

COURT ADDRESS:
 3160 KINGS MOUNTAIN ROAD SUITE B
 MARTINSVILLE, VA 24112
 PHONE # :276-634-4880



OFFICIAL RECEIPT
 COUNTY OF HENRY CIRCUIT COURT
 DEED RECEIPT

DATE : 11/13/2017 TIME : 10:47:51 CASE # : 089CLR170004094
 RECEIPT # : 17000019618 TRANSACTION # : 17111300010
 CASHIER : TKP REGISTER # : B094 FILING TYPE : OTHER PAYMENT : FULL PAYMENT
 INSTRUMENT : 170004094 BOOK : PAGE : RECORDED : 11/13/2017 AT : 10:47
 GRANTOR : E I DUPONT DE NEMOURS AND COMPANY EX : Y LOC : CO
 GRANTEE : E I DUPONT DE NEMOURS AND COMPANY EX : Y PCT : 100%
 RECEIVED OF : COUNTY OF HENRY
 ADDRESS : 1007 MARKET STREET WILMINGTON, DE 19898
 DATE OF DEED : 10/25/2017
 CASH : \$0.00
 DESCRIPTION 1 : UECA ENVIRONMENTAL COVENANT PAGES : 019 OP : 0
 NAMES : 0
 CONSIDERATION : \$0.00 A/VAL : \$0.00 MAP : 41.8-59 PIN :

ACCOUNT CODE	DESCRIPTION	PAID
301	DEEDS	\$0.00

TENDERED : \$ 0.00
 AMOUNT PAID : \$ 0.00

Tax Map or GPIN No.: Part of Tax Map 41.8-59
 Prepared by: Corey S. Booker
 Remediation Program Site ID #: VAD003114865

UECA ENVIRONMENTAL COVENANT

This environmental covenant is made and entered into as of the 25th day of October, 2017, by and between E. I. Du Pont de Nemours and Company whose address is 974 Centre Road, Building 730, Wilmington, Delaware 19805 (hereinafter referred to as "DuPont" or the "Grantor"), and E. I. Du Pont Nemours and Company, whose address is 1007 Market Street, Wilmington, Delaware 19898 (hereinafter referred to as the "Grantee" or "Holder"), and the Virginia Department of Environmental Quality, whose address is 629 East Main Street, Richmond, Virginia 23219 (hereinafter referred to as the "Agency") will be the approving agency.

This environmental covenant is executed pursuant to the Virginia Uniform Environmental Covenants Act, § 10.1-1238 et seq. of the Code of Virginia ("UECA"). This environmental covenant subjects the Property identified in Paragraph 1 to the activity and use limitations in this document.

This UECA supersedes and replaces the prior UECA filed on the Property, described and defined below, recorded on July 22, 2014 in the Clerk's Office of the Henry County Circuit Court as Instrument Number 140002371.

1. Property affected. The property affected ("Property") by this environmental covenant is located at 800 Dupont Road, Martinsville, Virginia, 24112 and is further described as follows (see Attachment 1):

Situated in the Horsepasture District, Henry County, Virginia; Beginning at a point marked by a rod set in the west line of a 50-foot easement known as DuPont Road, said point being the northeast corner of the property herein described, and further said point of beginning being +/- 0.3 mile south of the end of state maintenance of DuPont Road – State Route 721; thence departing from said point of beginning with the west side of the 50-foot easement known as DuPont Road S. 6 Deg. 24' 57" E. 334.88 feet to a point marked by a rod set; thence with a curve to the left, having a delta of 26 Deg. 48' 25", a radius of 869.57 feet, an arc length of 406.85 feet, and a chord bearing and distance of S. 19 Deg. 49' 10" E. 403.14 feet to a point marked by a nail set; thence S. 33 Deg. 13' 22" E. 265.61 feet to a point marked by a rod set; thence with a curve to the right, having a delta of 45 Deg. 32' 47", a radius of 387.23 feet, an arc length of 307.82 feet, and a chord bearing and distance of S. 10 Deg. 26' 59" E. 299.78 feet to a point marked by a rod set; thence S. 12 Deg. 19' 25" W. 46.85 feet to a point marked by a rod set; thence leaving the 50-foot easement known as DuPont Road S. 28 Deg. 01' 51" W. 16.77 feet to a point marked by an existing fence post; thence S. 60 Deg. 46' 09" W. 29.23 feet to a point marked by an existing fence post; thence S. 71 Deg. 18' 29" W. 280.23 feet to a point marked by a rod set; thence S. 73 Deg. 23' 29" W. 54.29 feet to point marked by nail set; thence

S. 16 Deg. 14' 14" E. 30.42 feet to a point marked by a rod set; thence S. 71 Deg. 12' 43" W. 77.53 feet to a point marked by a rod set; thence with a curve to the left, having a delta of 93 Deg. 38' 40", a radius of 49.00 feet, an arc length of 80.09 feet, and a chord bearing and distance of S. 27 Deg. 48' 41" W. 71.46 feet to a point marked by a nail set; thence S. 18 Deg. 36' 48" E. 36.08 feet to a point marked by a nail set; thence with a curve to the left, having a delta of 88 Deg. 44' 41", a radius of 15.00 feet, an arc length of 23.23 feet, and a chord bearing and distance of S. 61 Deg. 26' 00" E. 20.98 feet to a point marked by a nail set; thence N. 71 Deg. 35' 06" E. 10.66 feet to a point marked by a concrete nail set; thence S. 76 Deg. 40' 00" E. 45.86 feet to a point marked by a nail set; thence with a curve to the left, having a delta of 81 Deg. 47' 24", a radius of 48.50 feet, an arc length of 69.23 feet, and a chord bearing and distance of S. 22 Deg. 16' 16" W. 63.50 feet to a point marked by a nail set; thence S. 18 Deg. 37' 24" E. 34.49 feet to a point marked by a nail set; thence S. 76 Deg. 34' 34" W. 35.15 feet to a point marked by a rod set; thence S. 71 Deg. 17' 37" W. 246.48 feet to a point marked by a nail set; thence N. 18 Deg. 34' 13" W. 115.02 feet to a point marked by a nail set; thence N. 56 Deg. 29' 12" W. 13.86 feet to a point marked by a nail set; thence N. 18 Deg. 49' 50" W. 78.91 feet to a point marked by a nail set; thence S. 71 Deg. 20' 41" W. 208.84 feet to a point marked by a nail set; thence N. 18 Deg. 38' 58" W. 144.45 feet to a point marked by a concrete nail set; thence S. 71 Deg. 21' 02" W. 193.25 feet to a point marked by a nail set; thence N. 17 Deg. 48' 56" W. 877.58 feet to a point marked by a rod set; thence N. 72 Deg. 11' 04" E. 776.70 feet to a point marked by a rod set; thence N. 52 Deg. 05' 15" E. 72.91 feet to a point marked by a rod set; thence N. 24 Deg. 18' 19" E. 337.85 feet to a point marked by a nail set; thence N. 0 Deg. 14' 02" E. 94.31 feet to a point marked by a rod set; thence N. 48 Deg. 34' 40" E. 41.63 feet to a point marked by a rod set; thence N. 83 Deg. 35' 03" E. 84.09 feet to the point of beginning; being a description of Tract 59J, containing 29.890 acres.

2. Description of Contamination & Remedy.

a. The Administrative Record for EPA ID: VAD003114865 is maintained by the Virginia Department of Environmental Quality (VDEQ), Office of Remediation Programs, 629 East Main Street, Richmond, Virginia 23219.

b. The Property was once part of a larger parcel of land also owned by DuPont (the "**Original Property**," and collectively with the Property, the "**Properties**"). In July 1991, the United States Environmental Protection Agency ("**EPA**") issued a complete Resource Conservation and Recovery Act ("**RCRA**") permit for the Properties consisting of the RCRA Permit No. VAD 003114865 and a Corrective Action Permit ("**CA Permit**") for the Original Property. The CA Permit required DuPont to conduct a comprehensive RCRA Facility Investigation ("**RFI**"), prepare an RFI Report, and prepare a Corrective Measures Study for the Original Property. A full description of the contamination at the Original Property and EPA's final remedy for the Properties is set forth in that record including the September 26, 2012 Statement of Basis ("**SB**"). The SB restricts the Original Property to industrial use through compliance with and maintenance of institutional controls, restriction on groundwater use, continued

maintenance of existing soil capping over ash piles, recovery of trichloroethylene (TCE) from groundwater. The final remedy was incorporated in DuPont's Hazardous Waste Management Permit dated December 21, 2012 for the Original Property. An environmental covenant, pursuant to the Virginia Uniform Environmental Covenants Act, Va. Code §§ 10.1-1238, *et seq.*, was recorded for the Original Property on July 22, 2014.

On October 11, 2017, the Property was subdivided from the Original Property. Prior to the subdivision, Henry County obtained an option to redevelop a portion of the Original Property to construct a new correctional facility on the Property. On December 2, 2016, AECOM, on behalf of Dupont, prepared a Demonstration of Protectiveness Memorandum that demonstrated that the proposed use of the Property as a correctional facility will not pose a threat to human health or the environment (the "Memorandum"). Dupont submitted the Memorandum to VDEQ, Office of Remediation Programs, which has reviewed the contents of that Memorandum.

On June 30, 2017, VDEQ issued a letter in which it stated it had evaluated the proposed use of the Property as a correctional facility and agreed with the Memorandum (the "VDEQ Letter"). A copy of the VDEQ Letter is attached as Attachment 2. The VDEQ letter stated that under certain activity and use limitations, the intended use of the correctional facility is protective of human health and the environment. The VDEQ Letter sets out the required activity and use restrictions for the Property and this UECA.

3. Activity & Use Limitations.

a. The Property is subject to the following activity and use limitations, which shall run with the land and become binding on Grantor(s) and any successors, assigns, tenants, agents, employees and other persons under its (their) control, until such time as this covenant may terminate as provided by law:

- i. Groundwater beneath the Property shall not be used for any purposes except for 1) industrial use as non-contact cooling water and 2) environmental monitoring and testing, unless it is demonstrated to the Agency that such use will not pose an unacceptable risk to human health or the environment or adversely affect or interfere with the final remedy; and the Agency provides prior written approval for such use.
- ii. Any subsurface work that will contact groundwater shall require a health and safety plan.
- iii. The Property shall not be used for residential purposes unless it is demonstrated to the Agency that such use will not pose an unacceptable risk to human health or the environment or adversely interfere with the final remedy, and the Agency provides prior approval for such use.

iv. A vapor mitigation system will be installed and operated in any current or future occupied structure on the Property and an operation and maintenance plan will be developed and implemented for any such system. Vapor intrusion mitigation measures may be waived following a written request to the Agency, with a copy to the Holder(s) and written approval from the Agency of a determination that vapor intrusion does not represent a human health risk (soil gas evaluation).

b. Geographic coordinate lists defining the boundary of each activity and use restriction depicted as a polygon (**see Attachment 3**):

Polygon ID	Point	Latitude (DD)	Longitude (DD)	
Property	1	36.6668888	-79.8920144	Point of Beginning
	2	36.6659764	-79.8918701	
	3	36.6649404	-79.8913851	
	4	36.6643361	-79.8908778	
	5	36.6635286	-79.8906777	
	6	36.6634025	-79.8907094	
	7	36.6633615	-79.8907356	
	8	36.6633213	-79.8908218	
	9	36.6630639	-79.8917222	
	10	36.6630192	-79.8918987	
	11	36.6629393	-79.8918683	
	12	36.6628678	-79.8921172	
	13	36.6626928	-79.8922277	
	14	36.6625994	-79.8921867	
	15	36.6625726	-79.8921234	
	16	36.6625822	-79.8920891	
	17	36.6625550	-79.8919365	
	18	36.6623926	-79.8920155	
	19	36.6623033	-79.8919764	
	20	36.6622795	-79.8920925	
	21	36.6620530	-79.8928843	
	22	36.6623509	-79.8930147	
	23	36.6623715	-79.8930544	
	24	36.6625755	-79.8931450	
	25	36.6623841	-79.8938162	
	26	36.6627581	-79.8939805	
	27	36.6625809	-79.8946016	
	28	36.6648645	-79.8955589	
	29	36.6655472	-79.8930501	

	30	36.6656725	-79.8928563	
	31	36.6665238	-79.8923977	
	32	36.6667827	-79.8924038	
	33	36.6668596	-79.8922988	
	34	36.6668888	-79.8920144	Point of Beginning

4. 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.

5. Compliance and Use Reporting.

a. By March 1 of every fifth year following the Agency's approval of this environmental covenant, and whenever else requested in writing by the Agency, the then current owner of the Property shall submit, to the Agency and any Holder listed in the Acknowledgments below, written documentation stating whether or not the activity and use limitations in this environmental covenant are being observed. This documentation shall be signed by a qualified and certified professional engineer who has inspected and investigated compliance with this environmental covenant.

b. In addition, within one (1) month after any of the following events, the then current owner of the Property shall submit, to the Agency and any Holder listed in the Acknowledgments below, written documentation describing the following: noncompliance with the activity and use limitations in this environmental covenant; transfer of the Property; changes in use of the Property; or filing of applications for building permits for the Property and any proposals for any site work, if such building or proposed site work will affect the contamination on the Property subject to this environmental covenant.

6. Access by the Holder(s) and the Agency. In addition to any rights already possessed by the Holder(s) and the Agency, this environmental covenant grants to the Holder(s) and the Agency a right of reasonable access to the Property in connection with implementation, inspection or enforcement of this environmental covenant.

7. Recording & Proof & Notification.

a. Within 90 days after the date of the Agency's approval of this UECA environmental covenant, the Grantor shall record, or cause to be recorded, this environmental covenant with the Clerk of the Circuit Court for each locality wherein the Property is located. The Grantor shall likewise record, or cause to be recorded, any amendment, assignment, or termination of this UECA environmental covenant with the applicable Clerk(s) of the Circuit Court within 90 days of their execution. Any UECA environmental covenant, amendment, assignment, or termination recorded outside of these periods shall be invalid and of no force and effect.

b. The Grantor shall send a file-stamped copy of this environmental covenant, and of any amendment, assignment, or termination, to the Holder(s) and the Agency within 60 days of recording. Within that time period, the Grantor also shall send a file-stamped copy to the chief administrative officer of each locality in which the Property is located, any persons who are in possession of the Property who are not the Grantors, any signatories to this covenant not previously mentioned, and any other parties to whom notice is required pursuant to the Uniform Environmental Covenants Act.

8. Termination or Amendment. This environmental covenant is perpetual and runs with the land unless terminated or amended (including assignment) in accordance with UECA.

9. Enforcement of environmental covenant. This environmental covenant shall be enforced in accordance with § 10.1-1247 of the Code of Virginia.

(The rest of this page is left blank intentionally. Signatures appear on the following pages.)

ACKNOWLEDGMENTS:

GRANTOR

E. I. DU PONT DE NEMOURS AND COMPANY, Grantor

Date:

By: 
Name: Christopher J. Heck
(printed): Manager- Global Real Estate
Title: and Workplace Planning

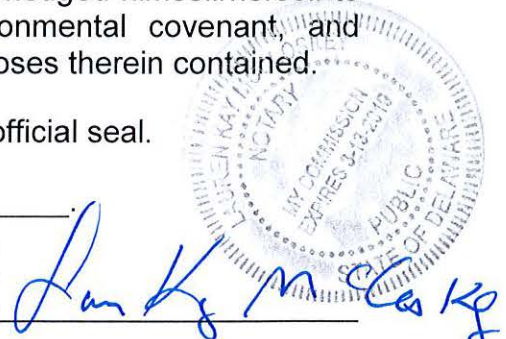
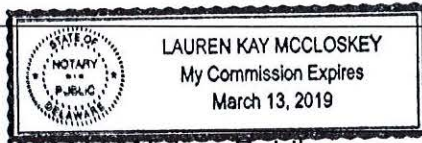
STATE OF DELAWARE


COUNTY OF NEW CASTLE

On this 25th day of October, 2017, before me, the undersigned officer, personally appeared Christopher J. Heck, Mgr. Global Real Estate of E. I. DU PONT DE NEMOURS AND COMPANY, Grantor, who acknowledged himself/herself to be the person whose name is subscribed to this environmental covenant, and acknowledged that s/he freely executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires




Notary Public
Registration No. 20150407000006

HOLDER

E. I. DU PONT DE NEMOURS AND COMPANY, Holder

Date:

By: *Christopher J. Heck*
Name
(printed): Christopher J. Heck
Title: Manager- Global Real Estate
and Workplace Planning

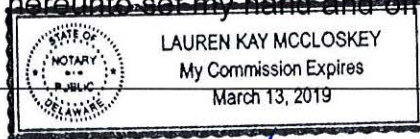
STATE OF DELAWARE

COUNTY OF NEW CASTLE

On this 25th day of October, 2017, before me, the undersigned officer, personally appeared Christopher J. Heck, Mgr. Global Real Estate of E. I. DU PONT DE NEMOURS AND COMPANY, Holder, who acknowledged himself/herself to be the person whose name is subscribed to this environmental covenant, and acknowledged that s/he freely executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires _____



Lauren Kay McCloskey
Notary Public
Registration No. 20150407 000006

AGENCY

APPROVED by the Department of Environmental Quality as required by Virginia Code § 10.1-1238 et seq.

Date: 11/2/17

By: *Justin L. Williams*
Name
(printed): Justin L. Williams
Title: Land Protection and Revitalization Director

ATTACHMENT 1

Figure – Survey Plat

NOTES:

This plat represents a current field survey by Bryan Jones Surveying, P.C.

This survey has been prepared with the benefit of a Certificate of Title from John P. Hance, Attorney At Law, dated August 8, 2017.

This property is not located within a FEMA Flood Hazard Zone. It is located in Zone X.

All deed and map references shown hereon are of record in the Henry County Circuit Court Clerk's Office.

All rods set are 5/8" in diameter.

All underground utilities are shown in their approximate locations based upon observed evidence above ground. These locations were not marked and would require actual location by Miss Utility before any future construction.

There were no observed wetland delineation markers.

The splitting of Tract 59J and the vacating of the property lines of Tract "O" as shown hereon is with the free consent and in accordance with the desire of the undersigned owner.

Christopher J. Heuk
For E. I. DuPont De Nemours And Company

State Of Delaware At Large
I, Lauren Kay McCloskey, Notary Public in the

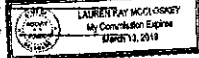
State of Delaware, hereby certify that the foregoing instruments were acknowledged before me by Christopher J. Heuk

this 28 day of September, 2017,

in the city/county of New Castle, DE

Lauren Kay McCloskey
Notary Public
Notary Registration No. 2015 0167 000066

My commission expires



PLAT APPROVAL
EXEMPTION CATEGORY

Survey of Existing Lots
First Cut
Lot Line Adjustment
State Road Frontage SID
Family SID

CODE COMPLIANCE CONFIRMED
Virginia Department of Health
Zoning Ordinance
Subdivision Ordinance

APPROVAL FOR RECORDATION
[Signature] 10-2-17
Director of Planning, Zoning and Inspection

FOR HENRY COUNTY'S APPROVAL :

EASEMENTS AND RIGHTS-OF-WAYS FROM CERTIFICATE OF TITLE:

1. Easement To Southwestern Virginia Gas Company in instr. No. 040004067 (Shown On Sheet Nos. 2 And 3 Of 3)
2. Easement To Appalachian Power Company in instr. No. 010007341 and M.B. 91 - Pg. 280 (Does Not Apply)
3. Easement To Appalachian Power Company in instr. No. 01000207 (Shown On Sheet Nos. 2 And 3 Of 3)
4. Easement To Appalachian Power Company in D.B. 844 - Pg. 314 (Does Not Apply)
5. Easement To Norfolk and Western Railway Company in D.B. 69 - Pg. 232 and M.B. 2 - Pgs. 231A and 231B (Does Not Apply)
6. Easement To American Electric Power Company D.B. 129 - Pg. 195 and M.B. 7 - Pg. 72 (Does Not Apply)
7. Release Of Easement By Appalachian Power Company in D.B. 187 - Pg. 78 (Does Not Apply)
8. Easement To City Of Martinsville in D.B. 187 - Pg. 883 (Does Not Apply)
9. Easement To Lee Telephone Company in D.B. 189 - Pg. 53 (Shown On Sheet No. 3 Of 3)
10. Easement To Lee Telephone Company in D.B. 204 - Pg. 671 (Does Not Apply)
11. Easements To Appalachian Power Company in
 - a. D.B. 162 - Pg. 432 (Does Not Apply)
 - b. D.B. 202 - Pg. 723 (Does Not Apply)
 - c. D.B. 221 - Pg. 507 (Does Not Apply)
 - d. D.B. 250 - Pg. 371, Way No. 22 (Shown On Sheet No. 3 Of 3)
 - e. D.B. 253 - Pg. 412 (Does Not Apply)
12. Easement For Road Access in D.B. 248 - Pg. 238 (Does Not Apply)
13. Easement To Henry County Public Service Authority in D.B. 861 - Pg. 500 (Shown On Sheet No. 3 Of 3)

"ALTA/NSPS LAND TITLE SURVEY"

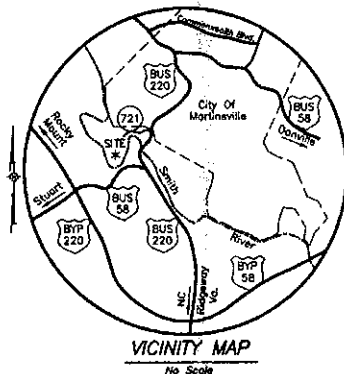
To : E. I. DuPont De Nemours and Company and the County of Henry:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 11 (observed evidence), 13, 14, 18, 19 and 20 of Table A thereof. The field work was completed on September 21, 2017.

Date : 9-22-2017

Bryan E. Jones

BRYAN E. JONES, VA L.S. No. 2415
Bryan Jones Surveying, P.C.
3416 Virginia Avenue, Suite 5
Collinsville, Virginia 24078
(276)-647-4448



170003686

In the Clerk's Office of the Circuit Court for the County of Henry, Virginia, this instrument is admitted to record at 11:33 o'clock A.M. 10-11-2017 and with the certificate of acknowledgment thereto annexed.

[Signature] Clerk

Map Book 95 Page 316

NOV 3 2017 PG0024

PLAT OF ALTA/NSPS LAND TITLE SURVEY
FOR THE
COUNTY OF HENRY

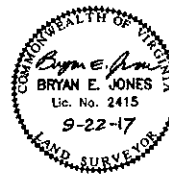
Showing Property Situated On The West Side Of A 50-Foot Easement Known As DuPont Road Which Leads Off The South End Of DuPont Road - State Route 721, Horsepasture District, Henry County, Virginia.

Current Owner: E. I. DuPont De Nemours And Company, Legal References: D.B. 67 - Pg. 33 And Declaration Of Severance Of Improvements On Tract "O" To Henry County in Instrument No. 010000780, Map Reference: M.B. 2 - Pgs. 232 and 233



BRYAN JONES SURVEYING, P.C.
3416 VIRGINIA AVE., SUITE 5, COLLINSVILLE, VIRGINIA 24078
276-647-4448

September 22, 2017
Sheet No. 1 Of 3



JOB NO.: 17-086

ACCESS AND UTILITY EASEMENT DESCRIPTION:

NUMBER	DIRECTION	DISTANCE
E1	N 83°08'03" W	9.76'
E2	N 18°38'24" W	50.56'
E3	S 71°20'41" W	195.82'
E4	N 18°38'58" W	19.10'
E5	N 71°11'08" E	48.99'
E6	N 71°17'07" E	19.00'
E7	N 71°23'20" E	412.15'
E8	N 53°46'45" E	40.52'
E9	N 72°23'05" E	52.85'

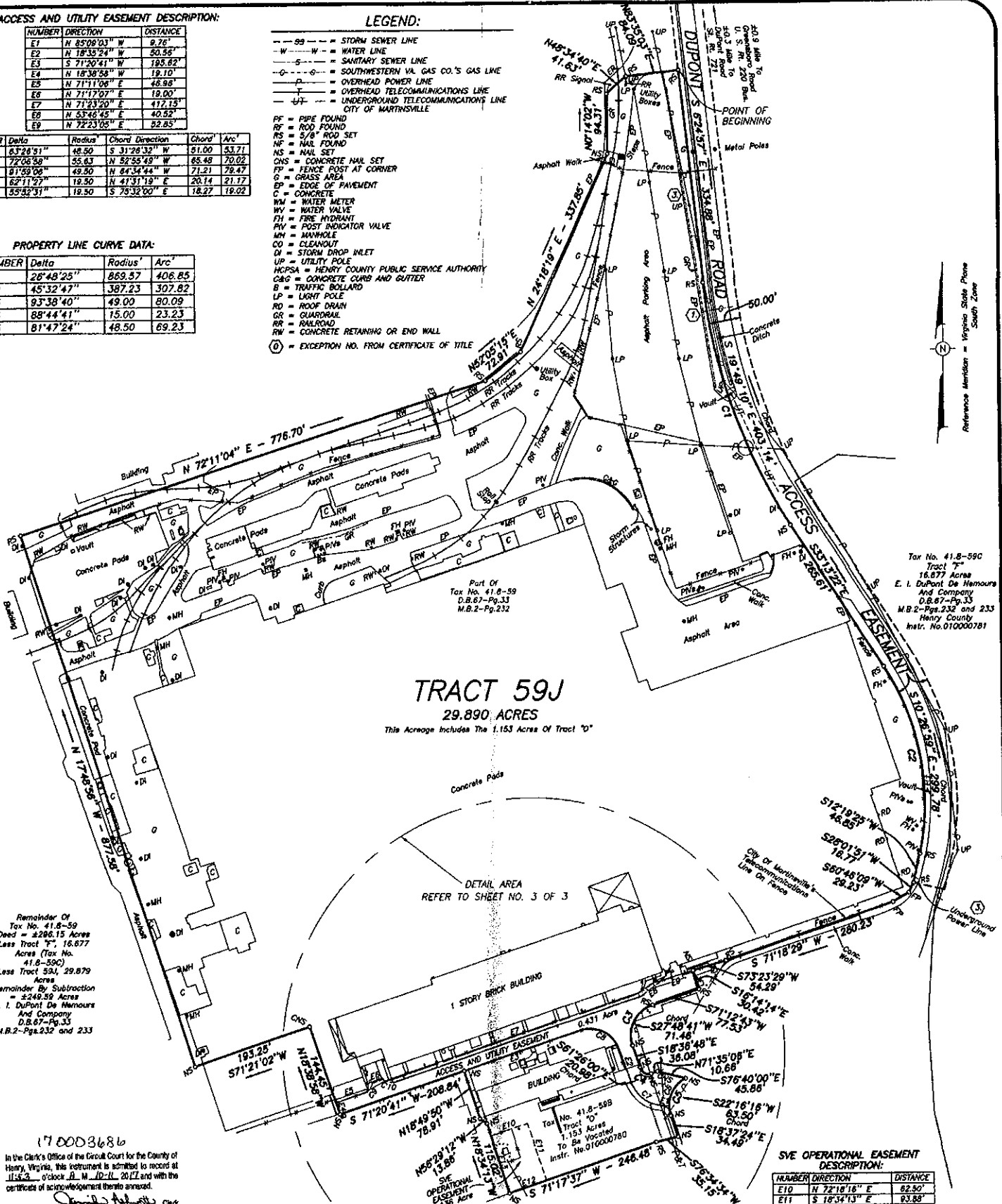
NUMBER	Delta	Radius	Chord	Direction	Chord	Arc
C8	83°28'51"	48.60	S 31°26'32" W	91.00	33.71	
C7	72°06'58"	55.63	N 52°58'49" W	85.48	70.02	
C6	81°59'06"	49.50	N 84°34'44" W	71.21	76.47	
C5	62°11'57"	19.50	N 41°31'19" E	20.14	21.17	
C10	55°52'31"	19.50	S 79°32'00" E	18.27	19.02	

PROPERTY LINE CURVE DATA:

NUMBER	Delta	Radius	Arc
C1	28°48'25"	869.57	406.85
C2	45°32'47"	387.23	307.82
C3	93°38'40"	49.00	80.09
C4	88°44'41"	15.00	23.23
C5	81°47'24"	48.50	69.23

LEGEND:

- SS--- STORM SEWER LINE
- W- -W- WATER LINE
- S- -S- SANITARY SEWER LINE
- G- -G- SOUTHWESTERN VA. GAS CO.'S GAS LINE
- P- -P- OVERHEAD POWER LINE
- T- -T- OVERHEAD TELECOMMUNICATIONS LINE
- UT- -UT- UNDERGROUND TELECOMMUNICATIONS LINE
- CITY OF MARTINSVILLE
- RF = PIPE FOUND
- RF = ROD FOUND
- RS = 5/8" ROD SET
- NF = NAIL FOUND
- NS = NAIL SET
- CNS = CONCRETE NAIL SET
- FP = FENCE POST AT CORNER
- G = GRASS AREA
- EP = EDGE OF PAVEMENT
- C = CONCRETE
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- PV = POST INDICATOR VALVE
- MH = MANHOLE
- CO = CLEANOUT
- DI = STORM DRAIN INLET
- UP = UTILITY POLE
- HCPA = HENRY COUNTY PUBLIC SERVICE AUTHORITY
- C&G = CONCRETE CURB AND GUTTER
- B = TRAFFIC BOLLARD
- LP = LIGHT POLE
- RD = ROOF DRAIN
- GR = GUARDRAIL
- RR = RAILROAD
- RW = CONCRETE RETAINING OR END WALL
- (D) = EXCEPTION NO. FROM CERTIFICATE OF TITLE



TRACT 59J

29.890 ACRES

This Acreage Includes The 1.153 Acres Of Tract "D"

DETAIL AREA
REFER TO SHEET NO. 3 OF 3

Remainder Of
Tax No. 41.8-59
Deed = 2286.15 Acres
Less Tract "T", 16.677
Acres (Tax No.
41.8-59C)
Less Tract "S", 29.879
Acres
Remainder By Subtraction
= 2249.59 Acres
E. I. DuPont De Nemours
And Company
D.B.67-Pg.33
M.B.2-Pgs.232 and 233

Tax No. 41.8-59C
Tract "T"
16.677 Acres
E. I. DuPont De Nemours
And Company
D.B.67-Pg.33
M.B.2-Pgs.232 and 233
Henry County
Instr. No. 010000781

170003686
In the Clerk's Office of the Circuit Court for the County of Henry, Virginia, this instrument is admitted to record at 11:53 a.m. on 09/22/17 and with the certificates of acknowledgment thereon annexed.

SVE OPERATIONAL EASEMENT DESCRIPTION:

NUMBER	DIRECTION	DISTANCE
E10	N 72°18'18" E	82.50'
E11	S 18°34'13" E	93.88'
E12	S 71°17'37" W	82.49'
E13	N 18°34'13" W	94.68'

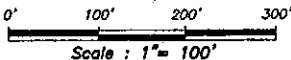
PLAT OF ALTA/NSPS LAND TITLE SURVEY
FOR THE
COUNTY OF HENRY

Showing Property Situated On The West Side Of A 50-Foot Easement Known As DuPont Road Which Leads Off The South End Of DuPont Road - State Route 721, Horsepasture District, Henry County, Virginia.

Current Owner: E. I. DuPont De Nemours And Company, Legal References: D.B. 67 - Pg. 33 And Declaration Of Severance Of Improvements On Tract "D" To Henry County in Instrument No. 010000780, Map Reference: M.B. 2 - Pgs. 232 and 233

BRYAN JONES SURVEYING, P.C.

3416 WILSON AVE., SUITE 5, DALLAS, TEXAS 75243-2407



September 22, 2017

Sheet No. 2 of 3



JOB NO.: 17-066

ACCESS AND UTILITY EASEMENT DESCRIPTION:

NUMBER	DIRECTION	DISTANCE
E1	N 85°09'53" W	8.79'
E2	N 18°30'24" W	30.39'
E3	S 71°20'41" W	186.63'
E4	N 12°30'58" W	12.10'
E5	N 71°11'09" E	48.80'
E6	N 71°17'00" E	18.00'
E7	N 71°21'20" E	477.10'
E8	N 37°48'43" E	40.32'
E9	N 27°23'08" E	82.85'

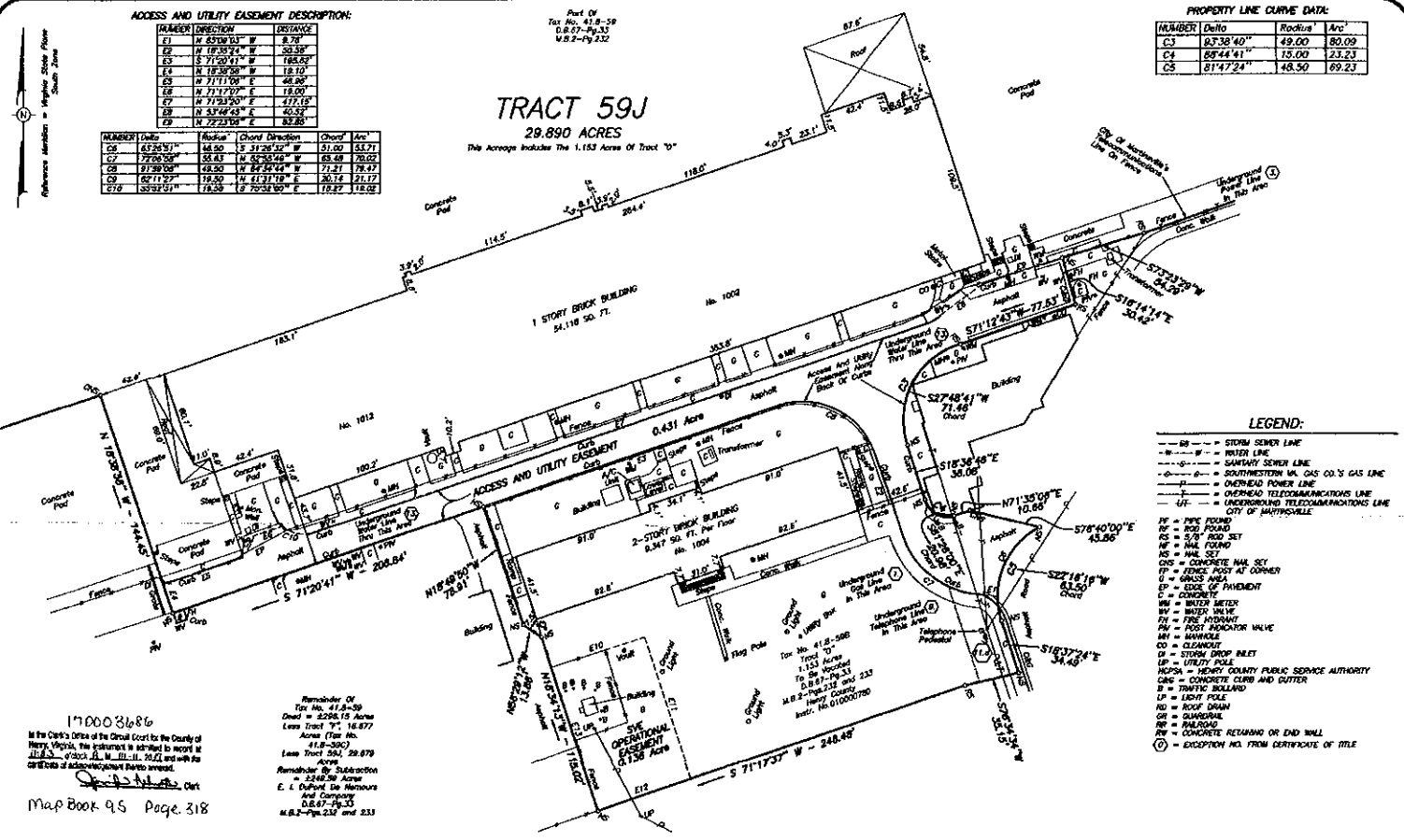
NUMBER	BEARING	ALSO	CHORD DIRECTION	CHORD AREA
C1	S 71°20'41" W	186.63	S 31°26'52" W	51.02
C2	S 71°20'41" W	186.63	N 62°30'48" W	83.48
C3	S 71°20'41" W	186.63	N 84°34'44" W	71.21
C4	S 71°20'41" W	186.63	N 41°31'08" E	26.18
C5	S 71°20'41" W	186.63	S 70°32'00" E	18.27

Part Of
Tax No. 41.8-58
D.B. 67-19.31
M.B. 2-Pg. 232

TRACT 59J
29.890 ACRES
This Acreage Includes The 1.153 Acres Of Tract "D"

PROPERTY LINE CURVE DATA:

NUMBER	Delta	Radius	Area
C3	0.738'40"	49.00	80.09
C4	88°44'41"	15.00	23.23
C5	81°47'24"	48.50	69.23



- LEGEND:**
- S --- STORM SEWER LINE
 - W --- WATER LINE
 - S --- SANITARY SEWER LINE
 - G --- SOUTHWESTERN VA. GAS CO.'S GAS LINE
 - P --- OVERHEAD POWER LINE
 - T --- OVERHEAD TELECOMMUNICATIONS LINE
 - U --- UNDERGROUND TELECOMMUNICATIONS LINE
- CITY OF HAYTHORPE**
- PF = PIPE FOUND
 - RF = ROD FOUND
 - RS = 5/8" ROD SET
 - RF = NAIL FOUND
 - NS = NAIL SET
 - CNS = CONCRETE NAIL SET
 - FF = FENCE POST AT CORNER
 - U = UNDER
 - EP = EDGE OF PAVEMENT
 - CO = CONCRETE
 - WM = WATER METER
 - WV = WATER VALVE
 - FI = FIRE HYDRANT
 - RV = ROOF RATCHER VALVE
 - AV = AIR VALVE
 - CO = CLEANOUT
 - CD = STORM DROP INLET
 - UP = UTILITY POLE
 - NSPSA = NORTH COUNTY PUBLIC SERVICE AUTHORITY
 - CNS = CONCRETE CURB AND GUTTER
 - D = TRAFFIC SIGNAL
 - RD = ROOF DRAIN
 - CR = CURBSTONE
 - RR = RAILROAD
 - FE = CONCRETE FENCING OR END WALL
 - Ⓢ = EXCEPTION NO. FROM CERTIFICATE OF TITLE

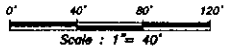
170003686
In the Clerk's Office of the Circuit Court for the County of Henry, Virginia, the following is shown to record as 170003686, 03/23/11, N. 111.11. 10.22, and with the certificate of acknowledgment before a record.

Remainder Of
Tax No. 41.8-58
Dead = 2098.15 Acres
Less Tract "F", 16.677
Acres (Tax No. 41.8-5807)
Less Tract 59J, 29.879
Acres
Remainder By Subtraction
= 3240.26 Acres
E. I. Dufford, De Nemours
All Companies
M.B. 2-Pg. 232 and 233

SVE OPERATIONAL EASEMENT DESCRIPTION:

NUMBER	DIRECTION	DISTANCE
E10	N 77°18'18" E	62.80'
E11	S 16°54'53" E	81.50'
E12	S 71°17'37" W	62.40'
E13	N 18°54'13" W	84.80'

PLAT OF ALTA/NSPS LAND TITLE SURVEY FOR THE COUNTY OF HENRY



September 22, 2017
Sheet No. 3 Of 3



BRYAN JONES SURVEYING, P.C.
3416 VIRGINIA AVE., SUITE 3, COLLINSVILLE, VIRGINIA 24070
276-847-4448

JOB NO.: 17-086

NOV13 2017 PG0026

ATTACHMENT 2

June 30, 2017 VDEQ Letter

N0013 2017 PG0027



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY
Street address: 629 East Main Street, Richmond, Virginia 23219
Mailing address: P.O. Box 1105, Richmond, Virginia 23218
www.deq.virginia.gov

Molly Joseph Ward
Secretary of Natural Resources

David K. Paylor
Director

(804) 698-4000
1-800-592-5482

June 30, 2017

Mr. Thomas Stilley
Project Director
Corporate Remediation Group
974 Centre Road
Chestnut Run Plaza 715-244
Wilmington, DE 19805

VIA Electronic Mail

Re: Demonstration of Protectiveness
DuPont Martinsville Site, Martinsville, VA
EPA ID No. VAD003114865

Dear Mr. Stilley:

The Department of Environmental Quality, Office of Remediation Programs (Department) received the December 2, 2016 Demonstration of Protectiveness Memorandum prepared by AECOM on behalf of E.I. du Pont de Nemours and Company (DuPont) located at 1000 DuPont Road in Martinsville, VA. The memorandum was prepared to demonstrate that the proposed redevelopment of an approximate 30-acre parcel for use as a correctional facility will not pose an unacceptable risk to human health or the environment.

EPA issued the Final Decision and Response to Comments (FDRTC) on November 16, 2012, for the Martinsville site. The FDRTC incorporated the remedy detailed in the Statement of Basis, which restricts the Facility to industrial use through compliance with and maintenance of institutional controls, restriction on groundwater use, continued maintenance of existing soil capping over ash piles, and recovery of trichloroethylene (TCE) from groundwater. DEQ issued a Corrective Action Permit in 2013 to implement the selected remedy.

An environmental covenant, pursuant to the Virginia Uniform Environmental Covenants Act (UECA; Va. Code, § 10.1-1238, et seq.), was recorded with the deed for the DuPont Martinsville site on July 22, 2014. The purpose of the UECA is to notify prospective purchasers

NOV13 2017 PG0028

of land use restrictions. The current owner and future owners of the site are obligated to comply with the recorded restrictive covenant.

Henry County has the option to construct a new correctional facility at the DuPont Martinsville site. The proposed re-development will be constructed over an approximate 30-acre parcel of the former manufacture area and will re-use the former Administration building. The re-development will consist of an approximately 187,000 square foot jail, approximately 100,000-square foot area for future expansion, approximately 31,000 square foot concrete outside recreation area, and associated roadways and parking areas.

The memorandum provided a summary of previous investigations and evaluation of contaminants of concern as well as potential exposure pathways to receptors for the redeveloped use of the subparcel. Potential receptors include future employees of the jail and administration building (commercial workers), future inmates (serving sentences for less than 1 year), short-term construction workers and long-term utility/excavation workers. Pathways were determined to be incomplete for soil. Groundwater will not be used at the facility therefore the pathway is not complete for commercial workers or future inmates. Although unlikely since depth to groundwater is approximately 20 feet below ground surface, construction workers could potentially encounter groundwater therefore, health and safety procedures should be established to protect workers in the event impacted groundwater or ambient air is encountered during subsurface activity.

The administration building is within the extent of the VOC plumes associated with the adjacent Area of Concern (AOC) historically associated with DuPont Precision Concepts (DPC). Concentrations of carbon tetrachloride, chloroform, PCE and TCE in groundwater exceed EPA Vapor Intrusion Screening Levels (VISLs) for commercial/industrial use. DuPont further evaluated these constituents using site specific inputs in the Johnson Ettinger (J&E) model Version 3.1, which is no longer supported by EPA as a tool to determine no further action for the vapor intrusion pathway. However, the results were considered as one line of evidence in the evaluation. The J&E model indicated the concentration of estimated VOCs in indoor air would not present a risk to site workers. Historic industrial hygiene indoor air sampling was conducted in the basement of the administration building by plant personnel and target constituents were not detected. DEQ concurs that collection of paired sub-slab soil gas and indoor air data would confirm uncertainty associated with risk exposure from vapor intrusion.

The correctional facility is located greater than 400 feet away from the extents of the AOC DPC VOC plume; however, historic concentrations of VOCs were detected in deep wells (greater than 300 feet below ground surface) in the future building footprint of the correctional facility. Since no shallow wells were installed during the RFI under the future building footprint, DEQ concurs that collection of soil gas data within the building footprint prior to construction would help to eliminate uncertainty related to potential exposure via vapor intrusion. In lieu of soil gas samples, the Facility can design a vapor control system to mitigate potential exposure.

DEQ has evaluated the use of the 30-acre parcel as a correctional Facility and agrees that under certain activity and use limitations, the intended use as a correctional Facility is protective of human health and the environment. The following Activity and Use Limitations should be

Thomas Stilley
June 30, 2017

implemented through a forthcoming Uniform Environmental Covenant Act (UECA) compliant covenant.

1. Groundwater beneath the Property shall not be used for any purposes except for 1) industrial use as no-contact cooling water and 2) environmental monitoring and testing, unless it is demonstrated to the Agency that such use will not pose an unacceptable risk to human health or the environment or adversely affect or interfere with the final remedy; and the Agency provides prior written approval for such use.
2. Any subsurface work that will contact ground water shall require a health and safety plan.
3. The Property shall not be used for residential purposes unless it is demonstrated to the Agency that such use will not pose an unacceptable risk to human health or the environment or adversely affect or interfere with the Final Remedy, and the Agency provides prior written approval for such use.
4. A vapor mitigation system will be installed and operated in any current or future occupied structure on the Property and an operation and maintenance plan will be developed and implemented for any such system. Vapor intrusion mitigation measures may be waived following a written request to the Agency, with a copy to the Holder(s) and written approval from the Agency of a demonstration that vapor intrusion does not represent a human health risk (soil gas evaluation).

Feel free to contact me if you have any questions or concerns (804)-698-4218 or tara.mason@deq.virginia.gov.

Sincerely,

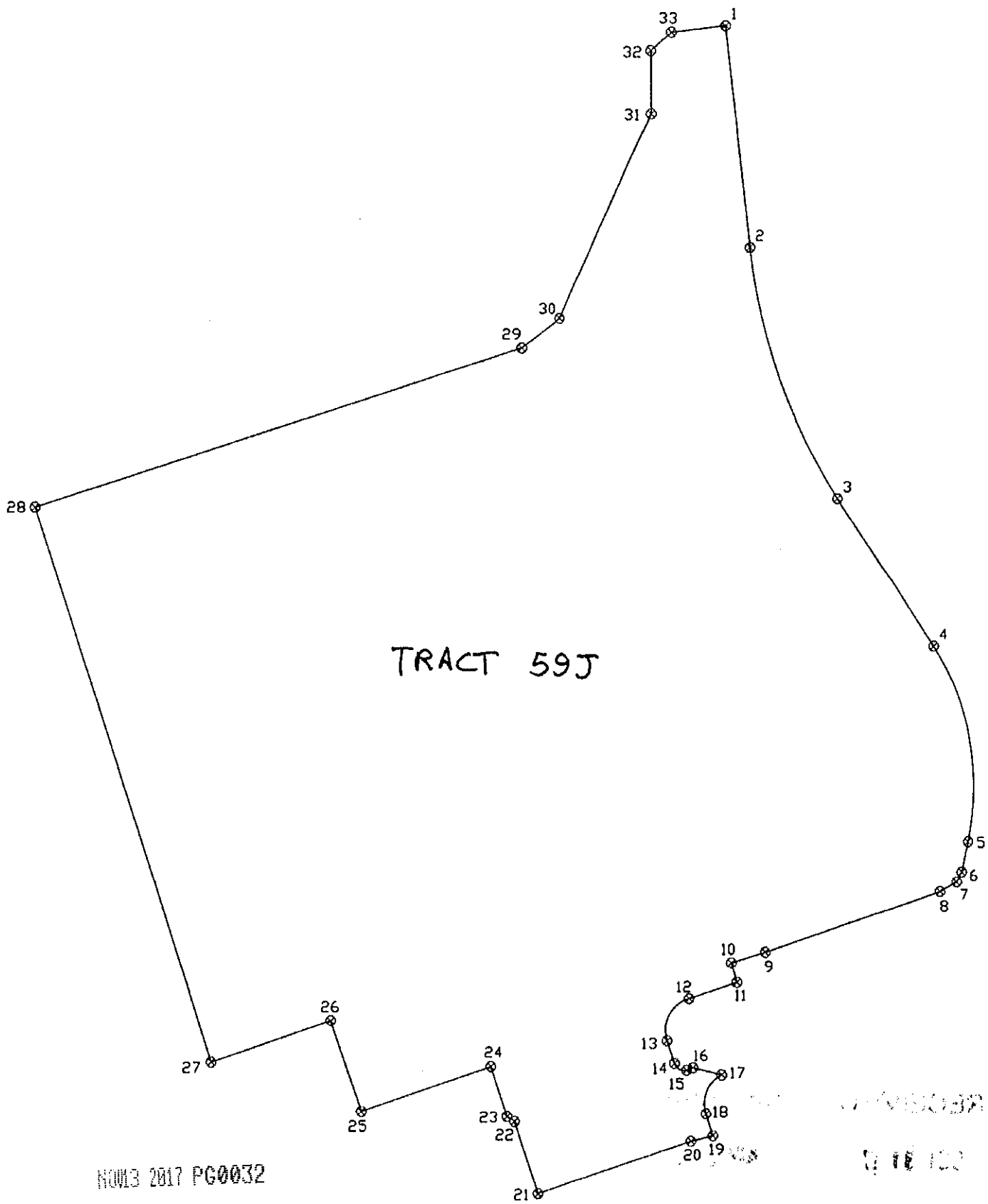


Tara Mason
RCRA Corrective Action Project Manager
Office of Remediation Programs

Cc: Cassie McGoldrick, EPA Region III
Beth Lohman, DEQ BRRO
Brett Fisher, Leslie Romanchik, CO-File, DEQ CO

ATTACHMENT 3

Figure - Polygon Points



NOV 3 2017 PG0032

W. M. S. L. B. A.
17 18 19
W. M. S. L. B. A.