



3343 Peachtree Road, NE
1600 Atlanta Financial Center
Atlanta, GA 30326
Tel: 404.233.7000 | Fax: 404.365.9532

Stephen McCullers
404-504-7643
smccullers@taftlaw.com

March 5, 2026

VIA FEDEX
Tracking Number: 889326289049

Attn: Regional Administrator's Office
U.S. EPA Region 4
Sam Nunn Atlanta Federal Center
61 Forsyth Street SW
Atlanta, GA 30303

**RE: Certification of Deed Notation Pursuant to the Toxic Substances Control Act,
40 C.F.R. § 761.61(a)**

Approximately 4.577 acres east of Milton Avenue SE, Atlanta, Georgia
Tax Parcel Numbers 14 005500110085, 14 005500110127, and 14 005500130273
of Fulton County, Georgia

Regional Administrator McOmber:

On behalf of our client, the Atlanta Beltline, Inc., enclosed is a certification that a deed notation has been recorded for the above-referenced property (the "Property"), as required by 40 C.F.R. § 761.61(a)(8)(i)(B). A copy of the recorded Uniform Environmental Covenant for the Property that satisfies the requirements of 40 C.F.R. § 761.61(a)(8)(i)(A) is included herein.

Sincerely,

TAFT


Stephen McCullers

CERTIFICATION

40 C.F.R. § 761.61(a)(8)(i)(B)

The Atlanta Development Authority d/b/a Invest Atlanta, a Georgia body corporate and politic by and through its designated special agent Atlanta Beltline, Inc., a Georgia non-profit corporation, certifies that a notation on the deed for a portion of an approximately 4.577 acre tract of real property located east of Milton Avenue SE, Atlanta, Fulton County, Georgia, Tax Parcel Numbers 14 005500110085, 14 005500110127, and 14 005500130273 of Fulton County, Georgia, has been recorded in accordance with 40 C.F.R. § 761.61(a)(8)(i)(A) and Georgia law.

DocuSigned by:

Clyde Higgs

E407C3D7C7E041E...

Clyde Higgs

President & CEO

Atlanta Beltline, Inc.

(404) 477-9340

chiggs@atlbelpline.org

Mar 5, 2026

Date

After Recording Return to:
Stephen A. McCullers
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, Georgia 30326-1044

CROSS-REFERENCES:
County: Fulton
Deed Book: 59666
Page(s): 574-619

County: Fulton
Deed Book: 63685
Page(s): 522-523

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 Atlanta Beltline, Inc. as set forth herein.

Fee Simple Owner(s)/Grantor(s): The Atlanta Development Authority
133 Peachtree Street, N.E., Suite 2900
Atlanta, GA 30303

Grantee/Holder with the power to enforce and Entity with Interests other than Fee Simple: Atlanta Beltline, Inc.
100 Peachtree Street NW, Suite 2300
Atlanta, GA 30303

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 portion of a tract of approximately 4.577 acres of real property located east of Milton Avenue SE, Atlanta, Fulton County, Georgia, which is further identified by some or all of the property identified by the tax parcel ID number(s) below (hereinafter “Property”). The Property was conveyed on:

- January 30, 2019 to the Atlanta Development Authority d/b/a Invest Atlanta; such conveyance is recorded in Deed Book 59666, Page 0574, of the Fulton County deed records.

Deed Book 69855 Page 24
Filed and Recorded 02/26/2026 03:15:00 PM
2026-0069964
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

- April 21, 2021 to the Atlanta Development Authority d/b/a Invest Atlanta; such conveyance is recorded in Deed Book 63685, Page 0522, of the Fulton County deed records.

The Property is located in Land Lot 0055 of the 14th District of Fulton County, Georgia.

The tax parcel(s) of the Property include 14 005500110085, 14 005500110127, and 14 005500130273 of Fulton County, Georgia.

A legal description of the Property is attached as Exhibit A and a map of the Property is attached as Exhibit B.

The Restricted Use Zone (“RUZ”) at the Property that will be subject to the activity and use limitations described herein is an approximately 0.753 acres lying entirely within the Property. A survey performed by a licensed surveyor showing the Property and 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 may also be terminated no earlier than 30 days after achieving the cleanup levels specified in 40 C.F.R. § 761.61 which do not require a fence, cap, or low occupancy designation. This Environmental Covenant shall be binding upon the Atlanta Development Authority, Atlanta Beltline, Inc., and all successors, assigns and transferees of any interest in the Property or any portion thereof.

Description of Contamination and Corrective Action

This Environmental Covenant is required because of the presence of polychlorinated biphenyls (“PCBs”) in soils on the RUZ at the Property. PCBs are regulated substances under the federal Toxic Substances Control Act (“TSCA”). The RUZ at the Property has been used for PCB remediation waste disposal and has been remediated in accordance with 40 C.F.R. § 761.61(a). A portion of the RUZ at the Property is restricted to use as low occupancy areas as defined in 40 C.F.R. § 761.3 as shown on Exhibit B1. The corrective action for the RUZ at the Property consists of engineering controls (concrete at least 6 inches thick, asphalt at least 6 inches thick, or clean soil at least 12 inches thick) in order to prevent or minimize human exposure, infiltration of water, and erosion of PCB remediation waste remaining in place. In the low occupancy area, the PCB remediation waste remaining in place may include PCB concentrations of less than or equal to 100 parts per million (“ppm”). In the high occupancy area, the PCB remediation waste remaining in place may include PCB concentrations of less than or equal to 10 ppm.

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 Atlanta

Beltline Southside Trail – Segment 3 facility/site. The corrective action at the RUZ is described in the following document: TSCA Self-Implementing PCB Cleanup & Disposal – 40 CFR § 761.61(a), Atlanta Beltline Southside Trail – Segment 3 (June 18, 2025) (“TSCA Self-Implementing Notification”). Records pertaining to this corrective action are available at the following EPD location:

Georgia Environmental Protection Division
 Land Protection Branch
 Response and Remediation Program
 2 Martin Luther King Jr. Drive, SE
 Suite 1058 East Tower
 Atlanta, Georgia 30334
 Monday-Friday 8:00 AM to 4:30 PM, excluding state holidays

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

- A. Interference with Remedy. Activities on the RUZ that may interfere with the engineering controls required by the TSCA Self-Implementing Notification are prohibited.
- B. Monitoring and Maintenance Plan. The requirements of Sections 4 and 5 of the Monitoring and Maintenance Plan for the Atlanta BeltLine Properties, dated April 2015 (as may be amended from time to time with EPD’s approval) (the “Monitoring and Maintenance Plan”), shall apply to the engineering controls on the RUZ.

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 Atlanta Beltline, 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.
- D. Periodic Reporting. The Owner shall inspect the RUZ in accordance with Exhibit C or in accordance with the EPD approved Monitoring and Maintenance Plan to ensure compliance with this document. Annually, by no later than December 31,

following the effective date of this Environmental Covenant, the Owner shall complete and submit to EPD the Annual Uniform Environmental Covenant Certification and the Annual Property Evaluation Form attached to this document as Exhibits C and D, or a modified format as approved by EPD. The submittal should include photographs of the RUZ and will document maintenance and inspection activities and whether or not the activity and use limitations in this Environmental Covenant are being met.

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 Atlanta Beltline, 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 and Atlanta Beltline, 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, the Atlanta Development Authority 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, the Atlanta Development Authority 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). The Atlanta Development Authority represents and warrants that all of the following are true and correct:

- A. The Atlanta Development Authority holds fee simple title to the Property.
- B. The Atlanta Development Authority 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 the Atlanta Development Authority 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 the Atlanta Development Authority nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which the Atlanta Development Authority is a party or by which the Atlanta Development Authority may be bound.
- D. The Atlanta Development Authority 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 or subordination of the interest has been obtained; and the aforementioned information regarding all interests other than fee simple in the Property has been provided to EPD.
- 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 Atlanta Development Authority 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 1058 East Tower
 Atlanta, GA 30334

With a copy to:

Atlanta Beltline, Inc.
 Attn: Vice President & General Counsel
 100 Peachtree Street NW, Suite 2300
 Atlanta, GA 30303

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

The Atlanta Development Authority d/b/a Invest Atlanta, a Georgia body corporate and politic by and through its designated special agent Atlanta Beltline, Inc., a Georgia non-profit corporation


(Signature)

Clyde Higgs

President and CEO

Signed in the presence of:



Unofficial Witness (signature)

David Pierce

Unofficial Witness (print name)

State of Georgia
County of Fulton

This instrument was signed or attested before me this 22 day of January, 2026 by Clyde Higgs.

Personally Known
 Produced Identification


Notary Public (Signature)

My Commission Expires: 9/3/2029

(NOTARY SEAL) _____

MARIA ODUTOLA
NOTARY PUBLIC
Fayette County
State of Georgia
My Comm. Expires September 3, 2029

Grantee and Entity with Interests other than Fee Simple

Atlanta Beltline, Inc.

[Handwritten Signature]
(Signature)
Clyde Higgs

President and CEO

Signed in the presence of:

[Handwritten Signature]
Unofficial Witness (signature)

David Pierce
Unofficial Witness (print name)

State of Georgia
County of Fulton

This instrument was signed or attested before me this 22 day of January, 2020, by Clyde Higgs.

Personally Known
 Produced Identification

[Handwritten Signature]
Notary Public (Signature)

My Commission Expires: 9/3/2029

(NOTARY SEAL) _____

MARIA ODUTOLA
NOTARY PUBLIC
Fayette County
State of Georgia
My Comm. Expires September 3, 2029

For the Environmental Protection Division, Department of Natural Resources, State of Georgia,
this 25th day of February, 2026 :

Jeffrey W. Cown
(Signature)

Jeffrey W. Cown
Director, Environmental Protection Division

Signed in the presence of:

Jessica L. Spear-Cater
(unofficial witness signature)

Unofficial Witness (print name)

State of Georgia
County of Fulton

This instrument was signed or attested before
me this 25th day of February, 2026 by
Jeffrey W. Cown.

Personally Known
 Produced Identification

Dawn T. Donaldson
Notary Public (Signature)

My Commission Expires: 11/05/29

(NOTARY SEAL)

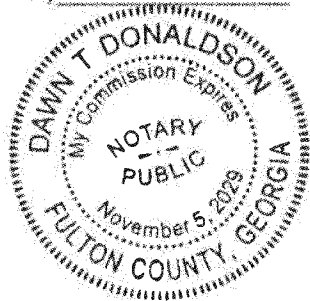


Exhibit A Legal Description of Property

Property conveyed on January 30, 2019 to the Atlanta Development Authority d/b/a Invest Atlanta; such conveyance is recorded in Deed Book 59666, Page 0574, of the Fulton County deed records.

Parcel 19A

All that tract or parcel of land lying and being in Land Lot 55 of the 14th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

Beginning at a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" (N:1354406.50, E:2230219.01 (Grid)) at the intersection of the southeast right-of-way line of CSX Railway (variable width right-of-way) and the northeast right-of-way line of Milton Avenue (variable width right-of-way), said 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" being 25 feet perpendicular to the centerline of railway track and being the POINT OF BEGINNING;

thence along said right-of-way line of Milton Avenue N30°41'35"W, for a distance of 44.97' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";

thence leaving said right-of-way line along a property line of now or formerly tract 6 per plat by Donaldson, Garrett & Associates, Inc. "78 Milton LLC, 80 Milton Avenue LLC, Ranney & Associates, Lebow Land Company LLC, Chicago Title Insurance Company, Stewart Title Guaranty Company" dated 03/04/2005, last revised 06/08/2005 N58°41'06"E, for a distance of 42.99' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";

thence continuing along said property line with a curve turning to the right with an arc length of 201.50', with a radius of 3,761.12', with a chord bearing of N60°27'05"E, with a chord length 201.48' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";

thence continuing along said property line with a compound curve turning to the right with an arc length of 617.16', with a radius of 2,166.95', with a chord bearing of N69°13'29"E, with a chord length 615.08' to a 1/2" rebar found;

thence continuing along said property line N03°30'44"W, for a distance of 20.99' to a 1/2" rebar found;

thence along a property line of now or formerly tract 5 per plat by Donaldson, Garrett & Associates, Inc. "78 Milton LLC, 80 Milton Avenue LLC, Ranney & Associates, Lebow Land Company LLC, Chicago Title Insurance Company, Stewart Title Guaranty Company" dated 03/04/2005, last revised 06/08/2005 S88°25'05"W, for a distance of 72.72' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";

thence continuing along said property line with a curve turning to the right with an arc length of 37.79', with a radius of 1,178.91', with a chord bearing of S89°56'29"W, with a chord length 37.79' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";

thence continuing along said property line with a compound curve turning to the right with an arc length of 75.65', with a radius of 1,178.91', with a chord bearing of N86°35'28"W, with a chord length 75.64' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";

thence continuing along said property line N84°38'25"W, for a distance of 91.40' to a 5/8"

rebar set with plastic cap labeled "Accura Eng. - LSF 001140";
 thence along a property line of now or formerly tract 3 per plat by Donaldson, Garrett & Associates, Inc. "78 Milton LLC, 80 Milton Avenue LLC, Ranney & Associates, Lebow Land Company LLC, Chicago Title Insurance Company, Stewart Title Guaranty Company" dated 03/04/2005, N01°03'31"E, for a distance of 24.52' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";
 thence along a property line of now or formerly City of Atlanta N86°34'18"E, for a distance of 38.56' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";
 thence continuing along said property line N01°55'49"W, for a distance of 20.00' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";
 thence continuing along said property line N88°52'41"E, for a distance of 680.00' through a right-of-way monument found (340.46') to a right-of-way monument found;
 thence continuing along said property line N01°49'40"E, for a distance of 36.00' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";
 thence along a property line of now or formerly Rosegood Subdivision S84°23'30"E, for a distance of 490.60' through a 1/2" rebar found (312.14') to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";
 thence along a property line of now or formerly Carolyn Cain S88°48'18"E, for a distance of 214.02' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" on the west right-of-way line of Hill Street (50' right-of-way);
 thence along said right-of-way line of Hill Street S00°33'00"W, for a distance of 86.42' to a 5/8" rebar found;
 thence leaving said right-of-way line along a property line of now or formerly City of Atlanta N89°42'52"W, for a distance of 705.72' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";
 thence along a property line of now or formerly Soheila Sahebdivani N01°49'40"E, for a distance of 10.60' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140", said 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" being 25 feet perpendicular to the centerline of railway track;
 thence with a curve turning to the left with an arc length of 1,282.26', with a radius of 2,000.00', with a chord bearing of S72°21'48"W, with a chord length 1,260.41' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" on the northeast right-of-way line of Milton Avenue, which is the POINT OF BEGINNING;

Said tract or parcel having an area of 162,904 square feet or 3.740 acres (NAD 83(2011) - SPC GA W).

Parcel 19B

All that tract or parcel of land lying and being in Land Lot 55 of the 14th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:
 Beginning at a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" (N:1354406.50, E:2230219.01 (Grid)) at the intersection of the southeast right-of-way line of CSX Railway (variable width right-of-way) and the northeast right-of-way line of Milton Avenue (variable width right-of-way), said 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" being 25 feet perpendicular to the centerline of railway track and being

the POINT OF BEGINNING;

thence with a curve turning to the right with an arc length of 1,282.26', with a radius of 2,000.00', with a chord bearing of N72°21'48"E, with a chord length 1,260.41' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140", said 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" being 25 feet perpendicular to the centerline of railway track;

thence along a line 25-feet parallel to the centerline of railway track with a curve turning to the left with an arc length of 351.74', with a radius of 1,975.00', with a chord bearing of S84°31'22"W, with a chord length 351.27' to a point, said point being 25 feet perpendicular to the centerline of railway track;

thence continuing along said line S79°25'14"W, for a distance of 19.30' to a point, said point being 25 feet perpendicular to the centerline of railway track;

thence continuing along said line with a curve turning to the left with an arc length of 351.30', with a radius of 1,975.00', with a chord bearing of S74°19'30"W, with a chord length 350.84' to a point, said point being 25 feet perpendicular to the centerline of railway track;

thence continuing along said line S69°13'45"W, for a distance of 17.41' to a point, said point being 25 feet perpendicular to the centerline of railway track;

thence continuing along said line with a curve turning to the left with an arc length of 222.71', with a radius of 1,975.00', with a chord bearing of S65°59'55"W, with a chord length 222.60' to a point, said point being 25 feet perpendicular to the centerline of railway track;

thence continuing along said line S62°46'05"W, for a distance of 27.17' to a point, said point being 25 feet perpendicular to the centerline of railway track;

thence continuing along said property line with a curve turning to the left with an arc length of 287.85', with a radius of 3,975.00', with a chord bearing of S60°41'37"W, with a chord length 287.79' to 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" on the northeast right-of-way line of Milton Avenue, which is the POINT OF BEGINNING;

Said tract or parcel having an area of 10,449 square feet or 0.240 acres (NAD 83(2011) - SPC GA W).

Parcel 19C

All that tract or parcel of land lying and being in Land Lot 55 of the 14th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

Beginning at a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140"

(N:1354445.17, E:2230196.05 (Grid)) at the intersection of the northwest right-of-way line of CSX Railway (variable width right-of-way) and the northeast right-of-way line of Milton Avenue (variable width right-of-way), said 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" being the POINT OF BEGINNING;

thence along said right-of-way of Milton Avenue S58°41'06"W, for a distance of 3.81' to a point;

thence continuing along said right-of-way N30°41'52"W, for a distance of 7.88' to a point;

thence leaving said right-of-way line along a property line of now or formerly tract 5 per plat by Donaldson, Garrett & Associates, Inc. "78 Milton LLC, 80 Milton Avenue LLC, Ranney

& Associates, Lebow Land Company LLC, Chicago Title Insurance Company, Stewart Title Guaranty Company" dated 03/04/2005, last revised 06/08/2005 N58°51'59"E, for a distance of 177.00' to point;
 thence continuing along said property line N31°08'01"W, for a distance of 4.00' to a point;
 thence continuing along said property line N58°51'59"E, for a distance of 142.56' to a point;
 thence continuing along said property line N65°44'02"E, for a distance of 260.51' to a point";
 thence continuing along said property line N74°12'49"E, for a distance of 295.26' to a 1/2" rebar found;
 thence S03°30'44"E, for a distance of 20.99' to a 1/2" rebar found on the northwest right-of-way line of CSX Railway;
 thence continuing along said right-of-way line of CSX Railway with a curve turning to the left with an arc length of 617.16', with a radius of 2,166.95', with a chord bearing of S69°13'29"W, with a chord length 615.08' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";
 thence continuing along said right-of-way line with a compound curve turning to the left with an arc length of 201.50', with a radius of 3,761.12', with a chord bearing of S60°27'05"W, with a chord length 201.48' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140";
 thence continuing along said right-of-way line S58°41'06"W, for a distance of 42.99' to a 5/8" rebar set with plastic cap labeled "Accura Eng. - LSF 001140" on the northeast right-of-way line of Milton Avenue, which is the POINT OF BEGINNING;

Said tract or parcel having an area of 14,638 square feet or 0.336 acres (NAD 83(2011) - SPC GA W).

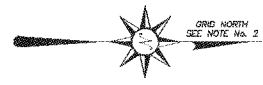
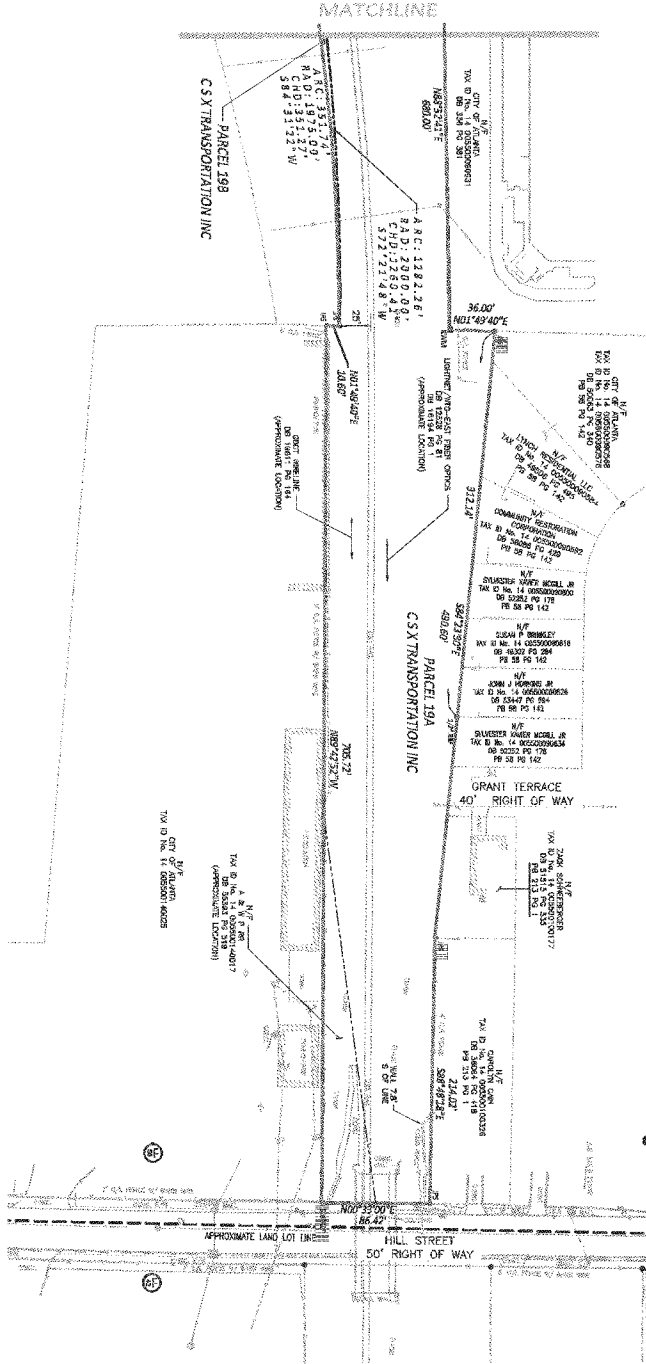
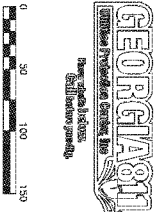
Property conveyed on April 21, 2021 to the Atlanta Development Authority d/b/a Invest Atlanta; such conveyance is recorded in Deed Book 63685, Page 0522, of the Fulton County deed records and containing approximately 0.261 acres of land, more or less.

P. I. NO.: 0009397
 PARCEL NO.: 67
 COUNTY: Fulton
 DATE OF R/W PLANS: December 21, 2018
 REVISION DATE: NA

All that tract or parcel of land lying and being in Land Lot 55 of the 14th Land District, City of Atlanta, Fulton County, Georgia, being known as Tract 3 of the Lot Configuration Plat of 72 Milton Avenue, dated December 27, 2018, last revised March 31, 2020, and recorded on July 29, 2020, in Plat Book 432, Page 81, Fulton County, Georgia records.

Exhibit B
Map of Property

RESERVED



PROPERTY		TOPOGRAPHY & IMPROVEMENTS		ABBREVIATIONS	
Property Line	Property Line	Proposed	Proposed	ASPT	Asphalt
Service Line	Service Line	Existing	Existing	CB	Concrete
Concrete	Concrete	Foundation	Foundation	CG	Gravel
Foundation	Foundation	Drainage	Drainage	CG	Gravel
Drainage	Drainage	Water	Water	CG	Gravel
Water	Water	Electric	Electric	CG	Gravel
Electric	Electric	Gas	Gas	CG	Gravel
Gas	Gas	Other	Other	CG	Gravel
Other	Other	Other	Other	CG	Gravel

2 of 4

DATE: 09/31/2017
 SHEET NO: 20053
 SHEET NUMBER

ALTANSPS SURVEY FOR:
ATLANTA BELTLINE, INC.
 LAND LOT 55 - 14th DISTRICT
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA

THIS IS A PRELIMINARY SURVEY AND THE ACCURACY OF THE RESULTS IS SUBJECT TO THE RESULTS OF A FINAL SURVEY. THE RESULTS OF THIS SURVEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ACCURA ENGINEERING AND CONSULTING SERVICES, INC.

ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3700 PRESIDENTIAL DRIVE • ATLANTA, GA 30346
 OFFICE: 404-541-6722 • ACCURA.COM

Exhibit B1
Survey of RUZ

ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 2020 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-9122 • ACCURA.COM
 LSFD00140



AREA CHART

1-HOA AREA:	88 SQUARE FEET
0.002 ACRES	
1-LOA AREA:	2,120 SQUARE FEET
0.049 ACRES	
2-HOA AREA:	10,067 SQUARE FEET
0.231 ACRES	
5-LOA AREA:	5,822 SQUARE FEET
0.133 ACRES	
3-LOA AREA:	14,876 SQUARE FEET
0.342 ACRES	

EXHIBIT MAP PREPARED FOR:
ATLANTA BELTLINE, INC.
LOW & HIGH OCCUPANCY AREAS
 LAND LOT 55 OF THE 14th DISTRICT
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA

OWNER: RHP
 FIELD WORK: 11/29/2005
 DRAWN BY: RHP
 CHECKED BY: BM
 DATE: 12/11/2005
 SCALE: 1"=40'
 JOB NO.: 20610
 SHEET NUMBER: 1 OF 1

GENERAL NOTES

- FIELD DATA (2005) WHICH THIS SURVEY IS BASED ON, WAS COLLECTED BY LIMITED CONSULTING SERVICES, INC. CONCERNING COMPUTATIONS OF THE LOW AND HIGH OCCUPANCY AREAS SHOWN. DATA WAS COLLECTED FROM MARCH 10 TO MAY 27, 2005 USING A TRIMBLE D42 GPS RECEIVER USING TRIMBLE TERRA FLEX RTX CORRECTIONS AND 2) DATA COLLECTED BY ACCURA ENGINEERING AND CONSULTING SERVICES, INC. USING A TRIMBLE D42 GPS RECEIVER AND 400S SOLUTIONS, INC. RTK NETWORK ON ACCURATE WITHIN ONE FOOT IN 10,000+ FEET.
- THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (2011) HORIZONTAL AND NAVD83 (GEOID2010) VERTICAL, COMBINED (GRID) 3) A PORTION OF THE SUBJECT AREA IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA, AS SHOWN ON MAP NUMBER 13121C03377, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013. SUBJECT PROPERTY IS IN ZONE X (UNSHADED) OR ZONE D (UNSHADED).
- ALL DIMENSIONS AND ANGLES ARE AS SHOWN UNLESS OTHERWISE NOTED.
- THE IDENTIFICATION OF "METALS" (GEMSTONES OR BURIAL GROUNDS, ITEMS OF "HISTORICAL OR CULTURAL SIGNIFICANCE" THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST ON THIS PROPERTY. HEREON WAS PREPARED WITHOUT BENEFIT OF ANY ABSTRACT OF TITLE AND MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
- PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY NAMED IN THE CERTIFICATION. HEREON SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITY WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID ENTITY.
- COMMON ABBREVIATIONS: AV=AVENUE, DR=DRIVE, LN=LANE, PL=PLACE, RD=ROAD AND ST=STREET.
- ALL DIMENSIONS UNDER CONSTRUCTION SHALL BE UNDER CONSTRUCTION INFORMATION WAS TAKEN FROM THE NOTED SURVEY REFERENCES.

SURVEY REFERENCES

- ATLANTA/SURVEY FOR ATLANTA BELTLINE, INC. BY ACCURA ENGINEERING AND CONSULTING SERVICES, INC. DATED 05/31/2017, LAST REVISED 03/23/2018 ("PARCELS 18A-E").
- PG 432 PG 91.
- PG 1922 PG 81.
- PG 1922 PG 81.
- 12/09/2005 BY KINLEY-HORN AND ASSOCIATES, INC.

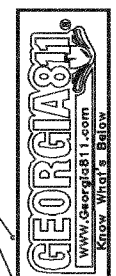
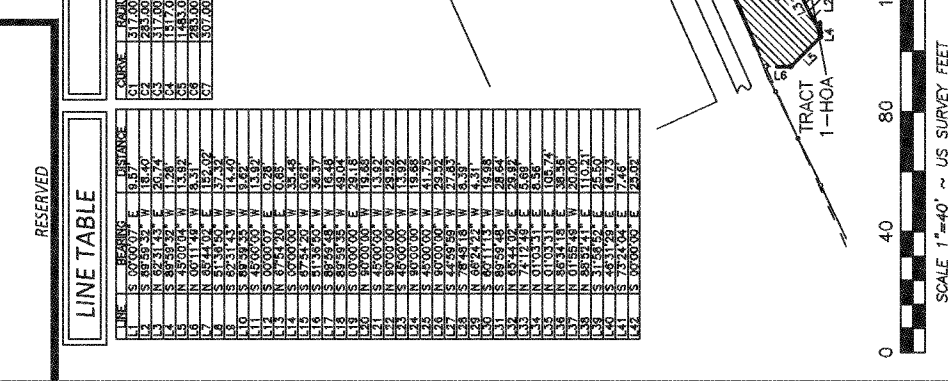
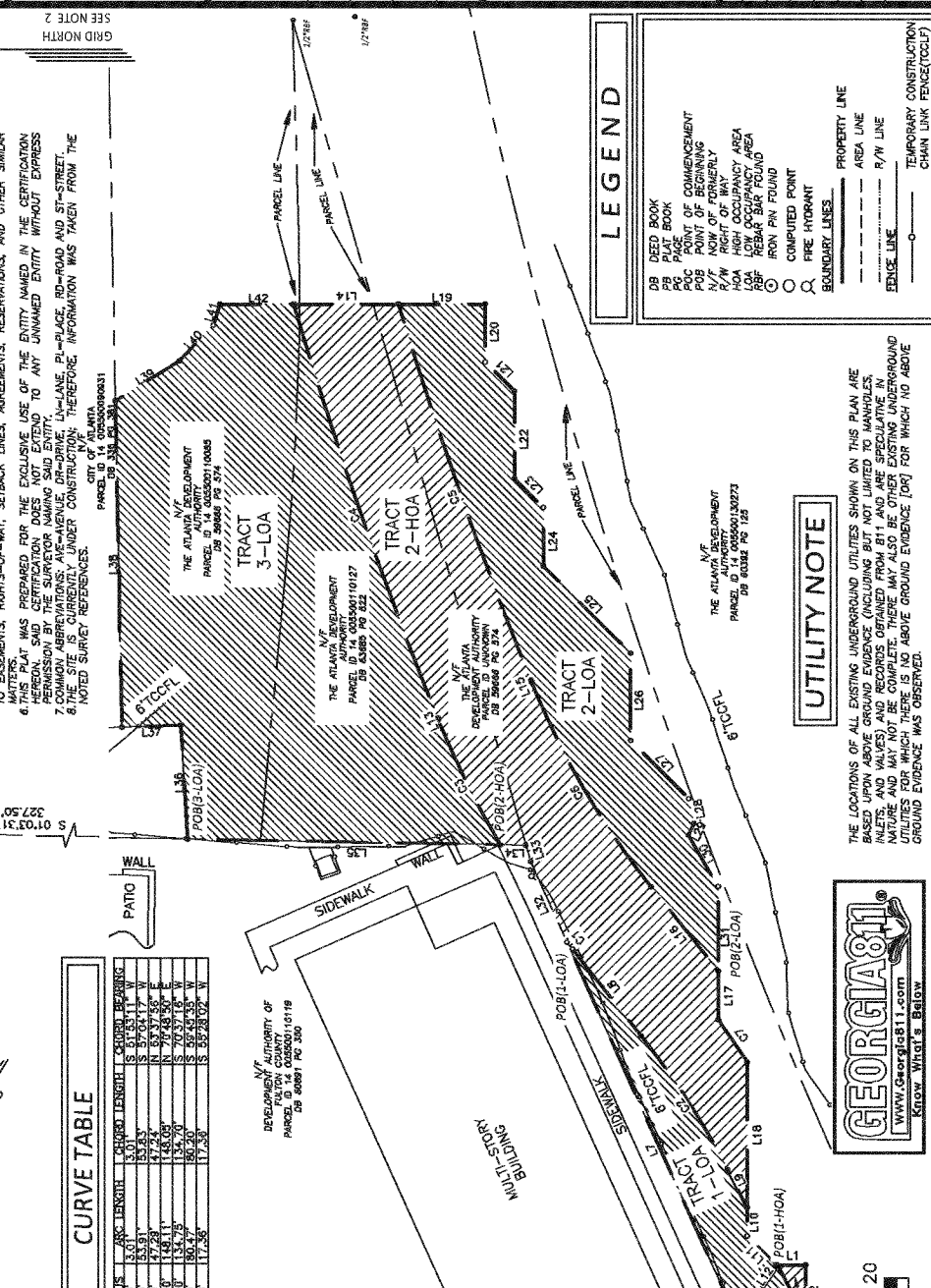
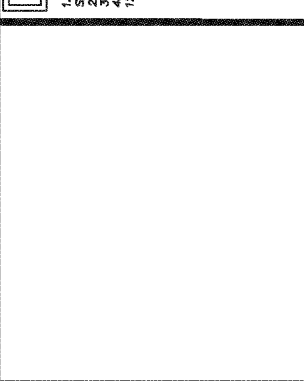


Exhibit C

Annual Uniform Environmental Covenant Certification

UECs are one form of corrective action that may be used to address contamination on a property. Owners are legally required to ensure that the conditions of the UEC are maintained, to report changes in property ownership to the Georgia Environmental Protection Division (EPD) within 30 days, and to complete this annual certification. If the UEC conditions are not maintained, additional investigation and/or corrective action may be required. Each UEC has unique conditions and reporting requirements; you may find a copy of the conditions that apply to your property at: <https://epd.georgia.gov/properties-subject-uniform-environmental-covenants>.

If you have additional questions, you may contact EPD's Land Protection Branch at 404-657-8600.

I certify that I have reviewed the specific conditions of the UEC for the property located at: Atlanta Beltline, Southside Trail – Segment 3, PCB Remediation Area

Assigned Site Environmental Name or Number (if known): N/A

What is your property's current use? Multipurpose transportation corridor.

Please indicate UEC Status (select all that apply):

My property has a restriction on groundwater usage. Groundwater on the property is not being used except as permitted in the UEC.

My property has a restriction prohibiting residential use. The property is only being used for non-residential use **as defined in HSRA Rule 391-3-19.02(2)** "Non-residential property means any property or portion of a property not currently being used for human habitation or for other purposes with a similar potential for human exposure, for example, day care facilities, playgrounds, schools, etc. at which activities have been or are being conducted that can be categorized in one of the 1987 Standard Industrial Classification major group...".

My property has a restriction associated with the potential for vapor intrusion. Those conditions are being met in that no new enclosed structures have been constructed and, if applicable, any existing passive vapor intrusion mitigation system remains in place and functional. If your property has an active vapor intrusion mitigation system or you have engaged in any new construction on the property, check the following box and submit the Annual Property Evaluation Form.

My property or covenant has additional restrictions or requirements. The Annual Property Evaluation Form and supporting documentation are attached.

At least one condition described in the Uniform Environmental Covenant has changed. This may include, without limitation, changes to groundwater usage, ownership, fencing, vapor intrusion systems, asphalt or concrete maintenance, etc. If ownership of part or all of the property has changed, please provide contact information for the new owner(s) below.

If this is the case, please describe:

I, _____ (Name of individual signing the Certification), the _____ (Title), am the Responsible Official for _____ (Name of the Owner), which is a _____ (Legal form of the Entity), and am duly authorized to represent _____ (Name of the Owner) in connection with compliance with the UEC and to execute this Certification.

Certification:

Following reasonable inquiry, I certify that this document, all attachments and the information submitted are, to the best of my knowledge and belief, true, accurate and complete.

NAME (Please type or print)

TITLE

SIGNATURE

DATE

Exhibit D Annual Property Evaluation Form

Date: _____		ATLANTA BELLLINE – EASTSIDE TRAIL CORRIDOR				Inspector: _____	
		Semi-Annual Monitoring and Maintenance Report					
INSPECTION ITEM	OBSERVATION		CONDITION			COMMENTS (Indicate Locations by Stationing and distance from road intersections)	
	YES	NO	NA	MN	IA		
DEVELOPMENT CONTROL							
Ground Penetration Notifications Issued This Period							
Institutional Controls Maintained							
HARD COVER CONDITION							
Damage							
Ponded Water							
SOIL BARRIER CONDITION							
Erosion							
Cracks							
Burrows							
Other							
OTHER OBSERVATIONS							

