

October 24, 2017

Ms. Antonia Beavers
Environmental Engineer
Georgia Environmental Protection Division- Response and Remediation Program
Georgia Department of Natural Resources
2 Martin Luther King Drive, S.E. Suite 1054 East
Atlanta, Georgia 30334

Re:

Voluntary Remediation Program Application-Commercial Metals Company Former Loef Site-590 Old Hull Road, Athens, Georgia- HSI Site No 10376 VRP Site No 802705980

Dear Ms. Beavers.

Commercial Metals Company (CMC) is pleased to submit a new VRP application for the above-captioned site. The application was completed by Apex Companies, LLC (Apex) on behalf of CMC.

The VRP site is comprised of three parcels. CMC initially purchased two of the parcels in March of 2017. The third parcel was inadvertently omitted from the acquisition. The additional parcel was purchased on September 7, 2017 by CMC.

As CMC intends to continue corrective actions at the site, the recently submitted 6th semi-annual progress report contained a request for an extension of the project completion schedule. The progress report also included an anticipated milestone schedule and an update to the Conceptual Site Model.

Thank you for your assistance with the project and in reviewing this application. If you have any questions regarding this submittal or require any additional information, please contact me at 803-724-3463.

Sincerely,

Joseph F. Williams

Environmental Manager, Southeast

Enclosure

Voluntary Investigation and Remediation Plan Application Form and Checklist

		VRP A	PPLICANT INFO	RMATION		
COMPANY NAME	Commercial Metals Compa	any				
CONTACT PERSON/TITLE	Joe Williams / Environmental Manager, Southeast Region					
ADDRESS	310 New State Road, Cayce, South Carolina 29033					
PHONE	803.724.3463	FAX	803.936.3743	E-MAIL	josephf.willi	ams@cmc.com
GEORGIA CE	RTIFIED PROFESSION	NAL GEOL	OGIST OR PROF	ESSIONAL	ENGINEER	R OVERSEEING CLEANUP
NAME	Kathleen Roush, P.G.		GA PE/PG N	NUMBER	1799	
COMPANY	Apex Companies, LLC					
ADDRESS	10610 Metromont Parkway, Suite 206, Charlotte, NC 28269					
PHONE	704.799.6390	FAX	704.799.6395	E-MAIL	kroush@ap	Apycos com

APPLICANT'S CERTIFICATION

In order to be considered a qualifying property for the VRP:

- (1) The property must have a release of regulated substances into the environment;
- (2) The property shall not be:
 - (A) Listed on the federal National Priorities List pursuant to the federal Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601.
 - (B) Currently undergoing response activities required by an order of the regional administrator of the federal Environmental Protection Agency; or
 - (C) A facility required to have a permit under Code Section 12-8-66.
- (3) Qualifying the property under this part would not violate the terms and conditions under which the division operates and administers remedial programs by delegation or similar authorization from the United States Environmental Protection Agency.
- (4) Any lien filed under subsection (e) of Code Section 12-8-96 or subsection (b) of Code Section 12-13-12 against the property shall be satisfied or settled and released by the director pursuant to Code Section 12-8-94 or Code Section 12-13-6.

In order to be considered a participant under the VRP:

- (1) The participant must be the property owner of the voluntary remediation property or have express permission to enter another's property to perform corrective action.
- (2) The participant must not be in violation of any order, judgment, statute, rule, or regulation subject to the enforcement authority of the director.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I also certify that this property is eligible for the Voluntary Remediation Program (VRP) as defined in Code Section 12-8-105 and I am eligible as a participant as defined in Code Section 12-8-106.

APPLICANT'S SIGNATURE

APPLICANT'S NAME/TITLE (PRINT)

DATE (PRINT)

QUALIFYING F	PROPERTY INFORMATION (For additional qualify	ying properties, please refer to the	last page of application	form)
		Y INFORMATION (if applicable)	''	,
HSI Number	10376	Date HSI Site listed	June 9, 1995	
HSI Facility Name	The Loef Company, Inc.	NAICS CODE	423930	
	PROPERTY I	NFORMATION		
TAX PARCEL ID	221 002C; 221 001; & 162 037	PROPERTY SIZE (ACRES)	21.34 Acres (total)	
PROPERTY ADDRESS	610 Old Hull Road; 590 Old Hull Road; and 305 At	thena Dr.		
CITY	Athens	COUNTY	Clarke	
STATE	Georgia	ZIPCODE	30601	
LATITUDE (decimal format)	33.982764	LONGITUDE (decimal format)	83.342111	
	PROPERTY OWN	IER INFORMATION		
PROPERTY OWNER(S)	Owen Electric Steel Company of South Carolina	PHONE #	803.936.3700	
MAILING ADDRESS	6565 North MacArthur Blvd			
CITY	Irving	STATE/ZIPCODE	Texas 75039	
ITEM #	DESCRIPTION OF REQU	IREMENT	Location in VRP (i.e. pg., Table #, Figure #, etc.)	For EPD Comment Only (Leave Blank)
1.	\$5,000 APPLICATION FEE IN THE FORM OF A CHECK PAYABLE TO THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. (PLEASE LIST CHECK DATE AND CHECK NUMBER IN COLUMN TITLED "LOCATION IN VRP." PLEASE DO NOT INCLUDE A SCANNED COPY OF CHECK IN ELECTRONIC COPY OF APPLICATION.)		NA (waived) – Fee was paid by original applicant in 2012	
2.	WARRANTY DEED(S) FOR QUALIFYING PROPERTY.		See Attachment A	
3.	TAX PLAT OR OTHER FIGURE INCLUDING QUALIFYING PROPERTY BOUNDARIES, ABUTTING PROPERTIES, AND TAX PARCEL IDENTIFICATION NUMBER(S).		Updated-See Attachment B	
4.	ONE (1) PAPER COPY AND TWO (2) COMPACT DISC (CD) COPIES OF THE VOLUNTARY REMEDIATION PLAN IN A SEARCHABLE PORTABLE DOCUMENT FORMAT (PDF).		In 3 rd Semi-Annual Progress Report. The previous applicant's remediation plan will be followed.	
5.	The VRP participant's initial plan and application must include, using all reasonably available current information to the extent known at the time of application, a graphic three-dimensional preliminary conceptual site model (CSM) including a preliminary remediation plan with a table of delineation standards, brief supporting text, charts, and figures (no more than 10 pages, total) that illustrates the site's surface and subsurface setting, the known or suspected source(s) of contamination, how contamination might move within the environment, the potential human health and ecological receptors, and the complete or incomplete exposure pathways that may exist at the site; the preliminary CSM must be updated as the investigation and remediation progresses and an up-to-date CSM must be included in each semi-annual status report submitted to the director by the participant; a PROJECTED MILESTONE SCHEDULE for investigation and remediation of the site, and		Milestone schedules and CSM updated in prior Progress Reports. The 6 th Semi-Annual Progress Report (Section 6.1) included updated schedule by new applicant. See Attachment C for more details.	

	after enrollment as a participant, must update the schedule in each semi- annual status report to the director describing implementation of the plan during the preceding period. A Gantt chart format is preferred for the milestone schedule. The following four (4) generic milestones are required in all initial plans with the results reported in the participant's next applicable semi-annual reports to the director. The director may extend the time for or waive these or other milestones in the participant's plan where the director determines, based on a showing by the participant, that a longer time period is reasonably necessary:	
5.a.	Within the first 12 months after enrollment, the participant must complete horizontal delineation of the release and associated constituents of concern on property where access is available at the time of enrollment;	Completed by original applicants (Hull 11/2011 & OmniSource 03/15)
5.b.	Within the first 24 months after enrollment, the participant must complete horizontal delineation of the release and associated constituents of concern extending onto property for which access was not available at the time of enrollment;	Partially completed by prior VRP applicants. See 6 th Progress Report for work plan and schedule.
5.c.	Within 30 months after enrollment, the participant must update the site CSM to include vertical delineation, finalize the remediation plan and provide a preliminary cost estimate for implementation of remediation and associated continuing actions; and	Completed and updated by prior applicants.
5.d.	Within 60 months after enrollment, the participant must submit the compliance status report required under the VRP, including the requisite certifications.	Ongoing. Extension requested in 6 th Progress Report.
6.	SIGNED AND SEALED PE/PG CERTIFICATION AND SUPPORTING DOCUMENTATION: "I certify under penalty of law that this report and all attachments were prepared by me or under my direct supervision in accordance with the Voluntary Remediation Program Act (O.C.G.A. Section 12-8-101, et seq.). I am a professional engineer/professional geologists who is registered with the Georgia State Board of Registration for Professional Engineers and Land Surveyors/Georgia State Board of Registration for Professional Geologists and I have the necessary experience and am in charge of the investigation and remediation of this release of regulated substances. Furthermore, to document my direct oversight of the Voluntary Remediation Plan development, implementation of corrective action, and long term monitoring, I have attached a monthly summary of hours invoiced and description of services provided by me to the Voluntary Remediation Program participant since the previous submittal to the Georgia Environmental Protection Division. The information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I are aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." Hatheen Roush Printed Name and GA PE/PG Number Date	EEN AND POLICE

ADDITIONAL QUALIFYING PROPERTIES (COPY THIS PAGE AS NEEDED)

PROPERTY INFORMATION			
TAX PARCEL ID	221 002C	PROPERTY SIZE (ACRES)	1.63 Acres
PROPERTY ADDRESS	610 Old Hull Road		
CITY	Athens	COUNTY	Clarke
STATE	Georgia	ZIPCODE	30601
LATITUDE (decimal format)	33.984069	LONGITUDE (decimal format)	83.341436
PROPERTY OWNER INFORMATION			
PROPERTY OWNER(S)	Owen Electric Steel Company of South Carolina	PHONE #	803.936.3700
MAILING ADDRESS	6565 North MacArthur Blvd.		
CITY	Irving	STATE/ZIPCODE	Texas 75039

PROPERTY INFORMATION			
TAX PARCEL ID	221 001	PROPERTY SIZE (ACRES)	15 Acres
PROPERTY ADDRESS	590 Old Hull Road		
CITY	Athens	COUNTY	Clarke
STATE	Georgia	ZIPCODE	30601
LATITUDE (decimal format)	33.981769	LONGITUDE (decimal format)	83.342617
PROPERTY OWNER INFORMATION			
PROPERTY OWNER(S)	Owen Electric Steel Company of South Carolina	PHONE #	803.936.3700
MAILING ADDRESS	6565 North MacArthur Blvd.		
CITY	Irving	STATE/ZIPCODE	Texas 75039

PROPERTY INFORMATION			
TAX PARCEL ID	162 037	PROPERTY SIZE (ACRES)	4.71 Acres
PROPERTY ADDRESS	305 Athena Drive		
CITY	Athens	COUNTY	Clarke
STATE	Georgia	ZIPCODE	30601
LATITUDE (decimal format)	33.980097	LONGITUDE (decimal format)	83.343344
PROPERTY OWNER INFORMATION			
PROPERTY OWNER(S)	Owen Electric Steel Company of South Carolina	PHONE #	803.936.3700
MAILING ADDRESS	6565 North MacArthur Blvd.		
CITY	Irving	STATE/ZIPCODE	Texas 75039

VRP Voluntary Investigation and Remediation Plan Application Form and Checklist HSI Number 10376

ATTACHMENT A

Warranty Deeds

Space Above Reserved for I	Recording Use
	After Recording, Return to:
CTATE OF CEODOLA	
STATE OF GEORGIA	
COUNTY OF ATHENS-CLARKE	

CORRECTIVE LIMITED WARRANTY DEED

THIS INDENTURE is made as of the day of Soptember, 2017, by and between OMNISOURCE ATHENS DIVISION, LLC, an Indiana limited liability company, successor by merger to RH Realty, LLC, a Georgia limited liability company, as party of the first part, hereinafter referred to as "Grantor," and OWEN ELECTRIC STEEL COMPANY OF SOUTH CAROLINA, a South Carolina corporation, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

$\underline{W} \underline{I} \underline{T} \underline{N} \underline{E} \underline{S} \underline{S} \underline{E} \underline{T} \underline{H}$:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the successors and assigns of Grantee all of Grantor's right, title and interest in that tract or parcel of land lying and being more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"). This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference, to the extent such matters

are now in force, valid, and affect the title of the Property (but references to the same shall not operate to re-impose same) (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the successors and assigns of Grantee forever IN FEE SIMPLE.

TOGETHER WITH: (i) all buildings and improvements located on the Property, (ii) all fixtures affixed to all such buildings and improvements (including, without limitation, all plumbing, electrical and HVAC systems therein), (iii) all easements, rights of way, privileges, licenses, hereditaments, appurtenances and all other rights and benefits appurtenant or in any way related to, and/or demised under any lease of or other context or agreement for the use of the Property, and (iv) all strips and gores and any land lying in the bed of a public road, highway or other access way, open or proposed adjoining the Property.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property, subject to the Permitted Exceptions, unto the Grantee and the successors and assigns of Grantee against the claims of all persons claiming by, through or under Grantor but not otherwise.

This deed is being recorded in order to include Parcel "C", legally described in Exhibit A which was inadvertently omitted from a Limited Warranty Deed recorded on March 10, 2017 in the Athens-Clarke County Recorder's Office at Book 4563, Page 302. There is no monetary consideration being exchanged for the corrective deed. All consideration for the conveyance of Parcel "C" was previously exchanged by Grantee to Grantor in connection with the original conveyance that inadvertently failed to include Parcel "C".

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed as of the day and year first above written.

Signed, seal and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 7/13/2-

[AFFIX NOTABIAI

KELLEY A. ROSE

Seal Notary Public - State of Indiana Whitley County My Commission Expires Jul 13, 2024

Signed, seal and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

KELLEY A. ROSE Seal

Notary Public - State of Indiana Whitley County

My Commission Expires Jul 13, 2024

GRANTOR:

OMNISOURCE ATHENS DIVISION, LLC an Indiana limited liability company

By: OmniSource, LLC (formerly known as OmniSource Corporation), its Sole Member

By: Xuuel P. (SEAL)

Name: Russell B. Rinn

Title: President

GRANTOR:

OMNISOURCE ATHENS DIVISION, LLC an Indiana limited liability company

By: OmniSource, LLC (formerly known as OmniSource Corporation), its Sole Member

Name: Richard A. Poinsatte

Title: Vice President

Exhibit A

Legal Description

PARCEL A:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN ATHENS-CLARKE COUNTY, GEORGIA, CONTAINING 15.63 ACRES, MORE OR LESS, LYING ON THE SOUTHEASTERLY SIDE OF THE OLD HULL ROAD BOUNDED ON THE NORTH BY SAID OLD HULL ROAD; ON THE EAST BY LANDS CONVEYED BY GEORGE F. STROTHER, JR. AND ELIZABETH STROTHER HAWKINS TO ATHENA, INC., ON MAY 31, 1963; ON THE SOUTH BY SAID LANDS TO ATHENA, INC., THE SOUTH LINE BEING THE CENTERLINE OF THE SEABOARD AIR LINE RAILROAD RIGHT OF WAY; AND ON THE WEST BY THE FORMER CORNER LANDS OF ATHENS, INC. SAID 15.63 ACRES ARE MORE PARTICULARLY DESCRIBED AS BEGINNING AT ITS NORTHEAST CORNER ON THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY AT THE CORNER WITH THE LANDS CONVEYED BY GEORGE F. STROTHER. JR., AND ELIZABETH STROTHER HAWKINS TO ATHENS, INC., THE DEED OF CONVEYANCE BEING RECORDED IN DEED BOOK 218, PAGE 348, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF ATHENS-CLARKE COUNTY, GEORGIA, AND FROM SAID BEGINNING POINT RUNNING NORTH 68 DEGREES 41 MINUTES WEST 516.3 FEET ALONG LINE OF ATHENA, INC., TO AN IRON PIN ON THE SOUTHEAST SIDE OF SAID OLD HULL ROAD; RUNNING THENCE SOUTH 29 DEGREES 42 MINUTES WEST 1,182.7 FEET ALONG SAID OLD HULL ROAD TO AN IRON PIN AT THE CORNER OF SAID CORNER LANDS OF ATHENS, INC.; RUNNING THENCE SOUTH 55 DEGREES 47 MINUTES EAST 686 FEET ALONG THE LINE OF SAID CORNER LANDS TO THE CENTERLINE OF SAID SEABOARD AIR LINE RAILROAD RIGHT OF WAY; THENCE NORTH 22 DEGREES 11 MINUTES EAST 1315 FEET, MORE OR LESS, ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

PARCEL B:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 220TH DISTRICT, G.M., ATHENS-CLARKE COUNTY, GEORGIA, CONTAINING 1.333 ACRES, MORE OR LESS, AND BEING SHOWN AND DESIGNATED AS TRACT 7 ACCORDING TO A PLAT PREPARED BY BEN MCLEROY & ASSOCIATES, DATED DECEMBER 13, 1972, AS LAST REVISED MAY 16, 1977, ENTITLED "ATHENA INDUSTRIAL PARK", SAID PLAT BEING RECORDED IN PLAT BOOK 16, PAGE 153, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF ATHENS-CLARKE COUNTY, GEORGIA, TO WHICH PLAT REFERENCE IS HEREBY SPECIFICALLY MADE FOR A MORE DETAILED DESCRIPTION. THIS BEING A PORTION OF THE PROPERTY CONVEYED FROM LANE LIMITED, A NEW YORK CORPORATION, TO STONE MOUNTAIN INDUSTRIAL PARK, INC., A GEORGIA CORPORATION, BY WARRANTY DEED DATED MAY 3, 1983, RECORDED IN DEED BOOK 436, PAGE 593, ATHENS-CLARKE COUNTY, GEORGIA RECORDS.

TOGETHER WITH ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN ATHENS-CLARKE COUNTY, GEORGIA, AND BEING THE SOUTHWESTERLY ONE-HALF OF THAT CERTAIN STREET HAVING A 60' RIGHT OF WAY KNOWN AS CALHOUN DRIVE AS SHOWN ON THAT CERTAIN PLAT OF SURVEY ENTITLED "PLAT OF BINKLEY CONST. CO. PROPERTY" PREPARED BY J.R. HOLLAND, REGISTERED SURVEYOR, DATED OCTOBER 10, 1964. THE SAID PROPERTY KNOWN AS CALHOUN DRIVE COMMENCING ON THE EASTERLY SIDE OF OLD HULL ROAD AND RUNNING THENCE IN A SOUTHEASTERLY DIRECTION APPROXIMATELY 425 FEET TO THE WESTERLY RIGHT OF WAY OF SEABOARD COAST LINE RAILROAD.

PARCEL C:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE 219TH AND 220TH DISTRICTS, G.M., ATHENS-CLARKE COUNTY, GEORGIA, CONTAINING 4.706 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS TRACT 6, ATHENA INDUSTRIAL PARK, ON THAT CERTAIN PLAT ENTITLED "ATHENA INDUSTRIAL PARK", PREPARED BY BEN MCLEROY & ASSOCIATES, DATED DECEMBER 13, 1972, LAST REVISED MAY 16, 1977, AND RECORDED IN PLAT BOOK 16, PAGE 153, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF ATHENS-CLARKE COUNTY, GEORGIA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

Exhibit B

Permitted Exceptions

- 1. This item has been intentionally deleted.
- 2. This item has been intentionally deleted.
- 3. This item has been intentionally deleted.
- 4. This item has been intentionally deleted.
- 5. This item has been intentionally deleted.
- 6. Taxes and assessments for the year 2017 and subsequent years, a lien not yet due and payable.
- 7. This item has been intentionally deleted.
- 8. This item has been intentionally deleted.
- 9. No insurance is afforded as to the acreage or square footage contained in the insured property.
- 10. This item has been intentionally deleted.
- 11. This item has been intentionally deleted.
- 12. This item has been intentionally deleted.
- 13. This item has been intentionally deleted.
- 14. This item has been intentionally deleted.
- 15. This item has been intentionally deleted.
- 16. Railroad right of Way from Rosa D. Hull to Georgia Carolina and Southern Railway Company, dated June 30 1890, and recorded in Deed Book HH, Page 735, aforesaid records.
- 17. Easement from Geo F. Strother and T. R. Barber to Georgia Power Company dated June 19, 1946, filed for record August 19, 1946, and recorded in Deed Book 99, Page 92, aforesaid records.
- 18. Easement from Geo F. Strother and T. R. Barber to Georgia Power Company dated June 19, 1946, filed for record August 19, 1946, and recorded in Deed Book 99, Page 93, aforesaid records.

- 19. Easement from Geo F. Strother to Georgia Power Company Corporation dated January 20, 1947, filed for record July 18, 1947, and recorded in Deed Book 105, Page 138, aforesaid records.
- 20. Easement from C. A. Evans to Georgia Power Company dated May 25, 1964, filed for record June 10, 1964, and recorded in Deed Book 232, Page 334, aforesaid records.
- 21. Easement from Athena, Inc. to Georgia Power Company dated May 12, 1966, filed May 27, 1966, and recorded in Deed Book 265, Page 76, aforesaid records.
- 22. Right of Way Easement from Athena, Inc., a corporation of Clarke County, Georgia to Seaboard Air Line Railroad Company, a corporation duly created and existing pursuant to and by virtue of the laws of the Commonwealth of Virginia, dated May 24, 1966, filed for record June 29, 1966, and recorded in Deed Book 266, Page 412, aforesaid records.
- 23. Right of Way Easement from Athena Corporation, a corporation organized and existing under the laws of the State of Georgia to Seaboard Coast Line Railroad Company, a corporation organized and existing under the laws of the Commonwealth of Virginia, dated March 1, 1968, filed for record May 28, 1968, and recorded in Deed Book 302, Page 401, aforesaid records.
- 24. Easement from Athena, Inc., a corporation of Clarke County, Georgia to Atlanta Gas Light Company, a corporation of Fulton County, Georgia, dated September 4, 1968, filed for record September 5, 1968, and recorded in Deed Book 308, Page 438, aforesaid records and as approximately shown on the Survey.
- 25. Right-of-Way Deed from Preferred Land Corporation, a Georgia corporation to Georgia Power Company, a Georgia corporation, dated May 27, 1977, filed for record May 27, 1977, and recorded in Deed Book 400, Page 3, aforesaid records; and as corrected by that certain Corrective Right-of-Way Deed, dated June 7, 1977, filed for record June 19, 1977, and recorded in Deed Book 400, Page 365, aforesaid records.
- 26. Notice of Environmental Hazard as indicated by Recorded Affidavit of Hull Real Estate LLC, filed for record April 16, 2016, and recorded in Deed Book 2183, Page 371, aforesaid records. (Note: See Hazardous Site Inventory Summary for site number 10376.)
- 27. Matters as shown on that certain plat recorded in Plat Book 14, Page 78, aforesaid records and as approximately shown on the Survey.
- 28. Matters as shown on that certain plat recorded in Plat Book 16, Page 153, aforesaid records and as approximately shown on the Survey.
- 29. Title is subject to the rights of others, including but not limited to utilities, in that portion of Calhoun Drive Extension, as evidenced by Quit Claim Deed from The Unified Government of Athens-Clarke County, Georgia, to The Loef Company, Inc.

- 30. This item has been intentionally deleted.
- 31. Subject property abuts a railroad right of way and exception is taken as to any portion of subject property which lies within the right of way of said railroad.
- 32. This item has been intentionally deleted.
- 33. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by the ALTA Land Title Survey prepared by Landco, LP, Job No. 17-7308, dated July 19, 2017 (the "Survey"):
 - (a) fence along eastern boundary line varies with property line up to 21.6'
 - (b) fence crosses northern boundary line up to 38.2'
 - (c) concrete crosses eastern boundary line up to 16.1'
 - (d) equipment crosses eastern boundary line up to 7.9'
 - (e) wall crosses eastern boundary line up to 12 feet
 - (f) curb crosses eastern boundary line up to 10.4'
 - (g) sign crosses western boundary line up to 2.4'
 - (h) fence along western boundary varies with property line up to 8 feet
 - (j) curb cuts encroach onto Old Hull Road
 - (k) railway tracts cross over property.

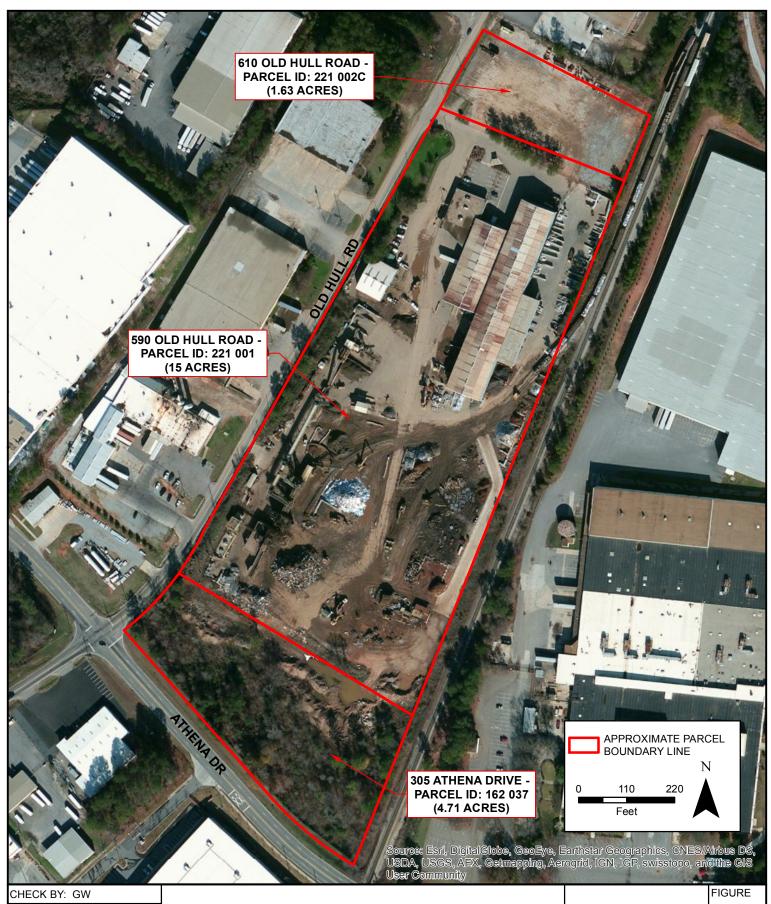
The following apply with respect to Parcel C only:

- 34. Easements as conveyed in Right-of-Way Deed from Athena, Incorporated to State Highway Department of Georgia dated August 30, 1968, filed for record September 6, 1968 and recorded in Deed Book 308, Page 464, aforesaid records.
- 35. Sewer Line Easement from Athena, Inc., a Georgia corporation to The Mayor and Council of the City of Athens, a municipal corporation of Clarke County, Georgia, dated September 22, 1972, filed for record September 24, 1972, and recorded in Deed Book 372, Page 752, aforesaid records.
- 36. Terms and provisions of that certain Declaration of Restrictive Covenants, by Stone Mountain Industrial Park, Inc., a Georgia corporation dated January 9, 1998, filed for record January 16, 1998, and recorded in Deed Book 1678, Page 488, aforesaid records.
- 37. Matters as shown on that certain plat recorded in Plat Book 36, Page 169, aforesaid records.

VRP Voluntary Investigation and Remediation Plan Application Form and Checklist HSI Number 10376

ATTACHMENT B

VRP Site Plan with Tax Parcel Identifications



DRAWN BY: SP

DATE: 10/19/17

SCALE: AS SHOWN

CAD NO.: 510507.001.02

PRJ NO.: 510507.001.02

VRP SITE PLAN WITH PARCEL IDENTIFICATIONS

FORMER LOEF COMPANY PROPERTY 590 OLD HULL ROAD ATHENS, GEORGIA



1

16. RAILROAD RIGHT OF WAY FROM ROSA D. HULL TO GEORGIA CAROLINA AND SOUTHERN RAILWAY COMPANY, DATED JUNE 30 1890, AND RECORDED IN DEED BOOK HH, PAGE 735, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED. NOTES CORRESPONDING TO TITLE COMMITMENT NUMBER 3020-828254GA12, SCHEDULE B, SECTION II AS PREPARED FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 13, 2016 AT 5:00 A.M.:

17. EASEMENT FROM GEO F. STROTHER AND T. R. BARBER TO GEORGIA POWER COMPANY DATED JUNE 19, 1946, FILED FOR RECORD AUGUST 19, 1946, AND RECORDED IN DEED BOOK 99, PAGE 92, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

18. EASEMENT FROM GEO F. STROTHER AND T. R. BARBER TO GEORGIA POWER COMPANY DATED JUNE 19, 1946, FILED FOR RECORD AUGUST 19, 1946, AND RECORDED IN DEED BOOK 99, PAGE 93, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

EASEMENT FROM GEO F. STROTHER TO GEORGIA POWER COMPANY CORPORATION DATED JANUARY 20, 1947, FILED FOR RECORD JULY 18, 1947, AND RECORDED IN DEED BOOK 105, PAGE 138, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

20. EASEMENT FROM C. A. EVANS TO GEORGIA POWER COMPANY DATED MAY 25, 1964, FILED FOR RECORD JUNE 10, 1964, AND RECORDED IN DEED BOOK 232, PAGE 334, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

EASEMENT FROM ATHENA, INC. TO GEORGIA POWER COMPANY DATED MAY 12, 1966, FILED MAY 27, 1966, AND RECORDED IN DEED BOOK 265, PAG 76, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

RIGHT OF WAY EASEMENT FROM ATHENA, INC., A CORPORATION OF CLARKE COUNTY, GEORGIA TO SEABOARD AIR LINE RAILROAD COMPANY, A CORPORATION DULY CREATED AND EXISTING PURSUANT TO AND BY VIRTUE OF THE LAWS OF THE COMMONWEALTH OF VIRGINIA, DATED MAY 24 1966, FILED FOR RECORD JUNE 29, 1966, AND RECORDED IN DEED BOOK 266, PAGE 412, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

RIGHT OF WAY EASEMENT FROM ATHENA CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA TO SEABOARD COAST LINE RAILROAD COMPANY, A CORPORATION ORGANIZED ALTA PLAIN LANGUAGE COMMITMENT (2006) COMMITMENT PAGE 9 COMMITMENT NUMBER: 3020-828254GA12 FIRST AMERICAN TITLE INSURANCE COMPANY AND EXISTING UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA, DATED MARCH 1, 1968, FILED FOR RECORD MAY 28, 1968, AND RECORDED IN DEED BOOK 302, PAGE 401, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

LEASEMENT FROM ATHENA, INC., A CORPORATION OF CLARKE COUNTY, GEORGIA TO ATLANTA GAS LIGHT COMPANY, A CORPORATION OF FULTON COUNTY, GEORGIA, DATED SEPTEMBER 4, 1968, FILED FOR RECORD SEPTEMBER 5, 1968, AND RECORDED IN DEED BOOK 308, PAGE 438, AFORESAID RECORDS. APPEARS TO AFFECT THE SUBJECT PARCEL AS SHOWN HEREON. THE LOCATION OF THE EASEMENT SHOWN IS BASED UPON THE LOCATION OF ABOVE GROUND GAS MARKERS THAT ARE ASSUMED TO BE THE CENTERLINE OF THE 10' EASEMENT.

27. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 14, PAGE 78, AFORESAID RECORDS. <u>DOES AFFECT THE SUBJECT PARCEL AS SHOWN HEREON.</u> RIGHT-OF-WAY EASEMENT FROM PREFERRED LAND CORPORATION, A GEORGIA CORPORATION TO GEORGIA POWER COMPANY, DATED MAY 27, 1977, FILED FOR RECORD MAY 27, 1977, AND RECORDED IN DEED BOOK 400, PAGE 3, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

28. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 16, PAGE 153, AFORESAID RECORDS. DOES AFFECT THE SUBJECT PARCEL AS SHOWN HEREON.

NOTES CORRESPONDING TO SCHEDULE B:

NOTES CORRESPONDING TO TITLE COMMITMENT NUMBER 3020-828254GA14, SCHEDULE B, SECTION II AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 19, 2017 AT 8:00 A.M.:

RAILROAD RIGHT OF WAY FROM ROSA D. HULL TO GEORGIA CAROLINA AND SOUTHERN RAILWAY COMPANY, DATED JUNE 28, 1890, FILED FOR RECORD JUNE 30, 1890, AND RECORDED IN DEED BOOK HH, PAGE 735, ATHENS-CLARKE COUNTY, GEORGIA RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

EASEMENT FROM T. R. BARBER AND GEO. F. STROTHER TO GEORGIA POWER COMPANY, ITS SUCCESSORS AND ASSIGNS DATED JUNE 19, 1946 FILED FOR RECORD AUGUST 19, 1946, AND RECORDED IN DEED BOOK 99, PAGE 93, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED. EASEMENT FROM T. R. BARBER AND GEO. F. STROTHER TO GEORGIA POWER COMPANY, ITS SUCCESSORS AND ASSIGNS DATED JUNE 19, 1946 FILED FOR RECORD AUGUST 19, 1946, AND RECORDED IN DEED BOOK 99, PAGE 92, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

EASEMENT FROM GEORGE F. STROTHER TO GEORGIA POWER COMPANY, ITS SUCCESSORS AND ASSIGNS DATED JANUARY 20, 1947, FILED FOR RECORD JULY 18, 1947, AND RECORDED IN DEED BOOK 105, PAGE 138, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

EASEMENT FROM C. A. EVANS, III. TO GEORGIA POWER COMPANY, ITS SUCCESSORS AND ASSIGNS DATED MAY 25, 1964, FILED FOR RECORD JUNE 10, 1964, AND RECORDED IN DEED BOOK 232, PAGE 334, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

EASEMENT FROM ATHENA, INC. TO GEORGIA POWER COMPANY, ITS SUCCESSORS AND ASSIGNS DATED MAY 12, 1966, FILED FOR RECORD MAY 27, 1966, AND RECORDED IN DEED BOOK 265, PAGE 76, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

RIGHT-OF-WAY EASEMENT FROM ATHENA, INC., A CORPORATION OF CLARKE COUNTY, GEORGIA TO SEABOARD AIR LINE RAILROAD COMPANY, A CORPORATION DULY CREATED AND EXISTING PURSUANT TO AND BY VIRTUE OF THE LAWS OF THE COMMONWEALTH OF VIRGINIA, DATED MAY 24, 1966, FILED FOR RECORD JUNE 29, 1966, AND RECORDED IN DEED BOOK 266, PAGE 412, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

EMENT FROM ATHENA CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA TO BOARD COAST LINE RAILROAD COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE COMMONWEALTH OF SIMIA, DATED MARCH 1, 1968, FILED FOR RECORD MAY 28, 1968, AND RECORDED IN DEED BOOK 302, PAGE 401, AFORESAID RECORDS. MAY OR NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED.

EASEMENT FROM ATHENA, INC., A CORPORATION OF CLARKE COUNTY, GEORGIA TO ATLANTA GAS LIGHT COMPANY, A CORPORATION OF FULTON COUNTY, GEORGIA, DATED SEPTEMBER 4, 1968, FILED FOR RECORD SEPTEMBER 5, 1968, AND RECORDED IN DEED BOOK 308, PAGE 438, AFORESA RECORDS. DOES AFFECT THE SUBJECT PARCEL AS SHOWN HEREON. THE LOCATION OF THE EASEMENT SHOWN IS BASED UPON THE LOCATION OF ASSOCIATION OF THE SUBJECT PARCEL AS SUMED TO BE THE CENTERLINE OF THE 10' EASEMENT.

EASEMENTS AS CONVEYED IN RIGHT-OF-WAY DEED FROM ATHENA, INCORPORATED TO STATE HIGHWAY DEPARTMENT OF GEORGIA DATED AUGUST 30, 1968, FILED FOR RECORD SEPTEMBER 6, 1968 AND RECORDED IN DEED BOOK 308, PAGE 464, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED. ATHENA DRIVE HAS AN EXISTING 100' RIGHT-OF-WAY PER PB 36, PAGE 169, EXCEPTION #28.

22 EWER LINE EASEMENT FROM ATHENA, INC., A GEORGIA CORPORATION TO THE MAYOR AND COUNCIL OF THE CITY OF ATHENS, A MUNICIPAL DRPORATION OF CLARKE COUNTY, GEORGIA, DATED SEPTEMBER 22, 1972, FILED FOR RECORD SEPTEMBER 24, 1972, AND RECORDED IN DEED DOK 372, PAGE 752, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. NO PLOTTABLE DESCRIPTION PROVIDED. PLAT DOK 14, PAGE 23 NOT PROVIDED, MAP TITLED "OFFICE OF CITY ENGINEER PROPOSED SANITARY SEWER TO SERVE DUPONT PROJECT", NOT ROVIDED.

RIGHT-OF-WAY DEED FROM PREFERRED LAND CORPORATION, A GEORGIA CORPORATION TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED MAY 27, 1977, FILED FOR RECORD MAY 27, 1977, AND RECORDED IN DEED BOOK 400, PAGE 3, AFORESAID RECORDS; AND AS CORRECTED BY THAT CERTAIN CORRECTIVE RIGHT-OF-WAY DEED, DATED JUNE 7, 1977, FILED FOR RECORD JUNE 19, 1977, AND RECORDED IN DEED BOOK 400, PAGE 365, AFORESAID RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. THE PROVIDED LEGAL DESCRIPTION IS AMBIGUOUS AND DOES NOT CLOSE MATHEMATICALLY. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECOR SUBJECT PARCEL SHOWN ON SAID PLAT AS TRACT 6. RDED IN PLAT BOOK 14, PAGE 78, AFORESAID RECORDS. DOES AFFECT THE SUBJECT PARCEL

26 MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 16, PAGE 153, AFORESAID RECORDS. <u>DOES AFFECT THE SUBJECT PARCEL</u> <u>SUBJECT PARCEL SHOWN ON SAID PLAT AS TRACT 6.</u>

TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS, BY STONE MOUNTAIN INDUSTRIAL PARK, INC., A GEORGIA CORPORATION DATED JANUARY 9, 1998, FILED FOR RECORD JANUARY 16, 1998, AND RECORDED IN DEED BOOK 1678, PAGE 488, AFORESAID RECORDS. <u>DOES AFFECT THE SUBJECT PARCEL.</u>

MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 36, PAGE 169, AFORESAID RECORDS. DOES AFFECT THE SUBJECT PARCEL AS SHOWN HEREON.

SURVEY PREPARED BY: ON POINT SURVEYING & MAPPING, INC. 3451 HIGHWAY 124 WEST JEFFERSON, GA 30549 PROJECT #17-129-01

FLOOD NOTE:

N POINT
JEYING AND MAPPING, INC.
AND SURVEYORS & PLANNERS

___, ACCORDING TO F.I.R.M. MAP NO. BY GRAPHING PLOTTING ONLY, WE

> 36 PAINTED STANDARD PARKING SPACES 2 PAINTED HANDICAPPED PARKING SPACES PARKING INFORMATION:

(G) SIGN CROSSES RIGHT-OF-WAY LINE

A) FENCE CROSSES PROPERTY LINE (TYP)

B) FENCE CROSSES RIGHT-OF-WAY LINE (TYP)

C) CONCRETE CROSSES PROPERTY LINE (TYP)

D) EQUIPMENT CROSSES PROPERTY LINE (TYP)

E) WALL CROSSES PROPERTY LINE (TYP)

F) CURB CROSSES PROPERTY LINE (TYP)

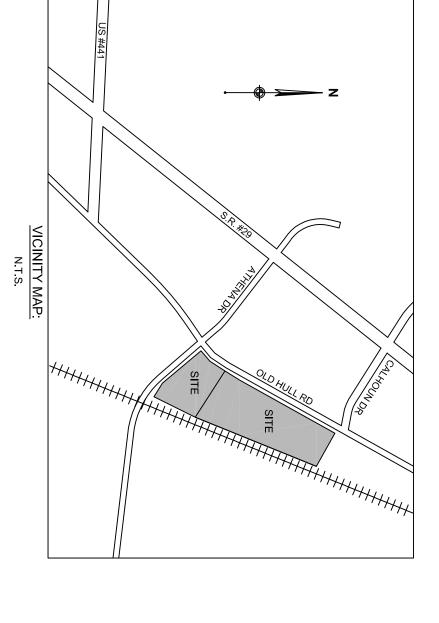
STATEMENT OF ENCROACHMENTS

TA / NSPS LAND SURVEY

PREPARED FOR: OMNISOURCE ATHENS DIVISION, LLC, AN INDIANA LIMITED LIABILITY, CAROLINAS RECYCLING GROUP, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY,OWEN ELECTRIC STEEL COMPANY OF SOUTH CAROLINA, A SOUTH CAROLINA CORPORATION, AND ITS SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY

GENERAL MILITIA DISTRICT #220

ATHENS-CLARKE COUNTY, GEORGIA - 07/19/2017



TITLE COMMITMENT LEGAL DESCRIPTION: TRACT 1

THE A:

THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN ATHENS-CLARKE COUNTY, GEORGIA, CONTAINING 15.63

THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN ATHENS-CLARKE COUNTY, GEORGIA, CONTAINING 15.63

TO ATHE OR LESS, LYING ON THE SOUTH BY SAID CLD

TO ATHENA, ON THE EAST BY LANDS CONVEYED BY GEORGE F. STROTHER, JR. AND ELIZABETH STROTHER HAWKINS TO ATHENA,

ON MAY 31, 1963; ON THE SOUTH BY SAID LANDS TO ATHENA, INC., THE SOUTH LINE BEING THE CENTERLINE OF THE

SOARD AIR LINE RAILROAD RIGHT OF WAY; AND ON THE WEST BY THE FORMER CORNER LANDS OF ATHENS, INC. SAID 15.63

ES ARE MORE PARTICULARLY DESCRIBED AS BEGINNING AT ITS NORTHEAST CORNER ON THE CENTERLINE OF SAID RAILROAD

TOF WAY AT THE CORNER WITH THE LANDS CONVEYED BY GEORGE F. STROTHER, JR., AND ELIZABETH STROTHER HAWKINS

THENS, INC., THE DEED OF CONVEYANCE BEING RECORDED IN DEED BOOK 218, PAGE 348, IN THE OFFICE OF THE CLERK OF

SUPERIOR COURT OF ATHENS-CLARKE COUNTY, GEORGIA, AND FROM SAID BEGINNING POINT RUNNING NORTH 68 DEGREES

INUTES WEST 516.3 FEET ALONG LINE OF ATHENA, INC., TO AN IRON PIN ON THE SOUTHEAST SIDE OF SAID OLD HULL ROAD;

WING THENCE SOUTH 29 DEGREES 42 MINUTES WEST 1,182.7 FEET ALONG SAID OLD HULL ROAD TO AN IRON PIN AT THE

NER OF SAID CORNER LANDS TO THE CENTERLINE OF SAID SEABOARD AIR LINE RAILROAD RIGHT OF WAY; THENCE NORTH 22

REES 11 MINUTES EAST 1315 FEET, MORE OR LESS, ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

RCEL B:

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 220TH DISTRICT, G.M., ATHENS-CLARKE COUNTY, GEORGIA,

NTAINING 1.333 ACRES, MORE OR LESS, AND BEING SHOWN AND DESIGNATED AS TRACT 7 ACCORDING TO A PLAT PREPARED

BEN MCLEROY & ASSOCIATES, DATED DECEMBER 13, 1972, AS LAST REVISED MAY 16, 1977, ENTITLED "ATHENA INDUSTRIAL

RK", SAID PLAT BEING RECORDED IN PLAT BOOK 16, PAGE 153, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF

HENS-CLARKE COUNTY, GEORGIA, TO WHICH PLAT REFERENCE IS HEREBY SPECIFICALLY MADE FOR A MORE DETAILED

SCRIPTION. THIS BEING A PORTION OF THE PROPERTY CONVEYED FROM LANE LIMITED, A NEW YORK CORPORATION, TO STONE

SUNTAIN INDUSTRIAL PARK, INC., A GEORGIA CORPORATION, BY WARRANTY DEED DATED MAY 3, 1983, RECORDED IN DEED BOOK

1, PAGE 593, ATHENS-CLARKE COUNTY, GEORGIA RECORDS.

GETHER WITH ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND ING IN ATHENS-CLARKE COUNTY, GEORGIA, AND BEING THE SOUTHWESTERLY ONE-HALF OF THAT CERTAIN STREET HAVING A RIGHT OF WAY KNOWN AS CALHOUN DRIVE AS SHOWN ON THAT CERTAIN PLAT OF SURVEY ENTITLED "PLAT OF BINKLEY CONST. PROPERTY" PREPARED BY J.R. HOLLAND, REGISTERED SURVEYOR, DATED OCTOBER 10, 1964. THE SAID PROPERTY KNOWN AS LHOUN DRIVE COMMENCING ON THE EASTERLY SIDE OF OLD HULL ROAD AND RUNNING THENCE IN A SOUTHEASTERLY RECTION APPROXIMATELY 425 FEET TO THE WESTERLY RIGHT OF WAY OF SEABOARD COAST LINE RAILROAD.

TITLE COMMITMENT LEGAL DESCRIPTION: TRACT 2

ALL THAT TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE 219TH AND 220TH DISTRICTS, G.M., ATHENS-CLARKE COUNTY, GEORGIA, CONTAINING 4.706 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS TRACT 6, ATHENA INDUSTRIAL PARK, ON THAT CERTAIN PLAT ENTITLED "ATHENA INDUSTRIAL PARK", PREPARED BY BEN MCLEROY & ASSOCIATES, DATED DECEMBER 13, 1972, LAST REVISED MAY 16, 1977, AND RECORDED IN PLAT BOOK 16, PAGE 153, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF ATHENS-CLARKE COUNTY, GEORGIA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. PARTICULARLY DESCRIBED AS FOLLOWS:

IGINNING AT A PK NAIL MARKING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD HULL ROAD (60' R/W) AND IE CENTERLINE OF UNOPENED CALHOUN DRIVE (80' R/W); THENCE DEPART SAID EASTERLY RIGHT-OF-WAY LINE AND RUN ONG SAID CENTERLINE S 60°57'11" E A DISTANCE OF 423.99 FEET TO A 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF LINE OF LINE OF LINE OF LINE AND RUN ALONG SAID WESTERLY GHT-OF-WAY LINE S 21°49'42" W A DISTANCE OF 1462.02 FEET TO A 1/2" REBAR; THENCE DEPART SAID WESTERLY GHT-OF-WAY LINE AND RUN ALONG THE NORTHERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY A REALTY, INC. N 57°23'05" W A DISTANCE OF 615.20 FEET TO A 1/2" REBAR ON THE AFOREMENTIONED EASTERLY GHT-OF-WAY LINE OF OLD HULL ROAD; THENCE DEPART SAID NORTHERLY LINE AND RUN ALONG SAID EASTERLY GHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

GHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

GHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

ALL THAT TRACT OR PARCEL OF LAND LYING AND PARTICULARLY DESCRIBED AS FOLLOWS: BEING IN G.M.D. 220,

NG AT A 1/2" REBAR AND CAP MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF ATHENA 00' R/W) AND THE EASTERLY RIGHT-OF-WAY OF OLD HULL ROAD (60' R/W); THENCE DEPART SAID NORTHERLY PIF-WAY OF SAID ATHENA DRIVE AND RUN ALONG SAID EASTERLY RIGHT-OF-WAY OF OLD HULL ROAD N 41°18'01" E A DISTANCE OF 615.20 FEET TO A 1/2" REBAR; THENCE DEPART SAID EASTERLY RIGHT-OF-WAY OF SAID OLD HULL ROAD AND RUN 15" E A DISTANCE OF 615.20 FEET TO A 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE ND (100' R/W); THENCE RUN ALONG THE SAID RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD S 21°49'42" W A DISTANCE 12 FEET TO A 1/2" REBAR AND CAP AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF SAID ATHENA 12 FEET TO THE SAID RIGHT-OF-WAY OF SAID ATHENA DRIVE THE FOLLOWING COURSES; N 52°01'18" W A 11 HENCE FOLLOWING THE SAID RIGHT-OF-WAY OF SAID ATHENA 12 FEET TO THE POINT OF 155.91 FEET; N 42°40'48" W A DISTANCE OF 250.10 FEET; N 41°54'03" W A DISTANCE OF 334.57 FEET TO THE POINT OF 11 POINT OF

(203,409 SQUARE FEET) MORE OR LESS

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO 3020-828254GA12, DATED DECEMBER 13, 2016 AT 8:00 A.M AND FILE NO: 3020-828254GA14, DATED OF JUNE 19, 2017 AT 8:00 A.M..

SURVEY NOTES:

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. 2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

4. TRACT 1 HAS DIRECT PHYSICAL ACCESS TO OLD HULL ROAD (60' R/W), A DEDICATED PUBLIC STREET AND TRACT 2 HAS DIRECT ACCESS TO ATHENA DRIVE (100' R/W), A DEDICATED PUBLIC STREET.

5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

9. LAST DATE OF FIELD WORK PERFORMED ON: 07/11/2017. BOUNDARY REFERENCES: DEED BOOK 218, PAGE 348, DEED BOOK 2278, PAGE 487, DEED BOOK 4444, PAGE 56, DEED BOOK 2024, PAGE 66, PLAT OOK 16, PAGE 153 AND PLAT BOOK 36, PAGE 16. TITLE COMMITMENTS FOR BOTH TRACTS AS PROVIDED BY THE CLIENT. GS SHOWN HEREON ARE BASED UPON GRID NORTH, GEC GIA WEST ZONE. TRACT 1 EASTERLY LINE TO BEAR S 21°49'42" W.

10. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 129,738 FEET.

11. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 32,841 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

12. THE SURVEY FIELD WORK COMPLETED WAS PERFORMED WITH A GEOTEC ZOOM 90 ROBOTIC TOTAL STATION.

13. THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

14. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS IN TITLE COMMITMENTS #3020-828254GA12, WITH AN EFFECTIVE DATE OF 12/13/2016 AT 8:00 A.M. AND #3020-828254GA14, WITH AN EFFECTIVE DATE OF 06/19/2017 AT 8:00 A.M.

16. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. 15. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

17. THE FINDINGS AND OPINIONS OF LANDCO, L.P. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDCO, L.P. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. LANDCO, L.P. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2017. ALL RIGHTS RESERVED.

19. THE DESCRIBED PROPERTY IS CONTIGUOUS WITH NO OVERLAPS, GAPS OR GORES. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

20. ZONING INFORMATION LISTED ON THIS SURVEY IS LIMITED TO THE DATA PROVIDED IN THE REPORT FROM COMMERCIAL DUE DILIGENCE SERVICES DATED FEBRUARY 23, 2017 & MARCH 1, 2017, JOB #16-12-0186:005 NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONING INFORMATION:

EXISTING LAND USE AND ZONING: ZONE: E1 (EMPLOYMENT-INDUSTRIAL)

SETBACKS FRONT: 10' SIDE: NONE REAR: NONE **BUILDING HEIGHT: 65**

BUILDING SITE AREA REQUIREMENTS
MINIMUM LOT WIDTH: 50 FEET
MAXIMUM FLOOR AREA RATIO: 0.75
MAXIMUM UNITS PER ACRE: NONE
MAXIMUM LOT COVERAGE: 85%

PARKING SPACES REQUIRED: 101

LSF #1249
NOT VALID WITHOUT
ORIGINAL SIGNATURE

SURVEYOR CERTIFICATION:

TO: OMNISOURCE ATHENS DIVISION, LLC, AN INDIANA LIMITED LIABILITY, CAROLINAS RECYCLING GROUP, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, OWEN ELECTRIC STEEL COMPANY OF SOUTH CAROLINA, A SOUTH CAROLINA CORPORATION, AND ITS SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A) 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/11/2017.

DATE OF PLAT OR MAP: 07/19/2017

SITE ADDRESS: TRACT 1 590 OLD HULL ROAD ATHENS, GA 30601

TRACT 2 305 ATHENA I ATHENS, GA

「2 A DRIVE A 30601

DANIEL W. VENABLE, R.L.S. GEORGIA REGISTRATION LAND SURVEYOR NO. 2897 FOR THE FIRM ON POINT SURVEYING & MAPPING, INC.

TOTAL AREA:
RACT 1: 16.899 ACRES / 736,106 SQUARE FEET
RACT 2: 4.670 ACRES / 203,409 SQUARE FEET
TOTAL: 21.569 ACRES / 939,515 SQUARE FEET

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ALTA/NSPS LAND TITLE SURVEY 0

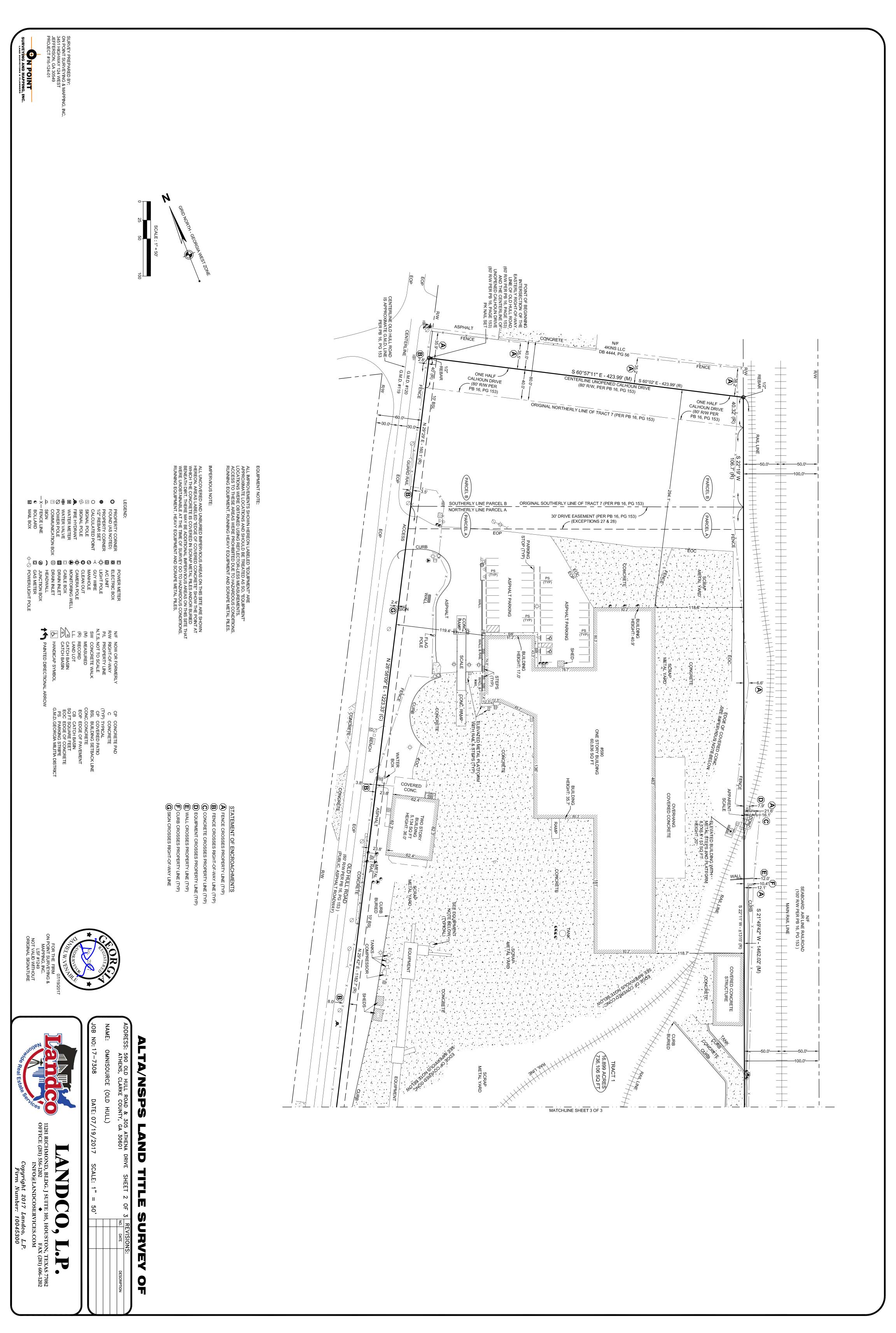
NO: 17-7308 OMNISOURCE (OLD HULL) 590 OLD HULL ROAD & 305 ATHENA DRIVE ATHENS, CLARKE COUNTY, GA 30601 DATE: 07/19/2017 SCALE: 1" SHEET 유



11281 RICHMOND, BLDG. J SUITE 105, HOUSTON, TEXAS 77082
OFFICE (281) 556-1202

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CENTERLINE MONITORING WELL (TYP) EDGE OF COVERED CONC. SEE IMPERVIOUS NOTE BELOW RIOC EDGE OF COVERED CONC. SEE IMPERVIOUS NOTE BELOW N 55°47' W -686' (R) N 57°23'05" W -615.20' N41°18'01" E 213.58" (M) POINT OF BEGINNING INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD HULL ROAD (60' R/W PER PB 16, PAGE 153) AND THE NORTHERLY RIGHT-OF-WAY LINE OF ATHENA DRIVE (100' R/W PER PB 32, PAGE 169 1/2" REBAR & CAP SET — SP OLD HULL ROAD (BO'R)W PER PB 16, PG 153) 10' GAS EASEMENT (TRACT 1, EXCEPTION 24) (TRACT 2, EXCEPTIONS 20 & 28) \emptyset TRACT 2 4.670 ACRES 203,409 SQ FT N_{41°54′03″W-334.57′(C)} Ø N 42°40'48" W 250.10'(R) (100', ATHENA DRIVE (PUBLIC, ASPHALT ROADWAY) N 52°01'18" W - 155.91'(C)

MATCHLINE SHEET 2 OF 3

SCRAP METAL YARD

STATEMENT OF ENCROACHMENTS

(A) FENCE CROSSES PROPERTY LINE (TYP)

(B) FENCE CROSSES RIGHT-OF-WAY LINE (TYP)

(C) CONCRETE CROSSES PROPERTY LINE (TYP)

(D) EQUIPMENT CROSSES PROPERTY LINE (TYP)

(E) WALL CROSSES PROPERTY LINE (TYP)

(F) CURB CROSSES PROPERTY LINE (TYP)

(G) SIGN CROSSES RIGHT-OF-WAY LINE

TANK

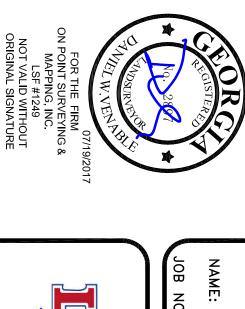
ONE STORY BUILDING - 13'X23' / 300 SQ FT HEIGHT: 11'

CURB BURIED

1/2" REBAR & CAP SET

MAIN RAIL LINE

N/F SEABOARD AIR LINE RAILROAD (100' R/W PER PB 16, PG 153)



ALL IMPROVEMENTS SHOWN HEREON LABELED "EQUIPMENT" ARE APPROXIMATE LOCATIONS AND SHOULD BE TREATED AS SO. "EQUIPMENT" LOCATIONS WERE OBTAINED USING REFLECTOR-LESS MEASUREMENTS.
ACCESS TO THESE AREAS WERE PROHIBITED DUE TO HAZARDOUS CONDITIONS, RUNNING EQUIPMENT, RUNNING HEAVY EQUIPMENT AND SCRAPE METAL PILES.



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NO: 17-7308 OMNISOURCE (OLD HULL) DATE: 07/19/2017 SCALE: 1" L.P.

ALTA/NSPS LAND 590 OLD HULL ROAD & 305 ATHENA DRIVE ATHENS, CLARKE COUNTY, GA 30601

N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
P/L PROPERTY LINE
N.T.S. NOT TO SCALE
SW CONCRETE WALK
(M) MEASURED
(R) RECORD
L.L. LAND LOT
CATCH BASIN
CATCH BASIN
CATCH BASIN
CATCH BASIN
PAINTED DIRECTIONA

PROPERTY CORNER
FOUND (AS NOTED)
PROPERTY CORNER
1/2" REBAR SET
CALCULATED POINT
SIGNAL POLE
SIGNAL POLE
SIGNAL POLE
NATER METER
WATER METER
WATER VALVE
POWER POLE
COMMUNICATION BOX
SIGN
MAIL BOX

POWER METER
ELECTRIC BOX
A/C UNIT
LIGHT POLE
GUY WIRE
MANHOLE
CLEAN OUT
CAMERA POLE
MONITORING WELL
CABLE BOX
DRAIN INLET
DRAIN INLET
DRAIN INLET
DRAIN INLET
JUNCTION BOX
GAS METER
POWER/LIGHT POLE

CP CONCRETE PAD
C CONCRETE
(TYP) TYPICAL
CP COVERED PATIO
BSL BUILDING SETBACK LINE
CONC. CONCRETE
EOP EDGE OF PAVEMENT
CB CATCH BASIN
SQ FT SQUARE FEET
EOC EDGE OF CONCRETE
PS PARKING STRIPE
G.M.D. GEORGIA MILITIA DISTRICT

SURVEY 0

TITLE

VRP Voluntary Investigation and Remediation Plan Application Form and Checklist HSI Number 10376

ATTACHMENT C

Information for Application Checklist Items 4 and 5

Checklist Item 4 - VOLUNTARY INVESTIGATION AND REMEDIATION PLAN

Commercial Metals Company (CMC) is petitioning to become the third Voluntary Remediation Program (VRP) Applicant for the Former Loef Facility (HSI #10376) site in Athens, Clarke County, Georgia (the "VRP Site"). The first two VRP applicants and their original Voluntary Investigation and Remediation Plan (VIRP) application dates were:

- Hull Real Estate, LLC (November 2011)
- OmniSource Athens Division, LLC (March 2015)

The site was accepted by Georgia EPD into the VRP on May 3, 2012.

On March 6, 2017, Owen Electric Steel Company of South Carolina, a wholly owned subsidiary of CMC, purchased two of the three parcels that comprise the currently-defined Former Loef Facility VRP Site. The third parcel of the VRP site (PIN # 162 037) was inadvertently omitted from the initial acquisition in March 2017; however, this omitted third parcel was later purchased by Owen Electrical Steel Company of South Carolina on September 7, 2017. Owen Electric Steel Company of South Carolina is now the legal owner of all three parcels that comprise the VRP site. **Figure 1** attached to this application shows the locations, parcel identifications, and street addresses of the three parcels that comprise the VRP site. Also note that Figure 1 and the application form include corrections or updates to the parcel numbers and street addresses that were presented in previous submittals by the prior VRP applicants.

CMC intends to continue with the overall VIRP that was established and implemented by the preceding two VRP applicants listed above. The primary VIRP and related reports currently on file with Georgia EPD that define the investigation and cleanup plan CMC will follow include the following:

- Voluntary Investigation and Remediation Plan (VIRP) and Application for the Former Loef Facility (Hull), Athens, Clarke County, Georgia, HSI#10376. November 2011. (Peachtree Environmental, Inc.).
- Letter Work Plan and VIRP Application and Checklist. March 12, 2015. Letter and VIRP application submitted by OmniSource to Georgia EPD.
- 3rd Semi-Annual Progress Report, Omni Source Facility (Former Loef Company Site), 590 Old Hull Road, Athens, Georgia. July 30, 2015 (Apex Companies, LLC).

Ongoing results of the VIRP, including minor adjustments to the plan, have been summarized in six Progress Reports submitted to EPD between October 2012 and September 29, 2017. Should minor adjustments to the VIRP be needed as the site closure progresses, CMC will address these in future Progress Reports submitted to the EPD.

Checklist Items 5 and 5.a. through 5.d. - VIRP CONCEPTUAL SITE MODEL AND MILESTONE SCHEDULES

VRP milestone schedules and a Conceptual Site Model (CSM) were presented and/or updated in the following reports previously submitted to EPD by previous applicants:

- Voluntary Investigation and Remediation Plan (VIRP) and Application for the Former Loef Facility (Hull), Athens, Clarke County, Georgia, HSI#10376. November 2011. (Peachtree Environmental, Inc.).
- Letter Work Plan and VIRP Application and Checklist. Letter and VIRP application submitted by OmniSource to Georgia EPD. March 12, 2015.
- Second (2nd) VRP Semi-Annual Progress Report for the Former Loef Facility (Hull), Athens, Clarke County, Georgia. April 2013 (Peachtree Environmental, Inc.)
- 3rd Semi-Annual Progress Report, Omni Source Facility (Former Loef Company Site), 590 Old Hull Road, Athens, Georgia – HSI#10376. July 30, 2015 (Apex Companies, LLC)
- 4th Semi-Annual Progress Report, Omni Source Facility (Former Loef Company Site), 590 Old Hull Road, Athens, Georgia. July 29, 2016 (Apex Companies, LLC)
- 5th Semi-Annual Progress Report, Omni Source Facility (Former Loef Company Site), 590 Old Hull Road, Athens, Georgia. February 27, 2017 (Apex Companies, LLC)

The 6th Semi-Annual Progress Report (September 29, 2017: Apex Companies) was submitted to EPD by CMC as the pending VRP Applicant. The 6th Semi-Annual Progress Report included a work plan for further site characterization, an

official request for an extension of the VRP milestone schedules, and a preliminary schedule of near-term work proposed in the work plan (Section 6.1 of 6th Progress Report). The VRP schedule extension is necessary to complete additional work that may be required under items 5.b. and 5.d., which are based on findings of the 5th Semi-Annual Progress Report submitted to EPD by OmniSource and updated with new information in the 6th Progress Report submitted by CMC.

The Georgia EPD presented its position on the site status in a letter dated August 1, 2017. The agency has since stated (verbally) that they will determine the appropriate administrative process for granting CMC's extension request for the VRP schedule. As a result, the milestone completion dates in application items 5.b. and 5.d. are subject to EPD's final administrative decisions, the findings of ongoing site assessment work recently implemented by CMC, and the necessity of any additional investigation phases that may be required based on those findings.