

RESOLUTION NO. 31866

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT SUCH BROWNFIELD VOLUNTARY AGREEMENT APPLICATIONS TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC), IN SUBSTANTIALLY THE FORM ATTACHED, AND IF APPROVED, TO ENTER INTO SUCH BROWNFIELD VOLUNTARY AGREEMENTS AND NOTICE OF LAND USE RESTRICTIONS FOR CERTAIN PORTIONS OF THE FORMER VOLUNTEER ARMY AMMUNITION PLANT IN CHATTANOOGA, TENNESSEE, AND AUTHORIZING THE MAYOR TO SIGN ANY TDEC APPLICATIONS, TDEC AGREEMENTS, AND TDEC REQUIRED LAND USE RESTRICTIONS NECESSARY TO IMPLEMENT THIS RESOLUTION.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby authorizing the Mayor to submit such Brownfield Voluntary Agreement applications to the Tennessee Department of Environment and Conservation (TDEC), in substantially the form attached, and if approved, to enter into such Brownfield Voluntary Agreements and Notice of Land Use Restrictions for certain portions of the former Volunteer Army Ammunition Plant in Chattanooga, Tennessee, and authorizing the Mayor to sign any TDEC applications, TDEC agreements, and TDEC required Land Use Restrictions necessary to implement this resolution.

ADOPTED: November 14, 2023

/mem



**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF REMEDIATION**

WILLIAM R. SNODGRASS TENNESSEE TOWER
312 ROSA L. PARKS AVENUE, 14TH FLOOR, NASHVILLE TN 37243

**VOLUNTARY PROGRAM APPLICATION (FOR USE BY VOLUNTARY
PARTIES AS DEFINED BY TCA 68-212)**

TDor Site Number (to be completed by Division):

SITE NAME AND LOCATION

1. SITE NAME (legal, common, or descriptive of site) Main Manufacturing Area, Release Area (Enterprise South)		2. SITE STREET, ROUTE # or SPECIFIC LOCATION IDENTIFIER Highway 58 & Ferdinand Piech Way	
3. CITY Chattanooga	4. STATE TN	5. ZIP CODE 37416	6. COUNTY Hamilton
7. LATITUDE 35.104191	8. LONGITUDE -85.142481	9. ACREAGE 182.38	10. DEED BOOK and PAGE/ PARCEL NUMBER(S) DB 7497, PG 631 / 130 001.09

CURRENT OWNER AND APPLICANT INFORMATION

11. PROPERTY OWNER (as of date of this application) City of Chattanooga and Hamilton County Government		18. APPLICANT NAME (as of date of this application) City of Chattanooga and Hamilton County Government	
12. CURRENT TENANT(S) (if different from owner) NA		19. APPLICANT EMAIL ADDRESS dAustin@chattanooga.gov	
13. OWNER'S ADDRESS City of Chattanooga and Hamilton County Government c/o City of Chattanooga Department of Economic Development 101 E. 11th Street, Suite G-18 Attn: Dwan Austin, Brownfield Coordinator		21. APPLICANT ADDRESS City of Chattanooga and Hamilton County Government c/o City of Chattanooga Department of Economic Development 101 E. 11th Street, Suite G-18 Attn: Dwan Austin, Brownfield Coordinator	
14. CITY Chattanooga	15. STATE TN	22. CITY Chattanooga	23. STATE TN
16. ZIP CODE 37402	17. TELEPHONE (XXX) XXX-XXXX 423-643-7346	24. ZIP CODE 37402	25. TELEPHONE (XXX) XXX-XXXX 423-643-7346

DESCRIPTION OF SITE'S OPERATIONAL HISTORY (Attach continuation sheet if needed)

26. CURRENT SITE ACTIVITY/PROPERTY USE:
Undeveloped and former US Government industrial land

27. PREVIOUS SITE ACTIVITY/PROPERTY USE:
See attached.

28. KNOWN OR POTENTIAL CONTAMINATION:
Petroleum and other hazardous substances, including but not limited to asbestos, inorganics, foundry sand, semi-volatile organic compounds, volatile organic compounds, polycyclic aromatic hydrocarbons, pesticides, and polychlorinated biphenyls.

See, formervoap-ar.com/search.asp

29. ENVIRONMENTAL SITE STUDIES COMPLETED TO DATE: (Mark all that apply)
 NONE PHASE I ASSESSMENT PHASE II SOIL MANAGEMENT PLAN OTHER formervoap-ar.com/search.asp

PERMIT / CONDITION AND DESCRIPTIVE INFORMATION

30. IS THE SITE REQUIRED TO BE INVESTIGATED OR REMEDIATED BY TDEC OR EPA AS A LICENSE OR PERMIT CONDITION, ENFORCEMENT ACTION, COMMISSIONER'S ORDER OR CONDITION OF ANY REGULATION? YES NO
31. DOES YOUR FACILITY HAVE NOW OR EVER HAD A TDEC LICENSE, SPECIAL COMPLIANCE PERMIT OR EPA PERMIT, OR OTHER AUTHORIZATION TO OPERATE? YES NO
32. DOES THIS SUBMITTAL CONSTITUTE A REPORTING REQUIREMENT UNDER 0400-40-03-.12 FOR GROUNDWATER THAT POSES A VAPOR INTRUSION, DIRECT CONTACT, OR CONSUMPTION THREAT? YES NO

FUTURE INTENT (As of date of the application)

33. INTENDED SITE REUSE UPON PROGRAM COMPLETION (Mark all that apply)
(Please include any applicable proposed redevelopment plans or figures)
 INDUSTRIAL COMMERCIAL RESIDENTIAL RETAIL MIXED USE OTHER Recreational
34. IS THIS SITE BEING ADDRESSED AS A PART OF A U.S. EPA BROWNFIELDS GRANT? YES NO
35. IS THIS SITE PART OF AN ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY PROJECT? YES NO

STATEMENT OF CERTIFICATION – TO BE COMPLETED BY APPLICANT OR APPLICANT'S REPRESENTATIVE

By signing this Application, the Voluntary Party acknowledges and agrees to abide by the Division's Cost Recovery Schedule. All charges must be timely paid to remain in the Brownfield Voluntary Cleanup Oversight and Assistance Program (VOAP) until the site is closed through either a letter of No Additional Action, letter of No Further Action, or voluntarily withdrawn from the VOAP at your request.

I, _____, certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

(Signature of authorized individual)

(Date)

RELATIONSHIP OF SIGNATOR TO THE SITE (please check one)

- Property Owner Property Owner's Legal Representative Prospective Property Owner
 Prospective Property Owner's Legal Representative Other _____

AFFIDAVIT

The undersigned, after being duly sworn, testifies as follows:

1. My name is _____, and I am the _____ of _____, (hereinafter "BUYER").
2. BUYER was not involved in placing the contamination at the property located at _____ TDEC site number (if applicable) _____.
3. BUYER does not have and has never had any stake in the operations which may have released, generated, or transported hazardous substances at said property and was not the owner at the time of disposal.
4. The relationship between BUYER and _____ is that of a Purchaser and Seller, respectively, of real property only.
5. This information is based upon personal knowledge.

This the _____ day of _____, 20_____

Affiant

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the (Insert Title or Position) of (Insert entity being represented), and that he/she is such capacity being authorized so to do, executed the foregoing document for the purposes therein contained, by signing the name of the corporation by himself/herself in such capacity.

Sworn and subscribed before me on this _____ day of _____, 20_____

Notary Public _____

My Commission Expires: _____

UPON COMPLETION OF THIS APPLICATION, SUBMIT BOTH THE APPLICATION AND PROGRAM ENTRY FEE TO:

TN DEPARTMENT OF ENVIRONMENT & CONSERVATION - DIVISION OF REMEDIATION
WILLIAM R. SNODGRASS TN TOWER
312 ROSA L. PARKS AVENUE, 14TH FLOOR
NASHVILLE, TN 37243
(615) 532-0900

FOR DIVISION USE ONLY

APPROVED BY:	APPROVAL DATE:	ASSIGNED TO:
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The undersigned, after being duly sworn, testifies as follows:

1. My name is Tim Kelly, and I am the Mayor of The City of Chattanooga, Tennessee, a municipal corporation of the State of Tennessee (hereinafter "Chattanooga").
2. Chattanooga was not involved in placing the contamination at the property located at the Main Manufacturing Area at the Volunteer Army Ammunition Plant at Hickory Valley Road and Highway 58.
3. Chattanooga does not have and has never had any stake in the operations which may have released, generated, or transported hazardous substances at said property and was not the owner at the time of disposal.
4. This information is based upon personal knowledge.

This the _____ day of November 2023

Affiant: Mayor Tim Kelly, City of Chattanooga

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tim Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Mayor of The City of Chattanooga, and that he is in such capacity being authorized so to do, executed the foregoing document for the purposes therein contained, by signing the name of the City by himself in such capacity.

Sworn and subscribed before me on this _____ day of November 2023

Notary Public _____

My Commission Expires: _____

The undersigned, after being duly sworn, testifies as follows:

1. My name is Weston Wamp, and I am the Mayor of Hamilton County, Tennessee, a political subdivision of the State of Tennessee (hereinafter "Hamilton County").
2. Hamilton County was not involved in placing the contamination at the property located at the Main Manufacturing Area at the Volunteer Army Ammunition Plant at Hickory Valley Road and Highway 58.
3. Hamilton County does not have and has never had any stake in the operations which may have released, generated, or transported hazardous substances at said property and was not the owner at the time of disposal.
4. This information is based upon personal knowledge.

This the _____ day of November 2023

Affiant: Mayor Weston Wamp, Hamilton County

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Weston Wamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Mayor of Hamilton County, Tennessee, and that he is in such capacity being authorized so to do, executed the foregoing document for the purposes therein contained, by signing the name of the County by himself in such capacity.

Sworn and subscribed before me on this _____ day of November 2023

Notary Public _____

My Commission Expires: _____

VOLUNTARY PROGRAM COST RECOVERY ASSESSMENT SCHEDULE

Tennessee Code Annotated § 68-212-224 requires consideration of a fee to enroll in the Voluntary Program. This payment must accompany this application when it is signed on behalf of the Voluntary Party and returned to the Department. Pursuant to Tennessee Code Annotated 68-212-224(a)(3), all voluntary agreements or consent orders may provide for the reimbursement of the department's oversight costs.

The Commissioner has determined that the cost recovery assessments outlined below are appropriate for the reimbursement of the Department's oversight costs, including staff time for review, comment, and approval of work plans, reports or other documents submitted by parties enrolled in the Brownfield Voluntary Cleanup Oversight and Assistance Program (VOAP). These cost recovery assessments shall be included in each Brownfield Voluntary Agreement to reimburse project manager time spent and any associated travel for field review of activities at voluntary sites.

Program Entry	\$3,000
Site Characterization	\$2,500
Remedial Action Work Plan	\$3,000
Risk Assessment Review	\$2,500
Beneficial Use Determination	\$2,500
Vapor Intrusion Evaluation/Mitigation	\$2,500
Brownfield Voluntary Agreement/Consent Order	\$4,000
Notice of Land Use Restrictions	\$1,000
Institutional and Engineering Controls Compliance	\$750

In addition to the fees identified previously, an annual longevity fee of \$4,000 will be charged to the Site on the anniversary of the date the site was accepted into the VOAP until a letter requiring no further action has been issued or the agreement has been terminated.

Applicable fees and financial requirements must be timely paid by the applicable Voluntary Party to remain in the Voluntary Cleanup Oversight and Assistance Program and to receive a letter of no further action. Timely payment means the Department receives payment from the Voluntary Party within 60 days of the first billing of a financial requirement or according to a payment plan agreed in writing between Voluntary Party and the Department.

VOLUNTARY PROGRAM CONTACT INFORMATION

If you have any questions or need further information, please contact the VOAP at the above address or by calling (615) 532-0900.

Hamilton County Owners Address, Question 13

Care of:
Hamilton County Government
4005 Cromwell Road
Chattanooga, TN., 37421
Attention: Todd Leamon, County Engineer

City of Chattanooga and Hamilton County Governments
VOAP Application: Enterprise South Industrial Park, Main Manufacturing Area, Release Area

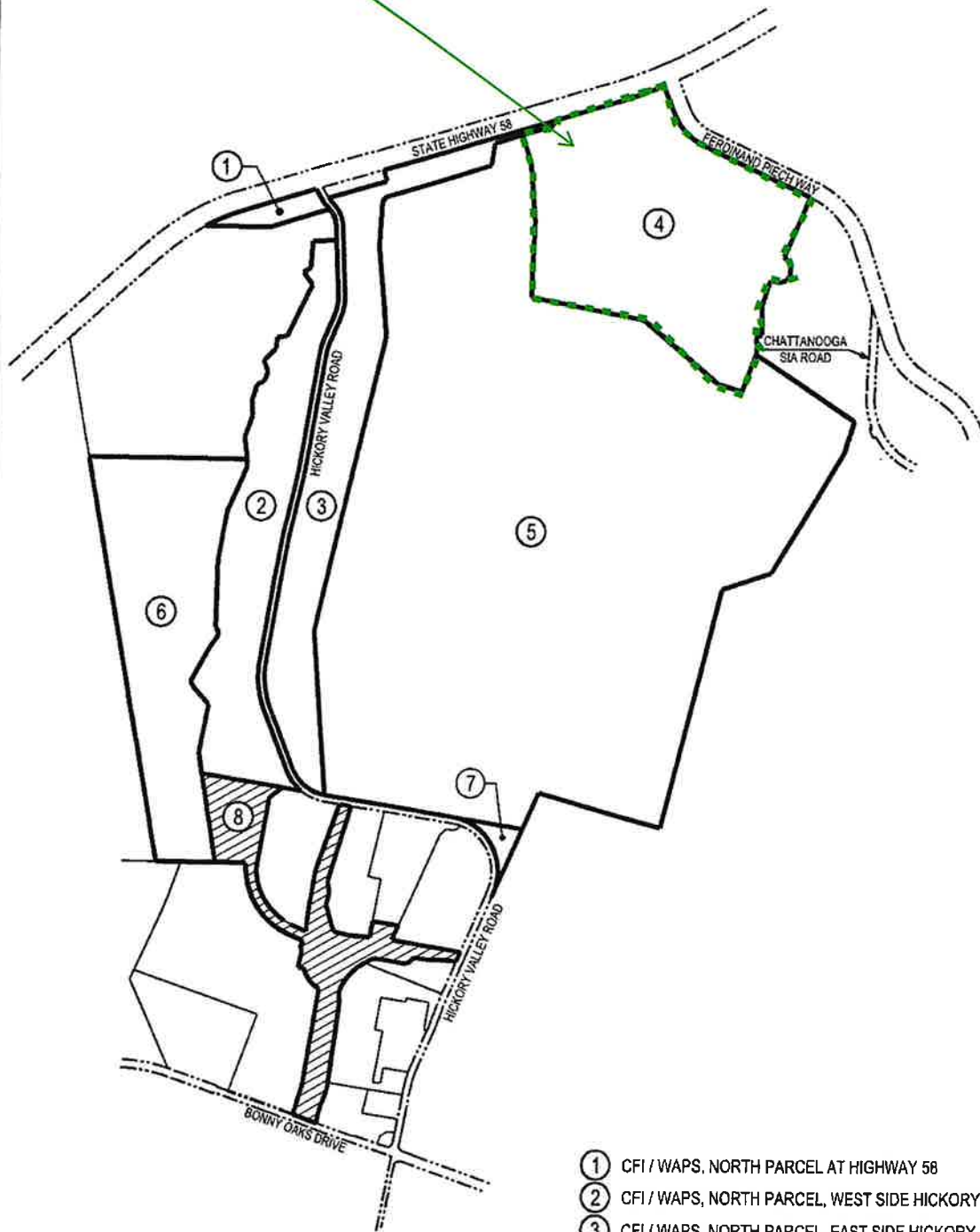
VOAP Application Attachment:

27. Previous Site Use/Property Use

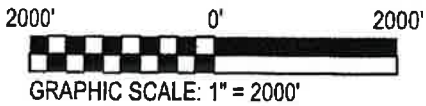
The site was developed with a road which traverses through the central portion of the site from the north to the south since 1888. The site appeared to remain undeveloped with the road from 1888 until the early 1930s when four residential type structures are evident along the road traversing north and south. In addition, Sterchi Road traversed the site from the east to west. By 1942, five residential type structures were located on the site along with an overhead transmission line easement on the northern portion of the site. After 1942, the site was redeveloped and operated as a portion of the Volunteer Army Ammunition Plant (VAAP) property, which manufactured 2-2,4,6 trinitrotoluene (TNT). The northeastern portion of the Manufacturing Area (MA) is referenced as the Release Area. In this area of the site, between 1942 and 1972, improvements associated with the VAAP appear including roads, water towers, power lines, substations, and structures, as well as above ground storage tanks and features associated with chemical production.

In 1997, the VAAP was declared surplus property which triggered the sale of the VAAP site. Since 2000, and following remedial efforts, the RA generally has consisted of vacant, remnant structures from the plant operations and wooded land. The surrounding area properties, once operated by the VAAP have since been improved with commercial and industrial development and re-purposed into nature parks for recreational use.

Main Manufacturing Area - Release Area



- ① CFI / WAPS, NORTH PARCEL AT HIGHWAY 58
- ② CFI / WAPS, NORTH PARCEL, WEST SIDE HICKORY VALLEY ROAD
- ③ CFI / WAPS, NORTH PARCEL, EAST SIDE HICKORY ROAD
- ④ SPECIAL LEGISLATIVE AREA, MAIN MANUFACTURING AREA, PARCEL 1.02, 182.39± ACRES
- ⑤ SPECIAL LEGISLATIVE AREA, MAIN MANUFACTURING AREA, PARCEL 1.02, 779.59± ACRES
- ⑥ WESTERN RIDGE PBC
- ⑦ SPECIAL LEGISLATIVE AREA, MAIN MANUFACTURING AREA, PARCEL 1.01
- ⑧ CFI / WAPS, SOUTH PARCEL, REMAINING AREA



1110 MARKET STREET, SUITE 200, CHATTANOOGA, TN 37402
 PHONE: 423-756-5025 FAX: 423-756-6477

EXHIBIT DRAWING
 VOAP APPLICATION INDEX SHEET

ENTERPRISE SOUTH INDUSTRIAL PARK PROPERTIES
 CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAWN BY: WNH	CHECKED BY: BCN
DRAWING NO:	1 of 1
PROJECT NO: 3603704	REVISED DATE: 10-06-2023



**SPECIAL LEGISLATIVE AREA, MAIN MANUFACTURING AREA, PARCEL 1.02,
182.39±ACRES**

BEING the Northern portion of the property described as the Main Manufacturing Area in Deed Book 7497, Page 631 (see page 647) in the Register's Office of Hamilton County, Tennessee, property shown on Tax Map 130 being Parcel 001.09, located in the Enterprise South Industrial Park, City of Chattanooga, Hamilton County, Tennessee, being more particularly described as follows:

BEGINNING at a point where the Southern margin of Highway 58 and the Western margin of Ferdinand Piech Way intersect, said point being at Tennessee State Grid Coordinates of North=283,043.90 and East=2,224,145.58, coordinates based on the City of Chattanooga/ Hamilton County Monument Network System (CHAM System) all bearings are based on said system, all distances are horizontal ground;

THENCE South 21 degrees, 52 minutes, 39 seconds East for a distance of 391.48 feet along the Western margin of Ferdinand Piech Way to the point of curvature;

THENCE with a curve to the left (counterclockwise) along the Southwestern margin of Ferdinand Piech Way an arc distance of 514.53 feet, having a radius of 689.76 feet, a delta angle of 42 degrees, 44 minutes, 24 seconds and a chord bearing of South 43 degrees, 14 minutes, 51 seconds East and a chord distance of 502.68 feet to the point of tangency;

THENCE South 64 degrees, 37 minutes, 04 seconds East for a distance of 1481.60 feet along the Southern margin of Ferdinand Piech Way to a point;

THENCE South 23 degrees, 06 minutes, 22 seconds West for a distance of 800.86 feet to a point;

THENCE South 37 degrees, 18 minutes, 14 seconds East for a distance of 122.30 feet to a point;

THENCE South 00 degrees, 17 minutes, 47 seconds West for a distance of 124.40 feet to a point;

THENCE South 35 degrees, 31 minutes, 04 seconds West for a distance of 77.48 feet to a point;

THENCE South 68 degrees, 11 minutes, 59 seconds West for a distance of 90.62 feet to a point;

THENCE North 76 degrees, 47 minutes, 04 seconds West for a distance of 115.76 feet to a point;

THENCE South 18 degrees, 22 minutes, 40 seconds West for a distance of 340.25 feet to a point;

THENCE South 01 degrees, 19 minutes, 05 seconds East for a distance of 354.84 feet to a point;

THENCE South 70 degrees, 02 minutes, 06 seconds West for a distance of 83.25 feet to a point on curve;

THENCE with a curve to the right (clockwise) an arc distance of 216.06 feet, having a radius of 470.00 feet, a delta angle of 26 degrees, 20 minutes, 21 seconds and a chord bearing of South 02 degrees, 35 minutes, 47 seconds East and a chord distance of 214.16 feet to the point of tangency;

THENCE South 20 degrees, 29 minutes, 08 seconds West for a distance of 490.03 feet to a point;

THENCE North 73 degrees, 06 minutes, 11 seconds West for a distance of 311.90 feet to a point;

THENCE North 49 degrees, 18 minutes, 36 seconds West for a distance of 1215.96 feet to a point;

THENCE North 78 degrees, 57 minutes, 50 seconds West for a distance of 1419.88 feet to a point;

THENCE North 01 degrees, 58 minutes, 54 seconds East for a distance of 937.99 feet to a point;

THENCE North 04 degrees, 35 minutes, 57 seconds West for a distance of 702.56 feet to a point;

THENCE North 16 degrees, 54 minutes, 19 seconds West for a distance of 380.24 feet to a point;

THENCE North 73 degrees, 05 minutes, 41 seconds East for a distance of 407.37 feet to a point;

THENCE North 01 degrees, 42 minutes, 09 seconds East for a distance of 60.64 feet to a point located on the Southern margin of Highway 58;

THENCE North 73 degrees, 35 minutes, 11 seconds East for a distance of 614.99 feet along the Southern margin of Highway 58 to the beginning of a spiral curve;

THENCE with a spiral curve to the left (counterclockwise) along the Southern margin of Highway 58 a total length of 303.74 feet, having a degree of curve of 03 degrees, 00 minutes, 00 seconds, a chord bearing of North 73 degrees, 05 minutes, 01 seconds East and a chord distance of 303.74 feet to the end of spiral curve;

THENCE with a curve to the left (counterclockwise) an arc distance of 500.79 feet, having a radius of 5872.58 feet, a delta angle of 04 degrees, 53 minutes, 09 seconds and a chord bearing of North 69 degrees, 38 minutes, 37 seconds East and a chord distance of 500.64 feet to the POINT OF BEGINNING.

SUBJECT to a TVA Transmission Line Easement described in Deed Book 7497, Page 631 (see page 651) R.O.H.C.;

SUBJECT to an Eastside Utility District Waterline Easement, 30 feet in width described in Deed Book 9734, Page 27, R.O.H.C.;

SUBJECT to an Electric Power Board Easement, 30 feet in with described in Deed Book 9312, Page 587, R.O.H.C.;

SUBJECT to a Slope Easement, described in Deed Book 9823, Page 96, R.O.H.C.;

SUBJECT to a Drainage Easement, described in Deed Book 9823, Page 96, R.O.H.C.;

SAID portion of the Special Legislative Area, Main Manufacturing Area herein described contains 182.39 acres, less and except the 3 Foundry Sand Areas described below, all as shown on the attached drawing prepared by Barge Design Solutions, having project number 3603704.

FOUNDRY SAND AREA 1

BEING Foundry Sand Area 1, located on the Special Legislative Area, Main Manufacturing Area, Parcel 1.02, 182.39± acre tract, which is a part of the Main Manufacturing Area described in Deed Book 7497, Page 631, in the Register's Office of Hamilton County, Tennessee, property is shown on Tax Map 130,

being Parcel 001.09, located in the Enterprise South Industrial Park, City of Chattanooga, Hamilton County, Tennessee, sand Foundry Sand Area 1 being more particularly described as follows:

COMMENCING at a point located on the Southern margin of Ferdinand Piech Way and marking the Northeast corner of the Main Manufacturing Area, Northern Portion, being at Tennessee State Grid Coordinates of North=281,679.36 and East=2,225,974.45, coordinates based on the City of Chattanooga / Hamilton County Monument Network System (CHAM System) all bearings are based on said system, all distances are horizontal ground;

THENCE North 64 degrees, 37 minutes, 04 seconds West for a distance of 571.39 feet along the Southern margin of Ferdinand Piech Way to a point;

THENCE South 25 degrees, 22 minutes, 56 seconds West for a distance of 194.75 feet to the POINT OF BEGINNING;

THENCE South 22 degrees, 35 minutes, 00 seconds West for a distance of 380.00 feet to a point;

THENCE North 67 degrees, 25 minutes, 00 seconds West for a distance of 60.00 feet to a point;

THENCE North 22 degrees, 35 minutes, 00 seconds East for a distance of 380.00 feet to a point;

THENCE South 67 degrees, 25 minutes, 00 seconds East for a distance of 60.00 feet to the POINT OF BEGINNING.

SAID Foundry Sand Area 1 herein described contains 22,800 square feet, more or less, or 0.52 acres, more or less, as shown on the attached drawing prepared by Barge Design Solutions, having project number 3603704.

FOUNDRY SAND AREA 2

BEING Foundry Sand Area 2, located on the Special Legislative Area, Main Manufacturing Area, Parcel 1.02, 182.39± acre tract, which is a part of the Main Manufacturing Area described in Deed Book 7497, Page 631, in the Register's Office of Hamilton County, Tennessee, property is shown on Tax Map 130, being Parcel 001.09, located in the Enterprise South Industrial Park, City of Chattanooga, Hamilton County, Tennessee, sand Foundry Sand Area 1 being more particularly described as follows:

COMMENCING at a point located on the Southern margin of Ferdinand Piech Way and marking the Northeast corner of the Main Manufacturing Area, Northern Portion, being at Tennessee State Grid Coordinates of North=281,679.36 and East=2,225,974.45, coordinates based on the City of Chattanooga / Hamilton County Monument Network System (CHAM System) all bearings are based on said system, all distances are horizontal ground;

THENCE North 64 degrees, 37 minutes, 04 seconds West for a distance of 693.16 feet along the Southern margin of Ferdinand Piech Way to a point;

THENCE South 25 degrees, 22 minutes, 56 seconds West for a distance of 1009.96 feet to the POINT OF BEGINNING;

THENCE South 23 degrees, 09 minutes, 46 seconds West for a distance of 65.00 feet to a point;

THENCE North 66 degrees, 24 minutes, 37 seconds West for a distance of 77.59 feet to a point;

THENCE North 23 degrees, 45 minutes, 31 seconds East for a distance of 80.90 feet to a point;

THENCE South 54 degrees, 43 minutes, 16 seconds East for a distance of 78.49 feet to the POINT OF BEGINNING.

SAID Foundry Sand Area 2 herein described contains 5,633 square feet, more or less, or 0.13 acres, more or less, as shown on the attached drawing prepared by Barge Design Solutions, having project number 3603704.

FOUNDRY SAND AREA 3

BEING Foundry Sand Area 3, located on the Special Legislative Area, Main Manufacturing Area, Parcel 1.02, 182.39± acre tract, which is a part of the Main Manufacturing Area described in Deed Book 7497, Page 631, in the Register's Office of Hamilton County, Tennessee, property is shown on Tax Map 130, being Parcel 001.09, located in the Enterprise South Industrial Park, City of Chattanooga, Hamilton County, Tennessee, sand Foundry Sand Area 1 being more particularly described as follows:

COMMENCING at a point located on the Southern margin of Ferdinand Piech Way and marking the Northeast corner of the Main Manufacturing Area, Northern Portion, being at Tennessee State Grid Coordinates of North=281,679.36 and East=2,225,974.45, coordinates based on the City of Chattanooga / Hamilton County Monument Network System (CHAM System) all bearings are based on said system, all distances are horizontal ground;

THENCE North 64 degrees, 37 minutes, 04 seconds West for a distance of 1074.72 feet along the Southern margin of Ferdinand Piech Way to a point;

THENCE South 25 degrees, 22 minutes, 56 seconds West for a distance of 1065.21 feet to the POINT OF BEGINNING;

THENCE South 22 degrees, 52 minutes, 30 seconds East for a distance of 33.86 feet to a point;

THENCE South 47 degrees, 33 minutes, 08 seconds West for a distance of 121.74 feet to a point;

THENCE North 85 degrees, 52 minutes, 47 seconds West for a distance of 39.87 feet to a point;

THENCE North 66 degrees, 34 minutes, 33 seconds West for a distance of 39.07 feet to a point;

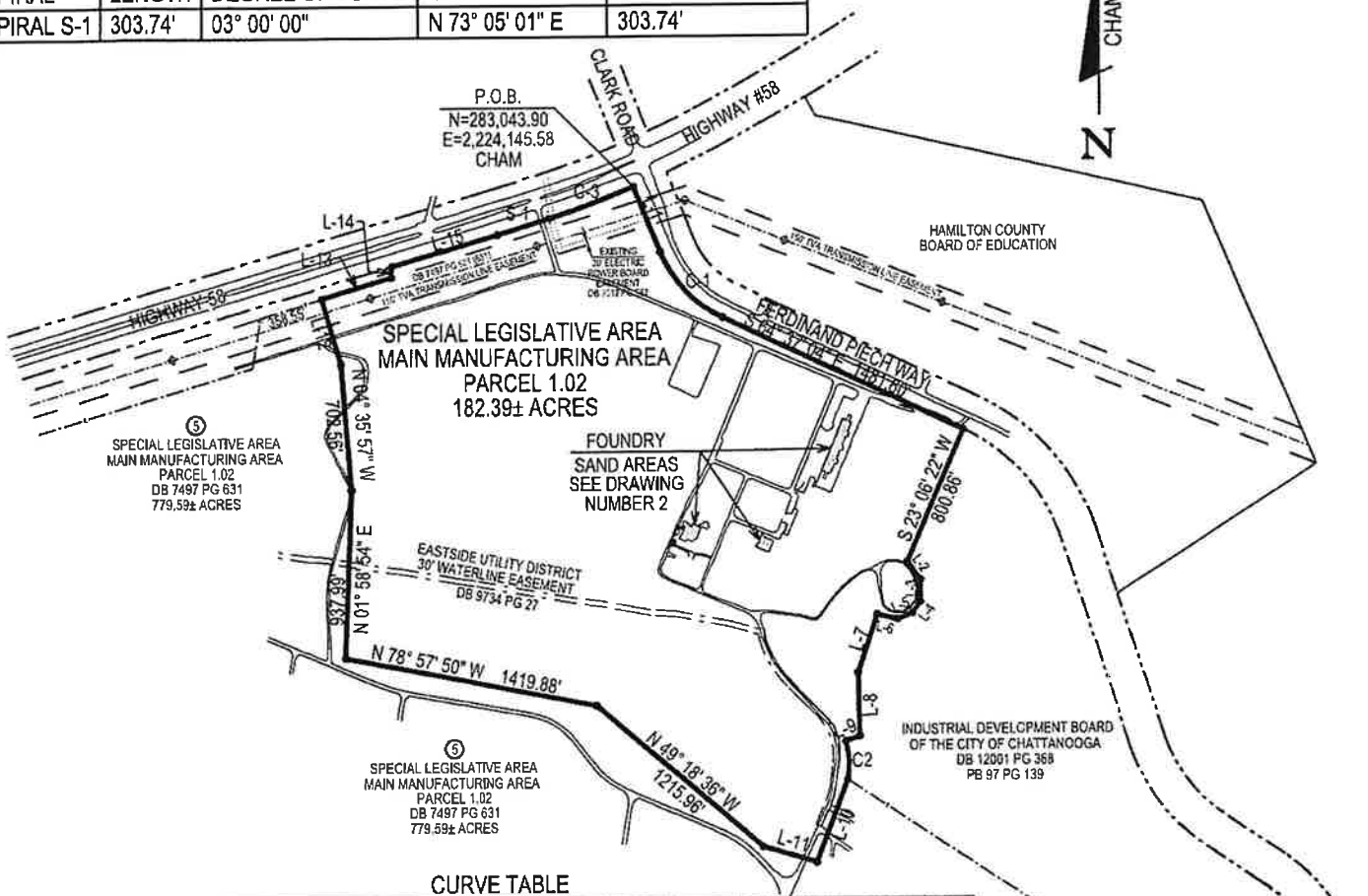
THENCE North 12 degrees, 31 minutes, 47 seconds East for a distance of 97.51 feet to a point;

THENCE South 89 degrees, 54 minutes, 08 seconds East for a distance of 131.13 feet to the POINT OF BEGINNING.

SAID Foundry Sand Area 3 herein described contains 13,434 square feet, more or less, or 0.31 acres, more or less, as shown on the attached drawing prepared by Barge Design Solutions, having project number 3603704.

SPIRAL CURVE TABLE

SPIRAL	LENGTH	DEGREE OF CURVE	CHORD BEARING	CHORD DISTANCE
SPIRAL S-1	303.74'	03° 00' 00"	N 73° 05' 01" E	303.74'



CURVE TABLE

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
CURVE C-1	514.53'	689.76'	42° 44' 24"	269.90'	S 43° 14' 51" E	502.68'
CURVE C-2	216.06'	470.00'	26° 20' 21"	109.97'	S 02° 35' 47" E	214.16'
CURVE C-3	500.79'	5872.58'	04° 53' 09"	250.55'	N 69° 38' 37" E	500.64'

LINE TABLE

LINE	BEARING	DISTANCE
LINE L-1	S 21° 52' 39" E	391.48'
LINE L-2	S 37° 18' 14" E	122.30'
LINE L-3	S 00° 17' 47" W	124.40'
LINE L-4	S 35° 31' 04" W	77.48'
LINE L-5	S 68° 11' 59" W	90.62'
LINE L-6	N 76° 47' 04" W	115.76'
LINE L-7	S 18° 22' 40" W	340.25'
LINE L-8	S 01° 19' 05" E	354.84'
LINE L-9	S 70° 02' 06" W	83.25'
LINE L-10	S 20° 29' 08" W	490.03'
LINE L-11	N 73° 06' 11" W	311.90'
LINE L-12	N 16° 54' 19" W	380.24'
LINE L-13	N 73° 05' 41" E	407.37'
LINE L-14	N 01° 42' 9" E	60.64'
LINE L-15	N 73° 35' 11" E	614.99'



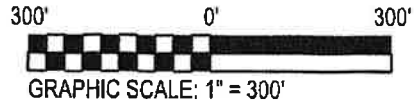
EXHIBIT DRAWING
SPECIAL LEGISLATIVE AREA

BARGE
DESIGN SOLUTIONS
1110 MARKET STREET, SUITE 200, CHATTANOOGA, TN, 37402
PHONE: 423-756-3023 FAX: 423-756-6417

MAIN MANUFACTURING AREA - PARCEL 1.02 - 182.39± ACRES
TAX MAP 130 PARCEL 001.09 - DEED BOOK 7497, PAGE 631, R.O.H.C.
ENTERPRISE SOUTH INDUSTRIAL PARK
CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAWN BY: WNH	CHECKED BY: BCN
DRAWING NO.: 1 of 2	
PROJECT NO.: 3603704	REVISED DATE: 10-06-2023

CHAM = CHATTANOOGA, HAMILTON COUNTY MONUMENT NETWORK



④
SPECIAL LEGISLATIVE
AREA
MAIN MANUFACTURING
AREA
PARCEL 1.02
182.39± ACRES

NOTES:
FOUNDRY SAND APPEARS TO BE A PART OF MATERIALS
USED TO FILL FOUNDATIONS AS SUPPORT FOR CONCRETE
FLOORS. HOLES HAVE BEEN DRILLED IN THE CONCRETE
FLOOR OF THE OLD BUILDING EXPOSING THE SAND. THE
AREAS IDENTIFIED AS "RUBBLE" ARE CONCRETE FLOORS
THAT HAVE BEEN DEMOLISHED, EXPOSING SAND ON THE
BOTTOM OF THE FLOORING

LINE TABLE
FOUNDRY SAND AREAS

LINE	BEARING	DISTANCE
LINE L-1	S 25° 22' 56" W	194.75'
LINE L-2	N 67° 25' 00" W	60.00'
LINE L-3	S 67° 25' 00" E	60.00'
LINE L-4	S 23° 09' 46" W	65.00'
LINE L-5	N 66° 24' 37" W	77.59'
LINE L-6	N 23° 45' 31" E	80.90'
LINE L-7	S 54° 43' 16" E	78.49'
LINE L-8	S 22° 52' 30" E	33.86'
LINE L-9	S 47° 33' 08" W	121.74'
LINE L-10	N 85° 52' 47" W	39.87'
LINE L-11	N 66° 34' 33" W	39.07'
LINE L-12	N 12° 31' 47" E	97.51'
LINE L-13	S 89° 54' 08" E	131.13'

FOUNDRY
SAND AREA 3
RUBBLE
AREA=13,434± SQUARE FEET
0.31± ACRES

FOUNDRY
SAND AREA 1
OLD BUILDING
FOUNDATION
WITH CONCRETE
FLOOR
AREA=22,800± SQUARE FEET
0.52± ACRES

FOUNDRY
SAND AREA 2
RUBBLE
AREA=5,633± SQUARE FEET
0.13± ACRES

P.O.C.
N=281,679.36
E=2,225,974.45
CHAM

INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF CHATTANOOGA
DB 12001 PG 368
PB 97 PG 139

④
EXHIBIT DRAWING
SPECIAL LEGISLATIVE AREA



1110 MARKET STREET, SUITE 200, CHATTANOOGA, TN 37402
PHONE: 423-756-3025 FAX: 423-755-6477

MAIN MANUFACTURING AREA - PARCEL 1.02 - 182.39± ACRES
TAX MAP 130 PARCEL 001.09 - DEED BOOK 7497, PAGE 631, R.O.H.C.

ENTERPRISE SOUTH INDUSTRIAL PARK
CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAWN BY: WNH	CHECKED BY: BCN
DRAWING NO: 2 of 2	
PROJECT NO: 3603704	REVISED DATE: 10-06-2023



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF REMEDIATION

WILLIAM R. SNODGRASS TENNESSEE TOWER
312 ROSA L. PARKS AVENUE, 14TH FLOOR, NASHVILLE TN 37243

VOLUNTARY PROGRAM APPLICATION (FOR USE BY VOLUNTARY
PARTIES AS DEFINED BY TCA 68-212)

TDoR Site Number (to be completed by Division):

SITE NAME AND LOCATION

1. SITE NAME (legal, common, or descriptive of site)
Main Manufacturing Area, Release Area (Enterprise South)
2. SITE STREET, ROUTE # or SPECIFIC LOCATION IDENTIFIER
Highway 58 & Ferdinand Piech Way
3. CITY
Chattanooga
4. STATE
TN
5. ZIP CODE
37416
6. COUNTY
Hamilton
7. LATITUDE
35.104191
8. LONGITUDE
-85.142481
9. ACREAGE
182.38
10. DEED BOOK and PAGE/ PARCEL NUMBER(S)
DB 7497, PG 631 / 130 001.09

CURRENT OWNER AND APPLICANT INFORMATION

11. PROPERTY OWNER (as of date of this application)
City of Chattanooga and Hamilton County Government
18. APPLICANT NAME (as of date of this application)
City of Chattanooga and Hamilton County Government
12. CURRENT TENANT(S) (if different from owner)
NA
19. APPLICANT EMAIL ADDRESS
daustin@chattanooga.gov
13. OWNER'S ADDRESS
City of Chattanooga and Hamilton County Government
c/o City of Chattanooga | Department of Economic Development
101 E. 11th Street, Suite G-18
Attn: Dwan Austin, Brownfield Coordinator
21. APPLICANT ADDRESS
City of Chattanooga and Hamilton County Government
c/o City of Chattanooga | Department of Economic Development
101 E. 11th Street, Suite G-18
Attn: Dwan Austin, Brownfield Coordinator
14. CITY
Chattanooga
15. STATE
TN
22. CITY
Chattanooga
23. STATE
TN
16. ZIP CODE
37402
17. TELEPHONE (XXX) XXX-XXXX
423-643-7346
24. ZIP CODE
37402
25. TELEPHONE (XXX) XXX-XXXX
423-643-7346

DESCRIPTION OF SITE'S OPERATIONAL HISTORY (Attach continuation sheet if needed)

26. CURRENT SITE ACTIVITY/PROPERTY USE:
Undeveloped and former US Government industrial land
27. PREVIOUS SITE ACTIVITY/PROPERTY USE:
See attached.
28. KNOWN OR POTENTIAL CONTAMINATION:
Petroleum and other hazardous substances, including but not limited to asbestos, inorganics, foundry sand,
semi-volatile organic compounds, volatile organic compounds, polycyclic aromatic hydrocarbons, pesticides, and
polychlorinated biphenyls.
See, formervoap-ar.com/search.asp
29. ENVIRONMENTAL SITE STUDIES COMPLETED TO DATE: (Mark all that apply)
NONE PHASE I ASSESSMENT PHASE II SOIL MANAGEMENT PLAN OTHER formervoap-ar.com/search.asp

PERMIT / CONDITION AND DESCRIPTIVE INFORMATION

30. IS THE SITE REQUIRED TO BE INVESTIGATED OR REMEDIATED BY TDEC OR EPA AS A LICENSE OR PERMIT CONDITION, ENFORCEMENT ACTION, COMMISSIONER'S ORDER OR CONDITION OF ANY REGULATION? YES NO
31. DOES YOUR FACILITY HAVE NOW OR EVER HAD A TDEC LICENSE, SPECIAL COMPLIANCE PERMIT OR EPA PERMIT, OR OTHER AUTHORIZATION TO OPERATE? YES NO
32. DOES THIS SUBMITTAL CONSTITUTE A REPORTING REQUIREMENT UNDER 0400-40-03-.12 FOR GROUNDWATER THAT POSES A VAPOR INTRUSION, DIRECT CONTACT, OR CONSUMPTION THREAT? YES NO

FUTURE INTENT (As of date of the application)

33. INTENDED SITE REUSE UPON PROGRAM COMPLETION (Mark all that apply)
(Please include any applicable proposed redevelopment plans or figures)
 INDUSTRIAL COMMERCIAL RESIDENTIAL RETAIL MIXED USE OTHER Recreational
34. IS THIS SITE BEING ADDRESSED AS A PART OF A U.S. EPA BROWNFIELDS GRANT? YES NO
35. IS THIS SITE PART OF AN ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY PROJECT? YES NO

STATEMENT OF CERTIFICATION - TO BE COMPLETED BY APPLICANT OR APPLICANT'S REPRESENTATIVE

By signing this Application, the Voluntary Party acknowledges and agrees to abide by the Division's Cost Recovery Schedule. All charges must be timely paid to remain in the Brownfield Voluntary Cleanup Oversight and Assistance Program (VOAP) until the site is closed through either a letter of No Additional Action, letter of No Further Action, or voluntarily withdrawn from the VOAP at your request.

I, _____, certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

(Signature of authorized individual)

(Date)

RELATIONSHIP OF SIGNATOR TO THE SITE (please check one)

- Property Owner Property Owner's Legal Representative Prospective Property Owner
 Prospective Property Owner's Legal Representative Other _____

AFFIDAVIT

The undersigned, after being duly sworn, testifies as follows:

1. My name is _____, and I am the _____ of _____, (hereinafter "BUYER").
2. BUYER was not involved in placing the contamination at the property located at _____, TDEC site number (if applicable) _____.
3. BUYER does not have and has never had any stake in the operations which may have released, generated, or transported hazardous substances at said property and was not the owner at the time of disposal.
4. The relationship between BUYER and _____ is that of a Purchaser and Seller, respectively, of real property only.
5. This information is based upon personal knowledge.

This the _____ day of _____, 20_____

Affiant

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the (Insert Title or Position) of (Insert entity being represented), and that he/she is such capacity being authorized so to do, executed the foregoing document for the purposes therein contained, by signing the name of the corporation by himself/herself in such capacity.

Sworn and subscribed before me on this _____ day of _____, 20_____

Notary Public _____

My Commission Expires: _____

UPON COMPLETION OF THIS APPLICATION, SUBMIT BOTH THE APPLICATION AND PROGRAM ENTRY FEE TO:

TN DEPARTMENT OF ENVIRONMENT & CONSERVATION - DIVISION OF REMEDIATION
WILLIAM R. SNODGRASS TN TOWER
312 ROSA L. PARKS AVENUE, 14TH FLOOR
NASHVILLE, TN 37243
(615) 532-0900

FOR DIVISION USE ONLY

APPROVED BY:	APPROVAL DATE:	ASSIGNED TO:
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The undersigned, after being duly sworn, testifies as follows:

1. My name is Tim Kelly, and I am the Mayor of The City of Chattanooga, Tennessee, a municipal corporation of the State of Tennessee (hereinafter "Chattanooga").
2. Chattanooga was not involved in placing the contamination at the property located at the Main Manufacturing Area at the Volunteer Army Ammunition Plant at Hickory Valley Road and Highway 58.
3. Chattanooga does not have and has never had any stake in the operations which may have released, generated, or transported hazardous substances at said property and was not the owner at the time of disposal.
4. This information is based upon personal knowledge.

This the _____ day of November 2023

Affiant: Mayor Tim Kelly, City of Chattanooga

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tim Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Mayor of The City of Chattanooga, and that he is in such capacity being authorized so to do, executed the foregoing document for the purposes therein contained, by signing the name of the City by himself in such capacity.

Sworn and subscribed before me on this _____ day of November 2023

Notary Public _____

My Commission Expires: _____

The undersigned, after being duly sworn, testifies as follows:

1. My name is Weston Wamp, and I am the Mayor of Hamilton County, Tennessee, a political subdivision of the State of Tennessee (hereinafter "Hamilton County").
2. Hamilton County was not involved in placing the contamination at the property located at the Main Manufacturing Area at the Volunteer Army Ammunition Plant at Hickory Valley Road and Highway 58.
3. Hamilton County does not have and has never had any stake in the operations which may have released, generated, or transported hazardous substances at said property and was not the owner at the time of disposal.
4. This information is based upon personal knowledge.

This the _____ day of November 2023

Affiant: Mayor Weston Wamp, Hamilton County

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Weston Wamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Mayor of Hamilton County, Tennessee, and that he is in such capacity being authorized so to do, executed the foregoing document for the purposes therein contained, by signing the name of the County by himself in such capacity.

Sworn and subscribed before me on this _____ day of November 2023

Notary Public _____

My Commission Expires: _____

Replacement Page 3 of 4

TDEC Voluntary Program Application – Hamilton County, Tennessee, a political subdivision of
the State of Tennessee

VOLUNTARY PROGRAM COST RECOVERY ASSESSMENT SCHEDULE

Tennessee Code Annotated § 68-212-224 requires consideration of a fee to enroll in the Voluntary Program. This payment must accompany this application when it is signed on behalf of the Voluntary Party and returned to the Department. Pursuant to Tennessee Code Annotated 68-212-224(a)(3), all voluntary agreements or consent orders may provide for the reimbursement of the department's oversight costs.

The Commissioner has determined that the cost recovery assessments outlined below are appropriate for the reimbursement of the Department's oversight costs, including staff time for review, comment, and approval of work plans, reports or other documents submitted by parties enrolled in the Brownfield Voluntary Cleanup Oversight and Assistance Program (VOAP). These cost recovery assessments shall be included in each Brownfield Voluntary Agreement to reimburse project manager time spent and any associated travel for field review of activities at voluntary sites.

Program Entry	\$3,000
Site Characterization	\$2,500
Remedial Action Work Plan	\$3,000
Risk Assessment Review	\$2,500
Beneficial Use Determination	\$2,500
Vapor Intrusion Evaluation/Mitigation	\$2,500
Brownfield Voluntary Agreement/Consent Order	\$4,000
Notice of Land Use Restrictions	\$1,000
Institutional and Engineering Controls Compliance	\$750

In addition to the fees identified previously, an annual longevity fee of \$4,000 will be charged to the Site on the anniversary of the date the site was accepted into the VOAP until a letter requiring no further action has been issued or the agreement has been terminated.

Applicable fees and financial requirements must be timely paid by the applicable Voluntary Party to remain in the Voluntary Cleanup Oversight and Assistance Program and to receive a letter of no further action. Timely payment means the Department receives payment from the Voluntary Party within 60 days of the first billing of a financial requirement or according to a payment plan agreed in writing between Voluntary Party and the Department.

VOLUNTARY PROGRAM CONTACT INFORMATION

If you have any questions or need further information, please contact the VOAP at the above address or by calling (615) 532-0900.

Deed List Chart, Questions 9 and 10

9. Acreage	10. Deed Book and Page/Parcel No.	Exhibit Index ID
7.53	DB 7497, PG 485 / 130 001.08	1
103.28	DB 7497, PG 485 / 130 001.08	2
107.22	DB 7497, PG 485 / 130 001.08	3
-----	-----	-----
779.59	DB 7497, PG 631 / 130 001.09	5
128.00	DB 10411, PG 455 /129 001.01	6
4.02	DB 7494, PG 485 and DB 8195, PG 485/130 001.39	7
11.737	DB 7494, PG 485 and DB 8195, PG 485/ 130- 001.08	8

Hamilton County Owner's Address, Question 13

Care of:

Hamilton County Government
4005 Cromwell Road
Chattanooga, TN., 37421
Attention: Todd Leamon, County Engineer

Question 27. Previous Site Use/Property Use

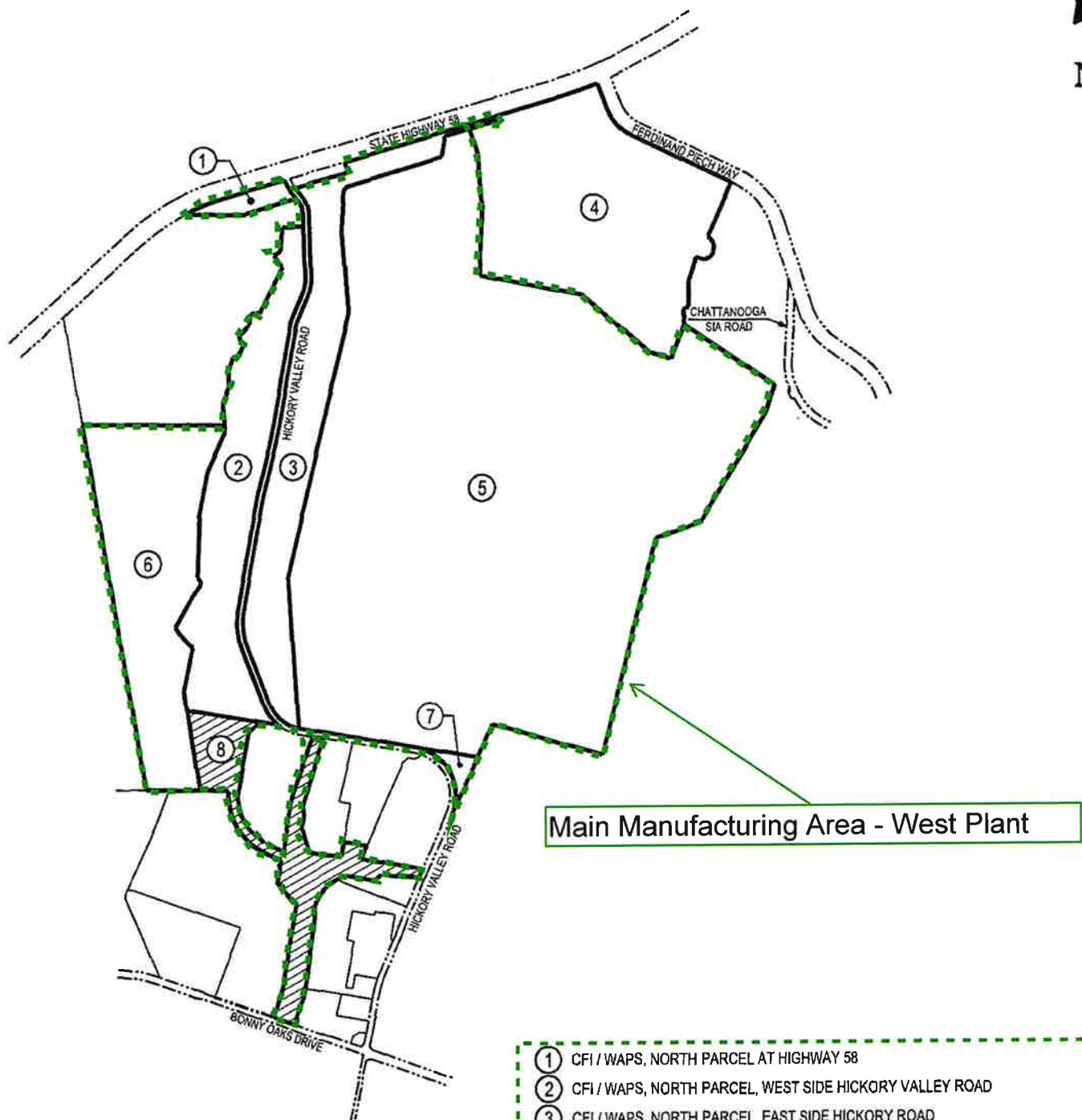
The site was developed with a road which traverses through the central portion of the site from the north to the south since 1888, which is today known as Hickory Valley Road.

The subject property and surrounding areas generally consisted of agricultural and residential land prior to 1940. Between 1941 and 1943 the United States Army Corps of Engineers (USACE) constructed a trinitrotoluene (TNT) production facility consisting of TNT Batch Lines and related facilities. The facility was referred to as the Volunteer Army Ammunition Plant (VAAP) and sometimes referred to as VOAAP.

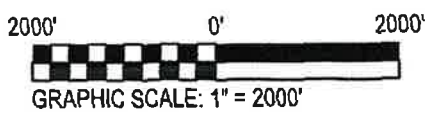
The western portion of the Manufacturing Area (MA) was used for nitric and sulfuric acid production from approximately 1942 to 1945 and again from 1953 to 1957, in support of TNT production. In 1962, the Army leased the western portion of MA to CF Industries (CFI) which produced commercial ammonium nitrate fertilizer, urea, and related products from 1962 to 1982, when operations ceased. From 1982 to 1985, the CFI production facilities were dismantled for salvage.

In the late 1990s, portions of the VAAP primarily railroad lines and remaining buildings, were leased to non-government and government entities. In 1997, the VAAP was declared excess government property which triggered the sale of the VAAP property.

Since 2000, and following remedial efforts, the MA generally has consisted of vacant, wooded land. Surrounding area properties, once occupied by VAAP, have since been improved with commercial, industrial, and residential development and repurposed into nature parks for recreational use.



Main Manufacturing Area - West Plant



- ① CFI / WAPS, NORTH PARCEL AT HIGHWAY 58
- ② CFI / WAPS, NORTH PARCEL, WEST SIDE HICKORY VALLEY ROAD
- ③ CFI / WAPS, NORTH PARCEL, EAST SIDE HICKORY ROAD
- ④ SPECIAL LEGISLATIVE AREA, MAIN MANUFACTURING AREA, PARCEL 1.02, 182.39± ACRES
- ⑤ SPECIAL LEGISLATIVE AREA, MAIN MANUFACTURING AREA, PARCEL 1.02, 779.59± ACRES
- ⑥ WESTERN RIDGE PBC
- ⑦ SPECIAL LEGISLATIVE AREA, MAIN MANUFACTURING AREA, PARCEL 1.01
- ⑧ CFI / WAPS, SOUTH PARCEL, REMAINING AREA

DRAWN BY: WNH	CHECKED BY: BCN
DRAWING NO: 1 of 1	
PROJECT NO: 3603704	REVISED DATE: 10-06-2023

1

CFI/WAPS, NORTH PARCEL, WEST SIDE OF HICKORY VALLEY ROAD AND SOUTH SIDE OF STATE HIGHWAY 58, ENTERPRISE SOUTH INDUSTRIAL PARK

BEING the CFI / WAPS property described in Deed Book 7497, Page 485, in the Register's Office of Hamilton County, Tennessee, less and except, that portion of said property described as CFI / WAPS, South Parcel in Deed Book 8195, Page 485 (see page 505) in said Register's Office, located in the Enterprise South Industrial Park, City of Chattanooga, Hamilton County, Tennessee, said CFI / WAPS, North Parcel, West Side of Hickory Valley Road and South Side of State Highway 58 being more particularly described as follows:

BEGINNING at a point where the West side of Hickory Valley Road and the South side of State Highway 58 intersect, said point is located at Tennessee State Grid Coordinates of North=281,746.48 and East=2,219,872.48, coordinates based on the City of Chattanooga / Hamilton County Monument Network System (CHAM System) all bearings are based on said system, all distances are horizontal ground;

THENCE with a curve to the left (counterclockwise) along the Western margin of Hickory Road an arc distance of 221.45 feet, having a radius of 827.83 feet, a delta angle of 15 degrees, 19 minutes, 37 seconds, a chord bearing of South 31 degrees, 19 minutes, 03 seconds East and a chord distance of 220.79 feet to the point of tangency;

THENCE South 38 degrees, 58 minutes, 51 seconds East for a distance of 75.28 feet along the Western margin of Hickory Valley Road to a point;

THENCE South 73 degrees, 05 minutes, 41 seconds West for a distance of 768.76 feet to a point;

THENCE North 89 degrees, 45 minutes, 52 seconds West for a distance of 802.83 feet to a point located on the Southern margin of State Highway 58;

THENCE with a curve to the right (clockwise) along the Southern margin of State Highway 58 an arc distance of 421.13 feet, having a radius of 2721.79 feet, a delta angle of 08 degrees, 51 minutes, 55 seconds, a chord bearing of North 66 degrees, 09 minutes, 15 seconds East and a chord distance of 420.71 feet to the point of spiral curve;

THENCE with a spiral curve to the right (clockwise) along the Southern margin of State Highway 58 a total length of 292.52, having a degree of curve of 03 degrees, 00 minutes, 00 seconds, a chord bearing of North 72 degrees, 35 minutes, 57 seconds East and a chord distance of distance of 292.48 feet to the end of spiral curve;

THENCE North 73 degrees, 35 minutes, 12 seconds East for a distance of 742.61 feet along the Southern margin of State Highway 58 to the POINT OF BEGINNING.

SAID CFI / WAPS, North Parcel, West Side of Hickory Valley Road and South Side of State Highway 58 herein described contains 327,972 square feet, more or less, or 7.53 acres, more or less, as shown on the attached drawing prepared by Barge Design Solutions, having project number 3603704.

**CFI/WAPS, NORTH PARCEL, WEST SIDE OF HICKORY VALLEY ROAD
ENTERPRISE SOUTH INDUSTRIAL PARK**

BEING the CFI / WAPS property described in Deed Book 7497, Page 485, in the Register's Office of Hamilton County, Tennessee, less and except, that portion of said property described as CFI / WAPS, South Parcel in Deed Book 8195, Page 485 (see page 505) in said Register's Office, located in the Enterprise South Industrial Park, City of Chattanooga, Hamilton County, Tennessee, said CFI / WAPS, North Parcel, West Side of Hickory Valley Road being more particularly described as follows:

COMMENCING at a point where the Western margin of Hickory Valley Road and the Southern margin of State Highway 58 intersect, said point is located at Tennessee State Grid Coordinates of North=281,746.48 and East=2,219,872.48, coordinates based on the City of Chattanooga / Hamilton County Monument Network System (CHAM System) all bearings are based on said system, all distances are horizontal ground;

THENCE with a curve to the left (counterclockwise) along the Western margin of Hickory Valley Road an arc distance of 221.45 feet, having a radius of 827.83 feet, a delta angle of 15 degrees, 19 minutes, 37 seconds, a chord bearing of South 31 degrees, 19 minutes, 03 seconds East and a chord distance of 220.79 feet to the point of tangency;

THENCE South 38 degrees, 58 minutes, 51 seconds East for a distance of 103.23 feet along the Western margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the right (clockwise) along the Western margin of Hickory Valley Road an arc distance of 193.71 feet, having a radius of 304.55 feet, a delta angle of 36 degrees, 26 minutes, 36 seconds, a chord bearing of South 20 degrees, 45 minutes, 33 seconds East and chord distance of 190.46 to the point of tangency;

THENCE South 02 degrees, 32 minutes, 15 seconds East for a distance of 182.64 feet along the Western margin of Hickory Valley Road to the POINT OF BEGINNING;

THENCE South 02 degrees, 32 minutes, 15 seconds East for a distance of 685.68 feet along the Western margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the right (clockwise) along the Western margin of Hickory Valley Road an arc distance of 234.42 feet, having a radius of 548.07 feet, a delta angle of 24 degrees, 30 minutes, 24 seconds a chord bearing of South 09 degrees, 42 minutes, 58 seconds West and a chord distance of 232.64 feet to the point of tangency;

THENCE South 21 degrees, 58 minutes, 11 seconds West for a distance of 359.29 feet along the Western margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the left (counterclockwise) along the Western margin of Hickory Valley Road an arc distance of 174.89 feet, having a radius of 548.07 feet, a delta angle of 18 degrees, 17 minutes, 00 seconds a chord bearing of South 15 degrees, 46 minutes, 53 seconds West and a chord distance of 174.15 feet to the point of tangency;

THENCE South 09 degrees, 35 minutes, 36 seconds West for a distance of 1316.11 feet along the Western margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the right (clockwise) along the Western margin of Hickory Valley Road an arc distance of 247.09 feet, having a radius of 3727.79 feet, a delta angle of 03 degrees, 47 minutes, 52 seconds a chord bearing of South 11 degrees, 29 minutes, 31 seconds West and a chord distance of 247.04 feet to the point of tangency;

2

THENCE South 13 degrees, 23 minutes, 27 seconds West for a distance of 726.39 feet along the Western margin of Hickory Valley Road to a point;

THENCE South 10 degrees, 24 minutes, 32 seconds West for a distance of 488.00 feet along the Western margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the left (counterclockwise) along the Western margin of Hickory Valley Road an arc distance of 100.46 feet, having a radius of 8298.16 feet, a delta angle of 00 degrees, 41 minutes, 37 seconds a chord bearing of South 10 degrees, 03 minutes, 43 seconds West and a chord distance of 100.46 feet to the point of tangency;

THENCE South 09 degrees, 42 minutes, 54 seconds West for a distance of 965.05 feet along the Western margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the left (counterclockwise) along the Western margin of Hickory Valley Road an arc distance of 670.65 feet, having a radius of 1234.09 feet, a delta angle of 31 degrees, 08 minutes, 12 seconds a chord bearing of South 05 degrees, 51 minutes, 12 seconds East and a chord distance of 662.43 feet to the point of tangency;

THENCE South 21 degrees, 25 minutes, 20 seconds East for a distance of 772.99 feet along the Western margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the left (counterclockwise) along the Southwestern margin of Hickory Valley Road an arc distance of 318.86 feet, having a radius of 618.17 feet, a delta angle of 29 degrees, 33 minutes, 14 seconds a chord bearing of South 36 degrees, 11 minutes, 56 seconds East and a chord distance of 315.34 feet to a point;

THENCE North 80 degrees, 26 minutes, 56 seconds West for a distance of 1246.00 feet to a point;

THENCE North 09 degrees, 01 minutes, 32 seconds West for a distance of 276.36 feet to a point;

THENCE North 11 degrees, 01 minutes, 37 seconds East for a distance of 597.89 feet to a point;

THENCE North 42 degrees, 08 minutes, 31 seconds West for a distance of 274.04 feet to a point;

THENCE North 32 degrees, 36 minutes, 06 seconds West for a distance of 86.61 feet to a point;

THENCE North 28 degrees, 52 minutes, 31 seconds East for a distance of 485.38 feet to a point;

THENCE North 34 degrees, 01 minutes, 11 seconds East for a distance of 157.50 feet to the point of curvature;

THENCE with a non-tangential curve to the left (counterclockwise) an arc distance of 135.05 feet, having a radius of 89.92 feet, a delta angle of 86 degrees, 03 minutes, 35 seconds a chord bearing of North 08 degrees, 59 minutes, 43 seconds West and a chord distance of 122.71 feet to a point;

THENCE North 01 degrees, 32 minutes, 29 seconds East for a distance of 839.10 feet to a point;

THENCE North 09 degrees, 54 minutes, 00 seconds East for a distance of 595.96 feet to a point;

THENCE North 23 degrees, 09 minutes, 45 seconds East for a distance of 607.50 feet to a point;

THENCE North 00 degrees, 34 minutes, 29 seconds East for a distance of 100.46 feet to a point;

THENCE North 07 degrees, 08 minutes, 02 seconds West for a distance of 284.76 feet to a point;

2

THENCE North 19 degrees, 49 minutes, 14 seconds East for a distance of 283.30 feet to a point;
THENCE North 03 degrees, 46 minutes, 11 seconds West for a distance of 192.08 feet to a point;
THENCE North 18 degrees, 22 minutes, 24 seconds East for a distance of 199.32 feet to a point;
THENCE North 66 degrees, 13 minutes, 26 seconds East for a distance of 90.12 feet to a point;
THENCE North 22 degrees, 31 minutes, 45 seconds East for a distance of 132.25 feet to a point;
THENCE North 23 degrees, 29 minutes, 03 seconds West for a distance of 146.82 feet to a point;
THENCE North 44 degrees, 58 minutes, 49 seconds East for a distance of 217.64 feet to a point;
THENCE North 04 degrees, 55 minutes, 26 seconds East for a distance of 140.59 feet to a point;
THENCE North 85 degrees, 59 minutes, 51 seconds East for a distance of 125.17 feet to a point;
THENCE North 26 degrees, 26 minutes, 14 seconds East for a distance of 714.06 feet to a point;
THENCE North 35 degrees, 46 minutes, 33 seconds West for a distance of 193.87 feet to a point;
THENCE North 58 degrees, 02 minutes, 38 seconds East for a distance of 109.51 feet to a point;
THENCE North 02 degrees, 46 minutes, 42 seconds East for a distance of 317.82 feet to a point;
THENCE North 85 degrees, 35 minutes, 16 seconds East for a distance of 291.53 feet to the POINT OF BEGINNING.

SAID CFI / WAPS, North Parcel, West Side of Hickory Valley Road herein described contains 4,498,919 square feet, more or less, or 103.28 acres, more or less, as shown on the attached drawing prepared by Barge Design Solutions, having project number 3603704.

**CFI/WAPS, NORTH PARCEL, EAST SIDE OF HICKORY VALLEY ROAD
ENTERPRISE SOUTH INDUSTRIAL PARK**

BEING the CFI / WAPS property described in Deed Book 7497, Page 485, in the Register's Office of Hamilton County, Tennessee, less and except, that portion of said property described as CFI / WAPS, South Parcel in Deed Book 8195, Page 485 (see page 505) in said Register's Office, located in the Enterprise South Industrial Park, City of Chattanooga, Hamilton County, Tennessee, said CFI / WAPS, North Parcel, East Side of Hickory Valley Road being more particularly described as follows:

COMMENCING at point located where the Eastern margin of Hickory Valley Road and the Southern margin of State Highway 58 intersect;

THENCE North 73 degrees, 35 minutes, 11 seconds East for a distance of 766.06 feet along the Southern margin of State Highway 58 to a point located at Tennessee State Grid Coordinates of North=281,985.85 and East=2,220,684.67, coordinates based on the City of Chattanooga / Hamilton County Monument Network System (CHAM System) all bearings are based on said system, all distances are horizontal ground, said location marks the POINT OF BEGINNING;

THENCE North 73 degrees, 35 minutes, 11 seconds East for a distance of 2200.67 feet along the Southern margin of State Highway 58 to a point;

THENCE South 01 degrees, 42 minutes, 09 seconds West for a distance of 60.64 feet to a point;

THENCE South 73 degrees, 05 minutes, 41 seconds West for a distance of 765.92 feet to a point;

THENCE South 09 degrees, 02 minutes, 59 seconds West for a distance of 280.21 feet to a point;

THENCE South 73 degrees, 08 minutes, 35 seconds West for a distance of 1325.69 feet to the point of curvature;

THENCE with a curve to the left (counterclockwise) an arc distance of 134.87 feet, having a radius of 110.00 feet, a delta angle of 70 degrees, 15 minutes, 07 seconds and a chord bearing of South 38 degrees, 01 minutes, 01 seconds West and a chord distance of 126.58 feet to the point of tangency;

THENCE South 02 degrees, 53 minutes, 28 seconds West for a distance of 521.03 feet to a point;

THENCE South 05 degrees, 00 minutes, 01 seconds East for a distance of 1111.86 feet to a point;

THENCE South 12 degrees, 45 minutes, 30 seconds West for a distance of 3748.61 feet to a point;

THENCE South 04 degrees, 20 minutes, 32 seconds East for a distance of 2043.26 feet to a point located on the Northern margin of Hickory Valley Road;

THENCE with a curve to the right (clockwise) along the Southeastern margin of Hickory Valley Road an arc distance of 554.44 feet, having a radius of 538.17 feet, a delta angle of 59 degrees, 01 minutes, 39 seconds and a chord bearing of North 50 degrees, 56 minutes, 08 seconds West and a chord distance of 530.24 feet to the point of tangency;

THENCE North 21 degrees, 25 minutes, 20 seconds West for a distance of 772.99 feet along the Eastern margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the right (clockwise) along the Eastern margin of Hickory Valley Road an arc distance of 627.18 feet, having a radius of 1154.09 feet, a delta angle of 31 degrees, 08 minutes, 12 seconds and a chord bearing of North 05 degrees, 51 minutes, 12 seconds West and a chord distance of 619.49 feet to the point of tangency;

3

THENCE North 09 degrees, 42 minutes, 54 seconds East for a distance of 965.05 feet along the Eastern margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the right (clockwise) along the Eastern margin of Hickory Valley Road an arc distance of 99.49 feet, having a radius of 8218.16 feet, a delta angle of 00 degrees, 41 minutes, 37 seconds and a chord bearing of North 10 degrees, 03 minutes, 43 seconds East and a chord distance of 99.49 feet to the point of tangency;

THENCE North 10 degrees, 24 minutes, 32 seconds East for a distance of 485.92 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE North 13 degrees, 23 minutes, 27 seconds East for a distance of 724.31 feet along the Eastern margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the left (counterclockwise) along the Eastern margin of Hickory Valley Road an arc distance of 252.39 feet, having a radius of 3807.79 feet, a delta angle of 03 degrees, 47 minutes, 52 seconds and a chord bearing of North 11 degrees, 29 minutes, 31 seconds East and a chord distance of 252.34 feet to the point of tangency;

THENCE North 09 degrees, 35 minutes, 36 seconds East for a distance of 1316.11 feet along the Eastern margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the right (clockwise) along the Eastern margin of Hickory Valley Road an arc distance of 157.65 feet, having a radius of 468.07 feet, a delta angle of 19 degrees, 17 minutes, 50 seconds and a chord bearing of North 15 degrees, 46 minutes, 53 seconds East and a chord distance of 156.90 feet to the point of tangency;

THENCE North 21 degrees, 58 minutes, 11 seconds East for a distance of 359.29 feet along the Eastern margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the left (counterclockwise) along the Eastern margin of Hickory Valley Road an arc distance of 268.64 feet, having a radius of 628.07 feet, a delta angle of 24 degrees, 30 minutes, 25 seconds and a chord bearing of North 09 degrees, 42 minutes, 58 seconds East and a chord distance of 266.60 feet to the point of tangency;

THENCE North 02 degrees, 32 minutes, 15 seconds West for a distance of 868.32 feet along the Eastern margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the left (counterclockwise) along the Eastern margin of Hickory Valley Road an arc distance of 244.51 feet, having a radius of 388.55 feet, a delta angle of 36 degrees, 03 minutes, 18 seconds and a chord bearing of North 20 degrees, 45 minutes, 33 seconds West and a chord distance of 240.49 feet to the point of tangency;

THENCE North 38 degrees, 58 minutes, 51 seconds West for a distance of 103.23 feet along the Eastern margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the right (clockwise) along the Eastern margin of Hickory Valley Road an arc distance of 40.52 feet, having a radius of 747.83 feet, a delta angle of 03 degrees, 06 minutes, 16 seconds and a chord bearing of North 37 degrees, 36 minutes, 02 seconds West and a chord distance of 40.52 feet to a point;

THENCE North 73 degrees, 35 minutes, 11 seconds East for a distance of 730.71 feet to a point;

THENCE North 16 degrees, 24 minutes, 49 seconds West for a distance of 144.90 feet to the POINT OF BEGINNING.

SUBJECT to a TVA Transmission Line Easement described in Deed Book 7497, Page 631 (see page 651) R.O.H.C.

SUBJECT to an Eastside Utility District Waterline Easement, 30 feet in width described in Deed Book 9734, Page 27, R.O.H.C.

SUBJECT to an Eastside Utility District Waterline Easement, 30 feet in width described in Deed Book 7497, Page 631 (see page 652) R.O.H.C.

SUBJECT to a Force Main Easement, 20 feet in width per map of survey prepared by Arcadis, Geraghty and Miller entitled "Volunteer Army Ammunition Plant, Boundary Surveys with Topo & Utility" dated September 15, 1999, no deed reference.

SUBJECT to a high-pressure gas line located on the property, no easement documents found.

SAID CFI / WAPS, North Parcel, East Side of Hickory Valley Road herein described contains 4,670,406 square feet, more or less, or 107.22 acres, more or less, as shown on the attached drawing prepared by Barge Design Solutions, having project number 3603704.

CHAM = CHATTANOOGA, HAMILTON COUNTY MONUMENT NETWORK

P.O.B.

N=281,985.85
E=2,220,684.67
CHAM

P.O.B.
N=281,746.48
E=2,219,872.48
CHAM

HAMILTON COUNTY
FIREHALL
DB 6785 PG 270

STATE HIGHWAY 58

①
CFI / WAPS, NORTH PARCEL
WEST SIDE OF HICKORY VALLEY ROAD
SOUTH SIDE OF STATE HIGHWAY 58
327,972± SQ. FT.
7.53± ACRES

④
SPECIAL LEGISLATIVE AREA
MAIN MANUFACTURING AREA
PARCEL 1.02 - 182.59± ACRES
DB 7497 PG 631

⑤
SPECIAL LEGISLATIVE AREA
MAIN MANUFACTURING AREA
PARCEL 1.02 - 779.59± ACRES
DB 7497 PG 631

EASTSIDE UTILITY DISTRICT PARCEL
DB 8107 PG 217

EASTSIDE UTILITY DISTRICT
30' WATERLINE EASEMENT
DB 9734 PG 27

③
CFI / WAPS, NORTH PARCEL
EAST SIDE OF HICKORY VALLEY ROAD
4,670,406± SQ. FT.
107.22± ACRES

②
CFI / WAPS, NORTH PARCEL
WEST SIDE OF HICKORY VALLEY ROAD
4,498,919± SQ. FT.
103.28± ACRES

END GRAVITY FLOW
SANITARY SEWER
DB 7497 PG 631 (649)

⑤
SPECIAL LEGISLATIVE AREA
MAIN MANUFACTURING AREA
PARCEL 1.02
779.59± ACRES
DB 7497 PG 631

⑥
WESTERN RIDGE PBC
DB 10411 PG 455 (467)

CFI-WAPS
SOUTH PARCEL
DB 8195 PG 485 (505)

LOT 32
PB 119 PG 32

1000' 0' 1000'

GRAPHIC SCALE: 1" = 1000'

① ② ③
EXHIBIT DRAWING

BARGE
DESIGN SOLUTIONS

1110 MARKET STREET, SUITE 200, CHATTANOOGA, TN, 37402
PHONE: 423-756-3225 FAX: 423-756-3477

CFI / WAPS NORTH PARCEL
TAX MAP 130 PARCEL 001.08 - DEED BOOK 7497, PAGE 485, R.O.H.C.

ENTERPRISE SOUTH INDUSTRIAL PARK
CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAWN BY: WNH	CHECKED BY: BCN
DRAWING NO.:	1 of 2
PROJECT NO.:	3603704
REVISED DATE:	10-06-2023

SPIRAL CURVE TABLE

SPIRAL	LENGTH	DEGREE OF CURVE	CHORD BEARING	CHORD DISTANCE
SPIRAL S-1	292.52	03° 00' 00"	N 72° 35' 57" E	292.48'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
CURVE C-1	134.87'	110.00'	70° 15' 07"	S 38° 01' 01" W	126.58'
CURVE C-2	554.44'	538.17'	59° 01' 39"	N 50° 56' 08" W	530.24'
CURVE C-3	627.18'	1154.09'	31° 08' 12"	N 05° 51' 12" W	619.49'
CURVE C-4	99.49'	8218.16'	00° 41' 37"	N 10° 03' 43" E	99.49'
CURVE C-5	252.39'	3807.79'	03° 47' 52"	N 11° 29' 31" E	252.34'
CURVE C-6	157.65'	468.07'	19° 17' 50"	N 15° 46' 53" E	156.90'
CURVE C-7	268.64'	628.07'	24° 30' 25"	N 09° 42' 58" E	266.60'
CURVE C-8	244.51'	388.55'	36° 03' 18"	N 20° 45' 33" W	240.49'
CURVE C-9	40.52'	747.83'	03° 06' 16"	N 37° 36' 02" W	40.52'
CURVE C-10	221.45'	827.83'	15° 19' 37"	S 31° 19' 03" E	220.79'
CURVE C-11	421.13'	2721.79'	08° 51' 55"	N 66° 09' 15" E	420.71'
CURVE C-12	193.71'	304.55'	36° 26' 36"	S 20° 45' 33" E	190.46'
CURVE C-13	234.42'	548.07'	24° 30' 24"	S 09° 42' 58" W	232.64'
CURVE C-14	174.89'	548.07'	18° 17' 00"	S 15° 46' 53" W	174.15'
CURVE C-15	247.09'	3727.79'	03° 47' 52"	S 11° 29' 31" W	247.04'
CURVE C-16	100.46'	8298.16'	00° 41' 37"	S 10° 03' 43" W	100.46'
CURVE C-17	670.65'	1234.09'	31° 08' 12"	S 05° 51' 12" E	662.43'
CURVE C-18	318.86'	618.17'	29° 33' 14"	S 36° 11' 56" E	315.34'
CURVE C-19	135.05'	89.92'	86° 03' 35"	N 08° 59' 43" W	122.71'

LINE TABLE

LINE	BEARING	DISTANCE
LINE L-1	N 73° 35' 11" E	766.06'
LINE L-2	S 01° 42' 09" W	60.64'
LINE L-3	S 73° 05' 41" W	765.92'
LINE L-4	S 09° 02' 59" W	280.21'
LINE L-5	S 73° 08' 35" W	1325.69'
LINE L-6	S 02° 53' 28" W	521.03'
LINE L-7	S 05° 00' 01" E	1111.86'
LINE L-8	S 12° 45' 30" W	3748.61'
LINE L-9	S 04° 20' 32" E	2043.26'
LINE L-10	N 21° 25' 20" W	772.99'
LINE L-11	N 09° 42' 54" E	965.05'
LINE L-12	N 10° 24' 32" E	485.92'
LINE L-13	N 13° 23' 27" E	724.31'
LINE L-14	N 09° 35' 36" E	1316.11'
LINE L-15	N 21° 58' 11" E	359.29'
LINE L-16	N 02° 32' 15" W	868.32'
LINE L-17	N 38° 58' 51" W	103.23'
LINE L-18	N 73° 35' 11" E	730.71'
LINE L-19	N 16° 24' 49" W	144.90'
LINE L-20	S 38° 58' 51" E	75.28'
LINE L-21	S 73° 05' 41" W	768.76'
LINE L-22	N 89° 45' 52" W	802.83'
LINE L-23	N 73° 35' 11" E	742.61'
LINE L-24	S 38° 58' 51" E	27.95'
LINE L-25	S 02° 32' 15" E	182.64'
LINE L-26	S 02° 32' 15" E	685.68'
LINE L-27	S 21° 58' 11" W	359.29'
LINE L-28	S 09° 35' 36" W	1316.11'
LINE L-29	S 13° 23' 27" W	726.39'
LINE L-30	S 10° 24' 32" W	488.00'
LINE L-31	S 09° 42' 54" W	965.05'
LINE L-32	S 21° 25' 20" E	772.99'
LINE L-33	N 80° 26' 56" W	1246.00'
LINE L-34	N 09° 01' 32" W	276.36'
LINE L-35	N 11° 01' 37" E	597.89'
LINE L-36	N 42° 08' 31" W	274.04'
LINE L-37	N 32° 36' 06" W	86.61'
LINE L-38	N 28° 52' 31" E	485.38'
LINE L-39	N 34° 01' 11" E	157.50'
LINE L-40	N 01° 32' 29" E	839.10'
LINE L-41	N 09° 54' 00" E	595.96'
LINE L-42	N 23° 09' 45" E	607.50'
LINE L-43	N 00° 34' 29" E	100.46'
LINE L-44	N 07° 08' 02" W	284.76'
LINE L-45	N 19° 49' 14" E	283.30'
LINE L-46	N 03° 46' 11" W	192.08'
LINE L-47	N 18° 22' 24" E	199.32'
LINE L-48	N 66° 13' 26" E	90.12'
LINE L-49	N 22° 31' 45" E	132.25'
LINE L-50	N 23° 29' 03" W	146.82'
LINE L-51	N 44° 58' 49" E	217.64'
LINE L-52	N 04° 55' 26" E	140.59'
LINE L-53	N 85° 59' 51" E	125.17'
LINE L-54	N 26° 26' 14" E	714.06'
LINE L-55	N 35° 46' 33" W	193.87'
LINE L-56	N 58° 02' 38" E	109.51'
LINE L-57	N 02° 46' 42" E	317.82'
LINE L-58	N 85° 35' 16" E	291.53'

① ② ③

EXHIBIT DRAWING



1110 MARKET STREET, SUITE 200 CHATTANOOGA, TN 37402
PHONE: 423-756-3025 FAX: 423-756-8477

CFI / WAPS NORTH PARCEL
TAX MAP 130 PARCEL 001.08 - DEED BOOK 7497, PAGE 485, R.O.H.C.
ENTERPRISE SOUTH INDUSTRIAL PARK
CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAWN BY: WNH	CHECKED BY: BCN
DRAWING NO: 2 of 2	
PROJECT NO: 3603704	REVISED DATE: 10-06-2023

**SPECIAL LEGISLATIVE AREA
MAIN MANUFACTURING AREA, PARCEL 1.02, 779.59± ACRES
ENTERPRISE SOUTH INDUSTRIAL PARK**

BEING a portion of the property described as the Main Manufacturing Area in Deed Book 7497, Page 631 (see page 647) in the Register's Office of Hamilton County, Tennessee, property shown on Tax Map 130, being Tax Parcel 001.09, located in the Enterprise South Industrial Park, City of Chattanooga, Hamilton County, Tennessee, being more particularly described as follows:

COMMENCING at a point where the Southern margin of Highway 58 and the Western margin of Ferdinand Piech Way intersect, said point being at Tennessee State Grid Coordinates of North=283,043.90 and East=2,224,145.58, coordinates based on the City of Chattanooga / Hamilton County Monument Network System (CHAM System) all bearings are based on said system, all distances are horizontal ground;

THENCE with a curve to the right (clockwise) along the Southern margin of Highway 58 an arc distance of 500.79 feet, having a radius of 5872.58 feet, a delta angle of 04 degrees, 53 minutes, 09 seconds, a chord bearing of South 69 degrees, 38 minutes, 37 seconds West and a chord distance of 500.64 feet to the beginning of a spiral curve;

THENCE with a spiral curve to the right (clockwise) along the Southern margin of Highway 58 a total length of 303.74 feet, having a degree of curve of 03 degrees, 00 minutes, 00 seconds, a chord bearing of South 73 degrees, 05 minutes, 01 seconds West and a chord distance of 303.74 feet to the end of spiral curve;

THENCE South 73 degrees, 35 minutes, 11 seconds West for a distance of 614.99 feet along the Southern margin of Highway 58 to a point;

THENCE South 01 degrees, 42 minutes, 09 seconds West for a distance of 60.64 feet to a point;

THENCE South 73 degrees, 05 minutes, 41 seconds West for a distance of 407.37 to the POINT OF BEGINNING;

THENCE South 16 degrees, 54 minutes, 19 seconds East for a distance of 380.24 feet to a point;

THENCE South 04 degrees, 35 minutes, 57 seconds East for a distance of 702.56 feet to a point;

THENCE South 01 degrees, 58 minutes, 54 seconds West for a distance of 937.99 feet to a point;

THENCE South 78 degrees, 57 minutes, 50 seconds East for a distance of 1419.88 feet to a point;

THENCE South 49 degrees, 18 minutes, 36 seconds East for a distance of 1215.96 feet to a point;

THENCE South 73 degrees, 06 minutes, 11 seconds East for a distance of 311.90 feet to a point;

THENCE North 20 degrees, 29 minutes, 08 seconds East for a distance of 490.03 feet to a point;

THENCE South 56 degrees, 17 minutes, 55 seconds East for a distance of 1478.84 feet to a point;

THENCE South 17 degrees, 04 minutes, 30 seconds West for a distance of 413.00 feet to a point;

THENCE South 30 degrees, 58 minutes, 00 seconds West for a distance of 1742.12 feet to a point;

THENCE South 70 degrees, 53 minutes, 03 seconds West for a distance of 635.96 feet to a point;

THENCE South 13 degrees, 48 minutes, 37 seconds West for a distance of 3044.51 feet to a point;

5

THENCE North 74 degrees, 16 minutes, 24 seconds West for a distance of 1570.56 feet to a point;

THENCE South 23 degrees, 39 minutes, 39 seconds West for a distance of 491.23 feet to a point;

THENCE North 80 degrees, 26 minutes, 56 seconds West for a distance of 871.15 feet to a point located on the Northern margin of Hickory Valley Road;

THENCE North 80 degrees, 26 minutes, 56 seconds West for a distance of 1595.49 feet along the Northern margin of Hickory Valley Road to a point;

THENCE North 04 degrees, 20 minutes, 32 seconds West for a distance of 2043.26 feet to a point;

THENCE North 12 degrees, 45 minutes, 30 seconds East for a distance of 3748.61 feet to a point;

THENCE North 05 degrees, 00 minutes, 01 seconds West for a distance of 1111.86 feet to a point;

THENCE North 02 degrees, 53 minutes, 28 seconds East for a distance of 521.03 feet to the point of curvature;

THENCE with a curve to the right (clockwise) an arc distance of 134.87 feet, having a radius of 110.00 feet, a delta angle of 70 degrees, 15 minutes, 07 seconds and a chord bearing of North 38 degrees, 01 minutes, 01 seconds East and a chord distance of 126.58 feet to the point of tangency;

THENCE North 73 degrees, 08 minutes, 35 seconds East for a distance of 1325.69 feet to a point;

THENCE North 09 degrees, 02 minutes, 59 seconds East for a distance of 280.21 feet to a point;

THENCE North 73 degrees, 05 minutes, 41 seconds East for a distance of 358.55 feet to the POINT OF BEGINNING.

SUBJECT to a cemetery located on the property, described in Deed Book 7497, Page 631 (see page 653) R.O.H.C.

SUBJECT to a TVA Transmission Line Easement described in Deed Book 7497, Page 631 (see page 651) R.O.H.C.

SUBJECT to an Eastside Utility District Waterline Easement, 30 feet in width described in Deed Book 9734, Page 27, R.O.H.C.

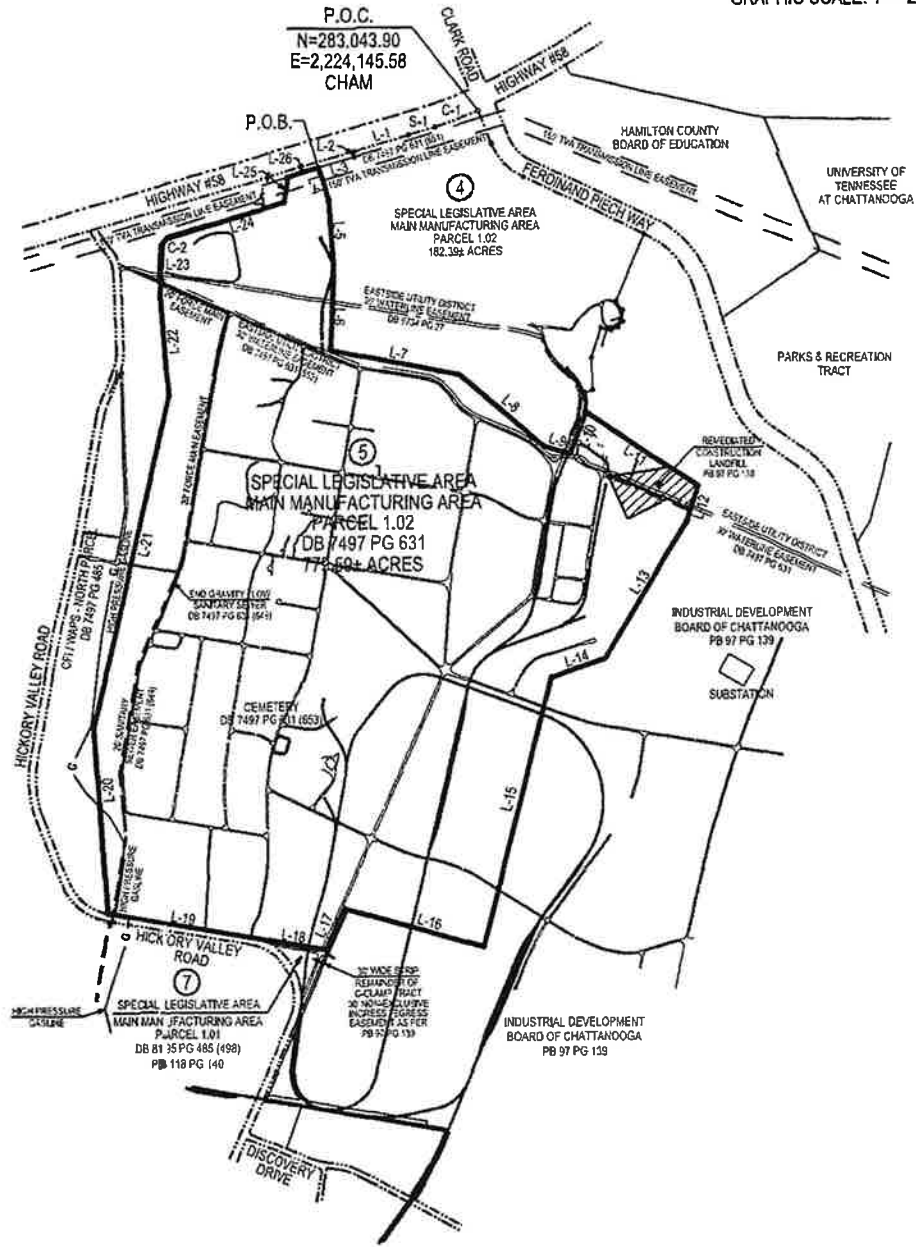
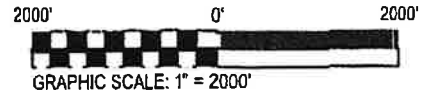
SUBJECT to an Eastside Utility District Waterline Easement 30 feet in width described in Deed Book 7497, Page 631 (see page 652) R.O.H.C.

SUBJECT to a Remediated Construction Landfill as shown on plat of record in Plat Book 97, Page 137, R.O.H.C.

SUBJECT to a Sanitary Sewer Easement, 20 feet in width described as a gravity flow Sanitary Sewer Easement in Deed Book 7497, Page 631 (see page 649), R.O.H.C.

SAID Special Legislative Area, Main Manufacturing Area, parcel 1.02 herein described contains 779.59 acres, more or less, as shown on the attached drawing prepared by Barge Design Solutions, having project number 3603704.

CHAM = CHATTANOOGA, HAMILTON COUNTY MONUMENT NETWORK



⑤
 EXHIBIT DRAWING
 SPECIAL LEGISLATIVE AREA
 MAIN MANUFACTURING AREA - PARCEL 1.02 - 779.59± ACRES

TAX MAP 130 PARCEL 001.09 - DEED BOOK 7497, PAGE 631, R.O.H.C.
 PROPERTY PARCEL 1.00 - DEED BOOK 8195, PAGE 485 (500), R.O.H.C.

ENTERPRISE SOUTH INDUSTRIAL PARK
 CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE



1110 MARKET STREET, SUITE 200, CHATTANOOGA, TN 37407
 PHONE: 423-755-3025 FAX: 423-796-8477

DRAWN BY: WNH	CHECKED BY: BCN
DRAWING NO.: 1 of 2	
PROJECT NO.: 3603704	REVISED DATE: 10-06-2023

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
CURVE C-1	500.79'	5872.58'	04° 53' 09"	S 69° 38' 37" W	500.64'
CURVE C-2	134.87'	110.00'	70° 15' 07"	N 38° 01' 01" E	126.58'

SPIRAL CURVE TABLE

SPIRAL	LENGTH	DEGREE OF CURVE	CHORD BEARING	CHORD DISTANCE
SPIRAL S-1	303.74'	03° 00' 00"	S 73° 05' 01" W	303.74'

LINE TABLE

LINE	BEARING	DISTANCE
LINE L-1	S 73° 35' 11" W	614.99'
LINE L-2	S 01° 42' 09" W	60.64'
LINE L-3	S 73° 05' 41" W	407.37'
LINE L-4	S 16° 54' 19" E	380.24'
LINE L-5	S 04° 35' 57" E	702.56'
LINE L-6	S 01° 58' 54" W	937.99'
LINE L-7	S 78° 57' 50" E	1419.88'
LINE L-8	S 49° 18' 36" E	1215.96'
LINE L-9	S 73° 06' 11" E	311.90'
LINE L-10	N 20° 29' 08" E	490.03'
LINE L-11	S 56° 17' 55" E	1478.84'
LINE L-12	S 17° 04' 30" W	413.00'
LINE L-13	S 30° 58' 00" W	1742.12'
LINE L-14	S 70° 53' 03" W	635.96'
LINE L-15	S 13° 48' 37" W	3044.51'
LINE L-16	N 74° 16' 24" W	1570.56'
LINE L-17	S 23° 39' 39" W	491.23'
LINE L-18	N 80° 26' 56" W	871.15'
LINE L-19	N 80° 26' 56" W	1595.49'
LINE L-20	N 04° 20' 32" W	2043.26'
LINE L-21	N 12° 45' 30" E	3748.61'
LINE L-22	N 05° 00' 01" W	1111.86'
LINE L-23	N 02° 53' 28" E	521.03'
LINE L-24	N 73° 08' 35" E	1325.69'
LINE L-25	N 09° 02' 59" E	280.21'
LINE L-26	N 73° 05' 41" E	358.55'

⑤

EXHIBIT DRAWING
SPECIAL LEGISLATIVE AREA
MAIN MANUFACTURING AREA - PARCEL 1.02 - 779.59± ACRES

BARGE
DESIGN SOLUTIONS

1110 MARKET STREET, SUITE 200, CHATTANOOGA, TN 37402
PHONE: 423-755-3025 FAX: 423-758-3477

TAX MAP 130 PARCEL 001.09 - DEED BOOK 7497, PAGE 631, R.O.H.C.
PROPERTY PARCEL 1.00 - DEED BOOK 8195, PAGE 485 (500), R.O.H.C.

ENTERPRISE SOUTH INDUSTRIAL PARK
CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAWN BY: WNH	CHECKED BY: BCN
DRAWING NO: 2 of 2	
PROJECT NO: 3603704	REVISED DATE: 10-06-2023

Exhibit A

6

LEGAL DESCRIPTION
WESTERN RIDGE PBC

A portion of a tract of land known as the Volunteer Army Ammunitions Plant (VAAP) located in the City of Chattanooga, Hamilton County, Tennessee, being more particularly described as follows:

COMMENCING at a point where the Western boundary line of the Volunteer Army Ammunition Plant (VAAP) property and the Southern margin of Highway #58 intersect, said intersection point having Tennessee State Grid Coordinates of North=279,888.588 and East=2,216,851.297, said coordinates based on the Chattanooga-Hamilton County Monument Network (CHAM System) NAD 83, all bearings and distances described herein are based on said system;

THENCE South 09 degrees, 56 minutes, 33 seconds East a distance of 1211.65 feet to a point;

THENCE South 09 degrees, 58 minutes, 53 seconds East a distance of 283.21 feet to a point, said point marks the Northwest corner of the property and the POINT OF BEGINNING;

THENCE South 89 degrees, 25 minutes, 31 seconds East a distance of 1938.42 feet to a point, said point marks the Northeast corner of the property;

THENCE South 00 degrees, 34 minutes, 29 seconds West a distance of 100.46 feet to a point;

THENCE South 23 degrees, 08 minutes, 45 seconds West a distance of 607.50 feet to a point;

THENCE South 09 degrees, 54 minutes, 00 seconds West a distance of 595.96 feet to a point;

THENCE South 01 degrees, 32 minutes, 29 seconds West a distance of 839.10 feet to a point located at the beginning of curve;

THENCE with a non-tangential curve to the right (clockwise) having a radius of 89.92 feet, an arc length of 135.08 feet, a central angle of 86 degrees, 03 minutes, 35 seconds, and a chord of South 08 degrees, 59 minutes, 43 seconds East a distance of 122.72 feet to the end of curve;

THENCE South 34 degrees, 01 minutes, 11 seconds West a distance of 157.50 feet to a point;

THENCE South 28 degrees, 52 minutes, 31 seconds West a distance of 485.38 feet to a point;

THENCE South 32 degrees, 36 minutes, 06 seconds East a distance of 86.61 feet to a point;

THENCE South 42 degrees, 08 minutes, 31 seconds East a distance of 274.04 feet to a point;

THENCE South 11 degrees, 01 minutes, 37 seconds West a distance of 597.89 feet to a point;

THENCE South 09 degrees, 01 minutes, 32 seconds East a distance of 1389.84 feet to a point;

THENCE North 89 degrees, 16 minutes, 28 seconds West a distance of 723.92 feet to a point;

THENCE North 10 degrees, 04 minutes, 30 seconds West a distance of 355.16 feet to a point;

THENCE North 09 degrees, 57 minutes, 09 seconds West a distance of 149.60 feet to a point;

THENCE North 09 degrees, 56 minutes, 04 seconds West a distance of 229.79 feet to a point;

THENCE North 10 degrees, 00 minutes, 24 seconds West a distance of 307.11 feet to a point;

For prior title See deed in
Book 825 Page 343

THENCE North 09 degrees, 47 minutes, 44 seconds West a distance of 176.72 feet to a point;
 THENCE North 09 degrees, 45 minutes, 56 seconds West a distance of 77.17 feet to a point;
 THENCE North 10 degrees, 04 minutes, 52 seconds West a distance of 323.11 feet to a point;
 THENCE North 09 degrees, 49 minutes, 17 seconds West a distance of 157.28 feet to a point;
 THENCE North 10 degrees, 00 minutes, 25 seconds West a distance of 166.29 feet to a point;
 THENCE North 09 degrees, 52 minutes, 17 seconds West a distance of 157.60 feet to a point;
 THENCE North 09 degrees, 58 minutes, 10 seconds West a distance of 78.05 feet to a point;
 THENCE North 10 degrees, 03 minutes, 05 seconds West a distance of 361.91 feet to a point;
 THENCE North 09 degrees, 58 minutes, 54 seconds West a distance of 136.41 feet to a point;
 THENCE North 10 degrees, 31 minutes, 13 seconds West a distance of 14.20 feet to a point;
 THENCE North 09 degrees, 58 minutes, 32 seconds West a distance of 150.80 feet to a point;
 THENCE North 10 degrees, 09 minutes, 42 seconds West a distance of 100.59 feet to a point;
 THENCE North 09 degrees, 51 minutes, 43 seconds West a distance of 516.32 feet to a point;
 THENCE North 09 degrees, 58 minutes, 13 seconds West a distance of 632.80 feet to a point;
 THENCE North 09 degrees, 58 minutes, 53 seconds West a distance of 1104.66 feet to the POINT OF BEGINNING

Said property herein described contains 128.00 acres, more or less, as shown on drawing prepared by Barge, Waggoner, Sumner & Cannon, Inc

CEMETERY

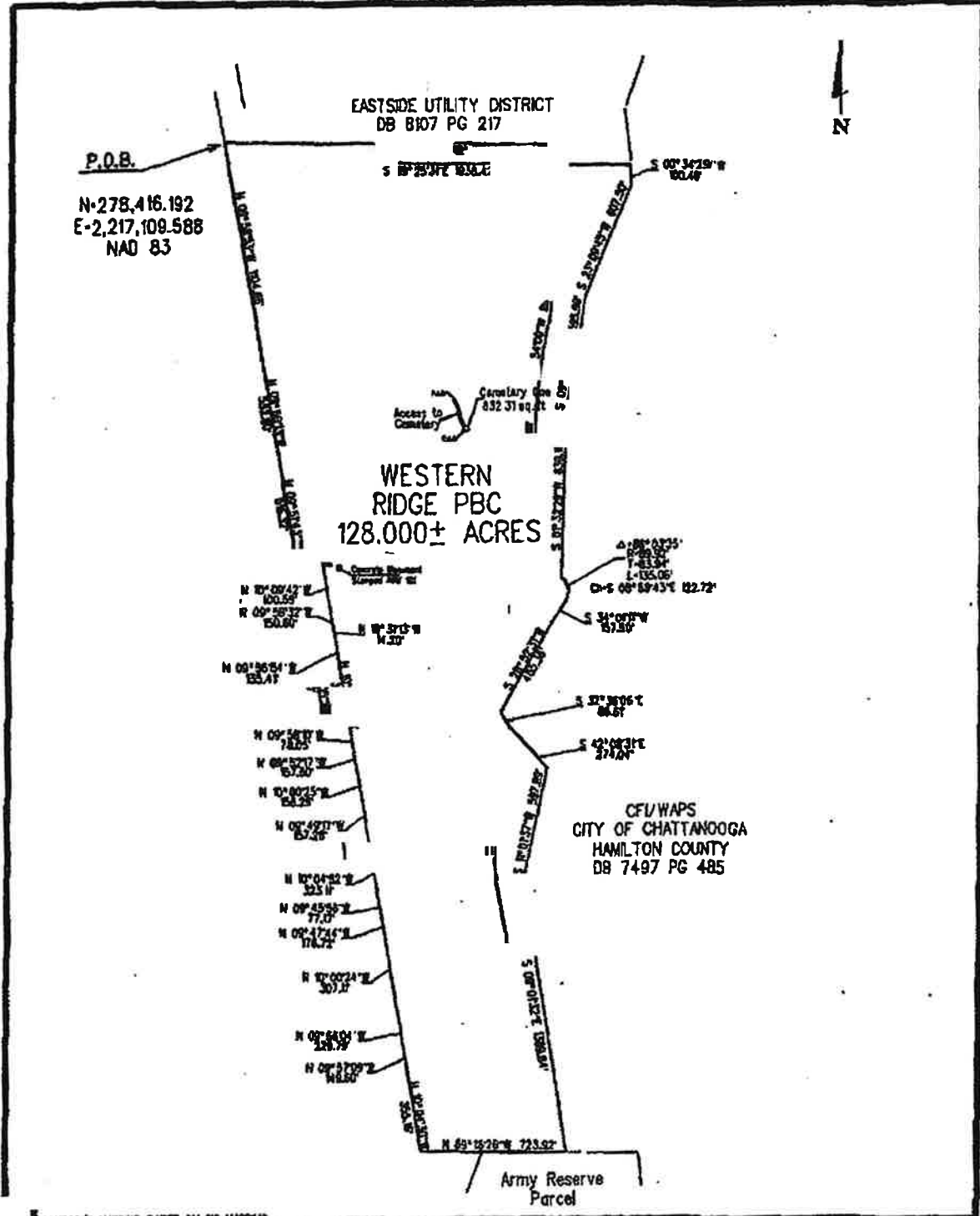
Cemetery located on the property described as Cemetery 1 as per map of survey by Arcadis, Geraghty, and Miller entitled Volunteer Army Ammunition Plant Boundary Surveys with Topo & Utility, map dated September 15, 1999, the cemetery being more particularly described as follows:

COMMENCING at a concrete monument stamped AGM 181, said monument having Tennessee State Grid Coordinates of North=276,369.012 and East=2,217,552.340;

THENCE North 42 degrees, 47 minutes, 22 seconds East a distance of 944.64 feet to a point, said point marks the Southeast corner of Cemetery One and the POINT OF BEGINNING;

THENCE North 03 degrees, 18 minutes, 54 seconds West a distance of 25.23 feet to a point, said point marks the Northwest corner of Cemetery One;

THENCE North 87 degrees, 39 minutes, 38 seconds East a distance of 26.21 feet to a point, said point marks the Northeast corner of Cemetery One;



COMPOSITE MAPPING BASED ON GS MAPPING AND PRIOR FIELD RUN SURVEYS.

BWSC

BARGE WALKER SUMNER & GANNON, INC.

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS AND SURVEYORS

EXHIBIT #2

VOAAP FACILITY ACQUISITION BOUNDARY

WESTERN RIDGE PBC BOUNDARY

enterprise # south

DRAWN BY: WNH

CHECKED BY: TCS

PROJECT NO: 00350-00

DATE: 7/21/10

SCALE: 55.01

BOOK 8195, PAGE 485

7

LEGAL DESCRIPTION
SPECIAL LEGISLATIVE AREA
MAIN MANUFACTURING AREA
PARCEL 1.01

A portion of a tract of land known as the Volunteer Army Ammunitions Plant (VAAP) located in the City of Chattanooga, Hamilton County, Tennessee, being more particularly described as follows:

COMMENCING at a point where the Northern margin of Bonny Oaks Drive (State Route 317) and the Eastern Margin of Hickory Valley Road intersect, said intersection point having Tennessee State Grid Coordinates of North=269,832.315 and East=2,221,046.102, said coordinates based on the Chattanooga-Hamilton County Monument Network (CHAM System) NAD 83, all bearings and distances described herein are based on said system;

THENCE North 37 degrees, 59 minutes, 58 seconds West a distance of 58.82 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE North 10 degrees, 14 minutes, 31 seconds East a distance of 343.99 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE North 10 degrees, 21 minutes, 21 seconds East a distance of 346.33 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE North 12 degrees, 24 minutes, 49 seconds East a distance of 140.75 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE North 17 degrees, 59 minutes, 10 seconds East a distance of 127.82 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE North 23 degrees, 47 minutes, 23 seconds East a distance of 524.79 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE North 22 degrees, 34 minutes, 31 seconds East a distance of 76.62 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE North 19 degrees, 05 minutes, 49 seconds East a distance of 100.82 feet along the Eastern margin of Hickory Valley Road to the point of curvature;

THENCE North 23 degrees, 39 minutes, 39 seconds East a distance of 1301.20 feet along the Eastern margin of Hickory Valley Road to the point of curvature and the POINT OF BEGINNING;

THENCE with a curve to the left (counter clockwise) along the Eastern margin of Hickory Valley Road an arc distance of 143.54 feet, a radius of 1158.03 feet, and a central angle of 07 degrees, 06 minutes, 07 seconds, and a chord of North 20 degrees, 06 minutes, 35 seconds East a distance of 143.45 feet to the point of compound curve;

THENCE with a curve to the left (counter clockwise) along the Eastern margin of Hickory Valley Road an arc distance of 382.65 feet, a radius of 687.28 feet, and a central angle of 31 degrees, 54 minutes, 00 seconds, and a chord of North 00 degrees, 36 minutes, 31 seconds East a distance of 377.73 feet to the point of compound curve;

THENCE with a curve to the left (counter clockwise) along the Northeastern margin of Hickory Valley Road an arc distance of 765.88 feet, a radius of 673.99 feet, and a central angle of 65 degrees, 06 minutes, 27

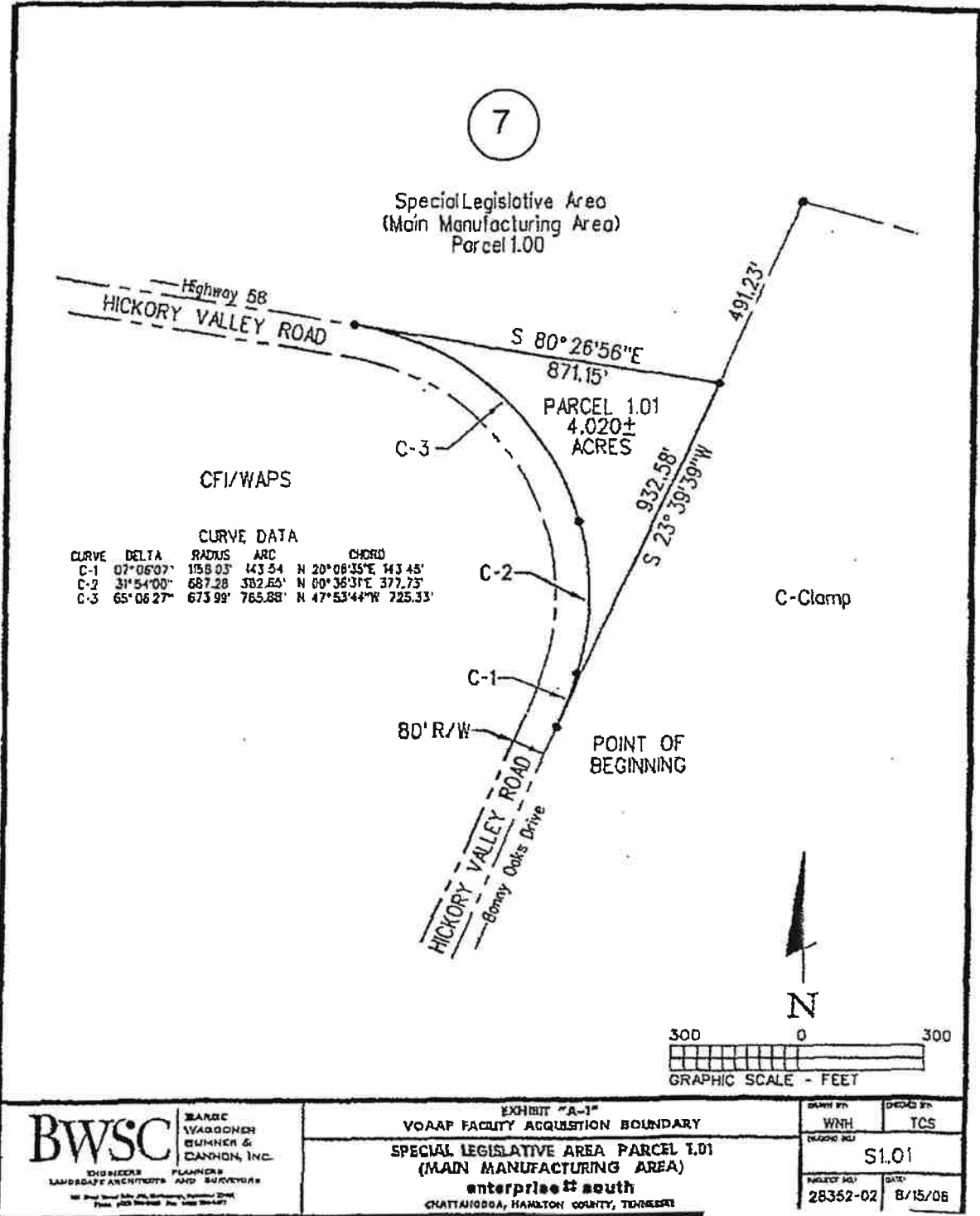
7

seconds, and a chord of North 47 degrees, 53 minutes, 44 seconds West a distance of 725.33 feet to the point of tangency;

THENCE South 80 degrees, 26 minutes, 56 seconds East a distance of 871.15 feet to a point;

THENCE South 23 degrees, 39 minutes, 39 seconds West a distance of 832.58 feet to the POINT OF BEGINNING.

Said property herein described contains 4.020 acres, more or less, as shown on the attached drawing by Barge, Waggoner, Sumner, and Cannon, Inc dated August 15, 2006.



BOOK 8195, PAGE 485

8

LEGAL DESCRIPTION
CFI / WAPS
SOUTH PARCEL

A portion of a tract of land known as the Volunteer Army Ammunitions Plant (VAAP) located in the City of Chattanooga, Hamilton County, Tennessee, being more particularly described as follows:

COMMENCING at a concrete monument with a brass cap stamped CHAM 100 located near the intersection of Hickory Valley Road and Bonny Oaks Drive having Tennessee State Grid Coordinates of North=269,899.680 and East=2,221,067.730 said coordinates based on the Chattanooga-Hamilton County Monument Network (CHAM System) NAD 83, all bearings and distances described herein are based on said system;

THENCE North 75 degrees, 10 minutes, 26 seconds West a distance of 1088.65 feet, more or less, to a point located on the Northern margin of Bonny Oaks Drive, said point marks the Southeast corner of the property and the POINT OF BEGINNING;

THENCE North 70 degrees, 23 minutes, 33 seconds West a distance of 320.37 feet along the Northern margin of Bonny Oaks Drive to a point, said point marks the Southwest corner of the property;

THENCE North 17 degrees, 22 minutes, 23 seconds East a distance of 362.71 feet to the point of curvature;

THENCE with a curve to the left (counter clockwise) an arc distance of 101.88 feet, a radius of 589.86 feet, a central angle of 09 degrees, 53 minutes, 45 seconds, and a chord of North 12 degrees, 25 minutes, 31 seconds East a distance of 101.75 feet to the point of tangency;

THENCE North 07 degrees, 28 minutes, 37 seconds East a distance of 102.88 feet to the point of curvature;

THENCE with a curve to the right (clockwise) an arc length of 86.78 feet, a radius of 2342.25 feet, a central angle of 02 degrees, 07 minutes, 22 seconds, and a chord of North 08 degrees, 32 minutes, 19 seconds East a distance of 86.77 feet to a point;

THENCE North 09 degrees, 36 minutes, 03 seconds East a distance of 939.61 feet to the beginning point of a curve;

THENCE with a non-tangential curve to the right (clockwise) an arc distance of 334.78 feet, a radius of 407.04 feet, a central angle of 47 degrees, 07 minutes, 26 seconds, and a chord of North 36 degrees, 55 minutes, 03 seconds West a distance of 325.42 feet to the end of curve;

THENCE South 88 degrees, 56 minutes, 08 seconds West a distance of 71.82 feet to a point located in the center of a creek;

THENCE North 07 degrees, 01 minutes, 17 seconds East a distance of 33.30 feet along the centerline of creek to a point;

THENCE North 11 degrees, 48 minutes, 16 seconds East a distance of 39.47 feet along the centerline of creek to a point;

THENCE North 15 degrees, 09 minutes, 08 seconds East a distance of 43.25 feet along the centerline of creek to a point;

THENCE North 11 degrees, 42 minutes, 18 seconds East a distance of 42.34 feet along the centerline of creek to a point;

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THENCE North 13 degrees, 42 minutes, 57 seconds East a distance of 38.38 feet along the centerline of creek to a point;

THENCE North 05 degrees, 58 minutes, 55 seconds East a distance of 13.07 feet along the centerline of creek to a point;

THENCE North 16 degrees, 00 minutes, 51 seconds West a distance of 17.53 feet along the centerline of creek to a point;

THENCE North 19 degrees, 57 minutes, 06 seconds West a distance of 30.96 feet along the centerline of creek to a point;

THENCE North 09 degrees, 15 minutes, 21 seconds East a distance of 19.85 feet along the centerline of creek to a point;

THENCE North 10 degrees, 12 minutes, 26 seconds East a distance of 8.55 feet along the centerline of creek to a point;

THENCE North 37 degrees, 21 minutes, 49 seconds East a distance of 23.86 feet along the centerline of creek to a point;

THENCE North 26 degrees, 01 minutes, 28 seconds East a distance of 34.13 feet along the centerline of creek to a point;

THENCE North 11 degrees, 43 minutes, 23 seconds East a distance of 5.33 feet along the centerline of creek to a point;

THENCE North 68 degrees, 53 minutes, 50 seconds West a distance of 163.11 feet to the point of curvature;

THENCE with a curve to the right (clockwise) an arc distance of 978.48 feet, a radius of 894.23 feet, a central angle of 62 degrees, 41 minutes, 38 seconds, and a chord of North 37 degrees, 33 minutes, 01 seconds West a distance of 930.39 feet to the point of tangency;

THENCE North 05 degrees, 28 minutes, 43 seconds West a distance of 160.72 feet to a point;

THENCE North 89 degrees, 16 minutes, 26 seconds West a distance of 373.45 feet to a point;

THENCE North 09 degrees, 01 minutes, 32 seconds West a distance of 1113.48 feet to a point;

THENCE South 80 degrees, 26 minutes, 56 seconds East a distance of 3145.64 feet along the Northern margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the right (clockwise) along the Northeastern margin of Hickory Valley Road an arc distance of 785.88 feet, a radius of 673.99 feet, a central angle of 65 degrees, 06 minutes, 27 seconds, and a chord of South 47 degrees, 53 minutes, 44 seconds East a distance of 725.33 feet to the point of compound curve;

THENCE with a curve to the right (clockwise) along the Eastern margin of Hickory Valley Road an arc distance of 382.65 feet, a radius of 687.28 feet, a central angle of 31 degrees, 54 minutes, 00 seconds, and a chord of South 00 degrees, 36 minutes, 31 seconds West a distance of 377.73 feet to the point of compound curve;

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THENCE with a curve to the right (clockwise) along the Eastern margin of Hickory Valley Road an arc distance of 143.54 feet, a radius of 1158.03 feet, a central angle of 07 degrees, 06 minutes, 07 seconds, and a chord of South 20 degrees, 06 minutes, 35 seconds West a distance of 143.45 feet to the point of tangency;

THENCE South 23 degrees, 39 minutes, 39 seconds West a distance of 1301.20 feet along the Eastern margin of Hickory Valley Road to a the point of curvature;

THENCE with a curve to the left (counter clockwise) along the Eastern margin of Hickory Valley Road an arc distance of 347.54 feet, a radius of 4363.08 feet, a central angle of 04 degrees, 33 minutes, 50 seconds, and a chord of South 21 degrees, 22 minutes, 44 seconds West a distance of 347.45 feet to the point of tangency;

THENCE South 19 degrees, 05 minutes, 49 seconds West a distance of 100.82 feet along the Eastern margin of Hickory Valley Road to the point of curvature;

THENCE South 22 degrees, 34 minutes, 31 seconds West a distance of 76.62 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE South 23 degrees, 47 minutes, 23 seconds West a distance of 524.79 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE South 17 degrees, 59 minutes, 10 seconds West a distance of 127.82 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE South 12 degrees, 24 minutes, 49 seconds West a distance of 140.75 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE South 10 degrees, 21 minutes, 21 seconds West a distance of 346.33 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE South 10 degrees, 14 minutes, 31 seconds West a distance of 343.99 feet along the Eastern margin of Hickory Valley Road to a point;

THENCE South 37 degrees, 59 minutes, 58 seconds East a distance of 58.82 feet along the Eastern margin of Hickory Valley Road to a point, said point is located where the Northern margin of Bonny Oaks Drive and the Eastern margin of Hickory Valley Road intersect;

THENCE North 73 degrees, 58 minutes, 02 seconds West a distance of 160.87 feet along the Northern margin of Bonny Oaks Drive to a point, said point is located where the Northern margin of Bonny Oaks Drive and the Western margin of Hickory Valley Road intersect;

THENCE North 49 degrees, 38 minutes, 06 seconds East a distance of 67.00 feet along the Western margin of Hickory Valley Road to a point;

THENCE North 10 degrees, 14 minutes, 31 seconds East a distance of 322.52 feet along the Western margin of Hickory Valley Road to a point;

THENCE North 10 degrees, 21 minutes, 21 seconds East a distance of 348.29 feet along the Western margin of Hickory Valley Road to a point;

THENCE North 12 degrees, 24 minutes, 49 seconds East a distance of 146.08 feet along the Western margin of Hickory Valley Road to a point;

THENCE North 17 degrees, 59 minutes, 10 seconds East a distance of 135.80 feet along the Western margin of Hickory Valley Road to a point;

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THENCE North 23 degrees, 47 minutes, 25 seconds East a distance of 527.96 feet along the Western margin of Hickory Valley Road to a point;

THENCE North 22 degrees, 34 minutes, 31 seconds East a distance of 73.34 feet along the Western margin of Hickory Valley Road to a point;

THENCE North 19 degrees, 05 minutes, 49 seconds East a distance of 98.39 feet along the Western margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the right (clockwise) along the Western margin of Hickory Valley Road an arc distance of 353.91 feet, a radius of 4443.08 feet, and a central angle of 04 degrees, 33 minutes, 50 seconds, and a chord of North 21 degrees, 22 minutes, 44 seconds East a distance of 353.82 feet to the point of tangency;

THENCE North 23 degrees, 39 minutes, 39 seconds East a distance of 7.63 feet along the Western margin of Hickory Valley Road to a point;

THENCE North 68 degrees, 26 minutes, 31 seconds West a distance of 628.05 feet to a point;

THENCE North 83 degrees, 47 minutes, 57 seconds West a distance of 461.82 feet to a point;

THENCE North 62 degrees, 58 minutes, 24 seconds West a distance of 126.32 feet to a point;

THENCE South 32 degrees, 11 minutes, 38 seconds West a distance of 146.47 feet to a point;

THENCE South 17 degrees, 07 minutes, 18 seconds West a distance of 54.39 feet to a point;

THENCE South 04 degrees, 27 minutes, 19 seconds West a distance of 86.24 feet to a point;

THENCE South 00 degrees, 45 minutes, 53 seconds East a distance of 183.28 feet to a point;

THENCE South 05 degrees, 28 minutes, 56 seconds East a distance of 206.20 feet to a point;

THENCE South 01 degrees, 07 minutes, 41 seconds East a distance of 120.98 feet to a point;

THENCE South 06 degrees, 35 minutes, 55 seconds West a distance of 153.96 feet to a point;

THENCE South 80 degrees, 04 minutes, 29 seconds East a distance of 237.66 feet to a point;

THENCE South 10 degrees, 53 minutes, 19 seconds West a distance of 318.26 feet to a point;

THENCE North 78 degrees, 22 minutes, 09 seconds West a distance of 233.16 feet to a point;

THENCE South 08 degrees, 24 minutes, 08 seconds West a distance of 112.90 feet to a point;

THENCE South 13 degrees, 44 minutes, 51 seconds West a distance of 94.74 feet to a point;

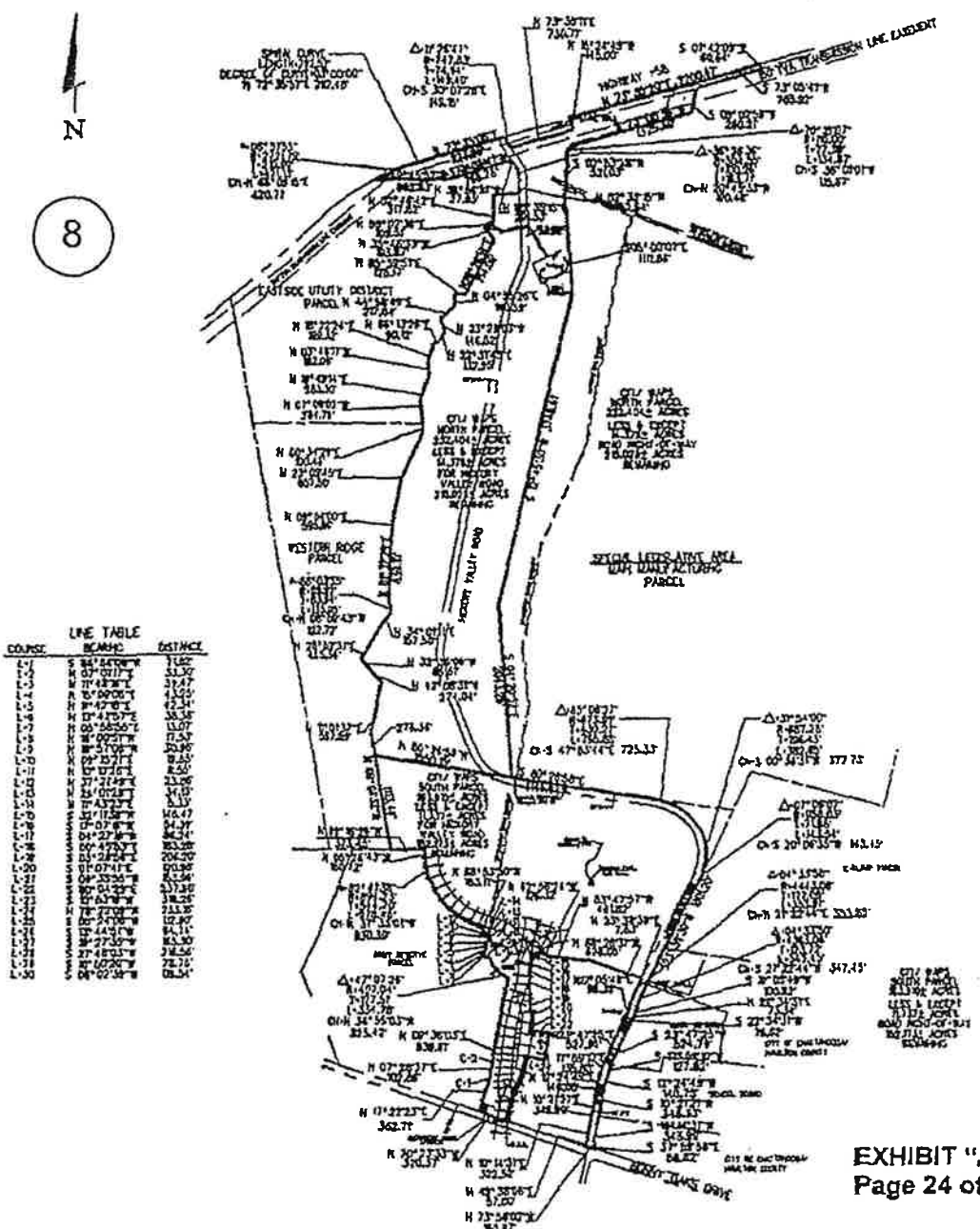
THENCE South 19 degrees, 27 minutes, 35 seconds West a distance of 165.30 feet to a point;

THENCE South 21 degrees, 48 minutes, 03 seconds West a distance of 216.58 feet to a point;

THENCE South 16 degrees, 50 minutes, 20 seconds West a distance of 78.76 feet to a point;

THENCE South 08 degrees, 02 minutes, 39 seconds West a distance of 119.54 feet to the POINT OF BEGINNING.

N
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LINE TABLE

COURSE	BEARING	DISTANCE
L-1	S 84° 54' 00" E	11.62
L-2	N 07° 07' 17" E	31.30
L-3	N 71° 48' 21" E	37.67
L-4	N 05° 00' 00" E	41.04
L-5	N 84° 42' 00" E	42.34
L-6	N 07° 41' 07" E	38.38
L-7	N 08° 55' 50" E	13.07
L-8	N 80° 02' 21" E	17.53
L-9	N 80° 57' 00" E	20.80
L-10	N 09° 12' 21" E	8.58
L-11	N 07° 12' 21" E	8.58
L-12	N 37° 26' 49" E	23.06
L-13	N 24° 02' 21" E	11.10
L-14	N 07° 41' 07" E	11.10
L-15	N 07° 41' 07" E	11.10
L-16	N 07° 41' 07" E	11.10
L-17	N 07° 41' 07" E	11.10
L-18	N 07° 41' 07" E	11.10
L-19	N 07° 41' 07" E	11.10
L-20	N 07° 41' 07" E	11.10
L-21	N 07° 41' 07" E	11.10
L-22	N 07° 41' 07" E	11.10
L-23	N 07° 41' 07" E	11.10
L-24	N 07° 41' 07" E	11.10
L-25	N 07° 41' 07" E	11.10
L-26	N 07° 41' 07" E	11.10
L-27	N 07° 41' 07" E	11.10
L-28	N 07° 41' 07" E	11.10
L-29	N 07° 41' 07" E	11.10
L-30	N 07° 41' 07" E	11.10

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C-1	09° 51' 45"	569.85'	51.07'	101.88'	N 0° 25' 37" E 101.75'
C-2	07° 07' 22"	2342.25'	43.40'	86.78'	N 08° 32' 19" E 86.77'

EXHIBIT "A"
Page 24 of 24

COMPOSITE MAPPING BASED ON GCS MAPPING AND FROM FIELD REAL SURVEYS.

BWSC
BARGE WOODCOCK KUNNER & GANNON, INC.
PLANNERS

EXHIBIT "C"
VOAP FACILITY ACQUISITION BOUNDARY
CFI/WAPS BOUNDARY
enterprise south
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAWN BY:	WIN	CHECKED BY:	TCS
DRAWING NO.:	S3.01		
PROJECT NO.:	28352-02	DATE:	8/15/06