



SC DEPARTMENT of
**ENVIRONMENTAL
SERVICES**

Nicholas W. Hammond
Bureau of Land and Waste Management
2600 Bull Street
Columbia, SC 29201

March 11, 2026

Mr. Warren Waters
Liberty River, LLC
10 State Highway 35 South, Suite 100
Red Bank, New Jersey 07701

RE: Executed Voluntary Cleanup Contract 25-8848-NRP
Liberty Steel (Former Georgetown Steel) property
Georgetown County
File # 60038

Dear Mr. Waters:

Please find enclosed with this letter a certified true and correct copy of executed Voluntary Cleanup Contract (VCC) 25-8848-NRP for the Property located at 1227 Front Street, Georgetown, South Carolina, and as identified more specifically in the enclosed VCC. The VCC was executed by the Department on March 3, 2026.

The Department looks forward to continuing to work with Liberty River, LLC in completing the requirements of the VCC under the South Carolina Voluntary Cleanup Program. Should you have any questions or concerns, please don't hesitate to contact me at (803) 898-0736 or Nick.Hammond@des.sc.gov.

Sincerely,

A handwritten signature in black ink that reads "Nicholas W. Hammond".

Nicholas W. Hammond, Project Manager
Brownfields Program
Division of Site Assessment, Remediation, and Revitalization

Attachment: True and Correct Copy of Executed VCC 25-8848-NRP

CC: Robert MacPhee, GEL Engineering, LLC (email)
Sam Moses, Parker Poe (email)
Matt Maxwell, Area Director – BRLS Myrtle Beach Regional Office (email)
File # 60038

**VOLUNTARY CLEANUP CONTRACT
25-8848-NRP**

**IN THE MATTER OF
LIBERTY STEEL (FORMER GEORGETOWN STEEL), GEORGETOWN COUNTY
and
LIBERTY RIVER, LLC**

This Contract is entered into by the South Carolina Department of Environmental Services and Liberty River, LLC, with respect to the Property located at 1227 Front Street, Georgetown, South Carolina. The Property includes approximately 66 acres identified by Georgetown County Tax Map Serial Numbers 05-0025-059-03-00 (0.42 acres), 05-0028-022-00-00 (1.5 acres), 05-0028-023-01-00 (8.43), 05-0028-022-01-00 (0.51 acres), 01-0439-003-01-00 (7.5 acres), 05-0025-048-00-00 (0.45 acres), 05-0026A-001-00-00 (35.9 acres), 05-0026A-002-00-00 (9.1 acres), 05-0025-053-00-00 (0.22 acres), 05-0025-052-00-00 (0.25 acres), 05-0025-057-00-00 (1.0 acre), and 05-0025-047-00-00 (0.5 acres). In entering this Contract, the Department relies on the representations contained in the "Non Responsible Party Application for Voluntary Cleanup Contract" of April 28, 2025, and any amendments thereto, by Liberty River, LLC, which is incorporated into this Contract and attached as Appendix A.

AUTHORITY

This Contract is entered into pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. §§ 44-56-710 et seq.; the South Carolina Hazardous Waste Management Act (SCHWMA), S.C. Code Ann. §§ 44-56-10 et seq.; the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601 et seq.; the State Underground Petroleum Environmental Response Bank Act, (SUPERB Act), S.C. Code Ann. §§ 44-2-10 et seq.; and the Pollution Control Act (PCA), S.C. Code Ann. §§ 48-1-10 et seq.

DEFINITIONS

1. Unless otherwise expressly provided in this Contract, terms used herein shall have

the meaning assigned to them pursuant to the Brownfields/Voluntary Cleanup Program, and if not set forth therein, shall have the meaning assigned to them pursuant to the SCHWMA, the PCA, the SUPERB Act, or CERCLA.

- A. "Liberty" means Liberty River, LLC.
- B. "Beneficiaries" means Liberty's Non-Responsible Party lenders, signatories, parents, subsidiaries, and successors, including new purchasers, lessees, and other parties acquiring an interest in any portion of the Property, but only to the extent that such parties have never been a Responsible Party at the Site.
- C. "Contamination" means the presence of a contaminant, pollutant, hazardous substance, petroleum, or petroleum product.
- D. "Contract" means this Voluntary Cleanup Contract.
- E. "Department" means the South Carolina Department of Environmental Services, or a successor agency of the State of South Carolina that has responsibility for and jurisdiction over the subject matter of this Contract.
- F. "Existing Contamination" shall mean any Contamination present on, or under, the Site as of the execution date of this Contract.
- G. "Property" means the real property as described in the Non Responsible Party Application for Voluntary Cleanup Contract attached as Appendix A, and that is subject to the ownership, prospective ownership, or possessory or contractual interest of Liberty or its Beneficiaries.
- H. "Segregated Sources" means drums, tanks, or similar discrete containers that potentially hold substances that may cause Contamination upon release to the

environment.

- I. "Site" means all areas where a contaminant, petroleum, or petroleum product has been released, deposited, stored, disposed of, or placed or otherwise comes to be located; "Site" does not include any consumer product in consumer use or any vessel.
- J. "Waste Materials" means any Contamination-causing solid, semi-solid, or liquid material discarded, buried, or otherwise present on the Property, and may include sludge, slag, or solid waste materials such as empty containers and demolition debris or materials containing asbestos, lead-based paint, or petroleum or other contaminants.

FINDINGS

- 2. Based on the information known by or provided to the Department, the following findings are asserted for purposes of this Contract:

- A. Owners and Operators: The owners and operators of the Property include the following:

<u>TMS # 01-0439-003-01-00</u>	
Cytec Industries Inc	Unknown to March 1, 1996
Georgetown Steel Corporation	March 1, 1996 to June 18, 2004
ISG Georgetown/ArcelorMittal Georgetown, Inc.	June 18, 2004 to 2017
Liberty Steel Georgetown, Inc.	2017 to Present
<u>TMS # 05-0025-059-03-00</u>	
SC State Ports Authority	Unknown to February 1, 1968
Georgetown Steel Corporation	Unknown to 2004
ISG Georgetown/ArcelorMittal Georgetown, Inc.	2004 to 2017

Liberty Steel Georgetown, Inc.	2017 to Present
<u>All Other Parcels</u>	
Georgetown Steel Corporation	Unknown to 2004
ISG Georgetown/ArcelorMittal Georgetown, Inc.	2004 to 2017
Liberty Steel Georgetown, Inc.	2017 to Present

Ownership dates prior to 1960 have not been identified, but prior owners of portions of the Property include: General Plywood Corporation, The Alexander Wood Products Company, Inc., Seaboard Air Line Railroad Company, American Cyanamid, and Atlantic Coast Lumber Company.

- B. Property and Surrounding Areas: The Property is bounded generally by South Frasier Street and Front Street, followed by commercial and vacant properties, to the north; commercial properties along Front Street, Praxair, USALCO and associated holding basins, a dock, and the Sampit River to the east; the Southern Loggers facility and the former SC Ports Authority Property to the south; and South Frasier Street, retail, restaurants, and auto repair facilities (Cox's Quick Lube, Black's Tire & Auto Service, Livingston Auto Center) to the west.

The Property is located in a generally commercial and industrial area near the downtown section of the City of Georgetown. The Property is developed with an electric arc furnace (EAF) steelmaking plant that manufactured wire rod in coils. The plant is currently idle. The major production equipment includes two (2) alternating current EAFs, two (2) ladle metallurgy stations, a pre-heat furnace, casting machine, reheat furnace, and wire rolling mill. Support facilities include the rolling mill, casting area, melt shop, drum storage, offices, baghouse, receiving warehouse, guard shack, office trailer, maintenance shops, coil compacting area, mobile equipment shop, warehouse (also used to produce wire mesh), wastewater treatment plant (WWTP), mold repair shop, utility building, exterior storage areas, and dock (owned by Georgetown County). The northeast portion of the Property

is the location of the former Direct-Reduced Iron (DRI) plant, which was removed in 2020-2021. The areas between the main mill and dock were used to store scrap metals, slag, mill scale (material that falls off steel during the manufacturing process), and other materials, and the southernmost parcels were used to store various materials including wire coils, slag, and other unknown piles. Several rail spurs are located on the Property.

Review of historical records indicates that the Property was part of the Serenity Rice Plantation, which dates to 1710 and operated until after the Civil War when industrial development and further residential development occurred along the west side of Georgetown. From 1899 to 1903, the Atlantic Coast Lumber (ACL) Company constructed a large lumber mill along the north bend of Georgetown Harbor on the Sampit River, generally covering the present location of the Property. The mill was later expanded to include three (3) separate sawmills, two (2) shipping wharves, several warehouses, and numerous other buildings, including workers' houses, stores, a hotel, and a church. In 1913, a fire consumed two (2) of the sawmills. Within ten (10) months, a new steel and concrete sawmill was erected. In the 1930s, ACL was impacted by market conditions associated with the Great Depression and a downturn in demand for lumber. The plant ceased operation in 1932. From 1932 until approximately 1969, the former ACL site remained partially or completely vacant. Prior to development of the steel mill, other site operators include Georgetown Chemical Works, a portion of American Cyanamid, Standard Oil Company, Riverside Oil Company, Georgetown Veneer, and Georgetown Plywood.

C. Investigations / Reports; Regulatory Issues:

A Phase I Environmental Site Assessment (ESA) was conducted by GEL Engineering, LLC (GEL) with a report dated April 25, 2025, and included the following list of recognized environmental conditions (RECs):

- i. The historic uses of the Property as a steel mill, Atlantic Coast Lumber,

Georgetown Chemical Works, a portion of American Cyanamid, Standard Oil Company, Riverside Oil Company, Georgetown Veneer, and Georgetown Plywood are considered RECs based on the potential to impact site soils and/or groundwater.

- ii. The Property operated as a steel mill under various entities, including Georgetown Steel, ArcelorMittal, and most recently, Liberty Steel. These operations used a variety of chemicals and generated multiple waste streams. During years of site operations, multiple spills and releases have occurred. It is likely that prior to implementation of current environmental regulations, similar spills and releases occurred that were not contained using present-day requirements. The use of chemicals and generation of waste is considered a REC.
- iii. Several offsite facilities are considered RECs based on their likely or known use of chemicals of concern, including:
 - a. Two (2) drycleaners along South Fraser Street,
 - b. Two (2) former facilities with gas tanks along South Fraser Street,
 - c. Four (4) former filling stations along Front Street, and
 - d. Four (4) auto service facilities along South Fraser Street.
 - e. American Cyanamid, which was partially located on the Property in its southeast portion. The area is now occupied by USALCO and its alum ponds.
- iv. A release of hydraulic oil has occurred in the coil compacting area. Prior soil and groundwater assessments have identified petroleum, chlorinated solvents, and hydraulic oil in this area. The source area of the petroleum and chlorinated solvents is unknown but may be a result of an offsite source along South Fraser Street and/or former onsite operations. Two (2) belt skimmers are currently in operation to remove free-product hydraulic oil in this area. The hydraulic release and ongoing remediation are considered a REC.
- v. The chlorinated solvents identified in the coil compacting area in 2012 have

not been fully assessed. The observed concentrations near the hydraulic oil release area are well above South Carolina Maximum Contaminant Levels (MCLs) for groundwater. Additionally, the 2012 assessment identified chlorinated solvents in manholes that were sampled and may be discharging to the WWTP and/or Sampit River. The presence of chlorinated solvents in site soils and groundwater is considered a REC.

- vi. The Property is developed with a WWTP that receives process water and stormwater from the facility. At one point the WWTP was closed out with approval from the Department's predecessor agency but was re-opened after Liberty Steel purchased the site in 2017. During WWTP closure, a crack was observed in the sludge drying bed, which could have resulted in a release of wastewater into the underlying soil and groundwater. Additionally, process water and wastes are directed to the WWTP via underground drains, piping, and trenches. Sludge from the WWTP is stored onsite and subject to infiltration and overflow due to rainwater. Due to the unknown integrity of the WWTP, associated discharge conveyances, and sludge storage, the WWTP system is considered a REC.
- vii. Significant waste material from the steelmaking process is present in the EAF melt shop/furnace and lime silo at the entrance to the EAF melt shop. The dust generated by the steelmaking process is a Resource Conservation and Recovery Act (RCRA) hazardous waste (hazardous waste code K061). Additionally, slag and mill scale produced during steelmaking can also be sources of metals. A prior RCRA inspection noted that baghouse waste was stored in open drums and observed on the top of a drum. The potential presence of these various materials in the EAF melt shop and baghouse area is a REC.
- viii. Several sumps or subgrade structures are located throughout the Property. The integrity of the structures could not be evaluated during the GEL site reconnaissance and are considered RECs, including:
 - a. Much of the equipment in the rolling mill has a subgrade pit to capture

- mill scale and other materials, including the scale pit. The pit contains water that is a result of stormwater and groundwater infiltration.
- b. Small sumps are present to the north of the main mill building near the cooling tower.
 - c. A sump and a covered subgrade structure are present near the fuel oil above ground storage tanks (ASTs) tank farm along the northern side of the structure.
 - d. A set of sumps are present near the truck wash area near the southwest portion of the mill property.
 - e. A service pit with water is located in the mobile equipment shop.
 - f. A sump is located behind the containment structure near the mold repair shop.
 - g. A sump is located beneath the work area in the mold repair shop.
 - h. The rolling mill is developed with the Morgan oil cellar, which contains two (2) 10,000-gallon hydraulic oil ASTs. The floor and walls of the cellar are covered in oil and a sump reportedly captures the oil.
 - i. A stormwater collection sump is reportedly located near the lime silo, where significant staining was previously observed.
- ix. The Property is developed with several hydraulic systems, including one (1) that has been identified as the source of hydraulic oil groundwater impacts in the coil compacting area. The hydraulic systems are located in the EAF area, rolling mill, and coil compacting area and contain varying quantities of oil, ranging between 50 and 2,800 gallons. The hydraulic systems are considered RECs.
- x. The exterior areas of the Property have historically been used for storage of scrap iron, debris, DRI pellets, slag, mill scale, mortar, lime, railroad ties, and other materials, including the southernmost parcel of the Property. The ground surface of the former DRI plant (northeast portion of Property) is covered in DRI pellets. Based on the historical use of the Property to store

these materials, it is possible they have been used as fill material on the Property. Based on the potential to leach metals and other contaminants into soils, the historic and current exterior storage of these materials is considered a REC.

- xi. Significant staining is present in the oil storage area in the mobile equipment shop and the waste oil storage area. Rainwater infiltration can occur in both of these areas, both of which contain water. Due to the potential to overflow their containment, these areas are considered RECs.
- xii. A gasoline AST is present near the utility building. Although no sheens or indications of a release were present in the AST's secondary containment, fuel is dispensed via underground piping, the integrity of which could not be evaluated. The AST system is considered a REC.
- xiii. The north side of the main mill building is developed with fuel oil ASTs within secondary containment. These ASTs may be transferring fuel oil via underground piping, and are considered an onsite REC.
- xiv. A majority of the production floor is exposed dirt. Staining is present in various locations on the ground surface. Based on the heavy use of various oils, lubricants, and other chemicals over decades of operating a steel mill, the potential exists for accumulation of these materials in soils and/or groundwater and is considered a REC.
- xv. RCRA records indicate that chlorinated solvents were previously used on the Property, likely in conjunction with machine and maintenance shops. These areas also typically use large quantities of oils and lubricants. Chlorinated solvents are reportedly no longer used on the Property. The historic use of chlorinated solvents is considered a REC.
- xvi. The Property is reportedly developed with at least three (3) septic tanks that reportedly receive sanitary waste. The septic tanks do not contain leach fields, so the tanks are pumped out on a routine basis. Due to the unknown integrity of the tanks and the potential to receive non-sanitary waste, the septic tanks are considered a REC.

- xvii. The Property was reportedly developed with at least five (5) underground storage tanks (USTs). All USTs have reportedly been abandoned, but no files pertaining to the closure of the systems were identified for review. Two (2) releases occurred in association with the USTs: the first was reported in June 1993 and the Department's predecessor agency issued a letter of no further action (NFA) in July 1995 and the second was reported in December 1995 and the Department's predecessor agency issued an NFA in December 1999. Based on the lack of closure or assessment files, the former USTs are considered a REC.

The April 25, 2025 Phase I ESA performed by GEL also listed the following business environmental risks (BERs):

- i. Large quantities of materials are present throughout the Property, including oils (ASTs, drums, and buckets), lubricants, laboratory chemicals and other materials used in the manufacturing process. These materials will need to be inventoried, characterized, and disposed in accordance with applicable regulations. The large quantity of chemicals in need of proper disposal is considered a BER.
- ii. Potential asbestos-containing materials (ACM) are likely located throughout the structures. Prior to renovation or demolition, an asbestos inspection should be conducted to evaluate for the absence/presence of ACM. The potential presence of ACM is considered a BER.

Since 2011, the Property has had ongoing assessment and corrective action for the hydraulic oil release in the coil compactor area, with oversight from the Department's UST Management Division. A Groundwater Assessment Report, dated May 2012, was prepared for ArcelorMittal USA LLC by Civil & Environmental Consultants, Inc. (CEC). The assessment included the collection of four (4) soil samples and seven (7) groundwater samples in the vicinity of the coil compactor area. Samples were analyzed for volatile organic compounds (VOCs), polynuclear

aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPH). The monitoring wells were sampled during two (2) separate events. PAHs were detected in three (3) out of four (4) soil samples and TPHs were detected in all soil samples. Chlorinated VOCs (CVOCs), including tetrachloroethene (PCE), trichloroethene (TCE), and vinyl chloride, were detected in soil samples at levels exceeding the U.S. Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs) for Industrial Soils. The maximum concentrations detected in soil samples were 1,800,000 micrograms per kilogram ($\mu\text{g/kg}$) PCE, 280,000 $\mu\text{g/kg}$ TCE, and 6,000 $\mu\text{g/kg}$ vinyl chloride. PAHs were detected in three (3) out of seven (7) groundwater samples and TPHs were detected in all groundwater samples. Concentrations of cis-1,2-dichloroethene, TCE, PCE, and vinyl chloride exceeded the USEPA Maximum Contaminant Levels (MCLs) in two (2) wells downgradient of the hydraulic unit. Hydrocarbon fingerprinting analysis was performed on a sample of free product from MW-23 and a sample of virgin hydraulic oil, and the results indicated that the free product may consist of hydraulic oil that has commingled with weathered gasoline and chlorinated solvents from at least two (2) additional sources other than the hydraulic system in the coil compacting area.

CEC prepared a Corrective Action Plan (CAP) for ArcelorMittal Georgetown, Inc., dated January 7, 2014, which was subsequently updated with a Corrective Action Plan Addendum, dated September 9, 2016. The goal of the CAP was to remove measurable free product oil from the water table. Based on the CAP Addendum, the preferred remedy was the installation of Abanki belt oil skimmers into MW-CA-3 and MW-23, which occurred in January 2017. In its First Semi-Annual Correction Action Progress Report submitted in 2022, CEC requested permission to remove the belt skimmer in MW-23 based on the lack of measurable or recoverable free product, which was authorized by the Department's predecessor agency in its September 26, 2023 letter. This letter also requested additional groundwater sampling be conducted to determine the extent of contamination.

CEC prepared a Report of Findings for Groundwater Sampling, dated March 2024, that documented the sampling of six (6) groundwater monitoring wells in the coil compactor area. Each sample was analyzed for oil and grease and TPH. Oil and grease were detected in both MW-CA-3 and MW-23. Based on results from the downgradient well, the report states that the hydraulic oil impacts may be limited to the area immediately around MW-23. The report states that the belt skimmer should be continued in MW-23 and the belt skimmer removed from MW-CA-3. Subsequent CAP progress reports summarize ongoing issues with the belt skimmers, with both being inoperable at various times. The Department's predecessor agency's review of the above-referenced report stated that the belt skimmer of MW-23 should remain in place and the belt skimmer on MW-CA-3 can be removed. However, as of April 2025, the belt skimmers are in use in both monitoring wells due to a slight rebound in free product.

- D. Applicant Identification: Liberty is a South Carolina limited liability company with its principal place of business located at 10 State Highway 35 South, Suite 100, Red Bank, New Jersey 07701.
- E. Proposed Redevelopment: Liberty will acquire the Property and intends to redevelop it with light, clean manufacturing, commercial/retail, multi-family residential, park/greenspace, and waterfront amenities (boardwalk and/or marina). Any use or storage of chemicals related to light, clean industrial development will be conducted in accordance with current, applicable standards for containment of the materials, including double-walled containment, secondary containment structures, and/or implementation of industry-standard best management practices.

CERTIFICATIONS

3. Liberty has certified upon application that: 1) Liberty is not a Responsible Party at the

Site, or a parent, successor, or subsidiary of a Responsible Party at the Site and has not had any involvement with the Property in the past other than activities performed in anticipation of participation in the Voluntary Cleanup Program; 2) its activities will not aggravate or contribute to Existing Contamination on the Site or pose significant human health or environmental risks; and 3) it is financially viable to meet the obligations under this Contract.

RESPONSE ACTION

4. Liberty agrees to conduct the response actions specified in the sub-paragraphs below. An initial Work Plan shall be submitted by Liberty, or its designee, within thirty (30) days after the date of execution of this Contract by the Department, or such earlier or later date if approved by the Department's project manager. A report of the assessment results shall be submitted by Liberty, or its designee, in accordance with the schedule provided in the initial Work Plan. Liberty acknowledges that the assessment may find distributions of Existing Contamination requiring additional assessment and/or corrective action on the Property that cannot be anticipated with this Contract. Liberty agrees to perform the additional assessment and/or corrective action consistent with the intended uses of the Property under the purview of this Contract; however, Liberty may seek an amendment of this Contract to clarify its further responsibilities. Liberty shall perform all actions required by this Contract, and any related actions of Liberty's choosing not expressly required by this Contract, pursuant to Work Plans and/or Addenda approved by the Department.

A. Work Plan Logistics:

- 1). The Work Plan(s) shall set forth a schedule and methods for assessment and corrective action activities detailed herein.
- 2). The Work Plan(s) shall be submitted to the Department in the form of one hard copy and one electronic copy of the entire Work Plan on a compact disk (in .pdf format).
- 3). All activities undertaken pursuant to this Contract shall be consistent with

South Carolina statutes, regulations, and permitting requirements (e.g., stormwater management and waste disposal regulations). Liberty shall identify and obtain the applicable permits before beginning any action.

- 4). The Work Plan(s) shall be in accordance with accepted industry standards and shall be signed and sealed by a Professional Engineer or Professional Geologist duly-licensed in South Carolina.
- 5). The Work Plan(s) shall provide detailed information about the proposed sampling points, collection methods, analytical methods, quality assurance procedures, and other pertinent details of the assessment and/or corrective measures activities consistent with the following:
 - a). Sample collection methodologies shall be consistent with the US EPA Region IV Field Branches Quality System and Technical Procedures.
 - b). All monitoring wells and groundwater sampling points shall be constructed in accordance with Well Standards, S.C. Code Ann. Regs. 61-71. The Work Plan shall provide sufficient detail to support issuance of the well approvals by the Department.
 - c). The laboratory analyses for samples taken pursuant to the Work Plan are specified in the media-specific sub-paragraphs below, but may include any of the following:
 - i. the full EPA Target Analyte List with chromium speciation to analyze for hexavalent chromium (TAL);
 - ii. EPA Target Analyte List excluding cyanide but with chromium speciation to analyze for hexavalent chromium (TAL-Metals);
 - iii. the full EPA Target Compound List (TCL);
 - iv. EPA Target Compound List Volatile Organic Compounds (TCL-VOCs);
 - v. EPA Target Compound List Semi-Volatile Organic Compounds (TCL-SVOCs);
 - vi. EPA Target Compound List Pesticides (TCL-Pesticides);
 - vii. EPA Target Compound List Polychlorinated Biphenyls (TCL-

PCBs).

- d). All analytical methods shall be capable of achieving appropriate reporting levels to allow comparison to the media-specific screening criteria listed in the "United States Environmental Protection Agency Regional Screening Levels for Chemical Contaminants at Superfund Sites" (EPA RSLs) in effect at the time of sampling. The applicable Protection of Groundwater Soil Screening Level (SSL) shall be the "MCL-Based SSL," if listed. If the applicable screening criteria are lower than achievable detection levels, the analytical method shall use the lowest achievable detection levels.
- 6). The Work Plan shall include the names, addresses, and telephone numbers of Liberty's consulting firm(s), analytical laboratories, and Liberty's contact person for matters relating to this Contract and the Work Plan.
 - a). The analytical laboratory shall possess applicable Certification defined in the State Environmental Laboratory Certification Program, S.C. Code Ann. Regs. 61-81, for the test method(s) and parameters specified in the Work Plan.
 - b). Liberty shall notify the Department in writing of any changes concerning the consulting firm(s), contact person(s), or laboratory identified in the Work Plan.
- 7). The Department will notify Liberty in writing of approvals or deficiencies in the Work Plan.
- 8). Liberty, or its designee, shall respond in writing within thirty (30) days of receipt of any comments on the Work Plan by the Department.
- 9). Liberty shall begin implementation of the Work Plan as soon as reasonably possible after receipt of written approval of the Work Plan by the Department.
- 10). Liberty shall inform the Department at least five (5) working days in advance of all field activities conducted pursuant to the Work Plan, and shall allow the Department, or its authorized representatives, to take duplicates of any samples if desired.
- 11). Liberty shall preserve items on the Property that may: 1) provide evidence of

a Potentially Responsible Party's involvement at the Site; 2) lead to the discovery of other areas of Contamination at the Site; or 3) contain environmental information related to the Site. Such items may include drums, bottles, labels, business and operating records, contracts, Site studies, investigations, and other physical or written materials relating to the Site. Liberty shall notify the Department of the location of any such items and provide the Department with an opportunity to inspect any materials or copy any documents at the Department's expense prior to destruction of said items.

B. Report Logistics

- 1). Report(s) shall be prepared in accordance with accepted industry standards and shall be certified by signature and seal of a Professional Engineer or Professional Geologist duly licensed in South Carolina.
- 2). The report(s) of assessment and/or corrective measures activities shall include a discussion of investigation methods and any deviations from the Department approved Work Plan. Report(s) shall also include tables and figures to summarize all data, a surveyed map documenting sampling locations, documentation of field observations including well core logs, sample descriptions, field screening results, and all laboratory analytical data.
- 3). All report(s) shall be submitted to the Department in the form of one hardcopy and one electronic copy of the entire report on a compact disk (in .pdf format).

C. Assess Waste Materials and Segregated Sources:

- 1). Liberty shall characterize all Waste Materials and Segregated Sources identified below. Assessment shall include an evaluation of contaminant concentrations and an estimation of the quantity or extent of each type of Waste Material or Segregated Source, as applicable, or as specified below.
 - a). Any remaining USTs and associated piping located on the Property, which may require a geophysical survey to identify.
 - b). Any remaining ASTs and associated piping located on the Property. If the

- secondary containment of any AST contains standing water, a sample of that water shall be collected and analyzed for TAL-Metals (with speciation to analyze for hexavalent chromium), TCL-VOCs, and TCL-SVOCs.
- c). Any oil or chemical containing vessels located on the Property, including but not limited to drums, buckets, totes, and intermediate bulk containers.
 - d). Any waste material from the steelmaking process, including but not limited to baghouse dust, located on the Property.
 - e). Any hydraulic systems and associated hydraulic oil reservoirs located on the Property.
 - f). The on-site WWTP and any associated underground drains, piping, and trenches located throughout the Property.
 - g). Sludge from the WWTP.
 - h). Scrap material, debris, DRI pellets, slag, mill scale, and any other waste material that is found in piles throughout the Property. The volume of each pile shall be estimated, and a representative number of samples shall be collected for TCLP analysis.
 - i). Any sumps, service pits, cellars, and other subgrade structures located throughout the Property. If water is present in any of these structures, a sample shall be collected and analyzed for TAL-Metals (with speciation to analyze for hexavalent chromium), TCL-VOCs, and TCL-SVOCs.
 - j). Any septic tanks located on the Property, which may require a geophysical survey to identify.
 - k). Building structures should be assessed for asbestos-containing materials.
 - l). Any transformers, capacitors, and other electrical equipment shall be confirmed to not contain PCB oil.
- 2). Liberty shall also characterize for disposal any other Waste Material and Segregated Sources that may be discovered on the Property at any time during assessment, corrective action, or development activities in accordance with applicable regulations.
- 3). Upon discovery of any Segregated Source that has not yet released all of its

contents to the environment, Liberty shall expeditiously stabilize or remove the Segregated Source from the Property.

- 4). Liberty shall immediately notify the Department if a release of Contamination occurs as a result of its assessment, stabilization, or removal actions. Liberty shall assess the impact of the release and take necessary action in accordance with a Department approved plan.

D. Conduct a well survey:

- 1). Liberty shall map all public and private wells used for drinking water supply within a one-half mile radius of the Property boundary, and wells used for irrigation or other non-drinking water use within a one-quarter mile radius of the Property boundary.
- 2). Liberty shall report sufficient information to the Department to allow the Department to secure permission to sample the wells. At a minimum, this information shall include the: 1) Location of the well; 2) Identity and mailing address of the well owner; and 3) Telephone number, if publicly available or otherwise known to Liberty, of the well owner or an occupant of the residence served by the well.

E. Assess soil quality across the Property:

- 1). Liberty shall collect and analyze a minimum of ninety-six (96) soil samples from forty-eight (48) locations on the Property. Liberty shall collect one surface soil sample (0-1 foot below ground surface) and one subsurface soil sample (2-foot minimum depth) from each of the following locations:
 - a). Three (3) locations spaced throughout the southernmost parcel of the Property.
 - b). Two (2) locations spaced throughout the former coil storage area located on a portion of the parcel identified by TMS number 05-0028-023-01-00.
 - c). One (1) location near the truck wash area in the southwest portion of the Property.

- d). Two (2) locations along the rail spur on the southern portion of the Property.
- e). Three (3) locations in the area of the WWTP and adjacent scale pit, one (1) of which is near the location of the crack in the sludge drying bed.
- f). One (1) location near the former Riverside Oil Company building in the southwest portion of the Property.
- g). One (1) location near the former Atlantic Coast Lumber maintenance shop.
- h). One (1) location near the waste oil storage area adjacent to the mobile equipment shop.
- i). Two (2) locations in the area of the mobile equipment shop, one (1) of which is near the location of the service pit.
- j). Two (2) locations in the coil compactor area, one (1) of which is located proximal to MW-23.
- k). Two (2) locations near the mold repair shop, one (1) near the sump located behind the containment structure and one (1) near the sump located beneath the work area.
- l). One (1) location near the sludge mixing pad to the northwest of the mold repair shop.
- m). One (1) location near the gasoline AST with underground piping on the eastern side of the Property.
- n). Five (5) locations spaced throughout the rolling mill, with a preference for locations near the subgrade pit, scale pit, and Morgan oil cellar.
- o). Four (4) locations along the western edge of the rolling mill, with one (1) near the transformer vault, one (1) near the fuel oil ASTs, one (1) near the sump and covered subgrade structure adjacent to the fuel oil ASTs, and one (1) near the substation. The samples collected near the transformer vault and the substation shall be analyzed for TCL-PCBs, in addition to the analyses listed below.
- p). Five (5) locations spaced throughout the scrap, scale, and slag storage area on the eastern portion of the Property.
- q). Two (2) locations in the EAF and Ladle Furnace area.

- r). Two (2) locations near the lime silo and associated sump.
 - s). Three (3) locations near the baghouse and associated piping.
 - t). Four (4) locations spaced throughout the former DRI plant area.
 - u). One (1) presumed background location on the portion of the Property located to the west of South Fraser Street.
- 2). Unless otherwise specified above, each surface soil sample shall be analyzed for TAL-Metals (with chromium speciation to analyze for hexavalent chromium) and TCL-SVOCs. Each subsurface sample shall be analyzed for TAL-Metals (with chromium speciation to analyze for hexavalent chromium), TCL-VOCs, and TCL-SVOCs. A minimum of 10% of surface and 10% of subsurface samples shall be analyzed for the full EPA-TAL (includes cyanide) and EPA-TCL.
 - 3). Soil quality results shall be compared to the EPA RSL Resident and Industrial Screening Levels and to the applicable Protection of Groundwater SSL.
 - 4). All analytical methods shall be capable of achieving appropriate reporting levels as specified in Paragraph 4.A.5.d. of this Contract.

F. Assess groundwater quality:

- 1). Liberty shall assess groundwater quality and flow direction across the Property. Assessment shall include samples from a minimum of thirty-six (36) monitoring wells screened to bracket the water table. Specific locations shall be as follows:
 - a). Two (2) locations on the southernmost parcel of the Property.
 - b). One (1) location in the former coil storage area located on a portion of the parcel identified by TMS number 05-0028-023-01-00.
 - c). One (1) location near the truck wash area in the southwest portion of the Property.
 - d). One (1) location on the southwest corner of the Property near the former Riverside Oil Company building.
 - e). One (1) location immediately downgradient of the WWTP.

- f). One (1) location near the waste oil storage area on the south side of the mobile equipment shop.
 - g). One (1) location along the western boundary of the Property near the former Atlantic Coast Lumber maintenance shop.
 - h). Existing monitoring wells MW-18, MW-19, MW-20, MW-21, MW-22, MW-23, MW-CA-1, MW-CA-2, MW-CA-3, and MW-CA-4, if accessible and viable for sampling.
 - i). One (1) location downgradient of the coil compactor area.
 - j). One (1) location near the service pit in the mobile equipment shop.
 - k). Three (3) locations along the western edge of the rolling mill adjoining South Fraser Street, with one (1) near the transformer vault, one (1) near the fuel oil ASTs, and one (1) near the machine shop.
 - l). Two (2) locations along the northwest boundary of the Property.
 - m). One (1) location at or immediately downgradient of the Morgan oil cellar.
 - n). One (1) location at or immediately downgradient of the subgrade pit in the rolling mill.
 - o). One (1) location in or immediately downgradient of the EAF and Ladle furnace area.
 - p). One (1) location near the lime silo sump.
 - q). One (1) location near the baghouse.
 - r). One (1) location near the mold repair shop sump.
 - s). Three (3) locations along the eastern edge of the Property, one (1) of which is located near the gasoline AST with underground piping.
 - t). Two (2) locations in the former DRI plant area.
 - u). One (1) presumed background location on the portion of the Property located to the west of South Fraser Street.
- 2). Samples from all groundwater monitoring wells shall be analyzed for TAL-Metals (with speciation to analyze for hexavalent chromium), TCL-VOCs, and TCL-SVOCs. In addition, a minimum of 10% of wells shall have their samples analyzed for the full EPA-TAL (includes cyanide) with chromium speciation to

analyze for hexavalent chromium, and EPA-TCL.

- 3). Groundwater quality results shall be compared to the primary maximum contaminant level (MCL) standards in the State Primary Drinking Water Regulations, S.C. Code Ann. Regs. 61-58, or, if not specified in R.61-58, to the EPA RSL for "Tapwater."
- 4). All analytical methods shall be capable of achieving appropriate reporting levels as specified in Paragraph 4.A.5.d. of this Contract.

G. Assess surface water and sediment quality:

- 1). Liberty shall collect and analyze a minimum of four (4) sediment and four (4) water samples from standing water, if present, and storm drains, if accessible, on the Property. The samples shall be collected as:
 - a). One (1) sediment and corresponding water sample from standing water in the bermed, ponded area on the southernmost parcel.
 - b). One (1) sediment and corresponding water sample from standing water in the downgradient area within the former DRI plant.
 - c). One (1) sediment and corresponding water sample from standing water in the drum storage area near the coil compacting area.
 - d). One (1) water sample from the most downstream accessible point on each of the storm drains and effluent discharge pipes.
- 2). All surface water and sediment samples shall be analyzed for the TAL-Metals (with chromium speciation to analyze for hexavalent chromium), TCL-VOCs, and TCL-SVOCs.
- 3). Surface water quality results shall be compared to the values in the Water Classifications and Standards, S.C. Code Ann. Regs. 61-68, based on consumption of either "water and organisms" or "organisms only" as applicable for the water body. Sediment samples shall be compared to the Ecological Screening Values in EPA Region 4 Ecological Risk Assessment – Supplement to Risk Assessment Guidance for Superfund (RAGS).
- 4). All analytical methods shall be capable of achieving appropriate reporting

levels as specified in Paragraph 4.A.5.d. of this Contract.

H. Evaluate and control potential impacts to indoor air:

- 1). Liberty shall evaluate vapor intrusion risk to indoor air based on documented contaminant concentrations in groundwater that may pose a threat to indoor air quality based on the EPA "OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air" dated June 2015 and supplemental EPA guidance ("Vapor Intrusion Technical Guide").
- 2). Liberty shall submit a Vapor Intrusion Assessment Work Plan followed by a report of the results.
 - a). For future buildings, Liberty's evaluation of vapor intrusion risk shall, unless otherwise agreed to by the Department, consist of collection and analysis of a representative number of soil gas samples from the proposed footprint of buildings to be constructed on the Property over areas potentially subject to vapor intrusion.
 - b). For existing buildings, Liberty's evaluation of vapor intrusion risk shall, unless otherwise agreed to by the Department, consist of collection and analysis of a representative number of indoor air, soil gas, and sub-slab soil gas samples over areas potentially subject to vapor intrusion. Assessment activities shall also include evaluation of other factors that may affect vapor intrusion as discussed in the Vapor Intrusion Technical Guide.
 - c). Indoor air samples shall be collected from within the building during a minimum of two (2) separate sampling events approximately six (6) months apart. One sampling event shall be in the winter. The samples collected for laboratory analysis may use either active or passive collection methods provided the same protocol is used for both sampling events.
 - d). All indoor air, soil gas, and sub-slab soil gas samples shall be analyzed for all site related volatile compounds by appropriate methods capable of detecting concentrations at screening levels indicative of a 10^{-6} cancer risk

or a hazard quotient of 1 (or 0.1 as applicable) for non-carcinogens and using appropriate attenuation factors for soil gas and sub-slab soil gas.

- e). Indoor air quality results shall be compared to the current EPA RSL Resident Air and Industrial Air Screening Levels. The Department shall give reasonable consideration of data or other demonstration that shows unacceptable exposures inside the building do not result from the subsurface conditions.
 - f). Soil gas and sub-slab soil gas sampling results shall be compared to screening levels indicative of a 10^{-6} cancer risk or a hazard quotient of 1 (or 0.1 as applicable) for non-carcinogens for the proposed use of the Property. Comparison criteria shall be based on the Vapor Intrusion Technical Guide.
- 3). All analytical methods shall be capable of achieving appropriate reporting levels as specified in Paragraph 4.A.5.d. of this Contract.
 - 4). Should the results of the Vapor Intrusion Assessment indicate that contaminant concentrations exceed levels indicative of a 10^{-6} cancer risk or a hazard quotient/hazard index of 1 for non-carcinogens for the proposed use of the Property, Liberty shall evaluate options for corrective measures and engineering controls to ensure acceptable indoor air quality. At a minimum, Liberty shall propose and implement engineering controls to mitigate contaminant vapor intrusion to meet acceptable levels in accordance with Paragraph 4.I of this Contract.
 - 5). The Department may allow Liberty to implement pre-emptive vapor intrusion mitigation measures in lieu of the above Vapor Intrusion Assessment. Vapor intrusion mitigation measures shall be completed and evaluated in accordance with Paragraph 4.I of this Contract.

I. Institute reasonable Contamination control measures:

- 1). Liberty shall remove from the Property and properly dispose of all Waste Materials and Segregated Sources of Contamination in accordance with applicable regulations based on characterization results.

- a). Waste Materials and Segregated Sources known to be present on the Property and that require removal include, but may not be limited to, all items listed in Section 4.C.1.
 - b). Liberty shall document the characterization results and ultimate disposition of the materials to the Department within sixty (60) days of removal of any material from the Property.
 - c). Subject to Department approval, buried Waste Materials, if present, may be stabilized in place on the Property in a manner that will effectively limit or prevent human exposure and release of contaminants to the environment. If any Waste Materials are to be stabilized in place, Liberty shall propose plans for stabilization of the Waste Materials in a Corrective Measures Plan in accordance with Paragraph 4.I.2 below. Liberty shall also enter into a Declaration of Covenants and Restrictions to document the area of stabilization, and to maintain the stabilization measures in accordance with Paragraph 9 of this Contract.
- 2). Liberty shall take reasonable measures to effectively limit or prevent human exposure to Existing Contamination in any media on the Property. Liberty shall evaluate options for corrective measures in an Analysis of Brownfields Cleanup Alternatives (ABCA). Upon Department approval of the corrective measures selected in the ABCA, Liberty shall prepare a Corrective Measures Plan. The Corrective Measures Plan shall be approved by the Department prior to implementation and shall be consistent with the intended future use of the Property.
- a). Corrective measures shall be required for Contamination present in any media on the Property with concentrations in excess of appropriate human-health risk-based exposure standards with plausibly complete routes of exposure. Known media that require Corrective Measures include, but may not be limited to, the following:
 - i. Soil and groundwater contamination in the coil compactor area.
 - b). Liberty may request Department approval to conduct a site-specific risk

assessment to determine levels of Contamination that are acceptable for the intended use of the Property. The risk assessment shall be conducted in accordance with EPA Risk Assessment Guidance for Superfund. Prior to conducting the risk assessment, Liberty shall submit for Department approval, an overview of risk assessment assumptions including identification of Contamination exposure routes, the type and duration of possible exposures, the magnitude of exposure, and any data gaps that need to be addressed to complete the risk assessment.

- c). Corrective measures may include removal, encapsulation, barriers, or other methods reasonably expected to limit human exposures to the Contamination. Subject to Department approval, corrective measures may include a land use restriction in accordance with Paragraph 9 (Declaration of Covenants and Restrictions) of this Contract.
 - d). If required, vapor intrusion control measures shall be designed and certified by a Professional Engineer duly-licensed in South Carolina to effectively mitigate vapor intrusion risk to a 10^{-6} risk for carcinogens and a hazard quotient/hazard index of 1 for non-carcinogens based on current EPA RSLs and guidance on vapor intrusion. All vapor intrusion control measures shall include monitoring to confirm that the vapor mitigation system is effective, and procedures to ensure and document proper and effective operation and maintenance of the vapor intrusion mitigation system for as long as it is required at the Property. The Department shall give reasonable consideration of data or other demonstration that shows any unacceptable indoor air contaminant concentrations do not result from the subsurface conditions.
 - e). Upon completion of any corrective measures, Liberty shall provide a Corrective Measures Report to document satisfactory completion of the corrective measures for Department review and approval prior to obtaining a Certificate of Completion.
- 3). In the event that development of the Property will require disturbance of

contaminants in soil or groundwater, Liberty shall propose a Media Management Plan. The Media Management Plan shall address procedures for management of contaminated media when disturbed, characterization of any soil or groundwater that is to be removed from the Property, and offsite disposal of any contaminated soil and groundwater that is to be removed from the Property at a permitted waste disposal facility. Upon completion of Property development and soil disturbance, a report of the soil management activities shall be submitted to the Department documenting the areas and depths of soil removal, all soil and groundwater sampling results, quantities of contaminated soil and groundwater removed from the Property, their disposal locations, and disposal manifests.

- 4). In the event that corrective measures include engineering controls that must be maintained and monitored for future use of the Property, a Stewardship Plan may be required by the Department. If required, the Stewardship Plan shall identify procedures for routine inspection and monitoring of the engineering controls; repair or replacement of the engineering controls as necessary; and management of contaminated media that may be encountered as a result of any disturbance of the engineering controls.

J. Monitor and/or abandon the monitoring wells:

- 1). Liberty shall implement a groundwater-monitoring program if required by the Department. Continued monitoring requirements will be based on the Department's determination of potential adverse effects on nearby receptors, i.e., individuals that are presently or potentially exposed to Contamination.
- 2). The Department will determine the frequency and duration of the monitoring program on a case-specific basis.
- 3). Liberty shall abandon the monitoring well(s) when the Department determines there are no further needs for wells. The wells shall be abandoned in accordance with Well Standards, S.C. Code Ann. Regs. 61-71.

HEALTH AND SAFETY PLAN

5. Liberty shall prepare and submit under separate cover from the Work Plan, a Health and Safety Plan consistent with Occupational Safety and Health Administration regulations. The Health and Safety Plan shall be submitted to the Department in the form of one electronic copy on compact disk (in .pdf format). Liberty agrees that the Health and Safety Plan is submitted to the Department only for informational purposes. The Department expressly disclaims any liability that may result from implementation of the Health and Safety Plan by Liberty.

PUBLIC PARTICIPATION

6. Liberty and the Department will encourage public participation to implement this Contract as follows:
 - A. The Department will provide notice, seek public comment, and initiate a thirty (30) day claim contribution notification period in accordance with established procedures consistent with S.C. Code Ann. § 44-56-750 upon signature of this Contract by Liberty.
 - B. Liberty shall erect a sign at major entrances onto the Property or other locations routinely accessible by the public. The sign(s) shall be erected no later than one (1) day after the Department's public announcement about the Contract in a newspaper of general circulation in the community.
 - 1). The sign(s) will state "Voluntary Cleanup Project by Liberty River, LLC under Voluntary Cleanup Contract 25-8848-NRP with the South Carolina Department of Environmental Services." The sign(s) shall provide a brief description of the scope of activities under the Contract, and contact information, including telephone number and address, for a representative of Liberty. Contact information for the Department shall state "TOLL-FREE TELEPHONE: 1-866-576-3432."
 - 2). All sign lettering must be of sufficient size to be legible with un-aided normal

eyesight from the point where the public will normally pass by the Property without intruding onto the Property.

- 3). Liberty shall submit photographs of the sign(s) and a Property drawing showing the location(s) of the sign(s). The photographs shall be submitted to the Department within ten (10) days of erecting the sign(s).
- 4). Liberty agrees to revise the sign if the Department determines the sign is inaccurate, not legible, or otherwise ineffectively placed.
- 5). Liberty shall maintain the sign(s) in legible condition and at visible locations throughout the duration of the Contract period until a Certificate of Completion is issued on the Property.
- 6). The sign(s) may be removed to accommodate building or grading activities; however, Liberty shall restore the sign(s) within two (2) days to its original location, or other publicly accessible location upon notice to the Department.

PROGRESS UPDATES

7. Liberty shall submit periodic written updates to the Department's project manager until such time as all activities related to the Property are complete pursuant to this Contract. The first update shall be due within thirty (30) days of the execution date of this Contract and semi-annually thereafter.
 - A. The updates may be in summary letter format, but should include information about:
 - 1). The actions taken under this Contract during the previous reporting period;
 - 2). Actions scheduled to be taken in the next reporting period;
 - 3). Sampling, test results, and any other data in summary form, generated during the previous reporting period regardless of whether the data was collected pursuant to this Contract; and
 - 4). A description of any environmental problems experienced during the previous reporting period and the actions taken to resolve them.

- B. The Department's project manager may allow an extended schedule between updates based on case-specific conditions.

SCHEDULE

8. Liberty shall perform all activities and response actions pursuant to this Contract in an expeditious manner. In the event that circumstances cause a delay in implementation of the response actions, the Department may require implementation of interim measures to stabilize Contamination or prevent unacceptable exposures. Liberty shall implement the interim measures in accordance with a Department-approved plan.

DECLARATION OF COVENANTS AND RESTRICTIONS

9. Liberty or its Beneficiaries shall enter, and record, a Declaration of Covenants and Restrictions (Declaration) for the Property to prohibit: (a) the use of groundwater beneath the Property for any purpose without prior written approval from the Department or its successor agency; (b) single family residences including patio homes, townhomes, or any other residential developments that include individually owned or controlled land; (c) agricultural use; (d) child care or elder care facilities; (e) schools; (f) active outdoor recreational use such as playgrounds or athletic fields that may result in exposure to soil; or (g) any other use or activity that may disturb the soil, except in accordance with a plan approved by the Department or its successor agency. Additional restrictions may be required if Contamination exceeds levels acceptable for unrestricted use after completing the response actions pursuant to this Contract and as may be required per Paragraph 4.I of this Contract. The recorded Declaration shall be incorporated into this Contract as an Appendix and shall be implemented as follows:

- A. The Department shall prepare and sign the Declaration prior to providing it to Liberty. An authorized representative of Liberty or its Beneficiaries shall sign the Declaration within ten (10) days of receipt. All signatures shall be witnessed and

signed and sealed by a notary public.

- B. Liberty or its Beneficiaries shall record the executed Declaration with the Register of Deeds for the county where the Property is located.
- C. Liberty or its Beneficiaries shall provide a copy of the recorded Declaration to the Department within sixty (60) days of the Department's execution. The copy shall show the date and Book and Page number where the Declaration has been recorded.
- D. In the event that Contamination exceeds levels acceptable for unrestricted use (EPA RSLs for residential use and/or MCLs) on a portion of the Property, Liberty or its Beneficiaries may create a new parcel of that portion of the property that will be subject to the Declaration.
- E. The Declaration shall be noted on the master deed of any planned development for the Property and noted, or referenced thereafter, on each individual deed of property subdivided from the Property and subject to the Declaration.
- F. The Declaration shall reserve a right of entry and inspection for Liberty or its Beneficiaries that may be transferred to another single individual or entity for purposes of compliance monitoring.
 - 1). Liberty or its Beneficiaries shall ensure that the restrictions established by the Declaration remain on any subdivided property.
 - 2). Liberty or its Beneficiaries shall create a procedure to provide a single point of contact responsible for documenting current land use and compliance with the Declaration regardless of the Property's ownership status. The procedure shall be reviewed and approved by the Department before it is implemented.
- G. The Declaration shall provide that the Department has an irrevocable right of

access to the Property after Liberty acquires the Property, and such right of access shall remain until remediation is accomplished for unrestricted use and monitoring is no longer required. Such access shall extend to the Department's authorized representatives and all persons performing response actions on the Property under the Department's oversight.

- H. Liberty or its Beneficiaries, or the individual or entity responsible for compliance monitoring, shall annually document the Property's land use and compliance with the Declaration to the Department. The report shall be submitted by May 31st of each year in a manner and form prescribed by the Department.
- I. The Department may amend the Declaration in response to changes in law, completion of remedial actions meeting the applicable standards in effect at the time, or if other circumstances of the Property change; however, said amendment shall not be applied retroactively unless expressly provided for in the legislation. An amendment may strengthen, relax, or remove restrictions based on the EPA RSL Summary Table in effect at that time; however, the Department shall not impose a more restrictive condition based solely on changes in the EPA RSL Summary Table. An amendment to the Declaration shall be duly executed and recorded using procedures similar to those detailed above.

NOTIFICATION

- 10. All notices required to be given by either party to the other shall be in writing. Each party shall have a continuing obligation to identify a contact person, whose name, address, and telephone number must be updated to the other party, throughout the term of the Contract. Notices by electronic mail or facsimile shall be acceptable if acknowledged in writing by the recipient; with the delivery date being the date of acknowledgment or earlier date if stated in the acknowledgment. All other forms of notice shall be deemed sufficiently given if delivered at the address shown below, or at such place or to such agent as the parties may from time to time designate in

writing, by: 1) regular U.S. Mail by which notice shall be deemed to occur seven (7) days after the postmark date; 2) Certified or Registered Mail by which notice shall be deemed to occur on the date received as shown on the receipt; 3) commercial delivery service company by which notice shall be deemed to occur on the date received as shown on the receipt; or 4) hand delivery to the other party.

A. All correspondence, notices, work plans, and reports shall be submitted to:

Nicholas W. Hammond
Bureau of Land and Waste Management
2600 Bull Street
Columbia, South Carolina 29201

B. All correspondence and notices to Liberty shall be submitted to Liberty's designated contact person who as of the effective date of this Contract shall be:

Warren Waters, Managing Member
Liberty River, LLC
10 State Highway 35 South, Suite 100
Red Bank, New Jersey 07701

FINANCIAL REIMBURSEMENT

11. Liberty or its Beneficiaries shall reimburse the Department as set forth below.

A. Liberty or its Beneficiaries shall reimburse the Department for its public participation costs and for oversight costs of activities specific to this Contract as provided by S.C. Code Ann. § 44-56-750(D). The oversight costs shall include the direct and indirect costs incurred by the Department in implementing the Voluntary Cleanup Program as related to this Contract, and any future amendments thereto, and may include costs related to this Contract and incurred by the Department prior to execution of this Contract. Invoices for oversight costs will be sent to

Liberty on a quarterly basis. All costs are payable to the Department within thirty (30) days of the Department's invoice submitted to:

Warren Waters, Managing Member
Liberty River, LLC
10 State Highway 35 South, Suite 100
Red Bank, New Jersey 07701

- 1). Failure to submit timely payment for costs upon receipt of the Department's invoice is grounds for termination of the Contract pursuant to Paragraph 16 herein.
- 2). Payment for costs incurred by the Department pursuant to this Contract shall become immediately due upon termination of the Contract by any party pursuant to Paragraph 16 herein.

ACCESS TO THE PROPERTY

12. Liberty agrees the Department has an irrevocable right of access to the Property for environmental response matters after Liberty acquires the Property. This right of access remains until such time as remediation is accomplished for unrestricted use and monitoring is no longer required and shall extend to the Department's authorized representatives and all other persons performing response actions on the Property under the Department's oversight.

CERTIFICATE OF COMPLETION AND COVENANT NOT TO SUE

13. A Certificate of Completion shall be issued to Liberty or its Beneficiaries for the Property under this Contract as follows:
 - A. Liberty or its Beneficiaries shall request a Certificate of Completion pursuant to S.C. Code Ann. § 44-56-750(C)(1) after the response actions are completed and any required Declarations are recorded pursuant to this Contract. The request

shall be in writing and shall report 1) the amount of soil that was removed or remediated on the Property and 2) the cost of all environmental work conducted pursuant to this Contract.

- B. Pursuant to S.C. Code Ann. § 44-56-750(C)(1) the Department shall issue the Certificate of Completion with its covenant not to sue upon determining that Liberty or its Beneficiaries has successfully and completely complied with the Contract and the voluntary cleanup approved under S.C. Code Ann. §§ 44-56-710 through 760.
- C. The Department may issue a Provisional Certificate of Completion if the substantive response actions required under this Contract are complete and a required Declaration has been recorded but all actions under this Contract have not been completed due to Property-specific circumstances.
- 1). A Provisional Certificate of Completion will include specific performance standards that Liberty or its Beneficiaries shall continue to meet.
 - 2). The Provisional Certificate of Completion may include the Department's covenant not to sue for Existing Contamination; however, said covenant shall be automatically revoked if Liberty or its Beneficiaries do not satisfactorily complete the requirements of the Contract as stipulated in the Provisional Certificate of Completion.

ECONOMIC BENEFITS REPORTING

14. Liberty or its Beneficiaries shall report information to the Department that demonstrates that the activities pursuant to this Contract have been beneficial to the State and community. The report shall be submitted within two (2) years after the execution date of this Contract, and annually thereafter until two (2) years after redevelopment of the Property is complete. Liberty shall summarize the new operations at the Property, the number of jobs created, the amount of property taxes paid, and the total amount invested in the Property for property acquisition and

capital improvements.

CONTRACT OBLIGATIONS AND PROTECTIONS INURE

15. The terms, conditions, obligations, and protections of this Contract apply to and inure to the benefit of the Department, Liberty, and its Beneficiaries as set forth below. The following stipulations apply to ensure the transition of all obligations and protections to successive Beneficiaries for any portion of the Property:

- A. Liberty or its Beneficiaries shall provide a copy of this Contract and applicable Appendices to any Successor. Transmittal of the Contract copy may be through any commonly accepted mechanism.
- B. Liberty and its Beneficiaries shall not allow residential occupancy on any portion of the Property prior to obtaining the Certificate of Completion or a Provisional Certificate of Completion specific to that portion of the Property allowing residential occupancy.
- C. If the Certificate of Completion has not been issued, Liberty or its Beneficiaries shall request approval from the Department prior to transferring the obligations and protections of this Contract to a new person or entity. The Department shall not unreasonably withhold its approval upon receipt of a Non Responsible Party Application for Voluntary Cleanup Contract documenting that the new person or entity:
 - 1). Is not a Responsible Party for the Site;
 - 2). Has sufficient resources to complete the activities of this Contract;
 - 3). Will not use the Property for activities that are inconsistent with the terms and conditions of this Contract;
 - 4). Will assume the protections and all obligations of this Contract; and
 - 5). Will, in the Department's sole discretion, provide a measurable benefit to the State and the community as a result of this transfer.

D. If the Certificate of Completion has been issued and the portion of the Property is subject to a Declaration or other ongoing obligation pursuant to this Contract, any new individual or entity shall provide written notification to the Department within thirty (30) days after the effective date of the ownership change or other possessory transfer of the Property.

- 1). The notification shall include a signed statement from the new individual or entity that its use of the Property will remain consistent with the terms of the Contract and the Declaration, and that it will assume the ongoing obligations and protections of this Contract.
- 2). This requirement is waived for an individual or entity acquiring a portion of the Property for individual residential or commercial use provided the Declaration is noted on the master deed for the planned development, and the Department has approved the procedure for a single point of contact responsible for documenting current land use and compliance with the Covenant.

CONTRACT TERMINATION

16. Liberty, its Beneficiaries, and the Department each reserve the right to unilaterally terminate this Contract by giving thirty (30) days advance written notice to the other party. Termination shall be subject to the following:

- A. The Department may not terminate this Contract without cause and before termination shall provide Liberty or its Beneficiaries an opportunity to correct the cause(s) for termination, which may include, but is not limited to, the following:
- 1). Failure to complete the terms and conditions of this Contract;
 - 2). Change in Liberty's or its Beneficiaries' business activities on the Property or use of the Property that are inconsistent with the terms and conditions of this Contract;
 - 3). Failure to submit timely payment for costs upon receipt of the Department's invoice;

- 4). Failure of Liberty or its Beneficiaries to implement appropriate response actions for additional Contamination or releases caused by Liberty or its Beneficiaries;
- 5). Knowingly providing the Department with false or incomplete information or knowing failure to disclose material information;
- 6). Failure by Liberty or its Beneficiaries to obtain the applicable permits from the Department for the response actions or other activities undertaken at the Property pursuant to this Contract; or
- 7). Failure by Liberty or its Beneficiaries to make material progress toward the expansion, redevelopment, or reuse of the property as determined by the Department upon consideration of Liberty's or its Beneficiaries' marketing efforts, regional economic conditions, and other pertinent information on the Property.

B. Should Liberty or its Beneficiaries elect to terminate this Contract, that party shall certify to the Department's satisfaction that any environmental or physical hazards caused or contributed by Liberty or its Beneficiaries have been stabilized or mitigated such that the Property does not pose hazards to human health or the environment.

C. Termination of this Contract by any party does not waive the Department's authority to require response action under any applicable state or federal law.

D. Termination of this Contract by any party does not end the obligations of Liberty or its Beneficiaries to pay costs incurred by the Department pursuant to this Contract. Upon termination of this Contract, payment for such costs shall become immediately due.

E. Upon termination of this Contract, the protections provided under this Contract shall be null and void as to any party who participated in actions giving rise to

termination of the Contract. Revocation of protections shall also apply to that party's lenders, parents, subsidiaries, and successors, including lessees, heirs, devisees, and other parties taking an interest in the Property through that party who participated in actions giving rise to termination of the Contract. The protections will continue for any party who has received protections through a Certificate of Completion for this Contract, and who did not participate in the actions giving rise to the termination.

ENTITLEMENT OF PROTECTIONS AND BENEFITS

17. Liberty and its Beneficiaries are entitled to the protections and benefits in regard to Existing Contamination provided by South Carolina statutes as follows:

A. Effective on the date this Contract is first executed by the Department:

- 1). Protection from contribution claims under CERCLA § 113, 42 U.S.C. § 9613 and S.C. Code Ann. § 44-56-200.
- 2). Protection from third-party claims as provided by S.C. Code Ann. § 44-56-750(H).
- 3). Eligibility to file annual application for Voluntary Cleanup Activity Tax Credits pursuant to the Income Tax Act, S.C. Code Ann. § 12-6-3550.

B. Effective on the date the Certificate of Completion is issued by the Department.

- 1). The Department's covenant not to sue Liberty and its Beneficiaries for Existing Contamination but not for any Contamination, releases, and consequences caused or contributed by Liberty or its Beneficiaries.
- 2). Specific tax credits or additional benefits expressly contingent in South Carolina statutes on issuance of the Certificate of Completion.

C. These Protections and Benefits do not apply to any Contamination, releases, and consequences caused or contributed by Liberty or its Beneficiaries. The Department retains all rights under State and Federal laws to compel Liberty and

its Beneficiaries to perform or pay for response activity for any Contamination, releases, and consequences caused or contributed by Liberty or its Beneficiaries.

RESERVATION OF RIGHTS BY THE DEPARTMENT

18. Nothing in this Contract is intended to be, or shall be construed as, a release or covenant not to sue for any claim or cause of action, past or future, that the Department may have against any person, firm, or corporation other than Liberty and its Beneficiaries. The Department reserves the right to undertake future response actions at the Site and to seek to compel parties, other than Liberty and its Beneficiaries, to perform or pay for response actions at the Site. Nothing in this Contract shall in any way restrict or limit the nature or scope of response actions that may be taken or be required by the Department in exercising its authority under State and Federal law.

RESERVATION OF RIGHTS BY LIBERTY

19. Liberty retains all rights to assert claims in law or equity against any person, company, or entity with respect to the Property, except as limited elsewhere by this Contract. Liberty and its Beneficiaries specifically deny responsibility for response costs or damages resulting from Existing Contamination except for Contamination, releases, and consequences they cause or contribute. However, Liberty and its Beneficiaries agree to undertake the requirements of this Contract.

BURDEN OF PROOF

20. Liberty and its Beneficiaries shall have the continuing obligation to demonstrate that any newly discovered Contamination is not caused or contributed by Liberty or its Beneficiaries. Liberty and its Beneficiaries shall make this demonstration to the Department's satisfaction in accordance with State or Federal Law applicable to such newly discovered Contamination. For purposes of this clause, newly discovered Contamination means finding types of Contamination not previously identified at the Property or substantially higher concentrations of Existing Contamination.

LIMITATION OF CLAIMS BY LIBERTY AND ITS BENEFICIARIES

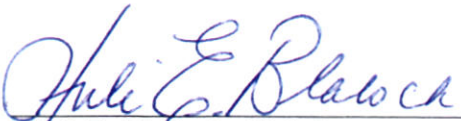
21. In consideration of the protections from the Department under this Contract, Liberty and its Beneficiaries agree not to assert any claims or causes of action against the Department or to seek other costs, damages, or attorney's fees from the Department arising out of activities undertaken at the Property pursuant to this Contract. This limitation shall not extend to any claims or causes of action resulting from the Department's intentional or negligent acts or omissions, or the Department's willful breach of this Contract.

[Remainder of page left blank]

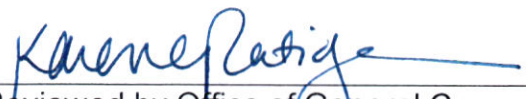
SIGNATORIES

22. The signatories below hereby represent that they are authorized to and do enter into this Contract on behalf of their respective parties.

THE SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES

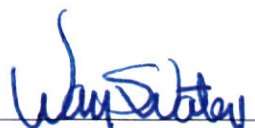
BY: 
Juli E. Blalock, Chief
Bureau of Land and Waste
Management

DATE: 3/3/26


Reviewed by Office of General Counsel

DATE: 2/12/26

LIBERTY RIVER, LLC

BY: 

DATE: 12.12.25

WARREN S. WATERS MANAGING MEMBER
Printed Name and Title

APPENDIX A

Application for Non Responsible Party Voluntary Cleanup Contract

Liberty River, LLC

April 28, 2025

April 28, 2025

Mr. Robert Hodges
Brownfields/Voluntary Cleanup Program
Bureau of Land and Waste Management
South Carolina Department of Environmental Services
2600 Bull Street
Columbia, South Carolina 29201

Re: Non-Responsible Party Application for Voluntary Cleanup Contract
Liberty Steel
420 S. Hazard Street
Georgetown, South Carolina

Dear Mr. Hodges:

GEL Engineering, LLC (GEL) is pleased to submit the attached Non-Responsible Party (NRP) Application for a Voluntary Cleanup Contract (VCC) on behalf of Liberty River, LLC for the Liberty Mill tract in Georgetown, South Carolina.

Included as part of this application is a Phase I Environmental Site Assessment (ESA) and a Groundwater Assessment conducted in 2012. Other documentation supporting this application includes the address of the property owner, list of prior owners, and a prior plat of the tract. An updated plat will be provided when completed.

The site is currently being assessed and remediated under the SCDES UST program (Site ID 04798). Additionally, the facility's RCRA Generator's US EPA ED. Number is SCD 991277716 and the NPDES Permit Number is SC0001431.

We look forward to working with you on this project. If you have any questions regarding this application, please contact Robert MacPhee at (864) 477-9243 or Robert.MacPhee@gel.com.

Best regards,



Robert E. MacPhee
Principal

Enclosure(s) Attachments

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE 

ATTACHMENT 1

VCC Application

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE M. M. M.



Non Responsible Party Application for Voluntary Cleanup Contract

I. Applicant Information

1. Applicant is a: ☒ Single Entity ☐ Co-Entity (Each Co-Entity must complete items 1-8)
2. Applicant Type: ☐ Private Individual /Sole Proprietorship ☒ For-profit Business (Corp., Partnership, etc.) ☐ Tax-Exempt Trust/ Corporation/ Organization ☐ Government / Other Public Funded Entity

3. Applicant's Legal Name Liberty River, LLC

4. Contract Signatures for this Applicant

a. Authorized Signatory

Warren Waters	Managing Member	ww@riverdev.com
Name	Title	Email
10 State Highway 35 South, Suite 100	732-268-7104	
Address	Phone1	Phone2
Red Bank	NJ	07701
City	State	Zip

b. Other Signatories ☒ None

Name	Title	Phone	Email	Signature Required On Contract?
		() -		☐
		() -		☐
		() -		☐

5. Physical Location of Applicant's Headquarters

10 State Highway 35 South	100
Street address	Suite Number
Red Bank	NJ
City	State
	07701
	Zip

6. Mailing address: ☐ Same as Authorized Signatory Go to question 7

Sam Moses	Partner
Contact person (if different from Authorized Signatory)	Title
1221 Main Street, Suite 1100	803-253-6842
Street Number or PO Box	Phone1
Columbia	29201
City	State
	Zip
	Phone 2
	sammoses@parkerpoe.com
	Email

7. Company Structure Information ☐ Not-applicable (Local Government, Sole Proprietorship, Private Individual) - Go to Question #8

- a. Company is Incorporated/ Organized/ Registered in South Carolina (state)
- b. List all principals, officers, directors, controlling shareholders, or other owners with >5% ownership interest.

Attach additional pages if needed.

Name	Name
Warren Waters - Managing Member	

- c. Is the applicant a subsidiary, parent or affiliate of any other business organization not otherwise identified on this form?

☐ Yes ☒ No

- d. If yes, identify all affiliations: _____

8. Non-Responsible Party Certification

By signature below, it is affirmed that no person or entity identified anywhere above:

1. Is a current owner of the property
2. Is a Responsible Party for the site
3. Is a parent, successor, or subsidiary of any Responsible Party or owner of the property
4. Has had any involvement with the property in the past other than activities performed in anticipation of participation in the Voluntary Cleanup Program

Warren Waters
Authorized Signatory

Co Signatories

II. Property Information

9. Location

a. Physical Address 420 S. Hazard Street, Georgetown, SC

b. County Georgetown Zip Code 29440

c. ☒ Property is outside any municipal boundaries ☒ Property is inside the municipal limits of Georgetown
(town/city)

10. List any Companies or Site names by which the Property is known

Liberty Steel Georgetown

ArcelorMittal Georgetown

ISG Georgetown

Georgetown Steel Corporation

11. Total Size of Property Covered by this Contract ~66 Acres

12. How many parcels comprise the Property? 12

13. Current Zoning (general description)

Except as follows, site is located in a Redevelopment District:

Parcels west of S. Fraser Street: General Commercial

Parcel 01-0439-003-01-00 is partially located within boundaries of City of Georgetown and Georgetown County - Zoned Light Industrial

14. a. Does the property have any above- or below-ground storage tanks? ☒ Yes ☐ No

b. If Yes, provide information on the number and capacity of the tanks, their contents, and whether they will be retained, or closed and/or removed.

See attached map and list of tanks on the site. All tanks will be removed as part of redevelopment.

15. Parcel Information Complete the information below for each Parcel (attach additional sheets if needed)

a. Tax Map Parcel# 05-0025-059-03-00
b. Acreage 0.42
c. Current Owner Liberty Steel Georgetowr
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☐ None
(check all that apply) ☐ Demolished/Ruins
☒ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☒ Not operating since ~2024
(approx date)
☐ In operation: nature of the
business _____

a. Tax Map Parcel# 05-0028-022-00-00
b. Acreage 1.5
c. Current Owner Liberty Steel Georgetowr
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☐ None
(check all that apply) ☐ Demolished/Ruins
☒ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☒ Not operating since ~2024
(approx date)
☐ In operation: nature of the
business _____

a. Tax Map Parcel# 05-0028-023-01-00
b. Acreage 8.43
c. Current Owner Liberty Steel Georgetowr
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☒ None
(check all that apply) ☐ Demolished/Ruins
☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☒ Not operating since ~2024
(approx date)
☐ In operation: nature of the
business _____

a. Tax Map Parcel# 05-0028-022-01-00
b. Acreage 0.51
c. Current Owner Liberty Steel Georgetowr
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☐ None
(check all that apply) ☐ Demolished/Ruins
☒ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☒ Not operating since ~2024
(approx date)
☐ In operation: nature of the
business _____

a. Tax Map Parcel# 01-0439-003-01-00
b. Acreage 7.5
c. Current Owner Liberty Steel Georgetowr
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☒ None
(check all that apply) ☐ Demolished/Ruins
☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☒ Not operating since ~2024
(approx date)
☐ In operation: nature of the
business _____

a. Tax Map Parcel# 05-0025-048-00-00
b. Acreage 0.45
c. Current Owner Liberty Steel Georgetowr
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☒ None
(check all that apply) ☐ Demolished/Ruins
☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☒ Not operating since ~2024
(approx date)
☐ In operation: nature of the
business _____

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE M. M. M.

15. Parcel Information Complete the information below for each Parcel (attach additional sheets if needed)

a. Tax Map Parcel# 05-0026A-001-00-00
b. Acreage 35.9
c. Current Owner Liberty Steel Georgetown
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☐ None
(check all that apply) ☐ Demolished/Ruins
☒ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☒ Not operating since ~2024
(approx date)
☐ In operation: nature of the business _____

a. Tax Map Parcel# 05-0026A-002-00-00
b. Acreage 9.1
c. Current Owner Liberty Steel Georgetown
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☐ None
(check all that apply) ☐ Demolished/Ruins
☒ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☒ Not operating since ~2024
(approx date)
☐ In operation: nature of the business _____

a. Tax Map Parcel# 05-0025-053-00-00
b. Acreage 0.22
c. Current Owner Liberty Steel Georgetown
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☒ None
(check all that apply) ☐ Demolished/Ruins
☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☒ Never Operated on the parcel
☐ Not operating since _____
(approx date)
☐ In operation: nature of the business _____

a. Tax Map Parcel# 05-0025-052-00-00
b. Acreage 0.25
c. Current Owner Liberty Steel Georgetown
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☒ None
(check all that apply) ☐ Demolished/Ruins
☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☒ Never Operated on the parcel
☐ Not operating since _____
(approx date)
☐ In operation: nature of the business _____

a. Tax Map Parcel# 05-0025-057-00-00
b. Acreage 1.0
c. Current Owner Liberty Steel Georgetown
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☒ None
(check all that apply) ☐ Demolished/Ruins
☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☒ Not operating since ~2024
(approx date)
☐ In operation: nature of the business _____

a. Tax Map Parcel# 05-0025-047-00-00
b. Acreage 0.5
c. Current Owner Liberty Steel Georgetown
d. Owner Mailing Address 420 S. Hazard Street
Georgetown, SC 29440
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
h. Buildings on the parcel? ☒ None
(check all that apply) ☐ Demolished/Ruins
☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☒ Not operating since ~2024
(approx date)
☐ In operation: nature of the business _____

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AND CORRECT COPY

SIGNATURE M. M. M.

III. Property Redevelopment

16. Describe the intended re-use of the property:
(attach additional sheets if necessary)

Applicant intends to demolish the Liberty Steel mill facility and develop with a mixed-used developing, potentially including:

Light, clean manufacturing, commercial/retail, multi-family residential, park/greenspace, waterfront amenities (boardwalk and/or marina).

17. a. Will the future use include any chemical processes, petroleum or chemical storage and handling, on-site waste disposal, or generate any hazardous substances? ☐ Yes ☒ No
b. If Yes, identify the substances and discuss steps that will be taken to prevent their release to the environment.

The exact details of the redevelopment are unknown at this time. However, light/clean industrial uses may be incorporated into the plan. Any use or storage of chemicals will be conducted in accordance with current, applicable standards for containment of the materials, including double-walled containment, secondary containment structures, and/or implementation of industry-standard BMPs.

18. Will redevelopment lead to the creation of permanent jobs on the property? ☒ Yes Anticipated Number To Be Determined
☐ No

19. Projected Increase to the Tax Base as a result of this redevelopment: \$ To Be Determined

20. a. Will there be Intangible benefits from this redevelopment such as:
☐ LEED, Earth Craft, EnergyStar, or similar certification of Sustainable Development
☐ Creation / Preservation of Green Space on the Property
☐ Deconstruction/ Recycling of demolition or building debris
☒ Other _____

- b. Please Describe:

New green space will be created on the tract. Building materials will be recycled to the extent practicable. Steel mill was constructed prior to modern environmental regulations; new development will comply with current standards

21. Anticipated date of closing or acquiring title to the property 10 / 30 / 2025

22. Redevelopment Certification

By signature below, the applicant(s) affirm that their proposed use and activities will not knowingly aggravate or contribute to existing contamination or pose significant human health or environmental risks on the property.



Signature(s)

IV. Project Management And Financial Viability (Co-Entities, refer to instruction sheet)

23. Environmental Consulting Firm
☐ None as of this application date
GEL Engineering, LLC

Company

2040 Savage Road

Charleston

SC

29407

Address

City

State

Zip

Robert MacPhee

864.477.9243

Robert.MacPhee

Project Contact1

S.C PE/PG Reg. #

Phone1

Phone 2

email

Tracy D. Jones

2140

843.324.8023

Tracy.Jones@gel

Project Contact 2

S.C PE/PG Reg. #

Phone1

Phone 2

email

24. Legal Counsel (Optional)

Parker Poe

Firm

Sam Moses

803-253-6842

Attorney

Phone 1

Phone 2

1221 Main Street, Suite 1100

Columbia

SC

29201

sammoses@parkerpoe

Street Number or PO Box

City

State

Zip

email

25. Applicant's Billing Address ☒ Same as Contact person in #6 above Go to question #26

Financial Contact

Title

Company

Phone

Address

City

State

Zip

26. Financial Viability

By signature(s) below, the applicant agrees to:

1. Pay the Department's costs upon receipt of invoices for implementing the Voluntary Cleanup Program for this Property, and
2. Provide financial statements, if requested, to document financial viability to conduct the response actions on the Property.

☐ Waiver Requested (Check Box If applicable)

The applicant is a Local Government or qualifies as a 501(c) Non-Profit Organization, and requests waiver of some Departmental costs of implementing this contract.



Signatures

V. Application Completion (The following are required along with this form. Check applicable boxes)

27. The Legal Description of the Property is attached as a: ☒ Plat Map ☐ Metes and Bounds Text ☐ Both

28. The Phase I Environmental Site Assessment Report is attached as a:

☒ New report completed in the past six months by GEL Engineering, LLC

(Name of Environmental Firm)

☐ Older report updated in the past six months by _____

(Name of Environmental Firm)

29. Environmental sampling data and other reports: (check one)

☐ The Applicant is not aware of any environmental testing on the property☒ The Applicant believes the Department already has all environmental data in its files on: Liberty Steel, Georgetown Steel, Arc☐ The Following reports are attached:

(Site Name)

Report Date

Report Name

Environmental Firm

May 2012

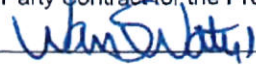
Groundwater Assessment

CEC

30. Mailing addresses of Former Owners, Operators and other Potentially Responsible Parties:(check one)

☒ Enclosed with this Application as an Attachment☐ Will be submitted along with (or before) the signed contract

31. The applicants attest by signature below that this application is accurate to their best knowledge. Furthermore, the applicants request DHEC evaluate the Property for inclusion in the Brownfields Voluntary Cleanup Program and draft a Non-Responsible Party Contract for the Property.



Signature(s)

This Section for Department Use Only

Assigned File Name

Eligible for NRP Contract

☐ Y ☐ N

Assigned File Number

Assigned Contract Number

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE



ATTACHMENT 2

List of Previous Property Owners

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE m. m. d. s.

Dates of Ownership	Property Owner
Until 2004	Georgetown Steel Corporation
2004-2017	ISG Georgetown/ArcelorMittal Georgetown, Inc.
2017-Present	Liberty Steel Georgetown, Inc.

The steel mill was developed in the late 1960s and ownership dates prior to 1960 have not been identified, but prior owners of at least portions of the Subject Property appear to be:

- General Plywood Corporation
- The Alexander Wood Products Company, Inc.
- Seaboard Air Line Railroad Company
- American Cyanamid
- Atlantic Coast Lumber Company

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE *M. M. M. M. M.*

ATTACHMENT 3

Property Plat (2017)

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE *mm*



DRAFT

SHEET 6
SHEET 4

SHEET 7
SHEET 5

AREA 1
PARCEL ID: 05-0025-002-00-00, AND
05-0025-003-00-00
DEED BOOK 1526 PAGE 143
0.488 ACRES

P.O.B.
N: 342299.63
E: 2250825.34

AREA 3
A PORTION OF PARCEL 05-0025-003-01-00
PLAT BOOK 194 PAGE 5
DEED BOOK 1526 PAGE 143
2.865 ACRES

DRAFT

DRAFT

CEC
Civil & Environmental Consultants, Inc.
232 Baldwin Road - Pittsburgh, PA 15205
Ph: 412.429.2324 - 800.365.2324 Fax: 412.429.2114
WWW.CECINC.COM

ALTA/NSPS LAND TITLE SURVEY OF
THE PROPERTY OF
ARCELORMITTAL GEORGETOWN INC.
GEORGETOWN
SOUTH CAROLINA
ARCELORMITTAL GEORGETOWN INC.
4020 KINROSS LAKES PARKWAY
RICHFIELD OHIO

DATE: AUGUST 4 2017 SCALE: 1"=50'
DRAWN BY: ZKG CHECKED BY: DRAFT
PROJECT NO: 171-312 APPROVED BY: DRAFT SHEET 4 OF 13

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

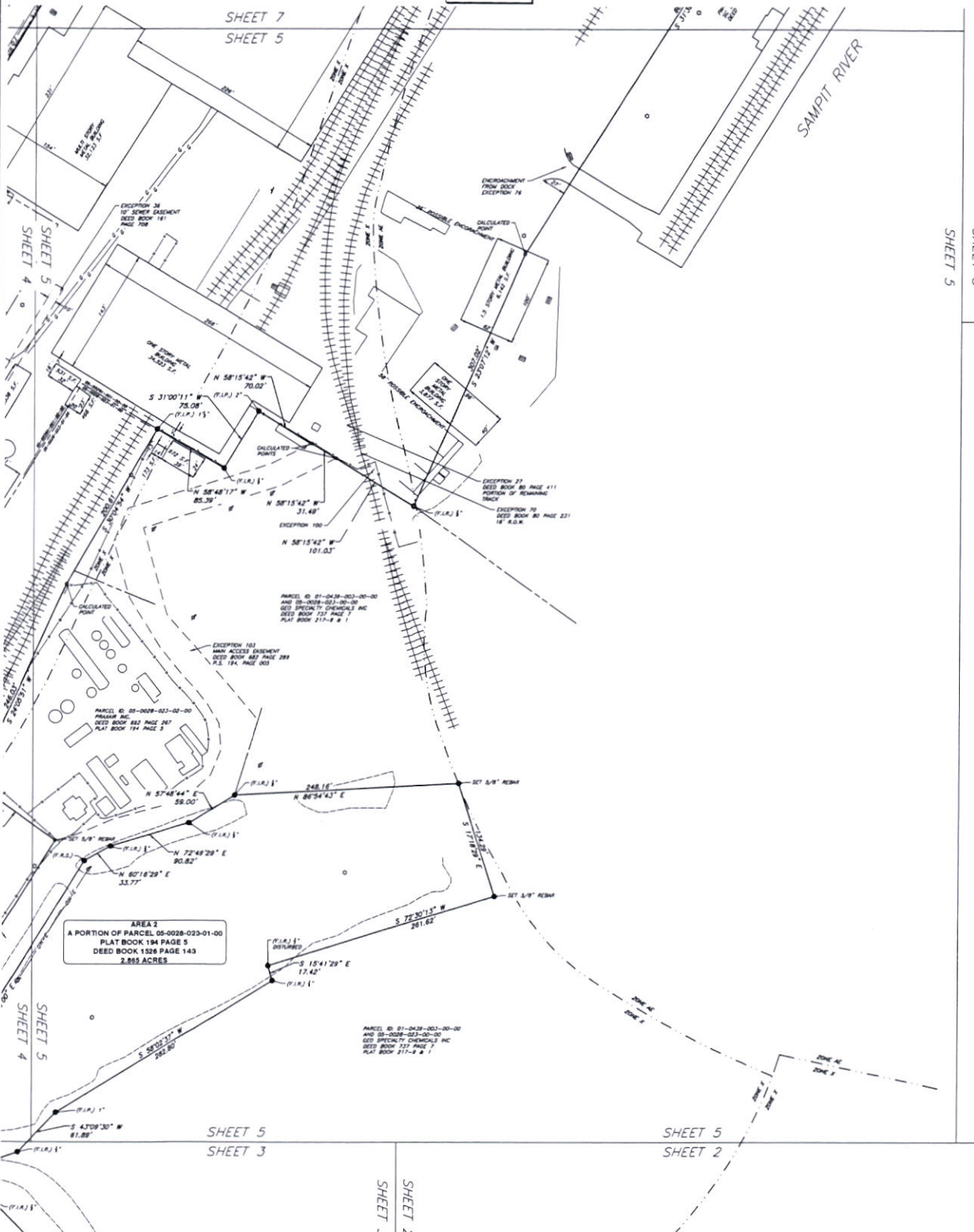
SIGNATURE *W.M.*

DRAFT

SHEET 7
SHEET 5

SAMPIT RIVER

SHEET 8
SHEET 5



DRAFT



SCALE IN FEET
0 50 100

SURVEYOR'S CERTIFICATION
I, **JOHN J. JONES**, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his authorized agent, and that the same has been compared with the original and found to be correct. I am a duly licensed Surveyor in the State of Ohio, and I am not under any disability or restriction in the exercise of my duties as such Surveyor.
DATE OF SURVEY: 05/11/17
DATE OF THIS CERTIFICATION: 05/11/17
J.J.J.

DRAFT

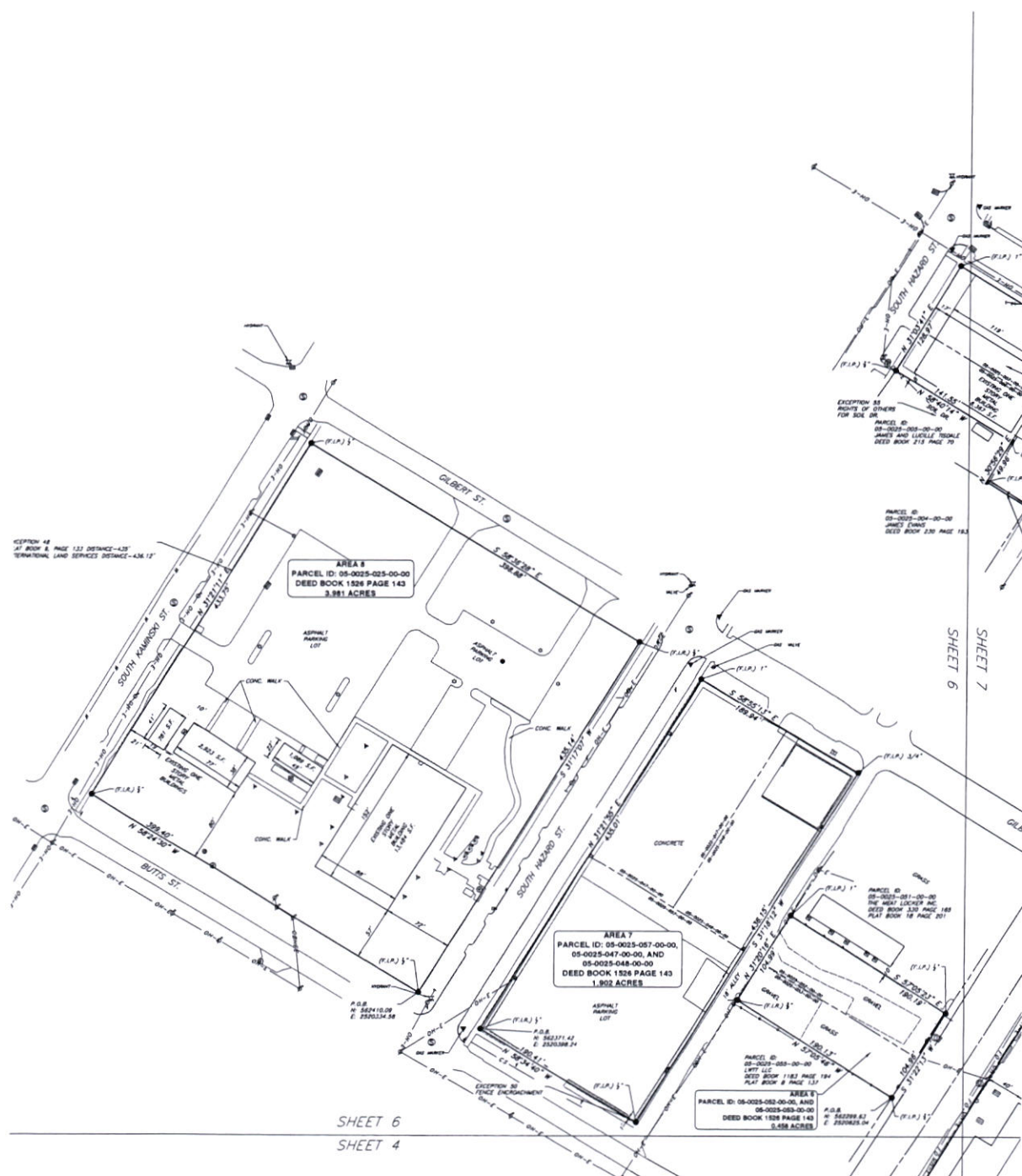
C&E Civil & Environmental Consultants, Inc. 333 Baldwin Road - Pittsburgh, PA 15205 Ph: 412.429.2324 - Fax: 412.429.2114 WWW.CECINC.COM	
ALTA/NSPS LAND TITLE SURVEY OF THE PROPERTY OF ARCELOMITTAL GEORGETOWN INC. Situated in: GEORGETOWN SOUTH CAROLINA Made for: ARCELOMITTAL GEORGETOWN INC. 4020 KINROSS LAKES PARKWAY RICHFIELD OHIO	
DATE: AUGUST 4 2017	SCALE: 1"=50'
DRAWN BY: ZKB	CHECKED BY: DRAFT
PROJECT NO: 171-312	APPROVED BY: DRAFT
SHEET 8 OF 13	

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE M. W. JONES



NORTH



DRAFT

DRAFT

ALTA/NSPS LAND TITLE SURVEY OF
THE PROPERTY OF
ARCELOMITTAL GEORGETOWN INC.
Situated In
GEORGETOWN
SOUTH CAROLINA
Made For
ARCELOMITTAL GEORGETOWN INC.
4020 KINROSS LAKES PARKWAY
RICHFIELD OHIO

DATE: AUGUST 4 2017	SCALE: 1" = 50'	DRAWING NO.:
DRAWN BY: ZKG	CHECKED BY: DRAFT	
PROJECT NO: 171-312	APPROVED BY: DRAFT	

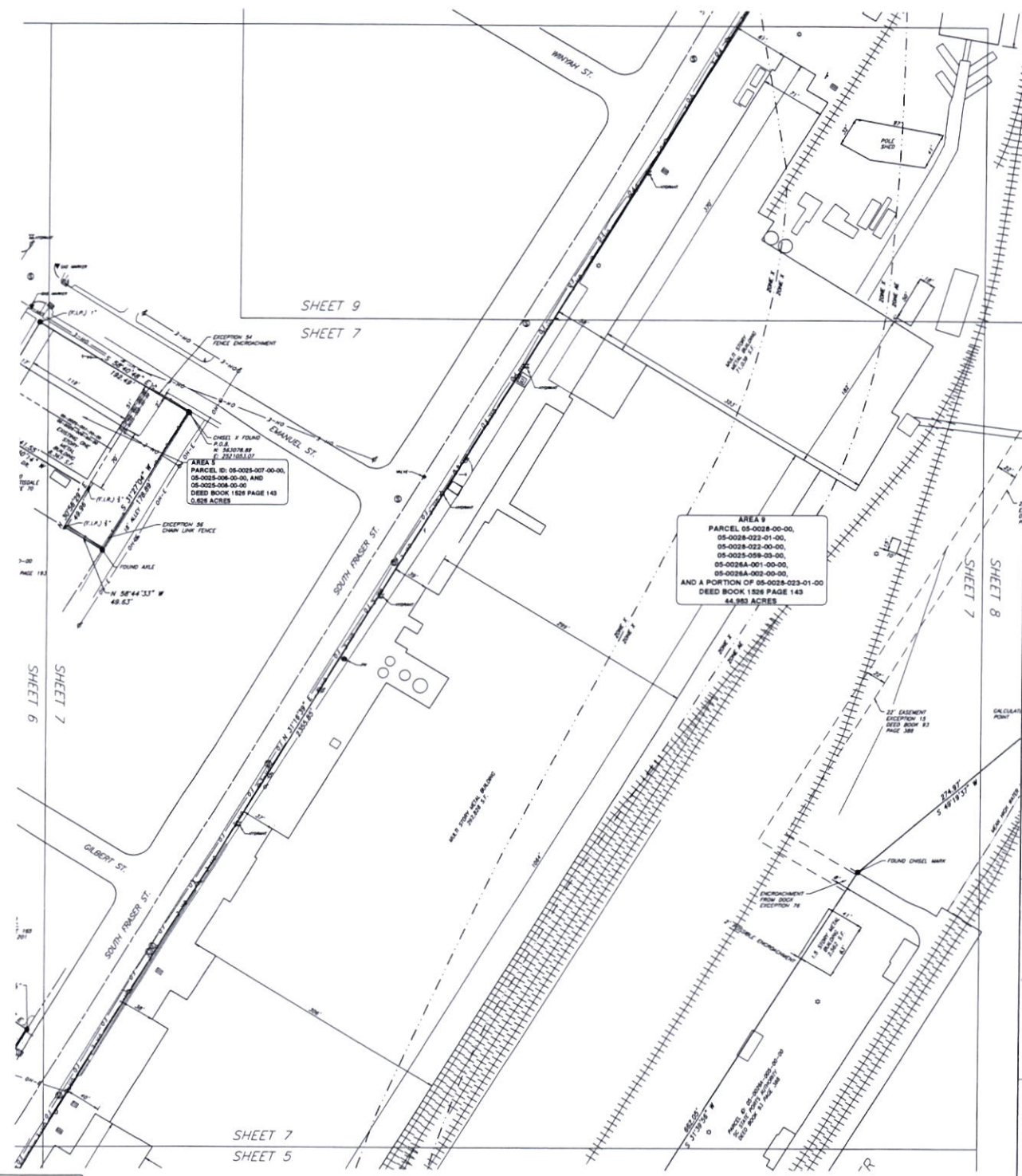
SHEET 6 OF 13

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE W. W. W. W.



DRAFT



DRAFT



DISCLAIMER: CONSULTOR
THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION. THE SURVEYOR HAS NOT CONDUCTED ANY INVESTIGATION OR RESEARCH TO DETERMINE THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS NOT CONDUCTED ANY INVESTIGATION OR RESEARCH TO DETERMINE THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS NOT CONDUCTED ANY INVESTIGATION OR RESEARCH TO DETERMINE THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

DRAFT



Civil & Environmental Consultants, Inc.
333 Baldwin Road - Pittsburgh, PA 15205
Ph: 412.429.2324 • 800.345.2324 • Fax: 412.429.2114
www.cecinc.com

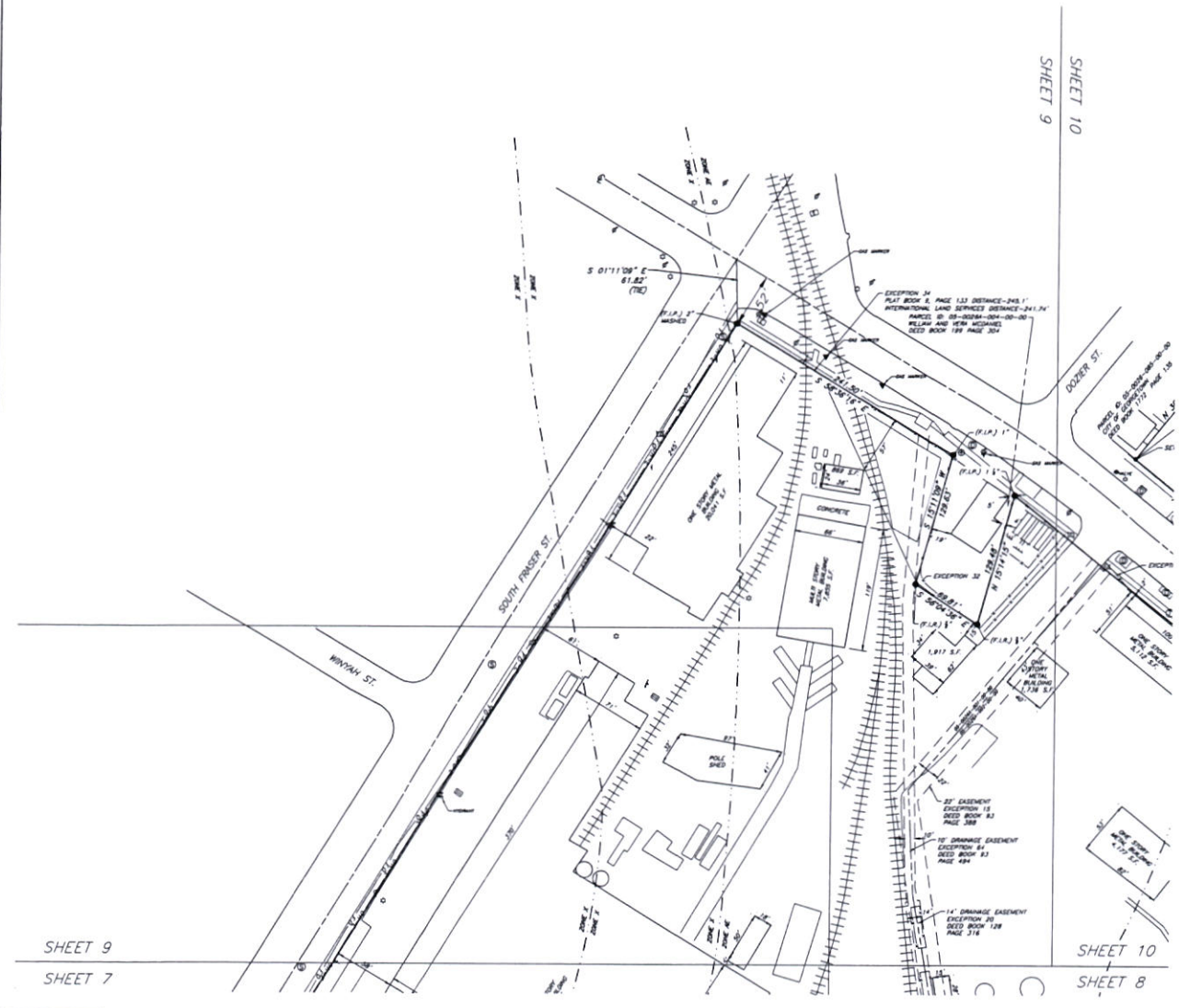
ALTA/NSPS LAND TITLE SURVEY OF
THE PROPERTY OF
ARCELORMITTAL GEORGETOWN INC.
Georgetown
SOUTH CAROLINA
Made For
ARCELORMITTAL GEORGETOWN INC.
4020 KINROSS LAKES PARKWAY
RICHFIELD OHIO

DATE	AUGUST 4 2017	SCALE	1"=50'	DRAWING NO.
DRAWN BY	ZKG	CHECKED BY	DRAFT	
PROJECT NO.	171-012	APPROVED BY	DRAFT	SHEET 7 OF 13

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY
SIGNATURE *M. M. M.*



DRAFT



DRAFT



SURVEYOR'S CERTIFICATION
I, the undersigned, being a duly qualified and licensed Surveyor in the State of North Carolina, do hereby certify that I am the author of the foregoing survey and that the same was made in accordance with the laws and regulations of the State of North Carolina, and that the same is a true and correct copy of the original survey as the same appears in my records and files.
I HEREBY ADVISE THAT THE BEST COPY OF THE FOREGOING SURVEY HAS BEEN DEPOSITED IN THE PUBLIC RECORDS OF THE STATE OF NORTH CAROLINA, AND THAT THE SAME IS AVAILABLE FOR EXAMINATION BY THE PUBLIC.
DATE OF FIELDWORK: 8/23/17
DATE OF MAP: 8/24/17
BY: J. T. HOFFMAN
P.L. 2017-10

DRAFT



Civil & Environmental Consultants, Inc.
333 Belmont Road - Pittsburgh, PA 15205
Ph: 412.429.2324 - 800.365.2324 - Fax: 412.429.2114
WWW.CECCONS.COM

ALTA/NSPS LAND TITLE SURVEY OF
THE PROPERTY OF
ARCELORMITTAL GEORGETOWN INC.

Situated in:
GEORGETOWN
SOUTH CAROLINA

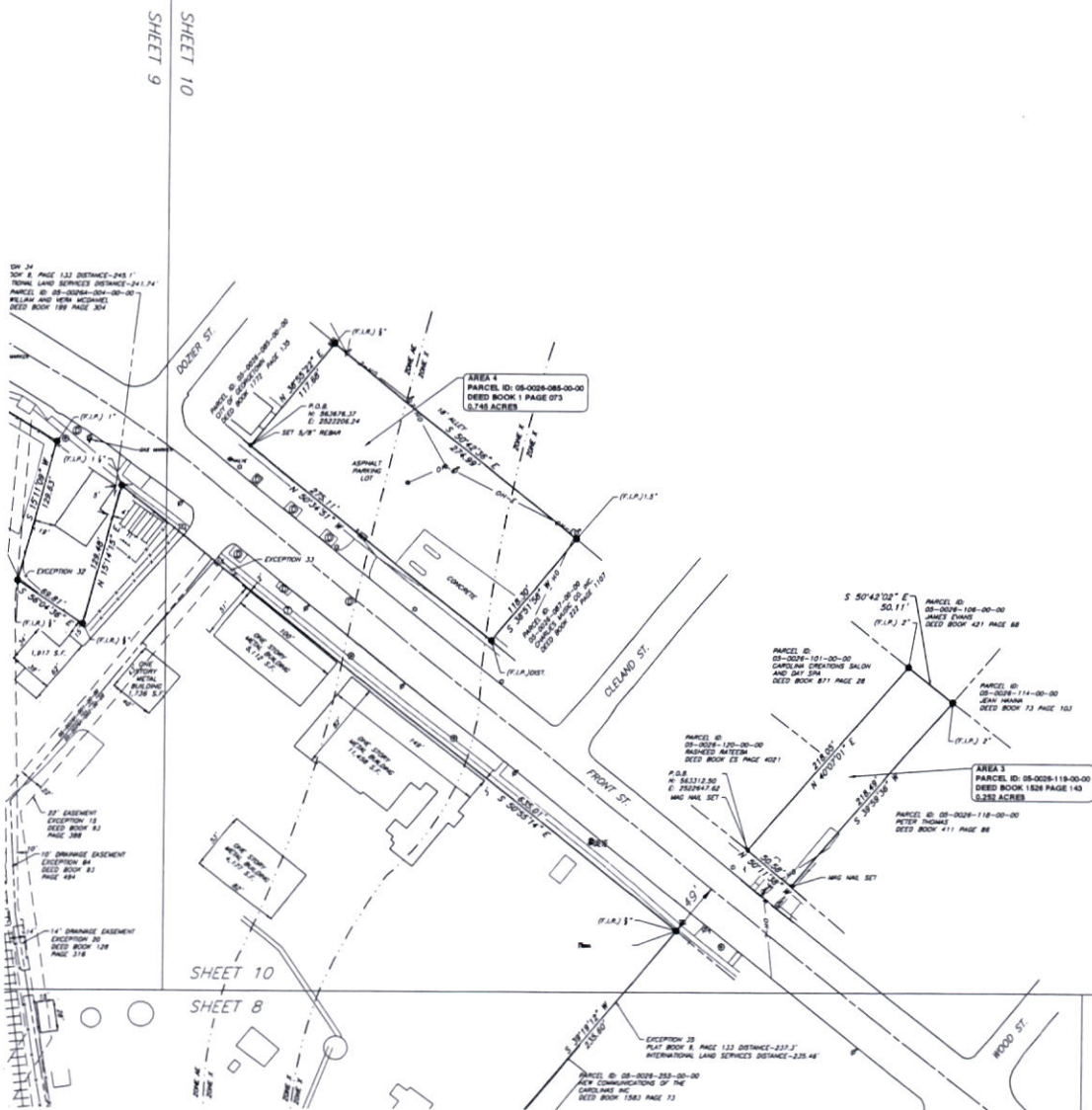
Made for:
ARCELORMITTAL GEORGETOWN INC.
4020 KINROSS LAKES PARKWAY
RICHFIELD OHIO

DATE: AUGUST 4 2017 SCALE: 1"=50' DRAWING NO.:
DRAWN BY: ZKG CHECKED BY: DRAFT
PROJECT NO.: 171-912 APPROVED BY: DRAFT SHEET 9 OF 13

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE *m. meyer*

DRAFT



DRAFT

DRAFT

ALTA/NSPS LAND TITLE SURVEY OF
THE PROPERTY OF
ARCELORMITTAL GEORGETOWN INC.
Situated in
GEORGETOWN
SOUTH CAROLINA
Made For
ARCELORMITTAL GEORGETOWN INC.
4020 KINROSS LAKES PARKWAY
RICHFIELD OHIO

DATE:	AUGUST 4 2017	SCALE:	1"=50'	DRAWING NO.:
DRAWN BY:	ZKG	CHECKED BY:	DRAFT	
PROJECT NO:	171-312	APPROVED BY:	DRAFT	

SHEET 10 OF 13

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE MMW

SCHEDULE B - SECTION 2 EXCEPTIONS

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE PROPOSED FOR RECORDING OF THIS SURVEY MAP.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS. (NO ADVERSE USE OBSERVED DURING THIS SURVEY)
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACQUISITION OF THE LAND. (ENCROACHMENTS SHOWN ON INDIVIDUAL EXCEPTIONS, ADVERSE CIRCUMSTANCES AS ASPHALT PAVING USED BY PUBLIC FOUND ON SHEET NUMBERS 4 AND 8)
4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NO DOCUMENTATION PROVIDED TO SUPPORT RIGHTS OR CLAIMS)
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
6. TAXES AND ASSESSMENTS FOR THE YEAR 2017, AND SUBSEQUENT YEARS, WHICH ARE A LIEN BUT ARE NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
7. INTERESTS CREATED BY OR LIMITATIONS ON USE IMPOSED BY THE FEDERAL COASTAL ZONE MANAGEMENT ACT OR OTHER FEDERAL LAW OR BY THE STATE CODE, CHAPTER 39, TITLE 48, AS AMENDED, OR ANY REGULATIONS PROMULGATED PURSUANT TO SAID STATE OR FEDERAL LAWS. (NOT A SURVEY MATTER)
8. ATTENTION IS DIRECTED TO THE FACT THAT THIS POLICY DOES NOT INSURE TITLE TO THE PERSONAL PROPERTY DESCRIBED IN THE MORTGAGE SET FORTH UNDER SCHEDULE A HEREOF. (NOT A SURVEY MATTER)
9. SETBACK REQUIREMENTS AS SHOWN ON PLAT BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SETBACK INFORMATION FOR ZONE II)
10. INDUSTRIAL SHOWN ON PAGE 2 OF 7 AND ARE AS FOLLOWS:
FRONT-40 FEET
SIDE-20 FEET
REAR-25 FEET
HEIGHT REQUIREMENTS: 35 FEET (UNLESS ON SITE FIRE PROTECTION PROVIDED BY COMPANY, THEN THERE IS NO HEIGHT RESTRICTION)
11. UNRECORDED UNDERGROUND EASEMENTS, OR CLAIMS THEREOF, NOT APPARENT FROM AN INSPECTION OF THE PREMISES. (UNRECORDED UNDERGROUND EASEMENTS, OR CLAIMS THEREOF MAY OR MAY NOT EXIST, NOT PROVIDED)
12. NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN. (ACREAGE SHOWN ON MAP)
13. TITLE TO ANY PORTION LYING WITHIN THE BOUNDS OF ANY ROADS OR HIGHWAYS. (AREAS SHOWN-SEE EXCEPTION 3)
14. NO LIABILITY IS ASSUMED HEREUNDER FOR DISCREPANCIES EXISTING BETWEEN THE MEETS AND BOUNDS AS CONTAINED IN THE DESCRIPTION IN SCHEDULE A HEREOF, AND AS SHOWN ON "BOUNDARY SURVEY OF A PORTION OF LANDS OF GEORGETOWN STEEL COMPANY, LLC" FOR GEORGETOWN STEEL COMPANY, LLC, LAWYERS TITLE INSURANCE CORPORATION AND CIT GROUP/BUSINESS CREDIT, INC., PREPARED BY SURVEY TECHNOLOGY, INC., DATED JULY 5, 2002, RECORDED IN SLIDE 432, PAGES 4-8. THIS POLICY INSURES ONLY THE SMALLER OF THE TWO DISCREPANCIES. (AS SURVEYED BEARINGS AND DISTANCES SHOWN ON MAP)
15. POSSIBLE ENCROACHMENTS ONTO THE INSURED LAND BY IMPROVEMENTS CONSTRUCTED ON ADJACENT LAND SINCE AUGUST 12, 1995 AND POSSIBLE PROJECTIONS OF THE INSURED LAND, OR ENCROACHMENTS ONTO EASEMENTS WITHIN THE INSURED LAND, BY IMPROVEMENTS CONSTRUCTED SINCE AUGUST 12, 1995. (ENCROACHMENTS SHOWN ON INDIVIDUAL EXCEPTIONS)
16. EASEMENT AND RIGHT OF WAY OVER AND ACROSS ROADS AND THE RAILROADS TRANSVERSING PARCEL 1 AS SET FORTH IN THE CERTAIN DEED DATED AUGUST 19, 1970 AND RECORDED IN DEED BOOK 93 AT PAGE 388 AND ALSO SHOWN AS 22' EASEMENT ON PLAT PREPARED BY SURVEY TECHNOLOGY, INC., DATED JULY 5, 2002 AND RECORDED IN SLIDE 432, PAGES 4-8. (SHOWN ON MAP)
17. RIGHT OF WAY AND EASEMENT GRANTED BY GEORGETOWN STEEL CORPORATION TO SEABOARD COASTLINE RAILROAD DATED JULY 1, 1971 AND RECORDED DECEMBER 27, 1972 IN DEED BOOK 109 AT PAGE 513, FOR RAILROAD PURPOSES ON THAT CERTAIN TRACT OF LAND AS DESCRIBED ON PLAT RECORDED IN PLAT BOOK W AT PAGE 7. (MAP IS SUBJECT TO PLAT)
18. TERMS AND CONDITIONS OF LEASE AGREEMENT BETWEEN SEABOARD COASTLINE RAILROAD AND GEORGETOWN STEEL CORPORATION DATED JULY 1, 1969 AND RECORDED MARCH 27, 1973 IN DEED BOOK 111 AT PAGE 650. (RIGHTS TO ENTER AND MAINTAIN ALL TRACKS AND ENFORCE CLEARANCES OF 22' VERTICAL AND 8' FROM THE CENTER HORIZONTALLY)
19. EASEMENT GRANTED BY GEORGETOWN STEEL CORPORATION TO THE COUNTY OF GEORGETOWN FOR THE CONSTRUCTION, MAINTENANCE AND REMOVAL OF POLLUTION CONTROL FACILITIES. SAID EASEMENT BEING DATED APRIL 25, 1974 AND RECORDED IN DEED BOOK 120 AT PAGE 791. (BLANKET IN NATURE ON PROPERTY OWNED IN 1974)
20. TERMS AND CONDITIONS OF LEASE AGREEMENT BETWEEN GEORGETOWN COUNTY AND GEORGETOWN STEEL CORPORATION DATED AUGUST 1974 AND RECORDED IN DEED BOOK 120 AT PAGE 791. (BLANKET IN NATURE ON PROPERTY OWNED IN 1974)
21. CONSTRUCTION OF VARIOUS POLLUTION CONTROL FACILITIES AT GEORGETOWN STEEL CORPORATION. (UNABLE TO DETERMINE LOCATION)
22. EASEMENT FROM GEORGETOWN STEEL CORPORATION AND GEORGETOWN FERRERDUCION TO THE CITY OF GEORGETOWN, S. 1978 IN DEED BOOK 116, BEING AN EASEMENT OF RIGHT OF WAY IN THE WIDTH FOR CONSTRUCTION AND MAINTENANCE OF AN OPEN CANAL FOR DRAINAGE WHICH RIGHT OF WAY SHALL INCLUDE THE RIGHT OF WAY OF 10 FEET IN WIDTH THAT HAS BEEN HERETOFORE GRANTED BY GEORGETOWN STEEL CORPORATION TO THE CITY OF GEORGETOWN BEING SHOWN ON PLAT RECORDED IN PLAT BOOK AA AT PAGE 57, AND ALSO SHOWN AS 14' DRAINAGE EASEMENT AND DRAINAGE EASEMENT ON PLAT PREPARED BY SURVEY TECHNOLOGY, INC., DATED JULY 5, 2002 AND RECORDED JULY 12, 2002 IN SLIDE 432, PAGE 4-8. (SHOWN ON MAP)
23. RIGHT OF WAY CONTAINED IN LEASE AGREEMENT BETWEEN CITY OF GEORGETOWN AND GEORGETOWN STEEL CORPORATION DATED SEPTEMBER 1, 1975, RECORDED DECEMBER 2, 1975 IN DEED BOOK 134 PAGE 435, FOR THE IMPROVING AND ENLARGING OF WATER TREATMENT PLANT OF CITY BEING LOCATED ON PROPERTY OF GEORGETOWN STEEL CORPORATION. (LOCATION OF R.O.W. NOT SHOWN ON DOCUMENT)
24. AGREEMENT BETWEEN SEABOARD COASTLINE RAILROAD AND CITY OF GEORGETOWN TO RELOCATE AND MAINTAIN PIPES UNDERNEATH RAILROAD DATED AUGUST 13, 1951, RECORDED NOVEMBER 2, 1951 IN DEED BOOK Y-3 AT PAGE 336. (FOR ACCURATE LOCATION ATTACHED DRAWING BY THE JOHN MCGRATH COMPANY, ENGINEERS WILL HAVE TO BE PROVIDED)
25. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGHWATER MARK OF THE SAVANNAH RIVER (SHOWN ON MAP)
26. LIMITED SPOT DISPOSAL EASEMENT GRANTED BY AMERICAN CYANAMID COMPANY TO THE UNITED STATES OF AMERICA BY INSTRUMENT DATED OCTOBER 1, 1946 AND RECORDED IN DEED BOOK J-3 AT PAGE 178. (THIS EASEMENT ENCUMBERS ONLY .59 ACRE OF LAND ACQUIRED BY GEORGETOWN STEEL CORPORATION FROM THE SOUTH CAROLINA PORTS AUTHORITY.) (LOCATED IN AREA 1-UNABLE TO PLOT TERMINATION OF EASEMENT)
27. SPOT DISPOSAL EASEMENT GRANTED BY AMERICAN CYANAMID COMPANY TO THE UNITED STATES OF AMERICA BY INSTRUMENT DATED OCTOBER 1, 1946 AND RECORDED IN DEED BOOK J-3 AT PAGE 178. (THIS EASEMENT ENCUMBERS ONLY .59 ACRE OF LAND ACQUIRED BY GEORGETOWN STEEL CORPORATION FROM THE SOUTH CAROLINA PORTS AUTHORITY.) (LOCATED IN AREA 1-UNABLE TO PLOT TERMINATION OF EASEMENT)
28. SEWER EASEMENT TO THE CITY OF GEORGETOWN RECORDED SEPTEMBER 14, 1951 IN DEED BOOK Y-3 AT PAGE 296. (SEE EXCEPTION 2)
29. COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING NO INTERFERENCE WITH RAIL SERVICES AS CONTAINED IN DEED FROM AMERICAN CYANAMID COMPANY TO THE SOUTH CAROLINA STATE PORTS AUTHORITY RECORDED FEBRUARY 9, 1968 IN DEED BOOK 80 AT PAGE 411. (THIS PROVISION IS APPLICABLE ONLY TO .59 ACRE ACQUIRED BY GEORGETOWN STEEL CORPORATION FROM THE SOUTH CAROLINA PORTS AUTHORITY)
30. RIGHTS OF THE RAILROAD COMPANY SERVING THE RAILROAD TO THE INSURED PREMISES IN AND TO THE TIES, RAILS AND OTHER PROPERTIES CONSTITUTING SAID RAILROAD SINKING IN AND TO THE USE THEREOF. (SEE EXCEPTION 17)
31. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE WITH INTERNATIONAL MILL SERVICE. (NOT A SURVEY MATTER)
32. RESERVATION OF URANIUM, THORIUM, AND OTHER MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH THE PRIVILEGES OF MINING AND DRILLING RIGHTS AND MINERALS, AS SET OUT IN DEED FROM RECONSTRUCTION FINANCE COMPANY TO GENERAL PLYWOOD CORP. RECORDED OCTOBER 21, 1950 IN DEED BOOK Y-3 PAGE 97. (NOT A SURVEY MATTER)
33. MANHOLES, SIGNS, DRAIN INLETS, GAS VALVES, RETAINING WALLS, PELLETS, PUMP HOUSE, POWER POLES, CONCRETE AQUEDUCT, OVERHEAD PIPE, RAILROAD SWITCHES, SCALES, NIGHT LIGHTS, CONCRETE, WATER TANKS, FIRE HYDRANTS, OVERHEAD DUCTS, ELECTRIC TRANSFORMER STATION, CONCRETE LOADING DOCKS, RETAINING WALL, AROUND FUEL TANKS, TOWER, ARGON TANK, WATER VALVES, ELECTRIC TRANSFORMER IN CHAIN LINK FENCE, PUMP HOUSE, FUEL TANKS AND RETAINING WALL, MASTER OIL TANK, FUEL TANK, SEPTIC TANK, OXYGEN & LIQUID REF. TANKS AND CHILLERS, STAIRS, ELECTRIC TRANSFORMERS, PLANTERS, TANK IN RETAIN WALL, SCREEN WALL, CONCRETE WALKS, CONVEYORS, KURUS, CONCRETE SIGNS, AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC. DATED AUGUST 12, 1995, RECORDED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. PORTIONS OF THE PAVED AREA ARE LOCATED OVER UTILITY LINES OR EQUIPMENT, AS SHOWN ON THAT PLAT. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)
34. ENCROACHMENT UPON PROPERTY ADJOINING ON THE NORTH BY CHAIN LINK FENCE APPURTENANT TO INSURED PREMISES, AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC. DATED AUGUST 12, 1995, RECORDED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)
35. ENCROACHMENT UPON RIGHT OF WAY OF FRONT STREET ADJOINING ON THE NORTH BY THE CHAIN LINK FENCE APPURTENANT TO INSURED PREMISES, AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC. DATED AUGUST 12, 1995, RECORDED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)
36. THE DESCRIPTION SET OUT OF REFERRED TO ON PLAT PREPARED BY SAMUEL M. HARPER, R.L.S., DATED SEPTEMBER 2, 1987, RECORDED IN PLAT BOOK 9, PAGE 133, CALLS FOR A DISTANCE OF 245.1 FEET ALONG THE NORTHERN PROPERTY LINE, WHEREAS PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8, SHOWS THE LINE TO BE 241.74 FEET. THIS POLICY DOES NOT INSURE A GREATER DISTANCE ALONG SAID LINE THAN 241.74 FEET. (OUR SURVEY SHOWS A DISTANCE OF 241.50'. (SHOWN ON MAP)
37. THE DESCRIPTION SET OUT OF REFERRED TO ON PLAT PREPARED BY SAMUEL M. HARPER, R.L.S., DATED SEPTEMBER 2, 1987, RECORDED IN PLAT BOOK 9, PAGE 133, CALLS FOR A DISTANCE OF 237.3 FEET ALONG THE NORTHERN PROPERTY LINE, WHEREAS PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8, SHOWS THE LINE TO BE 235.46 FEET. THIS POLICY DOES NOT INSURE A GREATER DISTANCE ALONG SAID LINE THAN 235.46 FEET. (OUR SURVEY SHOWS A DISTANCE OF 235.60'. (SHOWN ON MAP)
38. A 10' SEWER EASEMENT AS SHOWN ON PLAT BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, RECORDED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)
39. RIGHTS, IF ANY, OF PROPERTY OWNERS ADJOINING ON THE SOUTH AND IN AND TO THAT PORTION OF INSURED PREMISES LYING BETWEEN THE SOUTHERN PROPERTY LINE AND THE CHAIN LINK FENCE INSIDE SAID LINE, AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)
40. RIGHTS OF OTHERS IN AND TO THE USE OF CONCRETE BULKHEAD LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AS SHOWN ON PLAT PREPARED BY SURVEY TECHNOLOGY, INC., DATED JULY 5, 2002, RECORDED ON JULY 12, 2002 IN SLIDE 432, PAGES 4-8 AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME. (SHOWN ON MAP)
41. ENCROACHMENT ONTO INSURED PREMISES BY CONCRETE WALL AND CHAIN LINK FENCE APPURTENANT TO PROPERTY ADJOINING ON THE NORTHWEST AND SOUTHWEST AS SHOWN ON PLAT PREPARED BY SURVEY TECHNOLOGY, INC., DATED JULY 5, 2002, RECORDED ON JULY 12, 2002 IN SLIDE 432, PAGES 4-8. (SHOWN ON MAP)
42. ENCROACHMENT ONTO INSURED PREMISES BY THE ONE (1) STORY CONCRETE STOCK BUILDING APPURTENANT TO THE PROPERTY ADJOINING ON THE SOUTHWEST AS SHOWN ON PLAT PREPARED BY SURVEY TECHNOLOGY, INC., DATED JULY 5, 2002, RECORDED ON JULY 12, 2002 IN SLIDE 432, PAGES 4-8. (SHOWN ON MAP)

SCHEDULE B - SECTION 2 EXCEPTIONS

43. EASEMENT FOR POWER AND TELEPHONE LINES AS SHOWN ON MAP RECORDED IN DEED BOOK 161 AT PAGE 708, AND ALSO SHOWN ON PLAT PREPARED BY SURVEY TECHNOLOGY, INC., DATED JULY 5, 2002, RECORDED JULY 12, 2002 IN SLIDE 432, PAGES 4-8. (SHOWN ON MAP)
44. EASEMENT FOR CATCH BASINS, STORM DRAINS, AND RELATED SEWER PIPELINES AS SHOWN IN DEED BOOK 161, PAGE 708, ALSO SEE PLAT BOOK 1 AT PAGE 32. (SHOWN ON MAP)
45. EASEMENT FOR INGRESS AND EGRESS AS CONTAINED IN LEASE BY AND BETWEEN AMERICAN CYANAMID COMPANY AND GEORGETOWN STEEL CORPORATION RECORDED AUGUST 29, 1978 IN DEED BOOK 161, PAGE 695. (NO INGRESS/EGRESS EASEMENT FOUND IN DOCUMENT PROVIDED)
46. A 12" STORM DRAIN AS SHOWN ON PLAT BY SAMUEL M. HARPER, R.L.S., DATED JUNE 30, 1978, RECORDED IN PLAT BOOK 9, PAGE 133, AND SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)
47. AGREEMENT BY AND BETWEEN SEABOARD AIRLINE RAILROAD COMPANY AND CITY OF GEORGETOWN FOR THE RELOCATION OF SEWER PIPES RECORDED NOVEMBER 2, 1951 IN DEED BOOK Y-3 AT PAGE 338. (SEE EXCEPTION 22)
48. EASEMENT OR RIGHT-OF-WAY TRANSVERSING THE SOUTHERN CORNER OF PARCEL 2 AS SHOWN ON A MAP PREPARED FOR GEORGETOWN STEEL CORPORATION, DATED SEPTEMBER 2, 1987 AND RECORDED IN PLAT BOOK 9 AT PAGE 133, AND SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)
49. POWER POLES, AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. PORTIONS OF THE PAVED AREA ARE LOCATED OVER UTILITY LINES OR EQUIPMENT, AS SHOWN ON SAID PLAT. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)

SCHEDULE B - SECTION 2 EXCEPTIONS

50. THE DESCRIPTION SET OUT OF REFERRED TO ON PLAT PREPARED BY SAMUEL M. HARPER, R.L.S., DATED SEPTEMBER 2, 1987, RECORDED IN PLAT BOOK 9, PAGE 133, CALLS FOR A DISTANCE OF 435 FEET ALONG THE WESTERN PROPERTY LINE, WHEREAS PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8, SHOWS THE LINE TO BE 436.12 FEET. THIS POLICY DOES NOT INSURE A GREATER DISTANCE ALONG SAID LINE THAN 436.12 FEET. (SHOWN ON MAP)
51. NIGHT LIGHTS, POWER POLES, POWER LINES, CATCH BASINS, DUMPSTER, AIR CONDITIONER, AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. PORTIONS OF THE PAVED AREA ARE LOCATED OVER UTILITY LINES OR EQUIPMENT AS SHOWN ON SAID PLAT. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)

SCHEDULE B - SECTION 2 EXCEPTIONS

52. THE ENCROACHMENT UPON RIGHT-OF-WAY OF BUTTS STREET ADJOINING ON THE SOUTH BY THE FENCE APPURTENANT TO INSURED PREMISES AS SHOWN ON PLAT INTERNATIONAL LAND SERVICES, INC., DATED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)
53. NIGHT LIGHTS AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS SHOWN ON PLAT BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)

SCHEDULE B - SECTION 2 EXCEPTIONS

54. ENCROACHMENTS UPON RIGHT OF WAY OF EMANUEL STREET ADJOINING ON THE NORTH BY THE CHAIN LINK FENCE APPURTENANT TO INSURED PREMISES AS SHOWN ON PLAT INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. ALSO ANY UNRECORDED EASEMENTS FOR RIGHTS OF USE OR MAINTENANCE RELATED TO SAID EQUIPMENT OR IMPROVEMENTS. PORTIONS OF THE PAVED AREA ARE LOCATED OVER UTILITY LINES OR EQUIPMENT, AS SHOWN ON SAID PLAT. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)
55. RIGHTS, IF ANY, OF PROPERTY OWNERS ADJOINING ON THE SOUTH AND IN AND TO THAT PORTION OF INSURED PREMISES LYING BETWEEN THE SOUTHERN PROPERTY LINE AND THE CHAIN LINK FENCE INSIDE SAID LINE, AS SHOWN ON PLAT INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SAME AS EXCEPTION 37, SHOWN ON MAP)

SCHEDULE B - SECTION 2 EXCEPTIONS

56. ENCROACHMENTS UPON RIGHT OF WAY OF EMANUEL STREET ADJOINING ON THE NORTH BY THE CHAIN LINK FENCE APPURTENANT TO INSURED PREMISES AS SHOWN ON PLAT INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. ALSO ANY UNRECORDED EASEMENTS FOR RIGHTS OF USE OR MAINTENANCE RELATED TO SAID EQUIPMENT OR IMPROVEMENTS. PORTIONS OF THE PAVED AREA ARE LOCATED OVER UTILITY LINES OR EQUIPMENT, AS SHOWN ON SAID PLAT. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)
57. RIGHTS OF OTHERS IN AND TO THE USE OF SOIL DRIVE ADJOINING ON THE SOUTH, AS SHOWN ON PLAT INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)
58. IF ANY, OF PROPERTY OWNERS ADJOINING ON THE SOUTH AND WEST IN AND TO THAT PORTION OF INSURED PREMISES LYING BETWEEN THE SOUTHERN AND WESTERN PROPERTY LINES AND THE CHAIN LINK FENCES INSIDE SAID LINE AS SHOWN ON PLAT INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)

SCHEDULE B - SECTION 2 EXCEPTIONS

59. POWER POLES, POWER LINES, AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS AS SHOWN ON PLAT INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)

SCHEDULE B - SECTION 2 EXCEPTIONS

60. POWER POLES, POWER LINES, NIGHT LIGHTS, AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS AS SHOWN ON PLAT BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. PORTIONS OF THE PAVED AREA ARE LOCATED OVER UTILITY LINES OR EQUIPMENT, AS SHOWN ON SAID PLAT. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)
61. ENCROACHMENT UPON PROPERTY ADJOINING ON THE EAST BY THE ASPHALT PARKING DRIVEWAY AND EDGE OF PAVEMENT APPURTENANT TO INSURED PREMISES, AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (NO EVIDENCE OF PARKING AREA AS SHOWN ON MAP MENTIONED ABOVE)

DRAFT

NOTES:
1. THIS SURVEY MAP WAS PREPARED BY THE CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. (CEC) FOR THE ALTA/NSPS LAND TITLE SURVEY OF THE PROPERTY OF ARCELORMITTAL GEORGETOWN, INC. (AGI).
2. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 10TH EDITION, 2005, AND THE ALTA/NSPS SURVEYING STANDARDS, 11TH EDITION, 2010.
3. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 12TH EDITION, 2015.
4. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 13TH EDITION, 2020.
5. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 14TH EDITION, 2025.
6. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 15TH EDITION, 2030.
7. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 16TH EDITION, 2035.
8. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 17TH EDITION, 2040.
9. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 18TH EDITION, 2045.
10. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 19TH EDITION, 2050.
11. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 20TH EDITION, 2055.
12. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 21ST EDITION, 2060.
13. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 22ND EDITION, 2065.
14. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 23RD EDITION, 2070.
15. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 24TH EDITION, 2075.
16. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 25TH EDITION, 2080.
17. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 26TH EDITION, 2085.
18. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 27TH EDITION, 2090.
19. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 28TH EDITION, 2095.
20. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 29TH EDITION, 2100.
21. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 30TH EDITION, 2105.
22. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 31ST EDITION, 2110.
23. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 32ND EDITION, 2115.
24. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 33RD EDITION, 2120.
25. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 34TH EDITION, 2125.
26. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 35TH EDITION, 2130.
27. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 36TH EDITION, 2135.
28. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 37TH EDITION, 2140.
29. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 38TH EDITION, 2145.
30. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 39TH EDITION, 2150.
31. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 40TH EDITION, 2155.
32. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 41ST EDITION, 2160.
33. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 42ND EDITION, 2165.
34. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 43RD EDITION, 2170.
35. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 44TH EDITION, 2175.
36. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 45TH EDITION, 2180.
37. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 46TH EDITION, 2185.
38. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 47TH EDITION, 2190.
39. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 48TH EDITION, 2195.
40. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 49TH EDITION, 2200.
41. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 50TH EDITION, 2205.
42. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 51ST EDITION, 2210.
43. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 52ND EDITION, 2215.
44. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 53RD EDITION, 2220.
45. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 54TH EDITION, 2225.
46. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 55TH EDITION, 2230.
47. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 56TH EDITION, 2235.
48. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 57TH EDITION, 2240.
49. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 58TH EDITION, 2245.
50. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 59TH EDITION, 2250.
51. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 60TH EDITION, 2255.
52. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 61ST EDITION, 2260.
53. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 62ND EDITION, 2265.
54. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 63RD EDITION, 2270.
55. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 64TH EDITION, 2275.
56. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 65TH EDITION, 2280.
57. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 66TH EDITION, 2285.
58. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 67TH EDITION, 2290.
59. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 68TH EDITION, 2295.
60. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 69TH EDITION, 2300.
61. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 70TH EDITION, 2305.
62. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 71ST EDITION, 2310.
63. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 72ND EDITION, 2315.
64. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 73RD EDITION, 2320.
65. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 74TH EDITION, 2325.
66. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 75TH EDITION, 2330.
67. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 76TH EDITION, 2335.
68. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 77TH EDITION, 2340.
69. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 78TH EDITION, 2345.
70. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 79TH EDITION, 2350.
71. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 80TH EDITION, 2355.
72. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 81ST EDITION, 2360.
73. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 82ND EDITION, 2365.
74. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 83RD EDITION, 2370.
75. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 84TH EDITION, 2375.
76. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 85TH EDITION, 2380.
77. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 86TH EDITION, 2385.
78. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 87TH EDITION, 2390.
79. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 88TH EDITION, 2395.
80. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 89TH EDITION, 2400.
81. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 90TH EDITION, 2405.
82. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 91ST EDITION, 2410.
83. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 92ND EDITION, 2415.
84. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 93RD EDITION, 2420.
85. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 94TH EDITION, 2425.
86. THE SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING STANDARDS, 95TH EDITION, 243

SCHEDULE B - SECTION 2 EXCEPTIONS

ADDITIONAL EXCEPTIONS AS TO TRACT ONE-PARCEL 10

60. TERMS AND CONDITIONS OF THE SHORT LEASE SET FORTH UNDER SCHEDULE A HEREOF, AND THE UNRECORDED LEASE AGREEMENT REFERRED TO THEREIN, CREATING THE LEASEHOLD ESTATE HEREBY INSURED. (NOT A SURVEY MATTER)

61. RESERVATION OF SEABOARD AIR LINE RAILWAY COMPANY TO CONSTRUCT, MAINTAIN AND OPERATE RAILROAD TRACKS RECORDED NOVEMBER 10, 1938 IN DEED BOOK W-2, PAGE 625. (SHOWN ON MAP)

62. EASEMENT GRANTED TO THE CITY OF GEORGETOWN FOR THE CONSTRUCTION AND MAINTENANCE OF A WATER SYSTEM DATED JUNE 24, 1969, RECORDED IN DEED BOOK 87, PAGE 629.

(NOT ABLE TO PLOT-BLANKET IN NATURE)

63. RIGHT OF WAY CONTAINED IN LEASE AGREEMENT BY AND BETWEEN THE CITY OF GEORGETOWN AND GEORGETOWN STEEL CORPORATION RECORDED DECEMBER 2, 1975 IN DEED BOOK 134, PAGE 435. (SEE EXCEPTION 21)

64. DEED OF EASEMENT FROM GEORGETOWN STEEL CORPORATION TO THE CITY OF GEORGETOWN FOR THE CONSTRUCTION, PLACEMENT, MAINTENANCE AND USE OF AN UNDERGROUND CULVERT OR DRAIN TILE RECORDED SEPTEMBER 17, 1970 IN DEED BOOK 93, PAGE 494. (SHOWN ON MAP)

65. EASEMENT FROM GEORGETOWN STEEL CORPORATION TO THE CITY OF GEORGETOWN TO CONSTRUCT, INSTALL, OPERATE, USE, MAINTAIN, ALTER, REPAIR, REPLACE, INSPECT AND REMOVE THE POLLUTION CONTROL FACILITIES RECORDED APRIL 25, 1974 IN DEED BOOK 120, PAGE 791. (SAME AS EXCEPTION 18-BLANKET EASEMENT)

66. EASEMENT FROM GEORGETOWN STEEL CORPORATION AND GEORGETOWN FERREDUCTION CORPORATION TO THE CITY OF GEORGETOWN TO INCREASE 10-FOOT RIGHT OF WAY TO A 14-FOOT RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF AN OPEN CANAL FOR DRAINAGE RECORDED MARCH 10, 1975 IN DEED BOOK 128, PAGE 316. (SAME AS EXCEPTION 20-SHOWN ON MAP)

67. EASEMENT FROM GENERAL PLYWOOD CORP. TO THE CITY OF GEORGETOWN FOR SEWER RECONSTRUCTION MAY 14, 1951 IN DEED BOOK Y-3, PAGE 296. (SEE EXCEPTION 26)

68. RESERVATION OF URBAN AND OTHER MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH THE PRIVILEGES, MINING AND DRILLING RIGHTS AND MINUTES AS SET OUT IN DEED FROM RECONSTRUCTION FINANCE COMPANY TO GENERAL PLYWOOD CORP., RECORDED OCTOBER 21, 1950 IN DEED BOOK Y-3, PAGE 97. (NOT A SURVEY MATTER)

69. CONDITIONS CONTAINED IN DEED FROM GENERAL PLYWOOD CORPORATION TO THE ALEXANDER WOOD PRODUCTS COMPANY, INC., RECORDED OCTOBER 30, 1953 IN DEED BOOK J, PAGE 25, SPECIFICALLY:

a) TERMS AND PROVISIONS OF UNRECORDED AGREEMENT BETWEEN THE RECEIVERS OF SEABOARD AIR LINE RAILWAY COMPANY AND GEORGETOWN VENEER COMPANY DATED FEBRUARY 2, 1946, RELATING TO PRIVATE ROAD CROSSING PROPERTY OF SEABOARD AIR LINE RAILROAD COMPANY (NOT ABLE TO PLOT)

b) RESERVATIONS OF URANIUM, THORIUM AND OTHER MATERIALS, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS AND REPRESENTATIVES TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME CONTAINED IN DEED FROM RECONSTRUCTION FINANCE CORPORATION TO GENERAL PLYWOOD CORPORATION (SEE EXCEPTION 68)

70. CONDITIONS AND RESERVATIONS BY SEABOARD COAST LINE RAILROAD COMPANY FOR A PERMANENT RIGHT OF WAY EASEMENT 16 FEET IN WIDTH FOR TRACT TO BE CONSTRUCTED AND A PERMANENT RIGHT OF WAY EASEMENT 16 FEET IN WIDTH FOR A MAIN TRACK AND A RUN AROUND TRACK AND ALSO AN AGREEMENT AS TO FUTURE RELOCATION OF TRACTS AS CONTAINED IN DEED FROM SEABOARD COAST LINE RAILROAD COMPANY TO S.C. STATE PORTS AUTHORITY RECORDED JANUARY 25, 1968 IN DEED BOOK 80 AT PAGE 231. (SHOWN ON MAP)

71. RIGHT OF WAY EASEMENT FOR SEWER PIPE GRANTED BY SEABOARD AIR LINE RAILROAD COMPANY TO THE CITY OF GEORGETOWN DATED AUGUST 13, 1951, RECORDED NOVEMBER 2, 1951 IN DEED BOOK Y-3, PAGE 336. (SEE EXCEPTION 22)

72. TITLE TO THAT PORTION OF THE LEASED PREMISES LYING AT OR BELOW THE MEAN HIGHWATER MARK OF THE SAMPIT RIVER. (SEE EXCEPTION 23)

73. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE WITH INTERNATIONAL MILL SERVICE. (NOT A SURVEY MATTER)

74. RIGHTS OF THE RAILROAD COMPANY SERVING THE RAILROAD SIDING LOCATED ON PREMISES IN AND TO THE TIES, RAILS AND OTHER PROPERTIES CONSTITUTING SAID RAILROAD SIDING IN AND TO THE USE THEREOF. (SEE EXCEPTION 28)

75. A 30-FOOT RIGHT OF WAY TO THE CITY OF GEORGETOWN FOR INGRESS AND EGRESS FOR MAINTENANCE OF PUMP HOUSE AS SHOWN ON MAP BY LEGARE HAMILTON, C.E., L.S., DATED JANUARY 20, 1975, RECORDED IN PLAT BOOK M, PAGE 97.

76. ENCROACHMENT UPON INSURED PREMISES BY THE CONCRETE LOADING DOCK ON PILINGS ADJOINING ON THE SOUTHEAST, AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8 ALSO SHOWN ON PLAT PREPARED BY SURVEY TECHNOLOGY, INC., DATED JULY 5, 2002, RECORDED ON JULY 12, 2002 IN SLIDE 438, PAGES 4-8. (SHOWN ON MAP)

77. NIGHT LIGHTS, POWER POLES, CONCRETE FUEL PAD, SEPTIC TANK, DROP INLETS, RETAINING WALL, AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)

78. THE DESCRIPTION SET OUT OR REFERRED TO ON PLAT BY SAMUEL M. HARPER, R.L.S., DATED SEPTEMBER 2, 1987, RECORDED IN PLAT BOOK 9, PAGE 133 CALLS FOR A DISTANCE OF 149.685 FEET ALONG THE EASTERN PROPERTY LINE, WHEREAS PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8 SHOWS THE LINE TO BE 155.45 FEET. THIS POLICY DOES NOT INSURE A GREATER DISTANCE ALONG SAID LINE THAN 149.65 FEET. (OUR SURVEY SHOWS A DISTANCE OF 154.93' - SHOWN ON MAP)

SCHEDULE B - SECTION 2 EXCEPTIONS

ADDITIONAL EXCEPTIONS AS TO TRACT ONE-PARCEL 14

79. EASEMENT FOR CATCH BASINS, STORM DRAINS AND RELATED SEWER PIPELINES AS SHOWN ON MAPS RECORDED IN PLAT BOOK 1 AT PAGE 32, PLAT BOOK 9 AT PAGE 133 AND PLAT BOOK EE AT PAGE 95. (EASEMENTS AND RELATED PIPELINES SHOWN ON MAP FROM PREVIOUS EXCEPTIONS)

80. A 15' STORM DRAIN AS SHOWN ON PLAT BY SAMUEL M. HARPER, R.L.S., DATED JUNE 30, 1978, RECORDED IN PLAT BOOK EE, PAGE 95 AND AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SAME AS EXCEPTIONS 42 AND 44- SHOWN ON MAP)

81. LEASE AND RIGHT OF WAY BY AND BETWEEN ATLANTIC COAST LUMBER CORPORATION AND BLACK RIVER WATER COMPANY FOR THE MAINTENANCE AND OPERATION OF WATER PIPE LINES AND BRANCHES THEREOF RECORDED JANUARY 9, 1907 IN DEED BOOK M AT PAGE 97. (BLANKET IN NATURE-NOT ABLE TO PLOT)

82. AGREEMENT BY AND BETWEEN RECEIVERS, SEABOARD AIR LINE RAILROAD AND AMERICAN CYANAMID AND CHEMICAL CORPORATION FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SIDE OR SPUR TRACK RECORDED 7/11/79 IN DEED BOOK 8-3, PAGE 6 AND ALSO SHOWN ON MAPS RECORDED IN PLAT BOOK E, PAGE 81 AND DEED BOOK 64, PAGE 261. SAID SIDE OR SPUR TRACK HAVING BEEN ABANDONED MANY YEARS AGO AND RELOCATED. (NOT ABLE TO PLOT)

83. AGREEMENT BY AND BETWEEN SEABOARD AIR LINE RAILROAD COMPANY AND THE CITY OF GEORGETOWN FOR THE CONSTRUCTION OF SEWER PIPES RECORDED NOVEMBER 2, 1951 IN DEED BOOK Y-3 AT PAGE 336. (SEE EXCEPTION 22)

84. EASEMENT FOR POWER AND TELEPHONE LINES AS SHOWN ON MAP RECORDED IN DEED BOOK 161, PAGE 708. (SAME AS EXCEPTION 41-SHOWN ON MAP)

85. NIGHT LIGHTS, POWER POLES, CONCRETE FUEL PAD, SEPTIC TANK, DROP INLETS, RETAINING WALL, AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)

SCHEDULE B - SECTION 2 EXCEPTIONS

ADDITIONAL EXCEPTIONS AS TO TRACT TWO-PARCELS ONE, THREE AND FIVE CONTAINING 4.80 ACRES AND 7.93 ACRES AS SHOWN ON MAP OF 40.44 ACRES - SLIDE 194 AT PAGE 5

86. OVERHEAD PIPELINES CROSSING PARCEL 3 (2.87 ACRES) AS SHOWN ON MAP BY J. LUCKEY SANDERS, R.L.S., DATED DECEMBER 14, 1995, LAST REVISED FEBRUARY 28, 1996, RECORDED IN SLIDE 194, PAGE 5.

(NO OVERHEAD PIPELINES CROSSING PARCEL 3 WERE OBSERVED AT THE TIME OF THIS SURVEY)

87. SETBACK REQUIREMENTS AND EASEMENTS AS SHOWN ON PLAT BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (EASEMENTS ARE THE SAME AS OTHER EXCEPTIONS, SETBACKS SAME AS EXCEPTION 9)

88. LEASE FROM AMERICAN CYANAMID COMPANY TO GEORGETOWN STEEL CORPORATION DATED AUGUST 1, 1978, RECORDED IN DEED BOOK 181, PAGE 695. (SEE EXCEPTION 43)

89. SEWER EASEMENT GIVEN TO THE CITY OF GEORGETOWN RECORDED IN DEED BOOK Y-3 AT PAGE 296. (SEE EXCEPTION 26)

90. RESERVATION OF SEABOARD AIR LINE RAILWAY COMPANY TO CONSTRUCT, MAINTAIN AND OPERATE RAILROAD TRACKS RECORDED IN DEED BOOK W-2, PAGE 625. (SEE EXCEPTION 61)

91. RIGHTS OF THE RAILROAD COMPANY SERVING THE RAILROAD SIDING LOCATED ON INSURED PREMISES IN AND TO THE TIES, RAILS AND OTHER PROPERTIES CONSTITUTING SAID RAILROAD SIDING IN AND TO THE USE THEREOF. (SEE EXCEPTION 74)

92. LIMITED SPOL EASEMENT GRANTED BY AMERICAN CYANAMID COMPANY TO THE UNITED STATES OF AMERICA DATED OCTOBER 1, 1946, RECORDED IN DEED BOOK J-3, PAGE 258. (SEE EXCEPTION 24)

93. PERPETUAL RIGHT OF WAY EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE CANAL PRISM IN WINYAH BAY GRANTED THE UNITED STATES OF AMERICA BY INSTRUMENT DATED OCTOBER 1, 1946, RECORDED OCTOBER 22, 1946 IN DEED BOOK J-3, PAGE 257. (BLANKET IN NATURE- NOT ABLE TO PLOT)

94. EASEMENT FOR POWER AND TELEPHONE LINES AS SHOWN ON MAP RECORDED IN DEED BOOK 161, PAGE 708 AND ALSO SHOWN ON PLAT BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SEE EXCEPTION 41)

95. STORM DRAINS, CATCH BASINS AND OTHER DRAIN LINE IMPROVEMENTS SHOWN ON MAP RECORDED IN DEED BOOK 161, PAGE 708, AND ALSO SHOWN ON PLAT PREPARED BY SURVEY TECHNOLOGY, INC., DATED JULY 5, 2002, RECORDED ON JULY 12, 2002 IN SLIDE 432, PAGES 4-8. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)

96. A 335-FOOT RIGHT OF WAY ALONG THE SOUTHERN BOUNDARY OF INSURED LEASED PREMISES AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SEE EXCEPTION 48)

97. AGREEMENT BY AND BETWEEN RECEIVERS, SEABOARD AIR LINE RAILROAD AND AMERICAN CYANAMID & CHEMICAL CORPORATION FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SIDE OR SPUR TRACK RECORDED JULY 11, 1939 IN DEED BOOK 8-3, PAGE 6, AND ALSO REFERRED TO ON PLAT RECORDED IN PLAT BOOK E, PAGE 81. (SEE EXCEPTION 82)

98. RIGHT OF WAY FROM ATLANTIC COAST LUMBER CORPORATION TO AMERICAN CYANAMID AND CHEMICAL CORPORATION TO LAID, MAINTAIN, USE AND OPERATE A LINE OF WATER PIPE, RECORDED JUNE 10, 1939 IN DEED BOOK W-2, PAGE 791 AND ALSO REFERRED TO ON PLAT RECORDED IN PLAT BOOK E, PAGE 78. (ATTACHMENT NOT PROVIDED-NOT ABLE TO PLOT)

99. WASTE OIL TANK, RAILROAD SWITCHES, DROP INLETS, NIGHT LIGHTS, SCALES, CATCH BASINS, POWER POLES, MANHOLES, AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)

100. RIGHTS, IF ANY, OF PROPERTY OWNERS ADJOINING ON THE EAST IN AND TO THAT PORTION OF INSURED PREMISES LYING BETWEEN THE EASTERN PROPERTY LINE AND THE CHAIN LINK FENCE INSIDE SAID LINE, AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8.

101. A 10-FOOT SEWER EASEMENT AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SEE EXCEPTION 36)

102. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)

103. TERMS AND CONDITIONS OF THAT CERTAIN RECIPROCAL ACCESS EASEMENT BETWEEN CYTEC INDUSTRIES, INC., AND GEORGETOWN STEEL CORPORATION DATED MARCH 8, 1996, RECORDED MARCH 7, 1996 IN DEED BOOK 682, PAGE 289 AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF INSURED PREMISES WITHIN THE BOUNDS OF "MAIN ACCESS ROAD" AND "EXISTING UNPAVED ROAD" AS SHOWN ON PLAT BY J. LUCKEY SANDERS DATED DECEMBER 14, 1995, LAST REVISED FEBRUARY 28, 1996, RECORDED IN SLIDE 194, PAGE 5

AND SHOWN AS PRIVATE ACCESS ROAD ON PLAT AS SHOWN ON PLAT OF SURVEY BY INTERNATIONAL LAND SERVICES, INC., DATED AUGUST 12, 1995, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (PARCEL NO. 1, 3 AND 5 AND PARCEL 2 AND 4...TAX PARCEL NOS. 05-0028-023-01-00, 05-0028-023-1, 01- 0439-003-01-00 AND 05-028-023-02-00 AND 05-0023-023-00-00, RESPECTIVELY) (SHOWN ON MAP)

104. BLANKET RIGHTS EASEMENT GIVEN BY GEORGETOWN STEEL COMPANY, LLC, TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY, DATED FEBRUARY 20, 2003 AND RECORDED FEBRUARY 25, 2003 IN DEED BOOK 1357 AT PAGE 180.

(GLYKING IN NATURE REFERRING TO THE USE OF GUY ANCHORS AND WIRRES-NOT ABLE TO PLOT)

105. NOTICE OF SALE AND OWNERSHIP STATEMENT BY AND BETWEEN AND CONSOLIDATED MILL SUPPLY, INC., DATED FEBRUARY 11, 2003 AN D RECORDED FEBRUARY 19, 2003 IN DEED BOOK 1481 AT PAGE 21, BY ORDER THE HONORABLE JOHN E. WATKES, UNITED STATES BANKRUPTCY JUDGE DATED DECEMBER 17, 2003.

(NOT A SURVEY MATTER)

106. TAXES FOR 2017 NOT IDENTIFIED BY TAX PARCEL NUMBER IN THE GEORGETOWN COUNTY PUBLIC RECORDS. (NOT A SURVEY MATTER)

107. LEASE AGREEMENT BETWEEN THE SOUTH CAROLINA STATE PORTS AUTHORITY AND GEORGETOWN STEEL CORPORATION DATED SEPTEMBER 10, 1970, OF WHICH A SHORT LEASE DATED SEPTEMBER 10, 1970 WAS RECORDED ON NOVEMBER 26, 1971 IN DEED BOOK 101 AT PAGE 557, AND ASSIGNED BY GEORGETOWN STEEL COMPANY, LLC TO ISG GEORGETOWN, INC. BY ASSIGNMENT OF LEASE DATED JUNE 18, 2004 AND RECORDED ON JUNE 18, 2004 IN DEED BOOK 1526 AT PAGE 157, ALL IN THE OFFICE OF THE ROD FOR GEORGETOWN COUNTY. (NOT A SURVEY MATTER)

SCHEDULE B - SECTION 2 EXCEPTIONS

ADDITIONAL EXCEPTIONS AS TO TRACT THREE

108. BLANKET RIGHTS EASEMENT GIVEN BY GEORGETOWN STEEL COMPANY, LLC, TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY, DATED FEBRUARY 20, 2003 AND RECORDED FEBRUARY 25, 2003 IN DEED BOOK 1357 AT PAGE 180.

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109. NOTICE OF SALE AND OWNERSHIP STATEMENT BY AND BETWEEN AND CONSOLIDATED MILL SUPPLY, INC., DATED FEBRUARY 11, 2003 AN D RECOR

AS SURVEYED LEGAL DESCRIPTION FOR AREA 1
BEGINNING AT A 5/8" REBAR FOUND, HAVING THE COORDINATES OF N.560898.01, E.2520741.42 AND BEING LOCATED N03°48'03"E, 716.14' FROM THE USGS MONUMENT DP8974 WITH THE PUBLISHED COORDINATES OF N.560183.45, 2520693.95. THENCE, WITH THE LINE OF GEO SPECIALTY CHEMICALS INC. (DEED BOOK 737 PAGE 7) N89°07'10"E, 119.93' TO A 5/8" REBAR FOUND, THENCE, S47°58'57"E, 198.20' TO A 1/2" REBAR FOUND, THENCE, S83°50'03"E, 146.87' TO A 5/8" REBAR FOUND, THENCE, N80°00'44"E, 25.43' TO A 5/8" REBAR FOUND, THENCE, N84°49'48"E, 155.16' TO A 5/8" REBAR FOUND, THENCE, N82°07'22"E, 249.98' TO A 5/8" REBAR FOUND, THENCE, S58°32'56"E, 741.06' TO A 5/8" REBAR FOUND IN THE LINE OF SC STATE PORTS AUTHORITY (DEED BOOK 30 PAGE 239). THENCE, WITH SAID LINE S10°10'35"W, 176.27' TO A 5/8" REBAR FOUND, THENCE, S87°04'48"W, 200.11' TO A 5/8" REBAR FOUND IN THE LINE OF SC STATE PORTS AUTHORITY (DEED BOOK 239 PAGE 99). THENCE, WITH SAID LINE AND OTHERS N58°44'23"W, 1453.08' TO A 5/8" REBAR FOUND, THENCE, N34°59'39"W, 38.29' TO THE POINT OF BEGINNING CONTAINING 7.903 ACRES AS SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., WILLIAM J. HUFFMAN, PS NUMBER 25145. SURVEY DATED 07-04-2017, AND BEARING PROJECT NUMBER 171-312.

AS SURVEYED LEGAL DESCRIPTION FOR AREA 2
BEGINNING AT A 5/8" REBAR FOUND, HAVING THE COORDINATES OF N.560929.36, E.2520716.63 AND BEING LOCATED N01°44'31"E, 746.25' FROM THE USGS MONUMENT DP8974 WITH THE PUBLISHED COORDINATES OF N.560183.45, 2520693.95. THENCE, N45°49'00"W, 39.99' TO A NAIL FOUND IN THE LINE OF PRAXAIR INC. (DEED BOOK 692 PAGE 287). THENCE, WITH SAID LINE N51°48'50"E, 112.78' TO A 3/4" REBAR FOUND, THENCE, N31°15'00"E, 346.85' TO A FOUND RAILROAD SPIKE, THENCE, N60°16'29"E, 33.77' TO A 5/8" REBAR FOUND, THENCE, N72°49'29"E, 90.82' TO A 5/8" REBAR FOUND, THENCE, N57°48'44"E, 59.00' TO A 5/8" REBAR FOUND IN THE LINE OF GEO SPECIALTY CHEMICALS INC. (DEED BOOK 737 PAGE 7). THENCE, WITH SAID LINE N86°54'43"E, 248.16' TO A 5/8" REBAR SET, THENCE, S17°18'29"E, 134.29' TO A SET 5/8" REBAR, THENCE, S72°30'13"W, 261.62' TO A DISTURBED 3/4" REBAR FOUND, THENCE, S15°41'29"E, 174.42' TO A 3/4" REBAR FOUND, THENCE, S58°02'57"W, 282.80' TO A 1" IRON PIPE FOUND, THENCE, S45°09'30"W, 61.89' TO A 3/4" REBAR FOUND, THENCE, S68°58'56"W, 178.47' TO THE POINT OF BEGINNING CONTAINING 2.865 ACRES AS SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., WILLIAM J. HUFFMAN, PS NUMBER 25145. SURVEY DATED 07-04-2017, AND BEARING PROJECT NUMBER 171-312.

AS SURVEYED LEGAL DESCRIPTION FOR AREA 3
BEGINNING AT A MAG NAIL SET IN THE NORTHERN R.O.W. LINE OF FRONT STREET, HAVING THE COORDINATES OF N.563312.50, E.2522647.62 AND BEING LOCATED N31°58'45"E, 3.688.87' FROM THE USGS MONUMENT DP8974 WITH THE PUBLISHED COORDINATES OF N.560183.45, 2520693.95. THENCE, WITH THE LINE OF RASHEED RAIZBA (DEED BOOK ES PAGE 402) 1 AND OTHERS N40°07'01"E, 218.05' TO A 2" FOUND IRON PIPE IN THE LINE OF JAMES EVANS (DEED BOOK 421 PAGE 68). THENCE, WITH SAID LINE S50°42'02"E, 50.11' TO A 2" FOUND IRON PIPE CORNER TO JEAN HANNA (DEED BOOK 73 PAGE 103) AND PETER THOMAS (DEED BOOK 411 PAGE 86). THENCE, WITH THE LINE OF THOMAS S39°59'36"W, 218.49' TO A MAG NAIL SET IN THE NORTHERN R.O.W. LINE OF FRONT STREET, THENCE, WITH SAID R.O.W. N50°11'38"W, 50.58' TO THE POINT OF BEGINNING CONTAINING 0.252 ACRES AS SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., WILLIAM J. HUFFMAN, PS NUMBER 25145. SURVEY DATED 07-04-2017, AND BEARING PROJECT NUMBER 171-312.

AS SURVEYED LEGAL DESCRIPTION FOR AREA 4
BEGINNING AT A 5/8" REBAR SET IN THE NORTHERN R.O.W. LINE OF FRONT STREET, HAVING THE COORDINATES OF N.563676.37, E.2522208.24 AND BEING LOCATED N23°24'38"E, 3.806.24' FROM THE USGS MONUMENT DP8974 WITH THE PUBLISHED COORDINATES OF N.560183.45, 2520693.95. THENCE, WITH THE LINE OF THE CITY OF GEORGETOWN (DEED BOOK 1772 PAGE 135) N38°55'22"E, 117.68' TO A 5/8" REBAR FOUND IN THE SOUTHERLY SIDE OF A 18' ALLEY, THENCE, WITH SAID ALLEY S50°42'36"E, 274.99' TO A 1.5" IRON PIPE FOUND IN THE LINE OF CHARLES MUSIC COMPANY (DEED BOOK 222 PAGE 1107). THENCE, WITH SAID LINE S38°51'58"W, 118.30' TO AN IRON PIN SET IN THE NORTHERN R.O.W. LINE OF FRONT STREET, THENCE, WITH SAID R.O.W. N50°34'51"W, 275.11' TO THE POINT OF BEGINNING CONTAINING 0.745 ACRES AS SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., WILLIAM J. HUFFMAN, PS NUMBER 25145. SURVEY DATED 07-04-2017, AND BEARING PROJECT NUMBER 171-312.

AS SURVEYED LEGAL DESCRIPTION FOR AREA 5
BEGINNING AT A CHISEL X FOUND IN THE SOUTHERN R.O.W. LINE OF EMANUEL STREET, HAVING THE COORDINATES OF N.563078.89, E.2521053.07 AND BEING LOCATED N07°04'13"E, 2917.63' FROM THE USGS MONUMENT DP8974 WITH THE PUBLISHED COORDINATES OF N.560183.45, 2520693.95. THENCE, WITH THE WESTERN LINE OF AN 18' ALLEY S31°27'04"W, 178.89' TO AN AXLE FOUND IN THE LINE OF JAMES EVANS (DEED BOOK 230 PAGE 193). THENCE, WITH SAID LINE N58°44'33"W, 49.63' TO A 3/4" IRON PIPE FOUND IN THE LINE OF JAMES AND LUCILLE TISDALE, THENCE, WITH SAID LINE N30°56'29"E, 49.98' TO A 3/4" REBAR FOUND, THENCE, N58°40'14"W, 141.55' TO A 3/4" IRON PIPE FOUND IN THE EASTERN R.O.W. LINE OF SOUTH HAZARD STREET, THENCE, WITH SAID R.O.W. N31°03'41"E, 128.97' TO A 1" FOUND IRON PIPE IN THE SOUTHERN R.O.W. LINE OF EMANUEL STREET, THENCE, WITH SAID R.O.W. S58°40'48"E, 192.49' TO THE POINT OF BEGINNING CONTAINING 0.626 ACRES AS SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., WILLIAM J. HUFFMAN, PS NUMBER 25145. SURVEY DATED 07-04-2017, AND BEARING PROJECT NUMBER 171-312.

AS SURVEYED LEGAL DESCRIPTION FOR AREA 6
BEGINNING AT A 3/4" IRON PIPE FOUND IN THE EASTERN R.O.W. LINE OF SOUTH FRASER STREET, HAVING THE COORDINATES OF N.562299.63, E.2520825.04 AND BEING LOCATED N03°32'41"E, 2,120.24' FROM THE USGS MONUMENT DP8974 WITH THE PUBLISHED COORDINATES OF N.560183.45, 2520693.95. THENCE, WITH THE LINE OF LWT LLC. (DEED BOOK 1183 PAGE 194) N57°05'46"W, 190.13' TO A 5/8" IRON ROD FOUND IN THE WESTERN LINE OF AN 18' ALLEY, THENCE, WITH SAID ALLEY N31°20'16"E, 104.99' TO A 1" FOUND IRON PIPE IN THE LINE OF THE MEAT LOCKER INC. (DEED BOOK 330 PAGE 165). THENCE, WITH SAID LINE S57°03'21"E, 190.19' TO A 1/2" IRON PIPE FOUND IN THE EASTERN R.O.W. LINE OF SOUTH FRASER STREET, THENCE, WITH SAID R.O.W. S31°22'13"W, 104.86' TO THE POINT OF BEGINNING CONTAINING 0.458 ACRES AS SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., WILLIAM J. HUFFMAN, PS NUMBER 25145. SURVEY DATED 07-04-2017, AND BEARING PROJECT NUMBER 171-312.

AS SURVEYED LEGAL DESCRIPTION FOR AREA 7
BEGINNING AT A 1/2" REBAR FOUND IN THE NORTHERN R.O.W. LINE OF BUTTS STREET AND THE EASTERN R.O.W. LINE OF SOUTH HAZARD STREET, HAVING THE COORDINATES OF N.562371.42, E.2520388.24 AND BEING LOCATED N07°41'49"W, 2,207.86' FROM THE USGS MONUMENT DP8974 WITH THE PUBLISHED COORDINATES OF N.560183.45, 2520693.95. THENCE, WITH THE R.O.W. OF SOUTH HAZARD STREET N31°21'35"E, 435.01' TO A 1" FOUND IRON PIPE IN THE SOUTHERN R.O.W. LINE OF GILBERT STREET, THENCE, WITH SAID R.O.W. S58°55'13"E, 189.94' TO A 3/4" IRON PIPE FOUND IN THE WESTERN LINE OF AN 18' ALLEY, THENCE, WITH SAID ALLEY S31°18'12"W, 436.15' TO A 1/2" IRON PIPE FOUND IN THE NORTHERN R.O.W. LINE OF BUTTS STREET, THENCE, WITH SAID R.O.W. N58°34'40"W, 190.41' TO THE POINT OF BEGINNING CONTAINING 1.902 ACRES AS SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., WILLIAM J. HUFFMAN, PS NUMBER 25145. SURVEY DATED 07-04-2017, AND BEARING PROJECT NUMBER 171-312.

AS SURVEYED LEGAL DESCRIPTION FOR AREA 8
BEGINNING AT A 1/2" PIPE FOUND IN THE NORTHERN R.O.W. LINE OF BUTTS STREET AND THE WESTERN R.O.W. LINE OF SOUTH HAZARD STREET, HAVING THE COORDINATES OF N.562410.09, E.2520334.58 AND BEING LOCATED N09°10'08"W, 2,295.45' FROM THE USGS MONUMENT DP8974 WITH THE PUBLISHED COORDINATES OF N.560183.45, 2520693.95. THENCE, WITH THE R.O.W. OF BUTTS STREET N58°24'30"W, 399.40' TO A 5/8" REBAR IN THE EASTERN R.O.W. LINE OF SOUTH KAMINSKI STREET, THENCE, WITH SAID R.O.W. N31°21'11"E, 433.75' TO A 1/2" FOUND IRON PIPE IN THE SOUTHERN R.O.W. LINE OF GILBERT STREET, THENCE, WITH SAID R.O.W. S58°55'13"E, 189.94' TO A 3/4" IRON PIPE FOUND IN THE WESTERN LINE OF AN 18' ALLEY, THENCE, WITH SAID ALLEY S58°36'28"E, 398.88' TO A 5/8" REBAR FOUND IN THE WESTERN R.O.W. LINE OF SOUTH HAZARD STREET, THENCE, WITH SAID R.O.W. S31°17'07"W, 435.14' TO THE POINT OF BEGINNING CONTAINING 3.981 ACRES AS SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., WILLIAM J. HUFFMAN, PS NUMBER 25145. SURVEY DATED 07-04-2017, AND BEARING PROJECT NUMBER 171-312.

DRAFT

AS SURVEYED LEGAL DESCRIPTION FOR AREA 9
BEGINNING AT A 5/8" REBAR FOUND IN THE SOUTHERN R.O.W. LINE OF FRONT STREET, HAVING THE COORDINATES OF N.563339.60, E.2522647.62 AND BEING LOCATED N31°44'41"E, 3.593.79' FROM THE USGS MONUMENT DP8974 WITH THE PUBLISHED COORDINATES OF N.560183.45, 2520693.95. THENCE, WITH THE LINE OF NEW COMMUNICATIONS OF THE CAROLINAS INC. (DEED BOOK 1583 PAGE 73) S39°19'12"W, 235.60' TO A NAIL FOUND IN A WALL, THENCE, S50°57'21"E, 56.87' TO A FOUND NAIL, THENCE, S12°28'08"W, 13.90' TO A FOUND NAIL, THENCE, S48°58'57"E, 198.20' TO A 1/2" REBAR FOUND IN THE WESTERN R.O.W. LINE OF WOOD STREET, THENCE, WITH SAID R.O.W. S38°36'48"W, 169.88' TO A 5/8" REBAR SET, THENCE, S12°55'47"W, FOR A TOTAL DISTANCE OF 107.61' TO A POINT IN THE SAMMIT RIVER PASSING AN IRON PIN SET ON LINE AT 48.95'. THENCE, N79°31'22"W, 276.03' TO A POINT, THENCE, S61°42'38"W, 224.03' TO A POINT IN THE LINE OF SC STATE PORTS AUTHORITY, THENCE, WITH SAID LINE N02°33'42"E, 154.93' TO A POINT, THENCE, N80°38'48"W, 40.50' TO A POINT, THENCE, S49°19'37"W, 274.97' TO A FOUND CHISEL MARK, THENCE, S31°39'56"W, 662.05' TO A POINT, THENCE, S23°07'12"W, 307.02' TO A 5/8" REBAR FOUND IN THE LINE OF GEO SPECIALTY CHEMICALS INC. (DEED BOOK 737 PAGE 7). THENCE, WITH SAID LINE N58°15'42"W, 101.03' TO A POINT, THENCE, N58°15'42"W, 31.43' TO A POINT, THENCE, N58°15'42"W, 70.02' TO A 2" FOUND IRON PIPE, THENCE, S31°00'11"W, 75.08' TO A 5/8" REBAR FOUND, THENCE, N58°48'17"W, 85.39' TO A 1-1/2" PIPE FOUND, THENCE, S30°04'54"W, 200.61' TO A POINT IN THE LINE OF PRAXAIR INC. (DEED BOOK 692 PAGE 287). THENCE, WITH SAID LINE S24°05'51"W, 246.03' TO A 5/8" REBAR FOUND, THENCE, S54°04'58"E, 109.79' TO A 5/8" REBAR SET, THENCE, S31°14'37"W, 350.01' TO A 3/4" REBAR FOUND, THENCE, S52°18'41"W, 109.85' TO A POINT, THENCE, N58°34'11"W, 200.72' TO A FOUND NAIL, THENCE, S31°12'13"W, 37.16' TO A POINT, THENCE, N58°41'25"W, 50.34' TO A POINT, THENCE, N00°11'22"W, 22.79' TO A POINT, THENCE, N56°06'10"W, 9.60' TO A POINT, THENCE, N35°59'39"W, 10.34' TO A POINT IN THE EASTERN R.O.W. LINE OF SOUTH FRASER STREET, THENCE, WITH SAID R.O.W. N03°47'38"E, 12.45' TO A POINT, THENCE, A CURVE TO THE RIGHT HAVING A RADIUS OF 1099.29' AND A CHORD BEARING AND DISTANCE OF N11°27'53"E, 499.93' TO A POINT, THENCE, N27°15'17"E, 117.20' TO A POINT, THENCE, N32°01'04"E, 81.07' TO A POINT, THENCE, N31°16'39"E, 2,355.85' TO A 2" MASHED IRON PIPE FOUND IN THE SOUTHERN R.O.W. LINE OF FRONT STREET, THENCE, WITH SAID R.O.W. S58°36'16"E, 241.50' TO A 1" FOUND IRON PIPE IN THE LINE OF MCDANIEL (DEED BOOK 199 PAGE 304). THENCE, WITH SAID LINE S15°11'09"W, 129.63' TO A 5/8" REBAR, THENCE, S56°04'36"E, 69.81' TO A 5/8" FOUND REBAR, THENCE, N15°11'09"E, 129.48' TO A 1-1/4" IRON PIPE FOUND IN THE SOUTHERN R.O.W. LINE OF FRONT STREET, THENCE, WITH SAID R.O.W. S50°55'14"E, 635.01' TO THE POINT OF BEGINNING CONTAINING 44.983 ACRES AS SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., WILLIAM J. HUFFMAN, PS NUMBER 25145. SURVEY DATED 07-04-2017, AND BEARING PROJECT NUMBER 171-312.

DRAFT

BARBERS LEGAL DESCRIPTION
TO: LEMMY HOUSE GROUP P.C. LTD. CHARGED TITLE INSURANCE COMPANY, AND LEGAL DESCRIPTION
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OR MEASUREMENTS HEREON WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC ACTS OF 1925 AND 1926, AND THE RULES THEREOF, AND THAT THE SAME ARE TRUE AND CORRECT.
I HEREBY CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OR MEASUREMENTS HEREON WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC ACTS OF 1925 AND 1926, AND THE RULES THEREOF, AND THAT THE SAME ARE TRUE AND CORRECT.
DATE OF MAP: 06/26/17
DATE OF SURVEY: 7/28/17
WILLIAM J. HUFFMAN
7/28/17

DRAFT

C&E
Civil & Environmental Consultants, Inc.
323 Baldwin Road - Pittsburgh, PA 15205
Ph: 412-428-2324 • 800-368-2324 • Fax: 412-428-2114
WWW.CECONSULT.COM

ALTA/NPS LAND TITLE SURVEY OF
THE PROPERTY OF
ARCELMORITALL GEORGETOWN INC.
GEORGETOWN
SOUTH CAROLINA
Made for
ARCELMORITALL GEORGETOWN INC.
4020 KINROSS LAKES PARKWAY
RICHFIELD OHIO

DATE: AUGUST 4 2017 SCALE: 1"=50' DRAWN BY: ZKG CHECKED BY: DRAFT PROJECT NO: 171-312 APPROVED BY: DRAFT SHEET 13 OF 13

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

SIGNATURE *W. J. Huffman*

ATTACHMENT 4

**Phase I Environmental Site Assessment Report, GEL, 2024
Groundwater Assessment Report, CEC, 2012**

(Included on attached Compact Disk)

**THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY**

SIGNATURE *m. m. m.*

ATTACHMENT 5

Map and Lists of Tanks and Chemical Containing Equipment

THIS IS CERTIFIED AS A TRUE
AND CORRECT COPY

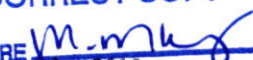
SIGNATURE 

OIL USED IN FACILITY ELECTRICAL EQUIPMENT

AREA	OIL VOLUME	MATERIAL STORED	PREVENTATIVE FEATURE	COMMENTS
T-1.1	6,998 gallons	Dielectric Fluid	Santee Cooper SPCC (on-site) and Area Containment/Sorbent Materials	Substation (Santee Cooper owned) – no access
T-1.2	5,400 gallons	Dielectric Fluid	Santee Cooper SPCC (on-site) and Area Containment/Sorbent Materials	Substation (Santee Cooper owned) – no access
T-1.3	7,510 gallons	Dielectric Fluid	Santee Cooper SPCC (on-site) and Area Containment/Sorbent Materials	Substation (Santee Cooper owned) – no access
T-1.4	7,240 gallons	Dielectric Fluid	Santee Cooper SPCC (on-site) and Area Containment/Sorbent Materials	Substation (Santee Cooper owned) – no access
T-2.1	696 gallons	Dielectric Fluid	Area Containment/Sorbent Materials	Baghouse transformers (TC-18)
T-2.2	313 gallons	Dielectric Fluid	Secondary Containment	Baghouse transformers backup - (TC-19) (TC-9020)
T-3.1	710 gallons	Dielectric Fluid	Area Containment/Sorbent Materials	Spare baghouse transformers (TC-34)
T-3.2	320 gallons	Dielectric Fluid	Area Containment/Sorbent Materials	SN Sev 3625-01 (TC-18)
T-4	336 gallons	Dielectric Fluid	Containment walls	Marley Cooling tower transformer (TC-13) (TC-40)
T-5.1	255 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformer
T-5.2	255 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformer
T-6.1	300 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 11 (TC-21)
T-6.2	300 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 10 (TC-20)
T-6.3	300 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 9 (TC-23)
T-6.4	221 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 8 (TC-2)
T-6.5	221 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 7 (TC-3)
T-6.6	800 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 6 (TC-4)
T-6.7	800 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 5 Trafo-Union (TC-17)
T-6.8	214 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 4 (TC-6)
T-6.9	214 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 3 (TC-7)
T-6.10	196 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 2 (TC-8)
T-6.11	300 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 1 (TC-25)
T-6.12	452 gallons	Dielectric Fluid	Contained in building/vault	Rolling Mill Transformers – Vault 0 (TC-43)
T-7	214 gallons	Dielectric Fluid	Contained in building/vault	Stelmore Mill transformer – Vault 12 (TC-11)
T-8	214 gallons	Dielectric Fluid	Contained in building/vault	Cooling/Collecting Mill transformer – Vault 13 (TC-9)

- T-# indicates a transformer with dielectric oil

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December 2018

OIL USED IN FACILITY ELECTRICAL EQUIPMENT

AREA	OIL VOLUME	MATERIAL STORED	PREVENTATIVE FEATURE	COMMENTS
T-9	Unit is dry	Dry Type Transformer	Not Applicable/Dry Type Transformer	Filter building transformer (Hydromation)
T-10.1	650 gallons	Dielectric Fluid	Secondary Containment	Oxygen plant transformer, main unit (TC-27)
T-10.2	163 gallons	Dielectric Fluid	Secondary Containment	Oxygen Plant Secondary unit (TC-36)
T-10.3	Unit is Removed	Dielectric Fluid	Unit has been Removed	Union Carbide (Removed)
T-11	4,258 gallons	Dielectric Fluid	Contained in building/vault	No. 1 Furnace transformers – EAF #1 – (TC-9001)
T-12	5,370 gallons	Dielectric Fluid	Contained in building/vault	No. 2 Furnace transformers – LF #2 – (TC-22)
T-13	4,703 gallons	Dielectric Fluid	Contained in building/vault	No. 3 Furnace transformers – EAF #3 – (TC-9012)
T-14	4,258 gallons	Dielectric Fluid	Secondary Containment	Spare furnace transformers – Spare at Parking – (TC-9002)
T-15	288 units	Dielectric Fluid	Contained in building	Furnace capacitor bank
T-16	214 gallons	Dielectric Fluid	Contained in building	Caster Transformer (TC-12/TC-13)
T-17	209 gallons	Dielectric Fluid	Contained in building	Caster Transformer (TC-12/TC-13)
T-18	209 gallons	Dielectric Fluid	Contained in building	140-ton Crane Transformer (TC-28)
T-19	546 gallons	Dielectric Fluid	Secondary Containment	Boiler Room Transformer (TC-38)
T-20	821 gallons	Dielectric Fluid	Contained in building	Danieli Transformer (TC-9010)
T-21	821 gallons	Dielectric Fluid	Secondary Containment	Liquitac Transformer (TC-9011)
T-22	300 gallons	Dielectric Fluid	Secondary Containment	Spare Rolling Mill Transformer – Trafo Union (TC-39)
T-23	341 gallons	Dielectric Fluid	Secondary Containment	ABB-Transformer Spare in Parking Lot – ABB (TC-51)
T-24	800 gallons	Dielectric Fluid	Secondary Containment	Spare Rolling Mill Transformer – (TC-10)
T-25	209 gallons	Dielectric Fluid	Secondary Containment	Spare Rolling Mill Transformer – Westinghouse (TC-26)
T-26	533 gallons	Dielectric Fluid	Secondary Containment	Spare Rolling Mill Transformer – Siemens Allis (TC-5)
T-27	197 gallons	Dielectric Fluid	Secondary Containment	DRI Transformer Y-1
T-28	197 gallons	Dielectric Fluid	Secondary Containment	DRI Transformer Y-2
T-29	230 gallons	Dielectric Fluid	Secondary Containment	DRI Transformer Y-3
T-30	1,776 gallons	Dielectric Fluid	Secondary Containment	DRI Transformer Main Sub

- T-# indicates a transformer with dielectric oil (non-PCB)

OIL USED IN FACILITY ELECTRICAL EQUIPMENT

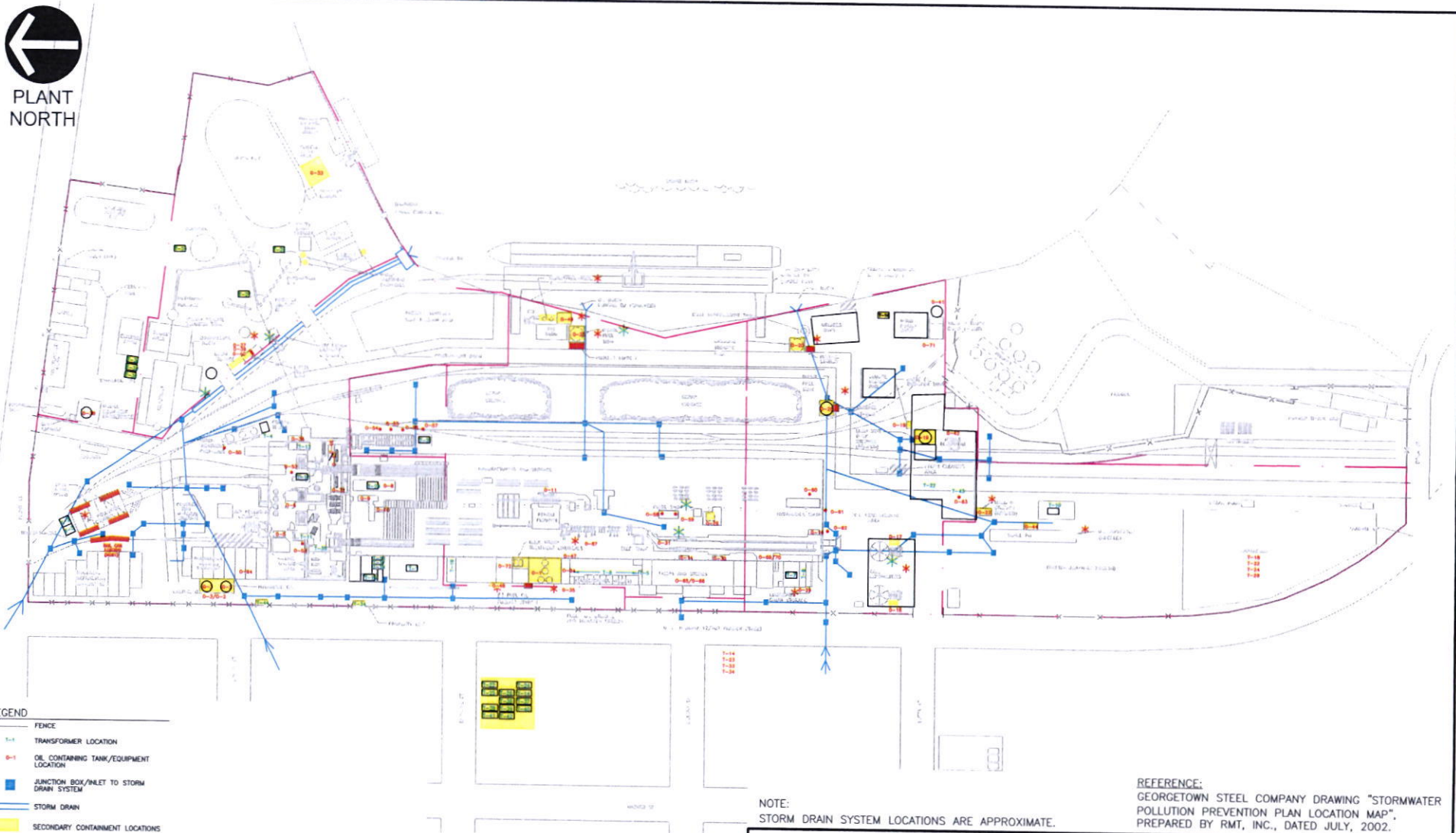
AREA	OIL VOLUME	MATERIAL STORED	PREVENTATIVE FEATURE	COMMENTS
T-31	334 gallons	Dielectric Fluid	Secondary Containment	Cooper Power Systems Transformer – (SN 906008686)
T-32	1599 gallons	Dielectric Fluid	Secondary Containment	Small Power Transformer – (SN HBB0958-1) (TC-7)
T-33	185 gallons	Dielectric Fluid	Secondary Containment	Spare Transformer in Parking Lot – ABB (SN SAO9321-001)
T-34	185 gallons	Dielectric Fluid	Secondary Containment	Spare - Transformer TC-9003 Spare in Parking Lot
T-35	5370 gallons	Dielectric Fluid	Secondary Containment	Transformer TC-14, LF#1 – not in use.
T-36	50 gallons	Dielectric Fluid	Secondary Containment	Ward Transformer, Spare in Parking Lot
T-37	50 gallons	Dielectric Fluid	Secondary Containment	Ward Transformer, Spare in Parking Lot
T-38	50 gallons	Dielectric Fluid	Secondary Containment	Ward Transformer, Spare in Parking Lot
T-39	65 gallons	Dielectric Fluid	Secondary Containment	Westinghouse Transformer, Spare in Parking Lot
T-40	65 gallons	Dielectric Fluid	Secondary Containment	Westinghouse Transformer, Spare in Parking Lot
T-41	65 gallons	Dielectric Fluid	Secondary Containment	Westinghouse Transformer, Spare in Parking Lot
T-42	4,000 gallons	Dielectric Fluid	Secondary Containment	National Industri Transformer – 31,900 lbs. oil stored.
T-43	5,370 gallons	Dielectric Fluid	Located inside Mobile Storage	Serial #N302295, 17300KVA – spare (stored on trailer) (TC-22)
T-44	200 gallons	Dielectric Fluid	Secondary Containment	City-owned Transformer

- T-# indicates a transformer with dielectric oil (non-PCB)

P:\2018\181-547-CAD\DWG\181547-0401-Site Layout and Material.dwg SITE LAYOUT 17X11 LS(12/18/2018 - weekly) - LP: 12/18/2018 10:18 AM



PLANT
NORTH



- LEGEND**
- FENCE
 - TRANSFORMER LOCATION
 - OIL CONTAINING TANK/EQUIPMENT LOCATION
 - JUNCTION BOX/INLET TO STORM DRAIN SYSTEM
 - STORM DRAIN
 - SECONDARY CONTAINMENT LOCATIONS
 - FUELING STATION
 - APPROXIMATE DRAINAGE BASIN BOUNDARY
 - SPILL KIT LOCATIONS
 - SPILL LOCATIONS
 - RAIL CAR LOADING AREA (K061)
 - DRUM STORAGE (K061)

NOTE:
STORM DRAIN SYSTEM LOCATIONS ARE APPROXIMATE.

REFERENCE:
GEORGETOWN STEEL COMPANY DRAWING "STORMWATER POLLUTION PREVENTION PLAN LOCATION MAP", PREPARED BY RMT, INC., DATED JULY, 2002.

REVISION RECORD		
NO	DATE	DESCRIPTION
1		
2		
3		
4		

C&E
Civil & Environmental Consultants, Inc.
2030 S. Tyron Street - Suite 3E - Charlotte, NC 28203
Ph: 980.224.8104 - Fax: 980.224.8172
www.ceclinc.com

LIBERTY STEEL GEORGETOWN
GEORGETOWN, SOUTH CAROLINA

SITE LAYOUT AND
MATERIAL LOCATIONS

DRAWN BY: JKS	CHECKED BY: GPT	APPROVED BY: GPT	DRAWING NO.: 181-547
DATE: DECEMBER 2018	DWG SCALE: NTS	PROJECT NO:	

2

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AND CORRECT COPY

SIGNATURE *[Signature]*

OIL STORAGE AND CHEMICAL STORAGE INVENTORY

TANK OR AREA	TANK VOLUME	MATERIAL STORED	PREVENTATIVE FEATURE	COMMENTS
O-1.1	37,000 gallons	No. 6 Fuel Oil	Secondary Containment	Fuel oil storage area – out of service
O-1.2	39,000 gallons	No. 6 Fuel Oil	Secondary Containment	Fuel oil storage area – out of service
O-1.3	20,000 gallons	No. 2 Fuel Oil	Secondary Containment	Fuel oil storage area
O-1.4	10,000 gallons	No. 2 Fuel Oil	Secondary Containment	Fuel oil storage area – out of service
O-2	11,000 gallons	Casting oil (Mold Lube Oil)	Secondary Containment	Bulk storage tank by Maintenance Bldg.
O-3	8,000 gallons	Houghton HP-200 (Hydraulic Oil)	Secondary Containment	Bulk storage tank by Maintenance Bldg.
O-4	No longer exists	Tank removed	None – tank was removed	None – tank was removed
O-5	2,800 gallons	5% Houghton 120-B in water	Contained in building	No. 1 Furnace hydraulic system reservoir
O-6	2,800 gallons	5% Houghton 120-B in water	Contained in building	No. 2 Furnace hydraulic system reservoir
O-7	Removed	Tank removed	None – tank was removed	None – tank was removed
O-8	1,050 gallons	Vital 29	Contained in building	Danieli hydraulic system reservoir
O-9.1	102 gallons	Vital 29	Contained in building	Danieli Bed Dog Transfer Hydraulic Tank
O-9.2	425 gallons(2)	Houghton HP-200	Contained in building	Danieli Slide Gate Hydraulic Tank
O-9.3	50 gallons	Hydraulic Oil	Contained in building	Danieli Slide Gate Hydraulic Tank
O-10	110 gallons	Houghton HP-200	Contained in building	Cooling Bed Dog Transfer Hydraulic
O-11	900 gallons	Houghton HP-200	Contained in building	Reheat Furnace Hydraulic unit
O-12	No longer exists	Tank removed	None – tank was removed	None – tank was removed
O-13	No longer exists	Tank removed	None – tank was removed	None – tank was removed
O-14	65 gallons	Houghton HP-200	Contained in building	Morgan Mill Hydraulic unit
O-15	No longer exists	Tank removed	None – tank was removed	None – tank was removed
O-16	300 gallons	Houghton HP-200	Contained in building	Ashlow Hydraulic unit
O-17	1500 gallons	Houghton HP-200	Covered/Secondary Containment	East Coil Compactor Hydraulic unit
O-18	470 gallons	Houghton HP-200	Covered/Secondary Containment	West Coil Compactor Hydraulic unit
O-19.1	300 gallons	Shell Antifreeze	Secondary Containment	Mobile equipment shop tanks
O-19.2	300 gallons	Rimula 30 SAE Engine Oil	Secondary Containment	Mobile equipment shop tanks
O-19.3	300 gallons	Spirax HD 85W140 Heavy Duty Engine Oil	Secondary Containment	Mobile equipment shop tanks

OIL STORAGE AND CHEMICAL STORAGE INVENTORY

TANK OR AREA	TANK VOLUME	MATERIAL STORED	PREVENTATIVE FEATURE	COMMENTS
O-19.4	350 gallons	Mobil Fluid 424	Secondary Containment	Mobile equipment shop tanks
O-19.5	300 gallons	Exxon Motor Oil	Secondary Containment	Mobile equipment shop tanks
O-19.6	300 gallons	Blue Hydraulic Oil Plus	Secondary Containment	Mobile equipment shop tanks
O-19.7	300 gallons	Tectron Extra SAE 15W-40	Secondary Containment	Mobile equipment shop tanks
O-19.8	500 gallons	Tran C-30 (transmission)	Secondary Containment	Mobile equipment shop tanks
O-19.9	300 gallons	Shellbone Antifreeze	Secondary Containment	Mobile equipment shop tanks
O-19.12	550 gallons, variable	Approximately (10) 55-gallon drums, and pails containing engine oils and similar oils	Secondary Containment	Mobile equipment shop drums
O-19.13	500 Gallons	Used Oil (not in service)	Doublewall	Adjacent to mobile equipment ship
O-20.1	1,500 gallons	Gasoline	Secondary Containment	Gasoline storage area
O-20.2	N/A	Fuel Pump	Secondary Containment	Gasoline fuel pump
O-21	N/A	Former diesel fuel tank – removed.	None – tank was removed	Dock crane fuel storage tank - removed
O-22	1,750 gallons	Variable (empty)	Secondary Containment	Used oil storage area, Hydration Bulk used oil storage
O-23	Removed	Tank removed	None – tank was removed	None – tank was removed
O-24	13,750 gallons	Variable (empty)	Secondary Containment	Lubricant drum storage capacity for 250, 55-gallon drum storage
O-25	10,000 gallons	Diesel fuel (empty)	Secondary Containment	Diesel fuel tank at slag handling area
O-26	11,000 gallons	Diesel fuel	Secondary Containment	Diesel fuel tank, south end of scrap yard
O-27	Removed	Tank removed	None – tank was removed	None – tank was removed
O-28	Removed	Tank removed	None – tank was removed	None – tank was removed
O-29	20,000 gallons (2 tanks)	Lube oil (Tanks O-29.1, O-29.2) Empty	Secondary Containment	Morgan cellar bulk storage tank
O-30	300 gallons	Lube oil	Secondary Containment	#5 All Station Lube System
O-31	1,500 gallons	Hydraulic oil	Secondary Containment, Inside Building	Koch's Mill Lube System
O-32	375 gallons	Casting oil	Contained in Building, Secondary Containment	Danielle mold tube

OIL STORAGE AND CHEMICAL STORAGE INVENTORY

TANK OR AREA	TANK VOLUME	MATERIAL STORED	PREVENTATIVE FEATURE	COMMENTS
O-33	220 gallons total	Empty	Secondary Containment	
O-34	110 gallon	Lube oil	Contained in Building, Secondary Containment	Air Compressor Lube Oil System
O-35	N/A	Fuel oil	Contained in building	Transfer pump to Lube Preheater
O-36	2,800 gallons	5% Houghton 120-B in water	Contained in building	No. 3 Furnace hydraulic system reservoir
O-37	1,000 gallons	Used oil	Secondary Containment	DRI used oil tank
O-38	330 gallons	Lube oil, used antifreeze	Spill Pallets, Inside Building	DRI Mobile Equip Drum storage, (6) 55-gallon drums and one 200 gallon tank (antifreeze)
O-39	200 gallons	Diesel	Sorbent Material	DRI Mobile Diesel Tank
O-40	550 gallons	Lube oil	Sorbent Material	DRI Oil drum storage, 10, 55 gallon drums
O-41	1,500 gallons	Used Oil (out of service)	Secondary Containment	Vacuum Truck Dump
O-42	200 gallons	Diesel Fuel (empty)	Sorbent Material	Mobile Refueling Tank
O-43	Removed	Removed	Removed	Not Applicable – Unit Removed
O-44	260 gallons	Used Oil (empty)	Secondary Containment	Used oil from WWTP
O-45	200 gallons	Hydraulic Oil	Inside Building with Secondary Containment	Danielle Turret Hydraulic System
O-46	350 gallons	Hydraulic Oil	Secondary Containment	Tundish Tilt - Hydraulic System
O-46.1	110 gallon	Hydraulic Oil	Contained in building	FNC Hydraulic Unit
O-47	Removed – not in use	Removed – not in use	Removed – not in use	Formerly used fuel station
O-48.1	500 gallons	Dianodic DN 2481	Secondary Containment	GE Betz Chemicals – DN2481
O-48.2	500 gallons	Corrshield NT4201	Secondary Containment	GE Betz Chemicals – Corrshield NT4201
O-48.3	300 gallons	Liquichlor (12.5% solution)	Secondary Containment	GE Betz Chemicals – sodium hypochlorite
O-48.4	550 gallons	Various chemicals	Secondary Containment and/or Inside Building	Water Treatment Chemicals – approx. (10) 55-gallon drums of water treatment chemicals.
O-48.5	N/A	Diesel Fuel	Secondary Containment at Pump	Diesel Fuel Pump Station
O-49	550 gallons	Various Oil compounds (empty)	Secondary Containment	Oil Storage Area
O-50.1	300 gallons	Liquichlor (12.5% solution)	Secondary Containment	GE Betz Chemicals – sodium hypochlorite

TANK OR AREA	TANK VOLUME	MATERIAL STORED	PREVENTATIVE FEATURE	COMMENTS
O-50.2	300 gallons	Liquichlor (12.5% solution)	Secondary Containment	GE Betz Chemicals – sodium hypochlorite
O-50.3	550 gallons	Flogard MS6205	Secondary Containment	GE Betz Water Treatment Chemical
O-50.4	550 gallons	GE Betz Continuum AEC 3151	Secondary Containment	GE Betz Water Treatment Chemical
O-50.5	550 gallons	GE Betz – Klaraid PC 1192	Secondary Containment	GE Betz Water Treatment Chemical
O-51	Removed	Removed	Removed	Not Applicable – Unit Removed
O-52	3,000 gallons	Spectrakook RB Tank	Building Provides Containment	No. 1 Furnace Emulsion Room
O-53	3,000 gallons	Spectrakook RB Tank	Building Provides Containment	No. 2 Furnace Emulsion Room
O-54	1,000 gallons	GE Betz – Klaraid PC 1192	Secondary Containment	GE Betz Water Treatment Chemical
O-55	500 gallons	GE Betz – Dianodic DN 2307	Secondary Containment	GE Betz Water Treatment Chemical
O-56	500 gallons	GE Betz – Dianodic DN 2306	Secondary Containment	GE Betz Water Treatment Chemical
O-57	300 gallons	Liquichlor (12.5% solution)	Secondary Containment	GE Betz Chemicals – sodium hypochlorite
O-58	40 gallons	Premium Non-Haz Solvent	Building Provides Containment	Parts washer station in Guide Shop
O-59	40 gallons	Premium Non-Haz Solvent	Building Provides Containment	Parts washer station in Guide Shop
O-60	40 gallons	Premium Non-Haz Solvent	Building Provides Containment	Parts washer station in Hydraulics Shop
O-61	2,000 gallons	Chem Treat P873L	Inside Building – water treatment chemical	GE Betz Water Treatment Chemical
O-62	1,000 gallons	Used Oil	Secondary Containment	Used oil tank at south end of rolling mill
O-63	160 gallons	Hydraulic Fluid	Building Provides Containment	Straightener is not in use, mobile storage
O-64	40 gallons (empty)		Building Provides Containment	Parts washer station in Maintenance Bldg.
O-65	40 gallons (empty)		Building Provides Containment	Parts washer station in Roll Shop Bldg.
O-66	40 gallons (empty)		Building Provides Containment	Parts washer station in Roll Shop Bldg.
O-67.1	400 gallons	Gear Oil	Building Provides containment	0" oil station
O-67.2	250 gallons	Gear Oil	Building Provides containment	#1 Gearbox
O-67.3	800 gallons	Gear Oil	Building Provides containment	#2 Gearbox
O-67.4	500 gallons	Gear Oil	Building Provides containment	#3 Gearbox/91 shear
O-67.5	850 gallons	Gear Oil	Building Provides containment	#4 Gearbox
O-67.6	850 gallons	Gear Oil	Building Provides containment	#4 Oil Station (9-14 Gearbox)
O-67.7	120 gallons	Lube Oil	Building Provides containment	"0" Stand Transverse Switch
O-68	165 gallons	Boiler Treatment	Secondary Containment	Boiler Water Treatment (3-55 gal)
O-69	250 gallons	Lube Oil	Building Provides Containment	5 Oil Station

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December 2018

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SIGNATURE 

TANK OR AREA	TANK VOLUME	MATERIAL STORED	PREVENTATIVE FEATURE	COMMENTS
O-70	60 gallons	Lube Oil	Building Provides Containment	Laying Head Lids
O-71	165 gallons	Ecosafe FR-68	Building Provides Containment	Laying Head Lids
O-72	935 gallons	Variable Oils/Greases	Building Provides Containment	55 gallon drums storage (17)

- O - # indicates an oil or chemical materials being stored other than dielectric oil