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Ruth A. Wilson
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Fee Amt: \$26.00 Page 1 of 8
Rockdale County Superior Court
Ruth A. Wilson Clerk of Superior Ct
BK 6355 PG 202-209

After Recording Return to:

CROSS-REFERENCE: Deed Book: 5813
Page: 211

Troutman Sanders LLP
c/o Angela J. Levin
580 California Street, Suite 1100
San Francisco, CA 94104

Environmental Covenant

This instrument is an Environmental Covenant executed for the property identified below (hereinafter "the Property") as part of an environmental response project to address regulated substances released into the environment that have migrated onto the Property in the groundwater. This Environmental Covenant restricts the use of groundwater on the Property to prevent humans from coming into contact with regulated substances.

Fee Owner of Property/Grantor: PAL Realty LLC (hereinafter "Grantor")
159 Liberty Street
Metuchen, NJ, 08840

Grantee/Holder: Rexmet Corporation (hereinafter "Grantee/Holder")
951 W. 8th Street
Lansdale, PA 19446

Grantee/Entity with express power to enforce: State of Georgia
Department of Natural Resources
Environmental Protection Division (hereinafter "EPD")
2 Martin Luther King Jr. Drive, SE
Suite 1456 East Tower
Atlanta, GA 30334

Parties with interest in the Property: Georgia Department of Transportation
One Georgia Center
600 W. Peachtree Street NW
Atlanta, GA 30308
Attn: Legal Department

Rockdale County
Rockdale County Government
P.O. Box 289
Conyers, GA 30012
Attn: County Attorney

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Environmental Covenant
1820 Conyers Station Road
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Oceanfirst Bank
975 Hooper Avenue
Toms River, New Jersey 08753

Property Information:

The property subject to this Environmental Covenant is located at 1820 Conyers Station Road in Conyers, Rockdale County, Georgia (hereinafter "Property"). This tract of land was conveyed on January 7, 2016 from Carpenter Co. to PAL Realty LLC recorded in Deed Book 5813, Pages 211-219, Rockdale County Records. The Property is located in Land Lots 325 and 326 of the 16th District of Rockdale County, Georgia. A complete legal description of the Property is attached as Exhibit A.

Tax Parcel Number(s): 071001002D of Rockdale County, Georgia

Name and Location of Administrative Record:

The administrative record for the environmental response project is identified as file Carolina Commercial Heat Treating Facility, HSI Site 10341, VRP Site VRP1120248590. This record is available for review at the following location:

Georgia Environmental Protection Division
Response and Remediation Program
2 MLK Jr. Drive, SE, Suite 1054 East Tower
Atlanta, GA 30334
M-F 8:00 AM to 4:30 PM excluding state holidays

Declaration of Covenant:

This Declaration of Covenant is made pursuant to the Georgia Uniform Environmental Covenants Act, O.C.G.A. § 44-16-1 et seq. by Grantor, Grantee/Holder, EPD, and their respective successors and assigns.

Grantor makes the following declaration as to restrictions to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, pursuant to O.C.G.A. § 44-16-5(a); is perpetual, unless modified or terminated pursuant to the terms of this Covenant pursuant to O.C.G.A. § 44-16-9; and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property. Should a transfer or sale of the Property occur before such time as this Environmental Covenant has been amended or revoked then said Environmental Covenant shall be binding on the transferee(s) or purchaser(s).

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Grantor hereby binds Grantor, its successors and assigns to the following activity and use limitation for the Property identified herein and grants such other rights under this Environmental Covenant in favor of the Grantee/Holder and EPD.

Activity and/or Use Limitation

Groundwater Use Limitation. The use or extraction of groundwater beneath the Property for drinking water or other potable uses shall be prohibited. The use or extraction of groundwater for any other purpose besides site characterization is prohibited unless conducted under a plan approved in writing by EPD.

General Provisions

Notice of Limitation in Future Conveyances. Each instrument hereafter conveying an interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitation set forth in this Environmental Covenant and shall provide the recorded location of the Environmental Covenant.

Access. Grantor shall provide reasonable access to Grantee/Holder or its assigns to verify compliance for annual reporting to EPD.

Effective Date. The effective date of this Environmental Covenant shall be the date upon which the fully executed Environmental Covenant has been recorded in accordance with OCGA § 44-16-8(a).

Benefit. This Environmental Covenant shall inure to the benefit of Grantee/Holder, EPD, and their respective successors and assigns and shall be enforceable by the Director or his agents or assigns, Grantee/Holder or its successors and assigns, and other party(ies) as provided for in O C G A § 44-16-11 in a court of competent jurisdiction.

Termination or Modification. This Environmental Covenant shall remain in full force and effect in accordance with O.C.G.A. § 44-16-5, unless and until the Director determines that the Property is in compliance with the Type 1 or 2 Risk Reduction Standards, as defined in Section 391-3-19-.07 of the Georgia Rules of Hazardous Site Response, whereupon the Environmental Covenant may be amended or terminated, as appropriate, in accordance with O.C.G.A. § 44-16-1 et seq.

Severability. If any provision of this Environmental Covenant is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

Warranty. Grantor hereby represents and warrants to the other signatories hereto that the Grantor has the power and authority to enter into this Environmental Covenant, to grant the rights and interests herein provided, and to carry out all obligations hereunder and in accordance with O C G A § 44-16-1 et seq.

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Grantor has caused this Environmental Covenant to be executed pursuant to The Georgia Uniform Environmental Covenants Act, on the 04 day of October, 2018.

Signed, sealed, and delivered in the presence of: **For Grantor:**

[Signature]
Unofficial Witness (Signature)

bebehd Huling
Unofficial Witness Name (Print)

WELLS FARGO BANK, N.A.
Rockdale Main
1903 Ga Highway 20 Se
Conyers, GA 30013

Unofficial Witness Address (Print)

[Signature]
Notary Public (Signature)

My Commission Expires: MARCH 21, 2022

PAL REALTY LLC

[Signature] (SEAL)
Authorized Representative (Signature)

ROBERT CARRIER
Authorized Representative Name (Print)

PRESIDENT
Title of Authorized Representative (Print)

Dated: 10-04-2018
(NOTARY SEAL)



[SIGNATURES CONTINUE ON NEXT PAGE]

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[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

Signed, sealed, and delivered in the presence of:

For Grantee/Holder:

A. Scott Wagner
Unofficial Witness (Signature)

REXMET CORPORATION

A. Scott Wagner
Unofficial Witness Name (Print)

John W. Rex (SEAL)
Authorized Representative (Signature)

951 W. 8th Street
Lansdale, PA 19446

John W. Rex
Authorized Representative Name (Print)

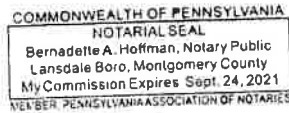
Unofficial Witness Address (Print)

President
Title of Authorized Representative (Print)

Bernadette A. Hoffman
Notary Public (Signature)

Dated: 06/14/2018
(NOTARY SEAL)

My Commission Expires: 9/24/21



[SIGNATURES CONTINUE ON NEXT PAGE]

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[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

Signed, sealed, and delivered in the presence of:

[Signature]
Unofficial Witness (Signature)

Jason Metzger
Unofficial Witness Name (Print)

5475 Oxford Chase Way
Atlanta GA 30338
Unofficial Witness Address (Print)

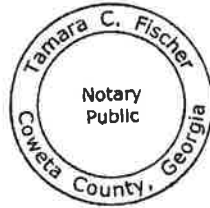
Tamara C. Fischer
Notary Public (Signature)

My Commission Expires: 7-27-2018

For the State of Georgia
Environmental Protection Division
[Signature] (SEAL)
(Signature)

Richard Dunn
Director

Dated: 6-12-18
(NOTARY SEAL)



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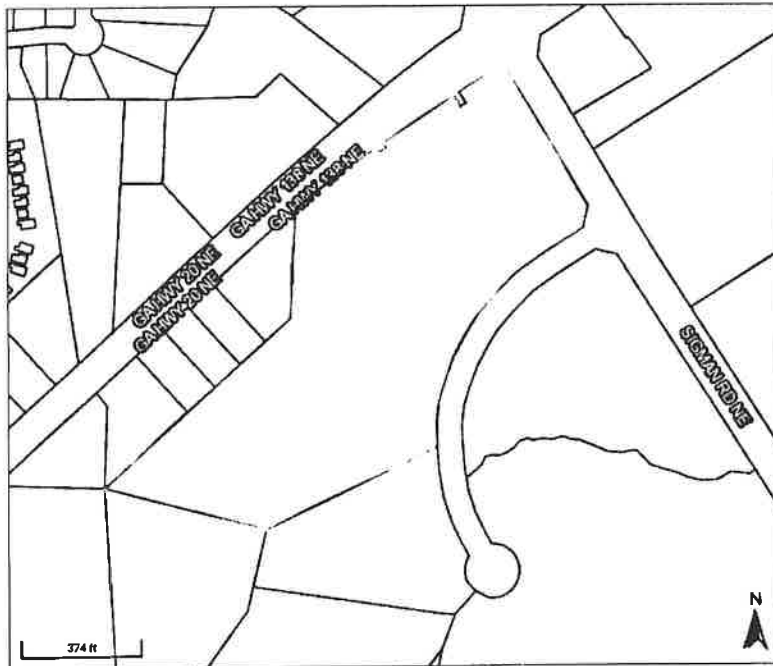
Exhibit A
Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 325 & 326 OF THE 16TH LAND DISTRICT OF ROCKDALE COUNTY, GEORGIA, IN THE CITY OF CONYERS, CONTAINING 18.728 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED REBAR SET AT THE RIGHT OF-WAY (R/W) MITER OF THE SOUTHERN R/W OF GA. HWY. #20 / GA. HWY. #138 (R/W VARIES) AND THE WESTERN R/W OF SIGMAN ROAD (100' R/W) AND THE TRUE POINT OF BEGINNING; THENCE GO ALONG SAID R/W MITER S 74°01'49" E A DISTANCE OF 80.88' TO A R/W MONUMENT FOUND ON THE WESTERN R/W OF SIGMAN ROAD; THENCE ALONG SAID R/W S 32°05'23" E A DISTANCE OF 431.63' TO A 5/8" CAPPED REBAR SET ON THE R/W MITER OF THE WESTERN R/W OF SIGMAN ROAD (100' R/W) AND THE NORTHERN R/W OF CONYERS STATION ROAD; THENCE ALONG SAID R/W S 57°56'44" W A DISTANCE OF 155.00' TO A 5/8" CAPPED REBAR SET; THENCE ALONG SAID R/W ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 651.44', WITH A CHORD DIRECTION OF S 28°25'55" W, A CHORD LENGTH OF 641.84' AND AN ARC LENGTH OF 671.13' TO A 5/8" CAPPED REBAR SET; THENCE S 64°29'29" W A DISTANCE OF 565.63' TO A 1/2" REBAR FOUND; THENCE N 75°08'55" W A DISTANCE OF 500.09' TO A 1/2" REBAR FOUND; THENCE N 48°04'39" E A DISTANCE OF 750.10' TO A 1/2" REBAR FOUND; THENCE N 03°08'07" E A DISTANCE OF 291.10' TO A 5/8" CAPPED REBAR SET ON THE SOUTHERN R/W OF GA. HWY. #20 / GA. HWY. #138 (R/W VARIES); THENCE ALONG SAID R/W N 49°41'04" E A DISTANCE OF 150.16' TO A 5/8" CAPPED REBAR SET; THENCE ALONG SAID R/W N 50°04'14" E A DISTANCE OF 34.37' TO A 5/8" CAPPED REBAR SET; THENCE ALONG SAID R/W N 52°29'11" E A DISTANCE OF 20.74' TO A 5/8" CAPPED REBAR SET; THENCE ALONG SAID R/W S 35°23'51" E A DISTANCE OF 14.76' TO A R/W MONUMENT FOUND; THENCE ALONG SAID R/W N 54°36'12" E A DISTANCE OF 15.89' TO A R/W MONUMENT FOUND; THENCE ALONG SAID R/W 33°14'59" W A DISTANCE OF 14.96' TO A R/W MONUMENT FOUND; THENCE ALONG SAID R/W N 54°57'09" E A DISTANCE OF 139.72' TO A 5/8" CAPPED REBAR SET; THENCE ALONG SAID R/W N 52°12'32" E A DISTANCE OF 106.96' TO A 5/8" CAPPED REBAR SET; THENCE ALONG SAID R/W S 37°53'25" E A DISTANCE OF 64.00' TO A R/W MONUMENT FOUND; THENCE ALONG SAID R/W N 52°20'05" E A DISTANCE OF 28.56' TO A R/W MONUMENT FOUND; THENCE ALONG SAID R/W N 37°26'25" W A DISTANCE OF 64.00' TO A 5/8" CAPPED REBAR SET; THENCE N 54°48'16" E A DISTANCE OF 211.77' TO A 5/8" CAPPED REBAR SET AT THE R/W MITER OF THE SOUTHERN R/W OF GA. HWY. #20 / GA. HWY. #138 (R/W VARIES) AND THE WESTERN R/W OF SIGMAN ROAD (100' R/W) AND THE TRUE POINT OF BEGINNING.

SAID PROPERTY BEING SHOWN ON THAT CERTAIN ALTA/ACSM TITLE SURVEY OF FOR PAL REALTY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, OCEANFIRST BANK AND/OR ITS PARTICIPANTS, SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, SANDERS, HAUGEN & SEARS, P.C. AND STEWART TITLE GUARANTY COMPANY, DATED DECEMBER 21, 2015, PREPARED BY JOHN F. BREWER & ASSOCIATES, BEARING THE SEAL OF JOHN F. BREWER, III, G.R.L.S. NO. 2905.

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Overview



Legend

- Parcels
- Roads

Parcel ID	071001002D	Owner	PAL REALTY LLC	Last 2 Sales			
Class Code	Industrial		1820 CONYERS STATION ROAD	Date	Price	Reason	Qual
Taxing District	CITY		CONYERS GA 30013	1/5/2016	\$2400000	01	Q
	CITY	Physical Address	1820 NE CONYERS STATION RD	6/17/1986	\$293000	02	U
Acres	18.79	Assessed Value	Value \$2358800				

(Note: Not to be used on legal documents)

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