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GA Environmental Protection Division
DIRECTOR'S OFFICE

APR 25 2018

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TWIGGS & OLIVER
1897-1905

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1906-1941

OLIVER, OLIVER & DAVIS
1942-1955

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1963-1967

OLIVER MANER & GRAY
1967-2008

JULIAN R. FRIEDMAN (GA & SC)
OF COUNSEL

April 20, 2018

ENVIRONMENTAL PROTECTION DIVISION
ATTENTION: Richard E. Dunn, Director
2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334

Re: *Executed Uniform Environmental Covenant (UEC)*
Georgia Ports Authority
RE: HIS Site No. 10071
1321 Spring Creek Road
Bainbridge, Decatur County, Georgia
Tax Parcels B0420-020-000 & B0420-021-A00

Dear Mr. Dunn:

Please find enclosed a file stamped copy of the above referenced covenant, recorded on April 11, 2018.

This letter shall also serve as a certification that the Owner has transmitted a file stamped copy of the covenant to the four (4) following parties, pursuant to its obligations under Item 10 of the covenant:

1. Decatur County, Georgia
Post Office Box 726
Bainbridge, Georgia 39818

2. City of Bainbridge
Post Office Box 158
Bainbridge, Georgia 39818
3. Agrium US Inc
4582 South Ulster Street
Suite 1700
Denver, Colorado 80237
4. Ergon Terminaling, Inc.
Post Office Box 1639
Jackson, Mississippi 39215

The subject property is bounded on the north by State Route 253 / Spring Creek Road. If the EPD would like the Owner to provide a file stamped copy of the covenant to the Georgia Department of Transportation, please advise.

You may contact me to discuss this matter at (912) 236-3311 or BSchivera@olivermaner.com.

With kindest regards, I am

Very truly yours,


BRYAN A. SCHIVERA
For the Firm

BAS/mm
Enclosure

CC. Paul H. Threlkeld, Esq.
Randal C. Weitman, P.E.

Deed Doc: COVE
Recorded 04/11/2018 01:10PM

CECILIA WILLIS
Clerk Superior Court, DECATUR County, Ga.
Bk **00426** Pg **0449-0472**

FILED IN OFFICE
2018 Apr 11 PM 01:10
CECILIA WILLIS
CLERK OF SUPERIOR COURT
DECATUR COUNTY, GEORGIA
2018-2453

**CROSS-REFERENCE: Deed Book: D-8
Page: 358**

Uniform Environmental Covenant

This instrument is a Uniform Environmental Covenant (UEC) executed pursuant to the Georgia Uniform Environmental Covenants Act, OCGA § 44-16-1, *et seq.* This UEC subjects the Property identified below to the activity and/or use limitations specified in this document. The effective date of this UEC shall be the date upon which the fully executed UEC has been recorded in accordance with OCGA § 44-16-8(a).

Fee Owner of Property/Grantor: Georgia Ports Authority
2 Main Street
Garden City, GA 31408

Grantee/Holder: Georgia Ports Authority
2 Main Street
Garden City, GA 31408

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

Parties with interest in the Property: None

Property:

The property subject to this UEC is the Georgia Ports Authority (GPA), Bainbridge Terminal (hereinafter "Property"), located at 1321 Spring Creek Road (also known as Georgia State Route 253) in Bainbridge, Decatur County, Georgia. A majority of this tract of land was conveyed from the State of Georgia to GPA on June 15, 1964 and another smaller portion was conveyed from Chevron U.S.A. Inc. to GPA on July 23, 1986. These deeds are recorded in Deed Book D-8, Pages 358-364, and Deed Book I-14, Pages 377-381, respectively, in the Decatur County Records. The area is located in Land Lot 373 of the 15th District of Decatur County, Georgia. The Property, being bounded on the north and west by State Route 253; to the east by lands, now or formerly, of Agrium U.S. Inc.; on the south by the Flint River; and on the west by lands, now or formerly, of Ergon Terminaling, Inc., consists of approximately 64.6 acres. A complete legal

description of the Property with the associated warranty deeds is attached as Exhibit A and a map of the GPA and surrounding properties is attached as Exhibit B.

Tax Parcel Number(s):

Parcels B0420-020-000 and B0420-021-A00, Decatur County, Georgia.

Name and Location of Administrative Records:

The corrective action at the Property that is the subject of this Uniform Environmental Covenant is described in the following document[s]:

- Environmental International Corporation (EIC), December 2016. *Compliance Status Report*, January 17, 2017, and amendments thereof.

These documents are available at the following locations:

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

Georgia Ports Authority, Main Office
2 Main Street
Garden City, GA 31408

Georgia Ports Authority, Bainbridge Terminal
1321 Spring Creek Road
Bainbridge, GA 39817

Description of Contamination and Corrective Action:

The Property has been listed on Georgia's hazardous site inventory since 1994 and has been designated as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances regulated under state law. On November 2, 2012, the Environmental Protection division (hereinafter "EPD") accepted the Property as a qualifying property and a participant in the Voluntary Remediation Program Act (VRP). Interested parties may contact the GPA or the EPD for further information concerning the Property. This notice is provided in compliance with the Georgia Hazardous Site Response Act.

This Declaration of a Covenant is made pursuant to the Georgia Uniform Environmental Covenants Act, O.C.G.A. § 44-16-1 *et seq.* by GPA, its successors and assigns, and the State of Georgia, Department of Natural Resources, EPD, its successors and assigns. This UEC is required because pesticides contamination, primarily that of benzenehexachloride (BHC), also known as hexachlorocyclohexane (HCH), consisting of α (alpha), β (beta), δ (delta), and γ

(gamma) isomer constituents of concern (COCs), exists on a portion of the Property. The BHC constituents are "regulated substances" as defined under the Georgia Hazardous Site Response Act, O.C.G.A. § 12-8-90 *et seq.*, and the rules promulgated thereunder (hereinafter "HSRA" and "Rules", respectively).

In compliance with these rules, corrective actions for the release include soil removal, engineering controls and institutional controls to limit land use to non-residential purposes, to restrict the extraction of groundwater on the Property and to restrict digging or excavating soil within two designated areas of concern (AOCs) with established COCs concentrations in soil above the delineation criterion (see Figure 1 for details). Additional details associated with the investigations and corrective action are included in the January 17, 2017 compliance status report (CSR). Specifications and requirements of the engineering controls and institution controls are included in the Monitoring and Maintenance Plan.

The Grantor, GPA, hereby binds its successors and assigns to the activity and use restriction(s) for the Property identified herein and grants such other rights under this UEC in favor of the GPA and EPD. EPD shall have full right of enforcement of the rights conveyed under this UEC pursuant to HSRA, O.C.G.A. § 12-8-90 *et seq.*, and the rules promulgated thereunder. Failure to timely enforce compliance with this UEC or the use or activity limitations contained herein by any person shall not bar subsequent enforcement by such person and shall not be deemed a waiver of the person's right to take action to enforce any non-compliance. Nothing in this UEC shall restrict EPD from excising any authority under applicable laws.

GPA makes the following declaration as to limitations, restrictions, and uses 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 (hereinafter "Owner"). Should a transfer or sale of the Property occur before such time as this UEC has been amended or revoked, then said UEC shall be binding on the transferee(s) or purchaser(s).

The UEC shall insure to the benefit of GPA, EPD, and their respective successors and assigns and shall be enforceable by the Director or his agents or assigns, GPA 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.

Activity and/or Land Use Limitation(s):

1. Registry

Pursuant to O.C.G.A. § 44-16-12, this UEC and any amendment or termination thereof, may be contained in EPD's registry for UECs.

2. Notice

The Owner of the Property must give a thirty (30)-day advance written notice to EPD of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Corrective Action. The Owner of the Property must also give thirty (30)-day advance written notice to EPD of the Owner's intent to change the use of the established AOCs identified in Figure 1 within the boundaries of the Property or conduct any land disturbing activities that would affect these AOCs.

3. Notice of Limitation in Future Conveyances

Each instrument hereafter conveying an interest in the Property subject to this UEC shall contain a notice of the activity and use limitations set forth in this UEC and shall provide the recorded location of the UEC.

4. Monitoring

Annual inspections of the facility are to be conducted to ensure that the activity and use limitations in this UEC are being abided by. At a minimum, the annual inspections will include the tasks detailed in the 2017 Monitoring and Maintenance Plan.

5. Periodic Reporting

A Monitoring and Maintenance Plan has been implemented to ensure that contaminated soil poses no hazards to occupants, contractors, or visitors. The monitoring report should include Figures and an Annual Inspection Report Form. Annually, by no later than December 30th following the effective date of this UEC, the Owner shall submit to EPD an Annual Report in accordance with the form detailed within the Monitoring and Maintenance Plan, certifying that the Activity and Use Limitations in this UEC are being abided by.

6. Activity and Use Limitation(s)

The Property shall be used only for non-residential uses, as defined in Section 391-3-19-.02 of the Rules as of the date of this UEC. Any residential use on the Property shall be prohibited. Any land disturbing activities conducted in the AOCs identified in Figure 1 are to be conducted in accordance with the procedures detailed within the 2017 Maintenance and Monitoring Plan, or as amended. These activities include, but are not limited to the following: drilling, digging, excavation, demolition, placement of any objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability. All AOC engineering controls must be maintained as specified in the 2017 Monitoring and Maintenance Plan, or as amended. Any soil or groundwater originating from the aforementioned restricted areas of the Property will be properly managed and disposed of in accordance with the 2017 Monitoring and Maintenance Plan, or as amended.

7. Groundwater 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.

8. Permanent Markers

Permanent engraved granite markers are installed in conspicuous areas within or near each soil AOC such that they delineate the restricted areas of the Property as specified in Section 391-3-19-.07(10) of the Rules. Disturbance or removal of such markers is prohibited.

9. Right of Access

In addition to any rights already possessed by EPD and/or the GPA, the Owner shall allow authorized representatives of EPD and/or GPA the right to enter the Property at reasonable times for the purpose of evaluating the Corrective Action; to take samples, to inspect the Corrective Action conducted at the Property, to determine compliance with this UEC, and to inspect records that are related to the Corrective Action.

10. Recording of UEC and Proof of Notification

Within thirty (30) days after the date of the Director's signature, the Owner shall file this UEC with the Recorders of Deeds for Decatur County, and send a file stamped copy of this UEC to EPD within thirty (30) days of recording. Within that time period, the Owner shall also send a file-stamped copy to each of the following: (1) each person holding a recorded interest in the Property subject to the covenant, (2) each person in possession of the real property subject to the covenant, (3) each municipality, county, consolidated government, or other unit of local government in which real property subject to the covenant is located, and (4) each owner in fee simple whose property abuts the Property subject to the UEC.

11. Termination or Modification

This UEC shall remain in full force and effect in accordance with O.C.G.A. § 44-5-60, unless and until the Director determines that the Property is in compliance with the Type 1, 2, 3, or 4 Risk Reduction Standards, as defined in Georgia Rules of Hazardous Site Response (Rules) Section 391-3-19-.07 and removes the Property from the Hazardous Site Inventory, whereupon the UEC may be amended or revoked in accordance with Section 391-3-19-08(7) of the Rules and O.C.G.A. § 44-16-1 *et seq.*

12. Severability

If any provision of this UEC 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.

13. No Property Interest Created in EPD

This UEC does not in any way create any interest by EPD in the Property that is subject to the UEC. Furthermore, the act of approving this UEC does not in any way create any interest by EPD in the Property in accordance with O.C.G.A. § 44-16-3(b).

Representations and Warranties:

Grantor hereby represents and warrants to the other signatories hereto:

1. That the Grantor has the power and authority to enter into this UEC, to grant the rights and interests herein provided and to carry out all obligations hereunder;
2. That the Grantor is the sole owner of the Property and holds fee simple title which is free, clear and unencumbered;
3. That the Grantor has identified all other parties that hold any interest (e.g., encumbrance) in the Property and notified such parties of the Grantor's intention to enter into this UEC;
4. That this UEC will not materially violate, contravene, or constitute a material default under any other agreement, document or instrument to which Grantor is a party, by which Grantor may be bound or affected;
5. That the Grantor has served each of the people or entities referenced in Activity 10 above with an identical copy of this UEC in accordance with O.C.G.A. § 44-16-4(d);
6. That this UEC will not materially violate or contravene any zoning law or other law regulating use of the Property; and
7. That this UEC does not authorize a use of the Property that is otherwise prohibited by a recorded instrument that has priority over the UEC.

Notices:

Any document or communication required to be sent pursuant to the terms of this UEC shall be sent to the following persons:

Georgia Environmental Protection Division
Branch Chief
Land Protection Branch

DECATUR COUNTY

Bk **00426** Pg **0455**

2 Martin Luther King Jr. Drive SE
Suite 1054 East Tower
Atlanta, GA 30334

Georgia Ports Authority
c/o Griffith Lynch
Executive Director
2 Main Street
Garden City, GA 31408

Grantor has caused this Environmental Covenant to be executed pursuant to the Georgia Uniform Environmental Covenants Act on the 22nd day of January, 2018.

Signed, sealed, and delivered in the presence of:

Becky Ike
Unofficial Witness (Signature)

Becky Ike
Unofficial Witness Name (Print)

Debra H. Wynn
Unofficial Witness Address (Print)

Debra H. Wynn
Notary Public (Signature)

My Commission Expires:
DEBRA H. WYNN
Notary Public, Chatham County GA
My Commission Expires Sept. 29, 2018

For the Grantor:

GEORGIA PORTS AUTHORITY
Name of Grantor (Print)

Griffith V. Lynch
Grantor's Authorized Representative (Seal)
(Signature)

Griffith V. Lynch
Authorized Representative Name (Print)

Executive Director
Title of Authorized Representative (Print)

Dated: _____
(NOTARY SEAL)

Grantee has caused this Environmental Covenant to be executed pursuant to the Georgia Uniform Environmental Covenants Act on the 22nd day of January, 2018.

Signed, sealed, and delivered in the presence of:

Becky Ike

Unofficial Witness (*Signature*)

Becky Ike

Unofficial Witness Name (*Print*)

Debra H. Wynn

Unofficial Witness Address (*Print*)

Debra H. Wynn

Notary Public (*Signature*)

My Commission Expires: _____

DEBRA H. WYNN

Notary Public, Chatham County GA

My Commission Expires Sept. 29, 2018

For the Grantee:

GEORGIA PORTS AUTHORITY

Name of Grantee (*Print*)

Griffith V. Lynch

Grantee's Authorized Representative
(*Signature*)

(Seal)

Griffith V. Lynch

Authorized Representative Name (*Print*)

Executive Director

Title of Authorized Representative (*Print*)

Dated: _____
(NOTARY SEAL)

Signed, sealed, and delivered in the presence
of:

Tamara C. Fischer

Unofficial Witness (Signature)

Tamara C. Fischer

Unofficial Witness Name (Print)

2 MLK JR DR Ste 1456 East

Atlanta GA 30334

Unofficial Witness Address (Print)

Sydney Brogden

Notary Public (Signature)

My Commission Expires:

June 15, 2021

For the State of Georgia
Environmental Protection Division:

Richard Dunn

(Signature)

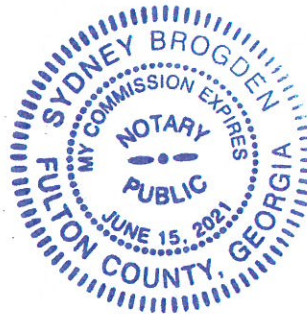
Richard Dunn

(Seal)

Director

Dated: 3/19/2018

(NOTARY SEAL)



HSI SITE 10071, GEORGIA PORTS AUTHORITY-BAINBRIDGE TERMINAL

UNIFORM ENVIRONMENTAL COVENANT

EXHIBIT A LEGAL DESCRIPTION AND DEEDS

BAINBRIDGE TERMINAL
LEGAL DESCRIPTION

All that tract or parcel of real property situate, lying and being in Land Lot 373 in the 15th Land District, Decatur County, Georgia and being more particularly described as follows:

Commencing at a point, said point being the Southwest Corner of Land Lot 373 and run thence North 20 degrees 48 minutes 06.0 seconds East, a distance of 1985.80 feet to a point, said point being the POINT OF BEGINNING.

Continuing thence North 12 degrees 24 minutes 07.0 seconds East a distance of 169.42 feet to a point; thence North 07 degrees 57 minutes 50.0 seconds East a distance of 336.50 feet to a point, said point being on the easterly right-of-way line of Georgia State Route 253 (also known as Spring Creek Road); thence along the easterly right-of-way line of Georgia State Route 253 North 45 degrees 53 minutes 00.0 seconds East a distance of 489.44 feet to a point; thence along the easterly right-of-way line of State Route 253 North 45 degrees 53 minutes 00.0 seconds East a distance of 510.16 feet to a point; thence leaving the right of way line of Georgia State Route 253 South 44 degrees 06 minutes 12.0 seconds East a distance of 211.88 feet to a point; thence North 46 degrees 05 minutes 05.0 seconds East a distance of 181.09 feet to a point; thence South 43 degrees 54 minutes 55.0 seconds East a distance of 50.00 feet to a point; thence South 46 degrees 00 minutes 21.0 seconds West a distance of 28.90 feet to a point; thence along a curve to the left, said curve having a radius of 293.31 feet, a central angle of 86 degrees 56 minutes 43.7 seconds and an arc distance of 445.09 feet to a point (chord bearing is South 02 degrees 32 minutes 02.0 seconds West and chord distance is 403.60 feet); thence South 40 degrees 27 minutes 10.4 seconds East a distance of 169.37 feet to a point; thence South 40 degrees 55 minutes 28.0 seconds East a distance of 88.45 feet to a point; thence North 61 degrees 13 minutes 43.0 seconds East a distance of 111.25 feet to a point; thence South 49 degrees 41 minutes 10.7 seconds East a distance of 282.81 feet to a point; thence South 50 degrees 14 minutes 54.0 seconds East a distance of 500.00 feet to a point; thence North 31 degrees 28 minutes 00.0 seconds East a distance of 100.00 feet to a point; thence South 16 degrees 35 minutes 00.0 seconds East a distance of 232.00 feet to a point, said point being on the north bank of the Flint River; thence following the north bank of the Flint River in a southwesterly direction to a point, said point being South 66 degrees 21 minutes 00 seconds West a distance of 240.00 feet from the previous point; thence along the north bank of the Flint River in a southwesterly direction to a point, said point being South 48 degrees 49 minutes 00.0 seconds West a distance of 1953.20 feet from the previous point; thence leaving the north bank of the Flint River North 01 degrees 23 minutes 58.6 seconds East a distance of 301.95 feet to a point; thence South 60 degrees 18 minutes 16.0 seconds West a distance of 106.84 feet to a point; thence North 01 degrees 34 minutes 54.0 seconds East a distance of 468.46 feet to a point; thence North 88 degrees 22 minutes 10.0 seconds West a distance of 292.91 feet to a

point; thence North 17 degrees 01 minutes 02 seconds West a distance of 164.91 feet to a point; thence North 01 degrees 45 minutes 13.0 seconds East a distance of 352.92 feet to a point; thence North 04 degrees 30 minutes 11.0 seconds East a distance of 100.51 feet to a point; thence North 12 degrees 24 minutes 07.0 seconds East a distance of 122.04 feet to a point, said point being the POINT OF BEGINNING.

Said herein above described tract or parcel of real property being bounded on the north and west by State Route 253; on the east by lands, now or formally, of AgriumU.S. Inc.; on the south by the Flint River; and on the west by lands, now or formally, of Ergon Terminaling, Inc. Said tract or parcel of real property consisting of and being approximately 64.6 Acres, more or less, and being known as the Georgia Ports Authority's Bainbridge Terminal.

The aforementioned legal description is a composite made from various deeds and plats in the possession of the Georgia Ports Authority and on record with the Office of Clerk of Superior Court, Decatur County, State of Georgia, and is subject to all matters which an actual field survey may disclose. The parcel is also subject to various easements and rights of ways not indicated in this legal description.

Revised 6/28/12

Source: Georgia Ports Authority



D-8
258

DEED OF CORRECTION

3-8

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, Made as of the 15th day of June,
in the Year of Our Lord One Thousand Nine Hundred and Sixty-
Four (1964), between the STATE OF GEORGIA, as First Party,
and the GEORGIA PORTS AUTHORITY, as Second Party,

WITNESSETH:

WHEREAS, the State of Georgia was duly authorized
to convey certain real property in Decatur, Glynn and Richmond
Counties to the Georgia Ports Authority (Georgia Laws, 1959,
P. 145-151), and

WHEREAS, said State, First Party, did heretofore on
the 18th day of March, 1959, convey said real property in the
Counties of Decatur, Glynn and Richmond, in the State of Georgia,
to the "State Ports Authority", and

WHEREAS, the name of the "State Ports Authority"
was changed to "Georgia Ports Authority" in 1949 (Georgia Laws,
1949, P. 778-780), and

WHEREAS said conveyance by First Party should
properly have been made to the "Georgia Ports Authority", and

WHEREAS, the description of the tract of 35.25 acres,
in Decatur County, Georgia, contains an error in that one of the
directional calls is omitted, and

WHEREAS, the Parties hereto desire to correct the
errors made in said Instrument of March 18, 1959, and to properly
and satisfactorily name the Grantee and correctly describe the
property conveyed:

NOW THEREFORE, in consideration of the premises
and in order to correct the prior Instrument above referred to and

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HENRY PORTSON
SECRETARY OF STATE

other valuable considerations flowing between the Parties, this Deed of Correction is made and delivered and the First Party does hereby grant, bargain, sell and convey, and by these does hereby grant, bargain, sell and convey unto the Second Party, its successors and assigns, the following described property, to wit:

All that tract or parcel of land, situate, lying and being in Richmond County, Georgia, east of the corporate limits of the City of Augusta and north of the Sand Bar Ferry Road, containing seventy-eight (78) acres, more or less, and beginning at a point on the toe of the Levee nineteen hundred and twenty-five feet (1925) east of the East Boundary at a point identified on a map of the Department of Public Works, Augusta, Georgia, dated 26 August, 1958, by the letter 'D'; thence in a generally northerly direction a distance of two hundred and thirty-five feet (235), more or less, to the south waterline of the Savannah River to a point identified on said map by the letter 'A'; thence in a generally easterly direction along the south waterline of the Savannah River a distance of seventy-one hundred and fifty feet (7150), more or less, to a point identified on said map by the letter 'B'; thence in a generally southwesterly direction a distance of three hundred fifteen feet (315), more or less, to a point on the toe of the Levee identified on said map by the letter 'C'; thence in a generally westerly direction along the toe of the Levee a distance of sixty-six hundred and fifty feet (6650) to the point of beginning; bounded on the North by the Savannah River; on the East and South by other property of the City Council of Augusta and on the West by property of the Texas Company. All as shown upon said map on which said tract is designated "Tract A", which map is attached to the deed from the City Council of Augusta to the State of Georgia, dated September 3, 1958, and which said deed is on file in the office of the Secretary of State of Georgia, and by reference made a part hereof.

Expressly reserved from this conveyance of the above described property is an easement in, over and upon the southernmost twelve feet (12) thereof, as a road for levee maintenance and other purposes, which easement is also shown on said map.

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ALSO, all that tract or parcel of land, situate, lying and being in Richmond County, Georgia, east of the corporate limits of the City of Augusta, containing two and two-tenths (2.2) acres, on the North side of the Sand Bar Ferry Road, on which it fronts seventy-nine and two-tenths (79.2) feet, and extends back in a northeasterly direction a distance of twelve hundred eighty-one and three-tenths (1281.3) feet on its western line and a distance of twelve hundred ninety-four and two-tenths (1294.2) feet on its eastern line to a rear width of seventy-nine and two-tenths (79.2) feet; bounded on the North by a strip of land reserved for a railroad right-of-way; on the East by lots of Jones and Nicholson, Hammock and Lundy; on the South by Sand Bar Ferry Road; and on the West by Pistol Range Road, designated upon the map first referred to as 'Tract B' and identified by the letters 'G', 'H', 'E', and 'F', which map by reference is made a part hereof.

The property next above described was conveyed to the State of Georgia by a deed dated September 3, 1958, from the City Council of Augusta, which said deed is on file in the office of the Secretary of State of Georgia, and by reference made a part hereof to better identify said property.

ALSO, all that certain tract, lot and parcel of land, situate, lying and being in the City of Brunswick, in Glynn County, Georgia, identified and described according to the map and plat entitled 'Port and Industrial Sites, Glynn County, Brunswick, Georgia', dated May 30, 1958, and thereon identified and described as 'Proposed State Docks', and more particularly described as follows, to wit:

Beginning at a point on the westerly line of Newcastle Street where said line of Newcastle Street would be intersected by the southerly line of Fifth Avenue if said line of Fifth Avenue were projected westerly; thence running westerly along the southerly line of Fifth Avenue if the same were projected westerly for a distance of one thousand two hundred twenty-seven and eighty-five one-hundredths (1,227.85) feet to the United States Government harbor line in East River; thence running northerly along the said U. S. Government harbor line for a distance of eleven hundred and four one-hundredths (1,100.04) feet; thence running easterly along a line parallel to and 1,100.04 feet northerly from the southerly line of

Fifth Avenue for a distance of five hundred and twenty-five (525) feet, more or less, to the westerly line of Bay Street (if said Bay Street were projected southerly and said Bay Street being ninety-two and five-tenths (92.5) feet in width at said point); thence running southerly for a distance of twenty and four one-hundredths (20.04) feet along said westerly line of Bay Street to the point where said line of Bay Street is intersected by the southerly line of Third Avenue if said Third Avenue were projected westerly; thence running easterly along the southerly line of Third Avenue, if said Third Avenue were projected westerly, for a distance of four hundred ninety-seven and five tenths (497.5) feet to the westerly line of Grant Street, if said Grant Street were projected southerly; thence running southerly along said southerly projection of the westerly line of Grant Street for a distance of four hundred eighty (480) feet; thence at right angles to said last described line running westerly for a distance of two hundred and five (205) feet; thence at right angles to said last described line running southerly for a distance of one hundred five (105) feet; thence at right angles to said last described line running westerly for a distance of two hundred (200) feet; thence at right angles to said last described line running southerly for a distance of one hundred twenty-five (125) feet; thence at right angles to said last described line running easterly for a distance of five hundred forty (540) feet to the westerly line of Newcastle Street; thence running southerly and southeasterly along said westerly line of Newcastle Street for a distance of four hundred twenty and two-tenths (420.2) feet to the point or place of beginning.

There is excepted from this conveyance, the easement or rights-of-way of the Atlantic Coast Line and Southern Railroads as the same is shown to run through the above described and hereby conveyed tract of land on the aforesaid plat.

The property described next above was conveyed to the State of Georgia by a deed dated July 7, 1958, from the City of Brunswick, which said deed is on file in the office of the Secretary of State of Georgia, and by reference made a part hereof to better identify said property.

ALSO, that certain tract of land containing 56 acres, more or less, located in Lots of Land No. 372 and 373 in the 15th District of Decatur County,

Georgia, being a portion of Decatur County Farm Land located on the North of Flint River and South of the Bainbridge-Spring Creek paved highway (Georgia State Highway No. 253), East of the site now known as American Bitumuls & Asphalt Company and West of other land of Decatur County, Georgia and which tract is now known as the Georgia State Ports Authority, and is more particularly described as follows:

Commencing at the Southwest corner of Land Lot No. 373, 15th District, Decatur County, Georgia (marked by a U. S. Government monument); thence N 01 degree 41' E, 457.0 feet to a U. S. Government monument; thence N 63 degree 06' E, 661.4 feet to a U. S. Government concrete monument; thence N 52 degree 03' E 648.9 feet to a U. S. Government concrete monument and the point of beginning; thence N 01 degree 41' E, 1,637.9 feet to a point on the South right-of-way of Georgia State Highway No. 253; thence N 45 degree 53' E along the South right-of-way of Georgia State Highway No. 253, 992.2 feet to a point of curvature; thence along the South right-of-way of Georgia State Highway No. 253 along a curve to a right in a general northeasterly direction with a radius of 5,690 feet for a distance of 911.9 feet to a point of tangency (chord N 50 degree 28' E. 911.0 feet); thence continue along the South right-of-way of Georgia State Highway No. 253, N 55 degree 04' E, 173.6 feet; thence S 08 degree 14' W. 98.0 feet; thence S 40 degree 54' W. 597.3 feet; thence S 26 degree 43' W, 949.5 feet; thence S 03 degree 56' W, 185.0 feet; thence S 40 degree 51' E, 1,054.9 feet to a point on the north shore line of Flint River; thence downstream along the North shore line of Flint River in a southwesterly direction to a point which is S 48 degree 49' W, 1,953.2 feet; thence N 01 degree 41' E. 658.3 feet to the point of beginning.

The property described next above was conveyed to the State of Georgia by a deed dated October 2, 1956, from Decatur County, Georgia through the Chairman of the Board of Commissioners of Roads and Revenues, which deed is on file in the office of the Secretary of State of Georgia and by reference made a part hereof in aid of the description of said property.

ALSO, all that certain tract, lot and parcel of land situate, lying and being in Land Lots 372 and 373 of the 15th District of Decatur County, Georgia, containing 35.25 acres, and more particularly described as follows:

Commencing at the Southeast corner of Land Lot No. 372, 15th District, Decatur County, Georgia (Marked by a U. S. Government monument); thence N 0 degree 55' E, 650.0 feet; thence N 88 degree 50' W, 60.0 feet to a concrete monument and the point of beginning; thence S 51 degree 42' W along North boundary of Lands of General Gas Corp., 858.0 feet; thence S 31 degree 28' W along North boundary of lands of General Gas Corp., 823.4 feet; thence S 50 degree 19' E along West Boundary of lands of General Gas Corp., 500.0 feet; thence S 16 degree 35' E, 232.0 feet to a point on the Northern shore of Jim Woodruff Reservoir; thence along the Northern shore of Jim Woodruff Reservoir in a Southwesterly direction to a point which is S 66 degree 21' W, 240.0 feet; thence along the East boundary of lands formerly deeded to Georgia Ports Authority as follows: N 40 degrees 51' W, 1054.9 feet; N 03 degrees 56' E, 185.0 feet; N 26 degrees 43' E, 949.5 feet; N 40 degrees 54' E, 597.3 feet; N 08 degrees 14' E, 98.0 feet to a point on South right-of-way of Georgia State Highway No. 253; thence North 55 degrees 04' E along South right-of-way of Georgia State Highway No. 253, 630.9 feet; thence S 0 degree 55' W, 998.1 feet; thence along a curve to the left in a Northeasterly direction with a radius of 427.50 feet to a point which is N 60 degrees 49' E, 28.0 feet to a point of tangency; thence N 58 degrees 57' E 225.5 feet to the point of beginning. LESS AND EXCEPT 2.88 acres, more or less, contained in right-of-way for railroad spur track to State Docks as previously deeded S. A. L. Railway.

Specifically reserved from the above described tract of land is a strip of land for a 100 foot wide perpetual Railroad Right-of-way easement from the proposed S. A. L. Railway spur track, running in an Easterly and Westerly direction through said described tract, to other adjoining lands of Decatur County which are located on the North side of Georgia State Highway No. 253. Said strip having been reserved for the use of Decatur County, Georgia in its conveyance to the State of Georgia dated February 4, 1958, which said deed is on file in the Office of the Secretary of State of Georgia, and by reference made a part hereof for a more complete description of said property. The above 35.25 acre tract of land being more fully shown by plat of same made by R. H. Albarr, C. E., on December 28, 1957, and recorded in Plat Book 4, Page 6, in the Clerk's office of Superior Court of Decatur County, Georgia.

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This Deed of Correction is executed and delivered by the Governor of Georgia, acting for and on behalf of the State of Georgia under and as duly authorized by an Act of the General Assembly of Georgia approved March 9, 1945, known as the State Ports Authority Act, appearing on Pages 464-480, Inclusive, of the Acts of the General Assembly of 1945, as amended by an Act approved March 10, 1959 (Georgia Laws 1959, Pages 145-151).

TO HAVE AND TO HOLD the said tract or parcel of land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns, forever, IN FEE SIMPLE.

IN WITNESS WHEREOF, The State of Georgia has caused these presents to be signed by the Governor, with the official Seal of The State affixed, and attested by the Secretary of State, this the day and year first above written.

STATE OF GEORGIA

By: Carl E. Sanders (L.S.)

Carl E. Sanders, Governor

Attest: Ben W. Fortson, Jr. (L.S.)

Ben W. Fortson, Jr.
Secretary of State

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: (As to the signatures of Carl E. Sanders, Governor, and Ben W. Fortson, Jr., Secretary of State)

Henry B. Lee
Anna R. Adamson
Notary Public

Notary Public, Georgia State at Large
My Commission Expires Nov. 9, 1944

THIS INDENTURE, made this 23rd day of July, 1986, between

001926 CHEVRON U.S.A. INC., a Pennsylvania corporation (successor to American Bitumuls & Asphalt Company, a Delaware corporation, by mergers and name changes), hereinafter called "Grantor", and Georgia Ports Authority, whose mailing address is 132 State Judicial Building, Atlanta, Georgia 30334, hereinafter called "Grantee",

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, a tract or parcel of land, with improvements, situate, lying and being in Decatur County, State of Georgia, and being more particularly described in Schedule A attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the said bargained and conveyed premises together with all and singular the rights, members and appurtenances thereto in anywise appertaining or belonging to the only proper use, benefit and behoof of Grantee, its successors and assigns, in fee simple forever.

And Grantor will, and its successors shall, the aforegranted and conveyed premises unto Grantee, its successors and assigns, forever warrant and defend the right and title to said premises by virtue of these presents against the claim or claims of all persons whomsoever, except as to all easements and restrictions of record and zoning and building regulations applicable to said property and any state of facts that might be shown by an accurate survey and any roads or ways over and across said premises.

All taxes for the current year have been prorated as of date of delivery of this deed.

IN WITNESS WHEREOF, the said CHEVRON U.S.A. INC., a Pennsylvania corporation, Grantor herein, has caused these presents to be executed, and its corporate seal to be affixed hereto, by its Assistant Secretary, for and on its behalf, the day and year first above written.

CHEVRON U.S.A. INC.

RECORDED
BOOK E-14 PAGE 372-381

By: D. T. Sherman
D. T. SHERMAN
Assistant Secretary

Signed, sealed and delivered
in the presence of:

Marianne M. Blackman

Shelley Givens
Notary Public
Notary Public, Georgia, State at Large
My Commission Expires Nov. 17, 1986

Date of Notarial Execution:

July 23, 1986

DECATUR COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 110.00

DATE July 31, 1986

Ann S. Mitchell
Op. Clerk of Superior Court

This instrument prepared by:
D. T. SHERMAN
Attorney at Law
P. O. Box 1706
Atlanta, Georgia 30301

000377

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DECATUR COUNTY
Bk 00426
Pg 0470SCHEDULE A

CHEVRON U.S.A. INC.

TO

GEORGIA PORTS AUTHORITY

All that certain tract or parcel of land lying, situate and being in Land Lot No. 373 in the 15th Land District of Decatur County, Georgia, more particularly described as follows:

COMMENCE at the Southwest corner of Land Lot No. 373 and run thence North 01 deg. 52' 51" East along the West land lot line of Land Lot No. 373 a distance of 457.84 feet to a concrete monument; run thence North 63 deg. 07' East a distance of 661.3 feet to a concrete monument; run thence North 01 deg. 41' East a distance of 460.29 feet to a concrete marker; run thence South 88 deg. 32' 10" East a distance of 112.23 feet to an iron pin and the point of beginning; run thence North 17 deg. 01' 02" West a distance of 164.91 feet to an iron pin; run thence North 01 deg. 45' 13" East a distance of 352.92 feet to an iron pin; run thence North 04 deg. 30' 11" East a distance of 100.51 feet to an iron pin; run thence North 12 deg. 24' 07" East a distance of 291.53 feet to an iron pin; run thence North 07 deg. 57' 50" East a distance of 336.50 feet to a concrete marker located on the Southeast right-of-way line of State Route No. 253; run thence North 45 deg. 53' East a distance of 489.44 feet to a concrete marker located on the Southeast right-of-way line of State Route No. 253; run thence South 01 deg. 41' West a distance of 1,638.07 feet to a concrete marker; run thence South 01 deg. 41' West a distance of 355.81 feet to a concrete marker; run thence South 60 deg. 18' 16" West a distance of 106.84 feet to an iron pin; run thence North 01 deg. 34' 54" East a distance of 468.46 feet, more or less, to an iron pin; run thence North 88 deg. 32' 10" West a distance of 292.71 feet to an iron pin and the point of beginning. All in accordance with a plat of survey for Chevron U.S.A. Inc., prepared by Wallace Lang Hambrick, GRLS No. 1375, dated March 24, 1986, and recorded in Plat Cabinet 2, Slide 70, Land Records of Decatur County, Georgia.

Being a portion of the same property conveyed from Decatur County, Georgia by and through W. W. Long, Chairman of the Board of Commissioners of Roads and Revenues, to American Bitumuls & Asphalt Company, a corporation of Delaware, by deed dated October 2, 1956 and recorded in the Office of the Clerk of the Superior Court of Decatur County, Georgia, on October 5, 1956 in Book T-6, Page 116.

LESS AND EXCEPT that portion of the above-described property as was conveyed to the United States of America by warranty deed dated March 29, 1963, and recorded in Deed Book X-7, Pages 229-231, Land Records of Decatur County, Georgia.

TOGETHER with the rights reserved unto American Bitumuls & Asphalt Company in the above described deed dated March 29, 1963.

SUBJECT TO:

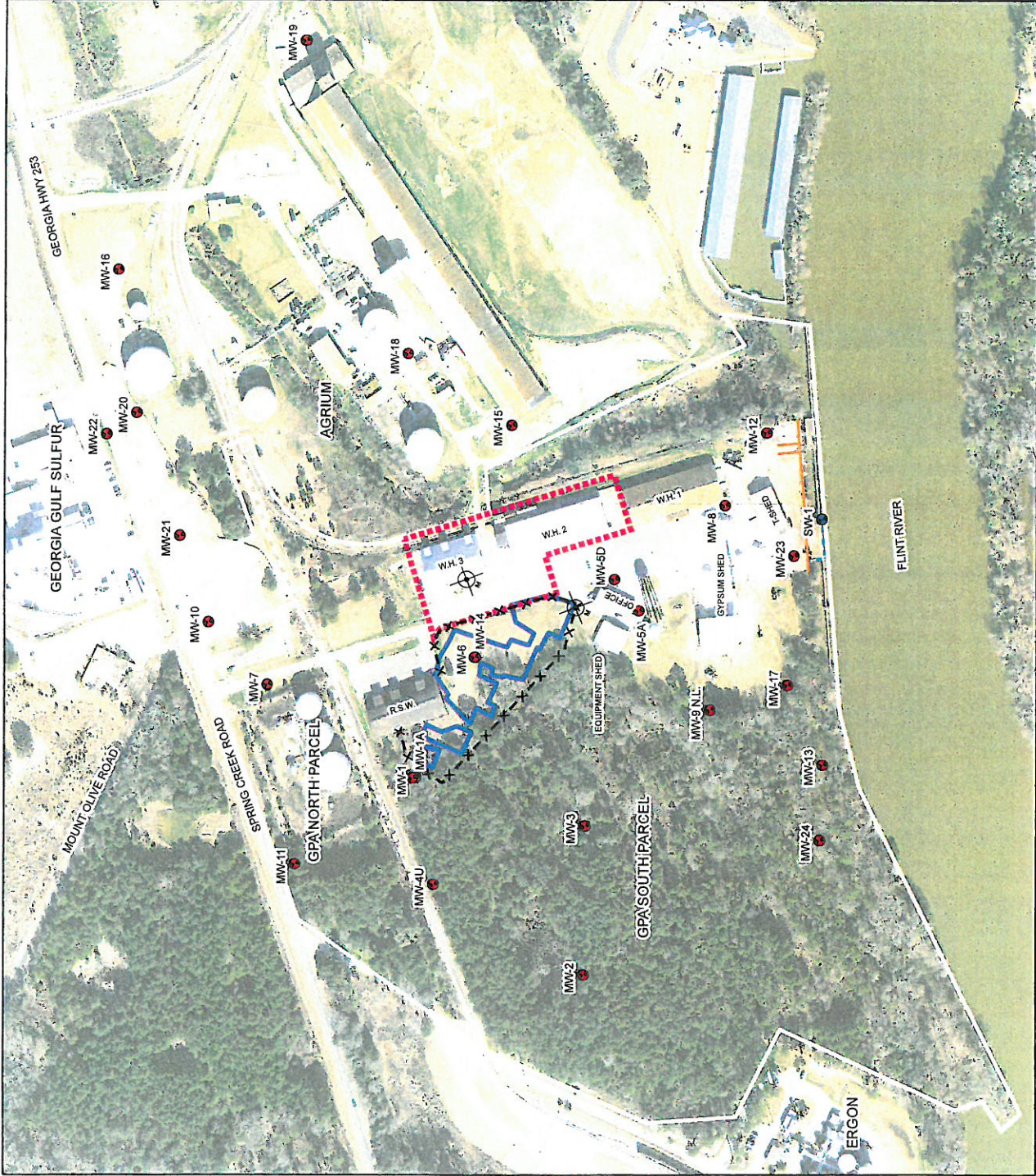
- (1) Riparian rights incident to the premises.
- (2) Easement in favor of Georgia Power Company running over and across the western portion of caption property from Georgia State Route 253 into property adjoining caption property on the southwest as reported on Surveyor's Certificate Report by Wallace Hambrick, Surveyor, dated August 25, 1982 and revised March 24, 1986.
- (3) Easement line in favor of Corps of Engineers of United States of America running across the southern portion of caption property as shown on Plat of Survey by Wallace Hambrick, Surveyor, dated March 24, 1986.

000378

HSI SITE 10071, GEORGIA PORTS AUTHORITY-BAINBRIDGE TERMINAL

UNIFORM ENVIRONMENTAL COVENANT

EXHIBIT B PROPERTY LAYOUT MAP



Legend

AREAS OF CONCERN (AOC)
 CURRENT AOC EXTENTS
 X - X - AOC-1 FENCE LINE
 AOC-1 BOUNDARY
 AOC-2 BOUNDARY
 UEC MONUMENT LOCATION

SITE FEATURES
 MONITORING WELL
 STILLING WELL
 MONITORING WELL ID
 NOT LOCATED
 BULKHEAD
 NORTH AND SOUTH PARCEL DIVISION
 BAINBRIDGE PARCEL LINES
 PIER

NOTES:
 AERIAL PHOTO WAS PROVIDED BY GSA ABOVE GROUND STORAGE TANKS ON GSA NORTH PARCEL AND ON AGRIUM PROPERTY, AS WELL AS THE WAREHOUSE AND OTHER BUILDINGS ON AGRIUM PROPERTY HAVE SINCE BEEN DEMOLISHED.
 PROPERTY LINES PROVIDED BY GEORGIA PORTS AUTHORITY. WELL LOCATIONS PLOTTED FROM MULTIPLE SURVEYS AT SITE. AOC-2 BOUNDARY IS PLOTTED FROM A SURVEY CONDUCTED BY WOCK SURVEYING INC. ON FEBRUARY 16, 2016.
 W.H. = WAREHOUSE
 R.S.W. = FORMER ROCK SALT WAREHOUSE
 T-SHED = TRANSPORT SHED

DESIGNED BY: A.G.	REVISIONS NO.	DATE	DATE: 3/8/2018
DRAWN BY: A.G.			SCALE: SEE BAR SCALE
CHECKED BY: A.S.			SHEET NO.: 1 OF 1
APPROVED BY: R.M.			

FIGURE 1: SITE AREAS OF CONCERN

GEORGIA PORTS AUTHORITY
 BAINBRIDGE TERMINAL
 BAINBRIDGE, GEORGIA

ENVIRONMENTAL INTERNATIONAL CORP.
 161 KIMBALL BRIDGE RD.
 ALPHARETTA, GEORGIA 30009