

## IAA SURPLUS REAL ESTATE AUCTION LAND USE COVENANTS AND RESTRICTIONS

Each deed conveying land from the Indianapolis Airport Authority to a purchaser shall contain certain provisions regarding land use covenants and restrictions, which shall be perpetual and run with the land at all times thereafter (including, by way of example and not of limitation, noise disclosures and waivers, and avigation easement). Depending on the particular parcel of land being conveyed and its location in relation to the Indianapolis International Airport, the covenants and restrictions may include all or some of the following items listed below, as well as other restrictions required by the FAA:

1. The land shall not be used for paid parking for any types of vehicles, or as a taxi staging area or other "for hire" transportation of the traveling public;
2. The land shall not be used for any type of utility operation, asphalt plant, or other business/facility that emits, to any extent, smoke, fumes, vapors, or other gases;
3. The deed shall contain a noise disclosure statement, avigation easement, and a waiver and release of all claims, actions, damages and liabilities as to noise, vibrations, particulates or any other matters pertaining in any way, directly or indirectly, to the operation of an airport and/or aircraft;
4. No building or other structure shall be constructed or maintained upon the land, at any time, which exceeds the height restrictions established by federal or state laws, local ordinances, rules or regulations, or by avigation easement; and
5. No houses, apartments, condominiums, or other residential buildings or facilities shall be constructed or maintained at any time upon the land.

**The following tracts contain  
Covenants 1, 2, 3, & 4 as  
described above.**

Tract	Acreage
Tract 1	0.34
Tract 2	0.79
Tract 3	0.79
Tract 4	0.77
Tract 5	1.20
Tract 6	3.74
Tract 7	1.94
Tract 9	25.54
Tract 10	16.99
Tract 11	124.27

**The following tracts contain  
Covenants 1, 2, 3, 4, & 5 as  
described above.**

Tract	Acreage
Tract 12	1.75
Tract 13	5.58
Tract 14	1.45
Tract 15	1.43
Tract 16	7.93
Tract 17	18.24
Tract 18	15.04
Tract 19	12.55
Tract 20	3.43
Tract 21	7.02
Tract 22	20.81
Tract 23	1.11
Tract 24	13.25
Tract 25	0.62
Tract 26	7.83
Tract 27	21.34
Tract 28	2.76
Tract 29	2.82
Tract 30	0.67
Tract 31	11.66