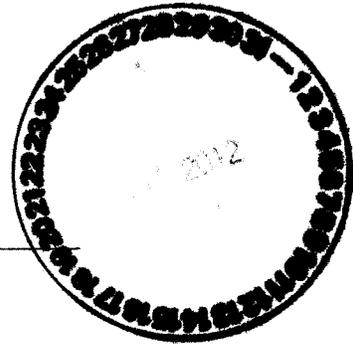


Brownfields Project #: 06014-02-36

Brownfields Property: Quality Metal Products, 1111 Oates Road

Property Owner (In whole or part): WED PROPERTIES



LAND USE RESTRICTIONS ("LUR") UPDATE

LUR 1: No use may be made of the Property other than for the following:

- a. Industrial light manufacturing purposes, defined as an industrial use at which no process water or wastewater is generated, and involving the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building, or where the area occupied by the outdoor storage of goods and material used in such processes does not exceed 25 percent of the floor area of all the buildings on the property.
- b. Commercial purposes, defined as an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.

In compliance Out of compliance

Remarks: _____

LUR 2: The owner(s) of the portions of the Property containing the monitoring wells denominated as OW-6 and OW-9, on the plat recorded as part of the Notice of Brownfields Property referenced in paragraph 19 below, shall maintain those wells in good repair, replacing each or both of them, to the satisfaction of the Department of Environment and Natural Resources ("DENR") and in locations satisfactory to DENR, if DENR determines replacement is necessary.

In compliance Out of compliance

Remarks: _____

LUR 3: Beginning in the first January following the year in which the Notice of Brownfields Property ("Notice") is recorded, and during every other January after that, the owner(s) of the portions of the Brownfields Property containing the monitoring wells denominated as OW-6 and OW-9, on the plat recorded as part of the Notice, shall effect sampling of those wells in accordance with the most current version of the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section. The groundwater samples collected during such activities shall be analyzed for volatile and semi-volatile organic compounds by Method 8260 of the U.S. Environmental Protection Agency or any comparable method approved in advance by DENR. A Groundwater Monitoring Report setting forth the procedures and results of these groundwater sampling activities shall be submitted with the Land Use Restrictions Update referenced in restriction 14, in those years during which groundwater sampling is required. If DENR states in writing that the results of three consecutive sampling events required by this subparagraph indicate no exceedances of applicable legal standards in one or both wells, no further sampling of the relevant well(s) shall be required. Within sixty (60) days after any affected owner's receipt of any such DENR statement, the relevant owner(s) shall effect abandonment of wells OW-6 and/or OW-9 in accordance with Subchapter 2C of Title 15A of the North Carolina Administrative Code and shall, within thirty (30) days after completing any such abandonment activities, submit to DENR a report setting forth the procedures and results of the activities.

In compliance Out of compliance

Remarks: _____

LUR 4: Surface water and underground water at the Brownfields Property may not be used for any purpose without the approval of DENR or its successor in function.

In compliance Out of compliance

Remarks: _____

LUR 5: No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior sampling and analysis of groundwater to the satisfaction of DENR or its successor in function in any areas proposed for such activities, and submittal of the analytical results to DENR or its successor in function. If such results disclose to

DENR or its successor in function contamination in excess of North Carolina's groundwater quality standards, the proposed activities may not occur without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes, including at a minimum legal approval of plans and procedures to protect public health and the environment during the proposed activities.

In compliance Out of compliance

Remarks: _____

LUR 6: Soil underlying paved surfaces and buildings at the Brownfields Property may not be exposed without prior sampling and analysis of such soil to the satisfaction of DENR or its successor in function, and submittal of the analytical results to DENR or its successor in function. If such results disclose contamination in excess of the applicable standards as determined by DENR or its successor in function, the soil may not be exposed without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes, including at a minimum legally approved plans and procedures to protect public health and the environment during the activities that would expose such soil.

In compliance Out of compliance

Remarks: _____

LUR 7: No mining may be conducted on or under the Brownfields Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.

In compliance Out of compliance

Remarks: _____

LUR 8: No basements may be constructed on the Brownfields Property unless they are, as determined by DENR or its successor in function, vented in conformance with applicable building codes.

In compliance Out of compliance

Remarks: _____

LUR 9: None of the contaminants known to be present in the environmental media at the Brownfields Property, including those listed in the Notice, may be used or stored at the Brownfields Property without the prior approval of DENR or its successor in function, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

In compliance Out of compliance

Remarks: _____

LUR 10: The Brownfields Property may not be used as a park or for sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the approval of DENR or its successor in function.

In compliance Out of compliance

Remarks: _____

LUR 11: The Brownfields Property may not be used for agriculture, grazing, timbering or timber production.

In compliance Out of compliance

Remarks: _____

LUR 12: The Brownfields Property may not be used as a playground, or for child care centers or schools.

In compliance Out of compliance

Remarks: _____

LUR 13: The Brownfields Property may not be used for kennels, private animal pens or horse-riding.

In compliance Out of compliance

Remarks: _____

LUR 14: During January of each year after the Notice is recorded, the then current owner of any part of the Brownfields Property shall submit a notarized Land Use Restrictions Update to DENR or its successor in function certifying that the Notice of Brownfields Property containing these land use restrictions remains recorded at the Gaston County Register of Deeds office, that the land use restrictions are being complied with, and that the wells referenced in LUR 2 are in good repair, and, in relevant years, setting forth the procedures and results of the groundwater sampling required by LUR 3.

In compliance Out of compliance

Remarks: WE WERE LATE FILING THIS
"LUR" SOON.

Notarized signing and submittal of this Land Use Restrictions Update constitutes certification that the Notice remains recorded at the Gaston County Register of Deeds office and that the Land Use Restrictions are being complied with.

This Land Use Restrictions Update is certified by HANS WEDE,
owner of at least part of the Brownfields Property.

Name typed or printed of party making certification: HANS WEDE

In the case of owners that are entities:

Signature of individual signing: 
Name typed or printed: HANS WEDE
Title: PRESIDENT

In the case of all owners:

Date: NOV 13/2012

[use for LLCs]

[Name of LLC]

By: WEDE PROPERTIES by Hans WEDE
Name typed or printed:
Member/Manager

NORTH CAROLINA
Lincoln COUNTY

I, Jennifer Ialuna, a Notary Public of the county and state aforesaid, certify that Hans Wede personally came before me this day and acknowledged that he/she is a Member of Wede Properties, LLC, a North Carolina (state) limited liability company, and its Manager, and that by authority duly given and as the act of the company, the foregoing Land Use Restriction Update was signed in its name by him/her.

WITNESS my hand and official stamp or seal, this 13 day of November, 2012

Jennifer Ialuna
Name typed or printed:
Notary Public

My Commission expires: March 17, 2014

[Stamp/Seal]

