

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MAY BE RECORDED ONLY BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Medley Johns Creek Phase 1
Tax Parcel Identification No.: 11 106003990399
Land Disturbance Permit No.: WRN24-070
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 17th day of April, 2025, between
Medley Johns Creek Phase 1 Owner, LLC, a limited liability company duly
organized under the laws of the State of Delaware, party of the first part (hereinafter referred to as Grantor), and
FULTON COUNTY, a Political Subdivision of the State of Georgia, party of the second part.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 398, 399, 400, 403, 404 and 405 of the District, 1st and 1st Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Medley Johns Creek Phase 1

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 17
day of April 20 25
in the presence of:

Tyler Hancock
Witness

Mary Christine Evans
Notary Public

[NOTARIAL SEAL]



GRANTOR: Medley Johns Creek Phase 1 Owner, LLC, a Delaware limited liability company

By: Vicky Boyce
Print Name: Vicky Boyce
Title: Authorized Signatory

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

EXHIBIT "A"

The Sewer Easement granted herein pertains only to that portion of the Sewer Easement Plan which is located on the Property described below:

Tract 1

All that tract or parcel of land lying and being in Land Lots 398, 399, 400, 403, 404 and 405 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a Right of Way Monument found at the easternmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the southeasterly Right of Way of Johns Creek Parkway (Variable R/W), thence running along said miter South 67° 41' 45" West a distance of 38.05 feet to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and running along the southwesterly proposed Right of Way of McGinnis Ferry Road the following courses: thence running along a curve to the right an arc length of 434.61 feet, (said curve having a radius of 1005.00 feet, with a chord bearing of South 40° 55' 29" East, and a chord length of 431.23 feet) to a point; thence South 28° 32' 10" East a distance of 160.00 feet to an iron pin set; thence North 61° 27' 50" East a distance of 13.00 feet to an iron pin set; thence South 28° 32' 10" East a distance of 444.22 feet to an iron pin set; thence leaving said proposed Right of Way and running South 58° 15' 59" West a distance of 38.07 feet to an iron pin set; thence South 35° 28' 20" West a distance of 873.20 feet to a mag nail set; thence South 54° 47' 00" East a distance of 460.71 feet to an iron pin set on the northerly proposed Right of Way of Lakefield Drive; thence running along said proposed Right of Way along a curve to the left an arc length of 242.74 feet, (said curve having a radius of 752.20 feet, with a chord bearing of South 66° 37' 31" West, and a chord length of 241.69 feet) to a point; thence South 57° 24' 04" West a distance of 107.97 feet to a point; thence running along a curve to the right an arc length of 233.61 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 65° 57' 13" West, and a chord length of 232.75 feet) to an iron pin set; thence leaving proposed Right of Way and running North 34° 57' 50" East a distance of 458.80 feet to an iron pin set; thence North 34° 56' 27" East a distance of 3.50 feet to a point; thence running along a curve to the left an arc length of 23.56 feet, (said curve having a radius of 15.00 feet, with a chord bearing of North 10° 02' 11" West, and a chord length of 21.21 feet) to a point; thence North 55° 02' 11" West a distance of 93.00 feet to a point; thence South 34° 57' 49" West a distance of 19.01 feet to a point; thence North 55° 02' 11" West a distance of 125.00 feet to a point; thence North 34° 57' 49" East a distance of 270.50 feet to a point; thence North 55° 02' 11" West a distance of 198.00 feet to a point; thence South 34° 57' 49" West a distance of 682.50 feet to a point; thence South 55° 02' 11"

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Fulton County Government

Project #WRN24-070

East a distance of 165.81 feet to a point; thence running along a curve to the right an arc length of 105.66 feet, (said curve having a radius of 84.50 feet, with a chord bearing of South 19° 12' 53" East, and a chord length of 98.91 feet) to a point; thence along a curve to the left an arc length of 114.03 feet, (said curve having a radius of 375.50 feet, with a chord bearing of South 07° 54' 24" West, and a chord length of 113.60 feet) to a point; thence South 00° 47' 35" East a distance of 11.63 feet to a point on the northerly proposed Right of Way of Lakefield Drive; thence running along said proposed Right of Way along a curve to the right an arc length of 49.01 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 89° 12' 26" West, and a chord length of 49.00 feet) to a point; thence leaving the proposed Right of Way and running North 00° 47' 35" West a distance of 11.63 feet to a point; thence running along a curve to the right an arc length of 128.91 feet, (said curve having a radius of 424.50 feet, with a chord bearing of North 07° 54' 24" East, and a chord length of 128.42 feet) to a point; thence along a curve to the left an arc length of 44.39 feet, (said curve having a radius of 35.50 feet, with a chord bearing of North 19° 12' 53" West, and a chord length of 41.55 feet) to a point; thence North 55° 02' 11" West a distance of 218.81 feet to a found; thence North 34° 57' 49" East a distance of 745.51 feet to an iron pin set; thence North 55° 02' 11" West a distance of 272.98 feet to an iron pin set; thence North 58° 52' 25" West a distance of 82.18 feet to an iron pin set; thence North 55° 02' 11" West a distance of 44.68 feet to an iron pin set; thence running along a curve to the left an arc length of 106.79 feet, (said curve having a radius of 153.00 feet, with a chord bearing of North 75° 01' 53" West, and a chord length of 104.63 feet) to an iron pin set; thence South 84° 58' 25" West a distance of 20.15 feet to an iron pin set on the easterly proposed Right of Way of Johns Creek Parkway; thence running along said proposed Right of Way the following courses: North 05° 01' 35" West a distance of 263.98 feet to a point; thence running along a curve to the right an arc length of 353.06 feet, (said curve having a radius of 349.39 feet, with a chord bearing of North 23° 58' 36" East, and a chord length of 338.23 feet) to a point; thence North 53° 01' 31" East a distance of 169.35 feet to a point; thence running along a curve to the left an arc length of 227.99 feet, (said curve having a radius of 991.75 feet, with a chord bearing of North 46° 26' 01" East, and a chord length of 227.48 feet) to a point; thence along a curve to the left an arc length of 144.76 feet, (said curve having a radius of 991.71 feet, with a chord bearing of North 35° 39' 57" East, and a chord length of 144.63 feet) to a point on the aforementioned miter; thence running along said miter North 67° 41' 45" East a distance of 31.97 feet to the TRUE POINT OF BEGINNING.

Said tract contains 24.533 Acres (1,068,642 Square Feet).

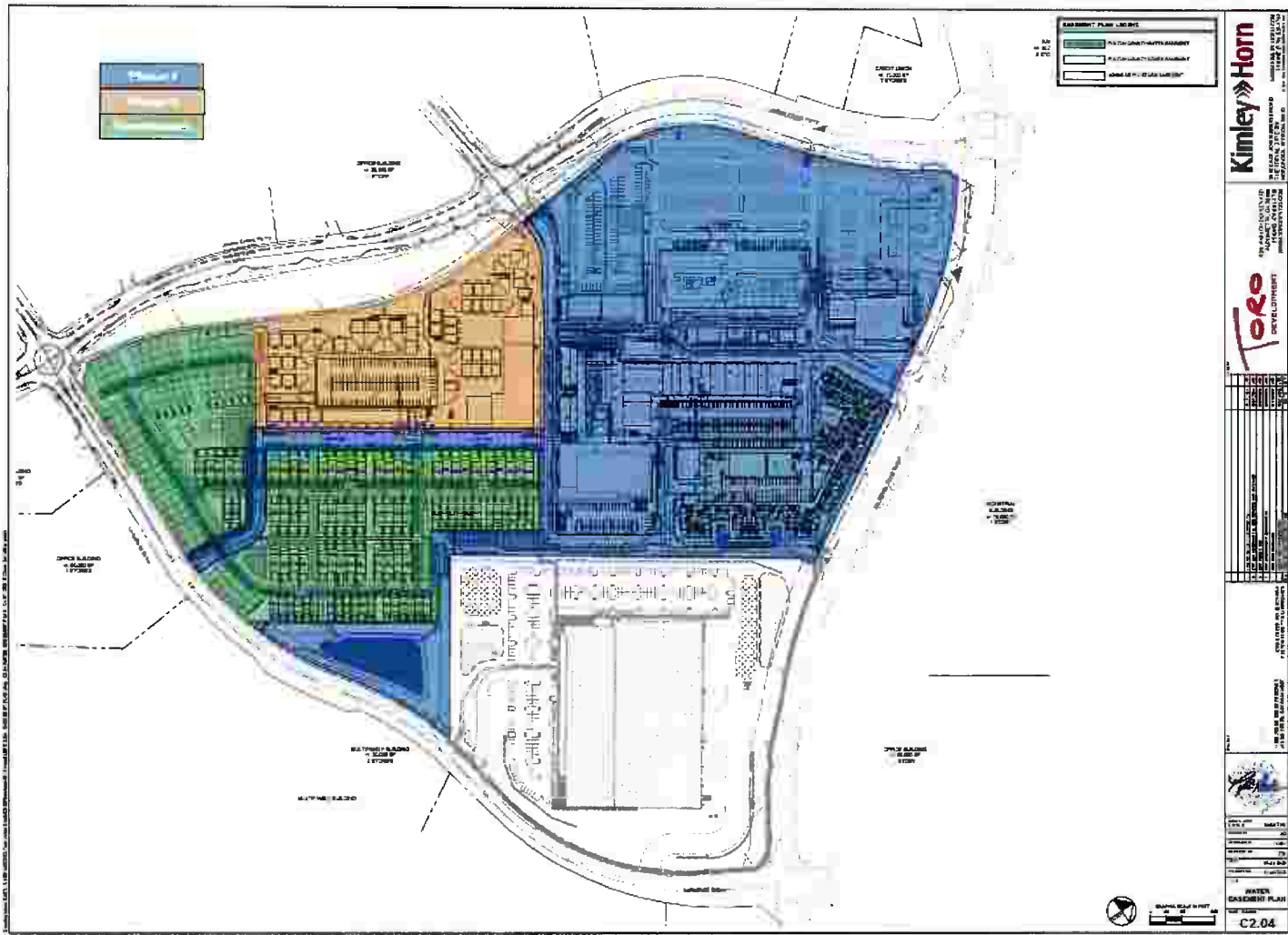


05/20/2025 | 3:00 PM EDT

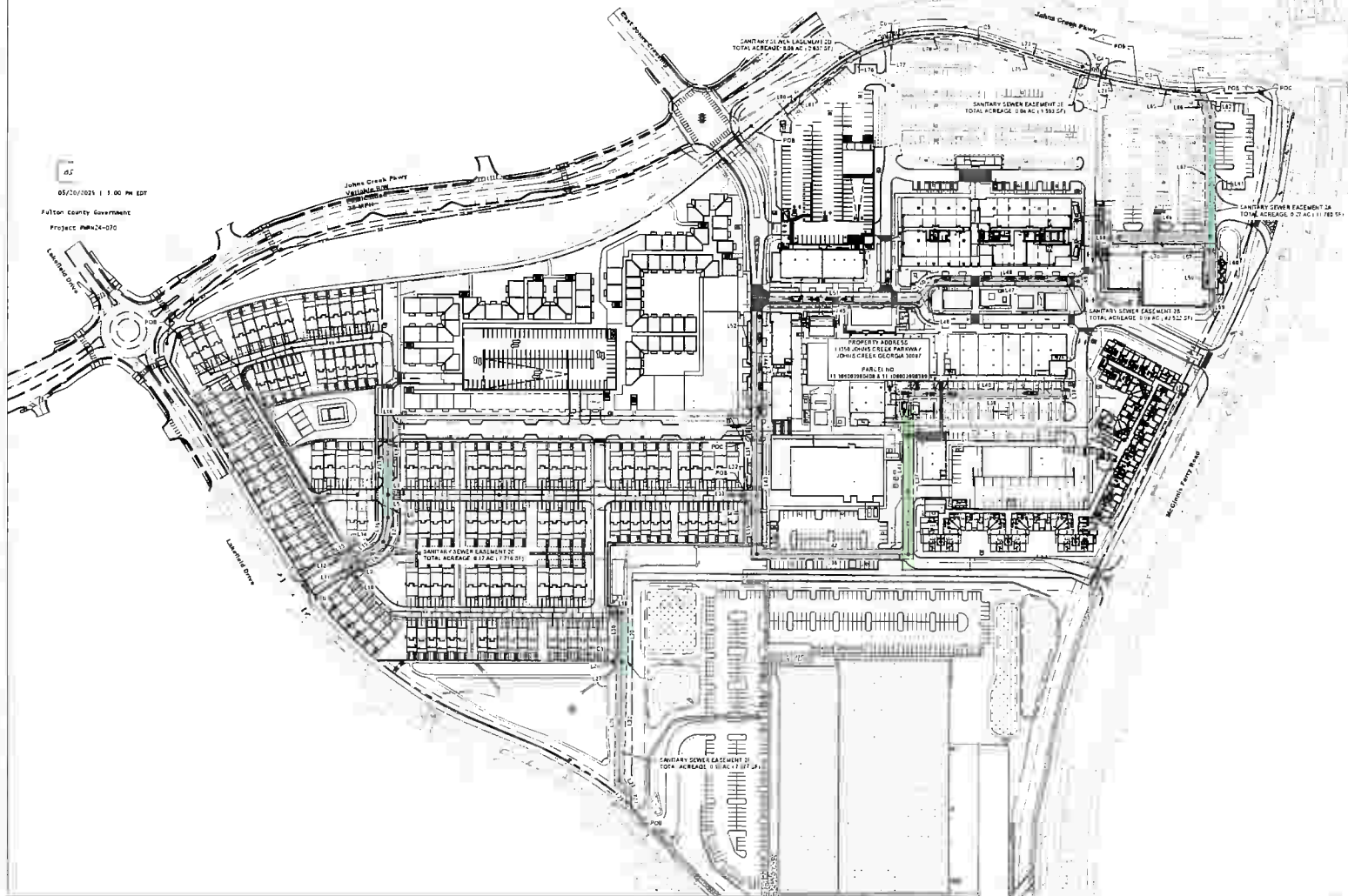
Fulton County Government

Project #WRN24-070

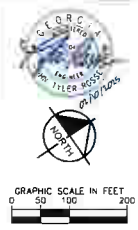
THE PORTION LABELED AS "PHASE II" AND SHADED ACCORDINGLY IN THE BELOW DEPICTION REFLECTS THE APPROXIMATE LOCATION OF THE ABOVE-DESCRIBED PROPERTY OVERLAID ON SUCH PLAN.



K:\ATL_Civil\014602003_Toro Johns Creek\ACAD\Exhibits\2025-02-10 Easement Exhibit\Toro Medley Mixed Use Sewer Easements.dwg Exhibit Feb 11, 2025 9:04am by alex.gallejos



05/20/2025 1:00 PM EDT
Fullton County Government
Project #24-030



Kimley»Horn

3900 EAST JONES BRIDGE ROAD THE FORUM, SUITE 350 NORCROSS, GEORGIA 30092
PHONE 770.625.0744 www.kimley-horn.com

TITLE: **TORO MEDLEY
MIXED-USE SEWER
EASEMENT EXHIBIT**

PROJECT: **MEDLEY-JOHNS CREEK
TOWN CENTER**

CLIENT: **TORO
DEVELOPMENT
COMPANY**

JOB NUMBER	014602003
SCALE	1" = 100'
DATE	02/10/2025
SHEET	EXHIBIT A

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, REUSE OF AND MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC. 2018

K:\ATL_Civil\14602003_Toro Johns Creek\CAD\Exhibits\2025-02-10 Easement Exhibit\Toro Medley Mixed Use Sewer Easements.dwg L&C Table Feb 11, 2025 9:03am by alan.gallaga

LINE AND CURVE TABLE				
NO	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C1	Δ=46° 59' 09"	15.00'	12.30'	
C2	Δ=2° 19' 04"	991.71'	40.12'	
C3	Δ=5° 36' 52"	991.75'	97.18'	
C4	Δ=7° 33' 25"	991.75'	130.81'	
C5	Δ=9° 29' 46"	349.39'	57.91'	
C6	Δ=47° 42' 00"	349.39'	290.87'	
L2	S 55.02°11' E		146.50'	
L3	N 34.57°49' E		14.50'	
L5	S 34.57°49' W		14.50'	
L6	S 55.02°01' E		35.32'	
L7	S 44.33°13' E		55.48'	
L8	S 2°35'14" E		76.02'	
L9	S 84°42'14" E		5.98'	
L10	S 11°09'54" W		20.11'	
L11	N 84°42'14" W		23.73'	
L12	N 85°42'36" W		25.47'	
L13	N 10°20'44" E		19.80'	
L14	S 86°30'49" E		23.40'	
L15	N 2°35'14" W		66.01'	
L16	N 44°33'13" W		45.97'	

LINE AND CURVE TABLE				
NO	DELTA OR BRG	RADIUS	LENGTH	REMARKS
L62	N 77°46'39" W		47.93'	
L65	N 45°38'13" E		117.00'	
L66	S 77°46'39" E		51.33'	
L67	S 55.02°11" E		225.30'	
L68	S 34.57°49" W		174.91'	
L69	S 55.02°11" E		20.00'	
L70	N 34.57°49" E		174.91'	
L71	N 45°16'58" E		113.99'	
L73	S 53°01'31" W		189.35'	
L75	N 53°27'25" E		244.45'	
L76	N 10°19'52" E		75.72'	
L77	N 15°46'18" E		55.40'	
L78	N 30°27'35" E		114.83'	
L80	S 5°01'35" E		181.98'	
L81	N 2°59'42" W		221.16'	

LINE AND CURVE TABLE				
NO	DELTA OR BRG	RADIUS	LENGTH	REMARKS
L17	N 55.02°11" W		199.99'	
L18	N 34.57°49" E		20.00'	
L19	N 34.57°49" E		21.23'	
L20	S 55.02°11" E		107.53'	
L21	S 32°52'02" W		3.00'	
L22	S 53°46'41" E		233.27'	
L23	S 88°12'59" E		26.96'	
L24	S 94°47'00" E		30.76'	
L25	S 88°25'44" W		58.40'	
L26	N 53°46'41" W		239.90'	
L27	S 32°52'02" W		3.00'	
L28	N 55.02°11" W		7.06'	
L30	N 55.02°11" W		89.50'	
L31	S 55.02°11" E		150.72'	
L32	S 34.57°49" W		15.90'	
L33	S 55.02°11" E		20.00'	
L34	N 34.57°49" E		15.90'	
L35	S 55.02°11" E		117.40'	
L36	N 34.57°49" E		321.00'	
L37	N 55.02°11" W		319.99'	

LINE AND CURVE TABLE				
NO	DELTA OR BRG	RADIUS	LENGTH	REMARKS
L38	N 34.57°49" E		312.31'	
L39	N 55.02°11" W		20.00'	
L40	S 34.57°49" W		332.31'	
L41	S 55.02°11" E		319.99'	
L42	S 34.57°49" W		281.00'	
L43	N 55.02°11" W		258.12'	
L44	N 55.02°13" W		214.03'	
L45	N 35°00'05" E		315.31'	
L46	N 14°54'47" W		54.85'	
L47	N 34°54'55" E		283.64'	
L48	N 34°58'59" W		19.59'	
L49	S 34°54'54" W		294.97'	
L50	S 14°54'47" E		54.84'	
L51	S 35°00'11" W		326.91'	
L52	S 55.02°13" E		234.05'	
L57	S 55.02°11" E		57.63'	
L58	S 55.02°11" E		33.86'	
L59	N 34°57'49" E		20.00'	
L60	N 55.02°11" W		105.09'	
L61	N 55.02°11" W		240.91'	

02/29/2025 1:00 PM EDT
Hutton County Government
Project: 200424-070



3930 EAST JONES BRIDGE ROAD THE FORUM, SUITE 350 NORCROSS, GEORGIA 30092
PHONE 770.825.0744 www.kimley-horn.com

TITLE: TORO MEDLEY
MIXED-USE SEWER
L&C TABLE

PROJECT: MEDLEY-JOHNS CREEK
TOWN CENTER

CLIENT: TORO
DEVELOPMENT
COMPANY

JOB NUMBER 014602003
SCALE N.T.S.
DATE 02/19/2025
SHEET EXHIBIT B

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC. 2014

:ATL_Civil\014602003_Toro Johns Creek\CAD\Exhibits\Toro Mixed Use Subdivision\Sewer\Toro Medley Mixed Use Sewer Easements.dwg Legal Description 1 Feb 10, 2025 1:54pm by: alex gallegos

SANITARY SEWER EASEMENT 2A:

BEGINNING AT THE SOUTHWESTERN CORNER OF THE PROPERTY LOCATED AT 11350 JOHNS CREEK PARKWAY WITH THE PARCEL NUMBERS 11 106003980408& 11 106003990399, THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 991.71 FEET, AN ARC LENGTH OF 104.62 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 34°30'28" WEST FOR A CHORD DISTANCE OF 104.57 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. THENCE NORTH 77°48'39" WEST FOR A DISTANCE OF 47.93 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 991.71 FEET, AN ARC LENGTH OF 40.12 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38°41'20" WEST FOR A CHORD DISTANCE OF 40.11 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 991.75 FEET, AN ARC LENGTH OF 97.18 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°39'18" WEST FOR A CHORD DISTANCE OF 97.14 FEET TO A POINT; THENCE NORTH 45°38'13" EAST FOR A DISTANCE OF 117.00 FEET TO A POINT; THENCE SOUTH 77°48'39" EAST FOR A DISTANCE OF 51.33 FEET TO A POINT; THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 225.30 FEET TO A POINT; THENCE SOUTH 34°57'49" WEST FOR A DISTANCE OF 174.91 FEET TO A POINT; THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 34°57'49" EAST FOR A DISTANCE OF 174.91 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 57.63 FEET TO A POINT; THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 33.86 FEET TO A POINT; THENCE NORTH 34°57'49" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 55°02'11" WEST FOR A DISTANCE OF 105.09 FEET TO A POINT; THENCE NORTH 55°02'11" WEST FOR A DISTANCE OF 240.91 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.27 ACRES (11,780 SF) MORE OR LESS.

SANITARY SEWER EASEMENT 2B:

BEGINNING AT THE NORTH WEST SIDE SIDE OF THE PROPERTY AT N34.062531 , W84.162888 THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 93.55 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 34°57'49" EAST FOR A DISTANCE OF 15.50 FEET TO A POINT; THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 117.40 FEET TO A POINT; THENCE NORTH 34°57'49" EAST FOR A DISTANCE OF 321.00 FEET TO A POINT; THENCE NORTH 55°02'11" WEST FOR A DISTANCE OF 319.99 FEET TO A POINT; THENCE NORTH 34°57'49" EAST FOR A DISTANCE OF 312.31 FEET TO A POINT; THENCE NORTH 55°02'11" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 34°57'49" WEST FOR A DISTANCE OF 332.31 FEET TO A POINT; THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 319.99 FEET TO A POINT; THENCE SOUTH 34°57'49" WEST FOR A DISTANCE OF 281.00 FEET TO A POINT; THENCE NORTH 55°02'11" WEST FOR A DISTANCE OF 268.12 FEET TO A POINT; THENCE NORTH 55°02'13" WEST FOR A DISTANCE OF 214.03 FEET TO A POINT; THENCE NORTH 35°00'05" EAST FOR A DISTANCE OF 315.31 FEET TO A POINT; THENCE NORTH 14°54'47" WEST FOR A DISTANCE OF 54.85 FEET TO A POINT; THENCE NORTH 34°54'55" EAST FOR A DISTANCE OF 285.64 FEET TO A POINT; THENCE NORTH 54°58'59" WEST FOR A DISTANCE OF 19.99 FEET TO A POINT; THENCE SOUTH 34°54'54" WEST FOR A DISTANCE OF 294.97 FEET TO A POINT; THENCE SOUTH 14°54'47" EAST FOR A DISTANCE OF 54.84 FEET TO A POINT; THENCE SOUTH 35°00'11" WEST FOR A DISTANCE OF 326.01 FEET TO A POINT; THENCE SOUTH 55°02'13" EAST FOR A DISTANCE OF 234.05 FEET TO A POINT; THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 150.72 FEET TO A POINT; THENCE SOUTH 34°57'49" WEST FOR A DISTANCE OF 15.50 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.98 ACRES (42,522 SF) MORE OR LESS.

SANITARY SEWER EASEMENT 2C:

BEGINNING AT THE SOUTHWESTERN CORNER OF THE PROPERTY LOCATED AT 11350 JOHNS CREEK PARKWAY WITH THE PARCEL NUMBERS 11 106003980408& 11 106003990399, THENCE SOUTH 86°28'45" EAST FOR A DISTANCE OF 460.84 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 782.51 FEET, AN ARC LENGTH OF 83.16 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°32'35" EAST FOR A CHORD DISTANCE OF 83.12 FEET TO A POINT; THENCE NORTH 00°47'35" WEST FOR A DISTANCE OF 11.64 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 375.50 FEET, AN ARC LENGTH OF 68.32 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 04°25'08" EAST FOR A CHORD DISTANCE OF 68.22 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. THENCE SOUTH 11°09'54" WEST FOR A DISTANCE OF 20.11 FEET TO A POINT; THENCE NORTH 84°42'14" WEST FOR A DISTANCE OF 23.73 FEET TO A POINT; THENCE NORTH 86°42'36" WEST FOR A DISTANCE OF 25.47 FEET TO A POINT; THENCE NORTH 10°20'44" EAST FOR A DISTANCE OF 19.80 FEET TO A POINT; THENCE SOUTH 86°30'48" EAST FOR A DISTANCE OF 23.40 FEET TO A POINT; THENCE NORTH 02°35'14" WEST FOR A DISTANCE OF 66.01 FEET TO A POINT; THENCE NORTH 44°33'13" WEST FOR A DISTANCE OF 45.97 FEET TO A POINT; THENCE NORTH 55°02'11" WEST FOR A DISTANCE OF 199.99 FEET TO A POINT; THENCE NORTH 34°57'49" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 146.50 FEET TO A POINT; THENCE NORTH 34°57'49" EAST FOR A DISTANCE OF 14.50 FEET TO A POINT; THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 34°57'49" WEST FOR A DISTANCE OF 14.50 FEET TO A POINT; THENCE SOUTH 55°02'01" EAST FOR A DISTANCE OF 35.32 FEET TO A POINT; THENCE SOUTH 44°33'13" EAST FOR A DISTANCE OF 55.48 FEET TO A POINT; THENCE SOUTH 02°35'14" EAST FOR A DISTANCE OF 76.02 FEET TO A POINT; THENCE SOUTH 84°42'14" EAST FOR A DISTANCE OF 5.98 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.18 ACRES (7,877 SF) MORE OR LESS.

DS 05/20/2025 3:00 PM EDT Project #WRN24-070
BS
Fulton County Government



3930 EAST JONES BRIDGE ROAD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
PHONE: 770.825.0744 www.kimley-horn.com

PROJECT:

MEDLEY-JOHN'S
CREEK TOWN
CENTER

TITLE:

MEDLEY MIXED USE
SEWER LEGAL
DESCRIPTIONS

CLIENT:

TORO
DEVELOPMENT
COMPANY

JOB NO.: 014602003

SCALE N.T.S.

DATE 02/10/2025

SHEET:
EXHIBIT C

I:\ATL_Civil\014602003_Toro Johns Creek\CAD\Exhibits\Toro Mixed Use Subdivision\Sewer\Toro Medley Mixed Use Sewer Easements.dwg Legal Description 2 Feb 10, 2025 1:55pm by: alex.gallegos

SANITARY SEWER EASEMENT 2D:

BEGINNING AT THE SOUTHWESTERN CORNER OF THE PROPERTY LOCATED AT 11350 JOHNS CREEK PARKWAY WITH THE PARCEL NUMBERS 11 106003980408& 11 106003990399, THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 258.83 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°54'29" EAST FOR A CHORD DISTANCE OF 257.23 FEET TO A POINT; THENCE NORTH 27°58'31" EAST FOR A DISTANCE OF 384.97 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 431.99 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°28'28" EAST FOR A CHORD DISTANCE OF 426.04 FEET TO A POINT; THENCE NORTH 05°01'35" WEST FOR A DISTANCE OF 169.73 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. THENCE NORTH 02°59'42" WEST FOR A DISTANCE OF 221.16 FEET TO A POINT; THENCE NORTH 10°19'52" EAST FOR A DISTANCE OF 76.72 FEET TO A POINT; THENCE NORTH 15°46'18" EAST FOR A DISTANCE OF 55.40 FEET TO A POINT; THENCE NORTH 30°27'35" EAST FOR A DISTANCE OF 114.83 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 349.39 FEET, AN ARC LENGTH OF 290.87 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°52'39" WEST FOR A CHORD DISTANCE OF 282.55 FEET TO A POINT; THENCE SOUTH 05°01'35" EAST FOR A DISTANCE OF 181.98 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.06 ACRES (2,637 SF) MORE OR LESS.

SANITARY SEWER EASEMENT 2E:

BEGINNING AT THE NORTHWESTERN CORNER OF THE PROPERTY LOCATED AT 11350 JOHNS CREEK PARKWAY WITH THE PARCEL NUMBERS 11 106003980408& 11 106003990399, THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 991.71 FEET, AN ARC LENGTH OF 144.74 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 35°40'00" WEST FOR A CHORD DISTANCE OF 144.61 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 991.75 FEET, AN ARC LENGTH OF 97.18 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°39'18" WEST FOR A CHORD DISTANCE OF 97.14 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. THENCE NORTH 45°16'58" EAST FOR A DISTANCE OF 113.99 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 991.75 FEET, AN ARC LENGTH OF 130.81 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°14'26" WEST FOR A CHORD DISTANCE OF 130.71 FEET TO A POINT; THENCE SOUTH 53°01'31" WEST FOR A DISTANCE OF 169.35 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 349.39 FEET, AN ARC LENGTH OF 57.91 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 48°10'40" WEST FOR A CHORD DISTANCE OF 57.84 FEET TO A POINT; THENCE NORTH 53°27'25" EAST FOR A DISTANCE OF 244.46 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.04 ACRES (1,593 SF) MORE OR LESS.

SANITARY SEWER EASEMENT 2F:

BEGINNING AT THE WESTERN CORNER OF THE PROPERTY LOCATED AT 11350 JOHNS CREEK PARKWAY WITH THE PARCEL NUMBERS 11 106003980408& 11 106003990399,, THENCE SOUTH 54°47'00" EAST FOR A DISTANCE OF 30.76 FEET TO A POINT; THENCE SOUTH 88°25'44" WEST FOR A DISTANCE OF 58.40 FEET TO A POINT; THENCE NORTH 53°46'41" WEST FOR A DISTANCE OF 239.90 FEET TO A POINT; THENCE SOUTH 32°52'02" WEST FOR A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTH 55°02'11" WEST FOR A DISTANCE OF 7.06 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 12.30 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 31°32'37" WEST FOR A CHORD DISTANCE OF 11.96 FEET TO A POINT; THENCE NORTH 55°02'11" WEST FOR A DISTANCE OF 89.50 FEET TO A POINT; THENCE NORTH 34°57'49" EAST FOR A DISTANCE OF 21.23 FEET TO A POINT; THENCE SOUTH 55°02'11" EAST FOR A DISTANCE OF 107.53 FEET TO A POINT; THENCE SOUTH 32°52'02" WEST FOR A DISTANCE OF 3.00 FEET TO A POINT; THENCE SOUTH 53°46'41" EAST FOR A DISTANCE OF 233.27 FEET TO A POINT; THENCE SOUTH 88°12'59" EAST FOR A DISTANCE OF 26.96 FEET TO A POINT. SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.18 ACRES (7,877 SF) MORE OR LESS.

DS
BS 05/20/2025 | 3:00 PM EDT
Fulton County Government

Project #WRN24-070

Kimley»Horn

3930 EAST JONES BRIDGE ROAD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
PHONE: 770.825.0744 www.kimley-horn.com

PROJECT:

MEDLEY-JOHNS
CREEK TOWN
CENTER

TITLE:

MEDLEY MIXED USE
SEWER LEGAL
DESCRIPTIONS

CLIENT:

TORO
DEVELOPMENT
COMPANY

JOB NO. 014602003

SCALE: N.T.S.

DATE 02/10/2025

SHEET:

EXHIBIT D

CONSENT JOINDER TO
SEWER LINE EASEMENT

The Development Authority of Fulton County (the “DAFC”) is the owner of the fee simple interest in the property subject to Lease Agreement by and between DAFC and Medley Johns Creek Phase 1 Owner, LLC dated December 1, 2024 (the “Lease”) as evidenced by that Short Form Lease Agreement recorded in Deed Book 68498, page 97 of the Fulton County Georgia records. DAFC hereby consents and joins in the execution of the within and foregoing Sewer Line Easement for purposes of evidencing its agreement thereto.

Notwithstanding the foregoing or anything to the contrary contained herein or in the Sewer Line Easement, nothing in this Consent or the Sewer Line Easement shall be deemed to (i) increase the liability of DAFC or (ii) restrict or subordinate the Unassigned Rights (as defined in the Lease) of DAFC. Further notwithstanding anything to the contrary contained herein or in the Sewer Line Easement, DAFC makes no representations or warranties regarding the status of its title in the Project (as defined in the Lease) or any encumbrances thereon.

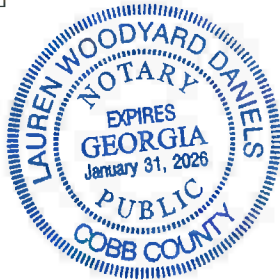
[Signature on the following page.]

IN WITNESS WHEREOF, this Consent is signed, sealed and delivered by the DAFC this 22 day of May, 2025.

Signed, sealed and delivered in
the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My commission expires: 01/31/26
[NOTARIAL SEAL]



DEVELOPMENT AUTHORITY OF
FULTON COUNTY

By: [Signature]
Name: Kwanza Hall
Title: Chairman
[CORPORATE SEAL]



CONSENT JOINDER TO
SEWER LINE EASEMENT

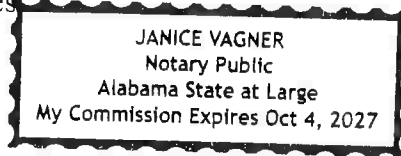
Synovus Bank ("Synovus") is the Grantee of that Deed to Secure Debt, Assignment of Rents and Leases and Security Agreement granted by Development Authority of Fulton County dated December 1, 2024 and recorded in Deed Book 68498, page 108 of the Fulton County Georgia records. Synovus hereby consents and joins in the execution of the within and foregoing Sewer Line Easement for purposes of evidencing its agreement thereto.

IN WITNESS WHEREOF, this Consent is signed, sealed and delivered by the Synovus this 22 day of May, 2025.

Signed, sealed and delivered in
the presence of:

Natasha Sid
Unofficial Witness

Janice Vagner
Notary Public
My commission expires
[NOTARIAL SEAL]



SYNOVUS BANK

By: [Signature]
Name: Dawn Matthews
Title: SVP

[CORPORATE SEAL]



CONSENT TO
SEWER LINE EASEMENT

Banco Inbursa, S.A., Institución De Banca Múltiple, Grupo Financiero Inbursa ("Banco Inbursa") is the Grantee of that Amended and Restated Fee and Leasehold Deed to Secure Debt, Assignment of Rents and Leases, Collateral Assignment of Property Agreements, Security Agreement and Fixture Filing granted by Development Authority of Fulton County, Medley Johns Creek Phase 1 Owner, LLC, and Medley Johns Creek Phase 2 Owner, LLC dated December 5, 2024 and recorded in Deed Book 68498, page 149 of the Fulton County Georgia records. Banco Inbursa hereby consents in the execution of the within and foregoing Sewer Line Easement for purposes of evidencing its agreement thereto.

IN WITNESS WHEREOF, this Consent is signed, sealed and delivered by Banco Inbursa this 2nd day of May, 2025.

Signed, sealed and delivered in
the presence of:

Christine A. Hilleland
Unofficial Witness

Martin Thomas Brown
Notary Public
My commission expires: 6-28-2027
[NOTARIAL SEAL]

**BANCO INBURSA, S.A., INSTITUCIÓN DE
BANCA MÚLTIPLE, GRUPO FINANCIERO
INBURSA**, an entity formed under the laws of the
United Mexican States

By: **TRIMONT LLC**, its servicer

By: [Signature]
Name: Brad Bullock
Title: Authorized Signatory
[CORPORATE SEAL]

