

CERTIFIED PROPERTY IDENTIFICATION NUMBERS
47000DI0057A000000 SPFD TP
YCGIS REGISTRY 01/27/2017 BY JV

Environmental Covenant

When recorded, return to:
David Linenbroker
Husch Blackwell LLP
190 Carondelet Plaza, Suite 600
St. Louis, MO 63105

The County Parcel Identification No. of the Property is: 47-000-DI-57A
Property Owner: Penn-Mar Organization, Inc., a Pennsylvania corporation
PROPERTY ADDRESS: 10709 South Susquehanna Trail, Glen Rock, Springfield Township, York County, Pennsylvania

ENVIRONMENTAL COVENANT

This Environmental Covenant is executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517 (UECA). This Environmental Covenant subjects the Property identified in Paragraph 1 to the activity and/or use limitations in this document. As provided in Section 5 of UECA 27 Pa. C.S. § 6505, this Environmental Covenant runs with the land. As indicated later in this document, this Environmental Covenant has been approved by the U.S. Environmental Protection Agency (EPA or Agency).

1. **Property affected.** The property (the “Property”) affected by this Environmental Covenant is located in York County, Pennsylvania.

The postal street address of the Property is: 10709 South Susquehanna Trail, Glen Rock, Springfield Township, York County, Pennsylvania.

The latitude and longitude of the center of the Property affected by this Environmental Covenant is: Latitude 39.8216906 and Longitude - 76.6930539.

A complete description of the Property is attached to this Environmental Covenant as **Exhibit A**.

A map of the Property is attached to this Environmental Covenant as **Exhibit B**, with the Property identified as “Lot 1”.

2. **Property Owner / GRANTOR**

Penn-Mar Organization, Inc., a Pennsylvania corporation, is the current owner of the Property and the GRANTOR of this Environmental Covenant.

The mailing address of the owner is:

Penn-Mar Organization, Inc.

Attn: Gregory T. Miller, President and Chief Executive Officer
Penn-Mar Human Services
10671 Susquehanna Trail
Glen Rock, PA 17327

3. **GRANTEE.** TE Connectivity Corporation, a Pennsylvania corporation, is the GRANTEE of this Environmental Covenant.

The mailing address of the Grantee is:

TE Connectivity Corporation
Attention: Glen L. Foster
P. O. Box 3608
Mail Stop 038-34
Harrisburg, PA 17105-3608

4. **Description of Contamination & Remedy.** Grantee owned and operated the Property, including the one building thereon, from the late 1950's to 2001. In mid-1984, Grantee initiated an investigation of the groundwater quality beneath the Property. Groundwater sampling at the Property from November 1984 through September 1988 indicated that volatile organic compounds ("VOCs") were present in the groundwater beneath the Property at levels exceeding their respective drinking water standards, known as Maximum Contaminant Levels (MCLs) promulgated at 40 C.F.R. Part 141 pursuant to Section 1412 of the Safe Drinking Water Act, 42 U.S.C §300g-1. Grantee initiated remediation efforts and reported the nature and extent of the groundwater contamination to EPA and the Pennsylvania Department of Environmental Protection (the "Department").

In August 1988, EPA proposed the Property, known as the AMP, Inc. (Glen Rock Facility) Superfund Site ("Site"), for inclusion on the National Priorities List ("NPL") and in October 1989, added the Property to the NPL.

On January 4, 1989, EPA and Grantee entered into an initial Administrative Order on Consent (RCRA-III-018-CA) under the Resource Conservation and Recovery Act ("RCRA") requiring the performance of investigative and remedial activities at the Property. In January of 1991, EPA and Grantee entered into a Final AOC (RCRA-III-32-CA), requiring the Grantee to remediate contaminated groundwater until MCLs are achieved as provided for in a January 22, 1991 RCRA Record of Decision ("ROD"). Grantee has achieved the applicable MCLs for all of the contaminants except for 1,1,2-trichloroethane ("1,1,2-TCA"). EPA has determined that it is technically impossible to attain the MCL for 1,1,2-TCA throughout the groundwater plume at the Property. Therefore, 1,1,2-TCA remains in the groundwater under the Property at levels above its MCL.

The Site was deleted from the NPL in October 1996.

5. **Activity and Use Limitations.** The Property is subject to the following activity and use limitations, which the then current owner of the Property, and its tenants, agents, employees and other persons under its control, shall abide by:

- (i) The Property is currently designated for nonresidential use only. If the use of the Property is to be changed to residential, the then current owner of the Property must inform EPA prior to such change in use. In addition, and at a minimum, all occupied structural buildings on the Property designated for residential use must incorporate a vapor barrier and a passive radon-type mitigation system.
- (ii) The installation and/or operation of groundwater wells within the Property is prohibited and the groundwater beneath the Property shall not be used for any purpose other than to conduct the operation, maintenance, and monitoring activities required by EPA and/or the Department unless it is demonstrated to EPA that such use will not pose a threat to human health or the environment, and EPA provides prior written approval for such use.

6. **Notice of Limitations in Future Conveyances.** Each instrument hereafter conveying any interest in the Property subject to this Environmental Covenant 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.

7. **Compliance Reporting.** Every January 30th following the agency's approval of this Environmental Covenant, the then current owner of the Property shall submit to the EPA and any Grantee listed in Paragraph 3, written documentation stating whether or not the activity and use limitations in this Environmental Covenant are being abided by. In addition, within twenty-one (21) days after a) written request by EPA, b) transfer of title of the Property or of any part of the Property affected by this Environmental Covenant, c) noncompliance with paragraph 5 (Activity and Use Limitations), d) an application for a permit or other approval for any building or site work that could affect contamination on any part of the Property, the then current owner will send a report to the EPA and any Grantee. The report will state whether or not there is compliance with paragraph 5. If there is noncompliance, the report will state the actions that will be taken to assure compliance.

8. **Administrative Record.** The Administrative Record pertaining to the remedy selected in the Statement of Basis is on file with the United States Environmental Protection Agency, Region III, 1650 Arch Street, Philadelphia, PA 19103.

9. **Access by the EPA.** In addition to any rights already possessed by the EPA, this Environmental Covenant grants to the EPA and its authorized representatives, a right of reasonable access of the Property in connection with implementation or enforcement of this Environmental Covenant.

10. **Recording and Notification of Recording.** Within thirty (30) days after the date that EPA approves this Environmental Covenant, the Grantee shall file this Environmental Covenant with the Recorder of Deeds for each County in which the Property is located, and send a file-stamped copy of this Environmental Covenant to the Agency within ninety (90) days of the Agency's approval of this Environmental Covenant. Within that time period, the Grantee also shall send a file-stamped copy to each of the following: York County and Springfield Township.

11. **Termination or Modification.**

(a) This Environmental Covenant runs with the land unless terminated or modified in accordance with 27 Pa. C.S. §§ 6509 or 6510, or in accordance with this paragraph. The then-current owner of the Property shall provide EPA written notice of the pendency of any proceeding that could lead to a foreclosure, as referred to in 27 Pa. C.S. § 6509(a)(4) within seven calendar days of the owner's receiving notice of the pendency of such proceeding.

(b) This Environmental Covenant shall terminate upon attainment, of performance standards set forth in the RCRA ROD, as amended, for the above-described contamination at the Property. EPA must approve, in writing, of such termination.

(c) In accordance with 27 Pa. C.S. § 6510(a)(3)(i), Grantor hereby waives the right to consent to any amendment or termination of the Environmental Covenant by consent; it being intended that any amendment to or termination of this Environmental Covenant by consent in accordance with this Paragraph requires only the following signatures on the instrument amending or terminating this Environmental Covenant: (i) the Grantee at the time of such amendment or termination; (ii) the then current owner of the Property and (iii) the Agency.

12. **Notification and Enforcement.**

(a) **Notification.** The then current owner of the Property shall provide the EPA written notice of:

- (1) the pendency of any proceeding that could lead to a foreclosure as referred to in 27 Pa. C.S. § 6509(a)(4), within seven calendar days of the owner's receiving notice of the pendency of such proceeding;
- (2) any judicial action referred to in 27 Pa. C.S. § 6509(a)(5), within seven calendar days of the owner's receiving notice of such judicial action;
- (3) any judicial action referred to in 27 Pa. C.S. § 6509(b), within seven calendar days of the owner's receiving notice of such judicial action; and
- (4) termination or amendment of this Environmental Covenant pursuant to 27 Pa. C.S. § 6510, within seven calendar days of the owner's becoming aware of such termination or amendment.

(b) Enforcement. A civil action for injunctive or other equitable relief for violating this Environmental Covenant may be maintained by the EPA.

13. Notice Addresses

Communications with Grantor regarding this Environmental Covenant shall be sent to:

Penn-Mar Organization, Inc.
Attn: Gregory T. Miller, President and Chief Executive Officer
Penn-Mar Human Services
10671 Susquehanna Trail
Glen Rock, PA 17327

Communications with Grantee regarding this Environmental Covenant shall be sent to:

TE Connectivity Corporation
Attention: Glen L. Foster
P. O. Box 3608
Mail Stop 038-34
Harrisburg, PA 17105-3608

With a copy to:

David Linenbroker
Husch Blackwell LLP
190 Carondelet Plaza, Suite 600
St. Louis, MO 63105

Communications with the EPA regarding this Environmental Covenant shall be sent to:

United States Environmental Protection Agency
Attn: Khai M. Dao
1650 Arch Street
Land and Chemicals Division
Mailcode: 3LC30
Philadelphia, PA 1910

14. Severability. The paragraphs of this Environmental Covenant shall be severable and should any part hereof be declared invalid or unenforceable, the remainder shall continue in full force and effect between the parties.

GRANTOR:

Date: 1/4/17

Penn-Mar Organization, Inc.,
a Pennsylvania corporation

By: *G. Miller*
Name: GREGORY T. MILLER
Title: PRESIDENT / CEO

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF York) SS:

On this 4th day of January, 2017, before me, the undersigned officer, personally appeared Gregory T. Miller, who acknowledged himself/herself to be the President / CEO of Penn-Mar Organization, Inc., a Pennsylvania corporation, whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

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

Doris M. Lowe
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Doris M. Lowe, Notary Public
Springfield Twp., York County
My Commission Expires Aug. 9, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

GRANTEE:

Date: January 13, 2017 TE Connectivity Corporation,
a Pennsylvania corporation

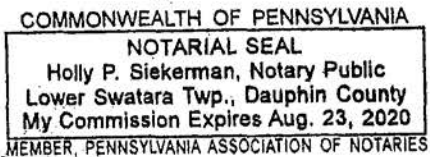
By: [Signature]
Name: Richard Sumowski
Title: VP

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Dauphin) SS:

On this 13th day of January, 2017, before me, the undersigned officer, personally appeared Richard Sumowski, who acknowledged himself/herself to be the Vice President of TE Connectivity Corporation, a Pennsylvania corporation, whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

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

[Signature]
Notary Public



APPROVED, by the United States Environmental Protection Agency

Date: 1.19.17

By: *John A. Armstead*
John A. Armstead
Director, Land and Chemicals Division
EPA Region III

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF Philadelphia) SS:

On this 19 day of January, 20 17, before me, the undersigned officer, personally appeared John A. Armstead, who acknowledged himself to be the Director, Land and Chemicals Division of the United States Environmental Protection Agency, Region III, whose name is subscribed to this Environmental Covenant, and acknowledged that he executed same for the purposes therein contained.

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

Bettina L. Dunn
Notary Public

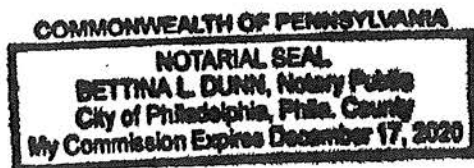


Exhibit A
(Legal Description)

**LEGAL DESCRIPTION
OF
LOT 1
FOR
PENN-MAR ORGANIZATION, INC.
SPRINGFIELD TOWNSHIP, YORK COUNTY, PENNSYLVANIA**

BEGINNING at a point in the centerline of the Susquehanna Trail (SR 3001) (60' r/w) at Lot 6, thence by Lot 6 and passing thru a nail forty-three and eighty-four hundredths (43.84) feet from its beginning the following three (3) courses and distances: 1) North thirty (30) degrees twelve (12) minutes forty-six (46) seconds East a distance of five hundred twenty-one and sixty-three hundredths (521.63) feet 2) South fifty-nine (59) degrees forty-seven (47) minutes fourteen (14) seconds East a distance of fifteen and seventy-two hundredths (15.72) feet 3) North thirty (30) degrees twelve (12) minutes forty-six (46) seconds East a distance of two hundred eighty-three and sixty-four hundredths (283.64) feet to a point on the r/w of the 2nd Amendment Drive (60' r/w), thence by the r/w of 2nd Amendment Drive (60' r/w) the following three (3) courses and distances: 1) by a curve to the left having a radius of five hundred thirty and zero hundredths (530.00) feet an arc length of seventy and sixty-two hundredths (70.62) feet a chord bearing of South sixty-six (66) degrees fifty-five (55) minutes twenty-five (25) seconds East a chord distance of seventy and fifty-seven hundredths (70.57) feet 2) South seventy (70) degrees forty-four (44) minutes twenty-seven (27) seconds East a distance of two hundred seventy-seven and ninety-five hundredths (277.95) feet 3) by a curve to the left having a radius of two hundred sixty-five and zero hundredths (265.00) feet an arc length of one hundred eighty-nine and sixteen hundredths (189.16) feet a chord bearing

of North eighty-eight (88) degrees forty-eight (48) minutes thirty-seven (37) seconds East a chord distance of one hundred eighty-five and seventeen hundredths (185.17) feet to a point at lands n/f of Cabot IV-Pazloi, LLC; thence by lands n/f of Cabot IV – Pazloi, LLC South twenty-nine (29) degrees twenty-nine (29) minutes five (05) seconds West a distance of one thousand one hundred thirty-six and seventy-nine hundredths (1136.79) feet passing thru a pin set forty-four and eleven hundredths (44.11) feet from its terminus to a point in the centerline of the Susquehanna Trail (SR 3001), thence by the centerline of the Susquehanna Trail North forty-one (41) degrees forty-two (42) minutes thirty-three (33) seconds West a distance of five hundred fifty-eight and seventy hundredths (558.70) feet to the point of **BEGINNING**.

Containing in area 488,478.4 sq. ft. or 11.21 Ac.

This description is based upon a subdivision plan prepared for the Penn Mar Organization, Inc. prepared by James R. Holley & Associates, Inc., Project No. 140709. The plan is recorded in the York County Recorder of Deeds office in Book 2374, Page 6924.

Exhibit B
(Map)

[See Attached.]

York County Courthouse
York, Pennsylvania



YORK COUNTY RECORDER OF DEEDS
28 EAST MARKET STREET
YORK, PA 17401

Randi L. Reisinger - Recorder
Bradley G. Daugherty - Deputy

Instrument Number - 2017004476

Recorded On 1/30/2017 At 11:12:32 AM

Book - 2406 Starting Page - 5047

* Total Pages - 13

* Instrument Type - MISCELLANEOUS INSTRUMENT

Invoice Number - 1218968

* Grantor - PENN-MAR ORGANIZATION INC

* Grantee - TE CONNECTIVITY CORPORATION

User - DMH

* Received By:

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$29.00
PIN NUMBER FEES	\$10.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$44.50

PARCEL IDENTIFICATION NUMBER

47000DI0057A000000

Total Parcels: 1

I Certify This Document To Be
Recorded In York County, Pa.



Randi L. Reisinger
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Book: 2406 Page: 5059