

Environmental Challenges BUSINESS SOLUTIONS®

Building 100, Suite 106 Marietta, Georgia 30062

EarthCon Consultants, Inc. 1880 West Oak Parkway

> P: 770-973-2100 F: 770-973-7395

RECEIVED www.earthcon.com

Land Protection Branch

MAD DE COLO

Hazardous Waste

March 26, 2019

Mr. David Hayes
Unit Coordinator
Response and Remediation Program
Georgia Department of Natural Resources
Environmental Protection Division
2 Martin Luther King, Jr. Drive, SE, Suite 1054 East
Atlanta, Georgia 30334

Subject:

Update to the VIRP Application – Appendix A

SECHEM, Inc. – HSI Site # 10515 4580 South Berkeley Lake Road Norcross, Gwinnett County, Georgia

Dear Mr. Hayes:

On behalf of our client SECHEM, INC. (SECHEM), EarthCon Consultants, Inc. (EarthCon) is pleased to provide an update to Appendix A of the Voluntary Investigation and Remediation Plan (VIRP) Application that was submitted to the Georgia Environmental Protection Division (EPD) on January 5, 2017. On October 5, 2017, SECHEM received a comment letter from the EPD which included a request to verify the tax parcel ownership changes and provide updated warranty deeds and tax parcel maps. On October 8, 2018, a revised Appendix A to the VIRP Application was submitted to the EPD which reflected changes to tax parcel 6269 011 and tax parcel 6269 004. Since then, additional changes have been made to tax parcel 6269 011. As requested, please find attached an updated page 4 to Appendix A of the VIRP Application that reflects the recent change in property ownership. Additionally, please find attached a copy of the warranty deed and tax parcel map.

If you have any questions or comments regarding this submittal, please feel free to contact the undersigned at (770) 973-2100.

Sincerely.

Alison Levinson, P.G.

Senior Geologist

Carol D. Northern, P.G. Principal Geologist

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Attachments:

Revised Appendix A, Page 4

Revised Tax Parcel Map and Warranty Deed for Tax Parcel 6269 011

CC:

Ms. Susan Kibler, EPD

Ms. Rachel L. Odzer, SECHEM Mr. Stephen P. Holt, P.E., SECHEM

Mr. Gordon Terhune, EPD

	PROPERTY	PROPERTY INFORMATION	
TAX PARCEL ID	6269 011	PROPERTY SIZE (ACRES)	3 2 2 5
PROPERTY ADDRESS	South Old Peachtree Road	(0-1)	0.747.0
CITY	Norcross	COLINTY	Swinnett
STATE	Georgia	ZOZGIZ	20000
		ZII CODE	26006
LATITUDE (decimal format)	33.968862°	LONGITUDE (decimal format)	-84 184141°
	NO VIGINIA	DDODEDTY OWNED INFORMATION	
	TROPERITOR	MOLINACKINA ION	
PROPERTY OWNER(S)	South Old Peachtree, LLC.	# HNCHd	
MAILING ADDRESS	7380 Lazy Hammock Way		
CITY	Flowery Branch	STATE/ZIPCODE	Georgia / 30542

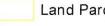
	PROPERTY	PROPERTY INFORMATION	
TAX PARCEL ID	6269 004 (formerly part of 6269 011)	PROPERTY SIZE (ACRES)	0.984
PROPERTY ADDRESS	South Old Peachtree Road	()	
CITY	Norcross	COLINIX	
STATE	Georgia	ZIPCODE	
LATITUDE (decimal format) 33.968862°	33.968862°	LONGITUDE (decimal format)	-84 184141°
	PROPERTY OM	PROPERTY OWNER INFORMATION	
PROPERTY OWNER(S)	Christa & Jeremey's World II	PHONE #	
MAILING ADDRESS	5055 Shadburn Road		
CITY	Cumming	STATE/ZIPCODE	Georgia/30041-3960
		The second secon	

TAX PARCEL ID PROPERTY ADDRESS CITY STATE LATITUDE (decimal format) PROPERTY OWNER(S)	PROPERTY INFORMATION PROPERTY SIZE (ACRES) COUNTY ZIPCODE LONGITUDE (decimal format) PROPERTY OWNER INFORMATION PROPERTY OWNER INFORMATION	
MAILING ADDRESS		
CITY	STATE/ZIPCODE	

GWINNETT COUNTY AERIAL PHOTOGRAPH



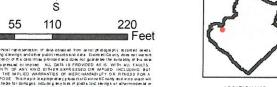




Land Parcels

Landlots







Gwinnett

LOCATION MAP

BK 56 128 PG 07 17

FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY, GA

2018 SEP 12 AM 8: 00

Prepared by and Return to:
Cynthia Smith
Bank OZK
P O Box 280
30112
Carrollton, Ga. 30117

RICHARD ALEXANDER. CLERK

QUITCLAIM DEED OF PARTIAL RELEASE

Carroll County, Georgia TO BE RECORDED IN GWINNETT COUNTY, GEORGIA

This QUITCLAIM DEED OF PARTIAL RELEASE OF DEED ("Deed") made the 11th day of SEPTEMBER, 2018, by BANK OZK formerly known as BANK OF THE OZARKS, successor by merger to Community & Southern Bank successor in interest by Merger to Alliance National Bank ("Grantor") to CHRISTA & JERAMEY'S WORLD II, LLC, a Georgia limited liability company (Grantee").

WITNESSETH:

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which are hereby acknowledged, Grantor has bargained, sold and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quitclaim unto Grantee, without representation, warranty or recourse of any kind whatsoever, all the right, title, interest, claim or demand which Grantor has, or may have had, in and to the property described in <a href="Exhibit "A" attached hereto and made a part hereof (the "Released Property")."

This Deed is executed and delivered by Grantor for the sole purpose of releasing only the Released Property from the lien and interest of that certain DEED TO SECURE DEBT dated 06/22/2012, recorded in Deed Book 51504 Page 0476 and Deed Book 50180 Page 0694 dated 07/23/2010 in GWINNETT County, Georgia (as amended, modified and assigned from time to time, collectively called the "Security Deed"). All other terms and conditions of said security deed shall remain in full force and effect as to the remaining property secured thereunder.

TO HAVE AND TO HOLD the Released Property unto Grantee, so that neither Grantor, nor any other person or persons claiming under Grantor shall, at any time, claim or demand any right, title or interest in or to the Released Property or its appurtenances under or by virtue of the Security Deed

In witness whereof, the undersigned has set his or her hand and seal this September 11, 2018.

BANK OZK formerly known as BANK OF THE OZARKS successor by merger to Community & Southern Bank successor in interest by Merger to Alliance National Bank

By: Sharon Ives, Loan Operations Servicing Manager

Signed, sealed and delivered before me this 11th day of September, 2018, in the presence of:

Unofficial Witness

Notary Publid
My Commission Expires

Cristy Bohannon
NOTARY PUBLIC
Carrell County
State of Georgia
Comm. Expires May 18, 2022

0081470

BK56128PG0718

EXHIBIT "A"

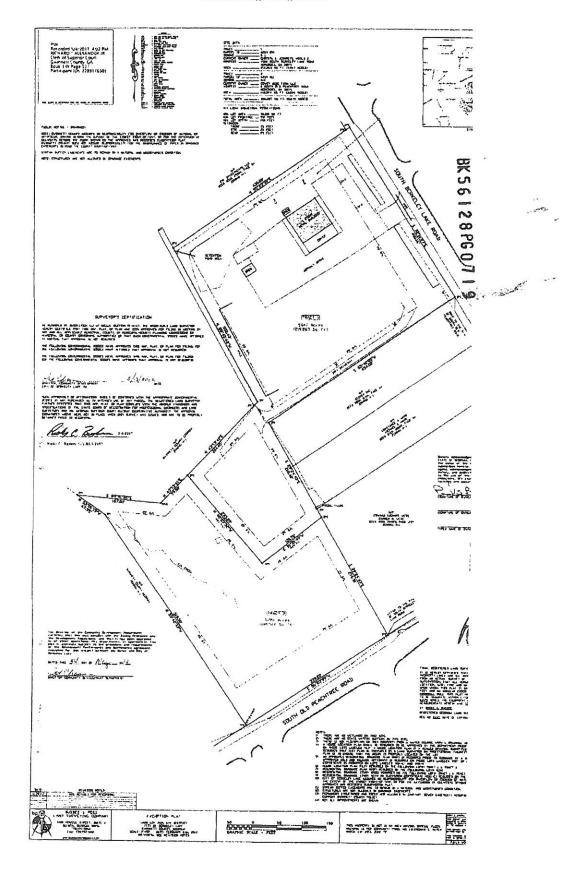
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 269 of the 6th Land District, Gwinnett County, Georgia, and being in the City of Berkeley Lake, Georgia, and being Tract 2, containing approximately 3,226 acres, all as more particularly shown and delineated on an Exemption Plat prepared by Busbee & Poss Land Surveying Company, certified by Ricky C. Busbee, Georgia Registered Land Surveyor #2497, said plat being recorded at Plat Book 139, Page 127, Gwinnett County Plat Records, said plat being incorporated herein by reference and said tract being more particularly described in accordance with said survey as follows:

BEGINNING at an iron pin set on the northwesterly edge of the right-of-way of South Old Peachtree Road, said iron pin set being located 477,92 feet southwesterly, as measured along the northwesterly edge of the right-of-way of South Old Peachtree Road with the Southwesterly edge of the right-of-way of South Berkeley Lake Road: RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED South 56 degrees 23 minutes 09 seconds West along the northwesterly edge of the right-of-way of South Old Peachtree Road a distance of 339,20 feet to an iron pin set: running thence North 33 degrees 42 minutes 33 seconds West along property of now or formerly Gwinnett County, Georgia, a distance of 519,30 feet to an iron pin found; running thence North 55 degrees 06 minutes 19 second West along property of now or formerly Gwinnett

. .

County, Georgia a distance of 67.95 feet to an iron pin found; running thence South 84 degrees 41 minutes 32 seconds East along property of now or formerly Gwinnett County, Georgia, a distance of 167.80 feet to a nail; running thence North 43 degrees 13 minutes 41 seconds East along property of now or formerly Gwinnett County, Georgia, a distance of 77.90 feet to an iron pin set; running thence South 40 degrees 25 minutes 52 seconds East a distance of 233.59 feet to an iron pin set; running thence North 51 degrees 21 minutes 49 seconds East a distance of 151.70 feet to an iron pin set; running thence South 29 degrees 24 minutes 43 seconds East a distance of 276.91 feet to an iron pin set on the northwesterly edge of the right-of-way of South Old Peachtree Road and the TRUE POINT OR PLACE OF BEGINNING.

The above-described property bears Gwinnett County Tax Parcel No. R6269 011: •



14.

BK56131PG0601

FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY, GA

2018 SEP 13 AM 8: 00

RICHARD ALEXANDER. CLERK

PT-61# 67 - ZOI8 - DZ5 Z3 G GWINNETT CO. GEORGIA REAL ESTATE TRANSFER TAX \$ ZOD. OD RICHARD T. ALEXANDER, JR. CLERK OF SUPERIOR COURT

Space above this line for recording information and stamps

This Instrument Prepared By and is to be returned to: W. PAUL KESMODEL, JR. ATTORNEY AT LAW P. O. BOX 2050 DULUTH, GEORGIA 30096

FILE NO. 18159

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE is made this 12th day of <u>September</u>, in the Year of Our Lord Two Thousand Eighteen, by and between <u>COVEY RISE FARM, LLC</u> (Grantor) and <u>SOUTH OLD</u> <u>PEACHTREE, LLC</u> (Grantee). (The words Grantor and Grantee include the neuter, masculine and feminine genders, and the singular and the plural.)

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, all that tract or parcel of land described herein below:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 269 of the 6th Land District, Gwinnett County, Georgia, and being in the City of Berkeley Lake, Georgia, and being Tract 2, containing approximately 3.226 acres, all as more particularly shown and delineated on an Exemption Plat prepared by Busbee & Poss Land Surveying Company, certified by Ricky C. Busbee, Georgia Registered Land Surveyor #2497, said plat being recorded at Plat Book 139, Page 127, Gwinnett County Plat Records, said plat being incorporated herein by reference and said tract being more particularly described in accordance with said survey as follows:

BEGINNING at an iron pin set on the northwesterly edge of the right-of-way of South Old Peachtree Road, said iron pin set being located 477.92 feet southwesterly, as measured along the northwesterly edge of the right-of-way of South Old Peachtree Road with the Southwesterly edge of the right-of-way of South Berkeley Lake Road; RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED South 56 degrees 23 minutes 09 seconds West along the northwesterly edge of the right-of-way of South Old Peachtree Road a distance of 339.20 feet to an iron pin set; running thence North 33 degrees 42 minutes 33 seconds West along property of now or formerly Gwinnett County, Georgia, a distance of 519.30 feet to an iron pin found; running thence North 55 degrees 06 minutes 19 second West along property of now or formerly Gwinnett County, Georgia a distance of 67.95 feet to

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The above-described property bears Gwinnett County Tax Parcel No. R6269 011.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoove of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused its duly authorized corporate officer(s) to execute this indenture, to affix its seal hereto, and to deliver this indenture to Grantee, all the day and year first written above.

Signed, sealed and delivered in

the presence

Unofficial Witness

Notary Problic

(NOTA

COUNT

GRANTOR:

COVEY RISE FARM, LLC

PAUL BAGLEY, Member

ANGER BAGLEY Member