

Brownfields Project #: 08007-04-41
Brownfields Property: Model Linen, 120 West Lewis Street
Property Owner (In whole or part): QUB Studios, LLC



LAND USE RESTRICTIONS (“LUR”) UPDATE

LUR 1: No use may be made of the Brownfields Property other than for commercial and residential purposes. Commercial use is defined as an occupation, employment, or enterprise carried on for profit by the owner, lessee, or licensee. Residential use refers to use for a permanent dwelling of any single family, detached, duplex, triplex, quadriplex, attached or multifamily dwelling; any manufactured home; any mobile home; any group home; any boarding house or any dormitory.

In compliance Out of compliance

Remarks: _____

LUR 2: Surface water and underground water at the Brownfields Property may not be used for any purpose without the approval of Department of Environment and Natural Resources (“DENR”) or its successor in function.

In compliance Out of compliance

Remarks: _____

LUR 3: No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Brownfields Property without prior sampling and analysis of groundwater to the satisfaction of DENR or its successor in function in any areas proposed for such activities, and submittal of the analytical results to DENR or its successor in function. If such results disclose to DENR or its successor in function contamination in excess of North Carolina’s groundwater quality standards, the proposed activities may not occur without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities.

In compliance Out of compliance

Remarks: _____

LUR 4: No mining may be conducted on or under the Brownfields Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.

In compliance Out of compliance

Remarks: _____

LUR 5: No basements may be constructed on the Brownfields Property unless they are, as determined by DENR or its successor in function, vented in conformance with applicable building codes.

In compliance Out of compliance

Remarks: _____

LUR 6: None of the contaminants known to be present in the environmental media at the Brownfields Property, including those listed in paragraph 7 of the Brownfields Agreement ("Agreement"), may be used or stored at the Brownfields Property without the prior approval of DENR or its successor in function, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

In compliance Out of compliance

Remarks: _____

LUR 7: The Brownfields Property may not be used as a park or for sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the approval of DENR or its successor in function.

In compliance Out of compliance

Remarks: _____

LUR 8: The Brownfields Property may not be used for agriculture, grazing, timbering or timber production.

In compliance Out of compliance

Remarks: _____

LUR 9: The Brownfields Property may not be used as a playground, or for child care centers or schools.

In compliance Out of compliance

Remarks: _____

LUR 10: The Brownfields Property may not be used for kennels, private animal pens or horse riding.

In compliance Out of compliance

Remarks: _____

LUR 11: During January of each year after the effective date of the Agreement, the then current owner(s) of any part of the Brownfields Property shall submit a notarized Land Use Restrictions Update to DENR or its successor in function certifying that the Notice of Brownfields Property containing these land use restrictions remains recorded at the Guilford County, North Carolina Register of Deeds' office, and that the land use restrictions are being complied with.

In compliance Out of compliance

Remarks: _____

Notarized signing and submittal of this Land Use Restrictions Update constitutes certification that the Notice remains recorded at the Guilford County Register of Deeds office and that the Land Use Restrictions are being complied with.

This Land Use Restrictions Update is certified by _____, owner of at least part of the Brownfields Property.

Name typed or printed of party making certification: _____

In the case of owners that are entities:

Signature of individual signing: _____
Name typed or printed: ERIC T. CASSIDY
Title: _____

In the case of all owners:

Date: 02/04/2013

[use for LLCs]

[Name of LLC] QUB STUDIOS

By: Eric Trobeta
Name typed or printed:
Member/Manager

NORTH CAROLINA
Guilford COUNTY

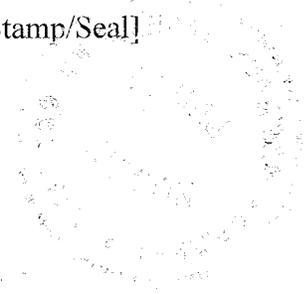
I, Adrienne E. Lorusso, a Notary Public of the county and state aforesaid, certify that Eric Robert personally came before me this day and acknowledged that he/she is a Member of QUB Studios, LLC, a North Carolina (state) limited liability company, and its Manager, and that by authority duly given and as the act of the company, the foregoing Land Use Restriction Update was signed in its name by him/her.

WITNESS my hand and official stamp or seal, this 4th day of February, 2013

Adrienne E. Lorusso
Name typed or printed: Adrienne E. Lorusso
Notary Public

My Commission expires: 10-14-2017

[Stamp/Seal]



[use for individuals]

[Name of Owner]

By: Eric ROBERT
Name typed or printed:

NORTH CAROLINA
Guilford COUNTY

I, Adrienne E. Lorusso, a Notary Public of the county and state aforesaid, certify that Eric Robert personally came before me this day, demonstrated her/his identity, and signed the foregoing Land Use Restriction Update.

WITNESS my hand and official stamp or seal, this 4th day of February, 2003.

Adrienne E. Lorusso
Name typed or printed: Adrienne E Lorusso
Notary Public

My Commission expires: 10-14-17

[Stamp/Seal]