

LAND USE COVENANT (LUC)

This is an environmental covenant executed pursuant to the Uniform Environmental Covenants Act (60 Okl. St. § 49.11 et seq.) to restrict the activities on, and uses of, the following described property:

Location Applicable to LUC: CRUTCHO TOWNSHIP 000 000 PT SE4 SEC 29 12N 2W
BEG 33FT N OF SW/C SE4 TH E942FTN12FTW942FT
S12FT TO BEG CONT .2595ACRS MORE OR LESS AND
BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

Meets and bounds survey: A tract of land lying in and being a part of the southeast quarter (SE/4) of section twenty-nine, township twelve north (T12N), range two west (R2W) of the Indian base and Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at a drill hole found for the south quarter corner (S/4) of said section 29; thence N 00°30'02" W

Along the west line of said SE/4 section 29; a distance of 33.04' to a 3/8" iron rod W/3948 cap set for the southwest corner and point of beginning of the herein described tract; thence N 89°59'37" E, a distance of 941.91' to a 3/8" iron rod W/3948 cap set for the southwest corner of the herein described tract; thence

N 00°00'23" W, a distance of 12.00' to a 3/8" iron rod W/3948 cap set for the northeast corner of this tract; thence S 89°59'37" W, a distance of 942.00' to a 3/8" iron rod W/3948 cap set on the west line of said SE/4 section 29, for the northwest corner of the herein described tract; thence S 00°30'02" E along said west line. A distance of 12.00' to the point of beginning, containing 11,304 square feet or 0.26 acres more or less.

City: Del City
County: Oklahoma County
Tax District (as applicable): TXD 074
Crutcho #74
Tax Parcel(s): 2514-25-529-2805

Tract 1A
Deed Book(s): 6234
Page No(s): 1767
Acres: 0.2600

A map is attached as Exhibit A indicating the area to which specific activity and use limitations apply. Note that the Land Use Covenant is only applicable to the 0.2600 acres described above.

In 1992, petroleum hydrocarbons were detected in shallow groundwater and soils at the Phillips 66 Oklahoma City Terminal (Terminal) is located at 4700 NE 10th Street in Del City, Oklahoma. The Terminal is operated as a bulk storage facility for gasoline, diesel, biodiesel, and aviation fuels as well as related additives. Since 1992, onsite and offsite subsurface assessments, groundwater monitoring, and remediation activities have been conducted to assess and recover hydrocarbons from the subsurface. Free phase hydrocarbon and dissolved phase benzene, ethylbenzene and total petroleum hydrocarbons (TPH) have been detected in shallow groundwater at the subject property (2514-25-529-2805) at concentrations exceeding the Oklahoma Corporation Commission (OCC) Category I Cleanup Limits. The OCC has concurred that the free phase hydrocarbon plume has reached a practical end point for recovery and the dissolved phase hydrocarbon plume on the subject property is stable and not expanding.

To mitigate potential exposure risks, the following uses of the above-described real property are prohibited:

1. Use or extraction of groundwater for potable or agriculture use within the top one hundred (100) feet below ground surface.
2. The property is suitable for commercial or industrial land use only.

The current owner/owners of record of the property, and associated contact information is/are:

Oklahoma County
320 Robert S Kerr Ave, Ste 307
Oklahoma City, OK 73102

Any person, including a person that owns an interest in the real property, the state or federal agency determining or approving the environmental response project pursuant to which an environmental covenant is created, or a municipality or other unit of local government may be a holder of an environmental covenant. The following are all holders of this covenant:

Oklahoma County
320 Robert S Kerr Ave, Ste 307
Oklahoma City, OK 73102

Phillips 66 Company
P.O. Box 421959
Houston, TX 77242-1959

Phillips 66 Partners Holdings LLC
(surviving company of Phillips Texas Pipeline Company Eagle 1 LLC, Exhibit B)
2331 CityWest Blvd
Houston, TX 77042

All restrictions and other requirements described in this covenant shall run with the land and shall be binding upon all holders and their grantees, lessees, authorized agents, employees, or persons acting under their direction or control. Any changes to this covenant shall require the written approval of the Oklahoma Corporation Commission (OCC).

The administrative record for the environmental response project reflected in this covenant is maintained at the **Oklahoma Corporation Commission** headquarters, and is entitled:

Phillips 66 OKC Products Terminal

Located in: Sect 32-T12N-R2W Qtr NE Oklahoma County, Oklahoma

All restrictions and other requirements described in this covenant shall run with the land and shall be binding upon all holders and their grantees, lessees, authorized agents, employees, or persons acting under their direction or control.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the following holders have executed this covenant on the dates indicated.

In Witness Whereof, the said parties of the first part have hereunto set their hand the day and year above written.

APPROVED:

BOARD OF COUNTY COMMISSIONERS
OF OKLAHOMA COUNTY

CHAIRMAN

MEMBER

MEMBER

ATTEST:

STATE OF OKLAHOMA)
ACKNOWLEDGMENT

INDIVIDUAL

) SS:

OKLAHOMA FORM

COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State on this _____ Day of _____ 2025, personally appeared, Brian Maughan, Jason Lowe and Myles Davidson, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

NOTARY PUBLIC

My commission expires: _____ Commission No: _____

RETURN TO:

Phillips 66 Company
P.O. Box 421959
Houston, TX 77242-1959

Phillips 66 Partners Holdings LLC
2331 City West Blvd
Houston, TX 77042

EXEMPT FROM DOCUMENTARY STAMP TAX
68 O.S. §3202, Paragraph 11