

#19401

After Recording Return to:
Light of Joy, Inc.
Frank Salters
PO Box 961750
Riverdale, GA 30296

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 Light of Joy, Inc. as set forth herein.

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

Light of Joy, Inc.
c/o Mr. Frank Salters
7458 Georgia Highway 85
Riverdale, Georgia 30274

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

Light of Joy, Inc.
c/o Mr. Frank Salters
7458 Georgia Highway 85
Riverdale, Georgia 30274

**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 15.48 acres of real property located at 7458 Georgia Highway 85 Riverdale, Clayton County Georgia, which is further identified by the tax parcel ID number(s) below (hereinafter “Property”). The Property was conveyed on April 15, 2016 to Light of Joy, Inc.; such conveyance is recorded in Deed Book 10878, Page 624 of the Clayton County deed records. The Property is located in Land Lot 183 of

the 13th District of Clayton County, Georgia. A complete legal description of the Property is attached hereto as Exhibit A and a map of the Property is hereto attached as Exhibit B.

Tax Parcel Number

Tax Parcel; 13183D C001

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 Light of Joy, 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 Light of Joy, Inc. facility/site. Records pertaining to this corrective action are available at the following EPD location(s):

Georgia Environmental Protection Division
Response and Remediation Program
2 Martin Luther King, Jr., Drive, SE
Suite 1058 East Tower
Atlanta, GA 30334
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 #10808 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 Property is subject to the following activity and/or use limitations:

- A. 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 use other than site characterization is prohibited unless conducted under 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 and Light of Joy, 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 Light of Joy, 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, Light of Joy, 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, Light of Joy, 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, Light of Joy, 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).

Light of Joy, Inc. represents and warrants that all of the following are true and correct:

- A. Light of Joy, Inc. holds fee simple title to the Property.
- B. Light of Joy, 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 Light of Joy, 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 Light of Joy, Inc. nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which Light of Joy, Inc. is a party or by which Light of Joy, 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, Light of Joy, 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:

Light of Joy, Inc.
Frank Salters
P.O. Box 961750
Riverdale, GA 30296

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

LIGHT OF JOY, INC.
Name of Grantor

FRANK SALTERS, CEO
Authorized Representative Name (print)

Frank Salters
(Signature)

Signed in the presence of:

Kevin D. Seaway
Unofficial Witness (print name)

Unofficial Witness (Signature)

State of Georgia
County of CLAYTON

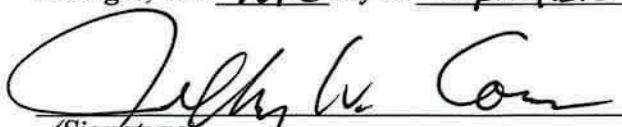
This instrument was signed or attested before
me this 30th day of April, 2025


Notary Public (Signature)

My Commission Expires: 7/17/2028

Walter M Butler
Notary Public
Clayton County, GA
My Commission Expires 7/17/2028

For the **Environmental Protection Division, Department of Natural Resources, State of Georgia**, this 10th day of September, 20 25:



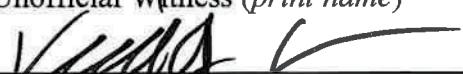
(Signature)

Jeffrey W. Cown
Director

Signed in the presence of:



Unofficial Witness (print name)



Unofficial Witness (Signature)

State of Georgia
County of Fulton

This instrument was signed or attested before
me this 10 day of September, 2025



Notary Public (Signature)

My Commission Expires: 7/9/2027

(NOTARY SEAL)



Exhibit A
Warranty Deed and Legal Description of Property

UEC EXHIBIT A
WARRANTY DEED AND
LEGAL DESCRIPTION OF PROPERTY

FILED
CLAYTON COUNTY, GA

2016 APR 21 PM 1:30

JACQUELINE D. WILLS
CLERK SUPERIOR COURT
608968

Wessels & Dixon, P.C.
175 Corporate Center Drive Suite A
Stockbridge, GA 30281

SPECIAL WARRANTY DEED

Prepared by:
Karin L. Stanley | Senior Counsel
Lowe's Companies, Inc.
1000 Lowe's Blvd. Mooresville, NC 28117

Clayton County, Georgia
Real Estate Transfer Tax
Paid \$ 7,000.10
Date 4-21-16
JACQUELINE D. WILLS
Clerk, Superior Court

Return to:

Wessels & Dixon, P.C.
175 Corporate Center Drive, Suite A
Stockbridge, GA 30281

16-0118

This SPECIAL WARRANTY DEED made this 15 day of April, 2016, by and between LOWE'S HOME CENTERS, LLC, a North Carolina limited liability company, formerly known as Lowe's Home Centers, Inc., whose mailing address is 1000 Lowe's Blvd., Mooresville, NC 28117, Attention: Legal Department (NB6LG), hereinafter referred to as "GRANTOR" and Light of Joy, Inc., a Georgia nonprofit corporation, whose mailing address is P.O. Box 961750, Riverdale, GA 30296, hereinafter referred to as "GRANTEE". The designation GRANTOR and GRANTEE, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does hereby forever grant, bargain, sell and convey unto the GRANTEE, and its successors and assigns, a certain tract of land, containing 15.48 acres, more or less, situated, lying and being in the City of Riverdale, Clayton County, Georgia and more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD said land unto GRANTEE, and its successors and assigns, forever, with all tenements, appurtenances, and hereditaments thereunto belonging, subject to easements, conditions, restrictions and other matters of record, and subject to the following conditions and restrictions:

(a) GRANTEE covenants that the Property shall only be used for purposes of the kind typically found in shopping centers, including, but not limited to, offices, restaurants and retail shops;

(b) GRANTEE further covenants that GRANTEE, its successors and assigns, shall not use or permit the occupancy or use of any space upon the Property for or in support of the following purposes set forth below and shall not use or permit the occupancy or use of any space upon any adjoining real property that makes use of the Property for access, parking or as part of a larger unified development for the following purposes:

- (i) A hardware store or center;
- (ii) An appliance, home electronics and/or lighting store or center;
- (iii) A nursery and/or lawn and garden store or center (including any outdoor areas and the seasonal sale of Christmas trees);
- (iv) A paint, wall paper, tile, flooring, carpeting and/or home decor store or center; and

PK 10878 PG 624

(v) A retail and/or warehouse home improvement center, lumber yard, building materials supply center, home improvement service center and/or other stores or centers similar to those operated by or as Lowe's, Home Depot, Home Depot Expo, Villagers Hardware, 84 Lumber, Wickes, Hughes Lumber, McCoy's, Menard's, stores operating under the Sears name (including, without limitation, Sears Hardware and Sears Home Appliance Showroom) or selling Sears branded goods (e.g. Craftsman, Kenmore), Great Indoors, Pacific Sales, hhgregg, Conn's, Sutherlands, Scotty's and/or Orchard Supply.

(c) The restrictions or exclusive rights contained in Section (b)(i) to (b)(iv) shall also apply to prohibit a larger business having space in its store devoted to selling the categories of merchandise commonly sold by the above referenced types of businesses.

(d) All covenants, conditions, restrictions and approval rights shall remain in effect for a period of fifty (50) years from the date first written above.

(e) The covenants, conditions, restrictions and approval rights shall run with and bind the Property and shall bind GRANTEE, or an affiliated company, and any successors and assigns and shall inure to the benefit of and be enforceable by GRANTOR, an affiliated company, or its successors and assigns.

AND SAID GRANTOR does hereby warrant title to said Property and will defend the same against the lawful claims of all person claiming by, through or under GRANTOR, but none other, subject to (i) the easements, encumbrances, restrictions, and other matters of record or that would be disclosed by a current American Land Title Association ("ALTA") survey of the Property, (ii) all reservations of oil, gas and mineral rights of any kind and nature, (iii) the covenants, conditions and restrictions as stated herein, and (iv) the lien of ad valorem taxes for the current and subsequent years.

RE 1087896625

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed in its name by its Senior Vice President, of the GRANTOR the day and year first above written.

LOWE'S HOME CENTERS, LLC
a North Carolina limited liability company
Lowe's Home Centers, Inc.

By:

Gary E. Wyatt

Gary E. Wyatt

Senior Vice President

WITNESS:

Lora Ritchie
Name: Lora Ritchie

STATE OF NORTH CAROLINA)

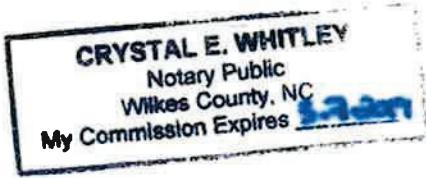
COUNTY OF Wilkes)

I, Crystal E. Whitley, a Notary Public for Wilkes County, North Carolina, certify that Gary E. Wyatt personally came before me this day and acknowledged that he is Senior Vice President of Lowe's Home Centers, LLC, a North Carolina limited liability company, and that he, as Senior Vice President, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official seal this 10 day of April, 2016.

My commission expires: 3-7-2019

Crystal E. Whitley
Notary Public



8K 10878PG626

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 183 of the 13th District, Clayton County, Georgia, partially in the City of Riverdale, shown on that ALTA/ACSM Land Title Survey for Lowe's Home Centers, Inc. and Chicago Title Insurance Company by Wayne C. Colburn, Georgia RLS #2953, of GeoSurvey, Ltd., dated September 21, 2006, last revised February 18, 2008, and being more particularly described as follows:

Commencing at a point at the intersection of the northerly right-of-way of Georgia Highway 138 (a variable width right-of-way) with the easterly right-of-way of Georgia Highway 85 (a 170 foot right-of-way); Thence departing the said northerly right-of-way of Georgia Highway 138 and continuing with the said easterly right-of-way of Georgia Highway 85, North 04 degrees 25 minutes 41 seconds East, a distance of 172.99 feet to a 5/8 inch rebar set in the division line between L.G. Properties, Ltd. (Deed Book 848 at Page 694) on the south and Hughes & Hughes Properties, Inc. (Deed Book 6698 at Page 162) on the north, said 5/8 inch rebar set being the TRUE POINT OF BEGINNING. Thence continuing with the said easterly right-of-way of Georgia Highway 85 the following two courses: North 04 degrees 32 minutes 28 seconds East, a distance of 700.25 feet to a 3/4 inch open top pipe found; Thence North 04 degrees 04 minutes 11 seconds East, a distance of 177.47 feet to a point; Thence departing the said easterly right-of-way of Georgia Highway 85 and continuing through the property of Larry J. Wallace (Deed Book 925 at Page 522) the following two courses: South 88 degrees 56 minutes 10 seconds East, a distance of 329.59 feet to a point; Thence North 46 degrees 03 minutes 50 seconds East, a distance of 31.11 feet to a point in the division line between the said Larry J. Wallace on the south and Charlotte Gore (Deed Book 1726 at Page 369) on the north; Thence along a curve to the left, an arc distance of 83.61 feet, said curve having a radius of 250.00 feet and being subtended by a chord of 83.22 feet, at North 14 degrees 57 minutes 11 seconds East, to a point; thence North 05 degrees 22 minutes 20 seconds East, 15.90 feet to a point; thence South 88 degrees 24 minutes 20 seconds East, 38.08 feet to a point; thence South 04 degrees 23 minutes 13 seconds West, 96.45 feet to a 5/8 inch rebar set in the division line between the said Larry J. Wallace on the west and Carlos A. Woodward and Sara Agnes Woodward (Deed Book 1017 at Page 271) on the east; Thence continuing with the said division line, South 04 degrees 23 minutes 13 seconds West, a distance of 101.18 feet to a 1 inch bolt found in the said division line between the said Carlos A. Woodward and Sara Agnes Woodward on the north and James L. Chapman, Jr. (Deed Book 1415 at Page 883) on the south; Thence continuing with the said division line, South 89 degrees 32 minutes 50 seconds East, a distance of 395.79 feet to a 3/4 inch open top pipe found in the westerly right-of-way of Pine Road (a 40 foot right-of-way); Thence continuing with the said westerly right-of-way of Pine Road, South 04 degrees 34 minutes 55 seconds West, a distance of 803.42 feet to a 5/8 inch rebar set in the said division line between the said L.G. Properties, Ltd. on the south and Wilson E. Miller (Deed Book 394 at Page 412, Deed Book 438 at Page 207 and Deed Book 533 at Page 610) on the north; Thence departing the said westerly right-of-way of Pine Road and continuing with the said division line between the said L.G. Properties, Ltd. on the south and the said Wilson E. Miller and continuing with the said Hughes & Hughes Properties, Inc. all on the north, North 88 degrees 53 minutes 58 seconds West, a distance of 797.63 feet to a 5/8 inch rebar set in the said easterly right-of-way of Georgia Highway 85, said 5/8 inch rebar set being the TRUE POINT OF BEGINNING. Said tract of land contains 15.487 Acres, more or less.

Easement Parcel 1

TOGETHER WITH that access easement created pursuant to that Access Easement Agreement among II/S RIVERLO, LLC, Wesley Properties, Inc., and QuickTrip Corporation dated November 7, 2005, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 8403, page 147.

Easement Parcel 2

TOGETHER WITH that access easement created pursuant to that Access Easement Agreement between H/S RIVERLO, LLC and Peachtree National Bank dated October 3, 2005, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 8347, page 32.

Easement Parcel 3

TOGETHER WITH that access easement created pursuant to that Access Easement Agreement between H/S RIVERLO, LLC and Danny Zane Hughes and Terry Lynne Hughes dated October 3, 2005, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 8347, page 44.

Being a portion of the property conveyed to the Grantor by the following: (1) Deed of Vicki Sanchez recorded in the Office of the Clerk of Superior Court of Clayton County on October 19, 2005, in Book 8347, Page 1; (2) Deed of Betty Parish recorded in the Office of the Clerk of Superior Court of Clayton County on October 19, 2005, in Book 8347, Page 4; (3) Deed of Hughes and Hughes Properties, Inc. recorded in the Office of the Clerk of Superior Court of Clayton County on October 19, 2005, in Book 8347, Page 7; (4) Deed of Wilson E. Miller and Virginia J. Miller recorded in the Office of the Clerk of Superior Court of Clayton County on October 19, 2005, in Book 8347, Page 13; (5) Deed of Edward M. Gibbs and Rosetta L. Gibbs recorded in the Office of the Clerk of Superior Court of Clayton County on October 19, 2005, in Book 8347, Page 10; (6) James L. Chapman, Jr. (a/k/a J.L. Chapman, Jr. a/k/a Leonard Chapman) recorded in the Office of the Clerk of Superior Court of Clayton County on October 19, 2005, in Book 8347, Page 16; (7) Deed of Larry Wallace (a/k/a Larry Jack Wallace) recorded in the Office of the Clerk of Superior Court of Clayton County on October 19, 2005, in Book 8347, Page 19; (8) Deed of Charlotte Lee Gore recorded in the Office of the Clerk of Superior Court of Clayton County on March 20, 2006, in Book 8560, Page 194; (9) Access and Easement Agreement between Wesley Properties, Inc., H/S Riverlo, LLC and QuickTrip Corp. recorded in the Office of the Clerk of Superior Court of Clayton County on November 23, 2005, in Book 8403, Page 147; (10) Access and Easement Agreement between Peachtree National Bank and H/S Riverlo, LLC recorded in the Office of the Clerk of Superior Court of Clayton County on October 19, 2005, in Book 8347, Page 32; and (11) Access and Easement Agreement between Danny Zane Hughes and Terry Lynne Hughes and H/S Riverlo, LLC recorded in the Office of the Clerk of Superior Court of Clayton County on October 19, 2005, in Book 8347, Page 44.

ERK 10878PG628

Exhibit "B"
(Permitted Encumbrances)

1. All taxes for the year 2008 and subsequent years, not yet due and payable.
2. Easement in favor of Georgia Power Company dated November 29, 1984, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 1194, page 301.
3. Easement in favor of Georgia Power Company dated October 10, 1951, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 90, page 79.
4. Right of Way Deed in favor of Clayton County dated February 19, 1963, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 336, page 492.
5. Right of Way Easement in favor of Georgia Power Company dated January 23, 1964, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 338, page 76.
6. Easement in favor of Georgia Power Company dated December 12, 1966, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 454, page 465.
7. Easement in favor of Georgia Power Company dated November 28, 1966, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 454, page 468.
8. Permit to Cut or Trim Trees in favor of Georgia Power Company dated July 27, 1973, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 701, page 212.
9. Easement in favor of Georgia Power Company dated January 4, 1974, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 719, page 697.
10. Right of Way Easement in favor of Georgia Power Company dated May 14, 1974, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 733, page 330.
11. Easement in favor of Georgia Power Company dated April 12, 1977, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 856, page 506.
12. Easement in favor of Clayton County Water Authority dated April 26, 1979, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 951, page 615.
13. Easement in favor of Georgia Power Company dated February 7, 1980, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 987, page 950.
14. Easement in favor of Georgia Power Company dated November 8, 1992, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 1082, page 01.
15. Easement in favor of Georgia Power Company dated January 10, 1983, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 1090, page 68.

16. Easement in favor of Georgia Power Company dated October 30, 1989, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 1599, page 752.
17. That ALTA/ACSM Land Title Survey for Lowe's Home Centers, Inc. and Chicago Title Insurance Company by Wayne C. Colburn, Georgia RLS #2953, of GeoSurvey, Ltd., dated September 21, 2006, reveals the following: 50' minimum front yard setback line; underground and overhead electric and telecommunication lines, poles, guy wires, and related equipment; water lines, valves and related equipment; sanitary sewer lines, manholes and related equipment; gas lines, valves, and related equipment; detention pond, storm sewer lines, manholes, and related apparatus; fire hydrants; curbing and gutters encroaching onto the subject property.

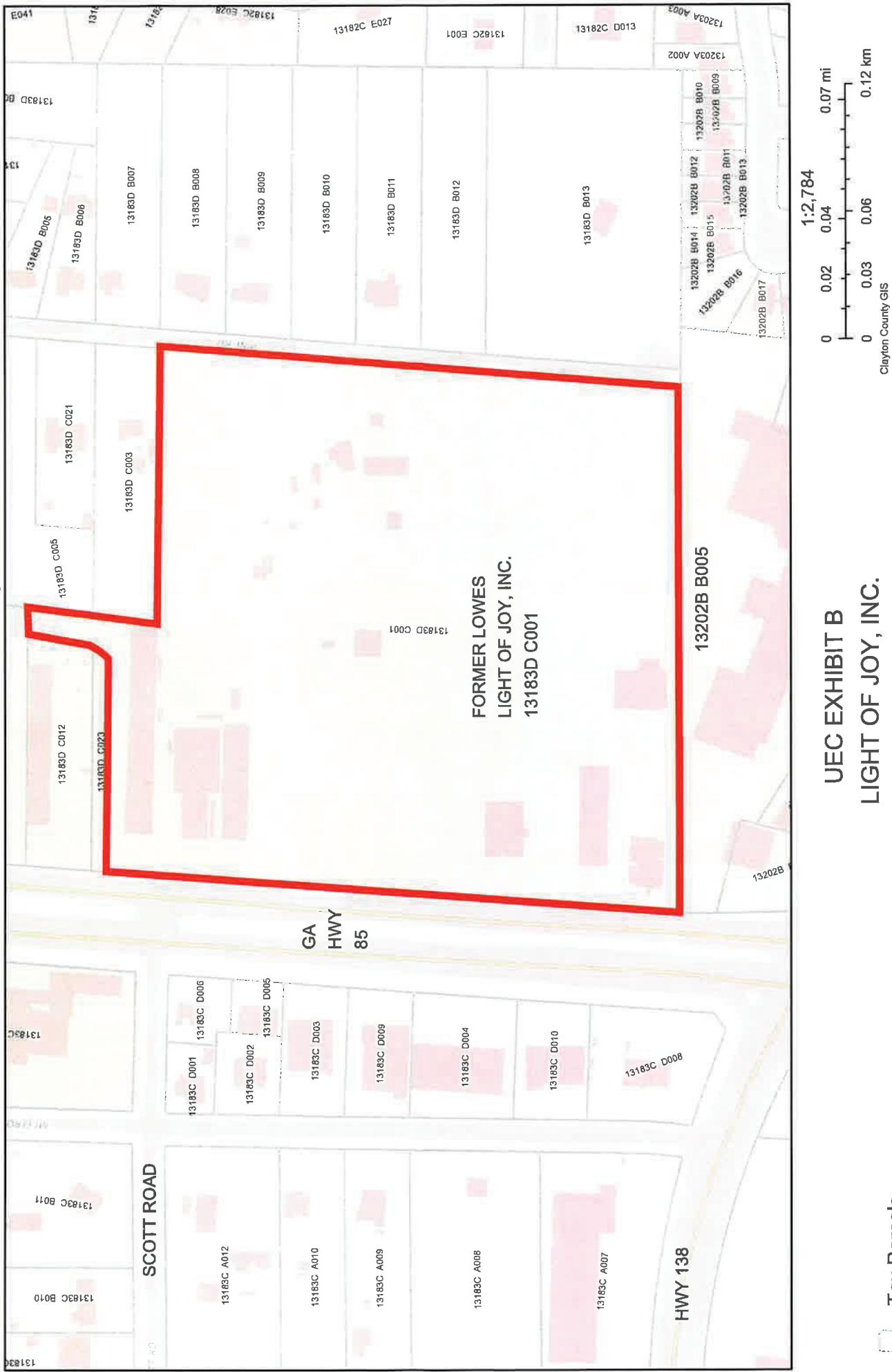
With Respect to Easement Parcels Only

18. Easement in favor of Southern Natural Gas Corporation dated June 4, 1930, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 2, page 209.
19. Right of Way in favor of the State Highway Board of Georgia dated May 9, 1940, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 34, page 481.
20. Right of Way in favor of the State Highway Board of Georgia dated May 15, 1940, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 34, page 510.
21. Easement in favor of Georgia Power Company dated August 1, 1950, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 80, page 14.
22. Easement in favor of Georgia Power Company dated October 10, 1951, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 90, page 79.
23. Right of Way in favor of the State Highway Board of Georgia dated August 6, 1955, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 134, page 323.
24. Right of Way in favor of the State Highway Board of Georgia dated September 13, 1957, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 166, page 79.
25. Right of Way Deed in favor of Clayton County, dated October 26, 1961, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 277 at page 255.
26. Easement in favor of Georgia Power Company dated June 27, 1969, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 542, page 301.
27. Permit to Cut or Trim Trees in favor of Georgia Power Company dated November 23, 1973, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 713, page 446.
28. Sewer Easement in favor of Clayton County Water Authority dated February 21, 1979, and recorded

- in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 944, page 476.
- 29. Sewer Easement in favor of Clayton County Water Authority dated February 12, 1979, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 944, page 477.
 - 30. Sewer Easement in favor of Clayton County Water Authority dated May 9, 1979, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 952, page 16.
 - 31. Access Easement Agreement between Peach State Bank and Bethlehem Baptist Church dated March 10, 1994, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 2011, page 562.
 - 32. Easement in favor of Georgia Power Company dated October 17, 2000, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 4650, page 033.
 - 33. Omitted.
 - 34. Omitted.
 - 35. Terms and conditions of that Access Easement Agreement among H/S RIVERLO, LLC, Wesley Properties, Inc., and QuickTrip Corporation dated October 3, 2005, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 8403, page 147.
 - 36. Terms and conditions of that Access Easement Agreement between H/S RIVERLO, LLC and Peachtree National Bank dated October 3, 2005, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 08347, page 032.
 - 37. Terms and conditions of that Access Easement Agreement between H/S RIVERLO, LLC and Danny Zane Hughes and Terry Lynne Hughes dated October 3, 2005, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 08347, page 044.
 - 38. Terms and conditions of that Land Exchange Agreement between H/S RIVERLO, LLC and Charlotte Lee Gore dated October 3, 2005, and recorded in the Office of the Clerk of Superior Court for Clayton County, Georgia in Book 08347, page 058.

Exhibit B
Property Boundary and Tax Parcel ID Map

ArcGIS Web Map



Tax Parcels

B EXHIBIT C

LIGHT OF JOY, INC.

PROPERTY BOUNDARY & TAX PARCEL ID MAP