

1997 Deed Restriction

- Recorded 10/22/97 in Middlesex County South District Registry of Deeds Book 27793, Pages 141-166 by Wayland Meadows Limited Partnership (Property owner at time)
- Titled “Notice of Activity and Use Limitation” but not a standard DEP AUL

3. Obligations and Conditions Set Forth in the AUL Opinion. If applicable, obligations and/or conditions to be undertaken and/or maintained at the Portion of the Property to maintain a condition of No Significant Risk as set forth in the AUL Opinion shall include the following:

- (i) Certification in the form of documentation bearing the original signature, date and Seal of the LSP must be obtained by the Owner prior to implementation of the following activities and uses:
 - a) expansion or relocation of existing buildings laterally or vertically;
 - b) use of the Portion of the Property for residential, childcare, daycare, recreational, agricultural, horticultural or gardening activities, or for unrestricted public access;
 - c) subsurface activities including: excavation, new construction below grade, reconstruction of existing buildings below grade, or maintenance of subsurface utilities; and
 - d) land development or construction involving changes in surface conditions (i.e., topography, surface cover, etc.) including installation or removal of pavement, building foundations, drainage structures or vegetative cover.

Easement and Restriction Agreement

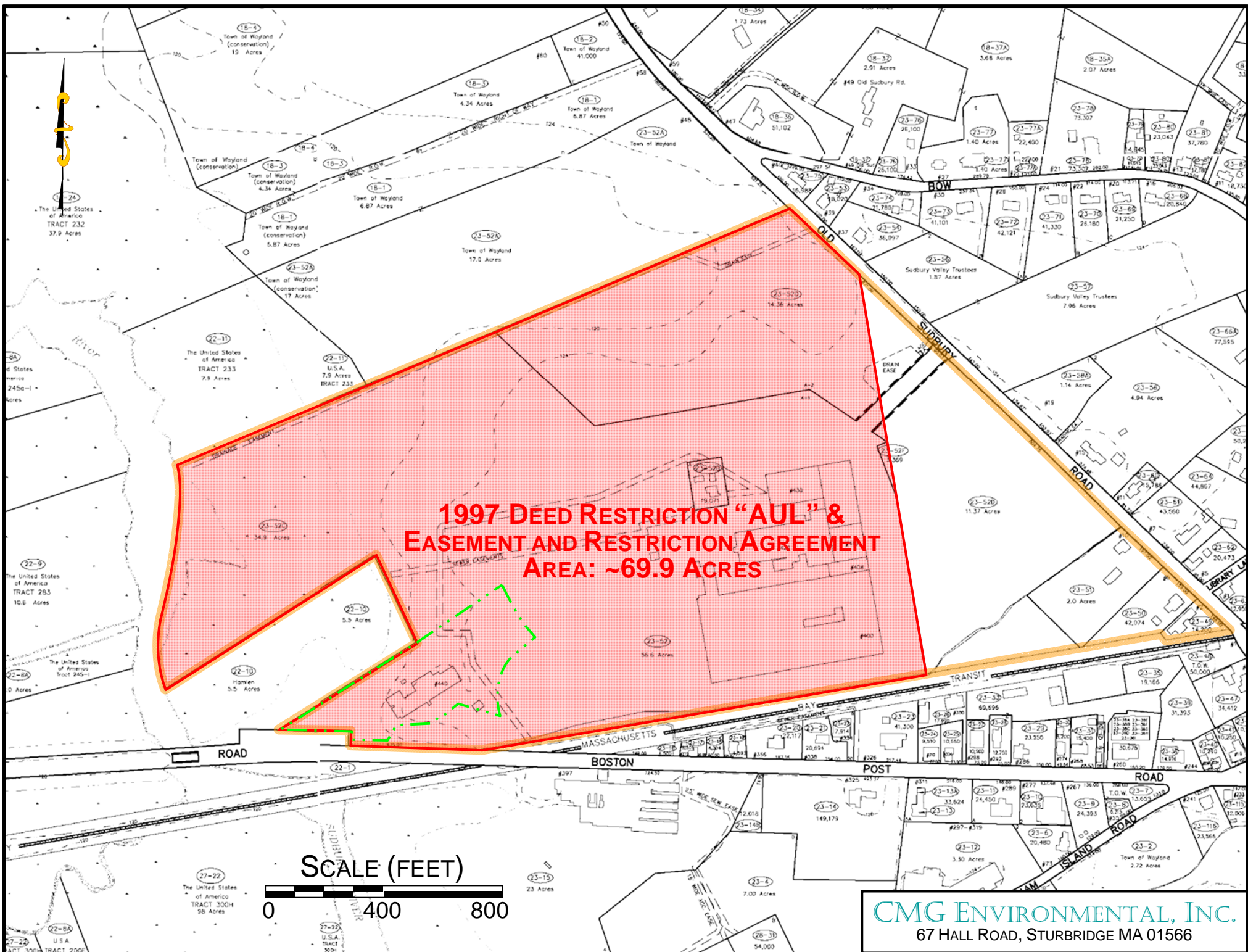
- Recorded 10/22/97 in Deeds Book 27793, Pages 267-180 (also as Land Court Document #1044682)
- Between Wayland Meadows Limited Partnership and Raytheon Company

1. Grant of Easements. Grantor hereby grants and conveys to Grantee, and its successors and assigns, the following rights and easements with respect to the following activities (collectively, the "Activities") upon the Property to the extent such Activities may be required pursuant to a government directive or may be necessary for compliance with the Massachusetts Contingency Plan, 310 CMR Section 40.0000 (the "MCP"), or related statutes or regulations:

(a) a perpetual right and easement for pedestrian and vehicular access to, and ingress and egress upon, across and through, the Property for the purpose of conducting investigations, tests, surveys and studies, at locations determined by the LSP-of-Record (as hereinafter defined) or designated by any federal, state or local governmental agency or authority; and

(b) a perpetual right and easement across, through and under the Property for the purpose of conducting and completing any activities (including, without limitation, digging, excavating, boring, sampling and replacing soil and surface or ground water) required to conduct the investigations, tests, surveys or studies referred to in paragraph (a) above, or to remediate, reduce or eliminate the presence of any Contamination or Hazardous Substances (as those terms are hereinafter defined) now known or hereafter discovered on or under the soil, or in the surface or ground water, at the Property; and

(c) a perpetual right and easement to place, install, secure or store borings, wells, machinery, equipment and other property on the Property in connection with such investigations, tests, surveys, studies and remedial activities, and to restrict access to the Activities, including, without limitation, installation and locking of wells, fences and structures.



1999 AUL for Fuel Oil Issue

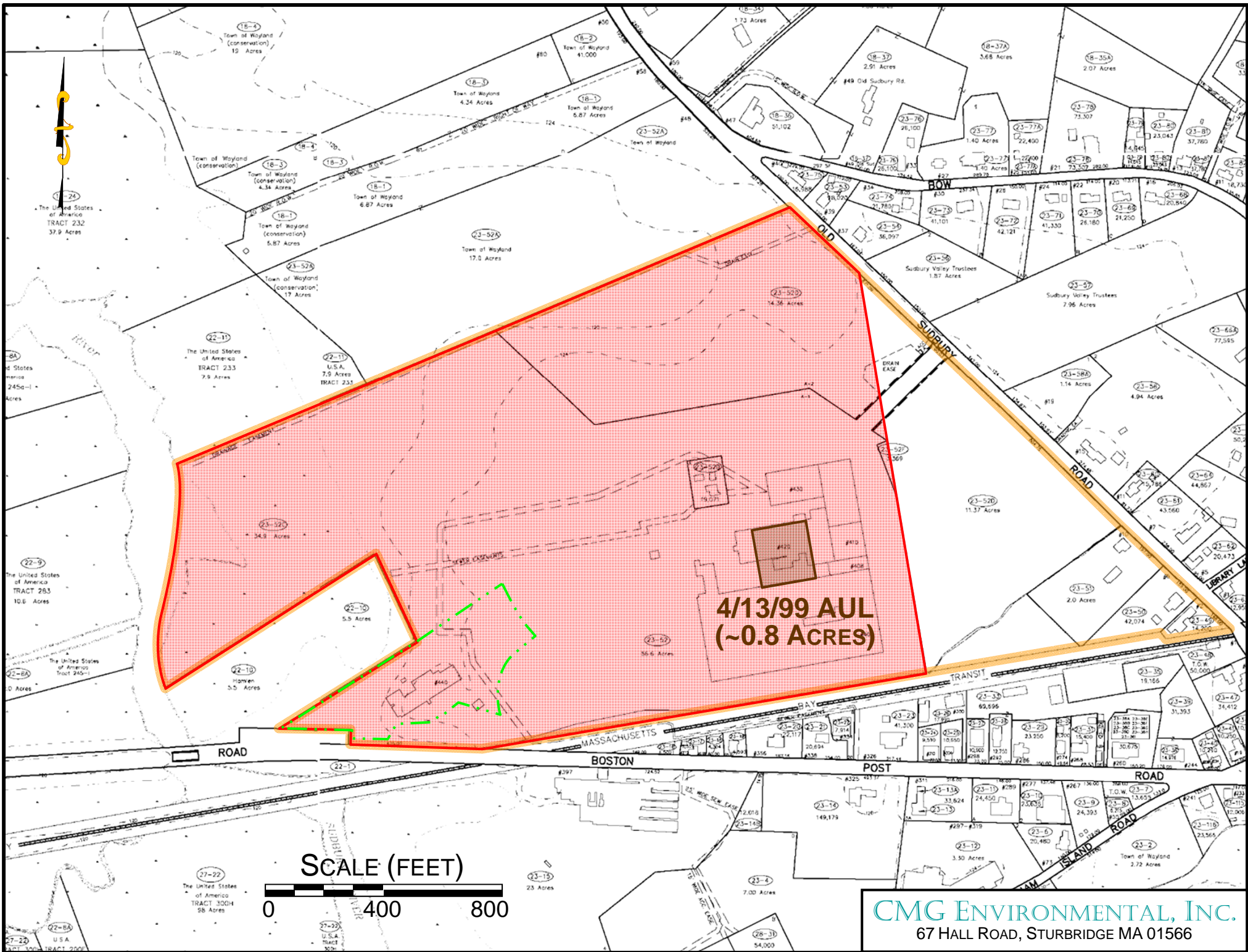
- Recorded 4/13/99 in Deed Book 30045, Page 132 (and Land Court Book 1191, Page 99) by Wayland Business Center, LLC
- To address residual No. 6 fuel oil located >15' below grade and under main (former) Raytheon building

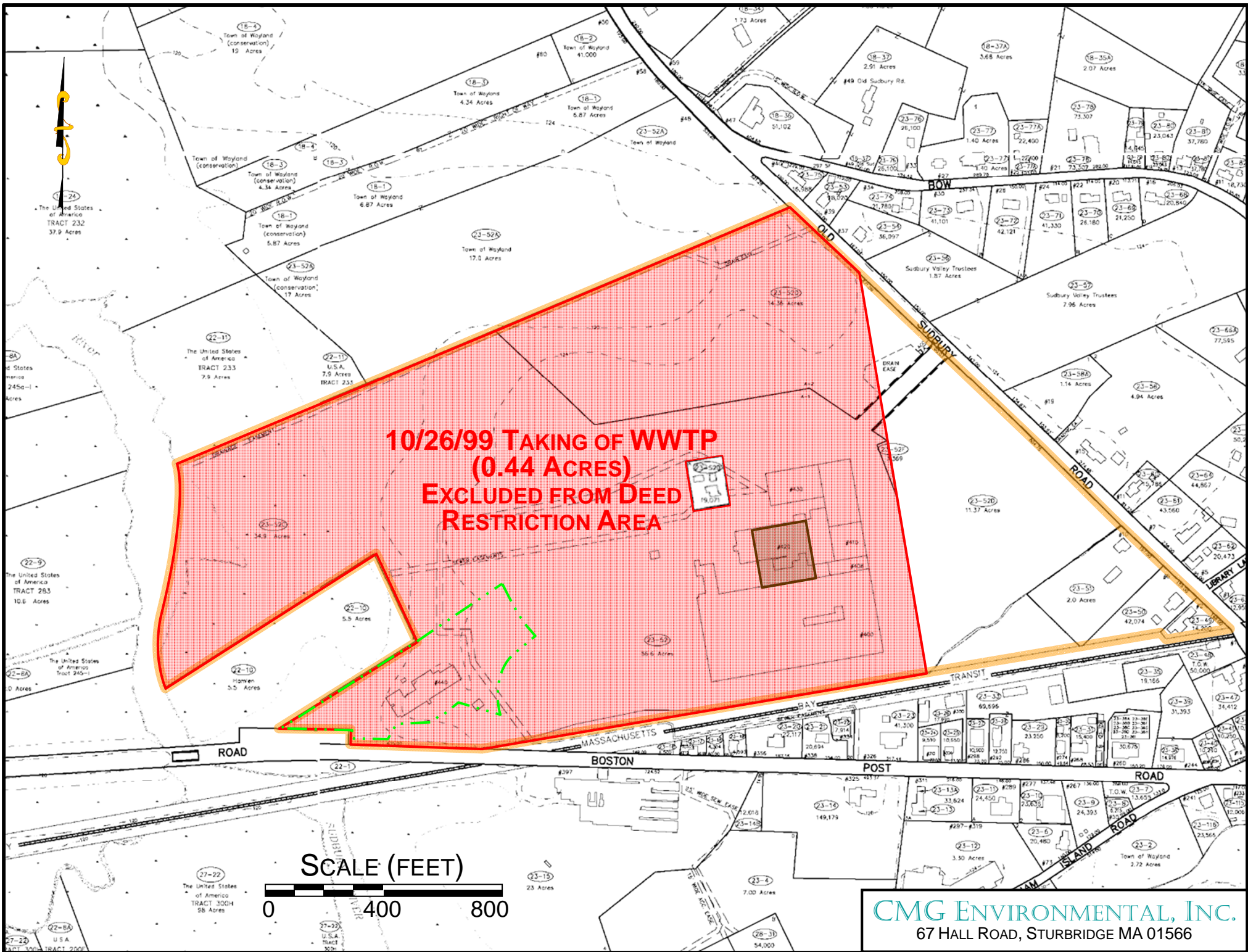
Wastewater Treatment Plant

- Acquired by Town of Wayland via eminent domain effective 10/26/99 in accordance with vote of June 1998 Special Town Meeting and April 1999 Annual Town Meeting (Book 30797, Page 5)
- Exempted from 1997 Easement and Restriction Agreement by (first) Amendment of 10/23/09 (Book 53716, Page 187)

Hamlen Parcel AUL

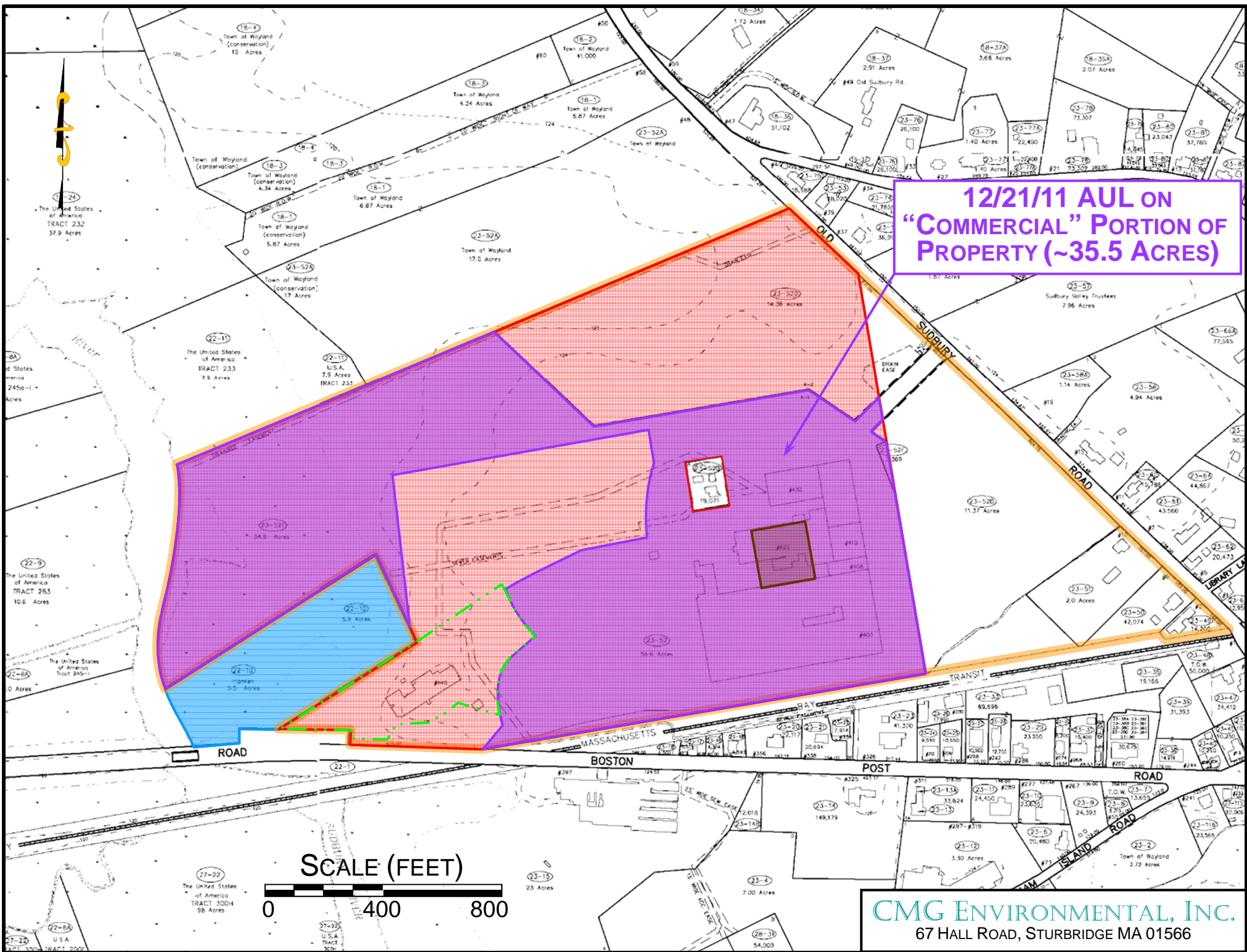
- Recorded 2/8/06 in Deed Book 46945, Page 9 by Raytheon Company
- To satisfy EPA requirements for risk-based PCB remediation in wetlands area of former Raytheon Property





2011 AUL

- Recorded 12/21/11 in South Middlesex Deed Book 58135, Page 87 by Twenty Wayland, LLC
- Follows the (second) Amendment of 12/21/11 to Easement and Restriction Agreement in separating the former Raytheon Property into “commercial” area (Wayland Town Center) and “residential” area (Brendon Homes, Inc. condominiums + Municipal Parcel); western wetlands portion of Property also included in “commercial” area to satisfy EPA requirements for risk-based PCB remediation in wetlands
- Limitations apply only to “commercial” area
- Residential use on second floor of “Building 2F envelope” allowed if proper sub-slab vapor barrier installed
- First Amendment to this AUL recorded 9/16/14 in Deeds Book 64236, Page 51 by WTC Retail, LLC; allows residential use on second floor of “Building 2B envelope” if proper sub-slab vapor barrier installed



Partial Releases of 1997 Deed Restriction

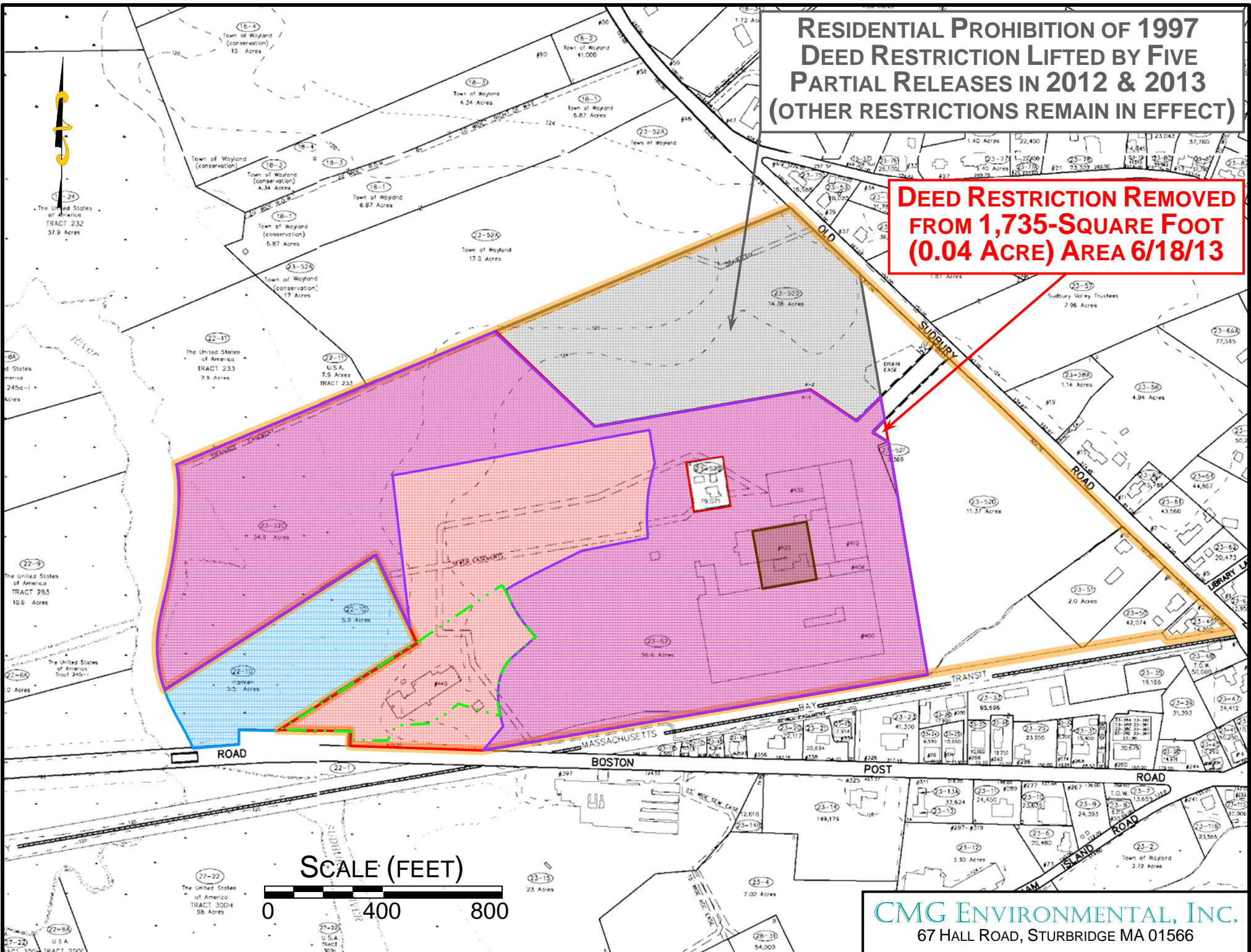
- Book 60534, Page 225 (11/20/12) for 21, 23, 25 & 27 River Rock Way
- Book 60670, Page 378 (12/7/12) for 5 River Rock Way
- Book 61006, Page 516 (1/18/13) for Building 11 [on River Rock Way] Units 37-C, 38-B & 39-A
- Book 61349, Page 298 (3/7/13) for 17 River Rock Way Unit 40-C & 19 River Rock Way Unit 41-A
- Book 62040, Page 154 (6/18/13) for 1,735 square feet of Map 23, Lot 52D
- Book 62200, Page 357 (7/9/13) for 14 River Rock Way Unit 48A, 16 River Rock Way Unit 47B & 18 River Rock Way Unit 46C

Amendments to Easement and Restriction Agreement

- Book 53716, Page 187 (10/23/09): Twenty Wayland, LLC cannot amend Agreement; Town-owned WWTP land not subject to Agreement
- Book 58135, Page 120 (12/21/11): Separate residential/commercial areas
- Book 62040, Page 184 and Page 201 (both 6/18/13) for Wayland Commons Condominiums
- Book 64236, Page 41 (9/16/14) for WTC Retail LLC

**RESIDENTIAL PROHIBITION OF 1997
DEED RESTRICTION LIFTED BY FIVE
PARTIAL RELEASES IN 2012 & 2013
(OTHER RESTRICTIONS REMAIN IN EFFECT)**

**DEED RESTRICTION REMOVED
FROM 1,735-SQUARE FOOT
(0.04 ACRE) AREA 6/18/13**



CMG ENVIRONMENTAL, INC.
67 HALL ROAD, STURBRIDGE MA 01566