

Niki Sewell
NIKI SEWELL
CLERK OF SUPERIOR COURT
COWETA COUNTY

After Recording Return to:
Coweta County
22 East Broad Street, Suite 202
Newnan, Georgia 30263

Environmental Covenant

This instrument is an Environmental Covenant executed pursuant to the Georgia Uniform Environmental Covenants Act, O.C.G.A. § 44-16-1 *et seq.*, as may be amended from time to time (hereinafter "Act"). This Environmental Covenant is entered into by the entities executing this Environmental Covenant (as part of an environmental response project to address regulated substances released into the environment that have migrated in the groundwater onto the Property identified below.) This Environmental Covenant restricts the use of groundwater on the Property to prevent humans from coming into contact with regulated substances.

Fee Simple Owner(s)/Grantor(s): Coweta County
(hereinafter "Coweta County")
22 East Broad Street, Suite 202
Newnan, Georgia 30263

Property Address:
50 Selt Road
Newnan, Georgia 30263

Grantee/Holder with the power to enforce: Magna Seating of America, Inc.
(hereinafter "Magna")
30020 Cabot Drive
Novi, Michigan 48377

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

Property Subject

The property subject to this Environmental Covenant is a tract of approximately 45.43 acres of real property located at 50 Selt Road, Newnan, Coweta County, Georgia, which is further identified by the tax parcel ID number(s) below (hereinafter "Property"). The Property was conveyed to Coweta County; such conveyance is recorded in Deed Book 101, Page 163, of the Coweta County deed records. The Property is located in Land Lot 59 of the 5th District of Coweta County, Georgia.

The tax parcel(s) of the Property 062 5059 001 of Coweta County, Georgia.

A legal description of the Property is attached as Exhibit A.

Environmental Covenant Runs with the Land and is Perpetual

Pursuant to the Act, this Environmental Covenant shall run with the land and shall be perpetual unless terminated or amended pursuant to terms herein or in accordance with provisions of the Act. This Environmental Covenant shall be binding upon Coweta County, Magna, and all successors, assigns and transferees of any interest in the Property or any portion thereof.

Administrative Records

This Environmental Covenant imposes activity and/or use limitations and other requirements on the Property that arise under an environmental response performed and/or being performed at the Former Douglas & Lomason (D&L) HSI Site 10154. Records pertaining to this corrective action are available at the following EPD location(s):

Georgia Environmental Protection Division
Land Protection Branch
Response and Remediation Program
2 MLK Jr. Drive, SE, Suite 1058 East Tower
Atlanta, GA 30334
Monday-Friday 8:00 AM to 4:30 PM, excluding state holidays

Activity and Use Limitations.

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.

Other Requirements. The Property is subject to the following additional requirements.

- A. Notice of Limitations and Requirements in Future Conveyances. Each instrument hereafter conveying any interest in the Property or any portion thereof that may affect the activity and use limitations described herein shall include a statement that the Property is subject to this Environmental Covenant (and any amendments thereto), the location (County, Deed Book and Page) in the deed records where this Environmental Covenant (and any amendments thereto) is recorded.
- B. Termination or Modification: The Environmental Covenant shall remain in full force and effect in accordance with O.C.G.A. § 44-5-1 *et seq.*, unless and until the Director determines that the Property is in compliance with the Type 1 or 2 Risk Reduction Standards for groundwater, as defined in Section 391-3-19-.07 of the Georgia Rules of Hazardous Site Response, whereupon the Environmental Covenant may be terminated in accordance with O.C.G.A. § 44-16-1 *et seq.*

Environmental Covenant Does Not Authorize Use Otherwise Prohibited

Pursuant to the Act, this Environmental Covenant shall not be construed to authorize a use of the Property that is otherwise prohibited by zoning, ordinance, local law or general law or by a recorded instrument that has priority over this Environmental Covenant.

Rights of Access/Compliance

Grantor(s) shall provide reasonable access to authorized representatives of EPD and Magna to verify compliance with the terms of this Environmental Covenant.

This Environmental Covenant shall be enforceable by EPD, Magna and other parties as provided in the Act. Such rights of access and enforcement herein shall not limit EPD's authority under other applicable law.

No Interest in Real Property in EPD

EPD's rights under this Environmental Covenant and the Act shall not be considered an interest in real property.

Recording of Environmental Covenant and Service on Other Persons

Within thirty (30) days after execution of this Environmental Covenant by the Director of EPD, Coweta County shall record the Environmental Covenant in every county in which any portion of the Property is located in accordance with the law governing the recording and priority of interests in real property. Upon recording of the Environmental Covenant, Coweta County shall provide in a manner deemed acceptable by EPD a copy of the executed, recorded Environmental Covenant to each of the persons or entities identified in O.C.G.A. § 44-16-7.

Representations and Warranties by Grantor(s).

Grantor(s) represents and warrants that all of the following are true and correct:

- A. Coweta County holds fee simple title to the Property.
- B. Coweta County has the authority to enter into this Environmental Covenant, has the authority to grant any rights granted by it within, has the ability to carry out the obligations described within and, based upon information and belief after reasonable inquiry, does not know of any anticipated material change in the practices, ownership, or authority of Coweta County that will alter this representation and warranty.
- C. The execution and delivery of this Environmental Covenant and carrying out the obligations described within will not conflict with any of the provisions of the organizational documents, operating agreement of Coweta County nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which Coweta County is a party or by which Coweta County may be bound.
- D. There are no persons with existing interests other than fee simple in the Property.

E. At least thirty (30) days prior to presenting this Environmental Covenant to EPD for execution, a copy of the proposed final text of this Environmental Covenant was served on all persons or entities required to be noticed in accordance with O.C.G.A. § 44-16-7.

EPD's Environmental Covenants Registry

This Environmental Covenant and any amendment thereto or termination thereof may be included in EPD's registry for environmental covenants.

Severability

Should any provision of this Environmental Covenant be found by a court of competent jurisdiction to be invalid and/or unenforceable in any respect, the remaining provisions shall continue in full force and effect.

Effective Date

This Environmental Covenant shall be effective on the date the fully executed Environmental Covenant is recorded in accordance with O.C.G.A. § 44-16-8(a).

Grantor

Coweta County

Bill McKenzie
(Signature)

Bill McKenzie

Chairman

Signed in the presence of:

Frances J. Collins

Unofficial Witness (signature)

Frances T. Collins

Unofficial Witness (print name)

State of Georgia
County of Coweta

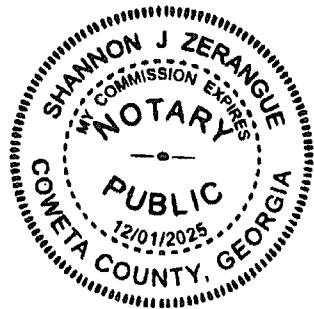
This instrument was signed or attested before
me this 17th day of JUNE, 2025, by
[Name].

Personally Known
 Produced Identification

Shannon J. Zerangue
Notary Public (Signature)

My Commission Expires: 12-01-2025

(NOTARY SEAL) _____



Grantee

Magna Seating of America, Inc.

Mark P. Durm

(Signature)

*Mark P. Durm
V.P., General Counsel*

Signed in the presence of:

Kerry Hoerss

Unofficial Witness (signature)

Kerry Hoerss

Unofficial Witness (print name)

State of [Name] *Michigan*
County of [Name] *Wayne, Wayne, Oakland*This instrument was signed or attested before
me this 14 day of July, 2025 by
[Name].

Personally Known
 Produced Identification

Kristie L. Duke

Notary Public (Signature)

My Commission Expires: KRISTIE L. DUKE
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WAYNE
 MY COMMISSION EXPIRES Jul 8, 2028
 ACTING IN COUNTY OF *Oakland*

(NOTARY SEAL)

For the Environmental Protection Division, Department of Natural Resources, State of Georgia,
this 22nd day of December, 2015:

Duffy W. Cox
(Signature) Shameka Board
Signed in the presence of
[Name] Shameka Board
Director, Environmental Protection Division Unofficial Witness (signature)
Unofficial Witness (print name)

State of Georgia
County of Fulton

This instrument was signed or attested before
me this 22 day of December, 2015, by
[Name].

Personally Known
 Produced Identification

Dawn T. Donaldson
Notary Public (Signature)

My Commission Expires: 11/05/2029

(NOTARY SEAL)

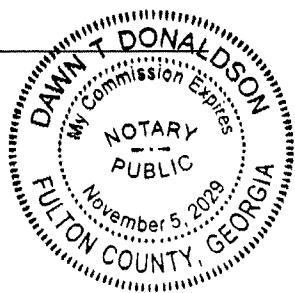


Exhibit A
Legal Description of Property

50 Selt Road
Newnan, Georgia
Parcels 062 5059 001
Property Legal Description

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOTS 59 AND 60 OF THE 5TH LAND DISTRICT OF COWETA COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR FOUND AND BEING THE NORTHEAST CORNER OF A 26.071 ACRE TRACT OF LAND SHOWN ON A PROPERTY SURVEY FOR COWETA COUNTY SCHOOL SYSTEM, PREPARED BY J. WILLIAM OZMORE AND BEING RECORDED IN PLAT BOOK 15, PAGE 199 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF COWETA COUNTY, GEORGIA, SAID REBAR HAVING GEORGIA STATE PLANE GRID COORDINATES (WEST ZONE, NAD 83) OF 1,234,424.62 (NORTHING) AND 2,097,695.20 (EASTING) AND SAID REBAR BEING THE **POINT OF REFERENCE**, THENCE, FROM THE POINT OF REFERENCE N84°24'20"W A DISTANCE OF 702.12' TO A 1/2" REBAR & CAP SET; THENCE, N84°24'20"W A DISTANCE OF 490.23' TO AN 8" ROUND CONCRETE MONUMENT FOUND; THENCE, N84°24'20"W A DISTANCE OF 8.17' TO A 1/2" REBAR & CAP SET ON THE EAST RIGHT-OF-WAY (R/W) LINE OF COFIELD ROAD (APPARENT 50' R/W); THENCE, ALONG SAID R/W LINE, N02°20'32"E A DISTANCE OF 293.28' TO A POINT; THENCE, N01°02'04"W A DISTANCE OF 49.31' TO A 1/2" REBAR & CAP SET; THENCE, LEAVING SAID R/W LINE, S88°01'34"E A DISTANCE OF 498.11' TO A 1/2" REBAR & CAP SET; THENCE, N01°58'26"E A DISTANCE OF 329.52' TO A 1/2" REBAR & CAP SET; THENCE, N01°58'26"E A DISTANCE OF 20.00' TO A POINT; THENCE, N88°01'34"W A DISTANCE OF 20.00' TO A 1/2" REBAR & CAP SET; THENCE, N88°01'34"W A DISTANCE OF 481.21' TO A 1/2" REBAR & CAP SET ON THE EAST R/W LINE OF COFIELD ROAD; THENCE, ALONG SAID R/W LINE, N03°19'43"E A DISTANCE OF 51.48' TO A 1/2" REBAR & CAP SET AT THE INTERSECTION OF THE EAST R/W LINE OF COFIELD ROAD AND THE SOUTHEAST R/W LINE OF SELT ROAD (80' R/W); THENCE, FOLLOWING A TIE-LINE ALONG THE EAST R/W LINE OF COFIELD ROAD AND ACROSS SELT ROAD, N03°19'43"E A DISTANCE OF 106.72' TO A 1/2" REBAR & CAP SET AT THE INTERSECTION OF SAID R/W LINE OF COFIELD ROAD AND THE NORTHWEST R/W LINE OF SELT ROAD, SAID REBAR AND CAP BEING THE **POINT OF BEGINNING** FOR TRACT 1 AND HAVING GEORGIA STATE PLANE GRID COORDINATES (WEST ZONE, NAD 83) OF 1,235,391.29 (NORTHING) AND 2,096,529.68 (EASTING),

THENCE, FROM THE POINT OF BEGINNING ALONG THE SAID R/W LINE OF COFIELD ROAD, N03°19'43"E A DISTANCE OF 395.34' TO A POINT; THENCE, N02°07'12"E A DISTANCE OF 206.91' TO A POINT; THENCE, N10°33'08"E A DISTANCE OF 18.29' TO A 1/2" REBAR & CAP SET AND THE END OF THE EAST R/W LINE OF COFIELD ROAD; THENCE, ALONG THE NORTH R/W LINE OF COFIELD ROAD N79°26'52"W A DISTANCE OF 33.85' TO A 1/2" REBAR & CAP SET; THENCE, LEAVING SAID R/W LINE, N01°33'14"E A DISTANCE OF 157.39' TO A 1/2" REBAR & CAP SET ON THE SOUTHEASTERN RIGHT-OF-WAY (R/W) LINE OF THE NEWNAN BY-PASS (VARIABLE R/W);

THENCE, ALONG SAID R/W LINE, N63°34'37"E A DISTANCE OF 125.19' TO A 1/2" REBAR & CAP SET; THENCE, CONTINUING ALONG SAID R/W LINE AND FOLLOWING A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 749.22', A RADIUS OF 2764.94' AND BEING SUBTENDED BY A CHORD BEARING OF N71°20'17"E AND A CHORD LENGTH OF 746.93' TO A CONCRETE R/W MONUMENT FOUND; THENCE, N79°06'02"E A DISTANCE OF 607.56' TO A 1/2" REBAR & CAP SET; THENCE, LEAVING SAID R/W LINE, S00°21'59"W A DISTANCE OF 985.09' TO A 1/2" REBAR & CAP SET; THENCE, N89°38'01"W A DISTANCE OF 303.88' TO A 1/2" REBAR & CAP SET; THENCE, S33°09'53"W A DISTANCE OF 553.13' TO A POINT ON THE NORTHEAST R/W LINE OF SELT ROAD; THENCE, ALONG SAID R/W LINE, N55°13'16"W A DISTANCE OF 20.00' TO A 1/2" REBAR & CAP SET; THENCE, N55°13'16"W A DISTANCE OF 137.80' TO A POINT; THENCE, N54°48'32"W A DISTANCE OF 111.92' TO A POINT; THENCE, N55°38'34"W A DISTANCE OF 126.28' TO A POINT; THENCE, N57°17'36"W A DISTANCE OF 132.23' TO A 1/2" REBAR & CAP SET; THENCE, FOLLOWING A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 175.35', A RADIUS OF 256.44' AND BEING SUBTENDED BY A CHORD BEARING OF N78°18'32"W AND A CHORD LENGTH OF 171.95' TO A POINT; THENCE, FOLLOWING A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 220.00', A RADIUS OF 494.23' AND BEING SUBTENDED BY A CHORD BEARING OF S68°55'16"W AND A CHORD LENGTH OF 218.19' TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND HAS AN AREA OF 1,400,801 SQUARE FEET OR 32.15 ACRES.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOTS 59 AND 60 OF THE 5TH LAND DISTRICT OF COWETA COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR FOUND AND BEING THE NORTHEAST CORNER OF A 26.071 ACRE TRACT OF LAND SHOWN ON A PROPERTY SURVEY FOR COWETA COUNTY SCHOOL SYSTEM, PREPARED BY J. WILLIAM OZMORE AND BEING RECORDED IN PLAT BOOK 15, PAGE 199 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF COWETA COUNTY, GEORGIA, SAID REBAR HAVING GEORGIA STATE PLANE GRID COORDINATES (WEST ZONE, NAD 83) OF 1,234,424.62 (NORTHING) AND 2,097,695.20 (EASTING) AND SAID REBAR BEING THE **POINT OF REFERENCE**, THENCE, FROM THE POINT OF REFERENCE N84°24'20"W A DISTANCE OF 702.12' TO A 1/2" REBAR & CAP SET, SAID REBAR AND CAP BEING THE **POINT OF BEGINNING** FOR TRACT 2; THENCE, N84°24'20"W A DISTANCE OF 490.23' TO AN 8" ROUND CONCRETE MONUMENT FOUND; THENCE, N84°24'20"W A DISTANCE OF 8.17' TO A 1/2" REBAR & CAP SET ON THE EAST RIGHT-OF-WAY (R/W) LINE OF COFIELD ROAD (APPARENT 50' R/W); THENCE, ALONG SAID R/W LINE, N02°20'32"E A DISTANCE OF 293.28' TO A POINT; THENCE, N01°02'04"W A DISTANCE OF 49.31' TO A 1/2" REBAR & CAP SET; THENCE, LEAVING SAID R/W LINE, S88°01'34"E A DISTANCE OF 498.11' TO A 1/2" REBAR & CAP SET; THENCE, N01°58'26"E A DISTANCE OF 329.52' TO A 1/2" REBAR & CAP SET; THENCE, N01°58'26"E A DISTANCE OF 20.00' TO A POINT; THENCE, N88°01'34"W

A DISTANCE OF 20.00' TO A 1/2" REBAR & CAP SET; THENCE, N88°01'34"W A DISTANCE OF 481.21' TO A 1/2" REBAR & CAP SET ON THE EAST R/W LINE OF COFIELD ROAD; THENCE, ALONG SAID R/W LINE, N03°19'43"E A DISTANCE OF 51.48' TO A 1/2" REBAR & CAP SET AT THE INTERSECTION OF THE EAST R/W LINE OF COFIELD ROAD AND THE SOUTHEAST R/W LINE OF SELT ROAD (80' R/W); THENCE, ALONG SAID R/W OF SELT ROAD AND FOLLOWING A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 248.80', A RADIUS OF 414.23' AND BEING SUBTENDED BY A CHORD BEARING OF N64°25'22"E AND A CHORD LENGTH OF 245.07' TO A POINT; THENCE FOLLOWING A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 119.45', A RADIUS OF 176.44' AND BEING SUBTENDED BY A CHORD BEARING OF S78°24'34"E AND A CHORD LENGTH OF 117.19' TO A 1/2" REBAR & CAP SET; THENCE, S57°17'36"E A DISTANCE OF 129.99' TO A POINT; THENCE, S55°38'34"E A DISTANCE OF 124.54' TO A POINT; THENCE, S54°48'32"E A DISTANCE OF 111.63' TO A POINT; THENCE, S55°13'16"E A DISTANCE OF 140.34' TO A 1/2" REBAR & CAP SET; THENCE, S55°13'16"E A DISTANCE OF 20.00' TO A POINT; THENCE, LEAVING SAID R/W LINE, S33°09'53"W A DISTANCE OF 536.60' TO A 1/2" REBAR & CAP SET; THENCE, S01°58'26"W A DISTANCE OF 128.57' TO THE **POINT OF BEGINNING**,

SAID TRACT OR PARCEL OF LAND HAS AN AREA OF 327,824 SQUARE FEET OR 7.526 ACRES.

