

After recording return to:
Michael Graham, Land Administrator
Fulton County Land Division
141 Pryor Street, SW, Suite 8021
Atlanta, GA 30303

Cross Reference

Plat Book 470, Page 110
Deed Book 62815, Page 343

INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT, made this 14th day of May, 2025, between UNION CITY SR CGP, LLC, a Delaware limited liability company, as Indemnitor ("Owner"), and FULTON COUNTY, a political subdivision of the State of Georgia (the "County").

For good and valuable consideration, receipt of which is hereby acknowledged, it is hereby agreed as follows:

1. Owner warrants that it is the full and true owner and has clear title to that certain property known as Tract Two of the Replat of Land Lot 117, 9F District, Union City, GA, as recorded in Plat Book 470, Page 110 of Fulton County Records, which is a portion of the property acquired by Owner pursuant to the deed filed for record on November 17, 2021 at Deed Book 64833, Page 403, on which Owner desires to install certain private improvements, including domestic and irrigation waterline connections, meters, backflow preventers, sanitary sewer lateral connection and sanitary sewer doghouse manhole, a freestanding sign, and landscape shrubs (the "Private Improvements").
2. Previously, Fulton County was granted a sanitary sewer easement, as referenced in and recorded at Deed Book 62815, Page 343 of Fulton County, Georgia records, and hereby grants Owner a perpetual, irrevocable License to enter within a portion of its sanitary sewer easement to construct, repair and replace, from time to time as may be needed the Private Improvements at his sole cost and responsibility.
3. With respect to this License, Owner shall install and construct the Private Improvements in a good and workmanlike manner and in compliance with all state, local, and Fulton County laws and regulations, including but not limited to, all current state, local and Fulton County laws and regulations governing soil erosion and sedimentation control. Owner will at all times adhere to best management

practice procedures to protect the environment in connection with the construction, repair and/or maintenance of the Private Improvements.

4. This License shall commence on the date of execution hereof and shall continue in full force and effect unless and until it is terminated at the will of the County.

5. Owner may terminate this License and Agreement by written notice to the County and shall remove the Private Improvement at his sole costs and return the area to its natural vegetative state. If during the term of this License, the area containing the Private Improvements is condemned by the County or its assign, Owner shall make no claim in the condemnation proceedings for compensation for the Private Improvements.

6. Fulton County personnel and/or agents shall have free access to and across the Private Improvements to perform routine maintenance and any emergency repairs to the existing public improvements.

7. Owner shall be solely responsible for the maintenance, repair and replacement of the Private Improvements and the County grants Owner a right of access in order to carry out these obligations.

8. Notwithstanding any other provisions, in the case of an emergency, Fulton County may immediately suspend or revoke the License without notice in order to protect the health, safety, and welfare of the public. In non-emergency situations, after providing at least 10 days' notice to Owner, Fulton County may suspend or revoke the License in order to carry out any necessary governmental function. In the event of the suspension or revocation of the License, Owner must cure all defects specified by the County in its notice and within the time reasonably specified by the County. Failure on the part of Owner to cure any defects within the allotted time will be grounds for the County to terminate the License. Alternately, the County may, but shall not be required to, cure any such defect at the sole cost and expense of Owner. The County may elect to terminate the License at will and remove the Private Improvements without liability for loss or damage for such removal. Fulton County shall remove the Private Improvements so as not to damage other portions of Owner's property and is granted a right of entry by Owner on the other portions of Owner's property to effectuate the repair, if necessary.

9. Owner hereby agrees to indemnify Fulton County and hold Fulton County harmless from any and all damages which Fulton County may suffer and from any and all liability, claims, penalties, forfeitures, suits, and costs and expenses incident to the granting of the License and this Agreement (including cost of defense, settlement, and reasonable attorney's fees), which it may hereafter incur, become responsible for, or pay out as a result of the death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment, or any violations of governmental laws, regulations, or orders caused in whole or in part by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement.

10. Owner agrees to repair or replace in a manner acceptable to the County and/or the owner thereof any public utilities damaged by it, its employees or subcontractors during performance of this License and Agreement or resulting from the failure of the Private Improvements. At its election the County may repair or replace the damaged utility and assess all costs against Owner.

11. The License conveyed to Owner by this Agreement shall be binding upon Owner, its assigns, affiliates, and successors. This Agreement shall be governed by and construed in

accordance with the laws of the State of Georgia. If any provision of this agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

12. The License conveyed to Owner by this Agreement shall constitute a covenant running with the land and shall be recorded in the real property records of Fulton County, Georgia and shall be binding upon all subsequent transferees of said property.

13. All notices, consents, request, demands or other communications to or upon the respective party shall be in writing and shall be effective for all purposes upon receipt, including, but not limited to, in the case of (i) personal delivery; (ii) delivery by messenger, express or air courier or similar courier; or (iii) delivery by United States first class certified or registered mail, postage prepaid and addressed as follows:

COUNTY: Fulton County
Director of Public Works
141 Pryor Street, SW, 6th Floor
Atlanta, GA 30303

with a copy to: Fulton County
County Attorney
Office of the County Attorney
141 Pryor Street, SW, Suite 4038
Atlanta, GA 30303

OWNER: Union City SR CGP, LLC
361 Summit Blvd, Suite 110
Birmingham, AL 35243

RE Land Lots(s): 117, District 9F

Parcel Number: 09F300001172161

IN WITNESS WHEREOF, the parties have executed this Agreement at Jefferson County, Alabama, as of the day and year first above written.

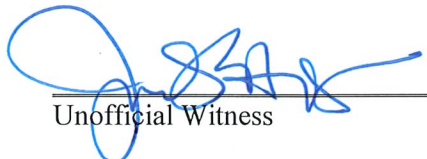
Signatures:

Signed sealed and delivered in the presence of

OWNER

UNION CITY SR CGP, LLC

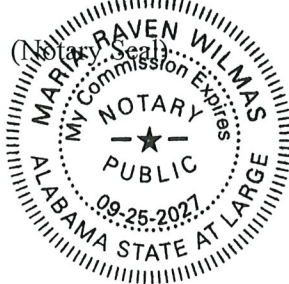
By: Capital Growth Properties Operating Partners, LLC, its Manager



Unofficial Witness



Notary Public
My Commission Expires: 9/25/2027



By: 

Danielle E. Yance, Authorized Agent

Owner's Address:

361 Summit Blvd, Suite 110
Birmingham, AL 35243

[Signatures continued on next page.]

Signed, sealed and delivered this ____ day
of _____, 2025 in the
presence of:

FULTON COUNTY, GEORGIA a political
subdivision of the State of Georgia

Witness

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

[Notarial Seal]

ATTEST:

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney

Tonya R. Grier
Clerk to the Commission

APPROVED AS TO CONTENT:

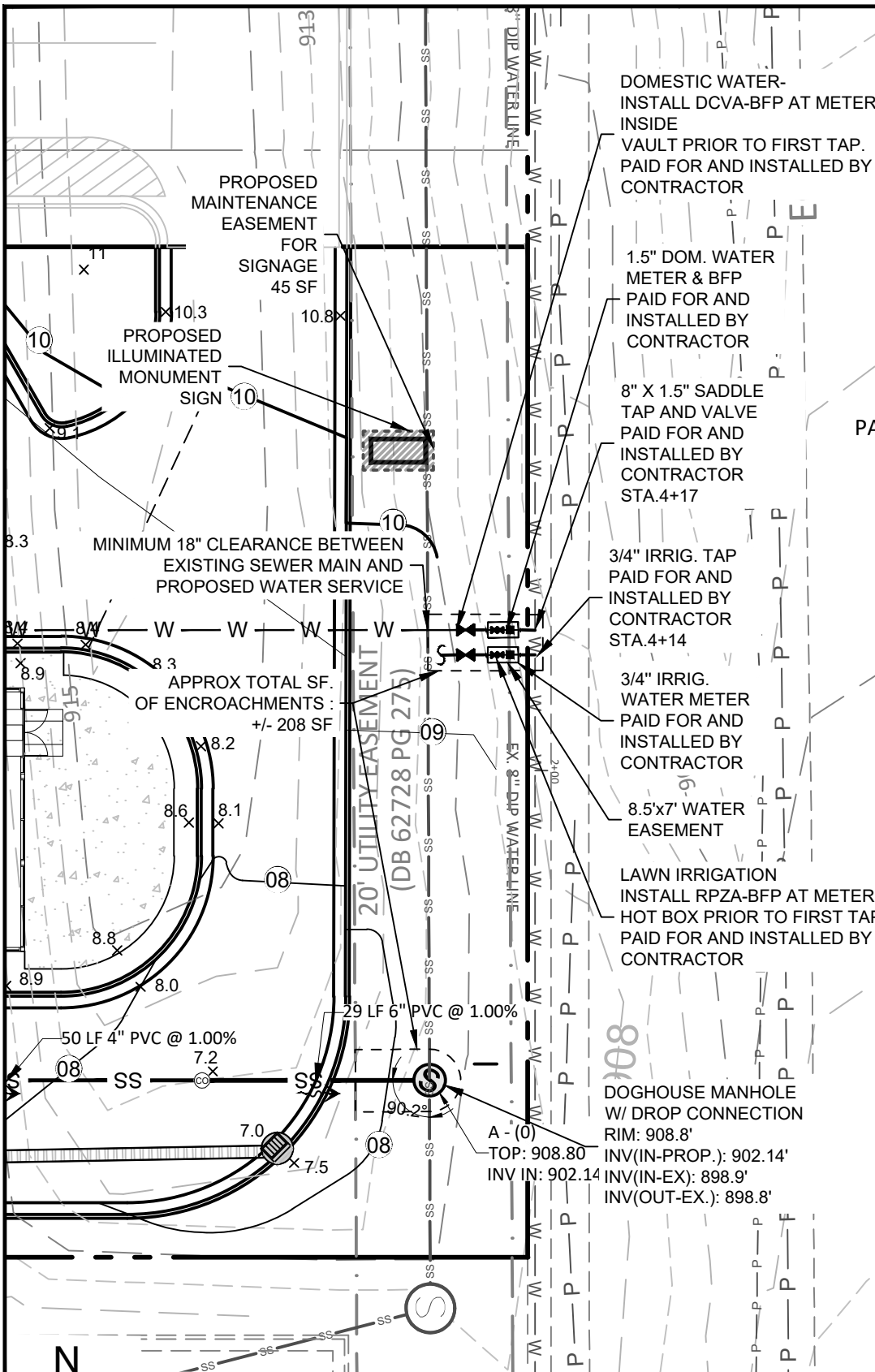
Terry Peters, Acting Director
Department of Public Works

EXHIBIT “A”



05-12-25

PARCEL NUMBER(S) AFFECTED
09F300001172161



DOMESTIC WATER-
INSTALL DCVA-BFP AT METER
INSIDE
VAULT PRIOR TO FIRST TAP.
PAID FOR AND INSTALLED BY
CONTRACTOR

1.5" DOM. WATER
METER & BFP
PAID FOR AND
INSTALLED BY
CONTRACTOR

8" X 1.5" SADDLE
TAP AND VALVE
PAID FOR AND
INSTALLED BY
CONTRACTOR
STA.4+17

3/4" IRRIG. TAP
PAID FOR AND
INSTALLED BY
CONTRACTOR
STA.4+14

3/4" IRRIG.
WATER METER
PAID FOR AND
INSTALLED BY
CONTRACTOR

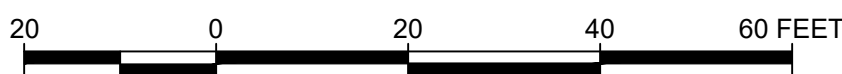
8.5x7' WATER
EASEMENT

LAWN IRRIGATION
INSTALL RPZA-BFP AT METER INSIDE
HOT BOX PRIOR TO FIRST TAP.
PAID FOR AND INSTALLED BY
CONTRACTOR

DOGHOUSE MANHOLE
W/ DROP CONNECTION
RIM: 908.8'
INV(IN-PROP.): 902.14'
INV(IN-EX): 898.9'
INV(OUT-EX): 898.8'

DS
BS
05/14/2025 | 3:18 PM EDT
Fulton County Government
Project #WRS24-053

SCALE: 1" = 20'



DATE 05-12-25 PROJECT # 24212



500 Sun Valley Drive, Ste H3, Roswell, GA 30076
(404) 594-4403 - civilogistix.com

SHEET TITLE
FULTON COUNTY EXHIBIT - UTILITY
OWNER
UNION CITY SR CGP LLC
361 Summit BLVD
Suite 110
Birmingham, AL, 35243
PROJECT
UNION CITY CHIPOTLE
5365 Campbellton Fairburn Road
Union City, GA 30213



05-12-25

PARCEL NUMBER(S) AFFECTED:
09F300001172161

APPROX TOTAL SF.
OF ENCROACHMENTS :
+/- 552 SF

05/14/2025 | 3:18 PM EDT

Fulton County Government

Project #WRS24-053

SCALE: 1" = 20'

DATE
05-12-25

PROJECT #
24212

civilOGISTIX

500 Sun Valley Drive, Ste H3, Roswell, GA 30076
(404) 594-4403 - civilogistix.com

SHEET TITLE
FULTON COUNTY EXHIBIT - LANDSCAPE
OWNER
UNION CITY SR CGP LLC
361 Summit BLVD
Suite 110
Birmingham, AL, 35243
PROJECT
UNION CITY CHIPOTLE
5365 Campbellton Fairburn Road
Union City, GA 30213