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December 21, 2018

Brandywine View Tri Corner, LLC
3405 North 6th Street
Harrisburg, Pennsylvania 17110

Attention: Mr. Sam Juffe

Reference: Reliance on Phase I Environmental Site Assessment Report
Undeveloped, Wooded Land
320 Adams Drive
Parcel ID No. 1601 00140000
City of Coatesville, Chester County Pennsylvania
Whitman Project No. 18-12-12T

Dear Mr. Juffe:

The above-captioned Report was prepared at the request of Baker Residential of PA LLC. Brandywine View Tri Corner, LLC has requested that they be allowed to use the Report. Whitman is prepared to allow Brandywine View Tri Corner, LLC to use the Report and rely on the Report to the same extent that Baker Residential of PA LLC could rely on the Report subject to the terms and conditions of our contract with Baker Residential of PA LLC, this letter and the conditions set forth in the Report itself.

Please note, this reliance does not qualify Brandywine View Tri Corner, LLC for a landowner liability protection (LLP) under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601).

In consideration of Whitman allowing your use of the Report, you understand and agree as follows:

1. The Report only reflects noted Site conditions as of the date of our Site inspection(s) that was performed in connection with this report, and you understand that Site conditions could have changed since the date of the Site inspection(s). The Report was prepared in accordance with generally accepted professional practices employed in the State of Pennsylvania at the time when the Report was prepared, and is to be judged according to those standards and not against other or later standards. This standard is in lieu of all other standards or warranties, either expressed or implied.
2. The information and assessment set forth in the Report are valid for the time the assessment was conducted based upon the assumptions and limitations presented within the Report.

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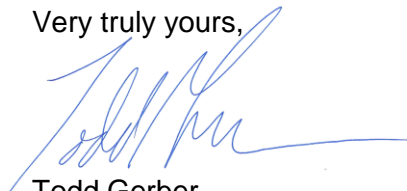
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In relying on the Report, you accept and are subject to the terms and conditions of the contract between Whitman and Baker Residential of PA LLC pursuant to which the Report was prepared.

3. The Report delivered to Baker Residential of PA LLC is considered to be its property, and upon delivery to you pursuant to the terms of this agreement, the Report will also be your property. You agree that reuse of the Report by you or by third parties without Whitman's written permission will be at the sole risk of the user without any liability on the part of Whitman. You realize that Whitman may make and retain copies of this Report and other documents connected with it. If you aid or assist in the unauthorized use of this Report or related documents by unauthorized third parties, you agree to indemnify Whitman for all damages, costs and expenses connected with any claim arising from such use. Whitman's permission for subsequent reuse of the Report is conditioned upon subsequent parties entering into an agreement under the same terms as this letter.
4. The Report is presumed to be valid, in accordance with, and subject to, the limitations specified in the ASTM E1527-13 standard, for a period of 180 days from completion. Additionally, pursuant to the ASTM E1527-13 standard, the Report is presumed valid if completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction.

If the terms of this letter set forth your understanding with respect to delivery of the Report, please indicate your acceptance in the space provided below and return one copy of this letter to us.

Very truly yours,



Todd Gerber
Principal

ACCEPTED: _____
Signature

NAME: _____

TITLE: _____

DATE: _____

