

RECORDING REQUESTED BY:

**Commonwealth Land Title Insurance
Company**

AND WHEN RECORDED MAIL TO:

Space above this line reserved for Recorder's use

QUITCLAIM DEED

The Yards – Parcel H
Lot 808, Square 744
Washington, DC

THIS QUITCLAIM DEED (this “**Deed**”) is made as of September 27th, 2023, by and between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services and authorized representatives, 1800 F Street, NW, Washington, D.C. 20405 (“**Grantor**”) and FC 111 N ST SE LLC, a Delaware limited liability company, 655 New York Avenue, NW, Suite 800, Washington, D.C. 20001 (“**Grantee**”).

RECITALS

WHEREAS, Pursuant to the authority of the Southeast Federal Center Public-Private Development Act of 2000 (Public Law 106-407; 114 Stat. 1758, the “**SEFC Act**”), Grantor and Forest City SEFC, LLC (“**Master Developer**”) entered into that certain Development Agreement with an effective date of June 16, 2005 (as amended, the “**Development Agreement**”); and

WHEREAS, in furtherance of the SEFC Act, Grantor desires to sell to Grantee Grantor’s right, title and interest in and to a portion of the property subject to the SEFC Act, shown as Parcel H on the project plat for the SEFC (“**Parcel H**”), while reserving for itself, and excepting from the sale: (1) the groundwater flowing through and underneath Parcel H; and (2) an easement necessary for Grantor to fulfill its obligations to the EPA (as defined in Section 5 below) to install certain groundwater monitoring wells that allow for continued subsurface monitoring and testing and certain vapor mitigation systems. The easement shall continue to exist until such time as the EPA determines and documents that no such further monitoring is required, at which point the EPA’s determination shall be reduced to a recordable document which shall serve to terminate the easement right. The said easement is described in Section 3 hereof.

ELECTRONICALLY RECORDED BY:
Fidelity National Title Insurance Company
1620 L Street, NW, 4th Floor
Washington, D.C. 20036

WITNESSETH:

A.) THE ABOVE RECITALS are incorporated as covenants and restrictions herein, running with the land and binding the Grantee, its successors and assigns.

B.) THAT FOR AND IN CONSIDERATION OF good and sufficient consideration, the receipt of which is hereby acknowledged, Grantor does hereby convey and quitclaim unto Grantee, and to its successors and assigns, forever, but excepting and reserving to itself the easement rights described Section 3 below, all of Grantor's right, title, and interest in and to the parcel of land situated in the District of Columbia and more particularly described on Exhibit A attached hereto, together with all right, title, and interest of Grantor in and to (i) any improvements located in or on said land, (ii) all rights, easements and appurtenances belonging or appertaining thereto, (iii) all abutting alleys, roads, streets and public and private rights of way, and (iv) excepting the groundwater flowing through and underneath Parcel H (collectively the "**Property**"), provided that Grantor is not assigning, relinquishing or conveying any power or authority as a government entity.

THIS CONVEYANCE IS MADE ON AND SUBJECT TO THE FOLLOWING EXCEPTIONS, RESERVATIONS, AND CONDITIONS:

1. All matters of record as of the date hereof, including, without limitation, that certain Historic Covenant dated July 23, 2007, recorded in the land records of the District of Columbia on March 15, 2010 as Instrument Number 2010022189, and re-recorded in the land records of the District of Columbia May 6, 2010 as Instrument Number 2010040916, as amended by that certain First Amendment to Historic Covenant dated August 8, 2017, recorded in the land records of the District of Columbia on September 13, 2017 as Instrument Number 2017101518, as further amended by that certain Second Amendment to Historic Covenant dated September 29, 2021, recorded in the land records of the District of Columbia on September 30, 2021 as Instrument Number 2021130179 (the "**Historic Covenant**") and that certain Declaration of Covenants dated June 9, 2008, recorded in the land records of the District of Columbia on March 15, 2010 as Instrument Number 2010022190, as amended by that certain First Amendment to Declaration of Covenants dated August 8, 2017, recorded on September 13, 2017 in the land records of the District of Columbia as Instrument Number 2017101519, as further amended by that certain Second Amendment to Declaration of Covenants dated September 29, 2021, recorded in the land records of the District of Columbia on September 30, 2021 as Instrument Number 2021130178 (the "**Declaration of Covenants**"). The Property is subject to the Declaration of Covenants as provided in Section 1.1 of the Declaration of Covenants. The Historic Covenant is binding on Grantee, and accordingly, this conveyance is a "Transfer" as defined in the Historic Covenant. The provisions of this Deed are subject to the limitations of

Section 11.6 of the Declaration of Covenants and the other provisions of the Declaration of Covenants.

2. Grantee is hereby prohibited from using the groundwater located below the surface of the Property (but may dewater the Property to permit construction as approved by the applicable regulator). Furthermore, ownership of the groundwater is being retained by the Grantor.
 - a. NOTICE OF RISK OF VAPOR INTRUSION: Further, Grantee is hereby notified that (i) trichloroethylene (TCE) may be present in soil and/or groundwater in sufficient concentrations posing a risk of vapor intrusion; (ii) Grantor is required to conduct Environmental Testing Activities at the Property. As used above, "Environmental Testing Activities" shall mean (1) the implementation and compliance with that certain Memorandum Regarding Vapor Intrusion Mitigation Design dated February 10, 2023 the ("Vapor Mitigation Design Plan") and that certain Work Plan for Environmental Monitoring Well Installation by GSA dated May 5, 2023 (the "Well Installation Workplan"), and (2) conducting regularly scheduled vapor intrusion assessments, and thereafter conducting inspection, operation, maintenance and monitoring of the vapor intrusion mitigation controls installed at the Property pursuant to the Vapor Mitigation Design Plan.
 - b. Grantee agrees not to interfere with GSA's performance of Environmental Testing Activities and agrees to the other covenants contained in Exhibit C hereto related to engineering controls installed or implemented in accordance with and in furtherance of Environmental Testing Activities.
 - c. Grantee hereby waives and releases Grantor from, and indemnifies and holds harmless Grantor from and against, any claims, causes of action, costs, fines, penalties, sanctions, liability or damages (individually or collectively, "Losses") Grantor actually suffers arising out of third-party claims (except those of Grantor's employees, agents, contractors, vendors or invitees) related to exposure of individuals to vapor solely to the extent caused by Grantee allowing occupancy of portions of any improvements on the Property in violation of any Environmental Laws (as defined in the Declaration of Covenants) applicable to the Property. Notwithstanding the foregoing, and for the avoidance of doubt, Grantee is not releasing Grantor from nor indemnifying or holding Grantor harmless from and against any negligence or willful misconduct of Grantor or Grantor's failure to perform or faulty performance of its obligations in connection with Environmental Testing Activities
3. Grantor excepts and reserves from this conveyance an easement right to place, and thereafter maintain, groundwater monitoring wells in and under the underground garage, and vapor mitigation systems (including systems on the roof and systems that isolate indoor air from subsurface soil and groundwater,

such as a groundwater pressure relief system, sealed/vented sump, concrete foundation, waterproofing systems and a vapor barrier), all as more particularly described in the documents defined in the definition of Environmental Testing Activities, use of which easement shall be subject to the terms of this Deed and the Declaration of Covenants.

4. Grantor and its agents, employees, contractors, and subcontractors have the right to have access to the Property (including the right of access to, and uses of, utilities at reasonable cost to the Grantor) to the extent reasonably necessary to permit Grantor to fulfill its Environmental Testing Activities; any additional remediation work pursuant to paragraph 11 below, and its obligations under the Environmental Covenants (as hereinafter defined). In addition to any rights already possessed by EPA, EPA has the right of reasonable access to the Property in connection with implementation or enforcement of the Environmental Testing Activities; any additional remediation work pursuant to paragraph 11 below, and the Environmental Covenants.
5. The restrictions, if any, set forth in **Exhibit C** (1) relating to the requirements of the Administrative Order on Consent, Docket No. RCRA-03-2014-0237TH (7003), issued by the United States Environmental Protection Agency ("**EPA**") under authority of Resource Conservation and Recovery Act of 1976), 42 U.S.C. §6901 et seq. ("**RCRA**"), having an effective date of September 30, 2014 (the "**RCRA Order**"), and/or (2) established by EPA in connection with a response action (as defined under the Comprehensive Environmental Response, Compensation and Liability act, 42 U.S.C. §9601 et. seq. as amended ("**CERCLA**")) undertaken at the Property on or prior to the date hereof. EPA is a third-party beneficiary of this Section 5 and shall be entitled to enforce the restrictions shown on Exhibit C.
6. Grantee agrees to notify Grantor in writing (a) ten business days prior to undertaking any sampling of any soils or groundwater at the Property, (b) ten business days prior to any excavation of soils at the Property which are known or suspected to contain contamination based on information disclosed to Grantee in this Deed or otherwise obtained by Grantee, and (c) promptly upon discovery of any contamination at, on, under or released from the Property at concentrations or locations not disclosed in **Exhibit D**. Each party shall provide the other copies of any reports produced in connection with any Environmental Testing Activities, including without limitation excavation of soils or sampling of soils or groundwater at the Property. Notwithstanding the foregoing provisions of this **Section 6**, if, after Grantee notifies Grantor as provided in this paragraph, the schedule for sampling or excavation, as applicable, changes, Grantee shall keep Grantor informed, reasonably in advance, of any such schedule changes. Grantee shall notify the Grantor in writing within 20 days after (a) learning of any Environmental Condition(s) at the Property that suggests additional remedial action is necessary under CERCLA §120(h)(3) or the RCRA Order, or (b) receiving notice from any federal, state, or local

authority, or third party that suggests additional remedial action is necessary. Except where the context otherwise requires, the following terms, when used in this deed, have the meaning set forth in the Declaration of Covenants: "Hazardous Substances," "Environmental Laws," and "Environmental Condition."

7. Grantee agrees not to conduct or permit any investigation, sampling or analysis of any Environmental Condition at the Property unless such investigation, sampling or analysis is (a) required by Grantor or a governmental authority; (b) required by applicable laws or undertaken to determine Grantee's compliance with applicable laws; (c) based on information first discovered after the Closing (as defined in the Development Agreement) and is approved in advance by Grantor, which approval shall not be unreasonably withheld, conditioned or delayed; or (d) commercially reasonable in order to sell, finance, lease, operate, maintain or develop the Property.
8. *Reserved.*
9. *Reserved.*
10. Grantor hereby notifies Grantee that, to the extent such information is available on the basis of a complete search of Grantor's files with respect to the Property: (i) the types and quantities of Hazardous Substances which are or have been present in, on or under the Property, (ii) the times at which storage, release and disposal of such Hazardous Substances took place, and (iii) the remedial actions taken with respect to such Hazardous Substances, are all as set forth on **Exhibit D** attached hereto.
11. Grantor hereby covenants and warrants that subject to 42 U.S.C. §9620(h)(3)(B) (including the limitation therein on the applicability of the foregoing covenants and warranties), (A) all remedial actions necessary to protect human health and the environment with respect to any Environmental Conditions remaining on the Property have been taken prior to the date hereof to the extent required under applicable Environmental Laws pursuant to the Remediation Agreement (as defined in the Declaration of Covenants), and (B) Grantor shall conduct to the extent required by 42 U.S.C. §9620(h) and the RCRA Order, any additional remediation work found to be necessary after the date hereof that results from any Environmental Conditions that occurred or existed on, under, or was released from the Property prior to the date hereof. In no event shall Grantor be responsible for any Environmental Condition as and to the extent created or to the extent exacerbated (x) by Master Developer or Grantee or any agent, employee, contractor or subcontractor of Master Developer or Grantee, whether before or after the date hereof or (y) after the date hereof by any other person or entity other than Grantor or any agent, employee, contractor or subcontractor of Grantor. For purposes of the preceding sentence, none of Master Developer or Grantee or any agent,

employee, contractor or subcontractor of Master Developer or Grantee, is an agent, employee, contractor or subcontractor of Grantor other than with respect to acts taken by or through Master Developer or Grantee as Remediation Agent (as defined in the aforesaid Remediation Agreement) at the direction of Grantor pursuant to the Remediation Agreement without the negligence, default or breach of Master Developer or Grantee as the Remediation Agent under the Remediation Agreement. (The foregoing covenants are herein referred to as the "**Environmental Covenants**.") Grantee agrees that enforcement of the Environmental Covenants are Grantee's sole and exclusive remedies with respect to the Environmental Condition of the Property as of the date hereof, and Grantee hereby waives and releases Grantor from and against any other claims, causes of action, costs, fines, penalties, sanctions, liability or damages relating to the foregoing, provided, however, that notwithstanding anything in this sentence to the contrary, Grantee reserves, and this sentence is without prejudice to, all of its rights, if any, against Grantor or others with respect to any claim, legal proceeding or cause of action by a third party (including but not limited to the EPA or the District of Columbia), arising under applicable Environmental Laws in connection with the Property to the extent such claim, legal proceeding or cause of action (i) exists as of the date hereof or (ii) is based on an Environmental Condition to the extent created or exacerbated by Grantor after the date hereof.

12. From time to time in connection with the reasonable requirements of any third party lender, purchaser, investor or tenant, Grantor shall deliver to Grantee a certificate as and when required in Section 14.2 of the Declaration of Covenants with respect to any violation of the covenants set forth in this Deed as well as any other matters provided for in such section of the Declaration of Covenants.

13. NOTICE OF THE PRESENCE OF ASBESTOS – WARNING!

a. Grantee is warned that the Property may contain asbestos-containing materials. Unprotected or unregulated exposure to asbestos in product manufacturing, shipyard and building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and EPA regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.

b. Grantee has been invited, urged and cautioned to inspect the Property prior to the date hereof. More particularly, Grantee was invited, urged and cautioned to inspect the Property as to its asbestos content and condition and any hazardous or Environmental Condition relating thereto. Except as otherwise provided in the Declaration of Covenants or elsewhere in this Deed, Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property including, without limitation, any asbestos hazards or

concerns.

c. No warranties, either express or implied, are given as to whether the Property does or does not contain asbestos or is or is not safe for a particular purpose. With respect to asbestos, the failure of Grantee to inspect, or to be fully informed as to the condition of all or any portion of the Property, will not constitute grounds for any claim or demand by Grantee.

d. With respect to asbestos, the description of the Property provided to Grantee is based on the best information available to Grantor and is believed to be correct, but any error or omission with respect to asbestos, including but not limited to the omission of any information available to the agency having custody over the Property and/or any other Federal agency, shall not constitute grounds or reason for nonperformance by Grantee of its obligations under any document relating to the Property by which Grantee is bound or any claim by the Grantee against the Grantor, including, without limitation, any claim for allowance, refund or deduction from the purchase price.

e. Grantor assumes no liability for damages for personal injury, illness, disability or death to Grantee, or to Grantee's successors, assigns, employees, invitees, or any other person subject to Grantee's control or direction, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property, whether Grantee, its successors or assigns has or have properly been warned or failed to properly to warn the individual(s) injured. The previous sentence shall not release Grantor from any liability for exposure to asbestos by third parties prior to the date of possession of the Property by the Master Developer under the Master Lease (as defined in the Declaration of Covenants) or caused or exacerbated by Grantor thereafter.

f. Grantee further agrees that in its use and occupancy of the Property, it will comply with all Federal, state, and local laws relating to asbestos.

14. Grantor hereby notifies Grantee, and Grantee does hereby acknowledge that all buildings on the Property that were constructed prior to 1978 are presumed to contain lead-based paint. Grantee is on notice as to lead-based paint at the Property prior to the date hereof and acknowledges that such Property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead based paint hazards from risk assessment or inspections in the seller's possession and notify the buyer of any known lead based paint

hazards. A risk assessment or inspection for possible lead based paint hazards is recommended prior to converting the Property to a residential dwelling.

15. The holder of title to the Property covenants, by accepting a deed to the Property, that it shall not discriminate against any individual or business entity on the basis of race, color, gender, disability, religion or national origin in (a) the use, occupancy, sale or lease of the Property; (b) the selection of construction subcontractors, vendors or suppliers; or (c) any employment practices with respect to employees employed at or in connection with the Property. Grantor shall be deemed a beneficiary of this covenant without regard to whether it continues to own any portion of the property commonly known as the Southeast Federal Center or lease any portion of the project to be constructed thereon and Grantor shall have the right to enforce this covenant in any court of competent jurisdiction.
16. Unless otherwise specified, all the covenants, conditions and restrictions in this Deed shall be binding upon, and shall inure to the benefit of, Grantor and the successors and assigns of Grantor, and Grantee and the successors and assigns of Grantee.
17. Reserved.
18. Any notice or demand required or allowed under this Deed to be given to Grantor shall be in writing and may be delivered by (i) registered or certified mail, return receipt requested; (ii) personal delivery by a reputable delivery service; or (iii) overnight delivery such as FedEx or other similarly reputable carrier, addressed as follows: U.S. General Services Administration, 1800 F Street, NW, Washington, D.C. 20405, Attention: Melanie Gilbert, NCR Regional Commissioner, with a copy to U.S. General Services Administration, 1800 F Street, NW, Washington, D.C. 20405, Attention: NCR Regional Counsel, with a copy to U.S. General Services Administration, 1800 F Street, NW, Washington, D.C. 20405, Attention: NCR Southeast Federal Center – Project Executive – Org Code - WPXB.
19. The covenants, restrictions and limitations in this Deed are real covenants, limitations, and restrictions and shall run with and bind the land constituting the Property.
20. Execution of the “Acceptance” signature block below will be deemed acceptance by Grantee of the terms of this Deed.
21. Pursuant to D.C. Code Ann. (2001), § 42-608(b), GSA states: (a) the characteristic of the soil on the Property as described by the Soil Conservation Service of the United States Department of Agriculture in the Soil Survey of the District of Columbia published in 1976 and as shown on the Soil Maps of the District of Columbia at the back of that publication is “urban land”, and (b)

for further information, Grantee can contact a soil testing laboratory, the District of Columbia Department of Environmental Services or the Soil Conservation Service of the Department of Agriculture.

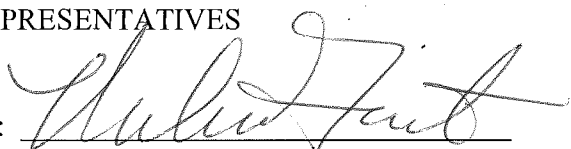
22. In accordance with the requirements of Section 3(g) of the District of Columbia Underground Storage Tank Management Act of 1990, as amended by the District of Columbia Underground Storage Tank Management Act of 1990 Amendment Act of 1992, GSA is required to inform Grantee in writing of the existence of any underground storage tanks at the Property. Grantee acknowledges receipt of such notice.
23. The Addendum attached hereto is hereby incorporated herein by reference.
24. Antideficiency Act. Notwithstanding anything to the contrary herein contained, all obligations to make payments by GSA are subject to the provisions of this paragraph. Any obligation to make payments by GSA related to The Property that is subject to this Deed may only be made to the extent that necessary funds have been made available, in advance, in an annual appropriations Act, to GSA from the Federal Buildings Fund. In addition, to the extent the Antideficiency Act, 31 U.S.C. §§ 1341, 1342, 1349, 1350 and 1351, is applicable, any obligation to make payments by GSA under this Agreement may be made only to the extent the necessary funds have been made available, in advance, in compliance with the Antideficiency Act.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor, on the day and year first written above, has caused this Deed to be executed on behalf of itself by its Acting Regional Commissioner, Public Buildings Service.

UNITED STATES OF AMERICA

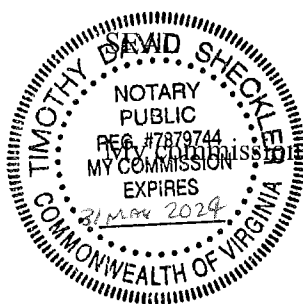
Acting by and through the
ADMINISTRATOR OF GENERAL
SERVICES AND AUTHORIZED
REPRESENTATIVES

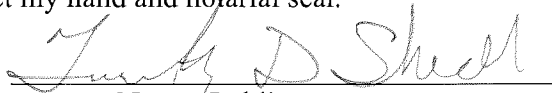
By: 
Name: Melanie F. Gilbert
Title: Regional Commissioner
Public Buildings Service

STATE OF _____,)
_____) SS:
VIRGINIA_____)

I hereby certify that on this 27th day of SEPTEMBER, 202³2, before me, a Notary Public for the ~~District of Columbia~~, personally appeared ^{STATE OF VIRGINIA} Melanie F. Gilbert, known to me or satisfactorily proven to be the person whose name is subscribed in the foregoing instrument, who acknowledged that she is the Acting Regional Commissioner, Public Buildings Service, National Capital Region of the United States General Services Administration, an agency of the United States of America, Grantor named above, that she has been duly authorized to execute, and has executed, the foregoing instrument on behalf of said Grantor for the purposes therein set forth, and the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and notarial seal.




Notary Public

My Commission expires: 31 May 2024

[GSA signature and notary page to Quitclaim Deed]

ACCEPTED BY GRANTEE:

FC 111 N ST SE LLC,
a Delaware limited liability company

By: [Signature]
Name: Toby Millman
Title: Senior Vice President, Development

District of,)
Columbia,) SS:

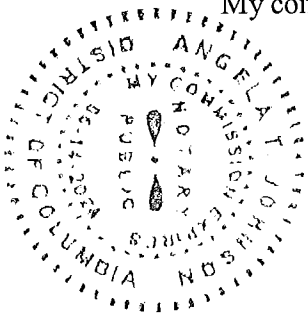
I hereby certify that on this 19 day of July, 2022, before me, a Notary Public for the District of Columbia, personally appeared Toby Millman, known to me or satisfactorily proven to be the person whose name is subscribed in the foregoing instrument, who acknowledged that he is the Senior Vice President, Development of Grantee named above, that he has been duly authorized to execute, and has executed, the foregoing instrument on behalf of said Grantee for the purposes therein set forth, and the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and notarial seal.

SEAL

Angela T. Johnson
Notary Public

My commission expires: June 14, 2024



[Grantee signature and notary page to Quitclaim Deed]

EXHIBIT A TO DEED

Legal Description

LOT 808, SQUARE 744
DISTRICT OF COLUMBIA

All that certain lot or parcel of land situated, lying and being in the District of Columbia, and being described as follows:

Being part of Lot 173 in Square 744 as shown in Subdivision Book 216 at Page 55 among the Records of the Office of the Surveyor for the District of Columbia and being more particularly described as follows:

Beginning at a point, said point being the Northwest corner of Square 744 and also being the intersection of the South line of N Street, S.E. and the East line of 1st Street, S.E.; thence the following courses and distances:

Thence with said South line of N Street, S.E. East 229.335 feet to a point; thence departing said South line of N Street, S.E. South 240.0 feet to a point, said point being on the North line of N Place, S.E.; thence with said North line of N Place, S.E. West 229.335 feet to a point, said point being the intersection of the North line of N Place, S.E. and the East line of 1st Street, S.E.; thence with said East line of 1st Street, S.E. North 240.0 feet to the Point of Beginning and containing 55,040.50 square feet by record.

NOTE: Said property being now known for purposes of assessment and taxation as Lot numbered Eight Hundred Eight (808) in Square numbered Seven Hundred Forty-Four (744).

EXHIBIT B TO DEED

Reserved

EXHIBIT C TO DEED

Restrictions relating to the 2014 RCRA Order and the 2015 FDRTC

Groundwater beneath the property shall not be used for any purpose other than environmental monitoring and testing.

No removal, disturbance, or alteration shall occur to any groundwater monitoring well installed as part of the engineering controls, unless it is demonstrated to EPA that such removal, disturbance, or alteration will not pose a threat to human health or the environment or adversely affect or interfere with the final remedy implemented with respect to the Property pursuant to the RCRA Order.

No removal, disturbance, or alteration shall occur to any active or passive engineering controls associated with the vapor mitigation, including features that isolate indoor air from subsurface soil and/or groundwater, such as the groundwater pressure relief system sealed/vented sump, concrete foundation, and groundwater/vapor barrier, unless it is demonstrated to EPA that such removal, disturbance, or alteration will not pose a threat to human health or the environment or adversely affect or interfere with the final remedy implemented with respect to the Property pursuant to the RCRA Order.

Within 30 days of a written request by EPA, the then current owner of the Property shall submit to EPA written documentation stating whether or not the above restrictions are being complied with.

Within 30 days after the then current owner of the Property becomes aware of any noncompliance with the above restrictions, the then current owner of the Property shall submit to EPA written documentation describing the noncompliance.

Within 30 days after the transfer of the Property (but not including the within transfer of the Property by GSA to Grantee), the transferee shall submit to EPA written documentation describing the compliance status with the above restrictions as of the time of such transfer.

EXHIBIT D TO DEED

- Corrective Measures Implementation Completion Report Parcel H (WSP, September 22, 2023)
- CMS Report (2013) (as defined in the RCRA Order (defined in Section 3 above))
- Soil Management Workplan (2006) for the entirety of the Remaining Facility (as defined in the RCRA Order) pursuant to that certain Final Decision and Response to Comments EPA issued on July 29, 2015
- RCRA Facility Investigation (URS draft of June, 2004) – 44 acre
- Description of Current Conditions and Summary of Interim Measures/Site Stabilization (URS, April 16, 2001)
- Use History and Proposed Investigation of Previously Undocumented Buildings and Areas (URS, February 13, 2001)
- Special Study 21 – Additional Characterization of Soil Removal Areas N-1 and O-4 (URS, May 1998)
- Phase II Environmental Site Assessment Update Report (URS, April 1996)
- Phase II Subsurface Investigation (Kaselaan & D'Angelo, July 25, 1991)
- Preliminary Assessment (APEX, April 16, 1991)
- Phase I Environmental Site Study (APEX, June 6, 1990)
- CMI Workplan Revision 2020

ADDENDUM TO QUITCLAIM DEED

This ADDENDUM TO QUITCLAIM DEED (this “**Addendum**”), dated as of the date of the Deed (as hereafter defined), is attached to that certain Quitclaim Deed (the “**Deed**”) of even date herewith, by and between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services and authorized representatives (“**Grantor**”) and FC 111 N ST SE LLC, a Delaware limited liability company (“**Grantee**”). Capitalized terms used but not defined herein shall have the same meanings assigned to such terms in the Deed.

1. Grantor and FC 111 N ST SE HOLDINGS LLC, a Delaware limited liability company and the sole member of Grantee (the “**Sole Member**”), have entered into that certain Parcel Deferred Participation Agreement dated of even date herewith (the “**Parcel DPA**”), with respect to the Property.

2. Pursuant to the terms and conditions of the Parcel DPA, the Sole Member agreed to cause Grantee to perform, and notice is hereby provided regarding Grantee’s responsibility to perform, the following as more fully described in the Parcel DPA:

- (a) In accordance with the terms and conditions more fully set forth in Section 3.05(B) of the Parcel DPA, Grantee shall provide Grantor with an annual schedule showing (i) costs relating to the Property during the immediately previous fiscal year and cumulatively with prior fiscal years, (ii) distributions made by Grantee to the Sole Member, (iii) any Parcel Owner Capital Event (as defined in the Parcel DPA), and (iv) any other Capital Event (as defined in the Parcel DPA) of which the Grantee has knowledge.
- (b) In accordance with the terms and conditions more fully set forth in Sections 3.05(C) and (3.05(D) of the Parcel DPA, upon a Parcel Owner Capital Event, Grantee (i) shall provide Grantor with preliminary and final schedules of proceeds received and costs and expenses paid as a result of such Parcel Owner Capital Event, and (ii) shall not distribute to the Sole Member any proceeds of such Parcel Owner Capital Event until Grantor has received (A) the preliminary schedule described in clause (b)(i), above, (B) the Preliminary Schedule of Excess Net Proceeds (as defined in the Parcel DPA), and (C) the amounts due to Grantor as shown on the schedules described in the preceding clauses (b)(ii)(A) and (b)(ii)(B).
- (c) In accordance with the terms and conditions more fully set forth in Section 3.05(H) of the Parcel DPA, Grantee shall annually provide Grantor with complete annual audited financial statements prepared in accordance with GAAP (as defined in the Parcel DPA).

3. This Addendum shall terminate and be of no further force or effect (a) upon the Transfer (as defined in the Parcel DPA) of all of Grantee’s interest in the Property to any person or entity that is not an Affiliate (as defined in the Parcel DPA) of the Grantee, or (b) at such time that the Sole Member no longer owns any Applicable Membership Interest (as defined in the Parcel DPA). Upon the occurrence of either of the foregoing items (a) or (b), Grantor and

Grantee shall promptly execute, acknowledge and deliver to each other a release and termination of this Addendum on a reasonable, recordable form, but failure of either party to so execute and acknowledge such termination or a failure to record of such termination shall not affect the aforesaid termination and lack of further force and effect of this Addendum.

Doc #: 2023083581
Filed & Recorded
09/28/2023 10:58 AM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$6.50
RECORDATION TAX FEES \$162,134.19
TOTAL: \$162,165.69