

Indiana Limited Liability Company, by Mark Eifel and Brian Patrick, as Members, does hereby agree as follows:

1. That the following uses and/or conditions of use only, shall be made and permitted for the parcel of real property at 13220 Lindberg Place, Cedar Lake, Lake County, Indiana, as set forth and depicted on the attached Exhibit "B" Site Plan attached hereto, and incorporated herein, namely:

- a. Conditions:
 - Govert Landscaping business shall be the back building away from the street;
 - Lindberg Place parking will be for employees and customers;
 - Govert parking will be in the back;
 - Three (3) parking spaces will be provided for Govert as depicted on Exhibit "B" (see attached plan);
 - Fourteen (14) spaces, for cars being worked on with six (6) customer spaces and two (2) employee parking spaces in the front (there are 22 permitted parking spaces);
 - Six-foot (6') privacy fence required, including between South end of buildings;
 - Seven (7) bays for interior of Applicant business building;
 - All excavating equipment to be removed by the end of the year (2020);
 - Customer Business Hours (open to the public) are 8:00 a.m. to 5:00 p.m. Monday through Friday (with no weekends);
 - All improvements are to be completed by the end of May, 2021 (timeline attached);
 - Asphalt drives and parking shall all be replaced; and
 - Two (2) businesses shall be permitted to operate on a single lot in B-2 Zoning District – an Auto Service Center and Storage (Precision) and Govert Landscaping.
- b. The Business referenced above shall follow and conform to the Site Plan for the parcel of real property submitted by the Applicant in the most recent amendment to Use Variance Application of Applicant. A copy of the approved Site Plan shall be appended to the issued Use Variance. A copy will also be appended to this Use Commitment and included as Exhibit "B" in this recordable instrument.
- c. The Use Variance and Use Commitment issued herein are only for the benefit of Applicant, Precision Property LLC, an Indiana Limited Liability Company, by Mark Eifel and Brian Patrick, as Members, and no other persons or entities except Govert Landscaping as set forth herienabove. There shall be no assignment of the approved Use Variance and Use Commitment herein.

2. That the approved Use Variance for Precision Property LLC, an Indiana Limited Liability Company (land owner), by Mark Eifel and Brian Patrick, as Members, and Precision Autocraft Corp., an Indiana S Corporation by Mark Eifel, for the parcel of real property herein, and the terms of this Use Commitment, shall be binding upon Applicant, Precision Property LLC, an Indiana Limited Liability Company, by Mark Eifel and Brian Patrick, as Members, and all Persons or Parties claiming by or through the Applicant, Precision Property LLC, an Indiana Limited Liability Company, by Mark Eifel and Brian

PROOF

Executed and delivered in my presence:

Sheila M. Loomis [witness' signature]

Sheila M. Loomis [witness' printed name]

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, this 24th day of September, 2020, personally appeared Sheila Loomis [witness name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Mark Eifel and Brian Patrick in the above-named subscribing witness' presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

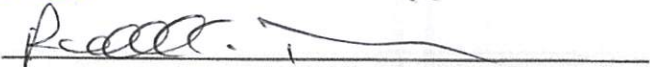
Michelle L. Barnes
Notary Public



DEPOSIT
THE WITHIN D-PAYEE
Absence of Endorsement Guarantee
CNB BANK & TRUST, N.A.
OAK BROOK, ILLINOIS

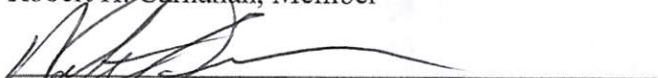
ACCEPTANCE


The Town Council of the Town of Cedar Lake, Lake County, Indiana, has reviewed the aforementioned Use Commitment and terms contained herein for the real property located at 13220 Lindberg Place, Cedar Lake, Indiana, and hereby accepts the same and authorizes execution of this Acceptance on the 6 day of October, 2020.

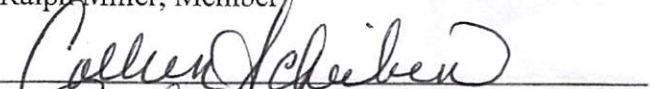

Randall C. Niemeyer, President

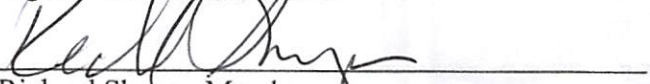

Julie A. Rivera, Vice-President


Robert H. Carnahan, Member


John C. Foreman, Member


Ralph Miller, Member


Colleen Schieben, Member


Richard Sharpe, Member

ATTEST:


Jennifer N. Sandberg, TAMC,
Clerk-Treasurer

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. This document was prepared by David M. Austgen, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.