

After Recording Return to:

2555 Bolton Road (E&A), LLC
1100 Abernathy Road, NE
Suite 875
Atlanta GA, 30328

Environmental Covenant

This instrument is an Environmental Covenant executed pursuant to the Georgia Uniform Environmental Covenants Act, O.C.G.A. § 44-16-1 *et seq*, for the property identified below (hereinafter the "Property") as part of an environmental response project to address regulated substances released into the environment that have migrated onto the Property into the groundwater. This Environmental Covenant restricts the use of groundwater on the Property to prevent humans from coming into contact with regulated substances.

Fee Owner of Property/Grantor:	2555 Bolton Road (E&A), LLC 1100 Abernathy Road, NE Suite 875 Atlanta GA, 30328
Grantee/Holder:	2555 Bolton Road (E&A), LLC 1100 Abernathy Road, NE Suite 875 Atlanta GA, 30328
Grantee/Entity with express power to enforce:	State of Georgia Department of Natural Resources Environmental Protection Division 2 Martin Luther King Jr. Drive, SE Suite 1152 East Tower Atlanta, GA 30334
Parties with interest in the Property:	2555 Bolton Road (E&A), LLC 1100 Abernathy Road, NE Suite 875 Atlanta GA, 30328

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Property:

The property subject to this Environmental Covenant is located at 2555 Bolton Road in Atlanta, Fulton County, Georgia (hereinafter "Property"). A complete legal description of the Property is attached as Exhibit A.

The Property is approximately 2.23 acres and consists of the following tax parcel, which is subject to this Environmental Covenant:

17-0230-000040671

Name and Location of Administrative Record:

The administrative record for the environmental response project is identified as file 261-0589, Coronet Way. This record is available for review at the following location:

Georgia Environmental Protection Division
Response and Remediation Program
2 MLK Jr. Drive, SE, Suite 1054 East Tower
Atlanta, GA 30334
M-F 8:00 AM to 4:30 PM excluding state holidays

Declaration of Covenant:

This Declaration of Covenant is made pursuant to the Georgia Uniform Environmental Covenants Act, O.C.G.A. § 44-16-1 *et seq.* by Grantor, Grantee/Holder, EPD, and their respective successors and assigns.

Grantor makes the following declaration as to restrictions which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, pursuant to O.C.G.A. § 44-16-5(a); is perpetual, unless modified or terminated pursuant to the terms of this Covenant pursuant to O.C.G.A. § 44-16-9; and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property. Should a transfer or sale of the Property occur before such time as this Environmental Covenant has been amended or revoked then said Environmental Covenant shall be binding on the transferee(s) or purchaser(s).

Grantor hereby binds Grantor, its successors and assigns to the following activity and use limitation for the Property identified herein and grants such other rights under this Environmental Covenant in favor of the Grantee/Holder and EPD.

The Property previously was listed on the state's hazardous site inventory and was designated as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances regulated under state law. Contact the property owner or the Georgia

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Environmental Protection Division ("EPD") for further information concerning this Property. This notice is provided in compliance with the Georgia Hazardous Site Response Act.

Activity and/or Use Limitation

Groundwater Use Limitation. The use or extraction of groundwater beneath the Property for drinking water or other potable uses shall be prohibited. The use or extraction of groundwater for any other purpose besides site characterization is prohibited unless conducted under a plan approved in writing by EPD.

General Provisions

Notice of Limitation in Future Conveyances. Each instrument hereafter conveying an interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitation set forth in this Environmental Covenant and shall provide the recorded location of the Environmental Covenant.

Access. Grantor shall provide reasonable access to Grantee/Holder or its assigns to verify compliance for annual reporting to EPD.

Effective Date. The effective date of this Environmental Covenant shall be the date upon which the fully executed Environmental Covenant has been recorded in accordance with OCGA § 44-16-8(a).

BENEFIT. THIS ENVIRONMENTAL COVENANT SHALL INURE TO THE BENEFIT OF GRANTEE/HOLDER, EPD, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND SHALL BE ENFORCEABLE BY THE DIRECTOR OR HIS AGENTS OR ASSIGNS, GRANTEE/HOLDER OR ITS SUCCESSORS AND ASSIGNS, AND OTHER PARTY(IES) AS PROVIDED FOR IN O.C.G.A. § 44-16-11 IN A COURT OF COMPETENT JURISDICTION.

Termination or Modification. This Environmental Covenant shall remain in full force and effect in accordance with O.C.G.A. § 44-16-5, unless and until the Director determines that the Property is in compliance with the Type 1 or 2 Risk Reduction Standards, as defined in Section 391-3-19-.07 of the Georgia Rules of Hazardous Site Response, whereupon the Environmental Covenant may be amended or terminated, as appropriate, in accordance with O.C.G.A. § 44-16-1 *et seq.*

Severability. If any provision of this Environmental Covenant is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.


Warranty. Grantor hereby represents and warrants to the other signatories hereto that the Grantor has the power and authority to enter into this Environmental Covenant, to grant the rights and interests herein provided, and to carry out all obligations hereunder and in accordance with O.C.G.A. § 44-16-1 *et seq.*

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Grantor has caused this Environmental Covenant to be executed pursuant to The Georgia Uniform Environmental Covenants Act, on the 12 day of DECEMBER, 2016.

Signed, sealed, and delivered in the presence

For the Grantor:


Unofficial Witness (Signature)

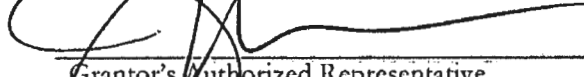
Victoria Racho
Unofficial Witness Name (Print)


Victoria Racho
Unofficial Witness Address (Print)


Notary Public (Signature)

My Commission Expires: 9/5/2017

2555 BOLTW ROAD (FA) LLC
Name of Grantor (Print)


Grantor's Authorized Representative (Seal)
(Signature)

JOHN W. MCLEAN
Authorized Representative Name (Print)

CEO
Title of Authorized Representative (Print)

Dated: 12/12/2016
(NOTARY SEAL)

EVELYN SIOLO CHANDELLE HAWKINS
Notary Public-Maryland
Frederick County
My Commission Expires
September 05, 2017

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Signed, sealed, and delivered in the presence of:

For the State of Georgia
Environmental Protection Division:

Doralyn S. Kirkland
Unofficial Witness (Signature)

Doralyn S. Kirkland
Unofficial Witness Name (Print)

2 MLK Jr Dr.; Suite 1456

Atlanta GA 30334

Unofficial Witness Address (Print)

Stacey L Jones
Notary Public (Signature)

My Commission Expires: April 22, 2020

Richard E. Dunn
(Signature)

(Seal)

Richard E. Dunn
Director

Dated: 2-22-17
(NOTARY SEAL)



STAMP
ADDED
TO CAPTURE
IMAGE

Exhibit A
Legal Description

All that tract or parcel of land lying and being in The City of Atlanta in Land Lot 230 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

Commence at the north corner of the mitered intersection of the south R/W of Bolton Road and the north R/W of Marietta Boulevard and run thence along said south R/W 535.97 feet to a 1/2" rebar found and the Point of Beginning; Thence continuing along said south R/W South 74 degrees 17 minutes 34 seconds East a distance of 234.48 feet to a 5/8" rebar found at the west corner of the property now or formerly owned by Coronet Way (E&A), LLC; Thence leave said R/W and run along said property South 03 degrees 48 minutes 37 seconds West a distance of 394.48 feet to a 3/4" crimp top pipe found on the north R/W of Marietta Boulevard; Thence run along said north R/W North 53 degrees 12 minutes 52 seconds West a distance of 273.21 feet to a nail found at the east corner of the property now or formerly owned by Meredith Management, LLC; Thence leaving said R/W and run along said property North 03 degrees 45 minutes 43 seconds East a distance of 294.12 feet to a 1/2" rebar found and the Point of Beginning.

Exhibit B
Map

STAMP
ADDED
TO CAPTURE
IMAGE

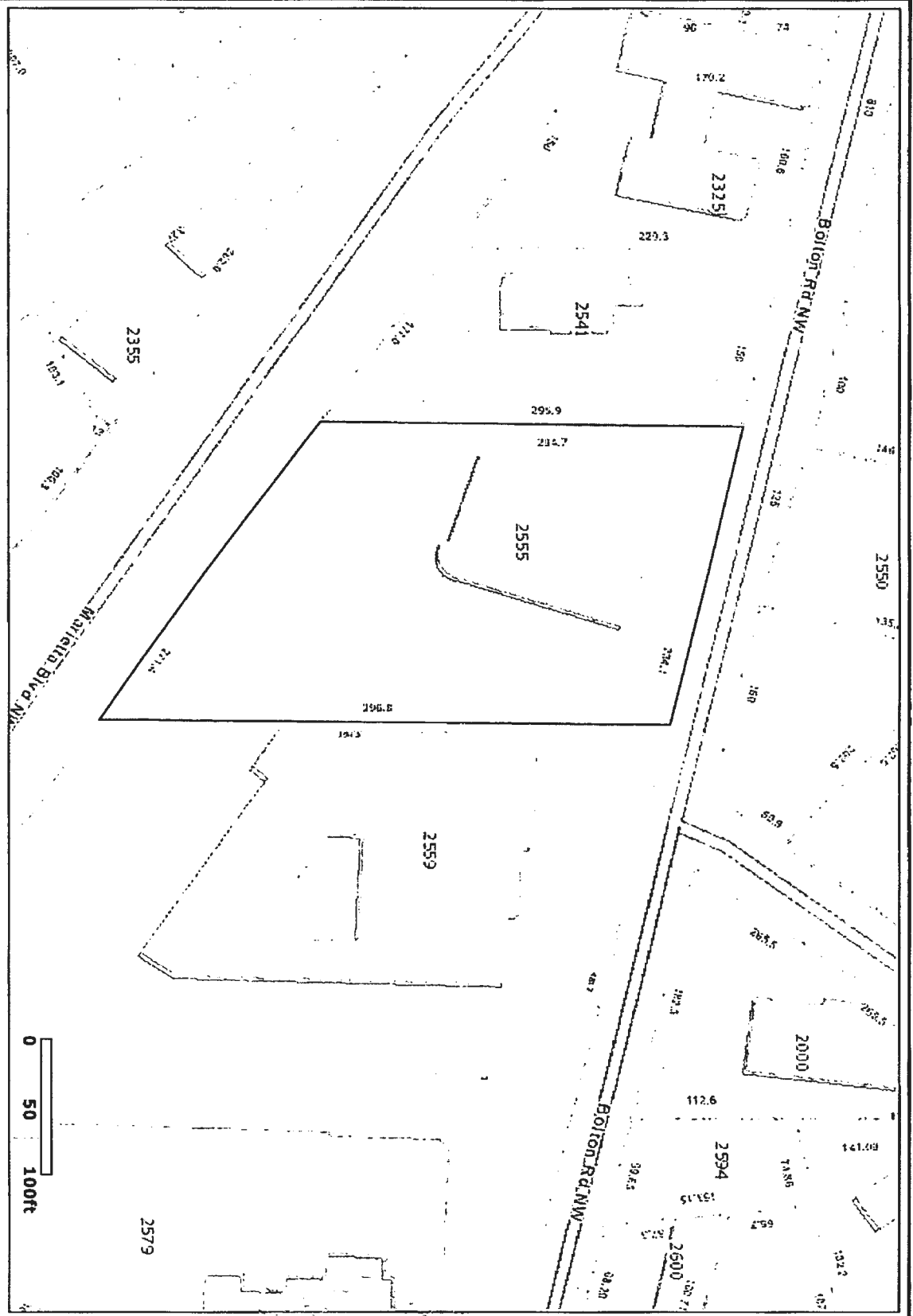
Deed Book 57282 Pg 481
Cathelene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

Fulton County
Fulton County, Georgia

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



0 50 100ft



I hereby certify the within and foregoing to be a true, correct and complete copy of the original that appears in DE BK 57282 PG 481 in this office this 4th day of April 2017

Cathelene Robinson Clerk of Superior Court, Fulton County, GA

By Bonita Cavatone Deputy Clerk

not valid unless signed in red ink