

BUTLER | SNOW

January 29, 2025

State of Georgia
Department of Natural Resources
Environmental Protection Division
2 Martin Luther King Jr. Drive SE
Suite 1456 East Tower
Atlanta, Georgia 30334

Received

FEB 05 2025

Hazardous Waste
Land Protection Branch

RE: 847 Riverside Drive, Macon, Bibb County, Georgia

Dear Sir or Madam:

The above referenced property has been transferred to Macon-Bibb County Urban Development Authority by virtue of a Quit Claim Deed from Macon-Bibb County, Georgia, dated January 14, 2025, filed for recording January 16, 2025, recorded in Deed Book 12053, Pages 203-221, Clerk's Office, Bibb Superior Court.

Contact information for Macon-Bibb County Urban Development Authority is as follows:

Macon-Bibb County Urban Development Authority
700 Poplar Street
Macon, Georgia 31201
Attention: J. Alexander Morrison, Executive Director
(478) 803-2402

Sincerely

BUTLER SNOW LLP



Blake C. Sharpton

BCS:dd

Enclosure

T 478.238.1350
F 478.238.1351
www.butlersnow.com

Suite 1225
577 Mulberry Street
Macon, GA 31201

Upon Recording, Please Return To:
Macon-Bibb County Attorney's Office
Attn: Adrianna Beavers
P.O. Box 247
Macon, GA 31202-0247



Doc ID: 022109450019 Type: GLR
Recorded: 01/16/2025 at 12:55:00 PM
Fee Amt: \$25.00 Page 1 of 19
Bibb County Superior Court
Erica Woodford Clerk

BK **12053** PG **203-221**

Area above this line reserved for recording information.

STATE OF GEORGIA

COUNTY OF BIBB

QUITCLAIM DEED

THIS QUITCLAIM DEED made this 14th day of January, 2025, between **MACON-BIBB COUNTY** (hereinafter "Grantor"), a political subdivision of the State of Georgia and as party of the first part, and **THE MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY**, (hereinafter "Grantee"), a public body corporate and politic created by the Georgia General Assembly in 1974 Act 1130, and as party of the second part.

WITNESSETH:

That said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby agree to dedicate, remise, convey, and deed to Grantee, and its duly constituted authorities, all rights, title, and interest in which Grantor has or may have in and to any portion of the property described below which belong to the undersigned, included in or embraced within the limits of the right-of-way and appurtenances, spillways and embankments, subject to any easements, covenants, zoning ordinances, conditions, restrictions, or other interests of any kind that may be asserted by any other party or authority, if any, including but not limited to those shown on the plats and deeds referenced herein, with said property being more specifically described as follows:

847 Riverside Drive:

All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia, and being a part of Land Lot 2 in Square 98, Old City, and more particularly described by reference to a plat recorded in Plat Book 25, Page 46, Clerk's Office of the Bibb Superior Court. This is all of the property conveyed to Marshall Heights Development Company by warranty deed, recorded in Book 802, Page 513, said Clerk's office, which said deed and the description contained therein is by references made a part hereof.

ALSO, all that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being part of Lot 2, in Square 98, Old City, and more particularly described by reference to a plat recorded in Plat Book 661, Page 1, Clerk's Office of Bibb Superior Court. This is all of the property conveyed to Francis F. Shurling by warranty deed recorded in Book 815, Page 609, which said warranty deed and description contained therein is by reference made a part hereof.

The above-described property is the same property as was conveyed by the Macon-Bibb County Urban Development Authority to Macon-Bibb County, Georgia, in a quitclaim deed dated August 14, 2018, and recorded in Deed Book 10193, Pages 161-164, said Clerk's Office.

LESS AND EXCEPT, all those tracts or parcels of land situate, lying and being in Square 98 of Macon-Bibb County, Georgia, known and designated as Parcel 1, containing 0.117 acre, Parcel 2, containing 0.306 acre, and Parcel 3, containing 0.012 acre, as shown on that certain map or plat of survey entitled "Re-Subdivision for Schuster Enterprises, Inc.," prepared by Waddle & Company, certified by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139, dated March 14, 2018, a copy of which is of record in Plat Book 94, Page 383, Clerk's Office, Bibb Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

861 Willow Street

All that tract or parcel of land situate, lying and being in Square 98 and Square 99 of Old City, Macon, Bibb County, Georgia, and Portions of closed streets therein, said property being more particularly described according to a plat prepared by Joe A. Witherington, City Engineer, dated September 15, 1977, revised January 1978 and recorded in Deed Book 1320, Page 820, Clerk's Office, Bibb Superior Court.

This is the same parcel that was conveyed to the CITY OF MACON by Quitclaim Deed from the MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY dated December 4, 2013, and recorded in Deed Book 9180, Pages 322-326, Clerk's Office, Bibb Superior Court.

The Property is known by the current system of street numbering as 801 Riverside Drive, was formerly known as 861 Willow Street, and is commonly referred to as the "Central Services Tract."

LESS AND EXCEPT those parcels conveyed to Georgia Power Company as described in Deed Book 6698, Page 352, and to Atlanta Gas Light Company as described in Deed Book 6698, Page 336, Clerk's Office, Bibb Superior Court.

LESS AND EXCEPT, all those tracts or parcels of land situate, lying and being in Square 98 of Macon-Bibb County, Georgia, known and designated as Parcel 1,

containing 0.117 acre, Parcel 2, containing 0.306 acre, and Parcel 3, containing 0.012 acre, as shown on that certain map or plat of survey entitled "Re-Subdivision for Schuster Enterprises, Inc.," prepared by Waddle & Company, certified by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139, dated March 14, 2018, a copy of which is of record in Plat Book 94, Page 383, Clerk's Office, Bibb Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

This property has been listed on the state's hazardous site inventory and has been designated as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances required 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.

This property is subject to that certain Environmental Covenant by and among Macon Bibb County Urban Development Authority, Macon-Bibb County, and the State of Georgia, Department of Natural Resources, Environmental Protection Division, dated May 13, 2019, a copy of which is recorded in Deed Book 10361, Pages 146-158, Clerk's Office, Bibb Superior Court, a copy of which is attached hereto as Exhibit "A".

725 Riverside Drive

All that tract or parcel of land situate, lying and being in Square 99 of Old City, Macon, Bibb County, Georgia, and being more particularly described as follows:

BEGINNING at a railroad iron located at a point where the northeasterly line of original 20' Alley through Square 98 intersects with the south-easterly line of original 10' Alley running through said Square 98; and from said beginning point running South 36 degrees 00 minutes West a distance of 57.2 feet; thence angle left and run North 71 degrees 45 minutes 34 seconds East a distance of 215.48 feet; thence angle right and run South 54 degrees 00 minutes East a distance of 248.60 feet TO THE POINT OF BEGINNING, thence continue running South 54 degrees 00 minutes East a distance of 17.0 feet; thence angle right and run South 36 degrees 00 minutes West a distance of 387.32 feet; thence angle right and run North 54 degrees 57 minutes West a distance of 17.00 feet; thence angle right and run North 36 degrees 00 minutes East a distance of 387.60 feet to the POINT OF BEGINNING, all according to a plat recorded in Plat Book 74, Page 38, in the Office of the Clerk of the Superior Court of Bibb County, Georgia.

The above-described property is the same property as was conveyed by A.E. BARNES, III, to the CITY OF MACON, Georgia, in a warranty deed dated October 31, 1986, and recorded in Deed Book 1623, Page 332, said Clerk's Office.

This property is subject to that certain Environmental Covenant by and among Macon Bibb County Urban Development Authority, Macon-Bibb County, and the State of Georgia, Department of Natural Resources, Environmental Protection Division, dated May 13, 2019, a copy of which is recorded in Deed Book 10361, Pages 146-158, Clerk's Office, Bibb Superior Court, a copy of which is attached hereto as Exhibit "A".

TO HAVE AND TO HOLD the said premises to the said Grantee so that neither Grantor nor any other persons claiming under it shall at any time, by any means or ways, have claim or demand any right or title to the aforesaid described property or its appurtenances or any right thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on the day and year first above written.

MACON-BIBB COUNTY, GEORGIA:



By: Lester M. Miller
Lester M. Miller, Mayor

Attest: Janice S. Ross
Janice S. Ross, Clerk of Commission

Signed, Sealed, and Delivered in the Presence of:

Sara Davis
Signature of Unofficial Witness

Sara Davis
Printed Name of Unofficial Witness

[Signature]
Notary Public

My Commission expires:

10/1/2028



(Notary Seal)

EXHIBIT "A"

**Copy of Environmental Covenant
(see attached)**

After Recording Return to:
Macon Bibb County Urban Development Authority
815 Riverside Drive
Macon, GA 31201-2629
Phone: (478) 803-2402


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 Macon Bibb County Urban Development Authority and Macon-Bibb County f/k/a City of Macon as set forth herein.

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


Doc ID: 014707340013 Type: GLR
Recorded: 06/11/2019 at 02:25:00 PM
Fee Amt: \$34.00 Page 1 of 13
Bibb County Superior Court
Erica Woodford Clerk

BK **10361** PG **146-158**

Macon Bibb County Urban Development Authority
("MBCUDA")
815 Riverside Drive
Macon, GA 31201-2629

Macon-Bibb County ("Macon-Bibb")
f/k/a City of Macon
700 Poplar Street
Macon, GA 31201

**Grantee/Holder with the
power to enforce:**

Macon-Bibb County Urban Development Authority
("MBCUDA")
815 Riverside Drive
Macon, GA 31201-2629

Macon-Bibb County ("Macon-Bibb")
f/k/a City of Macon
700 Poplar Street
Macon, GA 31201

**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 as follows:

1. A tract of approximately 2.44 acres of real property located at 815 Riverside Drive, Macon, Macon-Bibb County, Georgia, which is further identified by the tax parcel ID number below. This tract was conveyed on 3/31/1981 to City of Macon; such conveyance is recorded in Deed Book 1403 Page 286 of the Macon-Bibb County deed records.
2. A tract of approximately 1.63 acres of real property located at 815 Riverside Drive, Macon, Macon-Bibb County, Georgia, which is further identified by the tax parcel ID number below. This tract was conveyed on 1/1/1998 to Macon Bibb County Urban Development Authority; such conveyance is recorded in Deed Book 4142 Page 344 of the Macon-Bibb County deed records.
3. A tract of approximately 2.54 acres of real property located at 861 Willow Street, Macon, Macon-Bibb County, Georgia, which is further identified by the tax parcel ID number below. This tract was conveyed on 1/27/2013 to Macon-Bibb County Urban Development Authority; such conveyance is recorded in Deed Book 8919 Page 115 of the Macon-Bibb County deed records.

The tax parcel(s) of the above referenced tracts are tax parcel ID numbers R073-0398, R073-0033 and R071-0316 of Macon-Bibb County, Georgia. (These parcels are collectively referred to as the "Property").

A map of the Property is attached as Exhibit A.

The Restricted Use Zone ("RUZ") at the Property that will be subject to the activity and use limitations described herein is an approximately 3.30 acres lying entirely within the Property. A legal description of the RUZ is attached as Exhibit B. A survey performed by a licensed surveyor showing the RUZ is attached as Exhibit B1.

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 Macon Bibb County Urban Development Authority, Macon-Bibb County f/k/a City of Macon, State of Georgia Department of Natural Resources Environmental Protection Division, 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 Macon Former Manufactured Gas Plant 2 site (formerly Hazardous Site Inventory #10692). Records pertaining to this corrective action are available at the following EPD location(s):

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

Description of Contamination and Corrective Action

The first fifteen (15) feet of soil depth on the RUZ has been tested and rendered suitable for residential use without the need for additional soil testing or remediation. Accordingly, and as verified by the Georgia Environmental Protection Division ("EPD") and restricted by this Covenant, the first fifteen (15) feet of soil depth on the RUZ is in compliance with residential and nonresidential Risk Reduction Standards as defined in the Georgia Rules for Hazardous Site Response. Previously, this Property had been listed on the state's hazardous site inventory as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances regulated under state law. After completion of a Corrective Action Plan, EPD removed the Property from the hazardous site inventory on May 10, 2011. Additional corrective action on the Property was conducted under a Voluntary Investigation and Remediation Plan (VIRP), which was approved by EPD on June 22, 2015. The purpose of the corrective action under the VIRP was to render the Property suitable for residential use in accordance with the provisions, purposes, standards, and policies of the Georgia Voluntary Remediation Program Act and subject to the Activity and Use Limitations of this Environmental Covenant.

Contact the property owner or the EPD for further information concerning this Property. This notice is provided in compliance with the Georgia Hazardous Site Response Act and the Georgia Voluntary Remediation Program.

Activity and Use Limitations. The RUZ is subject to the following activity and/or use limitations:

- A. Real Property. The RUZ may be used for residential uses, as defined in Section 391-3-19-.02 of the Rules for Hazardous Site Response as of the date of this Environmental Covenant provided that disturbance of subsurface soils greater than 15 feet in depth is restricted as specified by this Environmental Covenant.
- B. Interference with Remedy. Any activity on the RUZ that may result in the release or exposure to the regulated substances that were contained as part of the Corrective Action, or create a new exposure pathway, is prohibited, unless otherwise approved by EPD. Activities that are restricted below 15 feet in depth are the following: drilling, digging, placement of any objects or use of any equipment.
- C. Land disturbing activity greater than 15 feet below the ground surface. Any land disturbing activity (e.g., digging, drilling, etc.) that exceeds 15 feet below the ground surface will be conducted under the direction of a Georgia registered professional engineer or a Georgia registered professional geologist who has experience in responsible charge of the investigation and remediation of releases of regulated substances. The "ground surface" in this section refers to the ground surface elevations at the time of the execution of this Environmental Covenant, as

shown on the survey in Exhibit B1. Workers involved in land disturbing activity that exceeds 15 feet below the ground surface will be fully trained and protected pursuant to the Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) Standard (29 CFR 1910.120) and will conduct work under the direction of an on-site supervisor and a site-specific safety and health plan. Land disturbing activity greater than 15 feet below the ground surface will be conducted in accordance with the Soil Management Plan dated August 31, 2017, unless a revised plan is approved by EPD. Any wastes generated during land disturbing activity that exceeds 15 feet below the ground surface will be managed, characterized, and disposed of in accordance with all local, state, and federal law. A written notification will be submitted to EPD at least thirty (30) days prior to any land disturbing activity that exceeds 15 feet below the ground surface, unless immediate action is necessary to protect human health or the environment. Within ninety (90) days of completing any land disturbing activity that exceeds 15 feet below the ground surface, a report will be submitted to EPD documenting the land disturbing activity, the management, characterization, and disposal of any related wastes, and the restoration of soil cover.

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. 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 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 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, Macon Bibb County Urban Development Authority and Macon Bibb County f/k/a City of Macon 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, Macon Bibb County Urban Development Authority and Macon Bibb County f/k/a City of Macon 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). Macon Bibb County Urban Development Authority and Macon Bibb County f/k/a City of Macon represents and warrants that all of the following are true and correct:

- A. Macon Bibb County Urban Development Authority and Macon Bibb County f/k/a City of Macon holds fee simple title to the Property.
- B. Grantors have the authority to enter into this Environmental Covenant, have the authority to grant any rights granted by it within, have 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 Grantors 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 Grantors nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which Grantors are a party or by which Grantors 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, Grantors 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

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).

[SIGNATURE PAGES TO FOLLOW]

Grantor has caused this Environmental Covenant to be executed pursuant to The Georgia Uniform Environmental Covenants Act, on the 13th day of May, 2019.

Signed, sealed, and delivered in the presence of:

[Signature]
Unofficial Witness (Signature)

C. Holderfield
Unofficial Witness Name (Print)

514 Hillcrest Ind. Blvd
Macon, GA 31204
Unofficial Witness Address (Print)

[Signature]
Notary Public (Signature)

My Commission Expires: 4/09/2021

Signed, sealed, and delivered in the presence of:

[Signature]
Unofficial Witness (Signature)

Judd T. Drake
Unofficial Witness Name (Print)

145 Wildwood Lane
Dublin, GA 31021
Unofficial Witness Address (Print)

[Signature]
Notary Public (Signature)

My Commission Expires: 8/20/2021

For the Grantor/Grantee/Holder
MBCUDA:

Macon Bibb County Urban Development Authority
Name of Grantor (Print)

[Signature] (Seal)
Grantor's Authorized Representative (Signature)

J. Alexander Morrison
Authorized Representative Name (Print)

[Signature]
Title of Authorized Representative (Print)



For the Grantor/Grantee/Holder Macon-Bibb County f/k/a City of Macon:

Macon-Bibb County, Georgia
Name of Grantor (Print)

[Signature] (Seal)
Grantor's Authorized Representative (Signature)

Robert A.B. Reichert
Authorized Representative Name (Print)

Mayor
Title of Authorized Representative (Print)

Dated: 4-30-19
(NOTARY SEAL)



Signed, sealed, and delivered in the presence
of:

[Signature]
Unofficial Witness (Signature)

Sydney Brogden
Unofficial Witness Name (Print)

2 MLK Jr. Dr. SE Suite 1456
Atlanta, GA 30334
Unofficial Witness Address (Print)

Tamara C. Fischer
Notary Public (Signature)

My Commission Expires: 7-27-2022

For the State of Georgia
Environmental Protection Division:

[Signature]
(Signature)

(Seal)

Richard E. Dunn
Director

Dated: 5/13/19

(NOTARY SEAL)

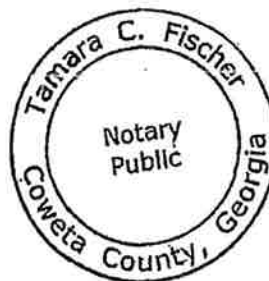


Exhibit A
Map of Property



Exhibit B
Legal Description of RUZ

ALL THAT TRACT OR PARCEL OF LAND SITUATE AND LYING IN LAND LOT 47 OF
MACON RESERVE WEST, MACON-BIBB COUNTY, GEORGIA, SAID TRACT OR PARCEL
OF LAND CONTAINING 3.29 ACRES OR 143,392 SQUARE FEET, MORE OR LESS, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

STARTING AT THE POINT OF REFERENCE MARKED BY A 1/2" REBAR ON THE
NORTHERLY RIGHT-OF-WAY OF RIVERSIDE DRIVE, HAVING A VARIED WIDTH
RIGHT-OF-WAY, AND SPRING STREET LANE, BEING A 10' ALLEY. SAID POINT
HAVING NAD83 GEORGIA WEST ZONE STATE PLANE COORDINATED OF NORTH
1034477.36 EAST 2461591.10; THENCE LEAVING SAID RIGHT-OF-WAY NORTH
83°01'02" EAST A DISTANCE OF 101.54' TO THE POINT OF BEGINNING MARKED BY
A 1/2" REBAR AT THE NORTHEAST CORNER OF LOT 2 FOUND ON PLAT IN PLAT
BOOK 27 PAGE 46. SAID POINT HAVING NAD83 GEORGIA WEST ZONE STATE PLANE
COORDINATES OF NORTH 1034489.70 EAST 2461619.89; THENCE N 35°16'40" E A
DISTANCE OF 184.04' TO A 1/2" REBAR; THENCE N 54°15'26" W A DISTANCE OF
47.35' TO A MAG. NAIL; THENCE N 54°16'16" W A DISTANCE OF 27.69' TO A 1/2"
REBAR; THENCE N 35°37'44" E A DISTANCE OF 20.01' TO A NAIL AND CAP;
THENCE N 54°14'25" W A DISTANCE OF 163.54' TO A 2" ANGLE IRON; THENCE N
63°13'17" E A DISTANCE OF 181.01' TO A POINT; THENCE N 62°00'38" E A
DISTANCE OF 175.35' TO A POINT; THENCE S 40°42'04" E A DISTANCE OF 13.51'
TO A POINT; THENCE S 37°01'31" E A DISTANCE OF 114.48' TO A POINT; THENCE
S 76°12'45" W A DISTANCE OF 135.65' TO A POINT; THENCE S 00°10'43" E A
DISTANCE OF 44.99' TO A POINT; THENCE S 23°31'19" W A DISTANCE OF 155.70'
TO A POINT; THENCE N 52°41'19" E A DISTANCE OF 137.42' TO A POINT; THENCE
S 84°38'50" E A DISTANCE OF 163.43' TO A POINT; THENCE S 28°43'31" E A
DISTANCE OF 267.87' TO A POINT; THENCE S 75°14'30" W A DISTANCE OF 104.73'
TO A POINT; THENCE N 83°52'45" W A DISTANCE OF 426.67' TO THE POINT OF
BEGINNING.

Exhibit B1
Survey of RUZ

[illegible]

LAND LOT 47
MACON-BIBB COUNTY

FOR
LACON-BIBB COUNTY
OF
661 WILLOW STREET & 615 RIVERSIDE DRIVE

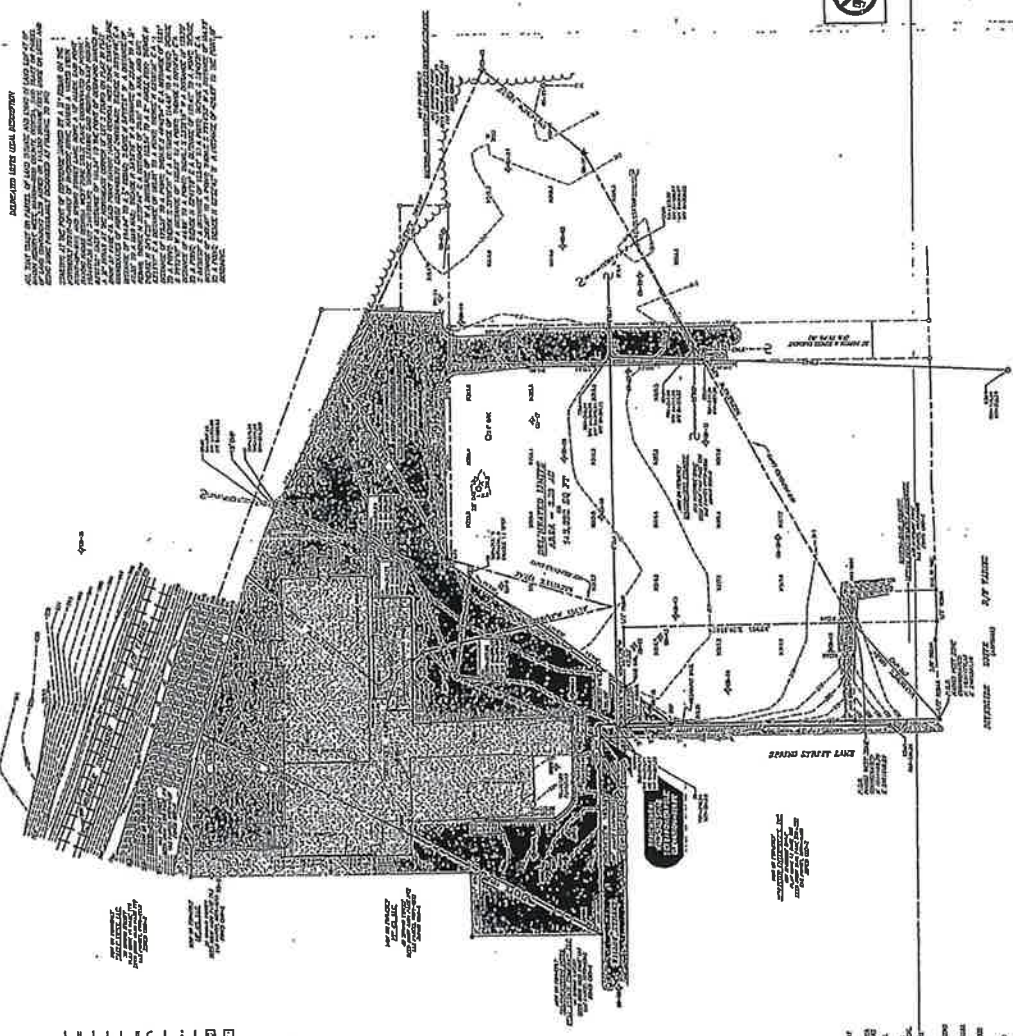
WAGGON RESERVE WEST
GEORGIA



Jai
ASSOCIATES, INC.
1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202
(303) 733-1111



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NOTES

1. The following is a list of the names of the persons who have been named in the report of the Commission on the activities of the Communist Party, U.S.A., in the United States, during the period from 1945 to 1954. The names are listed in alphabetical order of the last name. The names of the persons who have been named in the report of the Commission on the activities of the Communist Party, U.S.A., in the United States, during the period from 1945 to 1954, are listed in alphabetical order of the last name. The names of the persons who have been named in the report of the Commission on the activities of the Communist Party, U.S.A., in the United States, during the period from 1945 to 1954, are listed in alphabetical order of the last name.

[illegible][illegible]

To be filed in **BIBB COUNTY****PT-61 011-2025-000245**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Macon-Bibb County				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 700 Poplar Street P.O. Box 247				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$10.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Macon, GA 31202 USA		DATE OF SALE 1/14/2025		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's Information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Macon Bibb Urban Development Authority				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 700 Poplar Street P.O. Box 247				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Macon, GA 31202 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 861		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Willow Street			SUITE NUMBER
COUNTY BIBB		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER R071-0316	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None