

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

THIS DOCUMENT MUST ONLY BE RECORDED 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 Altera Union City
Tax Parcel Identification No.: 09F300001172583
Land Disturbance Permit No.: 24000015 WKS 23-039
Zoning/Special Use Permit No.:
(if applicable)

For Fulton County Use Only:

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 14th day of May, 2024, between **CRP/WP Union City Owner, L.L.C.**, 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 and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits 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 subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) **117**, Section (if applicable) of District **9F**, Fulton County, Georgia, and more particularly described as follows: To wit:

Altera Union City

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 hereby conveys and relinquishes 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.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line 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.

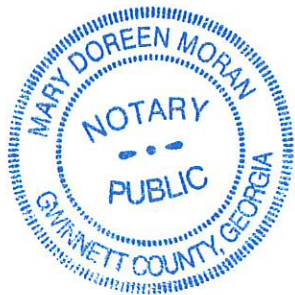
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 14 day of MAY, 2024 in the presence of:

[Signature]
Witness

Mary Doreen Moran
Notary Public
My Commission Expires February 24, 2025

[NOTARIAL SEAL]



GRANTOR: CRP/WP Union City Owner, L.L.C.
LIMITED LIABILITY COMPANY NAME

By: [Signature]

Print Name: Bennett Sands

Title: Authorized Signatory

By: [Signature]

Print Name: [Signature]

Title: [Signature]

[CORPORATE SEAL]

SEWER EASEMENT

Being a strip or parcel of land running in, through, over and across the property now or formerly owned by CRP/WP UNION CITY OWNER, L.L.C., as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 67754, Page 221 and being shown as the "Apartment Parcel" as shown on an Exemption Plat for Langston Hughes Place, as recorded among the aforesaid Land Records in Plat Book 461, Page 44, and said strip or parcel being shown on an Easement Sketch prepared by TerraMark Land Surveying, Inc. and attached hereto, said strip or parcel lying and being in Land Lot 117, District 9F, of Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning of the said strip or parcel of land, commence at a 5/8 inch rebar found at the point of intersection of the Southwest Right of Way Line of Georgia State Highway 92, a.k.a. Campbellton-Fairburn Road (an apparent variable width public right of way), and the Northerly Right of Way Line of Hall Road (an apparent 60 feet wide public right of way); thence, leaving said point and running with the said line of Georgia State Highway 92, North 27° 39' 51" West, 208.38 feet to a point at the Southeast Corner of Outparcel 2 as shown on the above-mentioned Exemption Plat; thence, continuing along said line of Georgia State Highway 92, North 27° 39' 50" West, 286.23 feet to a common corner of the above-mentioned Outparcel 2 and the "Apartment Parcel"; thence, continuing along said line of Georgia State Highway 92, North 27° 39' 50" West, 7.33 feet to the True Point of Beginning of the herein described strip or parcel of land; thence, leaving the said line of Georgia State Highway 92 and running,

1. South 63° 19' 24" West, 252.05 feet; thence,
2. South 07° 34' 42" East, 161.55 feet; thence,
3. South 35° 19' 55" West, 141.99 feet; thence,
4. North 54° 40' 05" West, 20.00 feet; thence,
5. North 35° 19' 55" East, 134.13 feet; thence,
6. North 07° 34' 42" West, 167.93 feet; thence,
7. North 63° 19' 24" East, 265.94 feet; thence,
8. South 27° 39' 51" East, 20.00 feet to the Point of Beginning, containing 11,236 square feet or 0.2579 of an acre of land, more or less.

**SKETCH OF SANITARY SEWER EASEMENT
FOR PROJECT
"ALTERA - BEN HILL"**
LOCATED IN LAND LOT 117
DISTRICT 9F
UNION CITY, FULTON COUNTY, GA

THIS BLOCK RESERVED FOR THE CLERK OF
THE SUPERIOR COURT.

SURVEYOR'S CERTIFICATE

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



W.C. Wohlford, Jr.
WILLIAM C. WOHLFORD, JR., R.L.S.
REGISTERED NUMBER: 2577

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.
3. THE PROPOSED PERMANENT EASEMENT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 190,203 FEET.
4. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA - COMMUNITY PANEL NUMBER 13121G0451F, DATED SEPTEMBER 18, 2018, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
5. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.
6. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON 08/30/2021.

EXHIBIT "A"

11,236 SQ. FT. / 0.2579 AC.
SANITARY SEWER EASEMENT

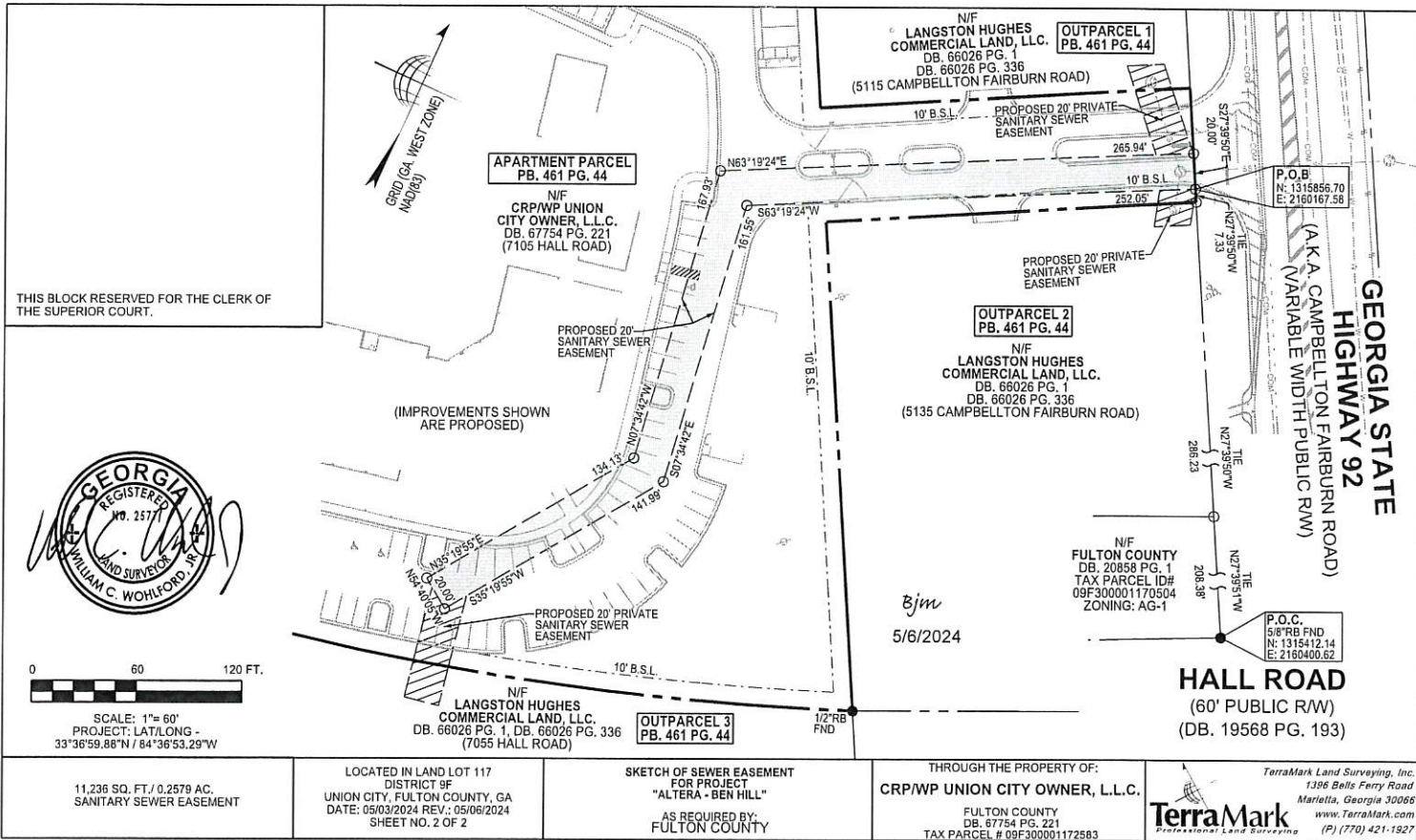
LOCATED IN LAND LOT 117
DISTRICT 9F
UNION CITY, FULTON COUNTY, GA
DATE: 05/03/2024 REV.: 05/06/2024
SHEET NO. 1 OF 2

SKETCH OF SEWER EASEMENT
FOR PROJECT
"ALTERA - BEN HILL"
AS REQUIRED BY:
FULTON COUNTY

THROUGH THE PROPERTY OF:
CRP/WP UNION CITY OWNER, L.L.C.

FULTON COUNTY
DB. 67754 PG. 221
TAX PARCEL # 09F300001172583

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927



PATH: S:\SURVEY\2022\2022-272\DCN\EASEMENTS.DGN

**CONSENT TO SEWER EASEMENT
OF
UNION CITY DEVELOPMENT AUTHORITY**

The undersigned (the "**Development Authority**"), as fee owner of the real property described herein, hereby consents to the Sewer Easement to which this Consent is attached (the "**Sewer Easement**") and hereby consents to the rights granted herein by Grantor, as the "Company" under that certain Lease Agreement by and between the Grantor and the Development Authority, as "Issuer" thereunder, dated as of February 1, 2024 (as amended from time to time, the "**Lease**"). The Development Authority acknowledges and agrees that such Sewer Easement shall be deemed a Permitted Encumbrance (as defined in the Lease) for all purposes under the Lease, but such Sewer Easement shall be subject to and shall not affect the Development Authority's Unassigned Rights as set forth and defined in the Lease.

IN WITNESS WHEREOF, this Consent has been signed, sealed and delivered by the Development Authority this 12th day of July, 2024.

**UNION CITY DEVELOPMENT
AUTHORITY**

By: Brandon C. Banks
Name: Brandon C. Banks
Title: Chairman

Signed, sealed and delivered in the presence of:

Natashe Jones
Unofficial Witness

Aaron J. Hambrick

Attest: Cindy McKene
Secretary

Notary Public

Date of Execution by Notary: 7-12-2024


Commission Expiration Date: 6-18-2026

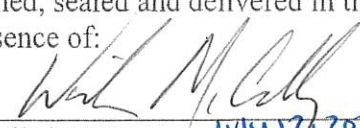
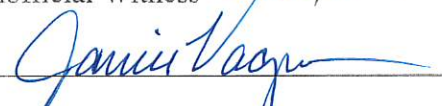


**CONSENT TO SEWER EASEMENT
OF
SYNOVUS BANK**

The undersigned (the "**Synovus**"), as Trustee and the holder of the rights granted and assigned by the Development Authority under that certain Assignment and Security Agreement dated February 1, 2024, and recorded in Deed Book 67754, Page 273, official records of Fulton County, Georgia (the "**Assignment Agreement**"), with respect to the real property described herein, hereby consents to the Sewer Easement to which this Consent is attached (the "**Sewer Easement**"), including the execution, delivery and recording of such Easement by Grantor, and Synovus hereby agrees that Synovus's interest under the foregoing Assignment Agreement shall be subject and subordinate to the terms and conditions of the Sewer Easement; provided however, nothing contained herein shall release Synovus's interest under the Assignment Agreement, except as set forth herein.

IN WITNESS WHEREOF, this Consent has been signed, sealed and delivered by the Development Authority this 12th day of July, 2024.

SYNOVUS BANK
By: 
Name: DEAN MATTHEWS
Title: SVP

Signed, sealed and delivered in the presence of:

Unofficial Witness July 12, 2024

Notary Public



Date of Execution by Notary: July 12, 2024

Commission Expiration Date:

[NOTARY SEAL] 