

Tax Parcel ID # 18-241-05-016  
Tax Parcel ID # 18-241-05-003

2022139055 DEED BOOK 30565 Pg 258



Real Estate Transfer Tax \$0.00

Filed and Recorded:  
9/15/2022 10:56:27 AM  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

After Recording Return to:  
Rollins Continental, Inc.  
Gary Rogers  
Environmental Manager  
2170 Piedmont Road, N.E.  
Atlanta, Georgia 30324

CROSS-REFERENCE:

County: \_\_\_\_\_  
Deed Book: \_\_\_\_\_  
Page(s): \_\_\_\_\_

### 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.*, as may be amended from time to time (hereinafter "Act"). This Environmental Covenant is entered into by the entities executing this Environmental Covenant and subjects the property identified below to the activity and/or use limitations and other requirements. This Environmental Covenant further grants such other rights in favor of EPD and Rollins Continental, Inc. as set forth herein.

**Fee Simple Owner(s)/Grantor(s):** Rollins Continental, Inc.  
2170 Piedmont Road, N.E.  
Atlanta, Georgia 30324

**Grantee/Holder with the power to enforce:** Rollins Continental, Inc.  
2170 Piedmont Road, N.E.  
Atlanta, Georgia 30324

**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 1456 East Tower  
Atlanta, GA 30334

### Property Subject

The property subject to this Environmental Covenant is a tract of approximately 1.057 acres of real property located at 1251 Park Avenue and 2600 Apple Valley Road, Atlanta, Dekalb County, Georgia 30319, which is further identified by the tax parcel ID number(s) below (hereinafter "Property"). The Property was conveyed to Rollins Continental, Inc. on the following dates:

- On November 3, 2003, from Norfolk Southern Railway Company, recorded in Deed Book 15316, Pages 349-356, of the Dekalb County deeds records.

- On October 4, 2010, from Apple Valley Associates, LLC., recorded in Deed Book 22186, Pages 665-668, of the Dekalb County deed records.

The Property is located in Land Lot 241 of the 18th District of Dekalb County, Georgia.

**Tax Parcel Number(s):**

- 18-241-05-016 of Dekalb County, Georgia, and;
- A portion of 18-241-05-003 of Dekalb County, Georgia.

A legal description of the Property is attached as Exhibits A1 and A2, and maps of the Property are attached as Exhibit B1, B2, and B3.

The Restricted Use Zones (“RUZs”), i.e., Type 5 areas, at the Property that will be subject to the activity and use limitations are shown on Exhibit B1 and described herein:

- approximately 0.857 acres comprising the entirety of Tax Parcel Number 18-241-05-016 lying entirely within the Property. A survey performed by a licensed surveyor showing the RUZ designated as Tax Parcel Number 18-241-05-016 is attached as Exhibit B2;
- approximately 0.2 acres comprising a portion of Tax Parcel Number 18-241-05-003, underneath the “1 STORY BRICK BUILDING” lying entirely within the Property as shown on Exhibit B1. A survey performed by a licensed surveyor showing the Property, and the RUZ depicted as underneath the “1 STORY BRICK BUILDING”, is attached as Exhibit B3.

**Environmental Covenant Runs with the Land and is Perpetual**

Pursuant to the Act, this Environmental Covenant shall run with the land and shall be perpetual unless terminated or amended pursuant to terms herein or in accordance with provisions of the Act. This Environmental Covenant shall be binding upon Rollins Continental, Inc., and all successors, assigns and transferees of any interest in the Property or any portion thereof.

**Administrative Records**

This Environmental Covenant imposes activity and/or use limitations and other requirements on the Property that arise under corrective action performed and/or being performed at the Dettelbach Pesticide Warehouse facility/site. Records pertaining to this corrective action are available at the following EPD location(s):

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

Monday-Friday 8:00 AM to 4:30 PM, excluding state holidays

**Notice:** A portion of this property has been listed on the State's Hazardous Site Inventory as HSI #10612 and has been 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 Environmental Protection Division for further information concerning this Property. This notice is provided in compliance with the Georgia Hazardous Site Response Act.

**Activity and Use Limitations.** The RUZs are subject to the following activity and/or use limitations:

- A. The RUZs designated herein shall be used only as non-residential property as defined in Rule 391-3-19-.02(2)(r). Use of the RUZs as residential property, as defined in Rule 391-3-19-.02(2)(r), is prohibited. *Any residential use on the RUZs shall be prohibited until such time as EPD has concurred that soils meet residential risk reduction standards or potential exposure is controlled in accordance with a modified Inspection and Maintenance Plan or corrective action plan approved by EPD.*
- B. Activities in the RUZs that may interfere with the remedy required by corrective action are prohibited, except for activities for inspection and maintenance, repair and/or replacement of required engineering controls and other proposed activities that have been approved in advance by EPD; approval of such other proposed activities must be requested in writing at least thirty (30) days prior to the start of such activity. Activities prohibited include, but are not limited to, drilling, digging, bulldozing, earthwork and/or placement of objects and/or equipment on or near the capped areas that deforms, stresses, breaks and/or pierces the capped area.
- C. The RUZs will be inspected and maintained in accordance with the May 17, 2022, or most current Inspection and Maintenance Plan, incorporated by reference.

**Other Requirements.** The Property is subject to the following additional requirements.

- A. Notice of Limitations and Requirements in Future Conveyances. Each instrument hereafter conveying any interest in the Property or any portion thereof that may affect the activity and use limitations described herein shall include a statement that the Property is subject to this Environmental Covenant (and any amendments thereto), the location (County, Deed Book and Page) in the deed records where this Environmental Covenant (and any amendments thereto) is recorded and a copy of this Environmental Covenant (and any amendments thereto).
- B. Notice to EPD of Future Conveyances. Within thirty (30) days after each conveyance of a fee simple interest in the Property or any portion thereof, a notice shall be sent to EPD and Rollins Continental, Inc. The notice shall include the new owner's name, address, telephone number and other pertinent contact information, the date of the conveyance and the location (County, Deed Book and Page) where

the conveyance is recorded, and, if the conveyance is a portion of the Property, a survey map showing the boundaries of the real property conveyed.

- C. Notice of Change of Use. If such activity will materially affect any required monitoring or maintenance of any institutional or engineering controls described herein, the owner of the Property must provide to EPD thirty (30) days' advance written notice of the owner's intent to change the use of the Property, to apply for a building permit for construction at the Property, or to perform any site work.

### **Environmental Covenant Does Not Authorize Use Otherwise Prohibited**

Pursuant to the Act, this Environmental Covenant shall not be construed to authorize a use of the Property that is otherwise prohibited by zoning, ordinance, local law or general law or by a recorded instrument that has priority over this Environmental Covenant.

### **Rights of Access and Enforcement**

Authorized representatives of EPD and Rollins Continental, Inc. shall have the right to enter the Property at reasonable times in connection with implementation, compliance, or enforcement of this Environmental Covenant, including but not limited to the right to conduct inspections, examine related records, or to take samples.

This Environmental Covenant shall be enforceable by EPD, Rollins Continental, Inc., and other parties as provided in the Act. Such rights of access and enforcement herein shall not limit EPD's authority under other applicable law.

### **No Interest in Real Property in EPD**

EPD's rights under this Environmental Covenant and the Act shall not be considered an interest in real property.

### **Recording of Environmental Covenant and Service on Other Persons**

Within thirty (30) days after execution of this Environmental Covenant by the Director of EPD, Rollins Continental, Inc. shall record the Environmental Covenant in every county in which any portion of the Property is located in accordance with the law governing the recording and priority of interests in real property. Upon recording of the Environmental Covenant, Rollins Continental, Inc. shall provide in a manner deemed acceptable by EPD a copy of the executed, recorded Environmental Covenant to each of the persons or entities identified in O.C.G.A. § 44-16-7.

**Representations and Warranties by Grantor(s).** Rollins Continental, Inc. represents and warrants that all of the following are true and correct:

- A. Rollins Continental, Inc. holds fee simple title to the Property.
- B. Rollins Continental, Inc. has the authority to enter into this Environmental Covenant, has the authority to grant any rights granted by it within, has the ability to carry out the obligations described within and, based upon information and belief

- after reasonable inquiry, does not know of any anticipated material change in the practices, ownership, or authority of Rollins Continental, Inc. that will alter this representation and warranty.
- C. The execution and delivery of this Environmental Covenant and carrying out the obligations described within will not conflict with any of the provisions of the organizational documents, operating agreement of Rollins Continental, Inc. nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which Rollins Continental, Inc. is a party or by which Rollins Continental, Inc., may be bound.
  - D. There are no persons with existing interests other than fee simple in the Property.
  - E. This Environmental Covenant does not authorize a use of the Property that is otherwise prohibited by zoning, ordinance, local law or general law or by a recorded instrument that has priority over this Environmental Covenant.
  - F. At least thirty (30) days prior to presenting this Environmental Covenant to EPD for execution, Rollins Continental, Inc. served a copy of the proposed final text of this Environmental Covenant on all persons or entities required to be noticed in accordance with O.C.G.A. § 44-16-7.

#### **Submission of Required Documents and Communications**

Documents and communications required by this Environmental Covenant shall be submitted to:

Georgia Environmental Protection Division  
 Branch Chief  
 Land Protection Branch  
 2 Martin Luther King Jr. Drive SE  
 Suite 1054 East Tower  
 Atlanta, GA 30334

With a copy to:

Rollins Continental, Inc.  
 Gary Rogers  
 Environmental Manager  
 2170 Piedmont Road, N.E.  
 Atlanta, Georgia 30324

#### **EPD's Environmental Covenants Registry**

This Environmental Covenant and any amendment thereto or termination thereof may be included in EPD's registry for environmental covenants.

#### **Severability**

Should any provision of this Environmental Covenant be found by a court of competent jurisdiction to be invalid and/or unenforceable in any respect, the remaining provisions shall continue in full force and effect.

**Effective Date**

This Environmental Covenant shall be effective on the date the fully executed Environmental Covenant is recorded in accordance with O.C.G.A. § 44-16-8(a).

Grantor

ROLLINS CONTINENTAL, INC.

[Signature]  
(Signature)

Signed in the presence of:

Grantor's Authorized Representative

[Title of Authorized Representative]

[Signature]  
Unofficial Witness (signature)

[Print Name]  
Unofficial Witness (print name)

State of Georgia  
County of [Name]

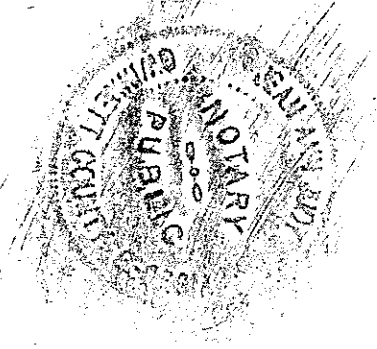
This instrument was signed or attested before  
me this 1 day of June, 2022, by  
[Name].

Personally Known  
 Produced Identification

[Signature]  
Notary Public (Signature)

My Commission Expires: October 1, 2022

(NOTARY SEAL) \_\_\_\_\_



Grantee

ROLLINS CONTINENTAL, INC.

[Signature]  
(Signature)

Signed in the presence of:

Grantee's Authorized Representative

[Title of Authorized Representative]

[Signature]  
Unofficial Witness (signature)

Gary Rogers  
Unofficial Witness (print name)

State of Georgia  
County of [Name]

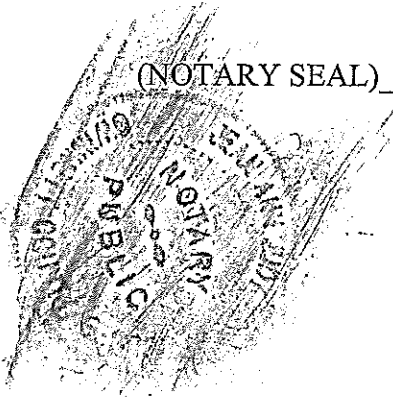
This instrument was signed or attested before  
me this 1 day of June, 2022 by  
[Name].

Personally Known  
 Produced Identification

Jean A. Judy  
Notary Public (Signature)

My Commission Expires: October 1, 2022

(NOTARY SEAL) \_\_\_\_\_





For the Environmental Protection Division, Department of Natural Resources, State of Georgia,  
this 18 day of August, 2022:

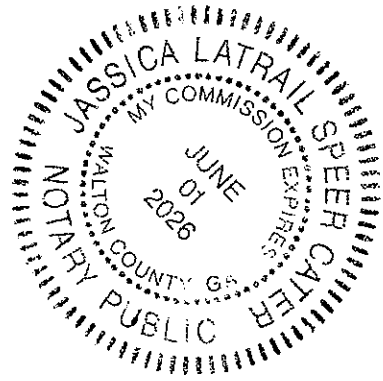
[Signature]  
(Signature)  
Richard Dunn  
Director, Environmental Protection Division

Signed in the presence of:  
[Signature]  
Unofficial Witness (signature)  
Vasyl Lawson  
Unofficial Witness (print name)

State of Georgia  
County of Fulton

This instrument was signed or attested before  
me this 18 day of August, 2022, by  
[Name].

Personally Known  
 Produced Identification  
[Signature]  
Notary Public (Signature)  
My Commission Expires: 6/1/2026



(NOTARY SEAL) \_\_\_\_\_

Exhibit A  
Legal Descriptions of Property

State of Georgia  
County of DeKalb

**AFFIDAVIT  
PURSUANT TO RULES OF GEORGIA DEPARTMENT OF NATURAL RESOURCES  
ENVIRONMENTAL PROTECTION DIVISION  
Chapter 391-3-19**

**BEFORE ME**, the undersigned Notary, , on this 6 day of April , 2016, personally appeared Gary Rogers, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

1. My name is Gary Rogers, I am greater than eighteen years of age and am currently employed as Environmental Manager for Rollins, Inc.
2. Rollins Continental, Inc. is the owner of that parcel of land known as Tracts 1 and 2, lying or being in Land Lot 241 of the 18<sup>th</sup> District, DeKalb County, Georgia (the "Property") as more fully described in the legal description attached hereto as Exhibit A and in Deed Book 15316 Page. 349 (Tract 1), Deed Book 15316 Page 352 (Tract 2) and Plat Book 240 Page. 106.
3. This property has been listed on the state's hazardous site inventory due to a release of a regulated substance and has been designated as needing corrective action in accordance with the Rules for Hazardous Site Response. Contact the property owner or the Georgia Environmental Protection Division for further information concerning this property. This notice is provided in compliance with the Georgia Hazardous Site Response Act.

*Gary Rogers*  
 Gary Rogers  
 Environmental Manager, Rollins, Inc.  
 2170 Piedmont Road, N.E.  
 Atlanta, Georgia 30324

Subscribed and sworn to before me, this 6 day of April, 2016.

*Jean Ann Judy*  
 Signature of Notary  
Jean Ann Judy  
 Printed Name of Notary

NOTARY PUBLIC

My commission expires: October 1, 2018.

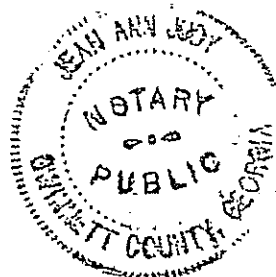


EXHIBIT A

LEGAL DESCRIPTION  
TRACT NO. 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 241 OF THE 18<sup>TH</sup> DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT AN IRON PIN FOUND (½-INCH REBAR) LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF APPLE VALLEY ROAD (40-FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE (45-FOOT RIGHT-OF-WAY); THENCE CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE SOUTH 76 DEGREES 37 MINUTES 14 SECONDS WEST A DISTANCE OF 168.21 FEET TO AN IRON PIN SET (½-INCH RE-BAR) AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE OF PARK AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF A NORFOLK SOUTHERN RAILWAY RAILROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE CONTINUE ALONG SAID RAILROAD RIGHT-OF-WAY LINE NORTH 00 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 23.16 FEET TO A POINT; THENCE SOUTH 78 DEGREES 37 MINUTES 14 SECONDS WEST A DISTANCE OF 10.29 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, CONTINUE SOUTH 00 DEGREES 21 MINUTES 35 SECONDS WEST A DISTANCE OF 504.37 FEET TO AN IRON PIN SET (½-INCH REBAR); THENCE NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST A DISTANCE OF 65.00 FEET TO AN IRON PIN SET (½-INCH REBAR) ; THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 491.43 FEET TO A POINT; THENCE CONTINUE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 44.68 FEET, A RADIUS OF 199.67 FEET, A CHORD BEARING OF NORTH 80 DEGREES 18 MINUTES 24 SECONDS EAST, AND A CHORD LENGTH OF 44.58 FEET TO A POINT; THENCE NORTH 76 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 21.72 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.741 ACRES MORE OR LESS AND IS SHOWN ON A SURVEY PREPARED BY TATE ENGINEERING AND SURVEYING, INC., ENTITLED "SURVEY OF PROPERTY FOR ROLLINS CONTINENTAL, INC." AND DATED OCTOBER 17, 2003, LAST REVISED OCTOBER 27, 2003.

EXHIBIT A

LEGAL DESCRIPTION  
TRACT NO. 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 241 OF THE 18<sup>TH</sup> DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT AN IRON PIN FOUND (½-INCH REBAR) LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF APPLE VALLEY ROAD (40-FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE (45-FOOT RIGHT-OF-WAY); THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE SOUTH 76 DEGREES 37 MINUTES 14 SECONDS WEST A DISTANCE OF 168.21 FEET TO AN IRON PIN SET (½-INCH REBAR) AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE OF PARK AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF A NORFOLK SOUTHERN RAILWAY RAILROAD (RIGHT-OF-WAY WIDTH VARIES), SAID IRON PIN BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, CONTINUE ALONG SAID RAILROAD RIGHT-OF-WAY LINE SOUTH 00 DEGREES 21 MINUTES 35 SECONDS WEST A DISTANCE OF 483.65 FEET TO AN IRON PIN SET (½-INCH REBAR); THENCE DEPARTING SAID RIGHT-OF-WAY LINE, CONTINUE NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST A DISTANCE OF 10.00 FEET TO AN IRON PIN SET (½-INCH REBAR); THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 504.37 FEET TO A POINT; THENCE NORTH 76 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 10.29 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A NORFOLK SOUTHERN RAILWAY RAILROAD (RIGHT-OF-WAY VARIES); THENCE CONTINUE ALONG SAID RAILROAD RIGHT-OF-WAY LINE SOUTH 00 DEGREES 21 MINUTES 35 SECONDS WEST A DISTANCE 23.16 FEET TO AN IRON PIN SET (½-INCH REBAR); SAID IRON PIN BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.116 ACRES MORE OR LESS AND IS SHOWN ON A SURVEY PREPARED BY TATE ENGINEERING AND SURVEYING, INC. ENTITLED "SURVEY OF PROSPERITY FOR ROLLINS CONTINENTAL, INC." AND DATED OCTOBER 17, 2003, LAST REVISED OCTOBER 27, 2003.

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EXHIBIT "A"

TRACT 1: (Lots 2, 3, 4, 5, 6 & 7, and Tract 4B & 5B, Peachtree Road Park)

ALL THAT TRACT or parcel of land lying and being in Land Lot 241, 18th District, DeKalb County, Georgia, being more particularly described as follows:

COMMENCING at the intersection of the western right-of-line of Apple Valley Road (a 40-foot right of-way) with the southern right- of-way line of Park Avenue, said intersection being the POINT OF COMMENCEMENT, proceed thence along said western right of way line of Apple Valley Road South 01 degrees 58 minutes 53 seconds East a distance of 97.47 feet to a point, being the POINT OF BEGINNING; proceed thence along said right-of way of Apple Valley Road South 00 degrees 01 minutes 41 seconds West a distance of 264.11 feet to a point; continuing along said right-of-way along a curve to the right (said curve having a radius of 122.91 feet and being subtended by a chord bearing South 19 degrees 32 minutes 29 seconds West a distance of 26.09 feet) an arc distance of 26.14 feet to a point; thence continuing along said right-of way along a curve to the left (said curve having a radius of 1,224.48 feet and being subtended by a chord bearing South 06 degrees 14 minutes 37 seconds West a distance of 68.83 feet) an arc distance of 68.84 feet to a point; thence continuing along said right-of-way along a curve to the left (said curve having a radius of 460.74 feet and being subtended by a chord bearing South 08 degrees 41 minutes 28 seconds West a distance of 5.97 feet) an arc distance of 5.97 feet to a point; thence continuing along said right-of-way along a curve to the left (said curve having a radius of 504.98 feet and being subtended by a chord bearing South 06 degrees 02 minutes 46 seconds West a distance of 47.06 feet) an arc distance of 47.08 feet to a point; thence leaving said right-of-way of Apple Valley Road South 88 degrees 33 minutes 20 seconds West a distance of 100.83 feet to a point; thence proceeding South 88 degrees 33 minutes 20 seconds West a distance of 46.05 feet to a point; thence proceed North 00 degrees 22 minutes 47 seconds East a distance of 42.54 feet to a point; thence proceed North 01 degrees 52 minutes 22 seconds East a distance of 315.19 feet to a point; thence proceed North 70 degrees 23 minutes 41 seconds East a distance of 167.87 feet to a point on the western right-of-way line of Apple Valley Road to a point and the TRUE POINT OF BEGINNING, being improved property and containing 1.4065 acres, more or less, all as shown as Tract I on that Survey for Apple Valley Associates, L.L.C. and SouthTrust Bank, dated May 22, 2002. last revised June 10, 2002, by Paul W. Mcinnish, G.R.L.S. No. 2358, of PT&B Engineering. Inc. (the "Survey")

TRACT 2: (Lots 8 and 9, Peachtree Road Park)

ALL THAT TRACT or parcel of land lying and being in Land Lot 241, 18th District, DeKalb County, Georgia, being more particularly described as follows:

COMMENCING at the intersection of the western right-of way line of Apple Valley Road with the southern right-of-way line of Park Avenue, said intersection being the POINT OF BEGINNING; proceeding thence along said right of-way line of Apple Valley Road South 01 degrees 58 minutes 53 seconds East a distance of 97.47 feet to a point; thence leaving said right of way South 70 degrees 23 minutes 41 seconds West a distance of 167.87 feet to a point; proceed thence North 01 degrees 52 minutes 22 seconds East a distance of 100.00 feet to a point on the southern right-of-way line of Park

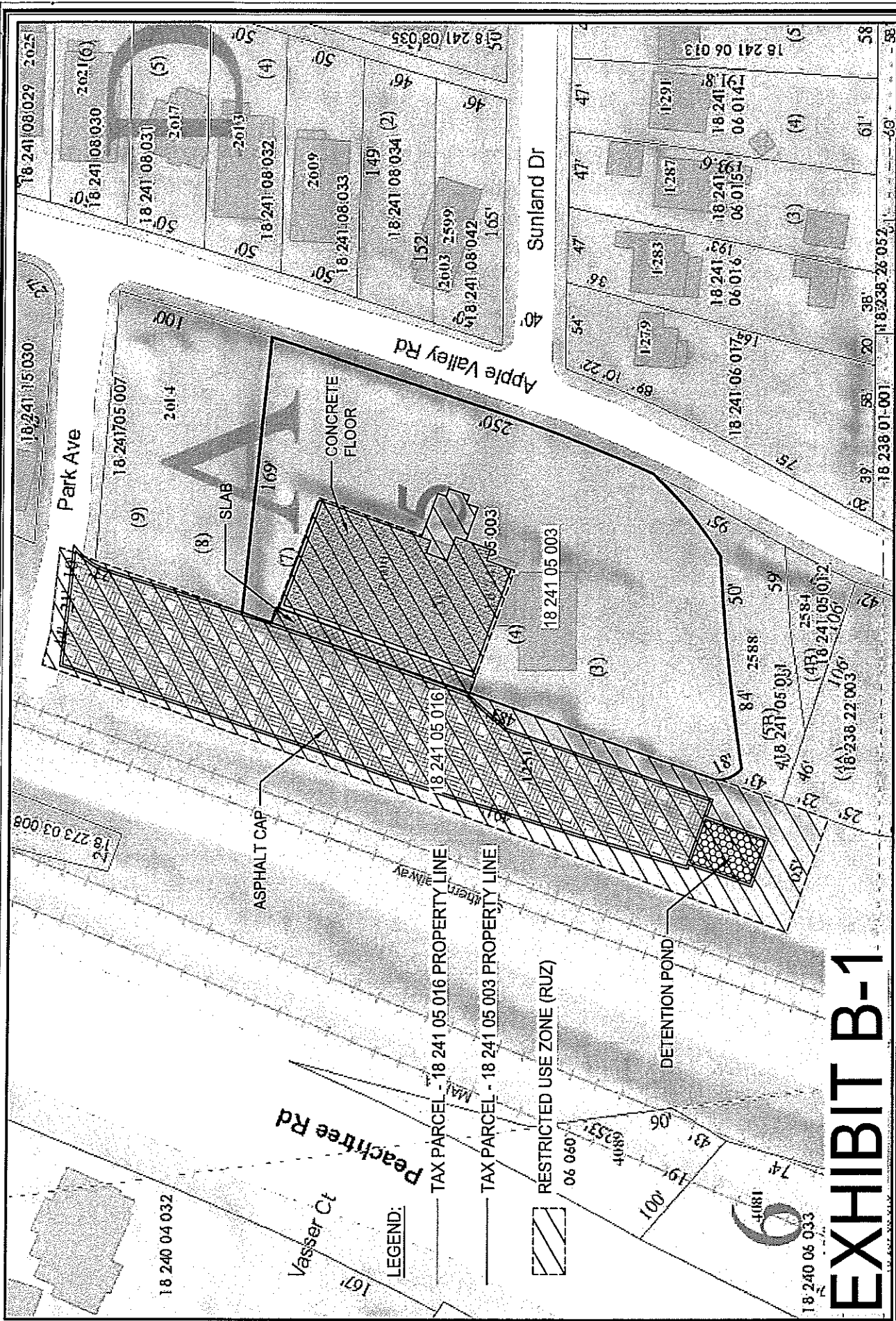
DEED BOOK 22186 Pg 668  
Linda Carter  
Clerk of Superior Court  
DeKalb County, Georgia

Avenue; proceed along said right-of-way North 70 degrees 27 minutes 08 seconds East a distance of 160.76 feet to a point and the POINT OF BEGINNING, being unimproved property and containing 0.351 acres, more or less, all as shown as Tract 2 On the Survey.

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Exhibit B  
Maps of Property and RUZs





**LEGEND:**

- TAX PARCEL - 18 241 05 016
- TAX PARCEL - 18 241 05 003
- ▨ RESTRICTED USE ZONE (RUZ)

# EXHIBIT B-1

DeKalb County Parcel Map



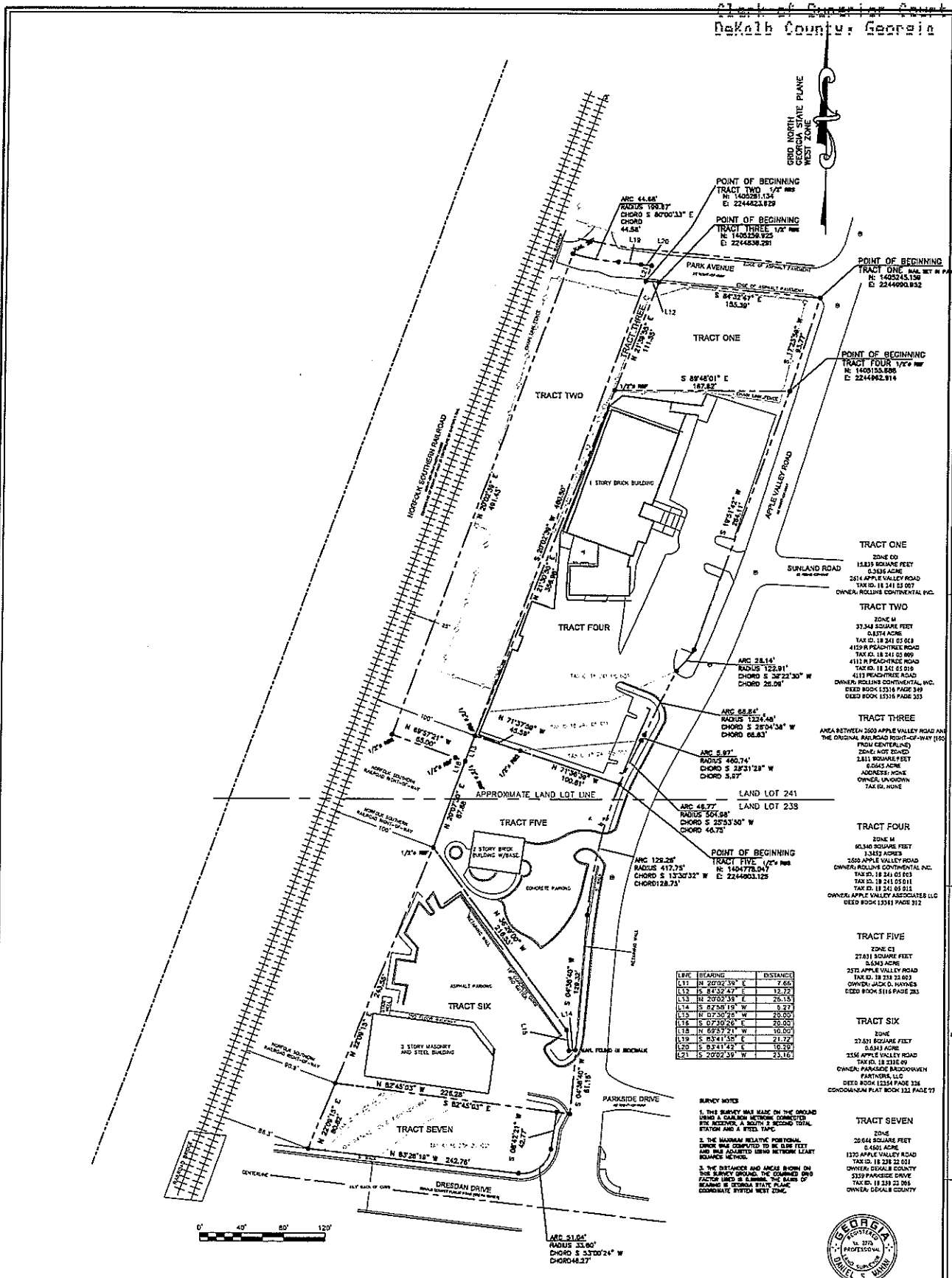
Date Printed: 6/23/2021

**DeKalb County GIS Disclaimer:**  
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Debra DeBerry

City of Dunwoody, Georgia  
DeKalb County, Georgia



2010 NORTH  
GEORGIA STATE PLANE  
WEST ZONE

POINT OF BEGINNING  
TRACT TWO 1/2<sup>AC</sup> MS  
N 140228.1034  
E 224462.1129

POINT OF BEGINNING  
TRACT THREE 1/2<sup>AC</sup> MS  
N 140228.925  
E 224463.231

POINT OF BEGINNING  
TRACT ONE 1/2<sup>AC</sup> MS  
N 140228.1128  
E 224460.832

POINT OF BEGINNING  
TRACT FOUR 1/2<sup>AC</sup> MS  
N 140228.925  
E 224462.914

TRACT ONE  
ZONE DD  
15819 SQUARE FEET  
6.038 ACRES  
2514 APPLE VALLEY ROAD  
TAX ID. 18 241 02 067  
OWNER: HOLLINS CONTINENTAL, INC.

TRACT TWO  
ZONE M  
37348 SQUARE FEET  
0.8574 ACRES  
TAX ID. 18 241 02 068  
4129 PEACHTREE ROAD  
TAX ID. 18 241 02 069  
4111 PEACHTREE ROAD  
TAX ID. 18 241 02 019  
4111 PEACHTREE ROAD  
OWNER: HOLLINS CONTINENTAL, INC.  
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DEED BOOK 12318 PAGE 333

TRACT THREE  
AREA BETWEEN 2500 APPLE VALLEY ROAD AND  
THE ORIGINAL PARALLEL RIGHT-OF-WAY (R.O.W.)  
FROM CENTERLINE  
ZONE: NOT ZONED  
2311 SQUARE FEET  
0.0543 ACRES  
ADDRESS: NONE  
OWNER: UNZONED  
TAX ID: NONE

TRACT FOUR  
ZONE M  
60340 SQUARE FEET  
1.3823 ACRES  
2500 APPLE VALLEY ROAD  
OWNER: HOLLINS CONTINENTAL, INC.  
TAX ID. 18 241 02 063  
TAX ID. 18 241 02 011  
TAX ID. 18 241 02 011  
OWNER: APPLE VALLEY ASSOCIATES LLC  
DEED BOOK 12314 PAGE 332  
CORRIDOR PLAN BOOK 122 PAGE 97

TRACT FIVE  
ZONE C1  
27611 SQUARE FEET  
0.6343 ACRES  
2570 APPLE VALLEY ROAD  
TAX ID. 18 238 22 063  
OWNER: JACK O. HAYNES  
DEED BOOK 11114 PAGE 283

TRACT SIX  
ZONE  
27611 SQUARE FEET  
0.6343 ACRES  
2570 APPLE VALLEY ROAD  
TAX ID. 18 238 22 063  
OWNER: PARKSIDE BARGAINOVEN  
PARTNERS, LLC  
DEED BOOK 12314 PAGE 338  
CORRIDOR PLAN BOOK 122 PAGE 97

TRACT SEVEN  
ZONE S  
20644 SQUARE FEET  
0.4691 ACRES  
1370 APPLE VALLEY ROAD  
TAX ID. 18 238 22 061  
OWNER: DEKALB COUNTY  
3320 PARKSIDE DRIVE  
TAX ID. 18 238 22 066  
OWNER: DEKALB COUNTY

LINE	BEARING	DISTANCE
L11	N 20702.35" E	7.663
L12	S 8732.47" E	12.723
L13	N 20702.35" E	26.153
L14	S 8732.47" E	9.223
L15	N 07302.50" E	20.000
L16	S 07302.50" E	20.000
L17	N 09372.71" W	10.000
L18	S 09372.71" W	10.000
L19	S 09372.71" W	21.727
L20	S 09372.71" W	10.200
L21	S 20702.35" W	23.100

**SURVEY NOTES**

1. THE SURVEY WAS MADE ON THE GROUND USING A GARMIN METRONOM CONNECTED TO A TRIPOLI, A BUSHY 1 SECOND TOTAL STATION AND A STEEL TAPE.
2. THE MAGNETIC RELATIVE POSITIONING LINE WAS COMPUTED TO BE 0.05 FEET AND WAS ADJUSTED USING METRONOM LEAST SQUARES METHOD.
3. THE DISTANCES AND ANGLES SHOWN ON THIS SURVEY DRAWING ARE CORRECTED FOR FACTOR LINES & BARS. THE BASIS OF MEASUREMENT IS GEORGIA STATE PLANE COORDINATE SYSTEM WEST ZONE.



EXHIBIT B-3

**LANDMAN INC.**  
dba LAND DEVELOPING CO.  
1162 ROCKBRIDGE ROAD  
STONE MOUNTAIN, GA 30087  
PHONE 770-923-1881  
WWW.LANDMANINC.NET  
LARRY@LANDMANINC.COM

NO.	DATE	DESCRIPTION
1	03/27/2013	CENTRAL REVISIONS
REV	01/06/2015	DATE OF ORIGINAL SURVEY

**LOCATION**  
UNINCORPORATED  
LAND LOT 238 & 241  
18TH DISTRICT  
DEKALB COUNTY, GA

**BOUNDARY SURVEY**  
OF SEVEN TRACTS BETWEEN DRESDAN DRIVE  
AND PARK AVENUE ALONG WEST SIDE OF  
APPLE VALLEY ROAD  
IN UNINCORPORATED BROOKHAVEN  
FOR GEOSYNTEC CONSULTANTS

PROJECT NUMBER	V13-05	PA	DSN
FILE NAME	AVR.DWG	DRPT	DSM
SCALE	1" = 40'	FBCP	-
D	1"	FEET	-

1 OF ONE