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March 2, 2026

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

Received

MAR 04 2026

Hazardous Waste  
Land Protection Branch

RE: Notice and Query under Environmental Consent

Dear Sirs:

This firm has the privilege of representing HDM Enterprises, Inc., a Georgia corporation, which is the proposed Purchaser under an Agreement For The Purchase And Sale Of Real Property with OSP, LLC, a Delaware limited liability company, for certain real property containing 44.9 acres located at 11021 Clito Road, Statesboro, Bulloch County, Georgia (the "Property"). The Property is the subject of that certain Environmental Covenant recorded at Deed Book 2699, Pages 572-585 in the Office of the Clerk of the Superior Court of Bulloch County, Georgia (the "Covenant"), a copy of which is enclosed herewith, with respect to 40.31 acres of the total Property.

Please be advised that HDM Enterprises, Inc. proposes to use the Property for a concrete and asphalt plant, a permitted use in the Heavy Industrial Zoning classification assigned to this Property. HDM also proposes to install a **deep** water well on the Property to use in its concrete plant and **not** a shallow well, which we understand is prohibited under the Covenant.

Please advise if these proposed uses are not permitted under the Covenant. We anticipate a closing within the next 30 days.

Yours very truly,  
TAULBEE, RUSHING, SNIPES,  
MARSH & HODGIN, LLC

  
Stephen T. Rushing, Esq. [SRushing@taulbeerushing.com](mailto:SRushing@taulbeerushing.com)

STR/edb/

Enclosure

CSC

www.cscglobal.com

CSC- New York  
Suite 210  
1180 Avenue OF the Americas  
New York, NY 10036-8401  
212-299-5600  
212-299-5656 (Fax)

**Matter#** NOT PROVIDED

**Order#** 365744-1

**Project Id :**

**Order Date** 01/06/2022

**Additional Reference :** NOT PROVIDED

**Entity Name:** OSP, LLC (Grantee)/ OSP, LLC (Grantor)  
**Jurisdiction:** GA - BULLOCH COUNTY CLERK OF SUPERIOR COURT  
**Request for:** UCC Filing  
**File Type:** DEED FILING  
**Original Book Number:** 2699  
**Original Page Number:** 572-585  
**Original File date:** 06-JAN-22  
**Result:** Filed  
**File Number:** 2022000314  
**Filing Date:** 01/06/2022  
**Book Number:** 2699  
**Page Number:** 572-585

Ordered by CLIFF RUSSELL at KING & SPALDING LLP

Thank you for using CSC. For real-time 24 hour access to the status of any order placed with CSC, access our website at [www.cscglobal.com](http://www.cscglobal.com).

If you have any questions concerning this order or CSCGlobal, please feel free to contact us.

Jeannette Guzman  
[jguzman@cscinfo.com](mailto:jguzman@cscinfo.com)

The responsibility for verification of the files and determination of the information therein lies with the filing officer; we accept no liability for errors or omissions.

**BK:2699 PG:572-585**

**D2022000314**

After Recording Return to:  
OSP, LLC  
1200 Abernathy Rd., Suite 1200  
Atlanta, GA 30328

CROSS-REFERENCE:  
County:  
Deed Book:  
Page(s):

FILED IN OFFICE  
CLERK OF COURT  
01/06/2022 05:15 PM  
HEATHER BANKS MCNEAL, CLERK  
SUPERIOR COURT  
BULLOCH COUNTY, GA

*Heather Banks McNeal*

**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 the Georgia Environmental Protection Division (EPD) as set forth herein.

**Fee Simple Owner(s)/Grantor(s):** OSP, LLC  
1200 Abernathy Rd., Suite 1200  
Atlanta, GA 30328

**Grantee/Holder with the power to enforce:** OSP, LLC  
1200 Abernathy Rd, Suite 1200  
Atlanta, GA 30328

**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 1054 East Tower  
Atlanta, GA 30334

**Parties with Interest in the Property:** N/A

**Property Subject**

The property subject to this Environmental Covenant is a tract of approximately 40.31 acres of real property located at 11021 Clito Road, Statesboro, Statesboro, Bulloch County, Georgia, which is further identified by the tax parcel ID number(s) below (hereinafter "Property"). The Property was conveyed on 08/01/1999 to Supply Sales Co DBA Anvil International Inc.; such conveyance is recorded in Deed Book 1035, Page 00141, of the Bulloch County deed records. In 2016, Mueller Water Products, Inc. ("Mueller") which owned 100% of Anvil International, LP, transferred the Property to another wholly owned Mueller subsidiary, OSP, LLC.

The tax parcel #1 of the Property is R597230005 104 000005 000 of Bulloch County, Georgia.

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

### **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 OSP, LLC, 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 11021 Clito Road property. Records pertaining to this corrective action are available at the following EPD location(s):

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

Monday-Friday 8:00 AM to 4:30 PM, excluding state holidays

**Notice:** This Environmental Covenant is required because of the presence of semivolatile organic compounds (SVOCs) on the Property including: 1,1'-biphenyl, 1-methylnaphthalene, 2-methylnaphthalene, 2,5-dimethylphenol, 3&4 methylphenol, dibenzofuran, naphthalene, and toluic acid. These SVOCs are consistent with a release of heating oil from a former on-site underground heating oil storage tank. The Corrective Action consists of maintaining institutional controls to protect human health and the environment by restricting use of the shallow groundwater and prohibiting residential use of the Property. In addition, groundwater will be monitored in accordance with the Groundwater Monitoring Plan (GWMP), as amended.

### **Activity and Use Limitations.**

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

- A. Real Property. The Property shall only be used as non-residential property as defined in Rule 391-3-19-.02(2)(i), which state that; "Use of the Property as residential property, as defined in Rule 391-3-19-.02(2)(r), is prohibited".
- B. Groundwater. The use or extraction of shallow groundwater beneath the Property for drinking water or any other non-remedial purpose is prohibited.

- C. **Monitoring Plans.** Groundwater will be monitored in accordance with the May 7, 2020 Groundwater Monitoring Plan (“the “GWMP”) and any amendments. A copy of the GWMP, as amended is available from the EPD as described above.

### **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 and OSP, LLC. 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 any proposed use of the Property 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.

### **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 and OSP, LLC 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 or to take samples.

This Environmental Covenant shall be enforceable by EPD, OSP, LLC 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, OSP, LLC 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, OSP, LLC 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.**

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

- A. OSP, LLC holds fee simple title to the Property.
- B. OSP, LLC 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 OSP, LLC 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 OSP, LLC nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which OSP, LLC is a party or by which OSP, LLC 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, OSP, LLC served a copy of the proposed final text of this

Environmental Covenant to 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:

OSP, LLC  
1200 Abernathy Rd., Suite 1200  
Atlanta, GA 30328

**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

OSP, LLC

*Nancy Bourne*  
(Signature)

Signed in the presence of:

Nancy Bourne

Title Asst. Treasurer

*Gregory Kirkland*  
Unofficial Witness (signature)

Gregory Kirkland  
Unofficial Witness (print name)

State of Georgia

County of Fulton

This instrument was signed or attested before me this 14th day of September 2021, by

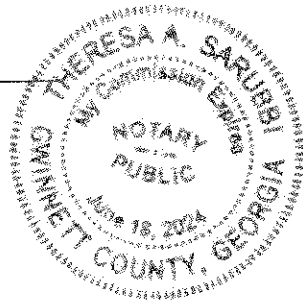
*Nancy Bourne*

Personally Known  
 Produced Identification

*Theresa A. Sarubbi*  
Notary Public (Signature)

My Commission Expires: June 18, 2024

(NOTARY SEAL)



For the Environmental Protection Division, Department of Natural Resources, State of Georgia,  
this 9 day of December, 2021 :

[Signature]  
(Signature)

Richard E. Dunn, Director  
Director, Environmental Protection Division

Signed in the presence of:

[Signature]  
Unofficial Witness (signature)

Louatta Farrell  
Unofficial Witness (print name)

State of Georgia  
County of Fulton

This instrument was signed or attested before  
me this 9 day of December, 2021, by

[Signature]  
Richard E. Dunn

Personally Known  
 Produced Identification

Tamara C. Fischer  
Notary Public (Signature)

My Commission Expires: 7-27-2022

(NOTARY SEAL)

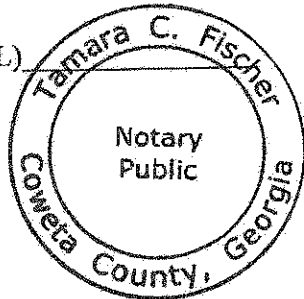


Exhibit A

DOC# 001721  
RECORDED IN OFFICE  
3/14/2016 10:27 AM  
BK:2336 PG:4-9  
HEATHER BANKS MCNEAL  
CLERK OF COURT  
BULLOCH

FILED  
BULLOCH COUNTY  
CLERK'S OFFICE

2016 MAR 14 A 10:03

Heather Banks McNeal  
CLERK OF COURT

*Heather Banks McNeal*

REAL ESTATE TRANSFER TAX  
PAID: \$0.00

PT-61 016-2016-000470

Above Space Reserved for Recording

Recording requested and when recorded, return to:

King & Spalding LLP  
Attn: Brent S. Gilfedder, Esq.  
1180 Peachtree Street NE  
Atlanta, GA 30309

QUITCLAIM DEED

THIS INDENTURE, made as of the 4<sup>th</sup> day of March, 2016, between ANVIL INTERNATIONAL, LLC, a Delaware limited liability company, as party of the first part (hereinafter referred to as "Grantor"), and OSP, LLC, a Delaware limited liability company, as party of the second part (hereinafter referred to as "Grantee"); the words "Grantor" and "Grantee" include their respective heirs, successors, and assigns where the context requires or permits

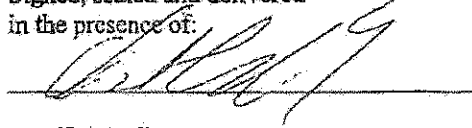
WITNESSETH, That:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, does hereby remise, convey, and forever QUITCLAIM unto said Grantees all of Grantor's right, title and interest in and to that certain tract or parcel of land lying and being in Statesboro, Bulloch County, Georgia, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property so that neither Grantor nor any person or persons claiming under Grantor shall at any time by any means or ways, have, claim, or demand any right or title to the Property, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day, month and year first above written.

Signed, sealed and delivered  
in the presence of:



Unofficial Witness

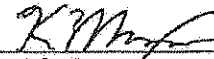


Notary Public *Kristi O. Crawford*

My Commission Expires: *February 7, 2020*

GRANTOR:

**ANVIL INTERNATIONAL, LLC**, a  
Delaware limited liability company

By: 

Name: *Kevin Maxwell*

Title: *Assistant Secretary*

[NOTARY SEAL]

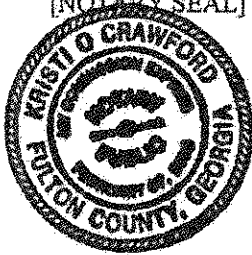


EXHIBIT "A"LEGAL DESCRIPTION

For interest in the following described Parcel(s):

PARCEL #1: (PIN #104-000-005-000)

All that tract and parcel of land lying and being in the 48th G.M. District of Bulloch County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection formed by the easterly right-of-way of the Southern Railway and the southerly right-of-way of County Highway #445, run thence along the southerly right-of-way of said County Highway the following courses and distances:

South 78 degrees East a distance of 16.55 feet to an iron pin; run thence South 58 degrees 30' 52" East a distance of 1426.82 feet to a concrete monument found; leaving said right-of-way run thence South 50 degrees 20' 33" West a distance of 261.42 feet to a concrete monument found; run thence South 39 degrees 56' 35" West a distance of 272.09 feet to an iron pipe found; run thence South 17 degrees 40' 21" West a distance of 386.69 feet to an iron pipe found; run thence North 86 degrees 07' 53" West a distance of 237.65 feet to a concrete monument found; run thence South 01 degrees 39' 21" West a distance of 495.16 feet to a concrete monument found; run thence North 86 degrees 06' 35" West a distance of 820.61 feet to a concrete monument found; run thence North 12 degrees East a distance of 136.87 feet to a point; run thence North 86 degrees 04' 01" West a distance of 75.75 feet to an iron pin set; said iron pin set being located on the easterly right-of-way of the Southern Railway; run thence northerly along the easterly right-of-way of said railway North 12 degrees East a distance of 1816.39 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Said tract containing approximately 40.31 acres as shown on that certain survey dated December 30, 1985 and prepared for TYCO LABORATORIES, INC. or its designees as purchaser and Chicago Title Insurance Company by James M. Anderson, Georgia Registered Land Surveyor No. 2113.

PARCEL #2: (PIN #088-000-023-000)

All that certain tract or parcel of land lying and being in the 1575th G.M. District of Bulloch County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, at that certain concrete monument found located on the property line common to W.C. Hodges, Jr. and ITT Grinnell Corp. which is situated South 86 degrees 06' 36" East 820.26 feet from said property line's intersection with the easterly right-of-way of the Southern Railway property. Run thence North 86 degrees 06' 36" West a distance of 820.26 feet to a concrete monument found; run thence North 55 degrees 46' 12" West a distance of 203.88 feet to a concrete monument found located inside the Southern Railway right-of-way, said concrete monument found being offset 1.10 feet from the true point

of beginning; run thence North 78 degrees 11' 08" West 1.10 feet to a point and the TRUE POINT OF BEGINNING; the true point of beginning being established run thence North 78 degrees 11' 08" West a distance of 431.79 feet to a concrete monument found; run thence North 64 degrees 09' 38" West a distance of 832.83 feet to an iron pin set, said pipe being located on the southerly side of a Georgia Power Company 150 foot right-of-way Easement; run thence along said right-of-way North 53 degrees 26' 53" East a distance of 140 feet to a concrete monument found; run thence North 53 degrees 22' 01" East a distance of 465.16 feet to a railroad spike set in top of a fence corner post; run thence South 72 degrees 37' 56" East a distance of 844.05 feet to a point located on the westerly right-of-way of the Southern Railway Property and set off 0.15 feet from a concrete monument found located inside said right-of-way; run thence South 12 degrees West along said right-of-way a distance of 572.89 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing approximately 13.90 acres as shown on that certain survey dated December 30, 1985 and prepared for TYCO LABORATORIES, INC. or its designees as purchaser and Chicago Title Insurance Company by James M. Anderson, Georgia Registered Land Surveyor No. 2113.

PARCEL #3 - Tract #1: (PIN #104-000-006A-000)

All that certain tract or parcel of land lying and being in the 1575th G.M. District of Bulloch County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a concrete monument located on the common property line of Otis B. Altman & the John Thackston Estate, said concrete monument found being situated South 72 degrees 40' 18" East 943.34 feet from an iron pin set at the intersection of the common corners of the property owned by Mrs. E.B. Dixon, Otis B. Altman, the John Thackston Estate, and ITT Grinnell Corp.; run thence North 72 degrees 40' 18" West a distance of 943.34 feet to an iron pin set, said iron pin being located at the aforesaid common corner; run thence North 72 degrees 26' 33" West a distance of 1545.74 feet to a point; run thence North 72 degrees 26' 33" West a distance of 100.48 feet to a point lying with County Road #446 and being the TRUE POINT OF BEGINNING; run thence South 11 degrees 59' West a distance of 1471.81 feet to a point; run thence North 29 degrees 00' 26" West a distance of 1019.46 feet to an iron pin set; run thence South 69 degrees 47' 44" West a distance of 1009.80 feet to an iron pin set; run thence North 48 degrees 58' 50" West a distance of 208.46 feet to an iron pin set; run thence North 40 degrees 53' 55" East a distance of 1414.26 feet to a concrete monument found; run thence South 72 degrees 38' 03" East a distance of 229.03 feet to a re-bar found; run thence South 72 degrees 26' 33" East, a distance of 797.58 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing approximately 33.73 acres as shown on that certain survey dated December 30, 1985 and prepared for TYCO LABORATORIES, INC. or its designees as purchaser and Chicago Title Insurance Company by James M. Anderson, Georgia Registered Land Surveyor #2113.

PARCEL #3 – Tract #2: (PIN #104-000-006A-000)

All that certain tract or parcel of land lying and being in the 48<sup>th</sup> G.M. District of Bulloch County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a concrete monument located on the common property line of Otis B. Altman & The John Thackston Estate, said concrete monument found being situated South 72 degrees 40' 18" East 943.34 feet from an iron pin set at the intersection of the common corners of the property owned by Mrs. E.B. Dixon, Otis B. Altman, the John Thackston Estate, and ITT Grinnell Corp.; run thence North 72 degrees 40' 18" West a distance of 943.34 feet to an iron pin set, said iron pin being located at the aforesaid common corner and being the TRUE POINT OF BEGINNING. The true point of beginning thus being established; run thence South 55 degrees 12' 57" West a distance of 92.02 feet to a point; run thence South 20 degrees 52' 42" West a distance of 119.26 feet to a point; run thence South 14 degrees 07' 42" East a distance of 87.17 feet to a point; run thence South 02 degrees 25' 29" West a distance of 199.16 feet to a point; run thence South 36 degrees 20' 23" West a distance of 100.03 feet to a point; run thence North 77 degrees 26' 46" West a distance of 62.13 feet to a point; run thence North 78 degrees 18' 23" West a distance of 224.84 feet to a point; run thence South 40 degrees 10' 38" West a distance of 95.30 feet to a point; run thence South 89 degrees 24' 26" West a distance of 94.17 feet to a point; run thence South 57 degrees 43' 55" West a distance of 1310.59 feet to an iron pin set; run thence North 29 degrees 00' 26" West a distance of 189.78 feet to a point; said point being located on the easterly right-of-way of the Southern Railway Property; run thence North 11 degrees 59' East along said right-of-way a distance of 1577.13 feet to a point; thence leaving said right-of-way run South 72 degrees 26' 33" East a distance of 1545.74 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Said tract containing approximately 36.6 acres as shown on that certain survey dated December 30, 1985 and prepared for TYCO LABORATORIES, INC. or its designees as purchaser and Chicago Title Insurance Company by James M. Anderson, Georgia Registered Land Surveyor #2113.

Parcel #1, Parcel #2, Parcel #3 – Tract #1, and Parcel #3 – Tract #2 BEING the same property as of that conveyed to Supply Sales Co. (now known as Anvil International, Inc.), Delaware corporation, by deed dated as of August 11, 1999 and recorded August 18, 1999 at 11.18 a.m. in Book 1035, Page 141, Bulloch County Records.

TRACT ONE

All that certain tract, lot or parcel of land situate, lying and being in the 48<sup>th</sup> G.M. District of Bulloch County, Georgia, containing 4.58 acres as shown on a plat of survey by James M. Anderson & Associates, Registered Land Surveyors, dated April 28, 1986, and recorded in Plat Book 27, Page 102, Bulloch County records for Tyco Laboratories, Inc. said property being bound now or formerly as follows: Northerly by lands of Tyco Laboratories, Inc.; Easterly by lands of W.C. Hodges, Jr.; Southerly by lands of W.C. Hodges, Jr.; and Westerly by lands of Tyco Laboratories, Inc., all as shown on said plat.

The above described plat and the description thereon are by reference incorporated herein for a more accurate description.

TRACT TWO

All that certain lot or parcel of land, situate, lying and being in the 1575<sup>th</sup> and 48<sup>th</sup> G.M. District of Bulloch County, Georgia, designated as Parcel A containing 13.46 acres as shown on a plat prepared by James M. Anderson, Surveyor, dated October 31, 1986, and recorded in Plat Book 22, page 108, Bulloch County Records and bound now or formerly as follows: Easterly by a County Road and Parcel B of said plat; Southerly by lands of Tyco Laboratories, Inc.; Westerly by lands of Mt. Olive Baptist Church and William Franklin and Northerly by lands of Lenward and Osey Fail.

The aforesaid plat and the description thereon are by reference incorporated herein as a part of this description.

TRACT THREE

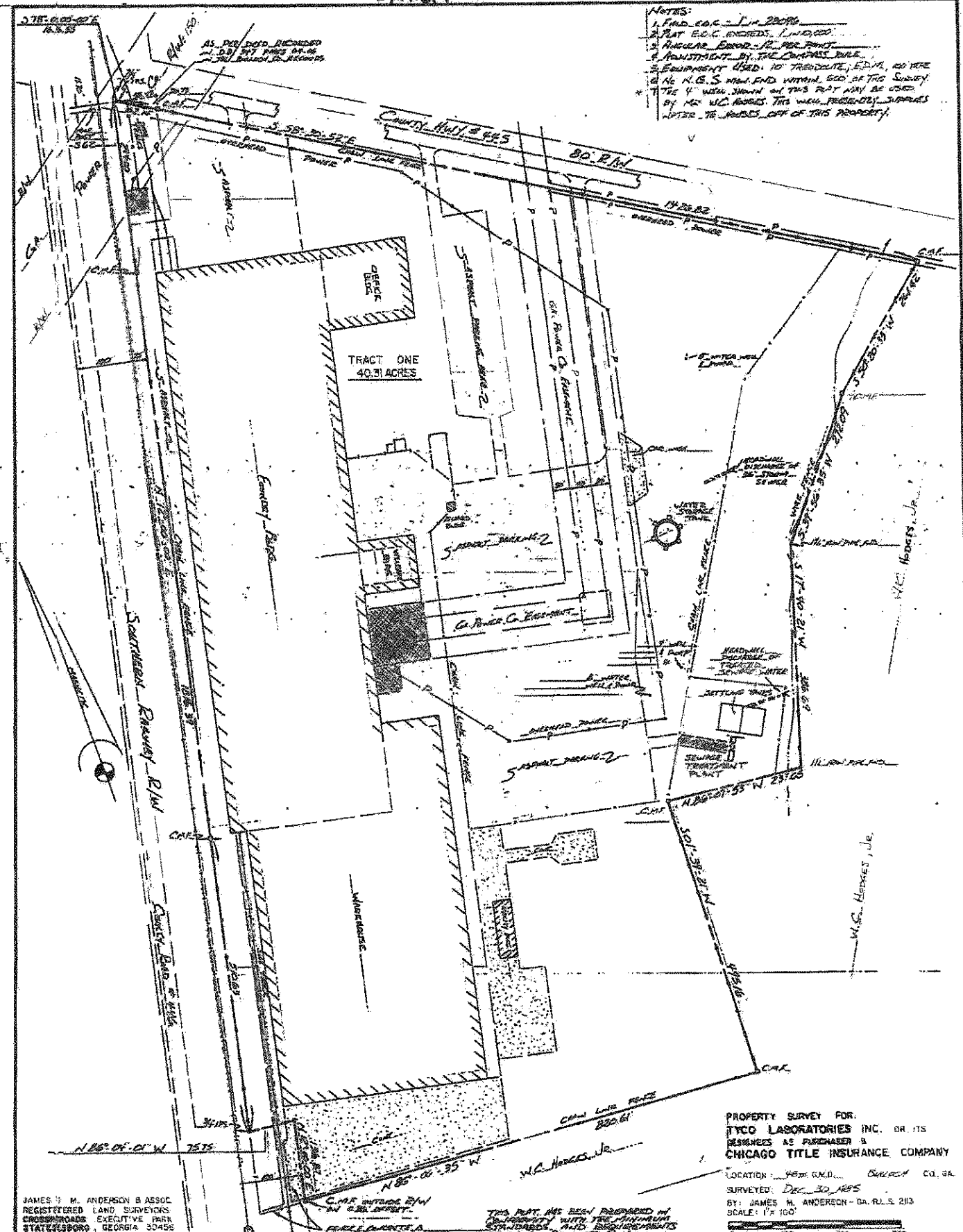
All that certain lot or parcel of land situate, lying and being in the 1575<sup>th</sup> and the 48<sup>th</sup> G.M. District of Bulloch County, Georgia, designated as Parcel C containing 44.8 acres as shown on a plat prepared by James M. Anderson, Surveyor, dated October 31, 1986, and recorded in Plat Book 22, page 108, Bulloch County Records and bound now or formerly as follows: Easterly by a branch, run of the line; Southerly by lands of Tyco Laboratories, Inc.; Westerly by the Southern Railway and Northerly by lands of Lenward and Osey Fail.

The aforesaid plat and the description thereon are by reference incorporated herein as a part of this description.

The above property was property of J. Ed Morris, deceased, as described in a Warranty Deed recorded in Book 36, Page 528, Bulloch County Records and acquired by Minnie J. Morris, his widow as a years support, recorded in Years Support Book "C," Page 248-249, Office of Probate Court, Bulloch County. Said Minnie L. Morris died intestate leaving Ms. Jesse Morris Dixon as her sole heir at law.

Tract One, Tract Two and Tract Three BEING the same property as that conveyed to Anvil International, Inc., a Delaware corporation, by deed dated as of August 15, 2001 and recorded September 13, 2001 at 2:25 p.m. in Book 1188, Page 313, Bulloch County Records.

- NOTES:
1. FINE C.O.C. - 1/11/2009
  2. PLAT E.O.C. EXCEEDS 1,100,000
  3. ANGULAR ERROR - 12" PER POINT
  4. ADJUSTMENT BY THE COMPASS RULE
  5. EQUIPMENT USED: 10" TRIANGULAR, EDM, 40 FEET
  6. NO N.G.S. MARKS WITHIN 500' OF THIS SURVEY
  7. THE 4" WIRE SHOWN ON THIS PLAT MAY BE USED BY MR. W.C. HODGES, JR. THIS WIRE PRESIDENTIALLY SURVIVES AFTER THE HOUSES OFF OF THIS PROPERTY.



JAMES M. ANDERSON & ASSOC.  
 REGISTERED LAND SURVEYORS  
 CROSSROADS EXECUTIVE PARK  
 STATESBORO, GEORGIA 30459  
 PHONE (912) 764-2002

THIS PLAT HAS BEEN PREPARED IN  
 CONFORMANCE WITH THE SURVEYING  
 STANDARDS AND REQUIREMENTS  
 OF THE STATE OF GEORGIA

PROPERTY SURVEY FOR:  
 TYCO LABORATORIES INC. OR ITS  
 BUSINESS AS PURCHASER BY  
 CHICAGO TITLE INSURANCE COMPANY

LOCATION: 4878 S.W.D. DORCHES CO, GA.  
 SURVEYED: DEC 30, 1985  
 BY: JAMES M. ANDERSON - GA. R.L.S. 213  
 SCALE: 1" = 100'



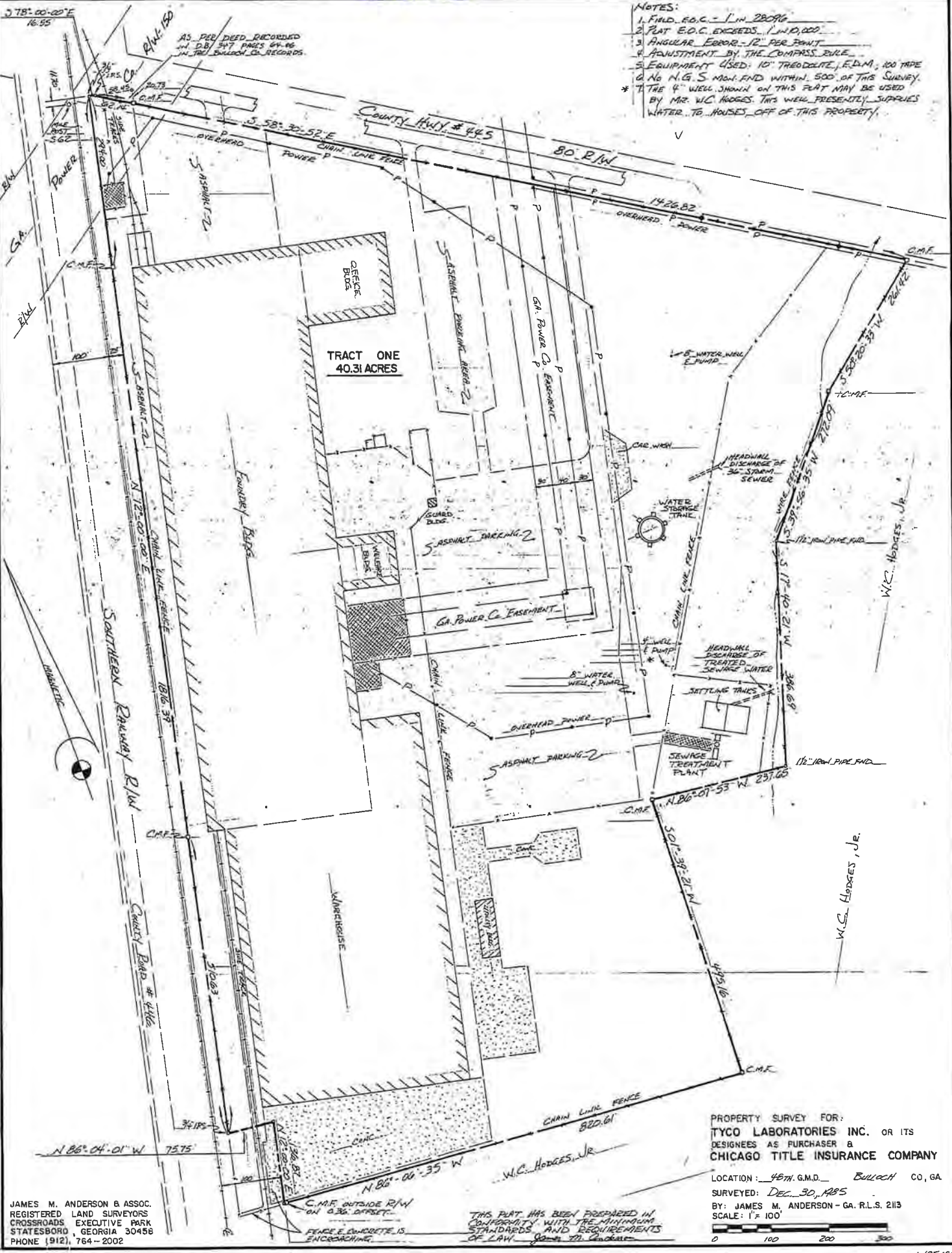
11-25-184

# Exhibit B

378°-00'-00"E  
16.55

AS PER DEED RECORDED  
IN D.B. 347 PAGES 64-66  
IN THE BULLOCH CO. RECORDS

- NOTES:
1. FIELD E.O.C. - L.W. 28096
  2. PLAT E.O.C. EXCEEDS 1,140,000
  3. ANGULAR ERROR - 12" PER POINT
  4. ADJUSTMENT BY THE COMPASS RULE
  5. EQUIPMENT USED: 10" TREADLE, E.D.M., 100 TAPE
  6. NO H.G.S. FOUND WITHIN 500' OF THIS SURVEY
  - \* THE 4" WELL SHOWN ON THIS PLAT MAY BE USED BY MR. W.C. HODGES. THIS WELL PRESENTLY SUPPLIES WATER TO HOUSES OFF OF THIS PROPERTY.



TRACT ONE  
40.31 ACRES

PROPERTY SURVEY FOR:  
**TYCO LABORATORIES INC.** OR ITS  
DESIGNEES AS PURCHASER &  
**CHICAGO TITLE INSURANCE COMPANY**

LOCATION: 48th G.M.D. BULLOCH CO, GA  
SURVEYED: DEC 30, 1985  
BY: JAMES M. ANDERSON - GA. R.L.S. 2113  
SCALE: 1" = 100'

0 100 200 300

JAMES M. ANDERSON & ASSOC.  
REGISTERED LAND SURVEYORS  
CROSSROADS EXECUTIVE PARK  
STATESBORO, GEORGIA 30458  
PHONE (912) 764-2002

THIS PLAT HAS BEEN PREPARED IN  
CONFORMITY WITH THE MINIMUM  
STANDARDS AND REQUIREMENTS  
OF LAW