

Augusta C. Murphy
Auditor, Lancaster County, SC

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LANCASTER COUNTY ASSESSOR

Tax Map:

EASEMENT 00

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

TMS #0136-00-036.00

U-72 – Haile Gold Mine

EASEMENT #175

TRACT #HGM09J, HGM09K, HGM09L, HGM09M

LANCASTER COUNTY, SC	
2025009067	EASEMENT
RECORDING FEES	\$25.00
EXEMPT	
PRESENTED & RECORDED	
07-11-2025	10:34:15 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1941	PG:213-219

KNOW BY THESE PRESENTS, that the undersigned Grantor(s), OceanaGold, in consideration of the payment hereinafter agreed upon hereby grants to the Central Electric Power Cooperative, Inc., (hereinafter called the Grantee), its successors and assigns, a perpetual easement for the construction, maintenance, alteration and replacement of an electric line or lines, for overhead or underground electric transmission, distribution and communication lines, consisting of supporting structures, overhead and underground connectors, lightning protective wire, towers, poles, anchors and necessary fixtures and wires attached thereto, counterpoise underground wires, and all structures and appliances necessary or convenient in connection therewith, together with all rights and privileges incident to the use and enjoyment thereof, the right of ingress and egress to and along the said line and the right to clear and keep clear all brush, timber and tree tops along the right-of-way which might endanger any of the works thereon, over and upon a portion of that certain tract situated in Lancaster County, South Carolina, containing approximately 4,563.34 acres and being the same property conveyed to Grantor as evidenced by various deeds, recorded in the Office of the Register of Deeds for Lancaster County.

The easement granted herein contains 0.25 acres and is more clearly shown on the attached "Exhibit A" which is hereby incorporated by reference and made a part of this easement.

It is agreed that as a lump sum consideration for said easement and right of construction with all rights incident thereto, the Grantee will pay to the Grantor the sum of Five and 0/00 Dollars (\$5.00).

The lump sum consideration herein mentioned is the entire consideration to be paid for the rights granted.

Payments provided for by this instrument will be made by check mailed to the Grantor(s) at 6911 Snowy Owl Road, Kershaw, SC 29067.

The Grantee shall have the right to clear and keep clear all structures, buildings, wells, pump houses, fire hazards, timber, pulpwood, brush, tree tops, and other obstructions within the easement area, as well as all danger trees at a greater distance which would injure the transmission line in falling. All trees cut shall become the property of the Grantee and except as directed by a local, state and/or federal agency shall be removed from the right-of-way. For danger trees cut after the initial clearing, the Grantee will pay to the owner of said tract the fair market value of such danger trees at the time of cutting. The Grantee shall have the right of entry upon Grantor's said lands for all of the purposes aforesaid. Any damage to the property of Grantor(s) (other than to property cleared or removed as hereinbefore provided) caused by the Grantee in the course of constructing, rebuilding or repairing said lines shall be borne by Grantee.

The Grantor(s) agrees that it will not, without the written permission of the Grantee, erect any well, building or structure on, place or store any materials, containers or vehicles on, or grade, excavate, fill or flood said right-of-way in any manner which, in the opinion of the Grantee, may interfere with the exercise of the rights and/or easement herein granted, or any of them, or which may create a hazard.

The undersigned agrees that all poles, wires and other facilities, installed on the above described lands at the Grantee's expense, shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantor(s) further represents and warrants that the property described in this easement is free from all liens and encumbrances including mortgages, timber deeds, mineral deeds, and tax liens, and in the event that any such liens and encumbrances do exist, the Grantor(s) hereby grants to the Grantee, its successors and assigns, the right at its discretion to pay all or any portion of the consideration for this agreement to the owners and holders of any liens on the property, including tax liens, if any such liens be outstanding. Such payments to lien holders shall be part of the consideration for this agreement to the same effect as if made directly to the Grantor(s).

This agreement shall run with the land and the provisions of this agreement shall be binding upon and be enforceable against and shall inure to the benefit of Grantor(s) and Grantee and their respective heirs, executors, personal administrators, legal representatives, licensees, successors, successors-in-title, and assigns.

TO HAVE AND TO HOLD, all and singular the rights, privileges, and easements aforesaid unto the said Central Electric Power Cooperative, Inc., its successors and assigns, forever. And Grantor(s) does hereby bind itself and its heirs, executors, administrators (successors and assigns) to warrant and forever defend all and singular the said rights, privileges, and easements unto the said Central Electric Power Cooperative, Inc., its successors and assigns, against Grantor(s) and its heirs and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has executed this Agreement under seal as of the 9th day of July, 2025.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

OceanaGold

Elizabeth Shulledge
Steve Knight

By: [Signature]
Name: MATTHEW WARNER
Its: ASSET PRESIDENT

STATE OF South Carolina)
COUNTY OF LANCASTER)

ACKNOWLEDGMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that OceanaGold, by Matthew Warner, its Asset President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 9th day of July, 2025.

Notary Public, State of South Carolina
Notary Name (printed): Melissa J. West [Signature]
My Commission Expires: July 21, 2032
(SEAL)



"EXHIBIT A"

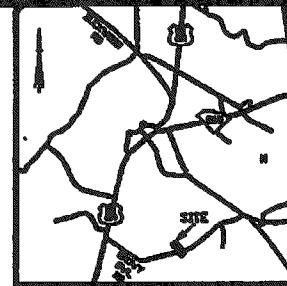
CEPC TRACT# HGM09K 0.07 ACRE		
PT-PT	BEARING	DISTANCE
8003-8003	S 42°17'47" E	13.68'
8003-8013	S 11°44'34" E	108.18'
8013-8001	N 42°24'22" W	105.02'
8001-8003	N 47°37'18" E	94.17'

CEPC TRACT# HGM09J 0.07 ACRE		
PT-PT	BEARING	DISTANCE
8003-8004	S 42°17'47" E	110.48'
8004-8014	S 78°48'13" W	17.08'
8014-8012	S 88°27'51" W	39.75'
8012-8013	N 42°24'22" W	3.34'
8013-8003	N 11°44'34" W	108.18'

CEPC TRACT# HGM09M 0.09 ACRE		
PT-PT	BEARING	DISTANCE
8006-8007	S 47°38'03" W	14.26'
8007-8018	S 78°43'44" W	33.25'
8018-8009	S 78°30'54" W	28.30'
8009-8010	N 42°24'23" W	39.98'
8010-8011	N 47°39'37" E	14.00'
8011-8012	N 42°24'22" W	6.65'
8012-8014	N 88°27'51" E	39.75'
8014-8004	N 78°48'13" E	17.08'
8004-8003	S 42°17'47" E	23.35'
8003-8006	S 42°42'09" E	37.34'

CEPC TRACT# HGM09L 0.02 ACRE		
PT-PT	BEARING	DISTANCE
8007-8008	S 47°38'03" W	63.81'
8008-8009	N 42°24'23" W	28.84'
8009-8015	N 78°30'54" E	28.30'
8015-8007	N 78°43'44" E	33.25'

AREA SUMMARY	
TRACT# HGM09J	= 0.07 ACRE
TRACT# HGM09K	= 0.07 ACRE
TRACT# HGM09L	= 0.02 ACRE
TRACT# HGM09M	= 0.09 ACRE
TOTAL AREA	= 0.25 ACRE



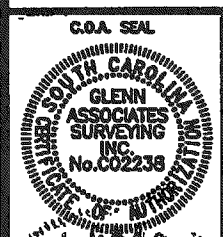
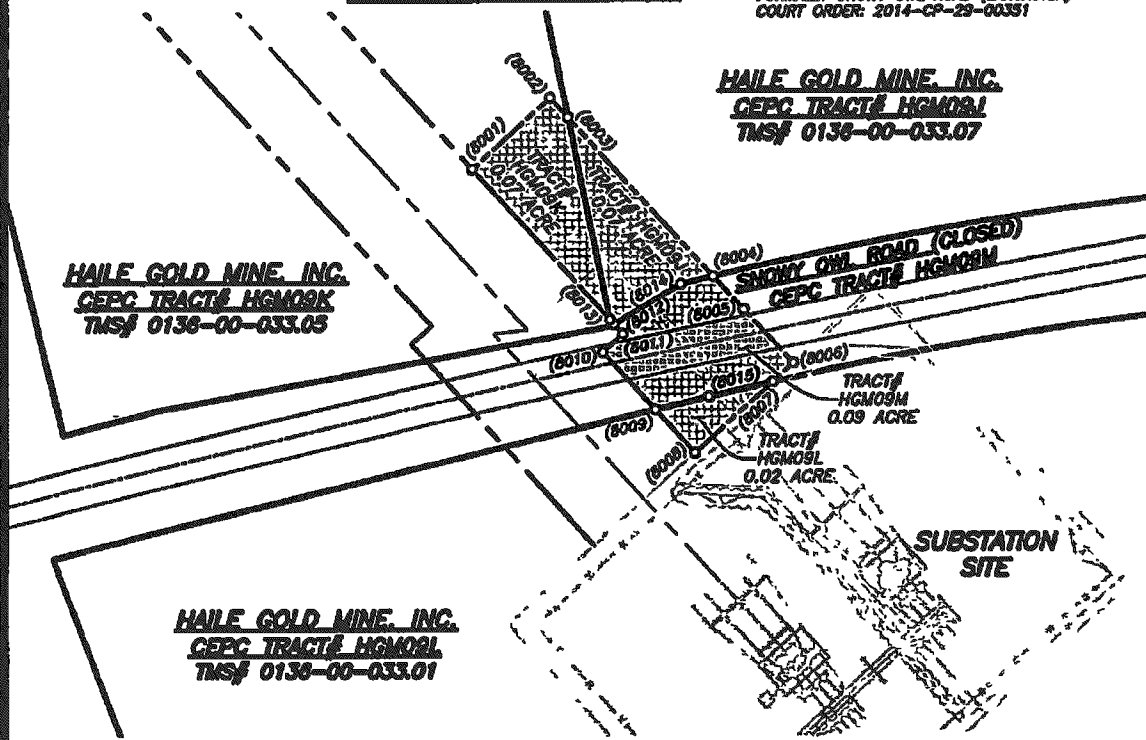
LOCATION SKETCH
SCALE: 1 INCH = 1 MILE

CEPC TRACT# HGM09J
TMS# 0138-00-033.07 (LANCASTER)
DEED: BOOK 595 PAGE 179
PLAT: BOOK 2010 PAGE 629

CEPC TRACT# HGM09K
TMS# 0138-00-033.05 (LANCASTER)
DEED: BOOK 589 PAGE 288
PLAT: BOOK 2011 PAGE 581

CEPC TRACT# HGM09L
TMS# 0138-00-033.01 (LANCASTER)
DEED: BOOK 545 PAGE 30 PLAT: 4352

CEPC TRACT# HGM09M
FORMALLY SNOWY OIL ROAD (LANCASTER)
COURT ORDER: 2014-CP-29-00351



NOTE:
PROPERTY LINES SHOWN ON THIS DRAWING DERIVED FROM DEEDS AND PLATS OF RECORD NOW ON FILE TO AVAILABLE PROPERTY CORNERS AND OTHER EVIDENCE OF POSSESSION BY FIELD SURVEY. THIS DRAWING IS NOT A PROPERTY BOUNDARY SURVEY. ALL PROPERTY LINE LOCATIONS SUBJECT TO FULL BOUNDARY SURVEY OF THE DEPICTED PARCEL.



MAP OF PROPOSED TRANSMISSION R/W
PREPARED FOR
CENTRAL ELECTRIC POWER COOPERATIVE, INC.
U-72 HAILE GOLD MINE TAP
CROSSING PROPERTY OF
CEPC TRACTS HGM09J, HGM09K, HGM09L, HGM09M
HAILE GOLD MINE, INC.
LANCASTER COUNTY, SOUTH CAROLINA
MAY 20, 2025
SCALE: 1 INCH = 60 FEET

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, SOUTH CAROLINA 29066 Phone (803) 345-8287

MICHAEL R. MILLS, S.C.P.L.S. # 11608

I HEREBY CERTIFY THAT THE CLOSURE ALONG THE CENTERLINE SURVEY OF THE TRANSMISSION LINE R/W SHOWN ON THIS PLAT IS NO LESS THAN 1:10,000 AND THAT THE PROPERTY LINE DECS ARE BASED ON THE CENTERLINE SURVEY MADE FROM ACTUAL FIELD SURVEYS. AREA WAS DETERMINED BY COORDINATE METHOD OF AREA CALCULATION.

"EXHIBIT A"

17088G-3

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT OF TRUE CONSIDERATION

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is an easement interest over a portion of property, bearing Lancaster County Tax Map Number 0136-00-036.00 was transferred from OceanaGold to Central Electric Power Cooperative, Inc. on July 9th, 2025.
3. Check one of the following: The deed is
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth \$5.00
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4 -7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3 (b) above has been checked (See Information section of this affidavit):
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$5.00
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$5.00
 - (b) Place the amount listed in item 5 above here: 0 (If no amount is listed, place zero here)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$5.00
7. The deed recording fee due is based on the amount listed on Line 6(b) above and the deed recording fee due is:

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Senior Right of Way Agent for Central Electric Power Cooperative, Inc., Grantee.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



Todd Berrian
Manager, Right of Way for
Central Electric Power Cooperative, Inc., Grantee

Sworn to me this 10 day of July 2025.

Charlotte J. Cox

Print Notary Name

Notary Public for South Carolina

My Commission Expires: 04/03/2034

