

After Recording Return to:  
Christina Bottomley, CPA  
VP Real Estate and Industrial Development  
CSX Transportation, Inc.  
500 Water Street  
HQ Building, 12<sup>th</sup> Floor  
Jacksonville, FL 32202

CROSS-REFERENCE:  
County: Chatham  
Deed Book: 52-W  
Page(s): 124

### 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 and subjects the property identified below to the activity and/or use limitations and other requirements. This Environmental Covenant further grants such other rights in favor of Georgia Department of Natural Resources, Environmental Protection Division ("EPD") and CSX Transportation, Inc. ("CSXT") as set forth herein.

**Fee Simple Owner(s)/Grantor(s):**

CSX Transportation, Inc.  
500 Water Street  
Jacksonville, FL 32202

  
Doc ID: 034727150016 Type: COVE  
Recorded: 10/31/2023 at 01:49:09 PM  
Fee Amt: \$25.00 Page 1 of 16  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court  
BK **3230** PG **797-812**

**Grantee/Holder with the power to enforce:**

CSX Transportation, Inc.  
500 Water Street  
Jacksonville, FL 32202

**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

**Persons with Interests other than Fee Simple:**

None

**Property Subject**

The property subject to this Environmental Covenant is a tract of approximately 31.84 acres of real property located at 3000 Tremont Road, Savannah, Chatham County, Georgia, which is further identified by the tax parcel ID number below (hereinafter "Property"). The Property was conveyed on December 6, 1950, to Seaboard Air Line Railroad (predecessor to CSXT); such conveyance is recorded in Deed Book 52W, Page 129, of the Chatham County deed records.

The tax parcel of the Property is 20711 01001L of Chatham County, Georgia.

A legal description of the Property is attached as Exhibit A and a map of the Property is attached as Exhibit B.

The Restricted Use Zone (“RUZ”) at the Property that will be subject to the Land Disturbance Activity limitations described herein is approximately 0.50 acre, lying entirely within the Property. A survey performed by a licensed surveyor showing the Property and the RUZ is attached as Exhibit B. A legal description and survey performed by a licensed surveyor of the RUZ is attached as Exhibit C.

### **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 CSX Transportation, Inc., 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 corrective action performed and/or being performed at the CSXT Tremont Road site (HSI #10003). Records pertaining to this corrective action are available at the following EPD location(s):

Georgia Environmental Protection Division  
Land Protection Branch  
2 MLK Jr. Drive, SE, Suite 1054 East Tower  
Atlanta, GA 30334  
Monday-Friday 8:00 AM to 4:30 PM, excluding state holidays

**Notice:** This Property is a portion of a tract that has been listed on the State’s Hazardous Site Inventory at HSI #10003 and has been designated as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances regulated under state law. Contact the Property owner or the Georgia Environmental Protection Division for further information concerning this Property. This notice is provided in compliance with the Georgia Hazardous Site Response Act.

**Activity and Use Limitations.** The Property is subject to the following activity and/or use limitations:

- A. Activity and Use Limitation. The Property shall be used only as non-residential property as defined in Section 391-3-19-.02 of the Rules as of the date of this Environmental Covenant. Any residential use on the Property shall be prohibited, unless and until it is demonstrated to EPD’s satisfaction that the Property is in compliance with residential risk reduction standards.
- B. Groundwater Limitation. The use or extraction of groundwater beneath the Property for drinking water or any other non-remedial purpose is prohibited.

The RUZ at the Property is subject to the following activity and/or use limitations:

- C. Land Disturbing Activity that Encounters Groundwater within the RUZ. Pentachlorophenol (PCP) is present in the groundwater beneath the RUZ. The average depth to groundwater within the RUZ is nine (9) feet below the ground surface. Any land disturbing activity that encounters groundwater within the RUZ will be conducted under the direction of a Georgia registered professional engineer or Georgia registered professional geologist who has experience in responsible charge of the investigation and remediation of releases of regulated substances. Workers involved in land disturbing activity that encounters groundwater within the RUZ will be fully trained and protected pursuant to the Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) Standard (29 CFR 1910.120) and will conduct work under the direction of an on-site supervisor and pursuant to a site-specific health and safety plan. Any wastes generated during land disturbing activity that encounters groundwater within the RUZ will be managed, characterized, and disposed of in accordance with all local, state, and federal law. A written notification will be submitted to EPD at least thirty (30) days prior to any land disturbing activity that encounters groundwater within the RUZ, unless immediate action is necessary to protect human health or the environment. Within ninety (90) days of completing any land disturbing activity that encounters groundwater within the RUZ, a report will be submitted to EPD documenting the land disturbing activity and the management, characterization, and disposal of related wastes.

**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 and a copy of this Environmental Covenant (and any amendments thereto).
- B. Notice to EPD of Future Conveyances. Within thirty (30) days after each conveyance of a fee simple interest in the Property or any portion thereof, a notice shall be sent to EPD. The notice shall include the new owner's name, address, telephone number and other pertinent contact information, the date of the conveyance and the location (County, Deed Book and Page) where the conveyance is recorded, and, if the conveyance is a portion of the Property, a survey map showing the boundaries of the real property conveyed.
- C. Notice of Change of Use. If such activity will materially affect any required monitoring or maintenance of any institutional or engineering controls described herein, the owner of the Property must provide to EPD thirty (30) days' advance written notice of the owner's intent to change the use of the Property, to apply for a building permit for construction at the Property, or to perform any site work.

- D. Annual Certification of Compliance. Annually, but no later than January 30 beginning the first January following the effective date of this Environmental Covenant, the owner of the Property must submit a certification stating that the activity and use limitations in this Environmental Covenant are being abided by, accompanied by the Annual Property Evaluation Form attached to this Environmental Covenant at Exhibit D.
- E. Permanent Markers. Signs and permanent markers shall be installed at the corners of the RUZ specifying the restricted area and its boundaries. The signs and permanent markers must be maintained during the effective term of the Environmental Covenant.

### **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 and Enforcement**

Authorized representatives of EPD shall have the right to enter the Property at reasonable times in connection with implementation, compliance, or enforcement of this Environmental Covenant, including but not limited to the right to conduct inspections, examine related records, or to take samples.

This Environmental Covenant shall be enforceable by EPD, CSXT, 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, CSXT 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, CSXT 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).** CSXT represents and warrants that all of the following are true and correct:

- A. CSXT holds fee simple title to the Property.

- B. CSXT 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 CSXT 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 CSXT nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which CSXT is a party or by which CSXT may be bound.
- D. There are no persons with existing interests other than fee simple in the Property;
- E. This Environmental Covenant does not 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.
- F. At least thirty (30) days prior to presenting this Environmental Covenant to EPD for execution, CSXT served a copy of the proposed final text of this Environmental Covenant on all persons or entities required to be noticed in accordance with O.C.G.A. § 44-16-7.

### **Submission of Required Documents and Communications**

Documents and communications required by this Environmental Covenant shall be submitted to:

Georgia Environmental Protection Division  
Branch Chief  
Land Protection Branch  
2 Martin Luther King Jr. Drive SE  
Suite 1054 East Tower  
Atlanta, GA 30334

With a copy to:

Matthew L. Adkins, CHMM  
Senior Manager Environmental Remediation  
CSX Transportation, Inc.  
1590 Marietta Blvd NW  
Atlanta, GA 30318

### **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

Grantor has caused this Environmental Covenant to be executed pursuant to the Georgia Uniform Environmental Covenants Act, on the 19 day of September, 2023.

CSX Transportation, Inc.

[Signature]  
(Signature)

Signed in the presence of:

Christina W. Bottomley

V.P. Real Estate & Industrial Development

[Signature]  
Unofficial Witness (signature)

Dora Jackson  
Unofficial Witness (print name)

State of: FLORIDA  
County of: DUVAL

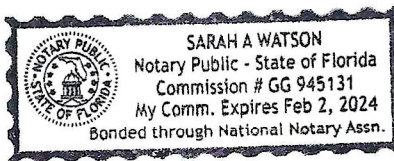
This instrument was signed or attested before me this 19 day of September, 2023 by Christina W. Bottomley

Personally Known  
 Produced Identification

[Signature]  
Notary Public (Signature)

My Commission Expires: 2/2/2024

(NOTARY SEAL) \_\_\_\_\_



For the Environmental Protection Division, Department of Natural Resources, State of Georgia, this  
11th day of October, 2023 :

Jeffrey W. Cown  
(Signature)

Jeffrey W. Cown  
Director, Environmental Protection Division

Signed in the presence of:

Amy Mussler  
Unofficial Witness (signature)

Amy Mussler  
Unofficial Witness (print name)

State of Georgia  
County of Fulton

This instrument was signed, or attested before  
me this 11 day of October, 2023 by

Personally Known  
 Produced Identification  
[Signature]  
Notary Public (Signature)

My Commission Expires: July 9, 2027

(NOTARY SEAL) \_\_\_\_\_





**Exhibit A**

**Legal Description of Property**

## LEGAL DESCRIPTION OF PROPERTY

A CERTAIN PART OR PARCEL OF LAND BEING A GROUNDWATER USE RESTRICTION, SITUATE IN THE CITY OF SAVANNAH, SEVENTH G.M.D., COUNTY OF CHATHAM, STATE OF GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4" PK NAIL FOUND WITH GEORGIA STATE PLANE, EASTERN ZONE (NAD 83(2001)) GRID NORTHING OF 752677.05 FEET AND EASTING OF 972127.88 FEET, AS SHOWN ON "PLAT OF THE COMMON AREA FOR TREMONT INDUSTRIAL PARK AND SUBDIVISION OF THE PROPERTY OF CENTERPOINT PROPERTIES TRUST" BY THOMAS A. SHERARD, PLS OF SITE DESIGN, INC., DATED FEBRUARY 13, 2018, RECORDED AT DEED BOOK 783, PAGE 508 AND PLAT BOOK 51, PAGE 478, PROCEED THROUGH THE LAND NOW OR FORMERLY OWNED BY CSX TRANSPORTATION, INC. FOR THE ENTIRETY OF THIS DESCRIPTION:

THENCE ALONG THE COMMON LINE OF THE AFOREMENTIONED LAND OF CSX TRANSPORTATION, INC., AND PART OF TRACT 1, NOW OR FORMERLY OWNED BY CENTERPOINT PROPERTIES TRUST (PLAT BOOK 51, PAGE 478) FOR THE FOLLOWING TWO (2) CALLS:

1. THENCE S25°34'33"W A DISTANCE OF 136.20 FEET TO A POINT, SAID POINT LYING 0.07 FEET NORTHEAST OF A 5" CONCRETE MONUMENT FOUND,
2. THENCE S16°28'46"W A DISTANCE OF 1,384.06 FEET TO A POINT, SAID POINT LYING 0.24 FEET SOUTHWEST OF A 5/8" REBAR FOUND AT THE COMMON CORNER OF THE AFOREMENTIONED LAND OF CSX TRANSPORTATION, INC, THE AFOREMENTIONED PART OF TRACT 1, AND COMMON AREA #1 NOW OR FORMERLY OWNED BY TREMONT INDUSTRIAL PARK OWNERS ASSOCIATION,

PROCEED THENCE ALONG THE COMMON LINE OF THE AFOREMENTIONED LAND OF CSX TRANSPORTATION, INC., AND AFOREMENTIONED COMMON AREA #1 FOR THE FOLLOWING THREE (3) CALLS:

1. THENCE S16°28'46"W A DISTANCE OF 71.41 FEET TO A POINT, SAID POINT LYING 0.20 FEET SOUTHWEST OF A BROKEN 5" CONCRETE MONUMENT FOUND,
2. THENCE S30°07'39"W A DISTANCE OF 95.58 FEET TO A POINT, SAID POINT LYING 0.28 FEET SOUTHWEST OF A 5" CONCRETE MONUMENT FOUND,
3. THENCE S30°10'54"W A DISTANCE OF 363.77 FEET TO A POINT,

THENCE LEAVING THE LINE COMMON WITH THE LAND OF CSX TRANSPORTATION, INC AND PART OF TRACT 1, AND COMMON AREA #1 NOW OR FORMERLY OWNED BY TREMONT INDUSTRIAL PARK OWNERS ASSOCIATION A BEARING OF N68°30'03"W A DISTANCE OF 496.70 FEET TO A POINT,

THENCE N21°29'57"E A DISTANCE OF 2,860.00 FEET TO A POINT,

THENCE S68°30'03"E A DISTANCE OF 420.00 FEET TO A POINT,

THENCE S19°31'26"W A DISTANCE OF 820.64 FEET TO A 1/4" PK NAIL, AND THE POINT OF BEGINNING, ALTOGETHER CONTAINING 31.82 ACRES (1,385,848 SQUARE FEET) OF LAND, MORE OR LESS, AS SHOWN ON AN EXHIBIT NAMED "GROUNDWATER USE RESTRICTION EXHIBIT FOR CSX TRANSPORTATION" PREPARED BY MICHAEL R PEPPERS, PLS OF ARCADIS U.S., INC. DATED JULY 15, 2022 (PROJECT NUMBER 30138657).

**Exhibit B**  
**Survey Plat of Property**

FOR RECORDING

- LEGEND:**
- ROFF AS OF MAY 2019
  - SLOTTED PIPE
  - RESTRICTED USE AREA
  - EXISTING CONCRETE MONUMENT
  - EXISTING MONUMENT
  - △ COMPUTED POINT
  - CONC. NO. NUMBER
  - CG PL PLAT BOOK
  - CB PG PAGE
  - CM PM PARCEL IDENTIFICATION NO.
  - CH POB POINT OF BEGINNING
  - MC MONUMENT
  - ME MEASUREMENT
  - NE NE
  - NS (GRID UNLESS NOTED)
  - NSW SOUTHWEST
  - NSW SOUTHWEST
  - NW (SHOWN PER)
  - NW (SHOWN PER)

**NOTES:**

- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. COMBINED FACTOR = 1.000014 PER POINT OF BEGINNING (PK INAL FOUND) PER PLAT BOOK 488, PAGE 78. PLAT BOOK 51, PAGE 101. ALL DISTANCES AND COORDINATES ARE SHOWN IN US SURVEY FEET.
- BASES OF BEARING IS GEORGIA EAST ZONE, STATE PLANE NORTH AMERICAN DATUM OF 1983 (2011).
- FIELDWORK WAS PERFORMED ON JUNE 22, 2022 USING A LEICA IN360 T1 102000 MULTISTATION.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE TRIANGULATION OF 1.5 MILE FOOT 173.24 FEET AND AN ADJUDICATED TRIANGULATION OF 1.5 MILE FOOT 173.24 FEET AND AN ADJUDICATED COMPASS BELL.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,271,464 FEET.
- PARCEL IDENTIFICATION NUMBERS (PIN) SHOWN HEREON ARE TAKEN FROM SAVANNAH AREA GEOGRAPHIC INFORMATION SYSTEM (SAGIS) <http://www.sagis.com>, ACCESSED ON JUNE 16, 2022.
- THE DESCRIBED PARCELS IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, INTERESTS AND LIENS OF RECORD AND AS APPEAR IN THE PUBLIC RECORDS IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA, AS WELL AS ANY INTERESTS OR LIENS WHICH MAY BE ANNOUNCED BY PROSPECTIVE PURCHASERS.
- ZONING AND RETAIL LOCATIONS ARE NOT PART OF THIS SURVEY.
- THERE IS NO APPLICABLE VISIBLE EVIDENCE OF ANY EJECTORY LIEN LOCATED ON THE PROPERTY SURVEYED.
- EXISTING UTILITIES AS SHOWN HEREON ARE LIMITED TO USABLE EVIDENCE ONLY AND AS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

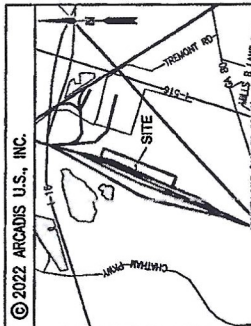
**SPECIAL FLOOD HAZARD ZONE DESIGNATION:**

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SPECIAL FLOOD HAZARD ZONE DESIGNATION ACT OF 1974 (44 U.S.C. 1612). THE SPECIAL FLOOD HAZARD ZONE DESIGNATION ACT OF 1974 (44 U.S.C. 1612) IS A FEDERAL LAW WHICH REQUIRES THE FEDERAL GOVERNMENT TO PROVIDE TECHNICAL ASSISTANCE TO STATES AND LOCAL GOVERNMENTS IN THE PROCESS OF CONDUCTING SURVEYS TO DETERMINE THE FLOOD HAZARD ZONE DESIGNATION ON APPLICABLE LANDS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

IF SHOWN, LINES AND/OR SHOWN WERE DEDUCTED FROM GENERAL SURVEY DATA AND NOT FIELD SURVEY DATA. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME THIS SURVEY WAS PERFORMED.

- REFERENCES:**
- "SAVANNAH IMP. SEWERAGE AND LINE (RAILROAD CO.) VALUATION MAP NO. 24, 1914-15, 1-4, 7, 4.
  - PLAT OF THE COMMON AREA FOR TREMONT INDUSTRIAL PARK AND TRACT 1, 28.24 AC, PARCELS #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100, BY THOMAS A. SHERMAN, PLS OF SITE DESIGN, INC., DATED FEBRUARY 13, 2018, RECORDED AT DEED BOOK 785, PAGE 020.
  - PLAT OF THE COMMON AREA FOR TREMONT INDUSTRIAL PARK AND TRACT 1, 28.24 AC, PARCELS #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100, BY THOMAS A. SHERMAN, PLS OF SITE DESIGN, INC., DATED APRIL 15, 2018, RECORDED AT DEED BOOK 785, PAGE 020.
  - PLAT OF THE COMMON AREA FOR TREMONT INDUSTRIAL PARK AND TRACT 1, 28.24 AC, PARCELS #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100, BY THOMAS A. SHERMAN, PLS OF SITE DESIGN, INC., DATED OCTOBER 14, 2013, RECORDED AT PLAT BOOK 785, PAGE 474 AND BOOK 487, PAGE 78.

LINE NO.	BEARING	LENGTH
L1	107°49'17.71" E	124.00'
L2	118°10'45.76" E	184.00'
L3	57°46'11.71" E	104.00'
L4	51°10'43.71" W	184.00'
L5	51°18'26.46" W	71.41'
L6	53°07'39.70" W	83.50'



This plat is a recalculation of an existing parcel or parcels of land and does not constitute a new survey. The survey was conducted on the ground and the measurements were reduced to mean sea level. The measurements were taken with a total station and the measurements were reduced to mean sea level. The measurements were taken with a total station and the measurements were reduced to mean sea level. The measurements were taken with a total station and the measurements were reduced to mean sea level.

© 2022 ARCADIS U.S., INC.

Michael P. Rogers, PLS  
Registration Number: 3115

GROUNDWATER USE RESTRICTION EXHIBIT FOR

**CSX TRANSPORTATION**

MILEPOST S500.57 TO S501.11  
CITY OF SAVANNAH  
7TH GMD  
CHATHAM COUNTY, GEORGIA

SCALE 1" = 200'

DATE: JULY 15, 2022

**ARCADIS**  
ARCADIS U.S., Inc.  
2631 PACES FERRY ROAD SE, SUITE 900  
ATLANTA, GA 30339  
CON - LPT00032  
EXPIRES 09/29/2024  
WWW.ARCADIS.COM

REV	ISSUED DATE	DESCRIPTION	BY
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DEPARTMENT MANAGER  
CORDON STROUT, PLS

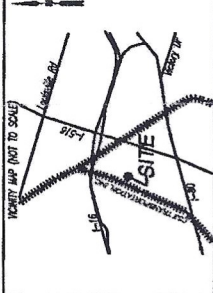
CHECKED BY  
MIKE PEPPERS, PLS

PROJECT NUMBER  
30138657

DRAWING NUMBER  
SHEET 1 OF 1

**Exhibit C**

**Survey Plat and Legal Description of RUZ**



This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Uniform Standard and Practice Act for Land Surveyors, as amended, and the rules and regulations promulgated thereunder by the Board of Professional Engineers and Surveyors of the State of Georgia, and that the survey was completed on October 14, 2019.

Date of Plat or Map: October 30, 2019

Lee Robertson, PLS

GEORGIA CERTIFICATE OF AUTHORIZATION #312

FOR

ALTA/NSPS LAND TITLE SURVEY

CSX TRANSPORTATION

RESTRICTED USE ZONE

PORTION OF

CSX TRANSPORTATION, INC.

SAVANNAH YARD

CHATHAM COUNTY, GEORGIA

DB: 52-W, PG: 124

SCALE: 1" = 100'

DATE: OCTOBER 30, 2019

WWW.ARCADIS.COM

ARCADIS U.S., INC.

2410 Peach Park Rd., Suite 400

Atlanta, Georgia 30328

TEL: 770/431-8888 FAX: 770/431-2688

PROJECT NUMBER: 30035253

SHEET 1 OF 1

LEGEND

- PROPERTY LINE NOT SURVEYED
- OVERHEAD ELECTRIC LINES
- RAILROAD TRACK
- CENTERLINE OF CREEK
- CENTERLINE OF DRAINAGE
- MONITORING WELL
- SET 5/8" REBAR AND CAP
- CONCRETE MONUMENT FRAME
- EXISTING POWER POLE
- EXISTING POWER POLE
- MILLEPOST
- CALCULATED POINT
- CAST IRON PIPE
- WALKING BRIDGE
- POINT OF BEGINNING
- REINFORCED CONCRETE PILE
- SIGN
- OFFSET

RESTRICTED USE ZONE

This plat is a retrocement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are hereby acknowledged and the same are hereby confirmed. THIS SURVEY IS MADE IN ACCORDANCE WITH ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COULANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys as set forth in the rules and regulations of the Board of Professional Engineers and Surveyors of the State of Georgia, and as set forth in O.C.G.A. Section 47-15-6-67.

LINE	BEARING	DISTANCE
L1	N 74°56'34"	W 120.94'
L2	N 15°19'44"	E 180.13'
L3	S 74°49'17"	E 120.00'
L4	S 15°10'43"	W 180.00'

RESERVED FOR CLERK OF SUPERIOR COURT

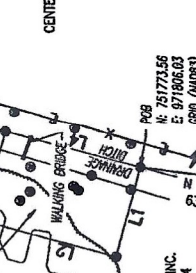


GA GRD EAST ZONE NAD83 (2011)

BASES OF BEARINGS



RESTRICTED USE ZONE (RUZ) 21,600 S.F. 0.492 ACRES



CSX TRANSPORTATION, INC. BOOK 52-W, PG. 124

WALKING BRIDGE

TO TREATMENT RD

ASPHALT ROAD

CHATHAM COUNTY, GEORGIA

DB: 52-W, PG: 124

LEGAL DESCRIPTION RUZ

THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATE IN CHATHAM COUNTY, GA BOUNDED ON THE NORTH, SOUTH, EAST AND WEST BY PROPERTY OF CSX TRANSPORTATION, INC. PARCEL AS DESCRIBED IN DEED BOOK 52-W, PAGE 124, FURTHER BEING A PORTION OF THE CSX SAVANNAH YARD PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH REBAR AND CAP HAVING GEORGIA EAST ZONE STATE PLANE COORDINATES (NAD83, 2011) OF N = 751773.56, E = 971656.03, SAID REBAR BEING LOCATED NORTH 13°41'26" E 180.13 FEET, 26 SECONDS EAST A DISTANCE OF 632.74 FEET FROM A CONCRETE MONUMENT FOUND MARKING A CORNER IN THE EASTERN LINE OF SAID CSX COMMON WITH THE WESTERN LINE OF PROPERTY OWNED NOW OR FORMERLY BY CENTERPOINT PROPERTIES TRUST AS DESCRIBED IN DEED BOOK 783, PAGE 474 AND SHOWN ON PLAT BOOK 51, PAGE 478 OF THE CHATHAM COUNTY, GA REGISTRY, SAID CONCRETE MONUMENT HAVING GEORGIA EAST ZONE STATE PLANE COORDINATES (NAD83, 2011) OF N = 751158.80, E = 971656.28.

THENCE FROM SAID BEGINNING POINT ALONG A NEW LINE NORTH 74 DEGREES, 56 MINUTES, 34 SECONDS WEST A DISTANCE OF 120.94 FEET TO A 5/8-INCH REBAR AND CAP SET;

THENCE ALONG A NEW LINE NORTH 15 DEGREES, 19 MINUTES, 44 SECONDS EAST A DISTANCE OF 180.13 FEET TO A 5/8-INCH REBAR AND CAP SET;

THENCE ALONG A NEW LINE SOUTH 74 DEGREES, 49 MINUTES, 17 SECONDS EAST A DISTANCE OF 120.00 FEET TO A 5/8-INCH REBAR AND CAP SET;

THENCE ALONG A NEW LINE SOUTH 15 DEGREES, 10 MINUTES, 43 SECONDS WEST A DISTANCE OF 180.00 FEET TO THE BEGINNING.

CONTAINING 21,600 SQUARE FEET, MORE OR LESS AND BEING A RESTRICTED USE ZONE (RUZ) LYING WHOLLY WITHIN PROPERTY OWNED BY CSX TRANSPORTATION, INC. PARCEL AS DESCRIBED IN DEED BOOK 52-W, PAGE 124 OF THE CHATHAM COUNTY, GA REGISTRY.

EXPOSURE OF LEGAL DESCRIPTION  
NEW LEGAL DESCRIPTION CREATED TO DEFINE RESTRICTED USE ZONE (RUZ). THIS DOES NOT DEFINE A NEW PARCEL OF LAND.

REVISIONS

REVISION NUMBER

DATE

11. FIELD SURVEY WAS PERFORMED USING A TOPCON GTS-SERIES TOTAL STATION.  
12. THIS SURVEY WAS PREPARED IN COMPLIANCE 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, AUTHORITY O.C.G.A. SECS. 15-6-67.  
13. THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION OF 2 CM (0.07 FT) PLUS 50 PARTS PER MILLION WAS NOT EXCEEDED FOR THIS SURVEY AS CALCULATED USING LEAST SQUARES ADJUSTMENT.  
14. NO PARKING SPACES OR PARKING AREAS ARE LOCATED ON RESTRICTED USE ZONE PARCEL.  
15. SITE ADDRESS: 3000 TREATMENT RD, SAVANNAH, GEORGIA 31405.  
16. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

NOTES

- ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. UNIT OF MEASUREMENT IS US SURVEY FEET, BY STATE CHARTER.
- HORIZONTAL DATUM IS GEORGIA STATE PLANE AND 83 (2011) (GEORGIA EAST ZONE). DATUM WAS DERIVED FROM RTK GPS OBSERVATIONS USING A LEICA 1200-SERIES GPS UNIT AND LEICA SMART ROVER.
- THE RESTRICTED USE ZONE (RUZ) PARCEL IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, UTILITIES OF RECORD AND AGREEMENTS, IF ANY, AS THE SAME MAY APPEAR IN THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
- ZONING AND NEIGHBORHOOD LOCATIONS ARE NOT PART OF THIS SURVEY.
- THERE IS NO APPARENT, VISIBLE EVIDENCE OF ANY CHALETIERY LOCATED ON THE RESTRICTED USE ZONE.
- NO BUILDINGS ARE LOCATED ON RESTRICTED USE ZONE.
- PHYSICAL ACCESS TO A PUBLIC WAY WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 600,000 FEET.

**Exhibit D**

**Annual Site Evaluation Form**

**ANNUAL SITE EVALUATION FORM**  
**CSX Transportation, Inc. - Tremont Road**  
**Savannah, Chatham County, Georgia**

Name: \_\_\_\_\_

Inspection Date: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

TYPE	CONDITIONS	YES	NO
<b>Land Use</b>	<b>1. Is the current property use non-residential?</b>		
	If NO, describe residential uses observed, mark location(s) on a site figure, and provide photographs, if applicable. Provide a written explanation to the EPD within 30 days.		
<b>Groundwater</b>	<b>2. Is groundwater being used at the Property?</b>		
	If YES, is use for remedial purposes? If NO, cease all activities related to the use of groundwater from the Property and immediately notify EPD.		
<b>Land Disturbance</b>	<b>3. Is there evidence of current or recent land disturbance activity encountering groundwater (<math>\geq 9</math> feet below ground surface) within the RUZ?</b>		
	If YES, was notification of land disturbance activity submitted to EPD? If NO, cease all land disturbance activity, describe type of land disturbance activity, mark location(s) on a site figure, and provide photographs, if applicable. Provide a written explanation to the EPD within 30 days.		
<b>Permanent Markers</b>	<b>4. Are the signs and permanent markers for the RUZ still present and undamaged?</b>		
	If NO, provide photographs and repair or replace markers as necessary.		
<b>Property Instruments</b>	<b>5. Do all leases or other property instruments for the site have the applicable deed notice language inserted into them?</b>		
	If NO, provide a written explanation to the EPD within 30 days.		



**ANNUAL SITE EVALUATION FORM**  
**CSX Transportation, Inc. - Tremont Road**  
**Savannah, Chatham County, Georgia**

**Certification:**

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 believe, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

\_\_\_\_\_  
Name (please type or print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date