

After Recording Return to:
Georgia-Pacific Wood Products LLC
Fritz R. Mason, President - Lumber
133 Peachtree Street
Atlanta, Georgia 30303

CROSS-REFERENCE:
County: Glynn
Deed Book: 2266
Page(s): 44, 45, 46

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 EPD and Georgia-Pacific Wood Products LLC as set forth herein.

Fee Simple Owner(s)/Grantor(s): Georgia-Pacific Wood Products LLC
P.O. BOX 105681
ATLANTA, GA 30348

Grantee/Holder with the power to enforce: Georgia-Pacific Wood Products LLC
P.O. BOX 105681
ATLANTA, GA 30348

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:> Not Applicable

Property Subject

The property subject to this Environmental Covenant is a tract of approximately 259 acres of real property located at 5101 Highway 99, Brunswick, Glynn County, Georgia, which is further identified by the tax parcel ID number(s) below (hereinafter "Property"). The Property was conveyed on December 31, 2006 to Georgia-Pacific Wood Products LLC; such conveyance is recorded in Deed Book 2266, Page 44, of the Glynn County deed records. The Property is located in Land Lot 0091-00 000-040 of the third District of Central Glynn County, Georgia.

The tax parcel(s) of the Property is 03-12955 of Glynn 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 activity and use limitations described herein is an approximate 75 acres parcel which represents the former operations area, lying entirely within the Property. A survey performed by a licensed surveyor showing the Property and the RUZ is attached as Exhibit B1.

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 Georgia-Pacific Wood Products 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 closure action performed at the Georgia Pacific Wood Products site. Records pertaining to this closure action are available at the following EPD location(s):

Georgia Environmental Protection Division
Land Protection Branch / Hazardous Waste Corrective Action Program
2 Martin Luther King Jr. Drive SE, Suite 1054 East, Atlanta, GA 30334
Monday-Friday 8:00 AM to 4:30 PM, excluding state holidays

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

- A. Real Property. The RUZ shall be used only as non-residential property as defined in Rule 391-3-19-.02(2)(r). Use of the RUZ as residential property, as defined in Rule 391-3-19-.02(2)(r), is prohibited.
- B. Groundwater. The use or extraction of groundwater beneath the RUZ for drinking water purposes is prohibited.

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 Georgia-Pacific Wood Products 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 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.

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 Georgia-Pacific Wood Products 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, examine related records, or to take samples.

This Environmental Covenant shall be enforceable by EPD, Georgia-Pacific Wood Products 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, Georgia-Pacific Wood Products 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, Georgia Pacific Wood Products 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(s). Georgia-Pacific Wood Products LLC represents and warrants that all of the following are true and correct:

- A. Georgia-Pacific Wood Products LLC holds fee simple title to the Property.
- B. Georgia-Pacific Wood Products 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 Georgia-Pacific Wood Products 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 Georgia-Pacific Wood Products LLC nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which Georgia-Pacific Wood Products LLC is a party or by which Georgia-Pacific Wood Products 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, Georgia-Pacific Wood Products LLC 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:

Fritz R. Mason
Georgia-Pacific Wood Products LLC
133 Peachtree Street
ATLANTA, GA 30303

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

Georgia-Pacific Wood Products LLC

Fritz R. Mason
(Signature)

Fritz R. Mason

President - Lumber

Signed in the presence of:

James J. Holmes III
Unofficial Witness (signature)

James J. Holmes III
Unofficial Witness (print name)

State of Georgia
County of Glynn

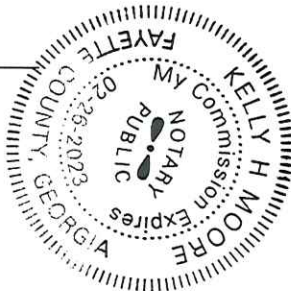
This instrument was signed or attested before
me this 14 day of August, 2021, by

Personally Known
 Produced Identification

Kelly H. Moore
Notary Public (Signature)

My Commission Expires:

(NOTARY SEAL) 2/26/2023



Grantee

[use signature block executed, witnesses, and notarized in accordance with all requirements specified in the Act and any and all other applicable federal, state, or local laws]

Sample signature block, to be amended or updated in accordance with all applicable requirements:

[Name of Grantee]

Fritz Mason
(Signature)

Fritz Mason
[Name of Authorized Representative]

President - Lumber
[Title of Authorized Representative]

Signed in the presence of:

James J. Holmes III
Unofficial Witness (signature)

James J. Holmes III
Unofficial Witness (print name)

State of [Name] Georgia
County of [Name] Fulton

This instrument was signed or attested before me this 23rd day of August, 2021, by [Name]. Fritz Mason

Personally Known
 Produced Identification

Kelly H. Moore
Notary Public (Signature)

My Commission Expires:

(NOTARY SEAL) 2/26/2023



[if necessary Persons with Interests other than Fee Simple]

[use signature block executed, witnesses, and notarized in accordance with all requirements specified in the Act and any and all other applicable federal, state, or local laws]

Sample signature block, to be amended or updated in accordance with all applicable requirements:

[Name of Entity]

(Signature)

Signed in the presence of:

[Name of Authorized Representative]

[Title of Authorized Representative]

Unofficial Witness (signature)

Unofficial Witness (print name)

State of [Name]
County of [Name]

This instrument was signed or attested before me this ___ day of _____, 20___, by [Name].

Personally Known
 Produced Identification

Notary Public (Signature)

My Commission Expires:

(NOTARY SEAL) _____

For the Environmental Protection Division, Department of Natural Resources, State of Georgia,
this 17 day of September, 2021 :

R. Dunn
(Signature)

Richard E. Dunn
Director, Environmental Protection
Division

Signed in the presence of:

KaDuetta Dorell
Unofficial Witness (signature)

LaQuetta Ferrey
Unofficial Witness (print name)

State of Georgia
County of Fulton

This instrument was signed or attested before
me this 17 day of September, 2021, by

- Personally Known
- Produced Identification

Tamara C. Fischer
Notary Public (Signature)

My Commission Expires: 7-27-2022

(NOTARY SEAL)

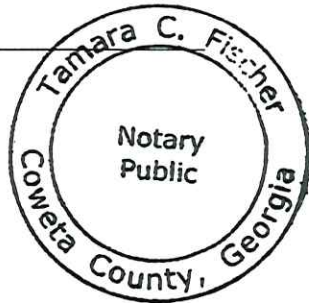


Exhibit A
Legal Description of Property



JACKSON SURVEYING, INC.

Surveyors and Land Planners

207 Rose Drive, Brunswick Ga.

Post Office Box 1031
Brunswick, GA 31521
Phone: (912) 265-3856
www.brunswicksurveyor.com

LEGAL DESCRIPTION OF RESIDUAL AREA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 27TH G.M.D., GLYNN COUNTY, GEORGIA, SAID PARCEL BEING A PORTION OF THE LANDS OF GEORGIA-PACIFIC CORPORATION ACCORDING TO DEED RECORDED IN DEED BOOK 838, PAGE 426 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE, COMMENCE AT A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE ROUTE No. 99 (HAVING A 100' RIGHT-OF-WAY ACCORDING TO SURVEY BY R.J. BAGARIA RECORDED IN PLAT BOOK 20, FOLIO 200 PUBLIC RECORDS OF SAID COUNTY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (HAVING 150' RIGHT-OF-WAY ACCORDING TO DEED RECORDED IN D.B. 5-A, PG. 33 PUBLIC RECORDS OF SAID COUNTY) AND RUN NORTH 34°-07'-57" WEST ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1546.43 FEET TO A 1/2" PIPE, SET FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 34°-07'-57" WEST ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1109.46 FEET TO 1/2" PIPE FOUND AT THE WESTERN MOST CORNER OF THE AFOREMENTIONED LANDS OF GEORGIA-PACIFIC CORPORATION; RUN THENCE ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS AND THE SOUTHEASTERLY LINE OF THE LANDS OF THE COASTAL GEORGIA GUN CLUB (ACCORDING TO DEED RECORDED IN D.B. 55-M, PG. 136 PUBLIC RECORDS OF SAID COUNTY) THE FOLLOWING FOUR COURSES; (1) NORTH 54°-50'-06" EAST, A DISTANCE OF 666.21 FEET TO A 1/2" PIPE FOUND; (2) NORTH 53°-20'-10" EAST, A DISTANCE OF 939.84 FEET TO A 1/2" PIPE FOUND; (3) NORTH 54°-28'-10" EAST, A DISTANCE OF 1168.86 FEET TO A 1/2" PIPE FOUND; (4) NORTH 52°-58'-10" EAST, A DISTANCE OF 457.58 FEET TO A 4" x 4" CONCRETE MONUMENT FOUND AT THE NORTHERN MOST CORNER OF THE AFOREMENTIONED LANDS OF GEORGIA-PACIFIC CORPORATION; RUN THENCE ALONG THE NORTHEASTERLY LINE OF LAST MENTIONED LANDS AND THE SOUTHWESTERLY LINE OF LANDS OF FLEMINGTON FOREST PROPERTIES, LLC (ACCORDING TO DEED RECORDED IN D.B. 3678, PG. 137 PUBLIC RECORDS OF SAID COUNTY) THE FOLLOWING 6 COURSES; (1) SOUTH 35°-28'-34" EAST, A DISTANCE OF 949.26 FEET TO A 1/2" PIPE FOUND; (2) SOUTH 36°-49'-21" EAST, A DISTANCE OF 544.50 FEET TO A 1/2" PIPE FOUND; (3) SOUTH 38°-14'-21" EAST, A DISTANCE OF 382.80 FEET TO A 1/2" PIPE FOUND; (4) SOUTH 42°-20'-21" EAST, A DISTANCE OF 547.80 FEET TO A 1/2" PIPE FOUND; (5) SOUTH 36°-12'-21" EAST, A DISTANCE OF 576.18 FEET TO A 1/2" PIPE FOUND; (6) SOUTH 36°-45'-21" EAST, A DISTANCE OF 391.26 FEET TO A 1/2" PIPE FOUND AT THE EASTERNMOST CORNER OF THE AFOREMENTIONED LANDS OF THE GEORGIA-PACIFIC CORPORATION; RUN THENCE SOUTH 40°-43'-22" WEST ALONG A



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SOUTHEASTERLY LINE OF THE LANDS OF THE AFOREMENTIONED GEORGIA-PACIFIC CORPORATION AND THROUGH AND ALONG THE NORTHEASTERLY LINE THE LANDS OF NOW OR FORMERLY OF DRIGGERS CONSTRUCTION COMPANY (ACCORDING TO DEED RECORDED IN D.B. 3169, PG. 105 PUBLIC RECORDS OF SAID COUNTY), TNT SOUTHERN HOLDINGS, LLC (ACCORDING TO DEED RECORDED IN D.B. 4345, PG. 35 PUBLIC RECORDS OF SAID COUNTY), & RODNEY R. BROOKS (ACCORDING TO DEED RECORDED IN D.B. 3427, PG. 216 PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 817.30 FEET TO A 1/2" PIPE FOUND ON A SOUTHEASTERLY LINE OF THE AFOREMENTIONED LANDS OF GEORGIA-PACIFIC CORPORATION AND THE NORTHWESTERLY LINE OF THE LANDS OF THE AFOREMENTIONED RODNEY R. BROOKS; RUN THENCE SOUTH 55°-28'-58" WEST ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1.26 FEET TO A 1/2" PIPE FOUND; RUN THENCE SOUTH 54°-42'-56" WEST THROUGH AND ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS AND NOW OR FORMERLY LANDS OF DRIGGERS CONSTRUCTION COMPANY (ACCORDING TO DEED RECORDED IN D.B. 3169, PG. 105 PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 777.39 FEET TO A 1/2" PIPE FOUND; RUN THENCE SOUTH 33°-02'-34" EAST, ALONG THE LINE BETWEEN THE LANDS OF THE AFOREMENTIONED GEORGIA-PACIFIC CORPORATION AND THE LAST MENTIONED LANDS OF DRIGGERS CONSTRUCTION COMPANY, A DISTANCE OF 363.91 FEET TO A 1/2" PIPE FOUND ON A CURVE IN THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE ROUTE No. 99; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 2984.58 FEET, A CHORD DISTANCE OF 8.84 FEET TO A 1/2" PIPE FOUND AT THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 89°-06'-43" WEST; RUN THENCE SOUTH 89°-11'-49" WEST, CONTINUING ALONG THE LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 415.50 FEET TO A 1/2" PIPE SET; RUN THENCE NORTH 31°-31'-21" WEST, A DISTANCE OF 210.44 FEET TO A 1/2" PIPE SET; RUN THENCE NORTH 56°-21'-45" EAST, A DISTANCE OF 321.11 TO A 1/2" PIPE SET ON THE SOUTHWESTERLY LINE OF A 60-FOOT SOUTHERN NATURAL GAS COMPANY EASEMENT (ACCORDING TO DEED RECORDED IN D.B. 117, PG. 469 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 33°-38'-15" WEST ALONG LAST MENTIONED SOUTHWESTERLY EASEMENT LINE, A DISTANCE OF 1709.00 FEET TO A 1/2" PIPE SET; RUN THENCE SOUTH 74°-16'-59" WEST, A DISTANCE OF 1938.55 FEET TO THE POINT OF BEGINNING.



JACKSON SURVEYING, INC.

Surveyors and Land Planners

207 Rose Drive, Brunswick Ga.

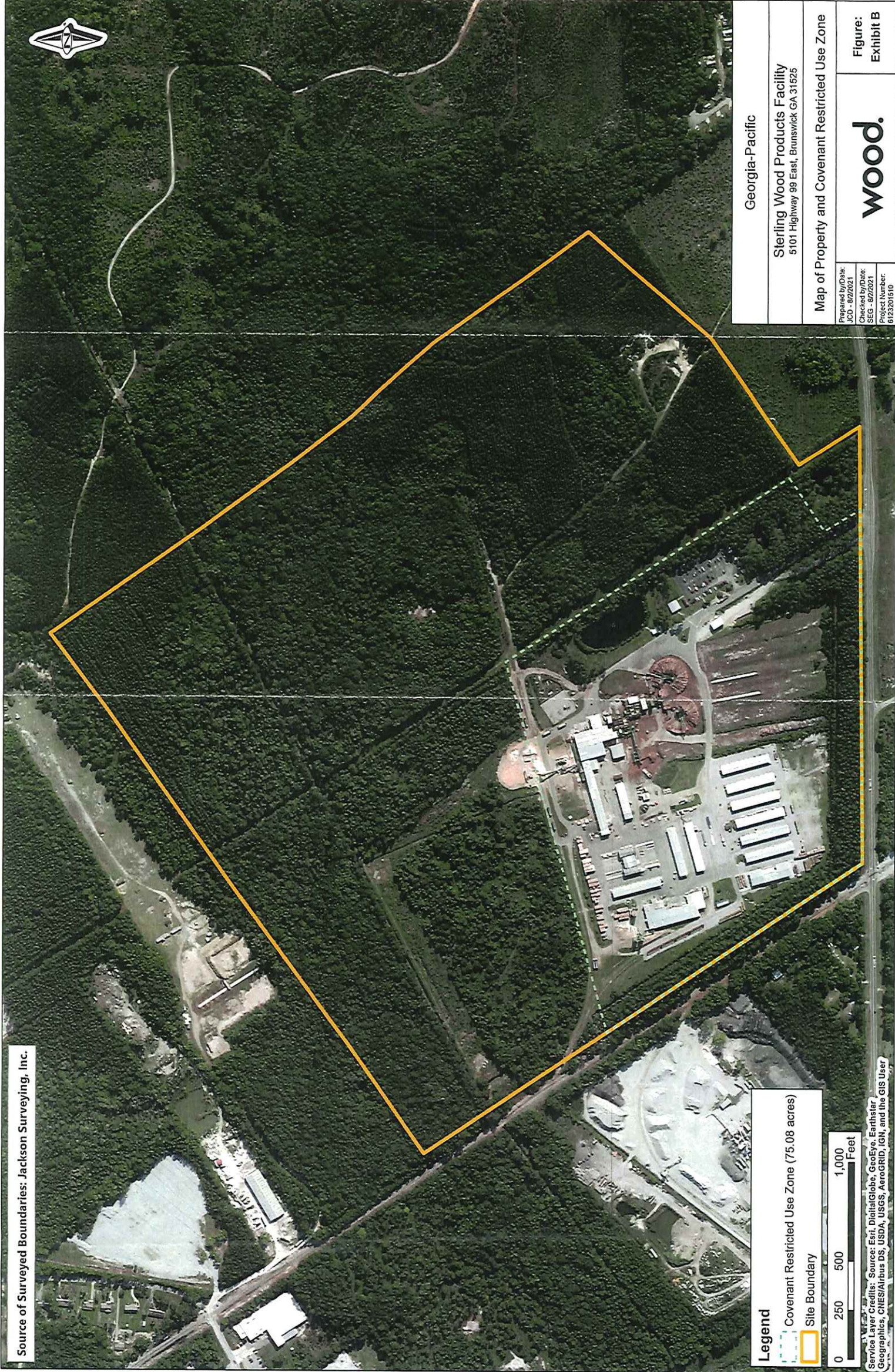
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LEGAL DESCRIPTION OF RESTRICTIVE AREA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 27TH G.M.D., GLYNN COUNTY, GEORGIA, SAID PARCEL BEING A PORTION OF THE LANDS OF GEORGIA-PACIFIC CORPORATION ACCORDING TO DEED RECORDED IN DEED BOOK 838, PAGE 426 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING, COMMENCE AT A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE ROUTE No. 99 (HAVING A 100' RIGHT-OF-WAY ACCORDING TO SURVEY BY R.J. BAGARIA RECORDED IN PLAT BOOK 20, FOLIO 200) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (HAVING 150' RIGHT-OF-WAY ACCORDING TO DEED BOOK 5-A, PAGE 33) AND RUN NORTH $34^{\circ}-07'-57''$ WEST ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1546.43 FEET TO A 1/2" PIPE, SET; RUN THENCE NORTH $74^{\circ}-16'-59''$ EAST, A DISTANCE OF 1938.55 FEET A 1/2" PIPE SET ON THE SOUTHWESTERLY LINE OF A 60-FOOT SOUTHERN NATURAL GAS COMPANY EASEMENT (ACCORDING TO DEED RECORDED IN D.B. 117, PG. 469 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH $33^{\circ}-38'-15''$ EAST ALONG LAST MENTIONED SOUTHWESTERLY EASEMENT LINE, A DISTANCE OF 1709.00 TO A 1/2" PIPE, SET; RUN THENCE SOUTH $56^{\circ}-21'-45''$ WEST, A DISTANCE OF 321.11 FEET TO A 1/2" PIPE, SET; RUN THENCE SOUTH $31^{\circ}-31'-21''$ EAST, A DISTANCE OF 210.44 FEET TO A 1/2" PIPE SET ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE ROUTE No. 99; RUN THENCE SOUTH $89^{\circ}-11'-49''$ WEST ALONG THE LAST MENTIONED RIGHT-OF-WAY LINE, A DISTANCE OF 1787.90 FEET TO THE POINT OF BEGINNING.


Exhibit B
Map of Property and RUZ

Source of Surveyed Boundaries: Jackson Surveying, Inc.



Legend

 Covenant Restricted Use Zone (75.08 acres)

 Site Boundary



Path: G:\GP Sterling\mxd\Property Covenant RUZ.mxd
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User

Georgia-Pacific

Sterling Wood Products Facility
5101 Highway 99 East, Brunswick GA 31525

Map of Property and Covenant Restricted Use Zone

Prepared by/Date:
JCD - 8/2/2021

Checked by/Date:
SEB - 8/2/2021

Project Number:
8123201910

wood.

Figure:
Exhibit B

Exhibit B1
Survey of Property and RUZ

