

60038

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PM Copy

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

RECEIVED

MAY 02 2025

SITE ASSESSMENT,
REMEDICATION, &
REVITALIZATION

①

ATTACHMENT 1

VCC Application



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?
		() -		<input type="checkbox"/>
		() -		<input type="checkbox"/>
		() -		<input type="checkbox"/>

5. Physical Location of Applicant's Headquarters

10 State Highway 35 South 100

Street address Suite Number

Red Bank NJ 07701

City State 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 Phone 2

Columbia SC 29201 sammoses@parkerpoe.com

City State Zip 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
<u>Warren Waters - Managing Member</u>	

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

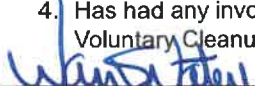
Yes No

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:

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


 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? (check all that apply)
 None
 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? (check all that apply)
 None
 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? (check all that apply)
 None
 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? (check all that apply)
 None
 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? (check all that apply)
 None
 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? (check all that apply)
 None
 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 _____

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

- a. Tax Map Parcel# _____
- b. Acreage _____
- c. Current Owner _____
- d. Owner Mailing Address _____

- e. Contact Person for Access _____
- f. Access Person's Phone # _____
- g. Is Parcel Currently Vacant? Yes No
- h. Buildings on the parcel? (check all that apply)
 - None
 - 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# _____
- b. Acreage _____
- c. Current Owner _____
- d. Owner Mailing Address _____

- e. Contact Person for Access _____
- f. Access Person's Phone # _____
- g. Is Parcel Currently Vacant? Yes No
- h. Buildings on the parcel? (check all that apply)
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 - Demolished/Ruins
 - Intact, To be demolished
 - Intact, To be re-used
- i. Business/facility operations
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 - Not operating since _____ (approx date)
 - In operation: nature of the business _____

- a. Tax Map Parcel# _____
- b. Acreage _____
- c. Current Owner _____
- d. Owner Mailing Address _____

- e. Contact Person for Access _____
- f. Access Person's Phone # _____
- g. Is Parcel Currently Vacant? Yes No
- h. Buildings on the parcel? (check all that apply)
 - None
 - Demolished/Ruins
 - Intact, To be demolished
 - Intact, To be re-used
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- b. Acreage _____
- c. Current Owner _____
- d. Owner Mailing Address _____

- e. Contact Person for Access _____
- f. Access Person's Phone # _____
- g. Is Parcel Currently Vacant? Yes No
- h. Buildings on the parcel? (check all that apply)
 - None
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- b. Acreage _____
- c. Current Owner _____
- d. Owner Mailing Address _____

- e. Contact Person for Access _____
- f. Access Person's Phone # _____
- g. Is Parcel Currently Vacant? Yes No
- h. Buildings on the parcel? (check all that apply)
 - None
 - 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)
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- a. Tax Map Parcel# _____
- b. Acreage _____
- c. Current Owner _____
- d. Owner Mailing Address _____

- e. Contact Person for Access _____
- f. Access Person's Phone # _____
- g. Is Parcel Currently Vacant? Yes No
- h. Buildings on the parcel? (check all that apply)
 - None
 - 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 _____

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 Phone1 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	<input type="checkbox"/> Y <input type="checkbox"/> N	
Assigned File Number		
Assigned Contract Number		

ATTACHMENT 2

List of Previous Property Owners

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

ATTACHMENT 3

Property Plat (2017)



NORTH

DRAFT

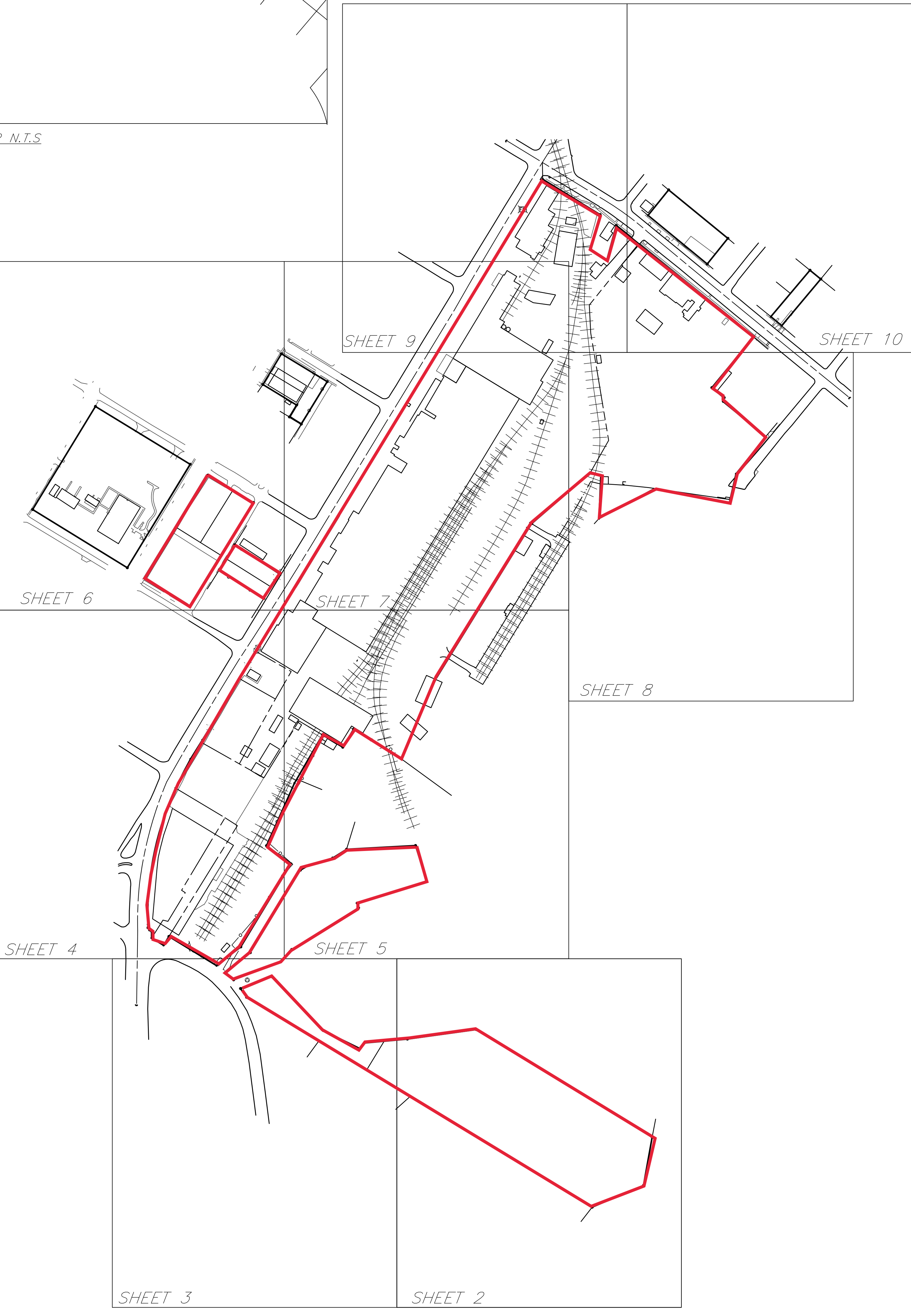
SURVEYOR'S NOTES:

1. FIELD WORK PERFORMED ON 05/31/17.
 2. THIS SURVEY REPRESENTS THE SAME PARCEL AS DESCRIBED IN TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY HAVING FILE NUMBER 17-1431 DATED 6/28/2017 AT 8:00 A.M.
 3. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING ACTIVITIES ON THE SUBJECT PARCEL.
 4. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND BUILDING AND DOES NOT CREATE A NEW PARCEL OR A NEW STREET OR CHANGE EXISTING STREETS.
 5. AREA WAS DETERMINED BY COORDINATE COMPUTATIONS.
 6. THE RAW ERROR OF CLOSURE IS 1:10,000 UNADJUSTED.
 7. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT AND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF SOUTH CAROLINA.
- UTILITY NOTE**
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF THE UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ZONING INFORMATION**
NOT PROVIDED BY CLIENT.
- BASIS OF BEARINGS**
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE (INTERNATIONAL FEET)
- FLOOD NOTE**
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES PARTIALLY WITHIN A SPECIAL HAZARD FLOOD ZONE, COMMUNITY PANEL NUMBERS 4500870002D AND 4500870001D, WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 1989.
- IRON PINS**
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

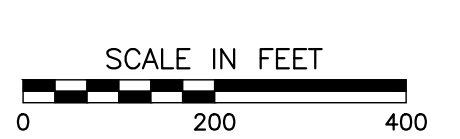
LEGEND:

- LIGHT POLE
- STORM MANHOLE
- WATER METER
- ELECTRIC BOX
- HVAC UNIT
- MONITORING WELL
- TELEPHONE BOX
- SQUARE AREA DRAIN
- CURB INLET
- SANITARY MANHOLE
- POWER POLE
- ROUND AREA DRAIN
- FLAG POLE
- GUY WIRE
- SIGN
- (F.I.R) FOUND IRON ROD
- (F.I.P) FOUND IRON PIPE
- (F.R.S) FOUND RAILROAD SPIKE
- FO FIBER OPTICS LINE
- OH-E OVERHEAD ELECTRIC LINE
- RAILROAD TRACKS
- G GAS LINE
- ST STORM LINE

SITE MAP N.T.S




DRAFT



SURVEYOR'S CERTIFICATION:
TO LIBERTY HOUSE GROUP PTE. LTD, CHICAGO TITLE INSURANCE COMPANY, AND ARCELORMITTAL GEORGETOWN INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 2, 3, 4, 6A, 7A, 7B, 8, 9, 11, 13, 14, 16, 18, 19, AND 20 OF TABLE A, THEREOF.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.
DATE OF FIELDWORK: 05/31/17
DATE OF MAP: 08/04/17
WILLIAM J. HUFFMAN
P.S.#25145

DRAFT



Civil & Environmental Consultants, Inc.
333 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.**
Situate In
**GEORGETOWN
SOUTH CAROLINA**
Made For
**ARCELORMITTAL GEORGETOWN INC.
4020 KINROSS LAKES PARKWAY
RICHFIELD OHIO**

DATE:	AUGUST 4 2017	SCALE:	1"=200'	DRAWING NO.:	
DRAWN BY:	ZKG	CHECKED BY:	DRAFT		
PROJECT NO.:	171-312	APPROVED BY:	DRAFT		

SHEET 1 OF 13



DRAFT

SHEET 5
SHEET 2

SHEET 3
SHEET 2

PARCEL ID: 01-0439-003-00-00
AND 05-0028-023-00-00
GEO SPECIALTY CHEMICALS INC
DEED BOOK 737 PAGE 7
PLAT BOOK 217-9 & 1

N 84°49'46" E
155.46'

N 82°07'22" E
249.98'

N 58°44'23" W
1453.08'

S 58°32'56" E
741.06'

AREA 1
PARCEL ID:
01-0439-003-01-00 AND
A PORTION OF 05-0028-023-01-00
DEED BOOK 1526 PAGE 143
PLAT BOOK 194 PAGE 5
7.903 ACRES

PARCEL ID: 01-0439-002-00-00
SC STATE PORTS AUTHORITY
DEED BOOK 239 PAGE 99

PARCEL ID: 01-0439-004-00-00
SC STATE PORTS AUTHORITY
DEED BOOK 30 PAGE 239

DRAFT

SURVEYOR'S CERTIFICATION:

TO LIBERTY HOUSE GROUP PTE, LTD, CHICAGO TITLE INSURANCE COMPANY, AND ARCELORMITTAL GEORGETOWN INC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11, 13, 14, 16, 18, 19, AND 20 OF TABLE A THEREOF.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

DATE OF FIELDWORK: 05/31/17
DATE OF MAP: 08/04/17
WILLIAM J. HUFFMAN
P.S.#25145

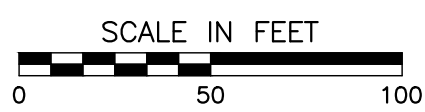
DRAFT

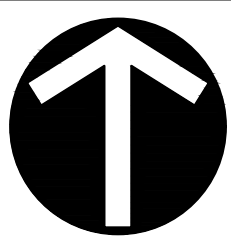


Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

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

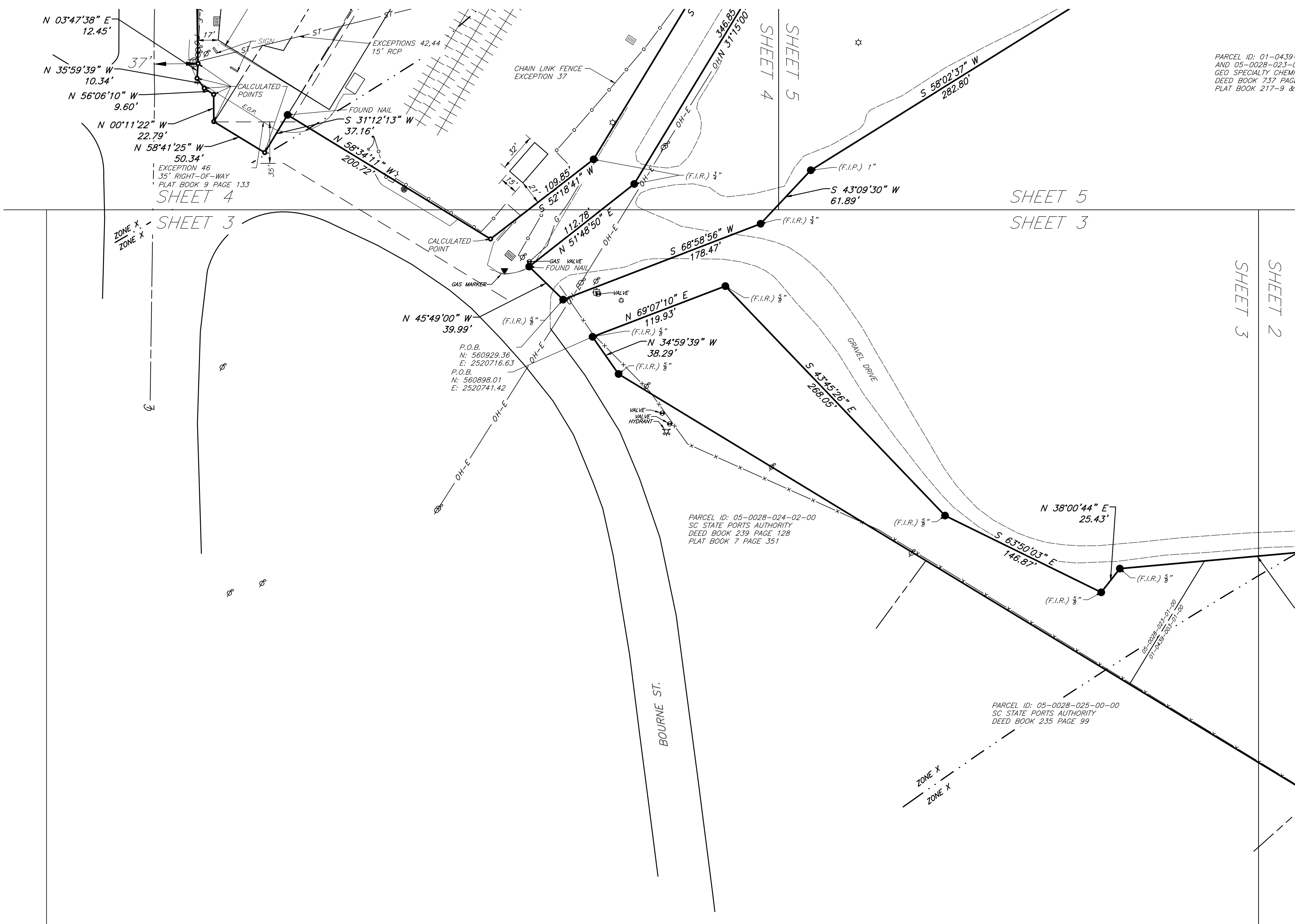
DATE:	AUGUST 4 2017	SCALE:	1"=50'	DRAWING NO.:
DRAWN BY:	ZKG	CHECKED BY:	DRAFT	
PROJECT NO:	171-312	APPROVED BY:	DRAFT	





NORTH

DRAFT



PARCEL ID: 01-0439- AND 05-0028-023-0. GEO SPECIALTY CHEMIE DEED BOOK 737 PAGE PLAT BOOK 217-9 &

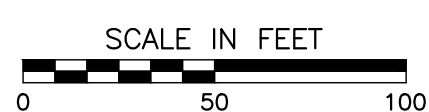
PARCEL ID: 05-0028-024-02-00 SC STATE PORTS AUTHORITY DEED BOOK 239 PAGE 128 PLAT BOOK 7 PAGE 351


PARCEL ID: 05-0028-025-00-00 SC STATE PORTS AUTHORITY DEED BOOK 235 PAGE 99

DRAFT

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 DATE OF FIELDWORK: 05/31/17
 DATE OF MAP: 08/04/17
 WILLIAM J. HUFFMAN
 P.S.#25145

DRAFT





Civil & Environmental Consultants, Inc.
 333 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.**
 Situate 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 **3** OF **13**



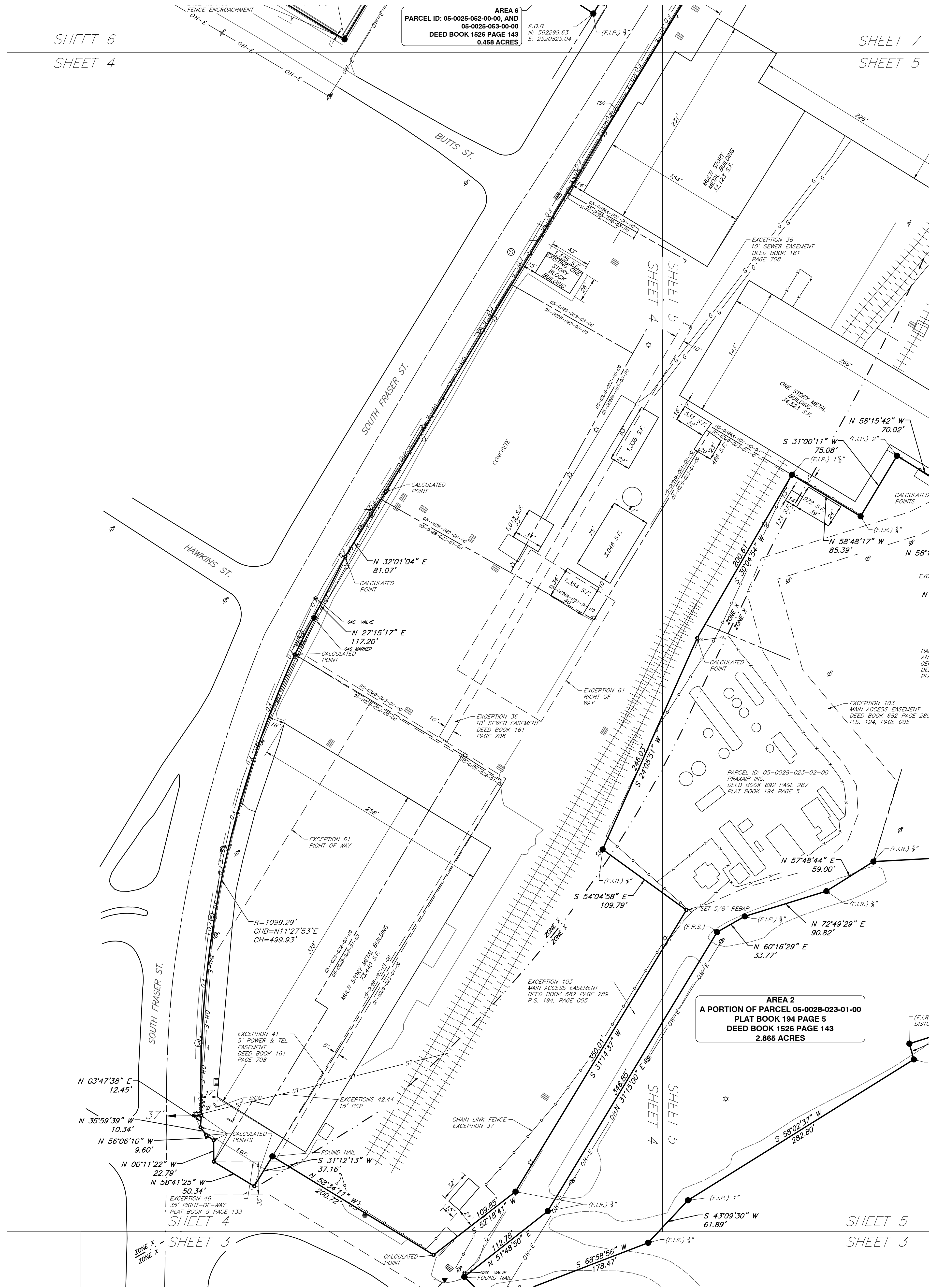
DRAFT

SHEET 6
SHEET 4

SHEET 7
SHEET 5

AREA 6
PARCEL ID: 05-0025-052-00-00, AND
05-0025-053-00-00
DEED BOOK 1526 PAGE 143
0.458 ACRES

P.O.B.
NO: 562299.63
E: 2520825.04



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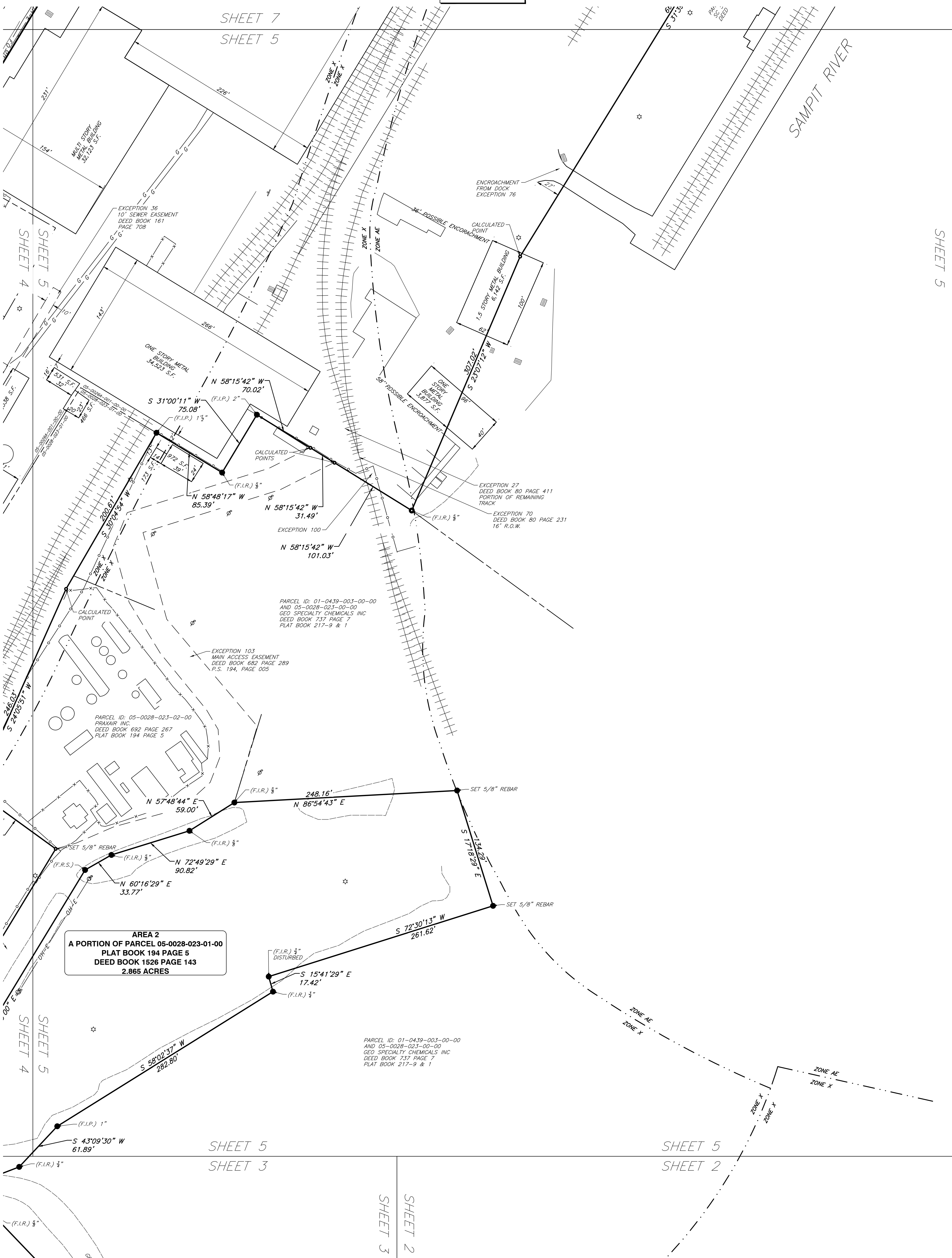
DATE: **AUGUST 4 2017** SCALE: **1"=50'** DRAWING NO.:
DRAWN BY: **ZKG** CHECKED BY: **DAWF**
PROJECT NO: **171-312** APPROVED BY: **DRAFT** SHEET **4** OF **13**



DRAFT

SHEET 7
SHEET 5

SHEET 8
SHEET 5



AREA 2
A PORTION OF PARCEL 05-0028-023-01-00
PLAT BOOK 194 PAGE 5
DEED BOOK 1526 PAGE 143
2.865 ACRES

PARCEL ID: 01-0439-003-00-00
AND 05-0028-023-00-00
GEO SPECIALTY CHEMICALS INC
DEED BOOK 737 PAGE 7
PLAT BOOK 217-9 & 1

PARCEL ID: 05-0028-023-02-00
FRAXAIR, INC.
DEED BOOK 692 PAGE 267
PLAT BOOK 194 PAGE 5

PARCEL ID: 01-0439-003-00-00
AND 05-0028-023-00-00
GEO SPECIALTY CHEMICALS INC
DEED BOOK 737 PAGE 7
PLAT BOOK 217-9 & 1


DRAFT

DRAFT



SCALE IN FEET
0 50 100

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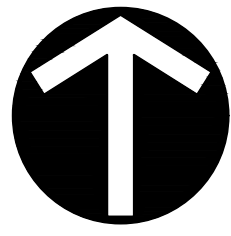


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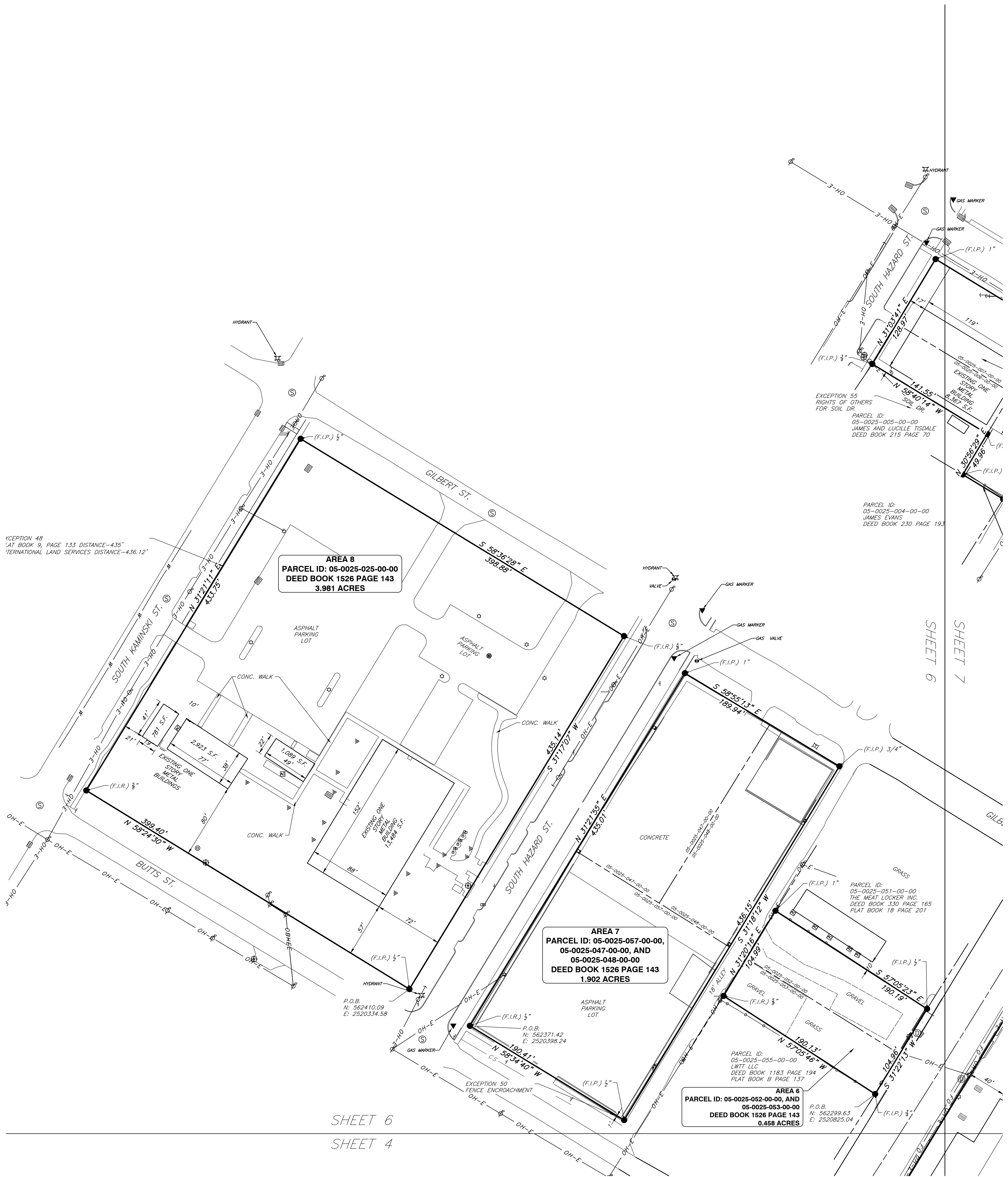
DATE:	AUGUST 4 2017	SCALE:	1"=50'	DRAWING NO.:	
DRAWN BY:	ZKG	CHECKED BY:	DRAFT		
PROJECT NO.:	171-312	APPROVED BY:	DRAFT		

SHEET 5 OF 13



NORTH

DRAFT



EXCEPTION 48
'AT BOOK 9, PAGE 133 DISTANCE-435'
'INTERNATIONAL LAND SERVICES DISTANCE-436.12'

AREA 8
PARCEL ID: 05-0025-025-00-00
DEED BOOK 1526 PAGE 143
3.981 ACRES

AREA 7
PARCEL ID: 05-0025-057-00-00,
05-0025-047-00-00, AND
05-0025-048-00-00
DEED BOOK 1526 PAGE 143
1.902 ACRES

AREA 6
PARCEL ID: 05-0025-052-00-00, AND
05-0025-053-00-00
DEED BOOK 1526 PAGE 143
0.458 ACRES

SHEET 6
SHEET 4

DRAFT

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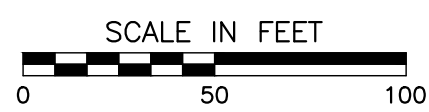
DATE OF FIELDWORK: 05/31/17
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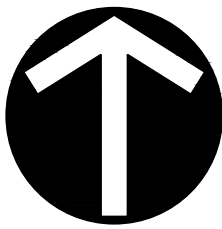
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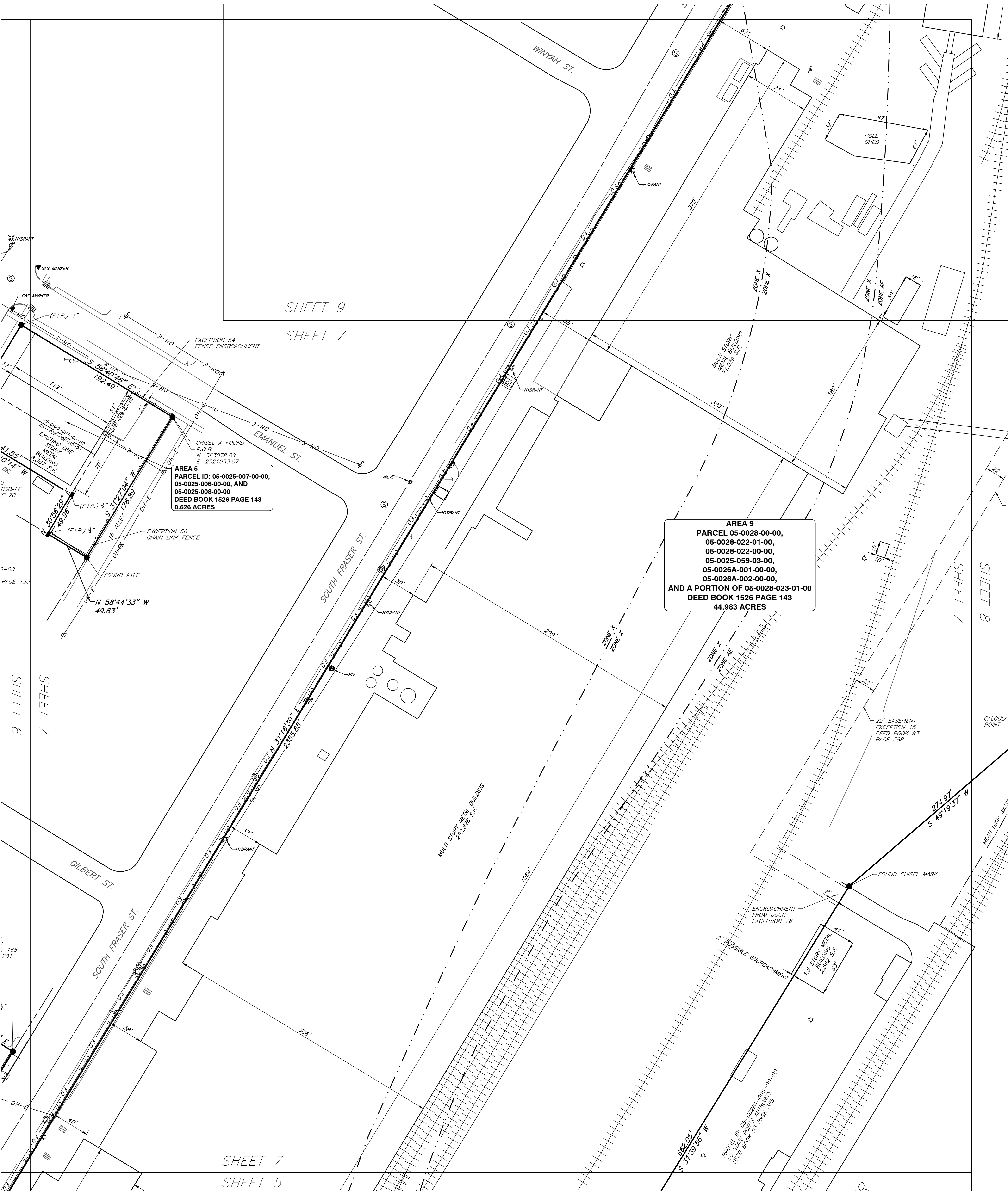


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PROJECT NO.:	171-312	APPROVED BY:	DRAFT	SHEET	6 OF 13

DRAFT



NORTH



AREA 5
PARCEL ID: 05-0025-007-00-00,
05-0025-008-00-00, AND
05-0025-008-00-00
DEED BOOK 1526 PAGE 143
0.626 ACRES

AREA 9
PARCEL 05-0028-00-00,
05-0028-022-01-00,
05-0028-022-00-00,
05-0025-059-03-00,
05-0026A-001-00-00,
05-0026A-002-00-00,
AND A PORTION OF 05-0028-023-01-00
DEED BOOK 1526 PAGE 143
44.983 ACRES

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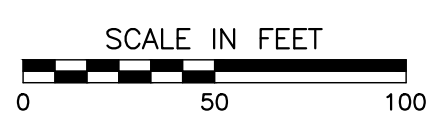
DRAFT

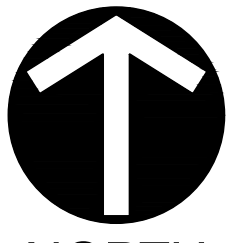


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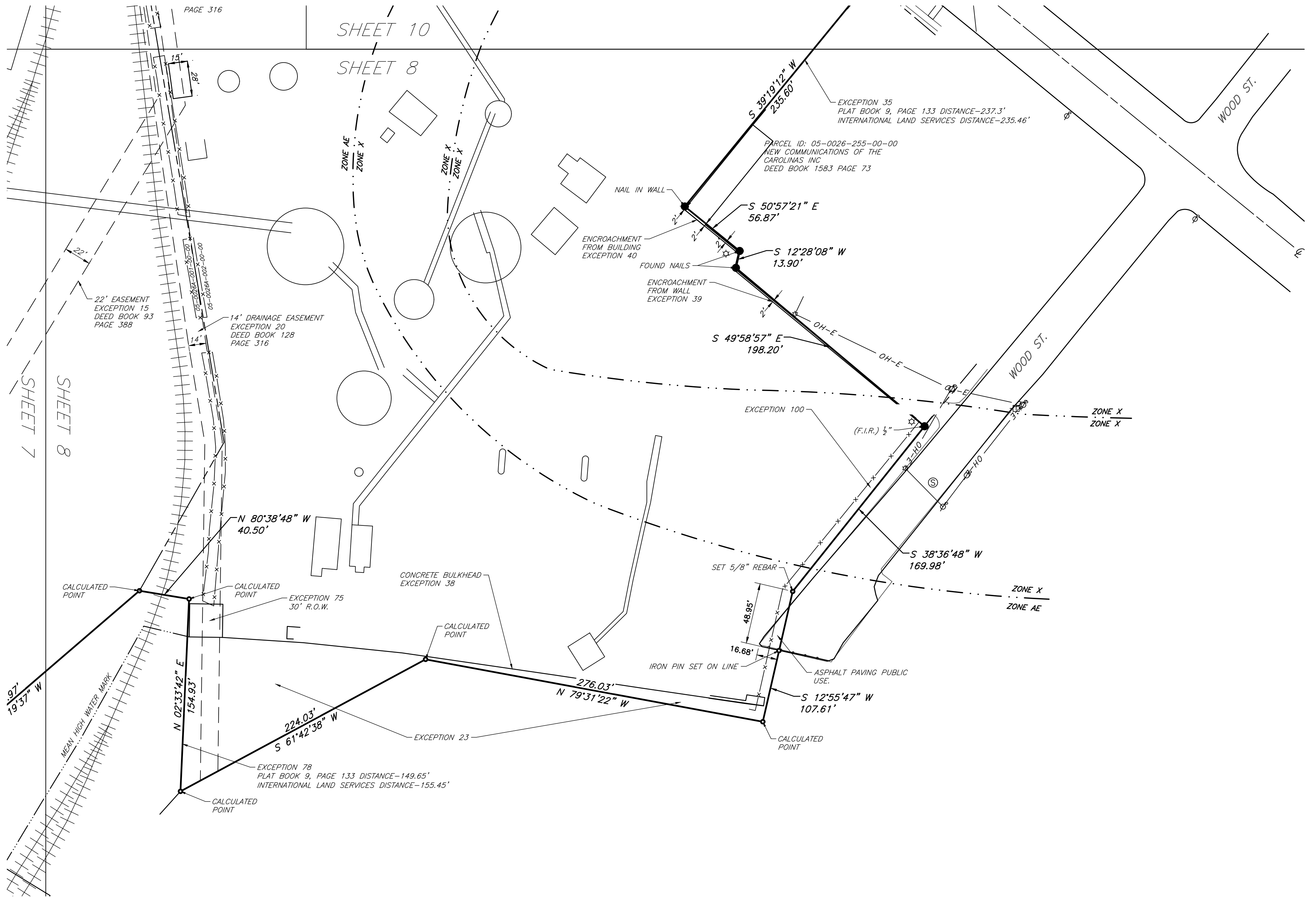
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PROJECT NO.:	171-312	APPROVED BY:	DRAFT	SHEET	7 OF 13





NORTH

DRAFT



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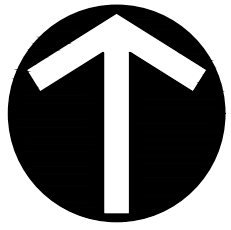


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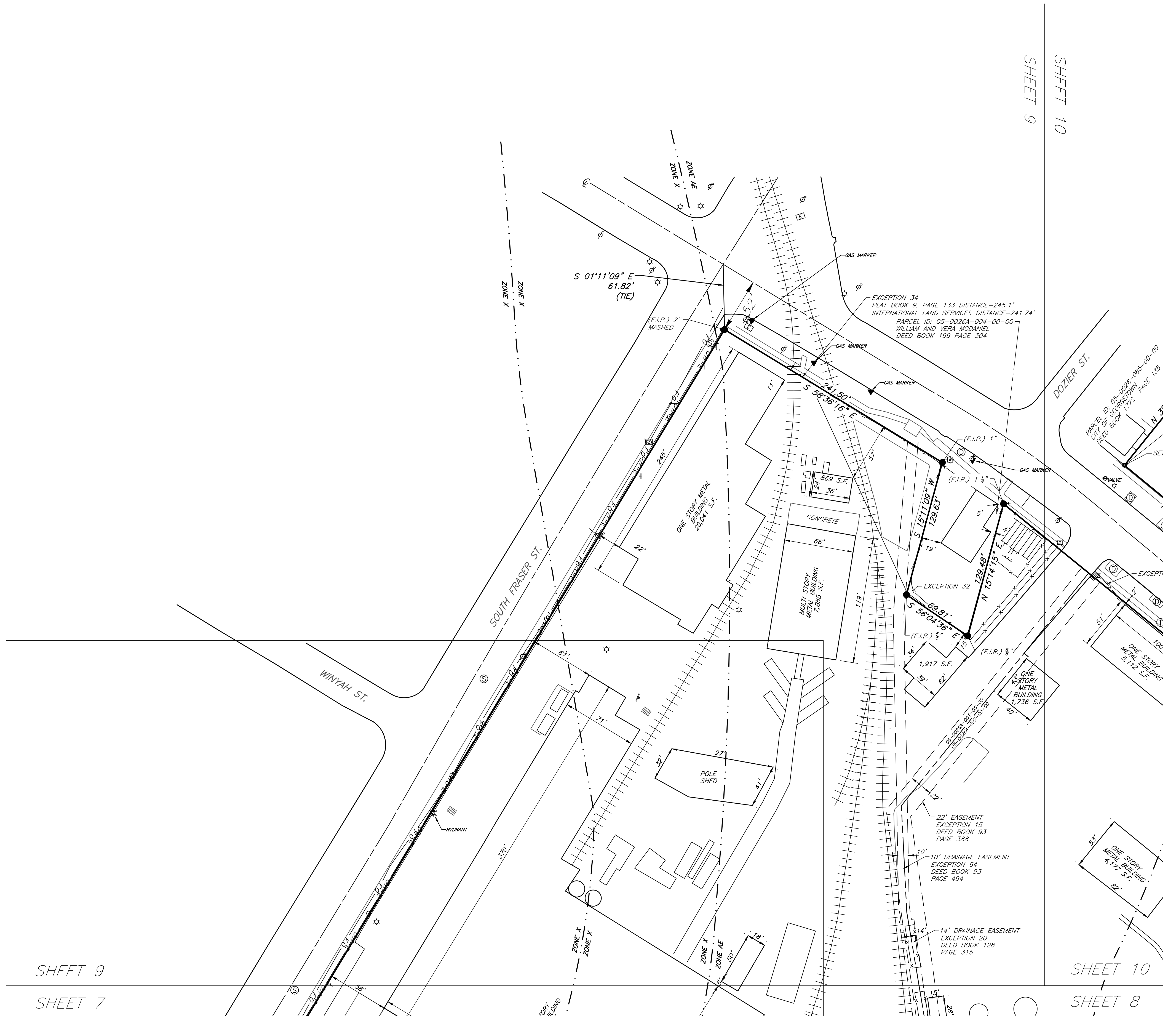
SHEET **8** OF **13**



NORTH

DRAFT

SHEET 9
SHEET 10



SHEET 9

SHEET 7

SHEET 10

SHEET 8

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Made For

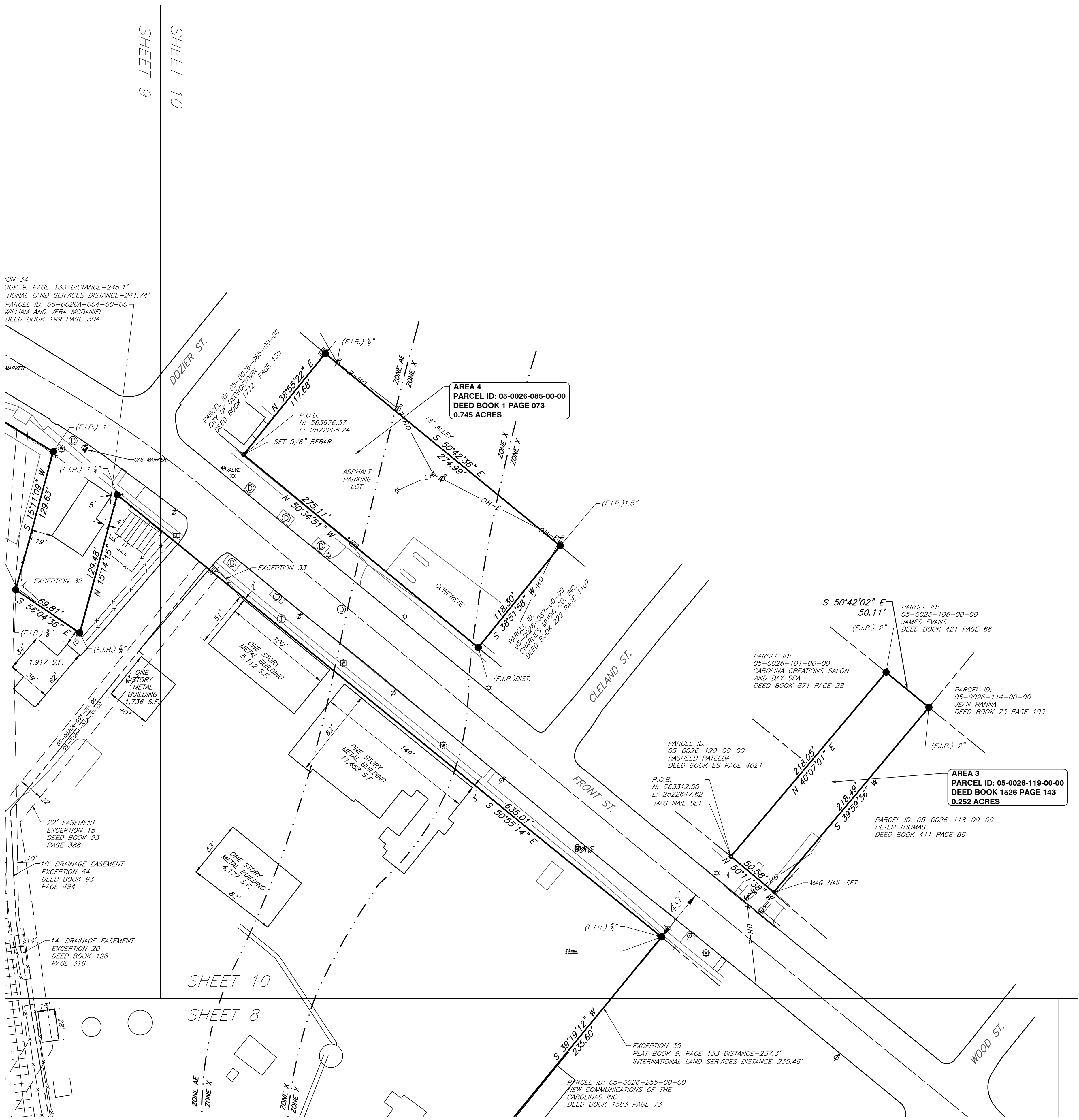
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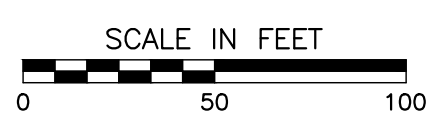




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DRAWN BY:	ZKG	CHECKED BY:	DRAFT	
PROJECT NO.:	171-312	APPROVED BY:	DRAFT	SHEET 10 OF 13

SCHEDULE B- SECTION 2 EXCEPTIONS

AS TO ALL PARCELS

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 INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER)

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 ACCURATE AND COMPLETE LAND SURVEY 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 ATE 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 SC 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 SERVICE, INC., DATED AUGUST 12, 1995, REVISED OCTOBER 27, 1995, RECORDED IN SLIDE 186 PAGES 1-8. (SETBACK INFORMATION FOR ZONE III 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.

10. 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)

11. NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN. (ACREAGE SHOWN ON MAP)

12. TITLE TO ANY PORTION LYING WITHIN THE BOUNDS OF ANY ROADS OR HIGHWAYS. (AREAS SHOWN-SEE EXCEPTION 3)

13. 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 JULY 12, 2002 IN SLIDE 432 AT PAGES 4-8. THIS POLICY INSURES ONLY THE SMALLER OF THE TWO DISCREPANCIES. (AS SURVEYED BEARINGS AND DISTANCES SHOWN ON MAP)

14. 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)

15. 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 JULY 12, 2002 IN SLIDE 432, PAGES 4-8. (SHOWN ON MAP)

16. 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 ILLEGIBLE AND DESCRIPTION IS TOO VAGUE TO PLOT)

17. 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)

18. 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)

19. TERMS AND CONDITIONS OF LEASE AGREEMENT BETWEEN GEORGETOWN COUNTY AND GEORGETOWN STEEL CORPORATION DATED MARCH 1, 1974 AND RECORDED IN DEED BOOK 121 AT PAGE 1. SAID LEASE TO PROVIDE FOR THE CONSTRUCTION OF VARIOUS POLLUTION CONTROL FACILITIES AT GEORGETOWN STEEL CORPORATION. (UNABLE TO DETERMINE LOCATION)

20. EASEMENT FROM GEORGETOWN STEEL CORPORATION AND GEORGETOWN FERREDUCTION TO THE CITY OF GEORGETOWN DATED MARCH 5, 1975 IN DEED BOOK 128 AT PAGE 316, 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 10' 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)

21. 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 PLAT OF CITY BEING LOCATED ON PROPERTY OF GEORGETOWN STEEL CORPORATION. (LOCATION OF R.O.W. NOT SHOWN ON DOCUMENT)

22. 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 338. (FOR ACCURATE LOCATION ATTACHED DRAWING BY THE JOHN MCGRADY COMPANY, ENGINEERS WILL HAVE TO BE PROVIDED)

23. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGHWATER MARK OF THE SAMPIT RIVER. (SHOWN ON MAP)

24. LIMITED SPOIL 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 258. (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)

25. SPOIL 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 257. (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)

26. SEWER EASEMENT TO THE CITY OF GEORGETOWN RECORDED SEPTEMBER 14, 1951 IN DEED BOOK Y-3 AT PAGE 296. (SEE EXCEPTION 22)

27. 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.)

28. RIGHTS OF THE RAILROAD COMPANY SERVICING THE RAILROAD SIDING LOCATED ON THE INSURED PREMISES IN AND TO THE TIES, RAILS AND OTHER PROPERTIES CONSTITUTING SAID RAILROAD SIDING OR IN AND TO THE USE THEREOF. (SEE EXCEPTION 17)

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

30. RESERVATION OF URANIUM, THORIUM, AND OTHER MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH THE PRIVILEGES OF MINING AND DRILLING RIGHTS AND IMMUNITIES, 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)

31. MANHOLES, SIGNS, DROP 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 STORAGE, 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, WASTER 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, AUGUS, FURNACES, TANKS, CATCH BASINS, 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 THAT PLAT. (VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES OBSERVED AT THE TIME OF THIS SURVEY SHOWN ON MAP)

32. 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, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)

33. 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, REVISED SEPTEMBER 22, 1995, REVISED OCTOBER 27, 1995, REVISED NOVEMBER 14, 1995, RECORDED IN SLIDE 186, PAGES 1-8. (SHOWN ON MAP)

34. 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)

35. THE DESCRIPTION SET OR 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 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 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)

36. A 10' SEWER EASEMENT 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. (SHOWN ON MAP)

37. RIGHTS, IF ANY, OR PROPERTY OWNERS ADJOINING ON THE SOUTH 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)

38. 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)

39. 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)

40. ENCROACHMENT ONTO INSURED PREMISES BY THE ONE (1) STORY CONCRETE BLOCK 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

ADDITIONAL EXCEPTIONS AS TO TRACT ONE-PARCEL 2

41. 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)

42. EASEMENT FOR CATCH BASINS, STORM DRAINS, AND RELATED SEWER PIPELINES AS SHOWN IN DEED BOOK 161, PAGE 709; ALSO SEE PLAT BOOK 1 AT PAGE 32. (SHOWN ON MAP)

43. 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)

44. 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 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. (SHOWN ON MAP)

45. 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)

46. 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)

47. 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

ADDITIONAL EXCEPTIONS AS TO TRACT ONE-PARCEL 3

48. THE DESCRIPTION SET OUT OR REFERRED 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 435 FEET. (SHOWN ON MAP)

49. 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

ADDITIONAL EXCEPTIONS AS TO TRACT ONE-PARCEL 4

50. 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)

51. NIGHT LIGHTS AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS 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

ADDITIONAL EXCEPTIONS AS TO TRACT ONE-PARCEL 5 AND 6

52. FILL CAP, POWER LINES, POWER POLES, AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS 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)

53. RIGHTS, IF ANY, OF PROPERTY OWNERS ADJOINING ON THE SOUTH 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

ADDITIONAL EXCEPTIONS AS TO TRACT ONE-PARCEL 7

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; 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. (SHOWN ON MAP)

55. 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)

56. RIGHTS, 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

ADDITIONAL EXCEPTIONS AS TO TRACT ONE-PARCEL 8

57. 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

ADDITIONAL EXCEPTIONS AS TO TRACT ONE-PARCEL 9

58. 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)

59. 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)

SURVEYOR'S CERTIFICATION:
TO: LIBERTY HOUSE GROUP PTE. LTD, CHICAGO TITLE INSURANCE COMPANY, AND ARCELORMITTAL GEORGETOWN INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11, 13, 14, 16, 18, 19, AND 20 OF TABLE A THEREOF.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

DATE OF FIELDWORK: 08/31/17
DATE OF MAP: 08/04/17

WILLIAM J. HUFFMAN
P.S.#25145

DRAFT



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www.ccecinc.com

ALTA/NSPS LAND TITLE SURVEY OF THE PROPERTY OF ARCELORMITTAL GEORGETOWN INC.
Situate 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	11 OF 13

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 RECORDED MAY 14, 1951 IN DEED BOOK Y-3 PAGE 296. (SEE EXCEPTION 26)

68. RESERVATION OF URANIUM, THORIUM AND OTHER MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH THE PRIVILEGES, MINING AND DRILLING RIGHTS AND IMMUNITIES AS SET OUT IN DEED FROM RECONSTRUCTION FINANCE COMPANY TO GENERAL PLYWOOD CORP., RECORDED OCTOBER 21, 1950 IN DEED BOOK Y-3 AT 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 3 AT 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 AT PAGE 338. (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 SERVICING 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 AA, PAGE 57.

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 439, 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, 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)

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 7/11/39 IN DEED BOOK B-3, PAGE 6 AND ALSO SHOWN ON MAPS RECORDED IN PLAT BOOK E, PAGE 81 AND DEED BOOK 64, PAGE 283, 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 338.(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 161, 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 SERVICING 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 SPOIL EASEMENT GRANTED BY AMERICAN CYANAMID COMPANY TO THE UNITED STATES OF AMERICA DATED OCTOBER 1, 19465, 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 709, 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 46)

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 TRACT RECORDED JULY 11, 1939 IN DEED BOOK B-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 LAY, 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 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 6, 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)

****TRACT 3 WAS NOT INCLUDED IN ORIGINAL SCOPE OF WORK****

SCHEDULE B- SECTION 2 EXCEPTIONS

ADDITIONAL EXCEPTIONS AS TO TRACT THREE

104. GUYING 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. (BLANKET IN NATURE REFERRING TO THE USE OF GUY ANCHORS AND WIRES-NOT ABLE TO PLOT)

105. NOTICE OF SALE AND OWNERSHIP STATEMENT BY AND BETWEEN AND CONSOLIDATED MILL SUPPLY, INC., DATED FEBRUARY 11, 2003 AND RECORDED FEBRUARY 19, 2003 IN DEED BOOK 1481 AT PAGE 21, BY ORDER THE HONORABLE JOHN E. WAITES, 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)

DRAFT

SURVEYOR'S CERTIFICATION:

TO LIBERTY HOUSE GROUP PTE. LTD, CHICAGO TITLE INSURANCE COMPANY, AND ARCELORMITTAL GEORGETOWN INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11, 13, 14, 16, 18, 19, AND 20 OF TABLE A THEREOF.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

DATE OF FIELDWORK: 06/31/17
DATE OF MAP: 08/04/17

WILLIAM J. HUFFMAN
P.S.#25145

DRAFT



Civil & Environmental Consultants, Inc.

333 Baldwin Road - Pittsburgh, PA 15205

Ph: 412.429.2324 - 800.365.2324 - Fax: 412.429.2114

www.ceccinc.com

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

Situate 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	12 OF 13

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) N69°07'10"E, 119.93' TO A 5/8" REBAR FOUND. THENCE; S43°45'26"E, 268.05' TO A 5/8" REBAR FOUND. THENCE; S63°50'03"E, 146.87' TO A 5/8" REBAR FOUND. THENCE; N38°00'44"E, 25.43' TO A 5/8" REBAR FOUND. THENCE; N84°49'46"E, 155.46' 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°10'55"W, 176.27' TO A 5/8" REBAR FOUND. THENCE; S67°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 267). 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, 17.42' TO A 3/4" REBAR FOUND. THENCE; S58°02'37"W, 282.80' TO A 1" IRON PIPE FOUND. THENCE; S43°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 RATEEBA (DEED BOOK ES PAGE 4021) 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. OF FRONT STREET, HAVING THE COORDINATES OF N:563676.37, E:2522206.24 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 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 CHARLIES 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, 49.96' 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 LWTT 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°05'23"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, 104.96' 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:2520398.24 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°21'55"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°10'06"W, 2,255.45' 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°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.

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:563239.60, E:2522584.78 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; S49°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, 169.98' TO A 5/8" REBAR SET. THENCE; S12°55'47"W, FOR A TOTAL DISTANCE OF 107.61' TO A POINT IN THE SAMPIT 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, 31.49' 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 267). 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; M31°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

DRAFT

SURVEYOR'S CERTIFICATION:
 TO LIBERTY HOUSE GROUP PTE, LTD, CHICAGO TITLE INSURANCE COMPANY, AND ARCELORMITTAL GEORGETOWN INC.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11, 13, 14, 16, 18, 19, AND 20 OF TABLE A THEREOF.
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.
 DATE OF FIELDWORK: 05/31/17
 DATE OF MAP: 08/04/17
 WILLIAM J. HUFFMAN
 P.S.#25145

DRAFT



Civil & Environmental Consultants, Inc.
 333 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.
 Situate 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 13 OF 13

ATTACHMENT 4

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

(Included on attached Compact Disk)

ATTACHMENT 5

Map and Lists of Tanks and Chemical Containing Equipment

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

OIL USED IN FACILITY ELECTRICAL EQUIPMENT

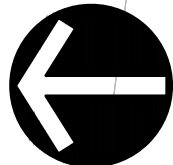
AREA	OIL VOLUME	MATERIAL STORED	PREVENTATIVE FEATURE	COMMENTS
T-9	Unit is dry	Dry Type Transformer	Not Applicable/Dry Type Transformer	Filter building transformer (Hydromation)
T-10.1	650 gallons	Dielectric Fluid	Secondary Containment	Oxygen plant transformer, main unit (TC-27)
T-10.2	163 gallons	Dielectric 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	Liquitec 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

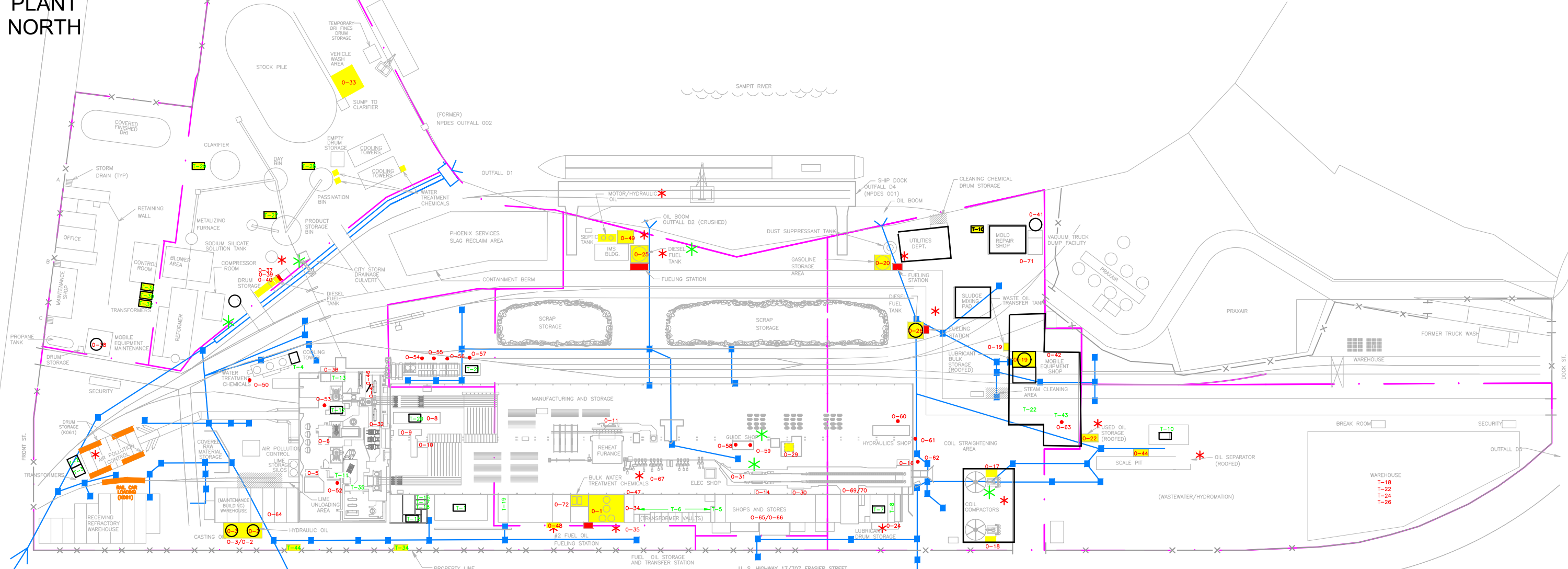
AREA	OIL VOLUME	MATERIAL STORED	PREVENTATIVE FEATURE	COMMENTS
T-31	334 gallons	Dielectric Fluid	Secondary Containment	Cooper Power Systems Transformer – (SN 906008686)
T-32	1599 gallons	Dielectric Fluid	Secondary Containment	Small Power Transformer – (SN HBB0958-1) (TC-7)
T-33	185 gallons	Dielectric 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)



PLANT NORTH

P:\2018\181-547-CADD\Drawings\181547-CV01-Site Layout and Material.dwg\SITE LAYOUT 17X11 - LS:12/18/2018 - kstlls - LP: 12/18/2018 10:18 AM



- LEGEND**
- FENCE
 - T-1 TRANSFORMER LOCATION
 - 0-1 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)

REVISION RECORD		
NO	DATE	DESCRIPTION
△		
△		
△		
△		

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.

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 www.cecinc.com

LIBERTY STEEL GEORGETOWN
GEORGETOWN, SOUTH CAROLINA

SITE LAYOUT AND
MATERIAL LOCATIONS

DRAWN BY: JKS	CHECKED BY: GPT	APPROVED BY: GPT	DRAWING NO.: 2
DATE: DECEMBER 2018	DWG SCALE: NTS	PROJECT NO: 181-547	

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

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