

VIRGINIA: IN THE COUNTY OF CULPEPER

INSTRUMENT NO. 180001413

**BINGHAM & TAYLOR CORP., EPA I.D. NO. VAD003064490
CULPEPER, VA**

TAX MAP NOS.: 41-A2-1-D2, Lots 1, 1A, 1B, 3, 4, 5 and 5A

**NOTICE OF INSTITUTIONAL CONTROLS AND OBLIGATIONS
REGARDING SUCCESSORS IN INTEREST**

This Notice of Institutional Controls and Obligations Regarding Successors in Interest ("Notice") is made this 19th day of March 2018 by BINGHAM & TAYLOR CORP. ("Owner"), grantor and grantee for recordation purposes.

RECITALS:

1. Pursuant to a facility lead agreement between the Owner and the U.S. Environmental Protection Agency ("EPA"), Owner undertook corrective action pursuant to § 3004 of the Resource Conservation and Recovery Act, 42 U.S.C. § 6924 and regulations in effect thereunder, to remediate releases resulting from hazardous waste activities at the Owner's property in Culpeper, Virginia ("Property");

2. Said corrective action included installation of an asphalt cap on a portion of the Property consisting of Tax Map Parcels Nos.: 41-A2-1-D2, Lots 1, 1A, 1B, 3, 4, 5 and 5A, and agreement by the Owner to impose institutional controls on current and future uses of that portion of the Property subject to corrective action ("Restricted Property") (see Exhibit A attached hereto);

3. On December 22, 2004, EPA determined that corrective action at the Property was complete, provided that certain institutional controls were imposed and maintained on current and future uses of the Restricted Property;

4. In order to ensure that those institutional controls are maintained and continued by the Owner and by the Owner's successors in interest, it is necessary to record such restrictions in the property records of Culpeper County.

CONDITIONS

In order to comply with the conditions of approval imposed by EPA and to ensure the maintenance and continuation of those institutional controls incorporated in the approved plan of corrective action, the following shall be observed by the Owner, the Owner's successors in interest and any other person or persons acquiring an interest in the Property:

1. Groundwater beneath the Restricted Property shall not be used for any purpose other than monitoring, testing and sampling as necessary to determine groundwater quality;
2. The Restricted Property shall not be used for residential purposes; other than for transient occupancy facilities such as hotels and motels;
3. The Restricted Property shall not be used for day care facilities, schools or similar facilities to be used primarily by persons under the age of sixteen;
4. The Owner shall include in any instrument conveying any interest in any portion of the Restricted Property, included but not limited to deeds, leases and deeds of trusts, a notice in substantially the following form:

THE INTEREST CONVEYED HEREBY
IS SUBJECT TO A NOTICE OF
INSTITUTIONAL CONTROLS AND
OBLIGATIONS REGARDING
SUCCESSORS IN INTEREST AND THE
TERMS, CONDITIONS AND
RESTRICTIONS CONTAINED THEREIN,
DATED MARCH 19, 2018. THE

NOTICE OF INSTITUTIONAL
CONTROLS AND OBLIGATIONS
REGARDING SUCCESSORS IN
INTEREST WAS RECORDED ON
MARCH 22, 2018, IN THE CIRCUIT
COURT OF CULPEPER COUNTY,
INSTRUMENT NO. 180001413.

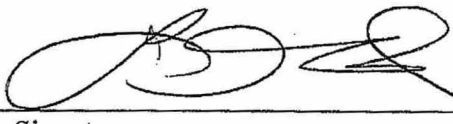
5. Within thirty (30) days of the date any such instrument of conveyance is executed, the Owner shall provide EPA with a certified true copy of said instrument including the Instrument Number where the instrument is recorded, if applicable;

6. Any conveyance of the property to a successor in interest shall include and be subject to this Notice of Institutional Controls and Obligations Regarding Successors in Interest.

CERTIFICATION

The undersigned certifies that he is authorized to execute this Notice of Institutional Controls and Obligations Regarding Successors in Interest on behalf of Bingham & Taylor Corp. and to bind Bingham & Taylor Corp. to its terms and obligations.

Given under my hand and seal this 19th day of March 2018 by Laura Grondin



Signature

By: BINGHAM & TAYLOR CORP.

Name: Laura Grondin

Title: President and CEO

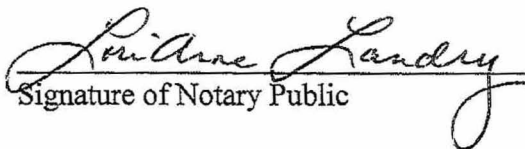
NOTARY ACKNOWLEDGEMENT

State of Connecticut

County of Hartford ss. (Rocky Hill)

On this the 19th day of March, 2018, before me, LoriAnne Landry, the undersigned individual personally appeared, Laura Grondin, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.


Signature of Notary Public

Date Commission Expires:

