarter of Section 5, Township 36 North, Range 9 West, Lake County, Indiana, the plat of which subdivision is recorded in Plat Book 19, page 36, in the Office of the Lake County Recorder, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the southwest corner of said Lot "B"; thence North 0 degrees 10 minutes 47 seconds East 585.33 feet along the west line of said Addition to the southwest corner of a Permanent Right of Way Grant described in Deed Record 1229, page 71, Office of said Recorder; thence South 89 degrees 35 minutes 31 seconds East 15.46 feet to the eastern boundary of S.R. 152 (a. k. a, Indianapolis Boulevard) per said Deed Record 1229, page 71; thence North 3 degrees 34 minutes 59 seconds East 126.39 feet (126.1 feet per said Deed Record 1229, page 71) along the boundary of said S.R. 152; thence North 0 degrees 24 minutes 29 seconds East 162.00 feet along said boundary; thence North 30 degrees 41 minutes 39 seconds East 15.86 feet along said boundary to the point designated as "6715" on said plat; thence South 0 degrees 24 minutes 29 seconds West 545.32 feet to the point designated as "6714" on said plat; thence North 89 degrees 35 minutes 31 seconds West 10.00 feet to the point designated as "6713" on said plat; thence South 0 degrees 24 minutes 29 seconds West 347.46 feet to the southern line of said Lot "B"; thence along said southern line Northwesterly 18.96 feet along an arc to the right having a radius of 21,369.94 feet and subtended by a long chord having a bearing of North 72 degrees 32 minutes 46 seconds West and a length of 18.96 feet to the point of beginning and containing 0.381 acres, more or less.

**Property Address:** 2204 Michigan Avenue, Hammond, IN 46320; 5801 Indianapolis Blvd., Hammond, IN 46320

**Tax Parcel No.:** 45-07-05-200-004.000-023; 45-07-05-200-902.000-023; 45-07-05-200-003.000-023; 45-07-05-200-001.000-023

**EXHIBIT B**  
**Permitted Encumbrances**

- i. Liens for taxes, assessments and similar charges that are not yet due and delinquent;
- ii. Rights of way, including, without limitation, for drainage tiles, feeder and laterals, railroad, switch tracks, spur tracks, railway facilities and other related easements if any;
- iii. Rights of the public and others entitled thereto in and to the use of that portion of the property within the bounds of any road or highways;
- iv. Any lien or privilege, or right to a lien or privilege, for services, labor or materials not yet due;
- v. Leases, licenses, subleases or sublicenses granted to others in the ordinary course of business; and
- vi. Mineral rights of others.

