

PRESERVATION COVENANT

In consideration of the conveyance of certain real property at 3001 Green Bay Road in the city of North Chicago of the County Lake, State of Illinois and legally defined as:

LEGAL DESCRIPTIONS OF THE PROPERTY

ROSALIND FRANKLIN UNIVERSITY DESCRIPTION
LEASE PARCEL

THAT PART OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 41 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, 1081.87 FEET TO THE EASTERLY RIGHT OF WAY OF GREEN BAY ROAD (STATE ROUTE 131) BEING A NON-TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 4,018.75 FEET; THENCE NORTHERLY ALONG THE CURVE, BEING THE EASTERLY RIGHT OF WAY OF GREEN BAY ROAD, WHOSE CHORD OF 799.25 FEET BEARS NORTH 12 DEGREES 54 MINUTES 54 SECONDS WEST, AN ARC DISTANCE OF 800.57 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 22 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY OF GREEN BAY ROAD, 523.49 FEET; THENCE NORTH 06 DEGREES 50 MINUTES 54 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY OF GREEN BAY ROAD, 342.93 FEET; THENCE NORTH 83 DEGREES 09 MINUTES 06 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY OF GREEN BAY ROAD, 18.81 FEET; THENCE NORTH 05 DEGREES 02 MINUTES 56 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY OF GREEN BAY ROAD, 55.40 FEET; THENCE NORTH 80 DEGREES 04 MINUTES 36 SECONDS EAST, 306.17 FEET; THENCE NORTH 68 DEGREES 58 MINUTES 35 SECONDS EAST, 82.53 FEET; THENCE NORTH 53 DEGREES 26 MINUTES 40 SECONDS EAST, 85.98 FEET; THENCE NORTH 04 DEGREES 48 MINUTES 04 SECONDS WEST, 473.30 FEET; THENCE NORTH 12 DEGREES 54 MINUTES 59 SECONDS EAST, 156.62 FEET; THENCE SOUTH 66 DEGREES 13 MINUTES 02 SECONDS EAST, 310.77 FEET; THENCE NORTH 42 DEGREES 37 MINUTES 45 SECONDS EAST, 342.99 FEET; THENCE SOUTH 52 DEGREES 33 MINUTES 29 SECONDS EAST, 258.77 FEET; THENCE SOUTH 07 DEGREES 04 MINUTES 00 SECONDS WEST, 41.62 FEET; THENCE SOUTH 83 DEGREES 23 MINUTES 02 SECONDS EAST, 208.50 FEET; THENCE NORTH 06 DEGREES 43 MINUTES 43 SECONDS EAST, 192.81 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 491.71 FEET; THENCE NORTHEASTERLY ALONG THE CURVE, WHOSE CHORD OF 228.41 FEET BEARS NORTH 70 DEGREES 30 MINUTES 47 SECONDS EAST, AN ARC DISTANCE OF 230.52 FEET; THENCE NORTH 41 DEGREES 01 MINUTES 58 SECONDS EAST, 114.07 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 27 SECONDS EAST, 86.59 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 33 SECONDS EAST, 460.80 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 50 SECONDS EAST, 226.95 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS WEST, 310.87 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 59 SECONDS WEST, 16.96 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 38 SECONDS WEST, 237.49 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 21 SECONDS EAST, 15.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 39 SECONDS EAST, 30.17 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 21 SECONDS EAST, 240.35 FEET; THENCE SOUTH 02 DEGREES 09 MINUTES 05 SECONDS EAST, 394.34 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 18 SECONDS WEST, 69.80 FEET; THENCE SOUTH 03 DEGREES 09 MINUTES 09 SECONDS WEST, 207.74 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 48 SECONDS WEST, 169.22 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 368.57 FEET; THENCE SOUTHWESTERLY ALONG THE CURVE, WHOSE CHORD OF 274.01 FEET BEARS

SOUTH 60 DEGREES 18 MINUTES 58 SECONDS WEST, AN ARC DISTANCE OF 280.75 FEET; THENCE SOUTH 85 DEGREES 14 MINUTES 22 SECONDS WEST, 240.82 FEET; THENCE SOUTH 69 DEGREES 02 MINUTES 34 SECONDS WEST, 38.39 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 1073.93 FEET; THENCE SOUTH 26 DEGREES 33 MINUTES 54 SECONDS WEST, 223.61 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 560.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 28 MINUTES 52 SECONDS WEST, 33.56 FEET TO THE POINT OF BEGINNING.

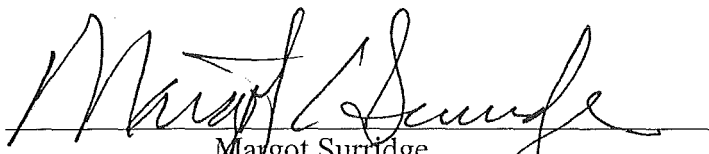
EXCEPTING THEREFROM PART OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 41 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, 1081.87 FEET TO THE EASTERLY RIGHT OF WAY OF GREEN BAY ROAD (STATE ROUTE 131) BEING A NON TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 4,018.75 FEET; THENCE NORTHERLY ALONG THE CURVE, BEING THE EASTERLY RIGHT OF WAY OF GREEN BAY ROAD, WHOSE CHORD OF 799.25 FEET BEARS NORTH 12 DEGREES 54 MINUTES 54 SECONDS WEST, AN ARC DISTANCE OF 800.57 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 22 SECONDS WEST ALONG THE EASERLY RIGHT OF WAY OF GREEN BAY ROAD, 523.49 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 38 SECONDS EAST, 189.89 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION; THENCE NORTH 00 DEGREES 15 MINUTES 22 SECONDS EAST, 150.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 38 SECONDS EAST, 150.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS WEST, 150.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 38 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING OF EXCEPTION.

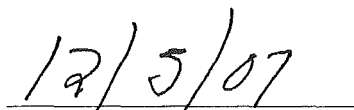
SAID PARCEL CONTAINS 3,713,318 SQUARE FEET (85.246 ACRES) MORE OR LESS. ALL IN LAKE COUNTY, ILLINOIS.

- (1) The grantee hereby covenants on behalf of itself, its heirs, successors and assigns at all time to restore, maintain and preserve this property in accordance with the recommended approaches of the "Secretary of the Interior's Standards for Rehabilitation ad Guidelines for Rehabilitating Historic buildings" (National Park Service, 1989) in order to preserve those qualities that make this property eligible for listing on the National Register of Historic Places.
- (2) No construction, alteration or rehabilitation shall be undertaken or permitted to be undertaken that would affect the historic features of the property without consultation with and the express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof.
- (3) The IHPA shall be permitted at all reasonable times to inspect the property in order to ascertain if the above conditions are being met.
- (4) In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the IHPA may, following reasonable notice to the grantee, institute suit to enjoin said violation or to require the restoration of the property.

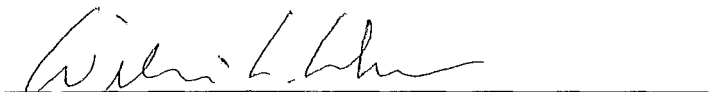
- (5) This covenant is binding on the grantee, its heirs, successors and assigns in perpetuity. All stipulations and covenants contained herein shall be inserted by the grantee verbatim or by express reference in any deed or other legal instrument by which the grantee divests itself of any interest in the property or any part thereof.
- (6) The failure of the IHPA to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or use of such right or remedy at any other time.
- (7) This covenant shall be a binding servitude upon the property and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that the grantee agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.
- (8) The IHPA may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the grantee, its heirs, successors or assigns.



Margot Surridge
Executive Vice President & Chief Operating Officer
Rosalind Franklin University of Medicine and Science



Date



Illinois Historic Preservation Agency

