

HUDSON & MARSHALL, INC.

10761 Estes Road * Macon, Georgia 31210

(478) 743-1511 or (800) 841-9400

GA: H & M(Firm) #274 & 1779, BGH Jr #103 & 262835, AM Marshall IV #1605 & 153460, RS Slocumb #3512 & 136176

AUCTIONEER'S PURCHASE & SALE AGREEMENT

State of Georgia, County of Jefferson

December 2, 2021

The undersigned Purchaser at auction agrees to buy the following property owned by N & W Partnership, LLC.

Legal Description of Property: 193.05 Acres in Jefferson County - Refer to Exhibit "A" for legal description

IT IS AGREED BY THE PARTIES HERETO THAT THE PROPERTY IS SOLD SUBJECT TO FOLLOWING CONDITIONS AND STIPULATIONS: (1) Ad Valorem Taxes for 2021 and the preparation of the Warranty Deed will be paid by the Seller. The Purchaser pays all other closing costs. (2) Should Purchaser default in the payment of the balance due on this property, the Seller has the right to retain the down payment as Liquidated Damages to defray auctioneer's fee and other auction expenses. (3) The property is sold subject to all valid rules and regulations of Jefferson County, Georgia or any other appropriate authority having jurisdiction over the property. (4) The property sells subject to the title report prepared by John Murphy dated November 30, 2021 and attached as Exhibit "B" (5) The closing of the purchase and the payment of the balance of the purchase money shall take place by Friday, December 31, 2021, whereupon the Seller shall deliver to Purchaser a good and sufficient Warranty Deed conveying to Purchaser marketable title in fee simple to the property subject only to any easements and restrictions of record. (6) John Murphy with Abbott & Murphy will handle the closing. (7) Purchaser agrees that if title is good and Purchaser fails or refuses to complete this trade, Purchaser shall forfeit the earnest money as liquidated damages. (8) Seller and Purchaser agree that said earnest money binder may be held in an interest-bearing escrow account registered with the Georgia Real Estate Commission and fully insured by the Federal Deposit Insurance Corporation and with interest accruing for benefit of Auctioneer. (9) Special Announcements: (a) This is a cash contract not contingent on the purchaser's ability to obtain financing and (b) the property sells "as is - where is" with no warranties expressed or implied. (c) The only personal property included in the sale are the two hose reels and associated trailers located in the fence area. Items to be removed from the premises before closing (deer stands, trailers, farm equipment). (d) The existing hunting lease will terminate at closing.

The sale is made upon the following terms:

Bid Price	\$ _____
10% Earnest Money Binder	\$ _____
Balance of	\$ _____
	Due at closing

IN WITNESS WHEREOF the Purchaser has hereunto affixed his hand and seal:

WITNESS _____

_____ Purchaser (Signature)	_____ Purchaser (Print)
_____ Mailing Address	_____ City, State, Zip
_____ Phone	
_____ Email Address	

The above offer is accepted, and Sellers agree to furnish good and marketable title with such legal conveyance as necessary to complete the sale.

This 2nd day of December 2021.

SELLER

Exhibit "A"
Legal Description

All that tract or parcel of land, together with all improvements located thereon, lying and being in the 82nd GMD, Jefferson County, Georgia, containing 193.05 acres, more or less, and being shown on a plat of survey made by Steve Barger, Surveyor, dated September 14, 2015 and recorded in Plat Book 3, Page 617, Jefferson County Records. Reference is made to said recorded plat for a fuller and more particular description.

Personal Property

- Two Boss spray reels and trailers

EXHIBIT B

ABBOT AND MURPHY, P.C.
ATTORNEYS AND COUNSELLORS AT LAW
190 EAST SEVENTH STREET
POST OFFICE BOX 31
LOUISVILLE, GEORGIA 30434
TELEPHONE (478) 625-7281
FACSIMILE (478) 625-8200
EMAIL J. MURPHY@ABBOTANDMURPHYPC.COM

JOHN R. MURPHY III

W. WRIGHT ABBOT (1892-1969)
JAMES C. ABBOT (1926-1997)
FRED K. HARVEY, JR. (1944-2006)

November 30, 2021
VIA FACSIMILE AND REGULAR MAIL

Mr. Steve Slocumb
Hudson & Marshall
10761 Estes Road
Macon, GA 31210

CERTIFICATE OF TITLE
Property Of
N&W PARTNERSHIP, LLC

This is to certify that I have conducted an examination of the public records of Jefferson County, Georgia, as correctly indexed, regarding the property described on the attached Exhibit "A", and BASED UPON SUCH EXAMINATION, it is my opinion that the marketable, fee simple title to the aforesaid property is vested in N&W PARTNERSHIP, LLC.

Such fee simple title, however, is subject to the following liens, restrictions, easements, objections and other exceptions, to-wit:

1. Statutory liens of general contractors, sub-contractors, materialmen, mechanics or laborers, of which no notice appears of record. If any improvements have been placed on this property within the past 90 days, proof is required that all bills of labor and materials have been paid in full.
2. Any encroachments, easements, measurements, party walls or other facts which a current, correct survey of the premises would show.
3. Rights, if any, of parties who may be in possession under claims not appearing of record, or other matters not of record, including any rights or claims in appliances or personal property attached or unattached to the real estate or buildings, forgery, insanity, or minority of a maker.
4. This property is listed in the Jefferson County Tax Assessor's office as a 193.05-acre parcel, Tax Parcel 0054 026. 2021 property taxes in the amount of \$3,806.78 were paid on November 12, 2021. There are no delinquent taxes.

Certificate of Title
Property of N&W Partnership, LLC
November 30, 2021
Page 2

5. Violation of any zoning ordinances or restrictive covenants affecting the uses to which the property may be put. There are no restrictive covenants of record affecting this property, and no apparent zoning violations.

6. Violation of any Federal or State environmental laws, rules or regulations, including, but not limited to, The Comprehensive Environmental Response, Compensation and Liability Act, The Resource Conservation and Recovery Act, The Clean Water Act, The Clean Air Act, The Georgia Hazardous Waste Management Act, and The Georgia Water Quality Control Act. **On June 12, 2009, The Georgia Department of Natural Resources, Environmental Protection Division, removed the 193.05-acre site from its Hazardous Site Inventory. A copy of the recorded removal notice is attached hereto.**

7. Slope and Drainage Easements contained in Right-of-Way Deed from L. F. Achorn to State Highway Department of Georgia dated September 7, 1949, and recorded in Deed Book 3-L, Page 587, Jefferson County Records.

8. Slope and Drainage Easements contained in Right-of-Way Deed from J. P. Stevens & Co., Inc. to Jefferson County, Georgia dated May 29, 1962, and recorded in Deed Book 63, Page 192, Jefferson County Records.

9. Right-of-Way Easement from J. P. Stevens & Co., Inc. to Georgia Power Company dated February 26, 1962, and recorded in Deed Book 63, Page 335, Jefferson County Records.

10. Right-of-Way Easement from J. P. Stevens & Co., Inc. to Georgia Power Company dated September 18, 1962, and recorded in Deed Book 63, Page 487, Jefferson County Records.

11. Right-of-Way Easement from J. P. Stevens & Co., Inc. to Georgia Power Company dated October 23, 1981, and recorded in Deed Book 138, Page 146, Jefferson County Records.

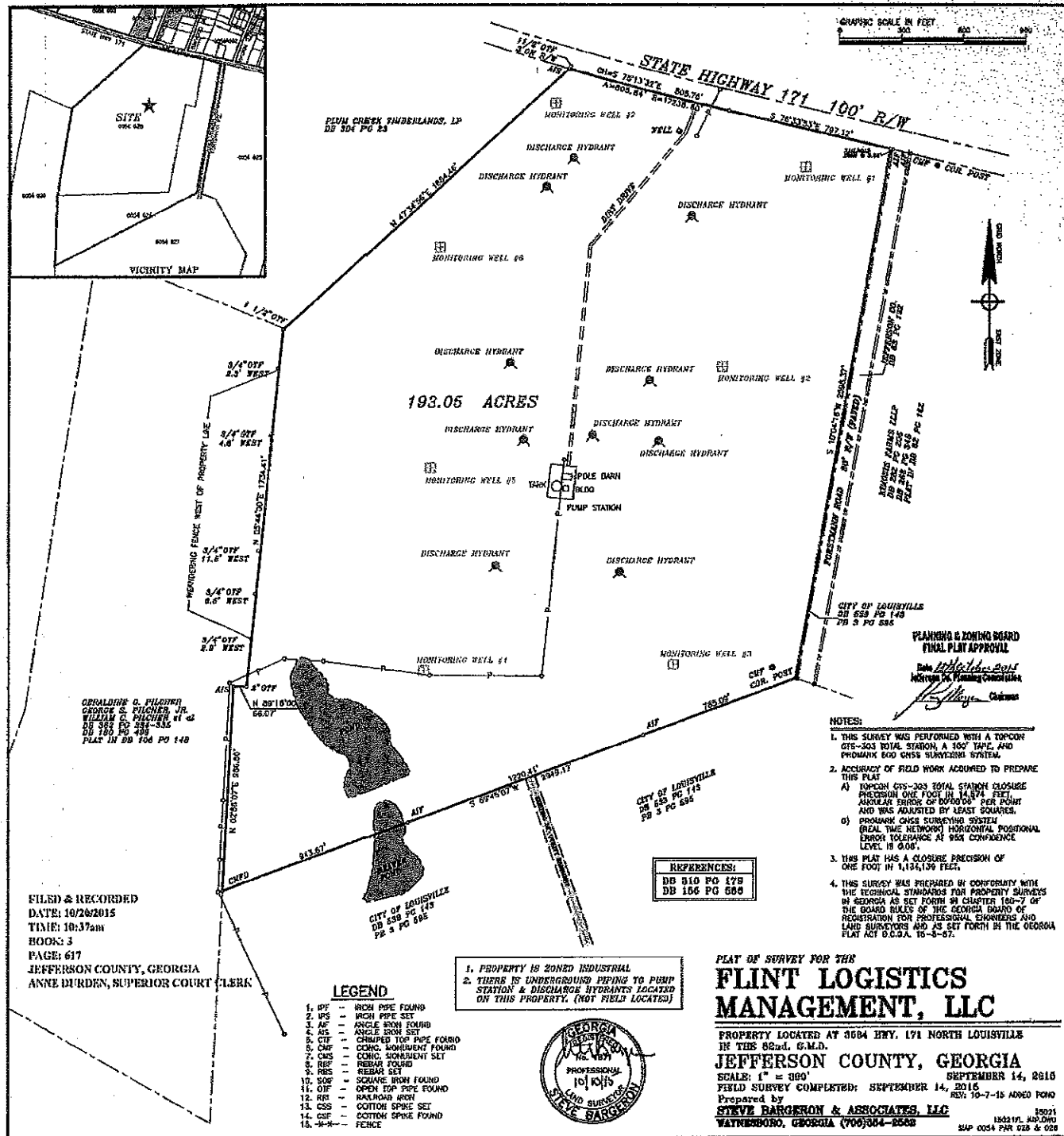
This 30th day of November, 2021.


JOHN R. MURPHY III

Certificate of Title
Property of N&W Partnership, LLC
November 30, 2021
Page 3

All that tract or parcel of land, together with well, pole barn, building, pump station, tank, waste water disposal system, and all other improvements located thereon, lying and being in the 82nd GMD, Jefferson County, Georgia, containing **193.05 acres**, more or less, and being as appears on plat of survey made by Steve Barger, Surveyor, September 14, 2015, and recorded in Plat Book 3, Page 617, Jefferson County Records. Said property fronts to the Northeast on State Highway 171, and is bounded now or formerly as follows: On the East by Forstmann Road; on the Southeast by property of the Development Authority of Jefferson County, and property of The City of Louisville; on the West by property of Geraldine G. Pilcher, *et al.*; on the Northwest by property of Weyerhaeuser Company; and on the Northeast by State Highway 171. Reference is made to said recorded plat for a fuller and more particular description.

Tax Parcel 0054 026



2021 Property Tax Statement

Nancy McGraw
Jefferson County Tax Commissioner
PO Box 426
Louisville, GA 30434
(478) 625-7736
Phone: (478) 625-7736
Fax: (478) 625-4024

Bill Number	Due Date	CURRENT YEAR DUE
7637	11/15/2021	\$0.00

Payment Good Through:

Map: 0054 026

Last payment made on: 11/12/2021

Location: N HWY 171

N & W PARTNERSHIP LLC

P O BOX 394

ROBERTA, GA 31078

RETURN THIS FORM WITH PAYMENT

** Georgia law requires all bills be sent to the January 1st owner-if sold, forward this bill to the new owner.
** Interest at a rate of 1% per month begins at the day after the due date.
** A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 ninety days after the due date.
** If you do not receive a tax bill on the other property you own, you must check with the Tax Commissioner's Office before the due date to avoid late charges.
This office cannot guarantee receipt of bill in the mail.
(If paid by mortgage company send them this portion)

Nancy McGraw
Jefferson County Tax Commissioner
PO Box 426
Louisville, GA 30434
(478) 625-7736
Phone: (478) 625-7736
Fax: (478) 625-4024



Tax Payer: N & W PARTNERSHIP LLC
Map Code: 0054 026
Description: 193.05 AC S/OF HWY 171
Location: N HWY 171
Bill Number: 7637
District: 7

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$373.00	\$290,789.00	193.05	291162	11/15/2021	11/12/2021		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	291162	116465	0	116465	0	0.00	0.00	0.00
COUNTY M&O	291162	116465	0	116465	16.335	1902.46	0.00	1628.88
SALES TAX ROLLBACK	0	0	0	116465	-2.349	0.00	-273.58	0.00
COUNTY WIDE HOSPITAL	291162	116465	0	116465	3	349.40	0.00	349.40
SCHOOL M&O	291162	116465	0	116465	15.7	1828.50	0.00	1828.50
TOTALS					32.686	4,080.36	-273.58	3,806.78

** If a receipt is desired, please include a stamped self-addressed envelope.
** If you are paying after the due date, please call our office for the full amount due.
** When paying your property tax, please remit the entire amount due as this office does not accept partial payments.
THIS BILL MAY BE PAID ONLINE AT: www.jeffersoncountygataxes.com

Current Due: \$3,806.78
Penalty: \$0.00
Interest: \$0.00
Other Fees: \$0.00
Back Taxes: \$0.00
Amount Paid: \$3,806.78

TOTAL DUE: \$0.00

Georgia Department of Natural Resources

2 Martin Luther King, Jr. Drive, SE, Suite 1462 East, Atlanta, Georgia 30334

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Chris Clark, Commissioner
Environmental Protection Division
Carol A. Couch, Ph.D., Director
Hazardous Waste Management Branch
404-657-8600

June 12, 2009

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Flint Logistics Management, LLC
C/o Mr. Charles Westberry
Post Office Box 394
Roberta, GA 31078

RE: Removal from Hazardous Site Inventory
Forstmann & Co., Inc. Site (Former), HSI # 10754
1700 Forstmann Rd., Louisville, Jefferson County, Georgia
Tax Parcel ID No. 0054 27 (Tract 1)

GEORGIA JEFFERSON COUNTY
OFFICE OF CLERK OF SUPERIOR COURT
FILED FOR RECORD 6-16 2009
AT 11:30 A.M.
RECORDED 6-16 2009 IN
BOOK 460 PAGE 36-39
Supt. [Signature] DEPUTY CLERK

Dear Mr. Westberry,

The Georgia Environmental Protection Division (EPD) has reviewed the Compliance Status Report (CSR) dated March 30, 2009 for the above referenced site. Based on that review, I have determined the CSR is complete and concur with your certification of compliance that this site is in compliance with residential risk reduction standards. Therefore, I am designating this site as not needing further action and I am removing this site from the Hazardous Site Inventory in accordance with Section 391-3-19-.05(4)(b) of the Rules of Hazardous Site Response as of the date of this letter. If you intend to abandon the on-site monitoring wells, please comply with the requirements established in the Georgia Water Well Standards Act (O.C.G.A. § 12-5-120).

EPD's approval of the CSR extends only to those technical aspects of the document that expressly require EPD approval under applicable rules and statutes. This approval is not an endorsement by EPD that it accepts as conclusive any representations made in the document. Nor does EPD guarantee or warrant that the document is free of errors or omissions. EPD may later withdraw approval of this document, in whole or in part, if EPD determines that withdrawal is necessary to ensure compliance with the applicable rules and statutes.

As required by Section 391-3-19-.06(5)(f) of the Rules, a public notice announcing this determination will be published in the *News & Farmer* and *Augusta Chronicle*.

If you have any questions regarding this matter, please contact Jessica McCarron of the Hazardous Sites Response Program at (404) 657-8600.

Sincerely,



Mark Smith, Chief
Hazardous Waste Management Branch

MS: jim
File: HSI # 10754
cc: Chris Keiger

S:\DRIVE\U\McCarron\HSI\Flint Logistics\Outgoing Letter.doc

Georgia Department of Natural Resources

2 Martin Luther King, Jr. Drive, SE, Suite 1462 East, Atlanta, Georgia 30334

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Noel Holcomb, Commissioner
Environmental Protection Division
Carol A. Couch, Ph.D., Director
Hazardous Waste Management Branch
404-657-8800

December 19, 2008

Mr. Charles Westberry
Flint Logistics Management, LLC
P.O. Box 394
Roberta, Georgia 31078

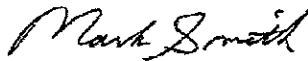
RE: Delisting of Tracts 2 and 3 from Hazardous Site Inventory
Former Forstmann & Co., Inc. Site
Louisville, Jefferson County, Georgia
HSI # 10754

Dear Mr. Westberry,

The Georgia Environmental Protection Division (EPD) has reviewed the petition dated September 26, 2008 requesting delisting of Tracts 2 and 3 of the above-referenced site. The site was listed on the Hazardous Site Inventory (HSI) in 2003 for a release of tetrachloroethene to groundwater. EPD has determined, based upon the most recent Compliance Status Report dated November 22, 2006, that soil and groundwater on the 2 upgradient tracts meet Type 1 Risk Reduction Standards. Therefore, in accordance with Rule 391-3-19-.05(4)(b) of the Rules for Hazardous Site Response, Tracts 2 and 3 will be removed from the HSI as of the date of this letter. Tract 1, which contains the manufacturing plant and associated structures including the wastewater treatment plant, will remain on the HSI. However, the HSI entry will be edited to reflect this change.

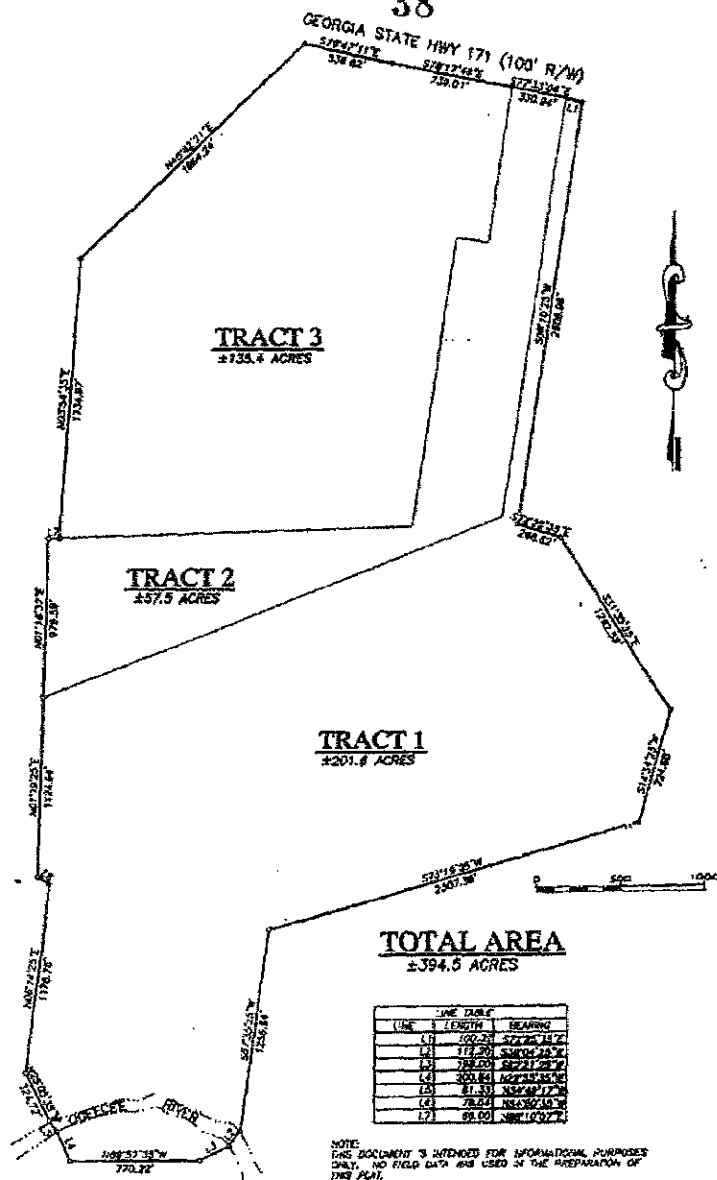
As required by Rule 391-3-19-.06(5)(f), a public notice announcing this determination will be published in the *Atlanta Journal Constitution* and *News & Farmer*. Please direct any questions you may have to Jessica McCarron of the Hazardous Sites Response Program at (404) 657-8800.

Sincerely,



Mark Smith, Chief
Hazardous Waste Management Branch

Attachments: Property Maps
Updated HSI Summary page
File: HSI # 10754



NOTE: ALL APPARENT VOC RELEASES ARE CONFINED TO TRACT 1 EXCLUSIVELY

FLINT LOGISTICS LOUISVILLE, GEORGIA PLANT
PROPERTY SUBDIVISION/TRACTS DESIGNATIONS
FIGURE 9

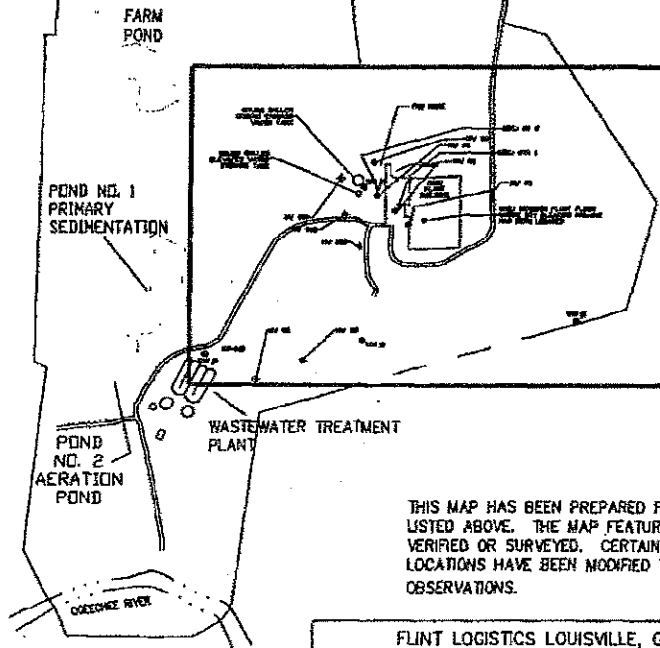
SCALE: 1"=900' approx by HHP 5/14/05 SHEET TR-1

Exhibit A

REFERENCES:

1. DRAWING TITLED "COMPILED PLAT" BY FLINT LOGISTICS MGT., L.L.C. DATED SEPTEMBER, 2001.
2. DRAWING TITLED "SITE MAP/MONITORING WELL LOCATION MAP" BY GEC GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS.
3. DRAWING TITLED "PLOT PLAN" BY ROBERT AND COMPANY ASSOCIATES ENGINEERS DATED DECEMBER 3, 1968.
4. DRAWING FROM FACTORY INSURANCE ASSOCIATION DATED FEBRUARY 23, 1965.
5. SURVEY TITLED "TOPOGRAPHIC MAP" BY FORD & McLEOD SURVEYORS DATED JANUARY 1961.
6. DRAWING TITLED "SITE PLAN FORMER FORSTMANN & COMPANY, INC. PROPERTY LOUISVILLE, GEORGIA DATED SEPTEMBER 27, 2002

NOTE: SEE SEPARATE SKETCH
"MONITOR WELL LOCATION MAP"
FOR MORE DETAIL



THIS MAP HAS BEEN PREPARED FROM THE REFERENCES LISTED ABOVE. THE MAP FEATURES HAVE NOT BEEN VERIFIED OR SURVEYED. CERTAIN FEATURES AND THEIR LOCATIONS HAVE BEEN MODIFIED TO REFLECT SITE OBSERVATIONS.

FLINT LOGISTICS LOUISVILLE, GEORGIA PLANT
PROPERTY MAP (COMPILED PLAT)
FIGURE 1

SCALE: 1" = 800' BY HHP 5/14/05 SHEET PM-1

Exhibit B