



LEWIS BRISBOIS BISGAARD & SMITH LLP

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May 25, 2021

Via Email

Ms. Shannon Ridley
Georgia Department of Natural Resources
Environmental Protection Division-Brownfield Program
Suite 1054, East Tower
2 Martin Luther King, Jr. Dr., SE
Atlanta, Georgia 30334-9000

RE: Certification of Recording of Environmental Covenant under O.C.G.A. § 44-16-7
West Midtown Development – The Interlock (Parcel 2C)
14th Street and Howell Mill Road
Atlanta, Fulton County, Georgia

Dear Ms. Ridley,

On behalf of the prospective purchasers S.J. Collins Acquisition Company I, LLC; The Interlock, LLC, and The Interlock Residential Holdings, LLC, this correspondence will certify that the fully executed Environmental Covenant for this parcel has been recorded in the Fulton County Deed Records for the subject property on March 24, 2021 at Deed Book 63822, Page 101. A copy of the recorded Environmental Covenant is attached herein.

Please feel free to contact me if you have any questions.

Sincerely,

/s/ Martin Shelton

Martin A. Shelton

cc: S.J. Collins Acquisition Company I, LLC
The Interlock, LLC
The Interlock Residential Holdings, LLC
Kevin McGowan, Contour Engineering, LLC
Jeanette Hamm, , Contour Engineering, LLC
Greg Rowell, Contour Engineering, LLC
Kent Pierce, GAEPD
Nicole Vermillion, GAEPD

After Recording Return to:
Jeffrey F. Montgomery, Esq.
Cushing, Morris, Armbruster & Montgomery, LLP
191 Peachtree Street, NE, Suite 4500
Atlanta, Georgia 30303

CROSS-REFERENCE:
County: *Fulton*
Deed Book: *59549*
Page(s): *600*

Tax Parcel No. 17-0150-0009-079-7

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 (the "Act"). This Environmental Covenant is entered into by The Interlock Residential Holdings Company, LLC, which in executing this Environmental Covenant 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 the Environmental Protection Division ("EPD") and The Interlock Residential Holdings Company, LLC as set forth herein.

Fee Simple Owner(s)/Grantor(s):

The Interlock Residential Holdings Company,
LLC
5 SW Broad Street, Suite B
Fairburn, Georgia 30213

Grantee/Holder with the power to enforce:

The Interlock Residential Holdings Company,
LLC
5 SW Broad Street, Suite B
Fairburn, Georgia 30213

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, Georgia 30334

Property Subject

The property subject to this Environmental Covenant is a tract of approximately 1.2783 acres of real property located near 673 Ethel Street in Atlanta, Fulton County, Georgia (the "Property"). The Property is a portion of the multi-use development known as "Interlock" and is further identified by the legal description attached hereto as Exhibit "A", and as shown on the survey/plat attached hereto as Exhibit B, both incorporated herein by this reference.

The Property was conveyed on December 26, 2018 to Interlock Residential Holdings, LLC; such conveyance is recorded in Deed Book 59549, Page 600, of the Fulton County deed records. The Property is located in Land Lot 150 of the 17th District of Fulton County, Georgia.

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 The Interlock Residential Holdings Company, LLC, and all successors, assigns and transferees of any fee simple 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 pursuant to the Voluntary Remediation Program and the Georgia Brownfield Act at the Property. Records pertaining to this corrective action are available at the following EPD location(s):

Georgia Environmental Protection Division
 Land Protection Branch
 Response and Remediation Program, Brownfields
 2 Martin Luther King, Jr. Drive, SE
 Suite 1054 East Tower
 Monday-Friday 8:00 AM to 4:30 PM, excluding state holidays

Notice: This Property has been listed on the State's Hazardous Site Inventory at HSI #10637 and designated as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances regulated under state law. The Property has successfully completed required actions under the Georgia Voluntary Remediation Act necessary for de-listing from the State's Hazardous Site Inventory. Establishment of this covenant is a final action (or element) prior to de-listing. Also, the Property has successfully completed required actions under the Georgia Brownfield Act to obtain the final limitations of liability provided by that Act. 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 Property is subject to the following activity and/or use

limitations:

- A. Monitoring and Maintenance. The Monitoring and Maintenance Plan (as may be amended from time to time with EPD's written approval) referenced and incorporated into the final approved Compliance Status Report and Limitation of Liability issued by EPD shall be implemented to ensure that annual inspections are performed on the Property to verify the integrity of the engineered control, document its condition, and ensure that it is fully restored following any utility work or other activities which breach such engineered control. The official records for this Property, including the current version of the approved Monitoring and Maintenance Plan, are maintained at the EPD office listed above.
- B. Prohibited Activities. Any activity within the Property that would expose contaminated soil beneath any engineered cover is prohibited unless conducted in accordance with the approved Monitoring and Maintenance Plan. These activities, include but are not limited to the following: digging, drilling, excavating, grading, demolition, bulldozing, earthmoving, or use of any equipment, to the extent any such activity brings contaminated soil to the surface or alters the grade of the Property in such a way that would cause exposure to contaminated soil.
- C. Groundwater. 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 pursuant to a plan approved in writing by EPD.

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. 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. The Monitoring and Maintenance Plan incorporated

herein includes a requirement that any activity that will materially affect any required monitoring or maintenance of any institutional or engineering controls described herein, requires advance written notice of the planned change of use. Said provision may not be removed from the Monitoring and Maintenance Plan incorporated herein.

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, The Interlock Residential Holdings Company, LLC and its successors, assigns, and transferees of any fee simple interest in the Property 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 take samples.

This Environmental Covenant shall be enforceable by EPD, The Interlock Residential Holdings Company, LLC, 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, Grantor 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, Grantor 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). Grantor represents and warrants that all of the following are true and correct:

- A. Grantor holds fee simple title to the Property.
- B. Grantor 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 Grantor 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 Grantor nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which The Interlock Residential Holdings Company, LLC is a party or by which The Interlock Residential Holdings Company, LLC may be bound.
- D. Grantor has identified all persons with existing interests other than fee simple in the Property and has determined the type and status of their interests; for those interests where the type and/or status make it necessary, the person's agreement to and signature on this Environmental Covenant is provided.
- 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 The Interlock Residential Holdings Company, LLC shall have 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, Georgia 30334

With a copy to:

The Interlock Residential Holdings Company, LLC
 5 SW Broad Street, Suite B
 Fairburn, Georgia 30213

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 has caused this Environmental Covenant to be executed pursuant to The Georgia Uniform Environmental Covenants Act, on the 16th day of March, 2021.

For the Grantor/Grantee Holder:

THE INTERLOCK RESIDENTIAL HOLDINGS COMPANY, LLC, a Delaware limited liability company

By: IRHC Manager, LLC, a Georgia limited liability company, its Manager

By: [Signature]
Name: Stephen J. Collins
Title: Manager

[Corporate Seal]

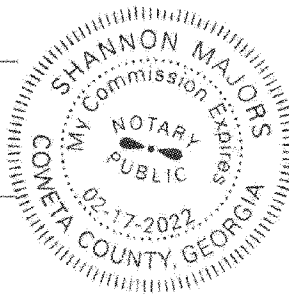
Signed, sealed and delivered before me or in the presence of:

[Signature]
Unofficial Witness (signature)

Tonya Teal
Unofficial Witness Name (print)

[Signature]
Notary Public (signature)

My Commission Expires: 2/17/2022



For the Grantee:

The State of Georgia Environmental Protection Division:

Richard E. Dunn (Seal)
(signature)

By: Richard E. Dunn

Its: Director

Signed, sealed and delivered before me or in the presence of:

Traci P. Douglas
Unofficial Witness (signature)

Traci P. Douglas
Unofficial Witness Name (print)

Tamara C. Fischer
Notary Public (signature)

My Commission Expires: 7-27-2022

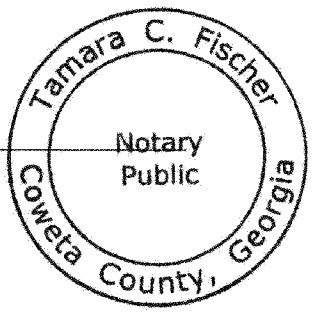


Exhibit A

Legal Description of Property

TRACT 2C:

Being all that tract or parcel of land lying and being in Land Lot 150, 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows: COMMENCING at a "X" scribe mark at the intersection of the southerly Right-of-Way Line of 14th Street (having an apparent 60' Right-of-Way) and the easterly Right-of-Way Line of Howell Mill Road (having an apparent 50' Right-of-Way); thence, leaving the aforesaid "X" scribe mark and running with the said Right-of-Way Line of 14th Street North 88° 34' 30" East, 216.22 feet to a 1/2-inch rebar found; thence, 150.33 feet along the arc of a curve deflecting to the left, having a radius of 1,300.00 feet and a chord bearing and distance of North 87° 15' 42" East, 150.24 feet to a point; thence, 49.94 feet along the arc of a curve deflecting to the left, having a radius of 1,300.00 feet and a chord bearing and distance of North 82° 57' 01" East, 49.94 feet to a 1/2-inch rebar found; thence, leaving the aforesaid Right-of-Way Line of 14th Street and running with property now or formerly owned by Jewish Family & Career Services, Inc. per Deed Book 42891, Page 41, as recorded among the Land Records of Fulton County, Georgia South 03° 14' 15" West, 214.69 feet to a 1/2-inch rebar with cap found; thence, leaving the aforesaid property of Jewish Family & Career Services, Inc., South 00°00'00" East, 36.73 feet; thence, South 12°15' 26" East, 70.12 feet; thence, South 00°13'43" East, 53.07 feet; thence, South 89°46'17" West, 14.47 feet; thence, South 00°40'13" West, 271.90 feet and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING;

1. South 89° 19' 47" East, 401.68 feet; thence running with property now or formerly owned by VLP Two, LLC per Deed Book 28159, Page 237, aforesaid records
2. South 01° 22' 19" West, 97.11 feet; thence, leaving the aforesaid property of VLP Two, LLC and running along the north right of way line of Ethel Street which appears to be abandoned
3. North 89° 21' 23" West, 564.81 feet; thence, leaving the aforesaid right of way of Ethel Street and running with property now and formerly owned by David Kuniansky (no recording information found)
4. North 08° 36' 18" West, 69.95 feet; thence, leaving the aforesaid property now and formerly owned by David Kuniansky and running with property now or formerly owned by 1071 WB, LLC. per Deed Book 51994, Page 286, aforesaid records
5. North 00° 34' 15" East, 28.33 feet; thence, leaving the aforesaid property now and formerly owned by 1071 WB, LLC.
6. South 89° 19' 47" East, 175.64 feet to the point of beginning, containing 55,684 square feet or 1.2783 acres of land, more or less.

Exhibit B

Survey of Property

