

[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 : QuikTrip No. 1770
Tax Parcel Identification No.: 09F340001338834
Land Disturbance Permit No.: 24000125 WRS24-033
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 1st day of April, 2025, between
PPF Industrial Mason Road, LLC, a corporation 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) 139 of the District, 9 - F Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

QuikTrip No. 1770

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.

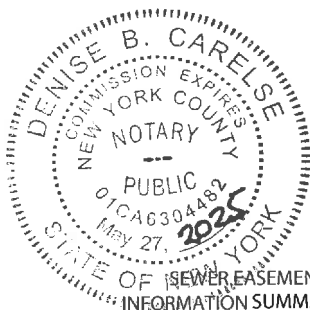
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 1st
day of April 20 25
in the presence of:

Natasha
Witness

Dan
Notary Public

[NOTARIAL SEAL]



PPF INDUSTRIAL MASON ROAD, LLC, a Delaware limited liability company

By: PPF Industrial, LLC, a Delaware limited liability company, its Member

By: PPF OP, LP, a Delaware limited liability company, its Member

By: PPF OPGP, LLC, a Delaware limited liability company, its General Partner

By: Prime Property Fund, LLC, a Delaware limited company, its Member

By: Morgan Stanley Real Estate Advisor, Inc., its Investment Advisor

By: Nicholas Korali

Print Name: Nicholas Korali

Title: Vice President

[CORPORATE SEAL]

Exhibit A

20' WIDE SANITARY SEWER EASEMENT

Crossing land now or formerly
PPF INDUSTRIAL MASON ROAD, LLC
(DB 59848 PG 183)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133, LAND DISTRICT 9F, CITY OF UNION CITY, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED, WITH BEARINGS RELATIVE TO GRID NORTH, GEORGIA WEST ZONE, AS FOLLOWS:

CROSSING THE PROPERTY OF NOW OR FORMERLY PPF INDUSTRIAL MASON ROAD, LLC., BEING TAX PARCEL ID #09F340001338834

STARTING AT THE **POINT OF COMMENCEMENT**, SAID POINT BEING MARKED BY AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF QUIKTRIP CORPORATION, DB 68033 PAGE 430; THENCE RUNNING NORTH 19 DEGREES 07 MINUTES 01 SECONDS WEST ALONG THE WESTERLY SIDELINE OF SAID QUIKTRIP CORPORATION A DISTANCE OF 116.58 FEET; THENCE LEAVING SAID PROPERTY LINE, TURNING SOUTH 75 DEGREES 03 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 167.52 TO THE EASTERLY PROPERTY LINE OF PPF INDUSTRIAL MASON ROAD, LLC AND THE **POINT OF BEGINNING(POB)** AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT:

THENCE SOUTH 75 DEGREES 03 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 249.18 FEET TO A POINT; THENCE NORTH 14 DEGREES 56 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 75 DEGREES 03 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 230.89 FEET TO A POINT AT SAID WESTERLY PROPERTY LINE; THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 25.49 FEET ALONG THE PROPERTY LINE TO A POINT; THENCE SOUTH 10 DEGREES 23 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 14.78 FEET ALONG THE PROPERTY LINE TO THE **POINT OF BEGINNING**.

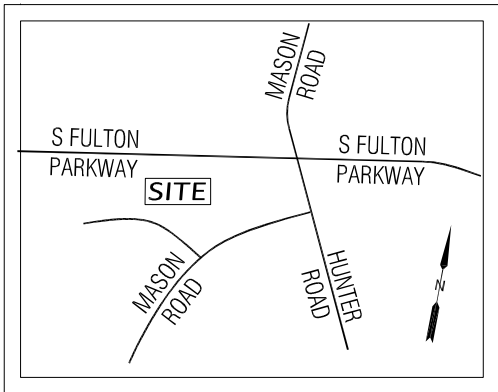
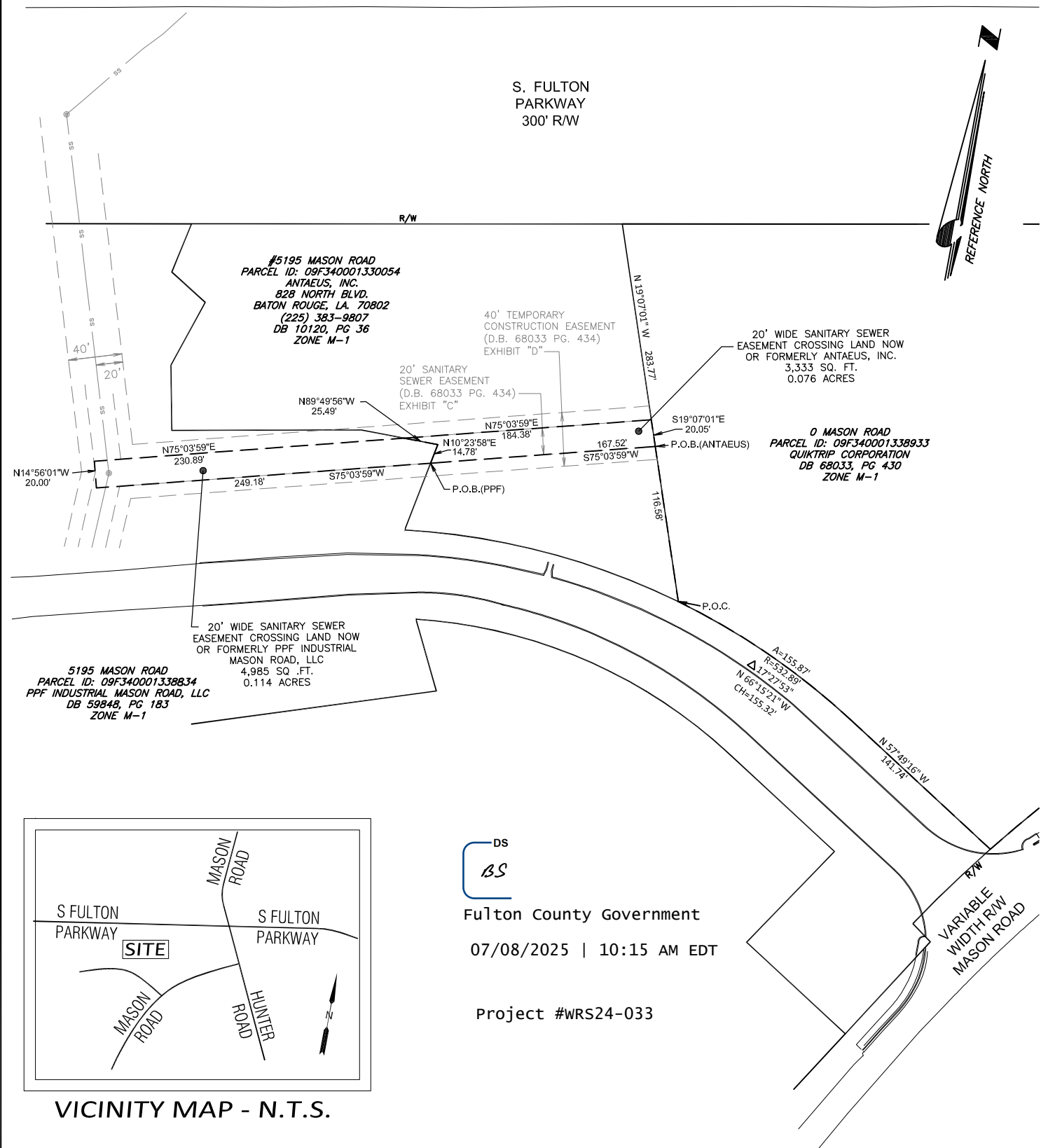
SAID TRACT CONTAINS 0.114 ACRES OR 4,985 SQUARE FEET AND BEING A PORTION OF THE 20' EASEMENT DESCRIBED IN DEED BOOK 68033 PAGE 434.



07/08/2025 | 10:15 AM EDT

Fulton County Government

Project #WRS24-033



VICINITY MAP - N.T.S.



Fulton County Government

07/08/2025 | 10:15 AM EDT

Project #WRS24-033

This Sanitary Sewer Easement pertains to that portion of the Sanitary Sewer Easement located on Parcel ID. No. 09F340001338834 owned by PPF Industrial Mason Road, LLC

FOR REVIEW

SCALE: 1" = 100'



This Exhibit Document has been prepared based on information provided by others. The Consultant has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions that may be incorporated as a result of erroneous information provided by others.



DATE: 03/21/2025
SCALE: 1" = 100'

CHECKED BY: EJP
JOB No. 083848.000

EASEMENT EXHIBIT
20' Wide Sanitary Sewer Easement
QuikTrip No. 1770
LAND LOT 133 - 9-F DISTRICT
FULTON COUNTY, GEORGIA

SHEET
NUMBER
1
of 1