

Notice of Amendment and Release of Land Use Restrictions for:  
Highlands Property - Site # 60-561

This instrument prepared by:  
Tennessee Department of Environment & Conservation  
Office of General Counsel  
500 James Robertson Parkway, 5<sup>th</sup> Floor  
Nashville, Tennessee 37243

<b>BK/PG: R3016/711-719</b>	
<b>24012176</b>	
9 PGS:AL-MISCELLANEOUS	
NANCY BATCH: 335342 09/12/2024 - 08:16 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	45.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	47.00
STATE OF TENNESSEE, MAURY COUNTY	
<b>JOHN FLEMING</b>	
REGISTER OF DEEDS	

STATE OF TENNESSEE  
COUNTY OF MAURY

PICKUP: MARK SAWYER

**NOTICE OF AMENDMENT AND RELEASE OF LAND USE RESTRICTIONS FOR  
Highlands Property**

Notice is hereby given that pursuant to Tennessee Code Annotated section 68-212-225(e) and the original Notice of Land Use Restrictions recorded on September 24, 2007, with the Maury County, Tennessee Register of Deeds, Book R2007, Page 153 ("NLUR"), the NLUR is hereby amended as set forth herein as it applies to the Highlands Property as defined below. Pursuant to Tennessee Code Annotated section 68-212-225(d), the register of deeds shall record this Notice of Amendment and Release of Land Use Restrictions ("Notice") and index it in the: (1) grantor index in the names of the owners of the land; and (2) grantee index under the name of the Commissioner of Tennessee Department of Environment and Conservation.

**WITNESSETH:**

**WHEREAS**, Creek Highlands Investments LLC, a Tennessee limited liability company, is the sole owner in fee simple of 529.46 acres of real property described in a deed of record with the Maury County, Tennessee Register of Deeds, Book R2956, Page 885, as more particularly described in the legal description attached as **Exhibit A** and incorporated herein by reference (as more particularly described in Exhibit A, the "Highlands Property"); and

**WHEREAS**, the Highlands Property is shown on a survey drawn by J. Mark Cantrell (T-Square Surveying – Tennessee Licensed Surveyor #1859), dated June 16, 2022, attached hereto as **Exhibit B** and incorporated herein by reference; and

**WHEREAS**, the Highlands Property was originally part of an approximately 5,438-acre parcel of real property conveyed to Solutia, Inc., a Delaware corporation, acquired by Special Warranty Deed dated September 1, 1997, from Monsanto Company, a Delaware corporation, of record in Book 1346 at page 70 in the Maury County, Tennessee Register of Deeds office ("Monsanto Property"); and

**WHEREAS**, the Tennessee Department of Environment and Conservation, on September 24, 2007, executed the NLUR as set forth above limiting the use of the Monsanto Property; and

**WHEREAS**, the Department has determined that the risk to human health or environment has been eliminated or reduced based upon the following: a *Phase I Environmental Site Assessment – SW Section Property Report* by Grow Environmental Solutions dated February 7, 2022; a *Soil*

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*Investigation Report - Southwest Section Property* by Grow Environmental Solutions dated July 7, 2022; a *Phase I Environmental Site Assessment Report* by Barge Design Solutions dated July 22, 2022; and a *Groundwater Sample Results for Southwest Section Property Report* by Barge Design Solutions dated February 1, 2023, showed that no contamination is present, and, accordingly, less restrictive land use controls remain protective of human health and the environment for use of the Highlands Property; and

**WHEREAS**, after public notice and an opportunity for public input, a notice of land use restrictions filed pursuant to this section may be made less stringent or canceled by the Commissioner if the risk has been eliminated or reduced so that less restrictive land use controls are protective of human health and the environment; and

**WHEREAS**, the Department sent notice via certified mail to all adjoining landowners and all local governments having jurisdiction over the Monsanto Property on July 19, 2024.

**NOW, THEREFORE**, the NLUR is hereby amended as follows:

**The Highlands Property is hereby released of the restrictions in the NLUR.**

This release shall not apply to any other real property within the Monsanto Property to which the NLUR applies.

*[SIGNATURE PAGES FOLLOW.]*

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on  
this the 6<sup>th</sup> day of Sept 2024.

ACKNOWLEDGED BY:



Sidney G. Brian  
Title: Manager  
For: Creek Highlands Investments, LLC

STATE OF TENNESSEE  
COUNTY OF Tennessee

Personally appeared before me, the undersigned Notary Public having authority within the  
aforesaid State, Sidney G. Brian, with whom I am personally acquainted (or proved  
to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within  
instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of September, 2024

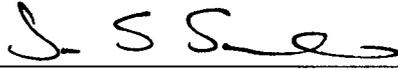


Ashley Glass  
Notary Public

My Commission Expires: 01/30/27

**APPROVED BY:**

**Department of Environment and Conservation**



James S. Sanders  
Director, Division of Remediation

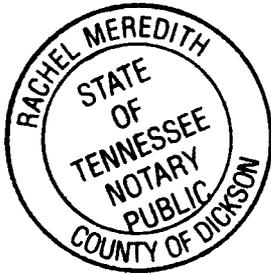
STATE OF TENNESSEE  
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public having authority within the aforesaid State, James S. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10<sup>th</sup> day of September, 2024.

Rachel Meredith  
Notary Public

My Commission Expires: June 24, 2025



**EXHIBIT A – LEGAL DESCRIPTION**

<u>Parcel</u>	<u>Tax ID No.</u>
Parcel I	077-001.15
Parcel II	077-001.11
Parcel III, Tract 1	077-001.14
Parcel III, Tract 2	077-001.09
P/O Parcel IV	077-001.12
P/O Parcel IV	077-001.08

Being a tract of land lying in Maury County, Tennessee, generally bounded on the north and east by Monsanto Road (50 ft. right-of-way), on the east by New Hebron AME Church (No Deed Found), on the south by Fardell (D.B. R2543, pg. 1008), Joyce (D.B. 417, pg. 226), Floyd (D.B. R2312, pg. 1135), Weardon (D.B. R2215, pg. 1030), Weardon Revocable Trust (D.B. R2271, pg. 720), and Hicks Lane (50 ft. right-of-way), and on the west by Thrasher (D.B. R2058, pg. 612), Chumley (D.B. R2439, pg. 1058), Chumley (D.B. R2450, pg. 727), Barley (D.B. 1519, pg. 832), Hill Corporation of Maury County (D.B. 593, pg. 342), Cathey & Fitzgerald (D.B. R2705, pg. 206), and Calcium Silicate Corporation (D.B. R1752, pg. 625), and being more particularly described as follows:

Beginning at a point at a bridge at the intersection of the center of Greenlick Creek and the south margin of Monsanto Road, being the northeast corner of Calcium Silicate Corporation and the northwest corner of the property herein described; thence leaving the center of said creek and along the south and west margin of Monsanto Road, the following calls: thence N 88°19'30" E , 309.88'; thence N 89°26'11" E , 216.41'; thence with a curve turning to the right with a radius of 1898.62', an arc length of 637.98', with a chord bearing of S 79°36'36" E , and a chord length of 634.98'; thence S 67°53'17" E , 245.52'; thence S 66°31'13" E , 182.89'; thence S 67°09'37" E , 167.49'; thence S 68°25'09" E , 320.77'; thence S 69°27'40" E , 573.11'; thence with a curve turning to the right with a radius of 1345.37', an arc length of 709.86', with a chord bearing of S 54°20'44" E , and a chord length of 701.66'; thence S 39°13'48" E , 164.25'; thence S 35°30'50" E , 189.26'; thence with a curve turning to the right with a radius of 832.80', an arc length of 229.89', with a chord bearing of S 27°36'21" E , and a chord length of 229.16'; thence S 19°41'51" E , 804.72'; thence S 21°06'02" E , 581.03'; thence S 18°30'28" E , 262.39'; thence with a curve turning to the left with a radius of 3498.72', an arc length of 444.22', with a chord bearing of S 22°08'43" E , and a chord length of 443.92'; thence S 28°55'39" E , 651.19'; thence with a curve turning to the right with a radius of 979.03', an arc length of 579.67', with a chord bearing of S 11°57'56" E , and a chord length of 571.24' to a point, being the northeast corner of New Hebron AME Church; thence leaving the margin of Monsanto Road and with the north line of New Hebron AME Church, the following calls: thence N 86°28'39" W , 1.99' to an iron pin found; thence N 86°28'39" W , 300.10' to an iron pin found, being the northwest corner of New Hebron AME Church; thence with the west line of New Hebron AME Church, S 06°19'08" W , 200.29' to an iron pin found, being the southwest corner of New Hebron AME Church; thence with the south line of New Hebron AME Church, S 86°28'50" E , 300.22' to an iron pin found in the west margin of Monsanto Road, being the southeast corner of New Hebron AME Church; thence along the margin of said road, S 08°22'52" W , 331.24' to a concrete monument, being the northeast corner of Fardell and the southeast corner of the property herein described; thence leaving the margin of Monsanto Road

and with the north line of Fardell, the following calls: thence N 80°21'49" W , 384.06'; thence S 09°15'25" W , 24.02' to a concrete monument; thence N 80°21'59" W , 1458.34' to a concrete monument, being the northwest corner of Fardell; thence with the west line of Fardell, S 24°23'32" W , 543.15' to an iron pin found, being the southwest corner of Fardell and the northwest corner of Joyce; thence with the west line of Joyce, S 23°43'59" W , 505.01' to a concrete monument in the north line of Floyd, being the southwest corner of Joyce; thence with the north line of Floyd, N 82°35'11" W , 569.67' to an iron pin found, being the northwest corner of Floyd and the northeast corner of Weardon (D.B. R2215, pg. 1030); thence with the north line of Weardon (D.B. R2215, pf. 1030), N 81°05'22" W , 501.94' to a concrete monument, being the northeast corner of Weardon Revocable Trust (D.B. 2271, pg. 720); thence leaving Weardon (D.B. R2215, pg. 1030) and with the north line of Weardon Revocable Trust (D.B. R2271, pg. 720), the following calls: thence N 81°08'09" W , 1036.56' to an iron pin found; thence S 48°50'38" W , 128.68' to an iron pin found in the east margin of Hicks Lane, being the northwest corner of Weardon Revocable Trust (D.B. R2271, pg. 720); thence along the margin of said road and with the west line of Weardon Revocable Trust (D.B. R2271, pg. 720), thence S 15°33'25" E , 82.91' to an iron pin found; thence S 05°20'56" E , 73.78' to an iron pin found; thence with a curve turning to the right with a radius of 488.00', an arc length of 158.65', with a chord bearing of S 13°37'37" W , and a chord length of 157.95' to an iron pin found; thence S 21°50'25" W , 454.14' to an iron pin found; thence S 20°58'19" W , 278.95' to an iron pin found, being the southwest corner of Weardon Revocable Trust (D.B. R2271, pg. 720); thence N 83°28'00" W , 33.50' to a point in the right-of-way of Hicks Lane; thence generally along said right-of-way, the following calls: thence S 13°34'29" W , 96.28'; thence S 07°42'31" W , 114.01'; thence S 05°05'52" W , 107.21' to a point in the right-of-way of Hicks Lane, being the northeast corner of Thrasher; thence leaving said right-of-way and with the north line of Thrasher, the following calls: thence N 51°23'30" W , 124.98' to a concrete monument; thence N 51°21'30" W , 338.14' to a concrete monument; thence N 26°40'15" W , 191.74' to a concrete monument; thence N 07°20'31" E , 143.48' to a concrete monument in the center of a TVA Transmission Line right-of-way; thence N 35°53'38" W , 297.36' to a concrete monument; thence N 47°03'15" W , 146.04' to a concrete monument; thence N 31°23'10" W , 449.78' to a concrete monument; thence N 49°32'47" W , 111.67' to a point in the center of Greenlick Creek and the south line of Chumley (D.B. R2439, pg. 1058), being the southwest corner of the property herein described; thence leaving Thrasher, with the south lines of Chumley (D.B. R24239, pg. 1058) and Chumley (D.B. R2450, pg. 727), and along the center of said creek, the following calls: thence N 53°46'56" E , 107.99'; thence N 69°39'07" E , 122.96'; thence N 37°09'00" E , 106.02'; thence N 55°36'57" E , 90.99'; thence N 35°47'39" E , 408.06' to a point at the observed centerline intersection of Greenlick Creek and Hicks Lane; thence leaving the center of said road, continuing along the center of Greenlick Creek, and with the east and north lines of Barley, the following calls: thence N 64°09'08" E , 158.27'; thence N 16°23'26" E , 46.02'; thence N 25°37'57" W , 75.98'; thence N 64°58'42" W , 92.08'; thence N 70°11'08" W , 232.55' to a concrete monument found on the north bank of Greenlick Creek, being the southeast corner of Hill Corporation of Maury County; thence leaving Barley and said creek and with the east line of Barley, the following calls: thence N 27°27'52" E , 136.95' to an iron pin found; thence N 34°04'55" E , 363.54' to a point in the center of Greenlick Creek; thence continuing with the east line of Hill Corporation and along the center of said creek, the following calls: thence N 42°40'59" E , 79.82'; thence N 20°30'29" E , 297.56'; thence N 45°33'00" E , 149.15' to a point in the center of said creek, being the southwest corner of Cathey & Fitzgerald; thence leaving Hill corporation and said creek and with the south line of Cathey & Fitzgerald, the following calls: thence S 80°35'03" E ,

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45.10' to a concrete monument; thence S 80°35'03" E , 484.70' to a concrete monument, being the southeast corner of Cathey & Fitzgerald; thence with the east line of Cathey & Fitzgerald, N 10°42'10" E , 745.00' to a concrete monument, being the northeast corner of Cathey & Fitzgerald; thence with the north line of Cathey & Fitzgerald, the following calls: thence N 84°36'19" W , 1044.51' to a concrete monument; thence N 84°32'31" W , 150.44' to a point in the center of Greenlick Creek and the east line of Hill Corporation of Maury County, being the northwest corner of Cathey & Fitzgerald; thence with the east lines of Hill Corporation and Calcium Silicate Corporation and along the center of said creek, the following calls: thence N 49°34'50" W , 154.93'; thence N 05°52'56" W , 104.80'; thence N 31°36'47" E , 512.44'; thence N 30°08'36" E , 225.04'; thence N 16°41'06" E , 249.94'; thence N 10°58'44" E , 200.07'; thence N 06°00'00" E , 400.00'; thence N 27°01'55" E , 159.96'; thence N 43°00'00" E , 170.00'; thence N 52°30'00" E , 260.00'; thence N 84°59'02" E , 299.95'; thence N 28°00'00" E , 100.00'; thence N 03°30'00" E , 130.00'; thence N 30°59'55" W , 424.90'; thence N 11°46'00" W , 145.69'; thence N 03°00'00" W , 165.48' to the Point of Beginning. Containing 529.46 Acres, as surveyed by T-Square Surveying, J. Mark Cantrell, RLS #1859, dated 6-16-2022, and being more or less the properties described in D.B. R2473, pg. 452; D.B. R2529, pg. 960; D.B. R2704, pg. 128; D.B. R2704, pg. 138; & D.B. R2783, pg. 106, all R.O.M.C.

Included in the above description but **excluded** from the property described is Moore Cemetery, a tract of land being more particularly described as follows:

Beginning at an iron pin found, being the southwest corner of Moore Cemetery, said iron pin being located N 18°27'36" W , 820.72' from a concrete monument found in the center of a TVA Transmission Line right-of-way and in the south line of the above described tract; thence with the boundary of said cemetery, the following calls: thence N 13°04'10" W , 38.73' to an iron pin found, being the northwest corner of Moore Cemetery; thence N 83°12'39" E , 32.28' to an iron pin found, being the northeast corner of Moore Cemetery; thence S 08°47'36" E , 26.91' to an iron pin found, being the southeast corner of Moore Cemetery; thence S 61°23'52" W , 31.22' to the Point of Beginning. Containing 0.02 Acre, 1016.5 sq. ft., as surveyed by T-Square Surveying, J. Mark Cantrell, RLS #1859, dated 6-16-2022.

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**EXHIBIT B - SURVEY**

