

Anne Arundel Cty Cir Crt	
IMP FD SURE	\$40.00
RECORDING FEE	\$75.00
TOTAL	\$115.00
RPD GC	
Dec 20, 2017	01:03 pm

DECLARATION

THIS DECLARATION is made as of December 6, 2017, by S/C ODENTON, LLC, a Delaware limited liability company ("Owner").

1. Pursuant to a Special Warranty Deed dated November 20, 2006, and recorded November 20, 2006 in the land records of Anne Arundel County, Maryland (the "Land Records") in Deed Book 18496 at Page 18, Owner is the owner of certain real property formerly identified as Tax Map 21, Parcel 23, Lot 2R-A, currently included in Tax Map 21, Parcel 23, Lot 1RR (portion) and 2R-AR, and more particularly described in the legal description attached to this Declaration as Schedule 1, which legal description is incorporated herein by this reference (the "Property").

2. Owner applied to and was accepted into the Voluntary Cleanup Program with the Maryland Department of the Environment ("MDE") with respect to the Property.

3. The requirements of the Voluntary Cleanup Program Response Action Plan for the Property (the "RAP") have been satisfied, and as evidence thereof, MDE issued a Certificate of Completion on October 3, 2017, which was reissued on November 14, 2017, and which is attached hereto as Schedule 2 to this Declaration (the "Certificate of Completion"). The Certificate of Completion confirms closure of the RAP and the status of the Owner as an "Inculpable Person" pursuant to the requirements of the Voluntary Cleanup Program. The Certificate of Completion requires the recordation of an environmental covenant, which is attached hereto as Schedule 3 to this Declaration (the "Environmental Covenant").

4. The Owner hereby declares and confirms the following:

(a) This Declaration and the Environmental Covenant, including the activity and use limitations listed in Section 6 of the Environmental Covenant, are covenants running with the land, the terms and conditions of which shall inure to the benefit of, and be binding upon, the Property unless terminated or modified in accordance with §§ 1-808 or 1-809 of the Environment Article, Ann. Code of Md. (2015 Repl. Vol.) or unless modified or replaced under a new plan approved by the Land Restoration Program or similar MDE division and documented in an updated environmental covenant.

(b) To the extent that the Property may be modified or subdivided in the future into record lots (each, a "Lot"), with respect to any of the obligations imposed upon the Property by the Environmental Covenant that are applicable to a particular Lot, by virtue of this Declaration the owner of such Lot (each, a "Lot Owner") will be deemed to covenant and agree to perform such obligations with respect to its Lot in accordance with the provisions of the Environmental Covenant, as the case may be. However, nothing in this Declaration shall make a Lot Owner responsible for any of the obligations imposed upon the Property by the Environmental Covenant that are not applicable to such Lot Owner's Lot.

[Signatures appear on following pages.]

SUBMITTED FOR ELECTRONIC RECORDING BY:
Commonwealth Land Title Insurance Company
Fidelity National Title Insurance Company
1620 L Street, NW, 4th Floor
Washington, DC 20036
File No. 17-001569 1 of 1

NOW THEREFORE, Owner executes this Declaration this 6th day of December, 2017.

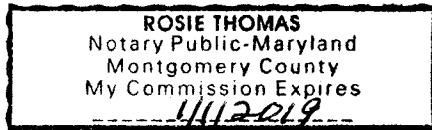
S/C ODENTON LLC,
a Delaware limited liability company

By: [Signature]
Name: George A. Carras
Title: Manager

STATE OF Maryland
COUNTY OF Montgomery

I HEREBY CERTIFY that on this 6th day of December 2017, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, personally appeared in said jurisdiction, George A. Carras, personally known to me (or satisfactorily proven) to be the person who executed the foregoing instrument on behalf of S/C Odenton, LLC, a Delaware limited liability company, and that he, in such capacity, executed this instrument for the purposes herein contained.

WITNESS my hand and Notarial Seal the year and day first above written.



[Signature: Rosie Thomas]
NOTARY PUBLIC

My Commission Expires:

Notarial Seal

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the foregoing document was prepared by or under the supervision of the undersigned, an attorney duly licensed to practice before the Court of Appeals of Maryland.

[Signature: Gregory B. Hauptman]
Gregory B. Hauptman

SCHEDULE 1

Legal Description

ALL of the property in Anne Arundel County, Maryland, described as follows:

ALL of Lot 2-RA as shown on the Administrative Plats of the Resubdivision of Lot 2, Subdivision Plat of the Nevamar Corporation Property, which plats were recorded February 26, 1999 in the Land Records of Anne Arundel County, Maryland: in Plat Book 215 at Page 12 as Plat No. 11288; in Plat Book 215 at Page 13 as Plat No. 11289; in Plat Book 215 at Page 14 as Plat No. 11290; and in Plat Book 215 at Page 15 as Plat No. 11291.

SCHEDULE 2

Original Executed Certificate of Completion Attached

**MARYLAND DEPARTMENT OF THE ENVIRONMENT
LAND AND MATERIALS ADMINISTRATION
VOLUNTARY CLEANUP PROGRAM**

CERTIFICATE OF COMPLETION

DATE OF ISSUE: October 3, 2017 Reissued: November 14, 2017

<u>Description of Property</u>	<u>Voluntary Cleanup Program Participant</u>
Name: Former Nevamar Property	Name: S/C Odenton, LLC
Address: 8339 Telegraph Road Odenton, Maryland 21113	Contact: George A. Carras, Manager
Property Description: Formerly identified as Tax Map 21, Parcel 23, Lot 2RA currently included as part of Tax Map 21, Parcel 23 Lot 1RR and 2R-AR (as more particularly described on Exhibit A attached hereto and incorporated herein by reference.)	Status: Inculpable Person
Site Maps: A site location map, overall site plan and response area plan are attached as Exhibits B-1, B-2 and B-3	
BMI: MD0072	

This Certificate of Completion, hereinafter referred to as "Certificate," is issued pursuant to Maryland law authorizing a Voluntary Cleanup Program for properties contaminated by controlled hazardous substances or oil (Section 7-501 et seq. of the Environment Article, Annotated Code of Maryland).

THE MARYLAND DEPARTMENT OF THE ENVIRONMENT CERTIFIES THAT:

The requirements of the Voluntary Cleanup Program response action plan, hereinafter referred to as the "RAP," approved July 27, 2010, by the Maryland Department of the Environment, hereinafter referred to as "the Department," for the 31.5-acre Former Nevamar property located at 8339 Telegraph Road, Odenton, Anne Arundel County, Maryland 21113, hereinafter referred to as "the property," have been completed.

S/C Odenton, LLC has demonstrated that implementation of the approved RAP documents has achieved the applicable cleanup criteria at the property.

The Department may not bring an enforcement action against S/C Odenton, LLC at the property.

S/C Odenton, LLC is released from further liability for the environmental cleanup of the contamination identified in the environmental assessments on the property submitted as part of the complete Voluntary Cleanup Program application package. Pursuant to Section 7-506 of the Environment Article, Annotated Code of Maryland, the environmental assessments on the property submitted as part of the

complete Voluntary Cleanup Program application package are intended to adequately investigate all areas of contamination and potential sources of contamination at the property.

S/C Odenton, LLC is not subject to a contribution action by a responsible person for the contamination identified in the environmental assessments on the property submitted as part of the complete Voluntary Cleanup Program application package at the property.

This Certificate does not:

1. Prevent the Department from taking any actions against any person to prevent or abate an imminent or substantial endangerment to public health or the environment at the property;
2. Remain in effect if it was obtained through fraud or material misrepresentation;
3. Affect the authority of the Department to take any action against any person concerning new contamination or exacerbation of contamination at the property;
4. Affect the authority of the Department to take any action against a responsible person concerning previously undiscovered contamination at the property;
5. Prevent the Department from taking action against any person who is responsible for any long-term monitoring and maintenance requirements in the approved RAP;
6. Prevent the Department from taking action against any person who does not comply with conditions on the permissible use of the eligible property contained in the Certificate; or
7. Prevent the Department from requiring any person to take further action if the property fails to meet the applicable cleanup criteria set forth in the RAP approved by the Department.

LAND USES

Tier 1 (Residential): Planned use of the property that allows exposure and access by all populations including infant, children, elderly, and infirmed populations.

- **A (Unrestricted):** No land use controls are imposed on the property. Tier 1A properties typically include single and multi-family dwellings.
- **B (Restricted):** One or more land use controls are imposed as a condition of residential use of the property. Tier 1B properties also include hospitals and health care facilities, education facilities, day care facilities, playgrounds and other recreational areas.

Tier 2 (Commercial): Planned use of the property that allows exposure and access by the general public, workers, and other expected users, including customers, patrons, or visitors. Commercial purposes allow access to the property and duration consistent with a typical business day. Tier 2 properties typically include shopping centers, retail businesses, vehicle service stations, medical

offices, hotels, office space, religious institutions and restaurants. This use does not include day care facilities.

- **A (Unrestricted):** No land use controls are imposed on the property for commercial use.
- **B (Restricted):** One or more land use controls are imposed as a condition of commercial use of the property.

Tier 3 (Industrial): Planned use of the property by workers over the age of 18, adult workers and construction workers, and other potential expected users. Industrial purposes allow access to the property at a frequency and duration consistent with a typical business day. Tier 3 properties typically include manufacturing facilities, maritime facilities, metal working shops, oil refineries, chemical and other material plants.

- **A (Unrestricted):** No land use controls are imposed on the property for industrial use.
- **B (Restricted):** One or more land use controls are imposed as a condition for industrial use of the property.

Tier 4 (Public Recreational Areas): Planned use of the property that allows exposure and access by all populations for recreational uses. The sub-categories for recreational use of a property state the exposure frequency and duration. Approved property uses are restricted based on the frequency designated below.

- **High Frequency Use:** A high frequency public recreational area is any area that is available for recreational use by all populations at the highest potential exposure frequency (youth, child, adult, senior, etc.). Examples may include, but are not limited to, playgrounds, day care facilities, schools, golf courses, and picnic areas. The frequency of visits by all populations is 250 days per year or less.
- **Medium Frequency Use:** A moderate frequency use public recreational area is any area that is available for recreational use by all populations but the frequency of use is less than a high frequency use public recreational area. Such areas may be restricted through the use of fencing, permitting requirements, or other similar restrictions that prevent or hinder unimpeded access to the recreational area. Examples include, but are not limited to, outdoor aquatic facilities, athletic facilities, dog parks, and limited access parks. The frequency of visits by all populations is 182 days per year or less.
- **Low Frequency Use:** An open space public recreational use area is defined as any area where access and use is restricted by a combination of: (a) Covenants or other legal restrictions that prohibit the use of the property where such use may impair the flora and fauna in the open space; and (b) Physical environmental barriers impede the use of the open space, including but not limited to swamps, marshes, dense vegetation, and areas with steep inclines that limit the use of open space. The frequency of visits by all populations is 52 days per year or less.

- **A (Unrestricted):** No land use controls are imposed on the property for public recreational uses of the property.
- **B (Restricted):** One or more land use controls are imposed as a condition for public recreational uses of the property.

LAND USE CONTROLS

Land use controls means any restriction or control that serves to protect human health and the environment by limiting use of or exposure to any portion of the property, including water resources. These controls may include:

- **Engineering controls:** remedial actions directed toward containing or controlling the migration of contaminants through the environment. These include, but are not limited to, stormwater conveyance systems, slurry walls, liner systems, caps, leachate collection systems, pump and treat systems, and groundwater recovery systems.
- **Institutional controls:** legal or administrative tools designed to prevent or reduce human exposure to remaining contamination and to prevent activities that may result in increased exposure to or spread of such contamination.

If this Certificate is conditioned on the permissible use of the property for certain purposes, it shall become void if it is not recorded in the land records of the local jurisdiction within 30 days following receipt of the Certificate.

☐ This Certificate is not conditioned on the use of the property for certain purposes.

☒ This Certificate is conditioned on the use of the property as indicated below:

- ☐ Restricted Residential (Tier 1B) purposes;
- ☒ Restricted Commercial (Tier 2B) purposes;
- ☒ Restricted Industrial (Tier 3B) purposes; or
- ☐ Restricted Public Recreational (Tier 4B) purposes based on the frequency designated below:
 - ☐ High Frequency Use;
 - ☐ Medium Frequency Use;
 - ☐ Low Frequency Use.

LAND USE REQUIREMENTS

The restricted commercial or restricted industrial use of the property requires the property

owner to maintain compliance at all times with the following requirements:

Recordation of an Environmental Covenant

The Department issued environmental covenant shall be executed and recorded in the land records of Anne Arundel County within 30 days of receipt. Within ten days following completion of the recording requirement, a copy of the recorded environmental covenant must be submitted to the attention of the Chief, State Assessment and Remediation Division, Land and Materials Administration, Maryland Department of the Environment.

Groundwater

There shall be no use of the groundwater beneath the property for any purpose, other than for environmental testing and sampling.

Groundwater Encountered During Excavation

The property owner shall submit written notification, to the attention of the Chief, State Assessment and Remediation Division, Land and Materials Administration, Maryland Department of the Environment, at least 30 days prior to any planned future excavation which based on depth, may encounter groundwater. In the event of an unplanned emergency excavation on the property that encounters groundwater, the property owner shall verbally or electronically notify the Department within 24 hours following initiation of the emergency excavation activities.

When conducting any excavation and/or dewatering activities on the property extending to the groundwater table, the property owner shall implement the requirements of a site-specific health and safety plan to ensure that worker protection measures are met.

The encountered groundwater shall be containerized during all dewatering activities at the property and shall be analyzed before disposal. The analytical results shall be the basis for appropriate disposition of the groundwater in accordance with applicable local, State and federal laws and regulations.

Within ten days following completion of an excavation encountering groundwater, the property owner shall file a detailed written report with the Department, which includes all documentation regarding sampling and disposal of the groundwater.

Groundwater pumped under the NPDES permitting process may be discharged according to the permit limits and requirements.

Soil Excavation and Disposal

All excavated material shall be thoroughly characterized before off-site disposal and the analytical results shall be the basis for appropriate disposition of the material at a permitted disposal facility in strict accordance with applicable local, State and federal laws and regulations. No excavated

material shall be transferred to a property other than a disposal facility without appropriate sampling of the specific material proposed to be moved and prior approval of the Department.

No excavated material from the property shall be disposed in areas with current or proposed residential use, unless pursuant to a plan approved by the Land Restoration Program or a similar MDE division.

RA-1

The property owner shall submit written notification, to the attention of the Chief, State Assessment and Remediation Division, Land and Materials Administration, Maryland Department of the Environment, at least 30 days prior to any planned future excavation which will breach the concrete slab within the area defined as RA-1 in the sketch and metes and bounds description provided as Figure 1. The property owner or its designated agent shall develop and submit for approval a soil management plan outlining soil movement activities at the property within RA-1 and the protective measures that will be used to ensure construction worker safety, and all sampling, handling and disposal procedures for soils located onsite within RA-1.

In the event of an unplanned emergency excavation on the property within RA-1, the property owner shall verbally or electronically notify the Department within 24 hours following initiation of the emergency excavation activities. Within ten days following completion of an unplanned emergency excavation, the property owner shall file a detailed written report with the Department which shall include a map(s) showing the excavation locations, copies of the analytical results collected from the excavated soil and groundwater, and records of disposal.

The property owner shall maintain the integrity of the concrete slab cap within RA-1 at all times, unless modification or replacement of the concrete slab is approved under a new plan approved by the Land Restoration Program or similar MDE division, to prevent any exposure to contaminated soil by any person on the property at any time. The property owner shall maintain written records documenting all maintenance of the concrete slab cap. The concrete slab cap must be inspected twice a year at a minimum. Inspection reports and documentation of repairs shall be available to the Department during regular business hours upon request. The Department shall be notified within five (5) business days after discovery of any needed repairs to the concrete slab cap. All necessary repairs to the concrete slab cap within RA-1 shall be completed within thirty (30) business days of discovery of the needed repairs.

OCP Area 1 and OCP Area 2

The property owner shall submit written notification, to the attention of the Chief, State Assessment and Remediation Division, Land and Materials Administration, Maryland Department of the Environment, at least 30 days prior to any planned future excavation which will extend deeper than 5 feet within the area defined as Oil Control Program ("OCP") Area 1 or 14 feet below grade with the area defined as OCP Area 2 in the sketch and metes and bounds descriptions provided as Figure 2 and Figure 3. The property owner or its designated agent shall develop and submit for approval a soil management plan outlining soil movement activities at the property within OCP Areas 1 (at

depths greater than 5 feet) and 2 (at depths greater than 14 feet) and the protective measures that will be used to ensure construction worker safety, and all sampling, handling and disposal procedures for soils in OCP Areas 1 and 2 located onsite.

In the event of an unplanned emergency excavation on the property extending deeper than 5 feet within OCP Area 1 and 14 feet within OCP Area 2, the property owner shall verbally or electronically notify the Department within 24 hours following initiation of the emergency excavation activities. Within ten days following completion of an unplanned emergency excavation, the property owner shall file a detailed written report with the Department which shall include a map(s) showing the excavation locations, copies of the analytical results collected from the excavated soil and groundwater, and records of disposal.

Vapor Barrier-New Construction

The design and construction of new buildings on the property shall include the use of a vapor barrier or other effective measure that will protect occupants of the buildings from exposure to vapors from the underlying soils or groundwater. The property owner shall submit written notification, to the attention of the Chief, State Assessment and Remediation Division, Land and Materials Administration, Maryland Department of the Environment, at least 30 days prior to building construction. The notification shall include a plan for Department review and approval detailing the design of the vapor barrier or other effective measure to be installed in the building(s). Prior to any occupancy of any new building constructed on the property, the property owner must verify the effectiveness of the vapor barrier, or other effective measure, with a confirmatory indoor air sampling program and submit the results to the Department within 5 days of receipt from the laboratory.

In lieu of a vapor barrier, or other effective measure, the property owner may conduct additional subsurface testing in accordance with a work plan approved by the Department to demonstrate elimination of any vapor intrusion pathway to indoor air.

ONE-CALL SYSTEM NOTIFICATION

If this Certificate is conditioned on certain uses of the property or on the maintenance of certain land use requirements, the participant shall send a copy of this Certificate to a one-call system, as defined in Section 12-101 of the Public Utility Companies Article. The copy of this Certificate should be sent within 30 days of the effective date to the attention of MISS UTILITY, c/o General Manager, currently located at 7223 Parkway Drive, Suite 100, Hanover, Maryland 21076.

The obligation for the participant to send a copy of this Certificate does not negate the obligation of the owner, as defined in Section 12-101(f) of the Public Utility Companies Article, to become a member of the one-call system under Title 12 of the Public Utility Companies Article. Additional information may be obtained by calling 410-712-0056.

DEPARTMENT NOTIFICATIONS

All notifications to the Department required herein shall be in writing and addressed to the attention of the Chief, State Assessment and Remediation Division, Land and Materials Administration, Maryland Department of the Environment, currently located at 1800 Washington Boulevard, Baltimore, Maryland 21230.

TRANSFER OF OWNERSHIP

If ownership of the property or any portion thereof is transferred, the property owner shall notify the Department at least five (5) business days prior to the transfer. In addition, any successor in interest must submit a written certification to the attention of the Chief, State Assessment and Remediation Division that the successor in interest has a copy of this Certificate including the land use requirements for the property.

The participant and any successors in interest in a property subject to a certificate of completion shall continue to be protected from liability in the event of any violation of the conditions placed on the use of the property, provided that the participant and any successors in interest did not cause or contribute to the violation.

TRANSFERABILITY

This Certificate may be transferred to any person whose actions did not cause or contribute to the contamination at the property. To validate a transfer of this Certificate, the transferee must complete a "Certificate of Completion Transfer Affidavit" available from the Department.

This Certificate does not prevent the Department from taking action against any person who uses the property for any use other than the use of the property as required by this Certificate.

If an owner of the property wants to change the use of the property to a new use and that new use is consistent with the appropriate planning and zoning authority of the appropriate city or municipality, the owner shall be responsible for the cost of cleaning up the property to the appropriate standard as determined by the Department, and this Certificate may subsequently be modified.

Any modification of this Certificate shall be pursuant to a plan approved in advance by the Land Restoration Program or similar MDE division.

ANY OTHER USE OF THE PROPERTY OR FAILURE TO MAINTAIN COMPLIANCE WITH THE LAND USE REQUIREMENTS SPECIFIED HEREIN SHALL RESULT IN THIS CERTIFICATE BEING VOIDED FOR THE CURRENT HOLDER OF THE CERTIFICATE AND FOR ANY OTHER PERSON WITH OWNERSHIP OR CONTROL OF THIS

**PROPERTY. THIS PROVISION SHALL NOT APPLY TO A PRIOR HOLDER OF THE
CERTIFICATE WHO HAS TRANSFERRED THE CERTIFICATE AND RETAINS NO
INTEREST IN THE PROPERTY.**

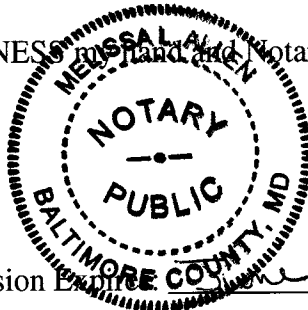
Hilary Miller
Hilary Miller, Director
Land and Materials Administration

11/14/17
Date

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 14th day of November, 2017 before me, the undersigned Notary Public of said State, personally appeared Hilary Miller, who acknowledged herself to be the Director, Land and Materials Administration, Maryland Department of the Environment, 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 as the duly authorized Director of said Administration by signing her name as Director of said Administration.

WITNESS my hand and Notarial Seal.



[Signature]
Notary Public

My Commission Expires 11/17, 2021

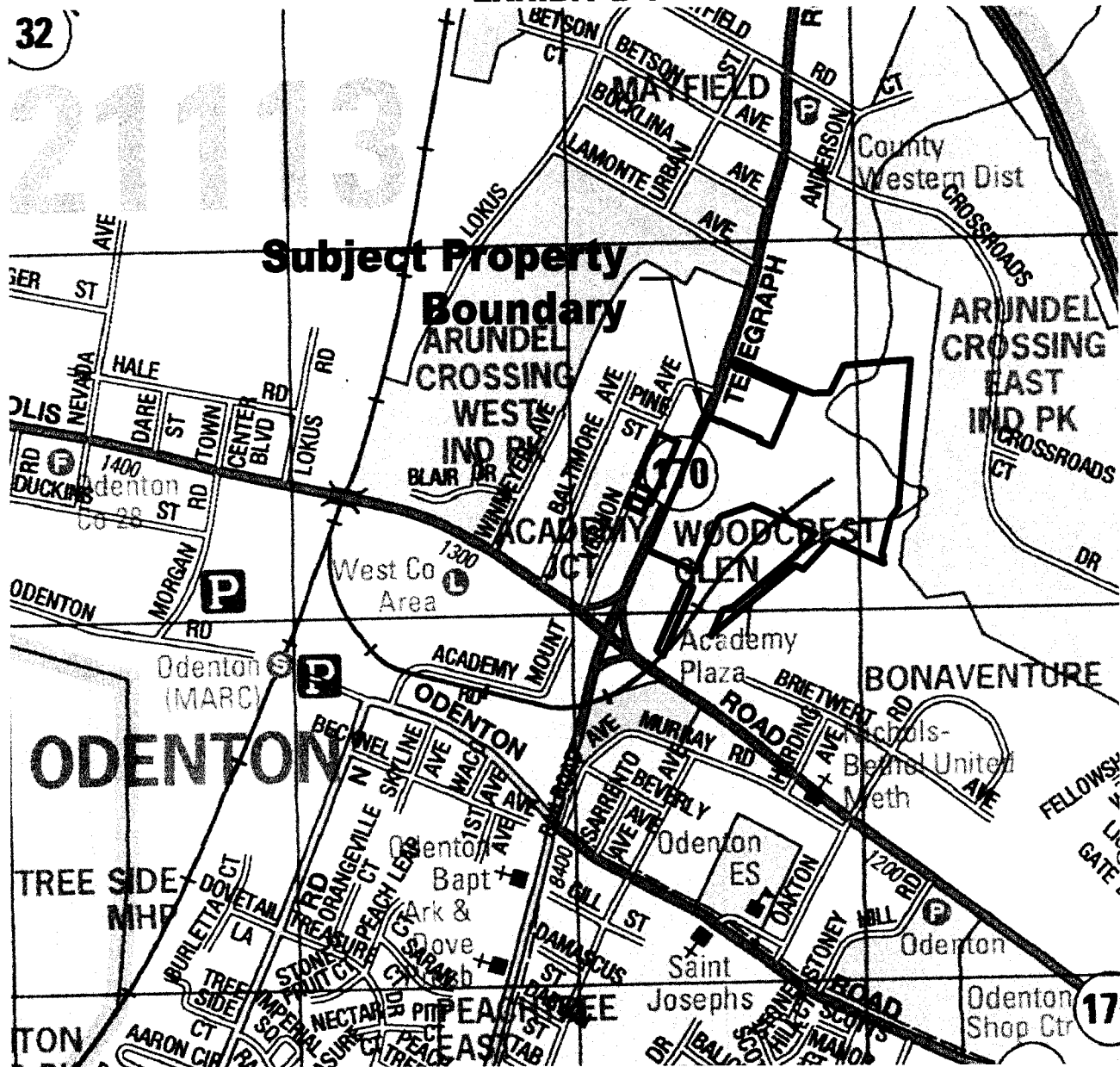
Exhibit A
Property Description

ALL of the property in Anne Arundel County, Maryland, described as follows:

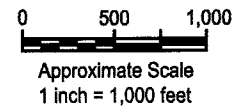
ALL of Lot 2-RA as shown on the Administrative Plats of the Resubdivision of Lot 2, Subdivision Plat of the Nevamar Corporation Property, which plats were recorded February 26, 1999 in the Land Records of Anne Arundel County, Maryland: in Plat Book 215 at Page 12 as Plat No. 11288; in Plat Book 215 at Page 13 as Plat No. 11289; in Plat Book 215 at Page 14 as Plat No. 11290; and in Plat Book 215 at Page 15 as Plat No. 11291.

Exhibit B-1
Site Location Map

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1. Map Copyright © ADC The Map People, (800) 829-6277
2. Permitted Use Number 21006238



GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9446 OR (301) 470-4470
 FAX: (410) 792-7395
www.gtaeng.com
 © Geo-Technology Associates, Inc.

NEVAMAR PROPERTY
Lot 2R-A

ANNE ARUNDEL COUNTY, MARYLAND

SITE LOCATION MAP

PROJECT: 060239

DATE: February 2017

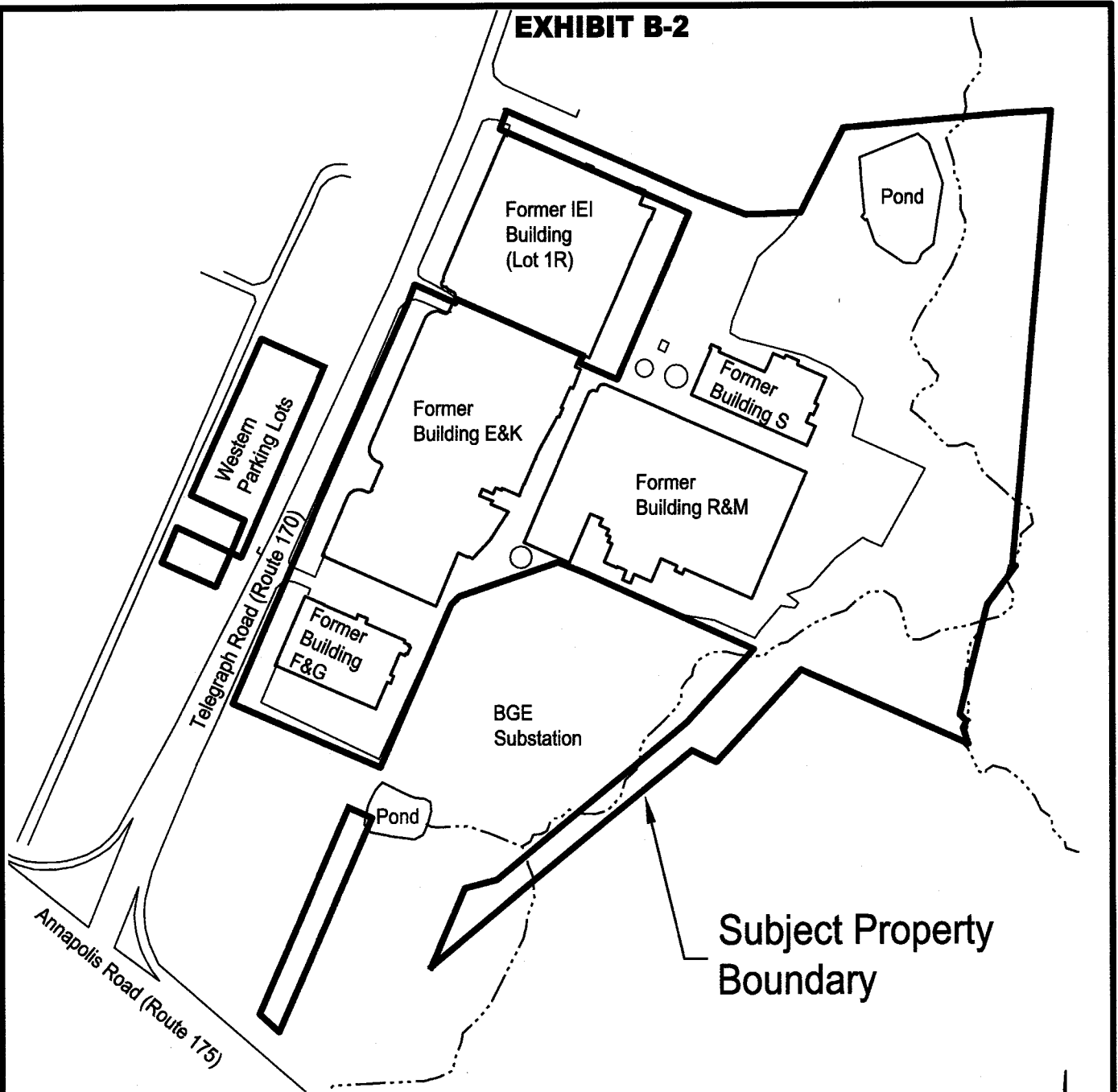
SCALE: 1" = 1,000'

DESIGN BY: SWC

REVIEW BY: SJS

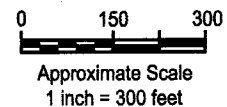
Exhibit B-2
Overall Site Plan

EXHIBIT B-2



Notes

1. Site conditions are approximate.
2. Buildings were demolished in 2012.



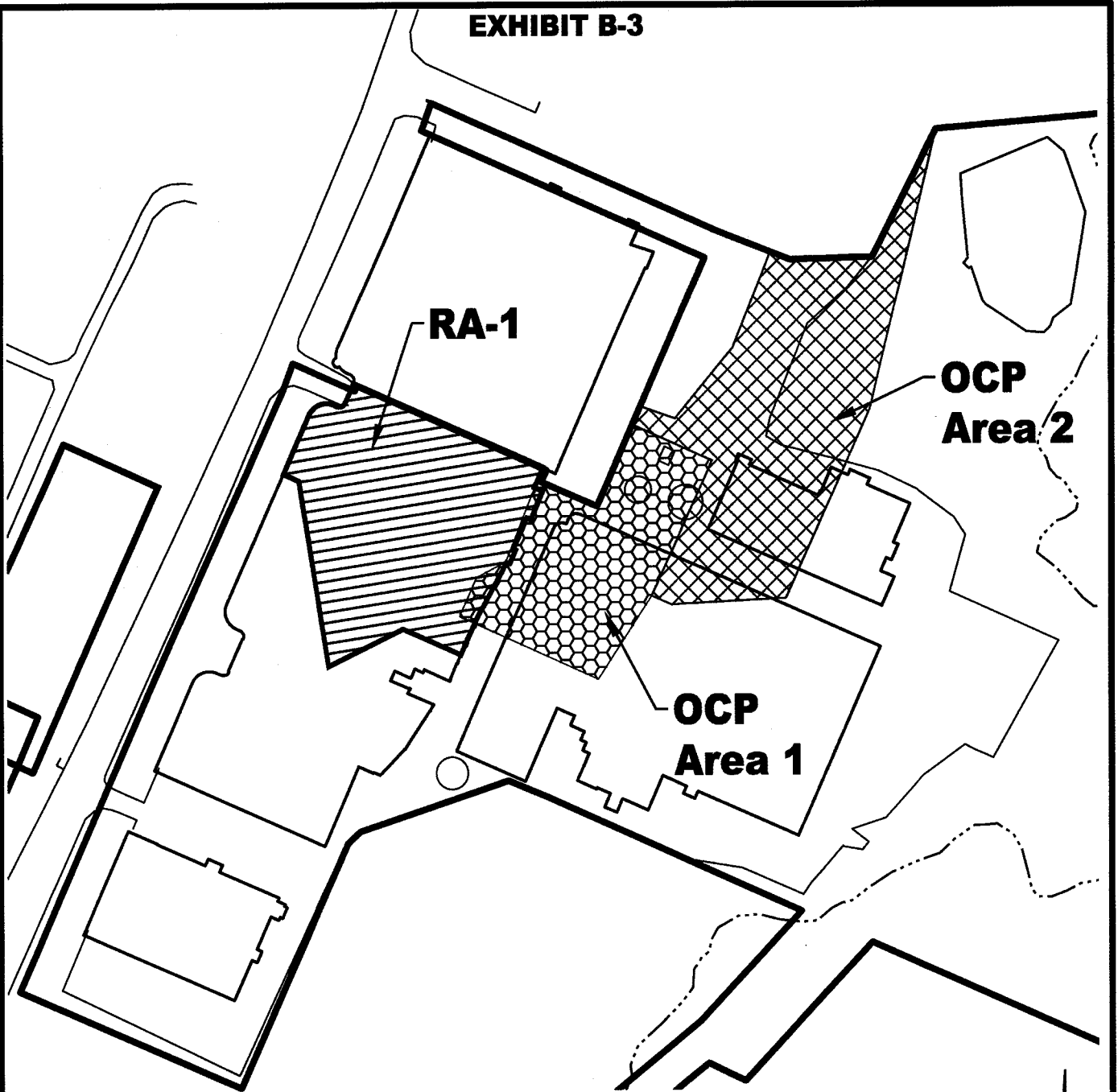
GEO-TECHNOLOGY ASSOCIATES, INC.
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NEVAMAR PROPERTY
 Lot 2R-A
 ANNE ARUNDEL COUNTY, MARYLAND
OVERALL SITE PLAN

PROJECT: 060239	DATE: April 2017	SCALE: 1" = 300'	DESIGN BY: SWC	REVIEW BY: SJS
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Exhibit B-3
Response Area Plan

EXHIBIT B-3



0 100 200
Approximate Scale
1 inch = 200 feet



GTA

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

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NEVAMAR PROPERTY
Lot 2R-A

ANNE ARUNDEL COUNTY, MARYLAND

RESPONSE AREA PLAN

PROJECT: 060239

DATE: April 2017

SCALE: 1" = 200'

DESIGN BY: SWC

REVIEW BY: SJS

Figure 1
RA-1

Description

**RA-1 AREA
PART OF LOT 2R-AR
"ACADEMY YARD"**

Fourth (4th) Assessment District
Anne Arundel County, Maryland

BEING a parcel of land hereinafter described and running in, through, over and across a part of the land described in a Special Warranty Deed dated November 20, 2006 from Odenton Holdings, LLC to S/C Odenton, LLC and recorded among the Land Records of Anne Arundel County, Maryland in Liber 18496, folio 18, and being part of Lot 2R-AR as shown on Amended Plats entitled "Academy Yard – Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 37, Plat No. 16263, and being more particularly described as follows, as now surveyed with all courses of this description referred to the meridian of the Maryland State Plane Coordinate System (NAD 83/91):

BEGINNING for the same at a point on the division line of Lot 1RR and Lot 2R-AR said point being at the end of the North 66°13'10" West 278.69 feet line as shown on Amended Plat 3 of 6 entitled "Academy Yard – Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 39, Plat No. 16265, thence running reversely with said division line of Lot 1RR and Lot 2R-AR,

1. South 66°13'10" East 278.69 feet, thence in part continuing with a division line of Lot 1RR and Lot 2R-AR, thence leaving said division line and running over and across part of Lot 2R-AR,
2. South 23°46'50" West 29.69 feet,
3. South 65°55'29" East 12.20 feet,
4. South 22°03'40" West 41.43 feet,
5. North 66°07'14" West 6.18 feet,
6. South 24°14'26" West 45.07 feet,
7. South 69°13'31" East 3.85 feet,
8. South 23°15'59" West 19.78 feet,
9. North 74°28'53" West 4.19 feet,
10. South 28°21'11" West 60.72 feet,

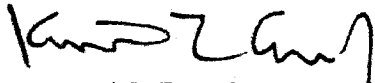
Page 2 of 3

11. South 28°15'58" West 21.30 feet,
12. South 25°27'09" West 10.89 feet,
13. South 67°21'23" East 0.77 feet,
14. South 16°13'41" West 2.23 feet,
15. North 86°08'43" West 1.16 feet,
16. South 24°06'42" West 26.10 feet,
17. South 74°17'41" East 0.85 feet,
18. South 19°47'55" West 2.24 feet,
19. South 77°54'28" West 1.08 feet,
20. South 23°55'24" West 13.85 feet,
21. North 66°04'36" West 85.57 feet,
22. South 63°36'56" West 111.96 feet,
23. North 09°14'58" West 251.90 feet,
24. North 66°14'09" West 22.66 feet,
25. North 23°45'51" East 85.53 feet, to a point of curvature,
26. By a tangent curve to the right with a radius of 26.00 feet and an arc length of 40.61 feet, said curve being subtended by a chord bearing North 68°30'26" East 36.60 feet, to a point of tangency, thence,
27. South 66°44'59" East 3.07 feet, to a point of curvature,
28. By a tangent curve to the left with a radius of 10.00 feet and an arc length of 15.62 feet, said curve being subtended by a chord bearing North 68°30'55" East 14.08 feet, to a point of tangency, thence in part continuing to run over and across part of Lot 2R-AR, thence running with a division line of Lot 1RR and Lot 2R-AR,
29. North 23°46'50" East 27.36 feet, to the place of beginning.

Page 3 of 3

CONTAINING 84,357 square feet or 1.937 acres of land, more or less, as shown on Figures '1' and '1-A' attached hereto and made part hereof by this reference.

I hereby certify that I was in responsible charge over the preparation of this description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

 7/31/2017

Kenneth L. Evans Jr.
Professional Land Surveyor
MD Reg. No. 21085
(Exp. Date 02-13-2019)

Date



FIGURE "I"

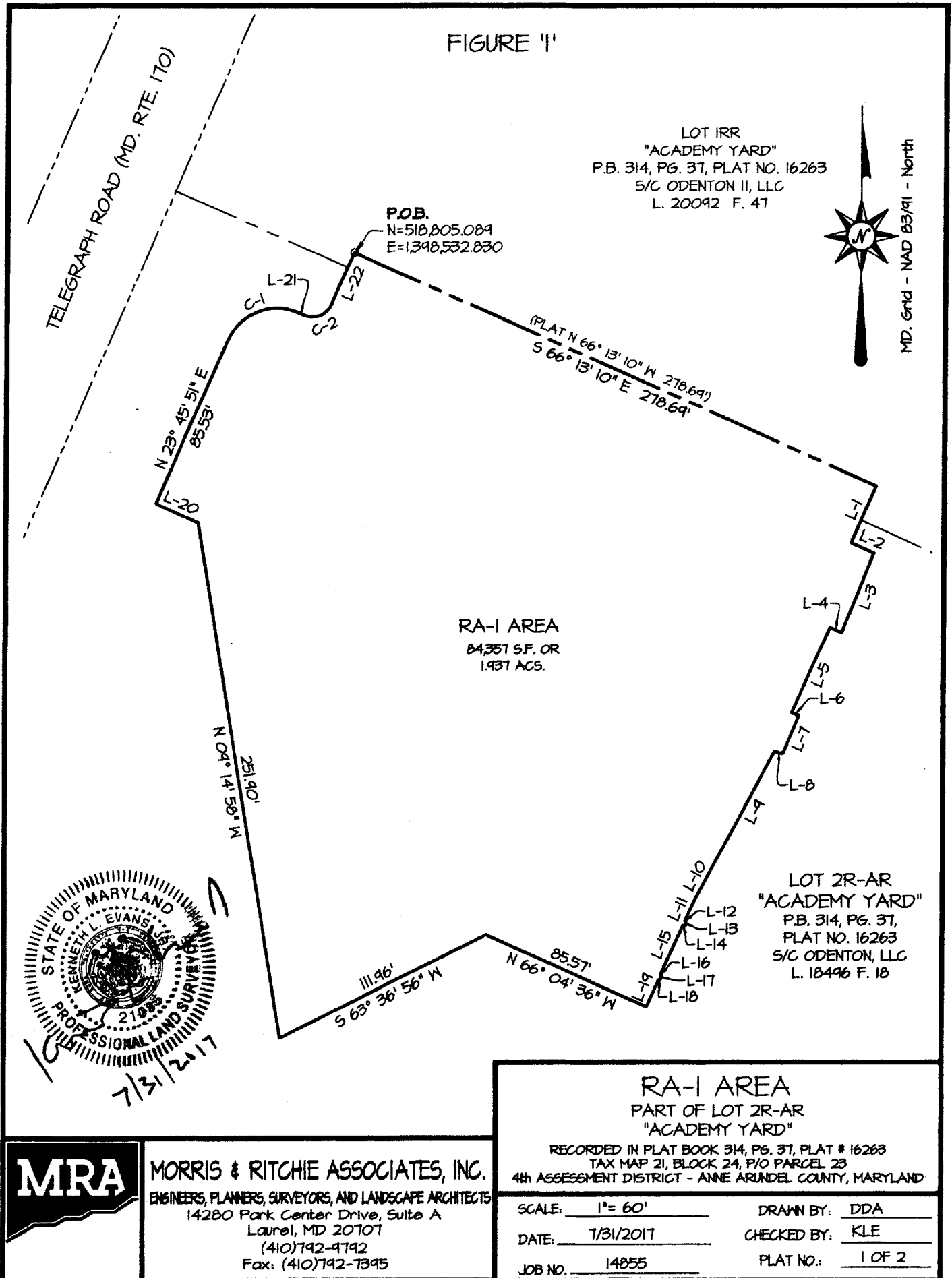


FIGURE 'I-A'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C-1	089° 29' 11"	26.00'	40.61'	N 68° 30' 26" E	36.60'
C-2	089° 28' 11"	10.00'	15.62'	N 68° 30' 55" E	14.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 23° 46' 50" W	29.69'
L-2	S 65° 55' 29" E	12.20'
L-3	S 22° 03' 40" W	41.43'
L-4	N 66° 07' 14" W	6.18'
L-5	S 24° 14' 26" W	45.07'
L-6	S 69° 13' 31" E	3.85'
L-7	S 23° 15' 59" W	19.78'
L-8	N 74° 28' 53" W	4.19'
L-9	S 28° 21' 11" W	60.72'
L-10	S 28° 15' 58" W	21.30'
L-11	S 25° 27' 09" W	10.89'
L-12	S 67° 21' 23" E	0.77'
L-13	S 16° 13' 41" W	2.23'
L-14	N 86° 08' 43" W	1.16'
L-15	S 24° 06' 42" W	26.10'
L-16	S 74° 17' 41" E	0.85'
L-17	S 19° 47' 55" W	2.24'
L-18	S 77° 54' 28" W	1.08'
L-19	S 23° 55' 24" W	13.85'
L-20	N 66° 14' 09" W	22.66'
L-21	S 66° 44' 59" E	3.07'
L-22	N 23° 46' 50" E	27.36'

**MRA**

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
 14280 Park Center Drive, Suite A
 Laurel, MD 20707
 (410)792-9792
 Fax: (410)792-7395

RA-I AREA

PART OF LOT 2R-AR
 "ACADEMY YARD"

RECORDED IN PLAT BOOK 314, PG. 37, PLAT # 16263
 TAX MAP 21, BLOCK 24, P/O PARCEL 23
 4th ASSESSMENT DISTRICT - ANNE ARUNDEL COUNTY, MARYLAND

SCALE: NONE	DRAWN BY: DDA
DATE: 7/31/2017	CHECKED BY: KLE
JOB NO. 14855	PLAT NO. 2 OF 2

Figure 2
OCP Area 1

Description

**OCP-1 AREA
PART OF LOT 2R-AR
"ACADEMY YARD"**

Fourth (4th) Assessment District
Anne Arundel County, Maryland

BEING a parcel of land hereinafter described and running in, through, over and across a part of the land described in a Special Warranty Deed dated November 20, 2006 from Odenton Holdings, LLC to S/C Odenton, LLC and recorded among the Land Records of Anne Arundel County, Maryland in Liber 18496, folio 18, and being part of Lot 2R-AR as shown on Amended Plats entitled "Academy Yard - Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 37, Plat No.16263, and being more particularly described as follows, as now surveyed with all courses of this description referred to the meridian of the Maryland State Plane Coordinate System (NAD 83/91):

BEGINNING for the same at a point on the division line of Lot 1RR and Lot 2R-AR said point being at the end of L-14 or the North 65°52'36" West 118.15 feet as shown on Amended Plat 3 of 6 entitled "Academy Yard - Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 39, Plat No.16265, thence running reversely with said division line of Lot 1RR and Lot 2R-AR,

1. South 65°52'36" East 118.15 feet, thence in part continuing with a division of Lot 1RR and Lot 2R-AR, thence leaving said division line and running over and across part of Lot 2R-AR,
2. South 24°06'28" West 193.26 feet,
3. South 32°42'11" West 137.77 feet,
4. North 65°40'16" West 205.42 feet,
5. North 23°37'01" East 56.76 feet,
6. North 62°07'10" East 44.45 feet,
7. North 21°16'31" East 118.63 feet to a point on said division of Lot 1RR and Lot 2R-AR, thence running thereon,
8. South 66°13'10" East 87.75 feet,
9. North 23°39'39" East 117.96 feet, to the place of beginning.



Page 2 of 2

CONTAINING 56,890 square feet or 1.306 acres of land, more or less, as shown on Figure '2' attached hereto and made part hereof by this reference.

I hereby certify that I was in responsible charge over the preparation of this description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

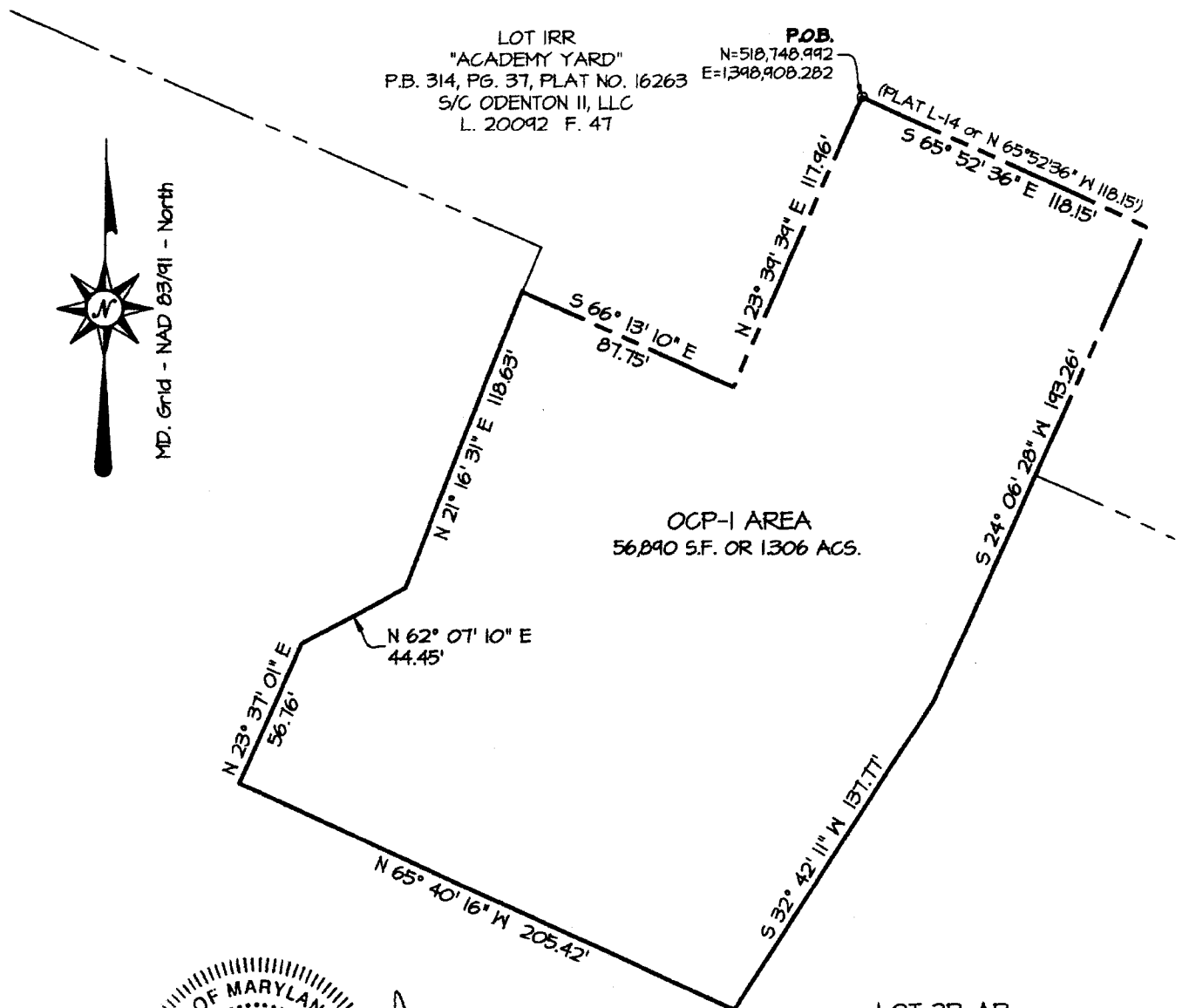
Kenneth L. Evans Jr. 7/31/2017

Kenneth L. Evans Jr.
Professional Land Surveyor
MD Reg. No. 21085
(Exp. Date 02-13-2019)

Date



FIGURE '2'



LOT 2R-AR
"ACADEMY YARD"
P.B. 314, PG. 37, PLAT NO. 16263
S/C ODENTON, LLC
L. 18446 F. 18

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
14280 Park Center Drive, Suite A
Laurel, MD 20707
(410)792-9792
Fax: (410)792-7395

OCP-I AREA
PART OF LOT 2R-AR
"ACADEMY YARD"

RECORDED IN PLAT BOOK 314, PG. 37, PLAT # 16263
TAX MAP 21, BLOCK 24, P/O PARCEL 23
4th ASSESSMENT DISTRICT - ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 60'	DRAWN BY: DDA
DATE: 7/31/2017	CHECKED BY: KLE
JOB NO. 14855	PLAT NO. 1 OF 1

Figure 3
OCP Area 2

Description

**OCP-2 AREA
PART OF LOTS 1RR & 2R-AR
"ACADEMY YARD"**

Fourth (4th) Assessment District
Anne Arundel County, Maryland

BEING a parcel of land hereinafter described and running in, through, over and across a part of the land described in a Special Warranty Deed dated November 20, 2006 from Odenton Holdings, LLC to S/C Odenton, LLC and recorded among the aforesaid Land Records in Liber 18496, folio 18, and **BEING** part of Lots 1RR & 2R-AR as shown on Amended Plats entitled "Academy Yard - Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 37, Plat No. 16263, and being more particularly described as follows, as now surveyed with all courses of this description referred to the meridian of the Maryland State Plane Coordinate System (NAD 83/91):

BEGINNING for the same at a point on the division line of Lot 1RR and Lot 2R-AR said point being at the end of L-14 or the North 65°52'36" West 118.15 feet as shown on Amended Plat 3 of 6 entitled "Academy Yard - Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 39, Plat No. 16265, thence leaving said division line, and running over and across part of Lot 1RR,

1. North 23°11'20" East 26.42 feet,
2. South 70°53'04" East 50.13 feet,
3. North 39°31'39" East 122.65 feet,
4. North 21° 26' 51" East 141.31 feet to a point on the division line of Lot 1RR and 2R-B, thence running in part thereon,
5. South 66° 13' 10" East 18.84 feet,
6. North 89° 00' 41" East 119.03 feet,
7. North 26° 29' 06" East 27.10 feet to a point on the division line of Lot 2R-AR and Lot 2R-B, thence leaving the outline of Lot 1RR and running with said division line,
8. North 26° 29' 06" East 169.30 feet, thence leaving said division line, and running over and across part of said Lot 2R-AR,
9. South 13° 15' 43" West 178.41 feet to a point said division line of Lot 1RR and 2R-AR, thence leaving said division line, and running over and across part of said Lot 1RR,

Page 2 of 2

10. South 13° 15' 43" West 216.77 feet,
11. South 24° 12' 24" West 249.75 feet to a point on said division line of Lot 1RR and Lot 2R-AR, thence leaving said division line and running over and across part of said Lot 2R-AR,
12. South 24° 12' 24" West 26.46 feet,
13. South 86° 55' 22" West 154.84 feet,
14. North 66° 17' 02" West 29.10 feet,
15. North 32° 42' 11" East 5.04 feet,
16. North 24° 06' 28" East 91.82 feet to a point on said division line of Lot 1RR and Lot 2R-AR, thence running thereon,
17. North 24° 06' 28" East 101.45 feet,
18. North 65° 52' 36" West 118.15 feet to the place of beginning.

CONTAINING 99,494 square feet or 2.284 acres of land, more or less, as shown on Figure '3' attached hereto and made part hereof by this reference.

I hereby certify that I was in responsible charge over the preparation of this description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

Kenneth L. Evans Jr. 7/31/2017
 Date

Kenneth L. Evans Jr.
 Professional Land Surveyor
 MD Reg. No. 21085
 (Exp. Date 02-13-2019)

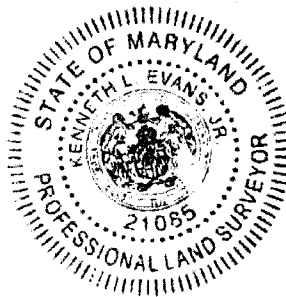
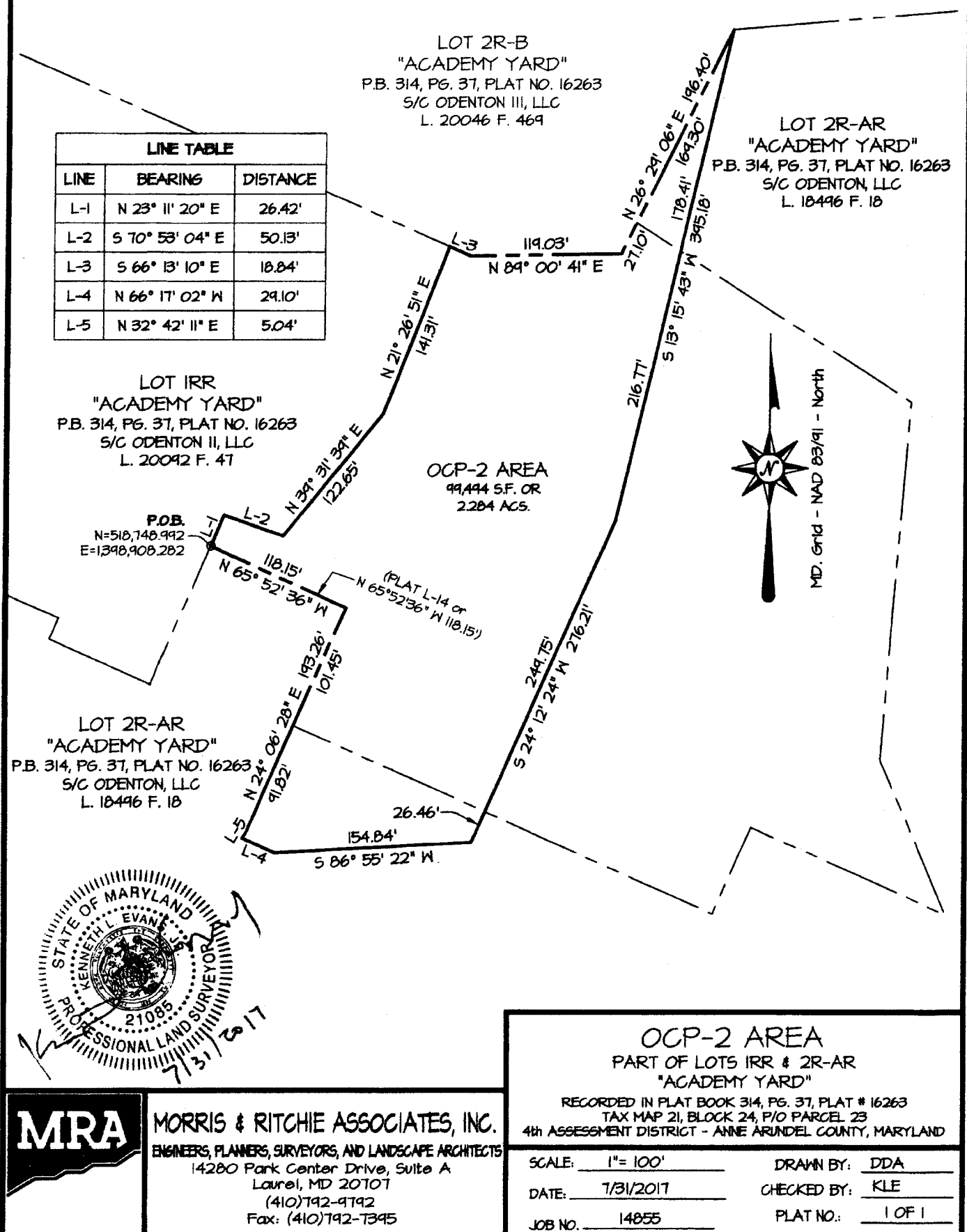


FIGURE '3'



SCHEDULE 3

Original Executed Environmental Covenant Attached

ENVIRONMENTAL COVENANT

SITE NAME: Former Nevamr Property

OWNER/HOLDER: S/C Odenton, LLC

PROPERTY ADDRESS: 8339 Telegraph Road, Odenton, Maryland 21113

This Environmental Covenant is executed pursuant to the provisions of Subtitle 8, Title 1 of the Environment Article, Ann. Code of Md. (2015 Repl. Vol.) This Environmental Covenant subjects the Property identified in Paragraph 1 to the activity and/or use limitations in this document. This Environmental Covenant has been approved by the Maryland Department of the Environment ("Department").

1. **Property Affected.** The property affected ("Property") by this Environmental Covenant is 31.5 acres located in Odenton, Anne Arundel County, Maryland.

The postal street address of the Property is: 8339 Telegraph Road, Odenton Maryland 21113

The Tax Parcel Information for the Property is: Formerly Tax Map 21, Parcel 23, Lot 2R-A, currently included in Map 21, Parcel 23 Lot 1RR (portion) and 2R-AR.

The Maryland Department of Assessment and Taxation Real Property Account Identifiers are:

District 04, Subdivision 000, Account Number 90059937 (Lot 1RR portion) and District

04, Subdivision 000, Account Number 90047598 (Lot 2R-AR)

The Brownfield Master Inventory (BMI) Identifier for this Property is MD0072

The latitude and longitude of the center of the Property affected by this Environmental Covenant is: 39.090244N/76.695444W

The Property has been known by the following names:

- Nevamar Corporation, National Plastic Products Company, and International Paper Company

A legal description of the Property is attached to this Environmental Covenant as Exhibit A. A site location map, overall site plan and response area plan are attached to this Environmental Covenant as Exhibits B-1, B-2 and B-3.

2. **Property Owner/Holder.** S/C Odenton, LLC is the owner ("Owner") of the Property. The mailing address of the Owner is: c/o George A. Carras, 7200 Wisconsin Avenue, Suite 700, Bethesda, Maryland 20814. For purposes of this Environmental Covenant, the Owner shall also be a Holder.

3. **Holder/Grantee/Agency.** Maryland Department of the Environment located at 1800 Washington Boulevard, Baltimore, Maryland 21230. For purposes of this Environmental Covenant, the Department shall also be a Holder.

4. **Regulatory Program(s) Issuing Departmental Determination.** The following regulatory program(s) within the Department is responsible for having issued a determination requiring the use of this Environmental Covenant:

Environmental Covenant
 8339 Telegraph Road, Odenton, Maryland 21113
 Map 0021, Grid 0024, Parcel 0023
 Liber 18496/Folio 18

- ☒ Voluntary Cleanup Program
- ☐ Controlled Hazardous Substance Enforcement Program
- ☐ Oil Control Program
- ☐ Solid Waste Program
- ☐ Resource Management Program
- ☐ Other Program within the Department:

5. **Site History.** S/C Odenton, LLC submitted a VCP application, as an inculpable person on July 11, 2006. S/C Odenton, LLC completed the requirements of the Response Action Plan (RAP) dated June 10, 2010 approved by the Department on July 27, 2010, as detailed in the RAP Completion Report dated February 28, 2017. The RAP addressed fill material with elevated levels of metals including lead, identified beneath the northern portion of the former Building E&K, elevated concentrations of volatile organic compounds (VOCs) in the subslab vapors identified in several areas, and petroleum-impacted soil and groundwater associated with a historical release.

The former Nevamar buildings were demolished during 2012 with the concrete slab remaining in place as a cap for the metal contaminated fill. The activity and use limitations include a groundwater use restriction, requirements for groundwater encountered during excavation, soil excavation notifications for RA-1 and the OCP Areas 1 and 2, soil disposal restrictions, inspection and maintenance requirements for the concrete slab cap at RA-1, requirement for a vapor barrier for new construction, and measures to protect construction workers and future occupants if additional development occurs at the property.

The Department's Oil Control Program (OCP) opened Case No. 95-2109-AA on March 20, 1995 when liquid phase hydrocarbons (LPH) were detected in the subsurface during site construction activities in the vicinity of three out-of-use underground storage tanks and one 121,000-gallon #2 heating oil aboveground storage tank. Investigations to determine the extent of the petroleum contamination and removal of LPH to the maximum extent practicable was completed by the responsible party under the oversight of the OCP. A Notice of Compliance was issued for Case No 95-2109-AA by the OCP on August 31, 2017.

6. **Activity & Use Limitations.** The Property is subject to the following activity and use limitations, which the Owner and each subsequent owner of the Property shall abide by:

- a. The Property use is limited to restricted commercial (Tier 2B) or restricted industrial (Tier 3B) purposes as defined in the Certificate of Completion issued to S/C Odenton, LLC by the Maryland Department of the Environment, Voluntary Cleanup Program, on October 3, 2017 and reissued on November 14, 2017.
- b. There shall be no use of the groundwater beneath this property for any purpose other than for environmental testing and sampling.
- c. The property owner shall submit written notification, to the attention of the Chief, State Assessment and Remediation Division, Land and Materials Administration, Maryland

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 Map 0021, Grid 0024, Parcel 0023
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Department of the Environment, at least 30 days prior to any planned future excavation which based on depth, may encounter groundwater. In the event of an unplanned emergency excavation on the property that encounters groundwater, the property owner shall verbally or electronically notify the Department within 24 hours following initiation of the emergency excavation activities.

When conducting any excavation and/or dewatering activities on the property extending to the groundwater table, the property owner shall implement the requirements of a site-specific health and safety plan to ensure that worker protection measures are met.

The encountered groundwater shall be containerized during all dewatering activities at the property and shall be analyzed before disposal. The analytical results shall be the basis for appropriate disposition of the groundwater in accordance with applicable local, State and federal laws and regulations.

Within ten days following completion of an excavation encountering groundwater, the property owner shall file a detailed written report with the Department, which includes all documentation regarding sampling and disposal of the groundwater.

Groundwater pumped under the NPDES permitting process may be discharged according to the permit limits and requirements.

- d. All excavated material shall be thoroughly characterized before off-site disposal and the analytical results shall be the basis for appropriate disposition of the material at a permitted disposal facility in strict accordance with applicable local, State and federal laws and regulations. No excavated material shall be transferred to a property other than a disposal facility without appropriate sampling of the specific material proposed to be moved and prior approval of the Department.

No excavated material from the property shall be disposed in areas with current or proposed residential use, unless pursuant to a plan approved by the Land Restoration Program or similar MDE division.

- e. The property owner shall submit written notification, to the attention of the Chief, State Assessment and Remediation Division, Land and Materials Administration, Maryland Department of the Environment, at least 30 days prior to any planned future excavation which will breach the concrete slab within the area defined as RA-1 in the sketch and metes and bounds description provided as Figure 1, attached hereto. The property owner or its designated agent shall develop and submit for approval a soil management plan outlining soil movement activities at the property within RA-1 and the protective measures that will be used to ensure construction worker safety, and all sampling, handling and disposal procedures for soils located onsite within RA-1.

In the event of an unplanned emergency excavation on the property within RA-1, the property owner shall verbally or electronically notify the Department within 24 hours

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 8339 Telegraph Road, Odenton, Maryland 21113
 Map 0021, Grid 0024, Parcel 0023
 Liber 18496/Folio 18

following initiation of the emergency excavation activities. Within ten days following completion of an unplanned emergency excavation, the property owner shall file a detailed written report with the Department.

- f. The property owner shall maintain the integrity of the concrete slab cap within RA-1 at all times, unless modification or replacement is approved under a plan approved by the Land Restoration Program or similar MDE division, to prevent any exposure to contaminated soil by any person on the property at any time. The property owner shall maintain written records documenting all maintenance of the concrete slab cap. The concrete slab cap must be inspected twice a year at a minimum. Inspection reports and documentation of repairs shall be available to the Department during regular business hours upon request. The Department shall be notified within five (5) business days after discovery of any needed repairs to the concrete slab cap. All necessary repairs to the concrete slab cap within RA-1 shall be completed within thirty (30) business days of discovery of the needed repairs.
- g. The property owner shall submit written notification, to the attention of the Chief, State Assessment and Remediation Division, Land and Materials Administration, Maryland Department of the Environment, at least 30 days prior to any planned future excavation which will extend deeper than 5 feet within the area defined as OCP Area 1 and 14 feet below grade within the area defined as OCP Area 2 in the sketch and metes and bounds descriptions provided as Figure 2 and Figure 3, attached hereto. The property owner or its designated agent shall develop and submit for approval a soil management plan outlining soil movement activities at the property within OCP Areas 1 (at depths greater than 5 feet) and 2 (at depths greater than 14 feet) and the protective measures that will be used to ensure construction worker safety, and all sampling, handling and disposal procedures for soils in OCP Areas 1 and 2 located onsite.

In the event of an unplanned emergency excavation on the property extending deeper than 5 feet within OCP Area 1 or 14 feet within OCP Area 2, the property owner shall verbally or electronically notify the Department within 24 hours following initiation of the emergency excavation activities. Within ten days following completion of an unplanned emergency excavation, the property owner shall file a detailed written report with the Department which shall include a map(s) showing the excavation locations, copies of the analytical results collected from the excavated soil and groundwater, and records of disposal.

- h. The design and construction of new buildings on the property shall include the use of a vapor barrier or other effective measure that will protect occupants of the buildings from exposure to vapors from the underlying soils or groundwater. The property owner shall submit written notification, to the attention of the Chief, State Assessment and Remediation Division, Land and Materials Administration, Maryland Department of the Environment, at least 30 days prior to building construction. The notification shall include a plan for Department review and approval detailing the design of the vapor barrier or other effective measure to be installed in the building(s). Prior to any

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 Liber 18496/Folio 18

occupancy of any new building constructed on the property, the property owner must verify the effectiveness of the vapor barrier, or other effective measure, with a confirmatory indoor air sampling program and submit the results to the Department within 5 days of receipt from the laboratory.

In lieu of a vapor barrier, or other effective measure, the Property owner may conduct additional subsurface testing in accordance with a work plan approved by the Department to demonstrate elimination of any vapor intrusion pathway to indoor air.

- i. The requirement to execute and provide a recorded copy of this environmental covenant.

7. **Notice of Limitations in Future Conveyances.** This Environmental Covenant runs with the land and shall be binding on successors in interest. Each instrument hereafter conveying any interest in the Property shall contain a notice of the activity and use limitations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

8. **Access by the Department.** In addition to any rights already possessed by the Department, this Environmental Covenant grants to the Department a right of access of the Property to implement or enforce this Environmental Covenant.

9. **Recordation & Filing with Registry.** The Owner/Holder shall record this Environmental Covenant in the Land Records of Anne Arundel County following the execution of this Environmental Covenant and shall send proof of the recording to the Department within 30 days of recordation. This Environmental Covenant shall be filed as soon as possible after execution in the Registry of Environmental Covenants maintained by the Department. This Environmental Covenant may be found electronically on MDE's website at:

www.mde.maryland.gov/programs/Land/MarylandBrownfieldVCP/Pages/ueca.aspx

10. **Termination or Modification.** This Environmental Covenant runs with the land unless terminated or modified in accordance with §§ 1-808 or 1-809 of the Environment Article, Ann. Code of Md. (2015 Repl. Vol.) or unless modified or replaced under a new plan approved by the Land Restoration Program or similar MDE division and documented in an updated Environmental Covenant.

11. **Department's Address.** Communications with the Department regarding this Environmental Covenant shall be sent to: Registry of Environmental Covenants, Maryland Department of the Environment, Land and Materials Administration, Land Restoration Program, 1800 Washington Blvd., Baltimore, MD 21230.

Environmental Covenant

8339 Telegraph Road, Odenton, Maryland 21113

Map 0021, Grid 0024, Parcel 0023

Liber 20092/Folio 00047
18496 18

As approved by the Maryland Department of the Environment and owner

IN WITNESS WHEREOF, the parties hereto have caused this Environmental Covenant to be executed and delivered as of the day and year first above written.

ACKNOWLEDGMENTS by Owner(s) and any Holder(s), in the following form:

ATTEST:

FOR THE AGENCY/HOLDER
MARYLAND DEPARTMENT OF THE ENVIRONMENT
LAND AND MATERIALS ADMINISTRATION

Hilary Miller

Hilary Miller, Director
Land and Materials Administration

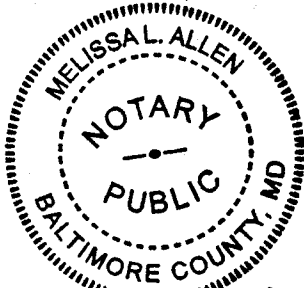
STATE OF MARYLAND

COUNTY OF BALTIMORE

)
) SS:

On this 14th day of November, 2017, before me, the undersigned, personally appeared Hilary Miller, known to me (or satisfactorily proven) 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 and official seal.



[Signature]

(Name of notary public typewritten or printed), Melissa L. Allen
Notary Public

My commission expires: June 17, 2021

Environmental Covenant

8339 Telegraph Road, Odenton, Maryland 21113

Map 0021, Grid 0024, Parcel 0023

Liber 20092/Folio 00047
18496 18

As approved by the Maryland Department of the Environment and Water

FOR THE OWNER(S)

S/C ODENTON, LLC

By: [Signature]
Signature

George A. Carras
Printed Name

Manager
Title

STATE OF MARYLAND

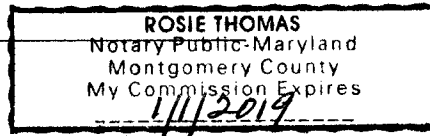
COUNTY OF MONTGOMERY)
) SS:

On this 6th day of December, 2017, before me, the undersigned, personally appeared George A. Carras, who acknowledged himself to be the Manager of S/C Odenton, LLC, and that he, as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Manager.

In witness whereof, I hereunto set my hand and official seal.

[Signature: Rosie Thomas]
(Name of notary public typewritten or printed)
Notary Public

My commission expires:



Environmental Covenant

8339 Telegraph Road, Odenton, Maryland 21113

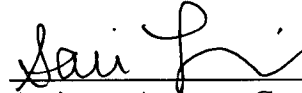
Map 0021, Grid 0024, Parcel 0023

Liber ~~20092~~ 18496 / Folio ~~00047~~ 18

As approved by the Maryland Department of the Environment and Owner

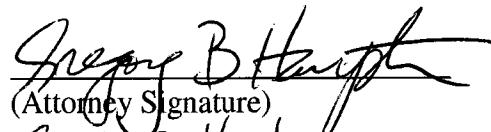
Approved for form and legal sufficiency

This 13th day of November, 2017



Assistant Attorney General

I CERTIFY that this document was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland



(Attorney Signature)

Gregory B. Hauptman

Environmental Covenant
8339 Telegraph Road, Odenton, Maryland 21113
Map 0021, Grid 0024, Parcel 0023
Liber 18496/Folio 18

EXHIBIT A
PROPERTY DESCRIPTION

ALL of the property in Anne Arundel County, Maryland, described as follows:

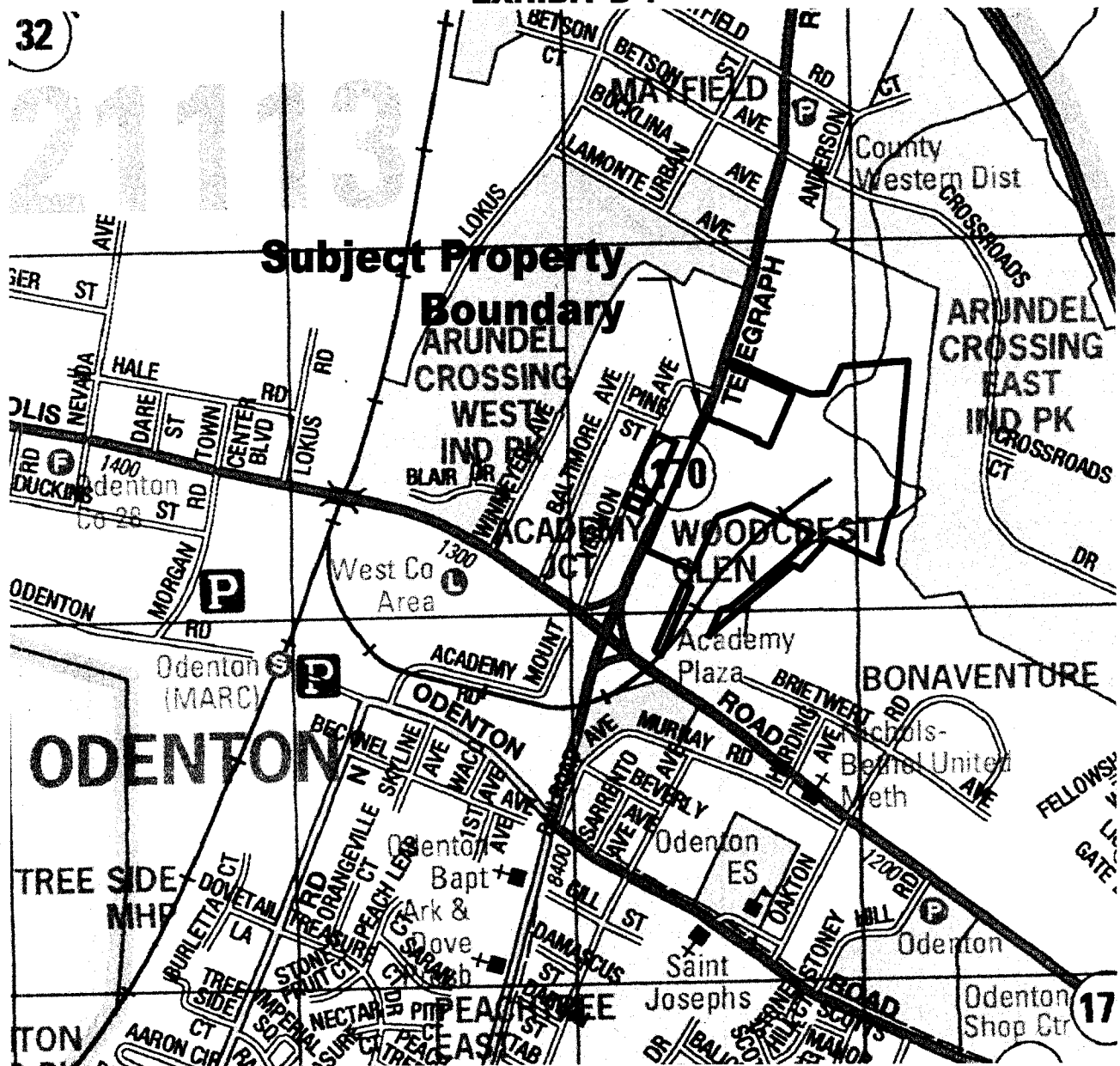
ALL of Lot 2-RA as shown on the Administrative Plats of the Resubdivision of Lot 2, Subdivision Plat of the Nevamar Corporation Property, which plats were recorded February 26, 1999 in the Land Records of Anne Arundel County, Maryland: in Plat Book 215 at Page 12 as Plat No. 11288; in Plat Book 215 at Page 13 as Plat No. 11289; in Plat Book 215 at Page 14 as Plat No. 11290; and in Plat Book 215 at Page 15 as Plat No. 11291.

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8339 Telegraph Road, Odenton, Maryland 21113
Map 0021, Grid 0024, Parcel 0023
Liber 18496/Folio 18

EXHIBIT B-1
SITE LOCATION MAP

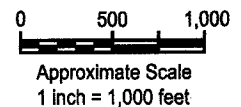
32

EXHIBIT B-1



Notes

1. Map Copyright © ADC The Map People, (800) 829-6277
2. Permitted Use Number 21006238



GEO-TECHNOLOGY ASSOCIATES, INC.
 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9446 OR (301) 470-4470
 FAX: (410) 792-7395
 www.gtaeng.com
 © Geo-Technology Associates, Inc.

NEVAMAR PROPERTY
 Lot 2R-A
 ANNE ARUNDEL COUNTY, MARYLAND
SITE LOCATION MAP

PROJECT: 060239	DATE: February 2017	SCALE: 1" = 1,000'	DESIGN BY: SWC	REVIEW BY: SJS
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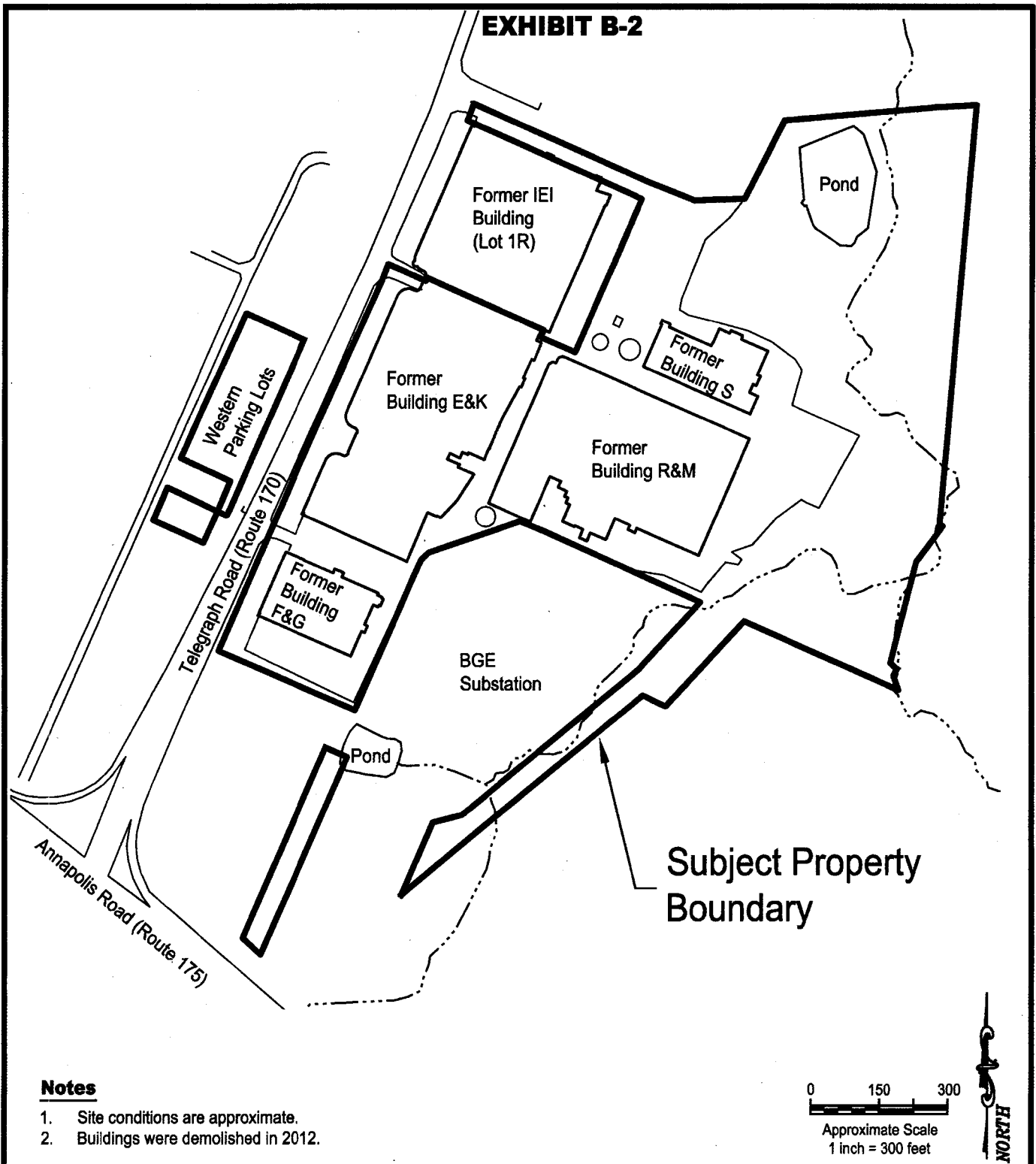
42

Environmental Covenant
8339 Telegraph Road, Odenton, Maryland 21113
Map 0021, Grid 0024, Parcel 0023
Liber 18496/Folio 18

EXHIBIT B-2
OVERALL SITE PLAN

47

EXHIBIT B-2



Notes

1. Site conditions are approximate.
2. Buildings were demolished in 2012.

0 150 300
Approximate Scale
1 inch = 300 feet



GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
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NEVAMAR PROPERTY
Lot 2R-A
ANNE ARUNDEL COUNTY, MARYLAND

OVERALL SITE PLAN

PROJECT: 060239

DATE: April 2017

SCALE: 1" = 300'

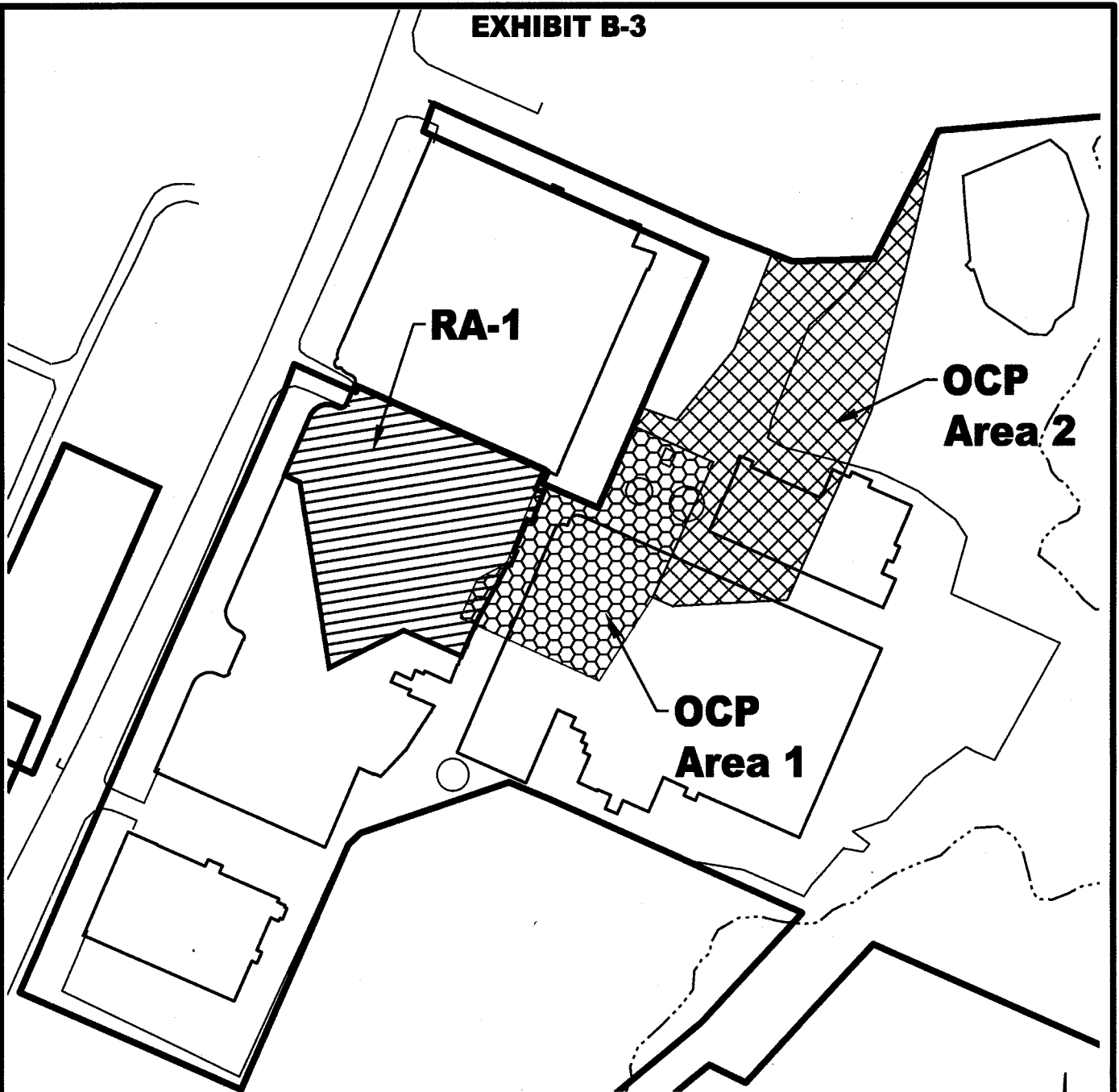
DESIGN BY: SWC

REVIEW BY: SJS

Environmental Covenant
8339 Telegraph Road, Odenton, Maryland 21113
Map 0021, Grid 0024, Parcel 0023
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EXHIBIT B-3
RESPONSE AREA PLAN

EXHIBIT B-3



0 100 200
Approximate Scale
1 inch = 200 feet



	GEO-TECHNOLOGY ASSOCIATES, INC. GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS 14280 PARK CENTER DRIVE, SUITE A LAUREL, MARYLAND 20707 (410) 792-9446 OR (301) 470-4470 FAX: (410) 792-7395 www.gtaeng.com © Geo-Technology Associates, Inc.	NEVAMAR PROPERTY Lot 2R-A ANNE ARUNDEL COUNTY, MARYLAND RESPONSE AREA PLAN			
PROJECT: 060239	DATE: April 2017	SCALE: 1" = 200'	DESIGN BY: SWC	REVIEW BY: SJS	

Environmental Covenant
8339 Telegraph Road, Odenton, Maryland 21113
Map 0021, Grid 0024, Parcel 0023
Liber 18496/Folio 18

FIGURE 1
RA-1

Description

**RA-1 AREA
PART OF LOT 2R-AR
"ACADEMY YARD"**

Fourth (4th) Assessment District
Anne Arundel County, Maryland

BEING a parcel of land hereinafter described and running in, through, over and across a part of the land described in a Special Warranty Deed dated November 20, 2006 from Odenton Holdings, LLC to S/C Odenton, LLC and recorded among the Land Records of Anne Arundel County, Maryland in Liber 18496, folio 18, and being part of Lot 2R-AR as shown on Amended Plats entitled "Academy Yard – Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 37, Plat No. 16263, and being more particularly described as follows, as now surveyed with all courses of this description referred to the meridian of the Maryland State Plane Coordinate System (NAD 83/91):

BEGINNING for the same at a point on the division line of Lot 1RR and Lot 2R-AR said point being at the end of the North 66°13'10" West 278.69 feet line as shown on Amended Plat 3 of 6 entitled "Academy Yard – Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 39, Plat No. 16265, thence running reversely with said division line of Lot 1RR and Lot 2R-AR,

1. South 66°13'10" East 278.69 feet, thence in part continuing with a division line of Lot 1RR and Lot 2R-AR, thence leaving said division line and running over and across part of Lot 2R-AR,
2. South 23°46'50" West 29.69 feet,
3. South 65°55'29" East 12.20 feet,
4. South 22°03'40" West 41.43 feet,
5. North 66°07'14" West 6.18 feet,
6. South 24°14'26" West 45.07 feet,
7. South 69°13'31" East 3.85 feet,
8. South 23°15'59" West 19.78 feet,
9. North 74°28'53" West 4.19 feet,
10. South 28°21'11" West 60.72 feet,

Page 2 of 3

11. South 28°15'58" West 21.30 feet,
12. South 25°27'09" West 10.89 feet,
13. South 67°21'23" East 0.77 feet,
14. South 16°13'41" West 2.23 feet,
15. North 86°08'43" West 1.16 feet,
16. South 24°06'42" West 26.10 feet,
17. South 74°17'41" East 0.85 feet,
18. South 19°47'55" West 2.24 feet,
19. South 77°54'28" West 1.08 feet,
20. South 23°55'24" West 13.85 feet,
21. North 66°04'36" West 85.57 feet,
22. South 63°36'56" West 111.96 feet,
23. North 09°14'58" West 251.90 feet,
24. North 66°14'09" West 22.66 feet,
25. North 23°45'51" East 85.53 feet, to a point of curvature,
26. By a tangent curve to the right with a radius of 26.00 feet and an arc length of 40.61 feet, said curve being subtended by a chord bearing North 68°30'26" East 36.60 feet, to a point of tangency, thence,
27. South 66°44'59" East 3.07 feet, to a point of curvature,
28. By a tangent curve to the left with a radius of 10.00 feet and an arc length of 15.62 feet, said curve being subtended by a chord bearing North 68°30'55" East 14.08 feet, to a point of tangency, thence in part continuing to run over and across part of Lot 2R-AR, thence running with a division line of Lot 1RR and Lot 2R-AR,
29. North 23°46'50" East 27.36 feet, to the place of beginning.

CONTAINING 84,357 square feet or 1.937 acres of land, more or less, as shown on Figures '1' and '1-A' attached hereto and made part hereof by this reference.

I hereby certify that I was in responsible charge over the preparation of this description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

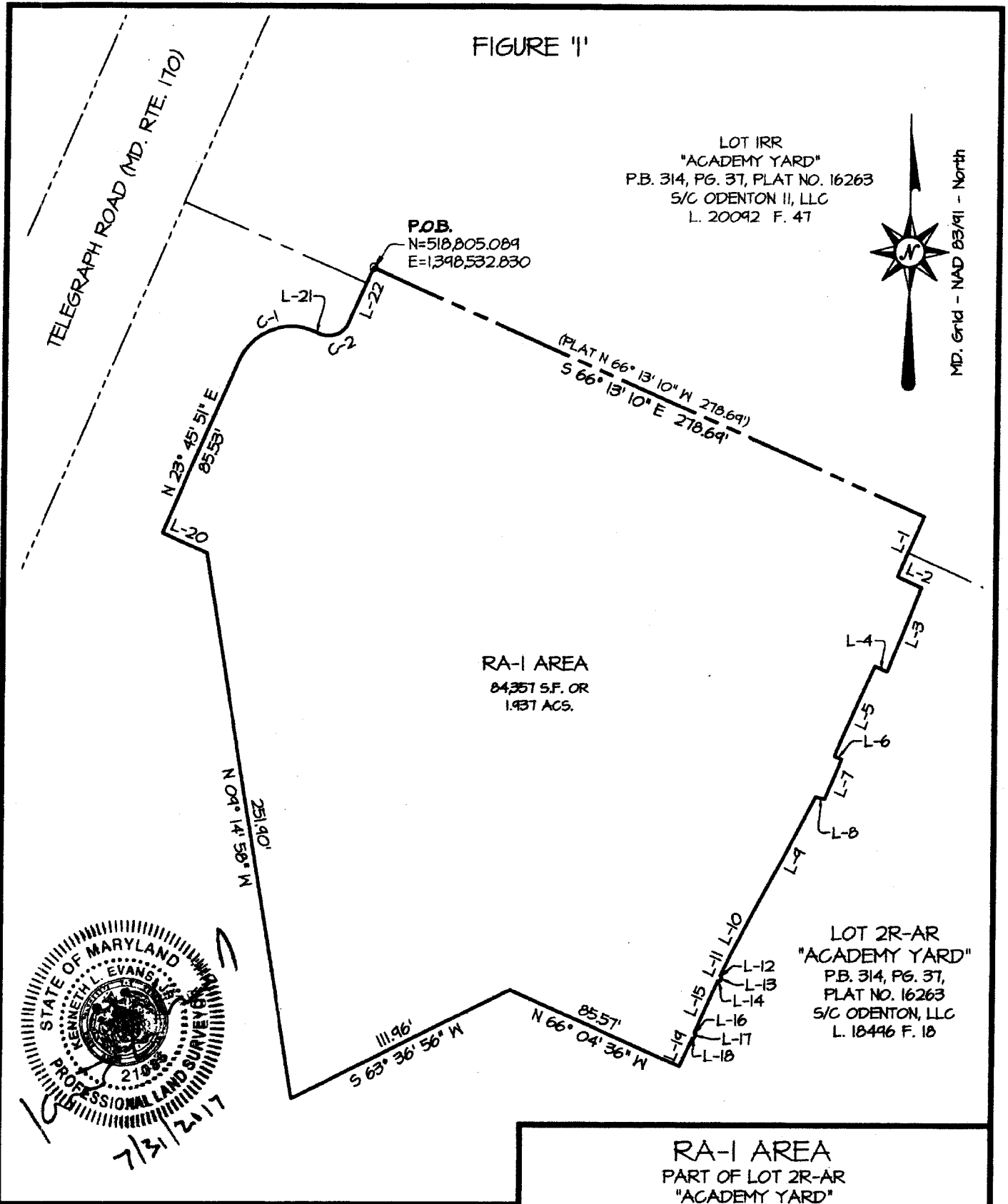
Kenneth L. Evans Jr. 7/31/2017

Kenneth L. Evans Jr.
Professional Land Surveyor
MD Reg. No. 21085
(Exp. Date 02-13-2019)

Date



FIGURE "I"



MRA

MORRIS & RITCHIE ASSOCIATES, INC.
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14280 Park Center Drive, Suite A
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**RA-I AREA
PART OF LOT 2R-AR
"ACADEMY YARD"**

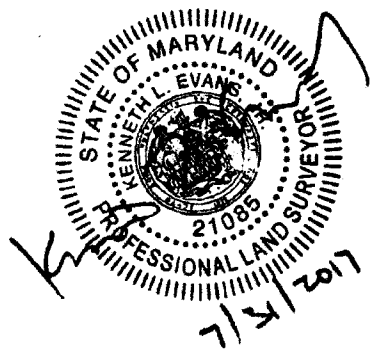
RECORDED IN PLAT BOOK 314, PG. 37, PLAT # 16263
TAX MAP 21, BLOCK 24, P/O PARCEL 23
4th ASSESSMENT DISTRICT - ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 60'	DRAWN BY: DDA
DATE: 7/31/2017	CHECKED BY: KLE
JOB NO. 14855	PLAT NO.: 1 OF 2

FIGURE 'I-A'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C-1	089° 29' 11"	26.00'	40.61'	N 68° 30' 26" E	36.60'
C-2	089° 28' 11"	10.00'	15.62'	N 68° 30' 55" E	14.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 23° 46' 50" W	29.64'
L-2	S 65° 55' 29" E	12.20'
L-3	S 22° 03' 40" W	41.43'
L-4	N 66° 07' 14" W	6.18'
L-5	S 24° 14' 26" W	45.07'
L-6	S 69° 13' 31" E	3.85'
L-7	S 23° 15' 54" W	19.78'
L-8	N 74° 28' 53" W	4.19'
L-9	S 28° 21' 11" W	60.72'
L-10	S 28° 15' 58" W	21.30'
L-11	S 25° 27' 09" W	10.84'
L-12	S 67° 21' 23" E	0.77'
L-13	S 16° 13' 41" W	2.23'
L-14	N 86° 08' 43" W	1.16'
L-15	S 24° 06' 42" W	26.10'
L-16	S 74° 17' 41" E	0.85'
L-17	S 19° 47' 55" W	2.24'
L-18	S 77° 54' 28" W	1.08'
L-19	S 23° 55' 24" W	13.85'
L-20	N 66° 14' 09" W	22.66'
L-21	S 66° 44' 54" E	3.07'
L-22	N 23° 46' 50" E	27.36'

**MRA****MORRIS & RITCHIE ASSOCIATES, INC.**

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RA-I AREA

PART OF LOT 2R-AR
 "ACADEMY YARD"

RECORDED IN PLAT BOOK 314, PG. 37, PLAT # 16263
 TAX MAP 21, BLOCK 24, P/O PARCEL 23
 4th ASSESSMENT DISTRICT - ANNE ARUNDEL COUNTY, MARYLAND

SCALE: _____	NONE	DRAWN BY: _____	DDA
DATE: _____	7/31/2017	CHECKED BY: _____	KLE
JOB NO. _____	14855	PLAT NO.: _____	2 OF 2

Environmental Covenant
8339 Telegraph Road, Odenton, Maryland 21113
Map 0021, Grid 0024, Parcel 0023
Liber 18496/Folio 18

FIGURE 2
OCP AREA 1

Description

**OCP-1 AREA
PART OF LOT 2R-AR
"ACADEMY YARD"**

Fourth (4th) Assessment District
Anne Arundel County, Maryland

BEING a parcel of land hereinafter described and running in, through, over and across a part of the land described in a Special Warranty Deed dated November 20, 2006 from Odenton Holdings, LLC to S/C Odenton, LLC and recorded among the Land Records of Anne Arundel County, Maryland in Liber 18496, folio 18, and being part of Lot 2R-AR as shown on Amended Plats entitled "Academy Yard - Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 37, Plat No.16263, and being more particularly described as follows, as now surveyed with all courses of this description referred to the meridian of the Maryland State Plane Coordinate System (NAD 83/91):

BEGINNING for the same at a point on the division line of Lot 1RR and Lot 2R-AR said point being at the end of L-14 or the North 65°52'36" West 118.15 feet as shown on Amended Plat 3 of 6 entitled "Academy Yard - Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 39, Plat No.16265, thence running reversely with said division line of Lot 1RR and Lot 2R-AR,

1. South 65°52'36" East 118.15 feet, thence in part continuing with a division of Lot 1RR and Lot 2R-AR, thence leaving said division line and running over and across part of Lot 2R-AR,
2. South 24°06'28" West 193.26 feet,
3. South 32°42'11" West 137.77 feet,
4. North 65°40'16" West 205.42 feet,
5. North 23°37'01" East 56.76 feet,
6. North 62°07'10" East 44.45 feet,
7. North 21°16'31" East 118.63 feet to a point on said division of Lot 1RR and Lot 2R-AR, thence running thereon,
8. South 66°13'10" East 87.75 feet,
9. North 23°39'39" East 117.96 feet, to the place of beginning.

Page 2 of 2

CONTAINING 56,890 square feet or 1.306 acres of land, more or less, as shown on Figure '2' attached hereto and made part hereof by this reference.

I hereby certify that I was in responsible charge over the preparation of this description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

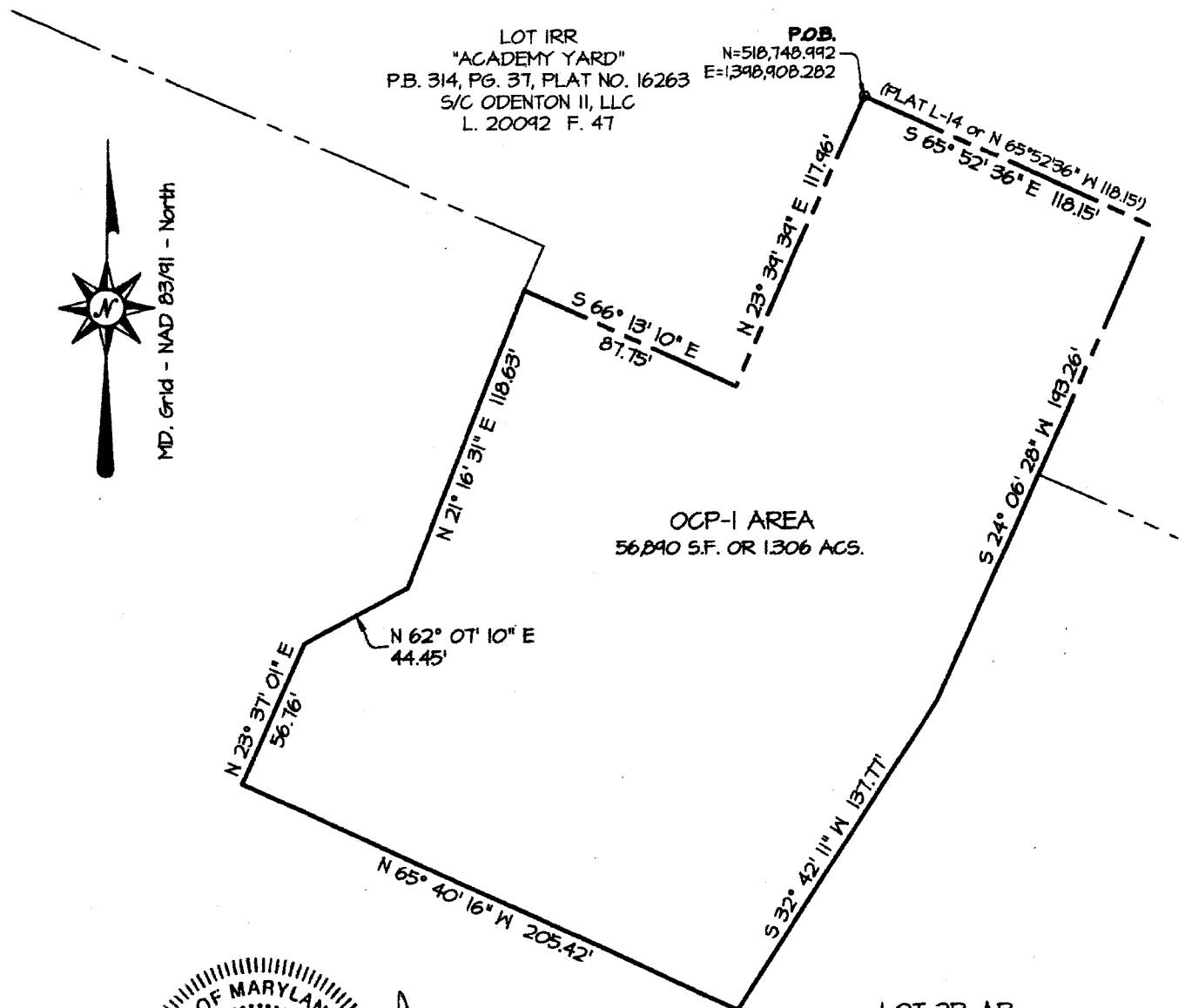
Kenneth L. Evans Jr. 7/31/2017

Kenneth L. Evans Jr.
Professional Land Surveyor
MD Reg. No. 21085
(Exp. Date 02-13-2019)

Date



FIGURE '2'



OCP-I AREA
PART OF LOT 2R-AR
"ACADEMY YARD"

RECORDED IN PLAT BOOK 314, PG. 37, PLAT # 16263
TAX MAP 21, BLOCK 24, P/O PARCEL 23
4th ASSESSMENT DISTRICT - ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 60'
DATE: 7/31/2017
JOB NO. 14855
DRAWN BY: DDA
CHECKED BY: KLE
PLAT NO.: 1 OF 1

MRA

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Liber 18496/Folio 18

FIGURE 3
OCP AREA 2

Description

**OCP-2 AREA
PART OF LOTS 1RR & 2R-AR
"ACADEMY YARD"**

Fourth (4th) Assessment District
Anne Arundel County, Maryland

BEING a parcel of land hereinafter described and running in, through, over and across a part of the land described in a Special Warranty Deed dated November 20, 2006 from Odenton Holdings, LLC to S/C Odenton, LLC and recorded among the aforesaid Land Records in Liber 18496, folio 18, and **BEING** part of Lots 1RR & 2R-AR as shown on Amended Plats entitled "Academy Yard - Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 37, Plat No.16263, and being more particularly described as follows, as now surveyed with all courses of this description referred to the meridian of the Maryland State Plane Coordinate System (NAD 83/91):

BEGINNING for the same at a point on the division line of Lot 1RR and Lot 2R-AR said point being at the end of L-14 or the North 65°52'36" West 118.15 feet as shown on Amended Plat 3 of 6 entitled "Academy Yard - Lots 1RR, 2R-AR, and Existing 2R-B" and recorded among the aforesaid Land Records in Plat Book 314, Page 39, Plat No.16265, thence leaving said division line, and running over and across part of Lot 1RR,

1. North 23°11'20" East 26.42 feet,
2. South 70°53'04" East 50.13 feet,
3. North 39°31'39" East 122.65 feet,
4. North 21° 26' 51" East 141.31 feet to a point on the division line of Lot 1RR and 2R-B, thence running in part thereon,
5. South 66° 13' 10" East 18.84 feet,
6. North 89° 00' 41" East 119.03 feet,
7. North 26° 29' 06" East 27.10 feet to a point on the division line of Lot 2R-AR and Lot 2R-B, thence leaving the outline of Lot 1RR and running with said division line,
8. North 26° 29' 06" East 169.30 feet, thence leaving said division line, and running over and across part of said Lot 2R-AR,
9. South 13° 15' 43" West 178.41 feet to a point said division line of Lot 1RR and 2R-AR, thence leaving said division line, and running over and across part of said Lot 1RR,

Page 2 of 2

10. South 13° 15' 43" West 216.77 feet,
11. South 24° 12' 24" West 249.75 feet to a point on said division line of Lot 1RR and Lot 2R-AR, thence leaving said division line and running over and across part of said Lot 2R-AR,
12. South 24° 12' 24" West 26.46 feet,
13. South 86° 55' 22" West 154.84 feet,
14. North 66° 17' 02" West 29.10 feet,
15. North 32° 42' 11" East 5.04 feet,
16. North 24° 06' 28" East 91.82 feet to a point on said division line of Lot 1RR and Lot 2R-AR, thence running thereon,
17. North 24° 06' 28" East 101.45 feet,
18. North 65° 52' 36" West 118.15 feet to the place of beginning.

CONTAINING 99,494 square feet or 2.284 acres of land, more or less, as shown on Figure '3' attached hereto and made part hereof by this reference.

I hereby certify that I was in responsible charge over the preparation of this description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

Kenneth L. Evans Jr. 7/31/2017
Date

Kenneth L. Evans Jr.
Professional Land Surveyor
MD Reg. No. 21085
(Exp. Date 02-13-2019)

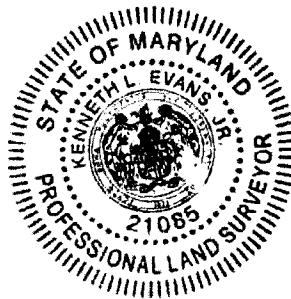


FIGURE '3'

