

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

Cross Reference

Deed/Plat Book 65788 Page 0183
Deed Book 67742 Page 370

INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT made this 26th day of September 2023, between 116 North Main LLC a property owner within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor ("Owner"), and FULTON COUNTY, GEORGIA, a political subdivision of the State of Georgia ("County").

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

1.

Owner warrants that he is the full and true owner and has clear title to that certain property known as 116 North Main Street and 126 North Main St, Alpharetta, GA 30009, and as more fully described in that certain conveyance recorded in Deed Book 65788, Page 0183 of Fulton County, Georgia records, on which Owner desires to install certain private improvements (the "Private Improvements") as more fully described in Exhibit "A", attached hereto and incorporated herein by reference.

2.

Previously, Fulton County was granted a water meter easement, as referenced in and recorded at Deed Book 67742, Page 370 of Fulton County, Georgia records, and hereby grants Owner a License to enter within portions of its water meter easement, to construct, repair and replace, from time to time as may be needed, certain private improvements at his sole cost and responsibility, said private improvements as the same are more fully described in Exhibit "A" (the "Private Improvements").

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 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, his assigns, affiliates, and successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any provisions 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: County Attorney
Office of the County Attorney
141 Pryor Street, SW, Suite 4038
Atlanta, GA. 30303

OWNER: 116 North Main LLC, Brent Beecham as Manager
4575 Webb Bridge Rd #5400
Alpharetta, GA 30005

Land Lot 1252 of the 2nd District, 1st Section

Parcel Number: 22 482212520781, 22 482212520575,
22 482212520773

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

Signatures:

Signed sealed and delivered in the presence of



Unofficial Witness



Notary Public

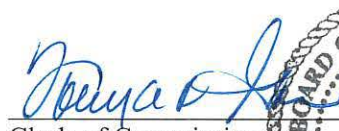
My Commission Expires: 12-17-2024

(Notary Seal)

(Notary Stamp)



Attest:



Clerk of Commission



APPROVED AS TO CONTENT



David E. Clark, Director
Department of Public Works

OWNER 116 North Main LLC



Signature (Authorized Party to Bind Owner Entity)

Brent Beecham, Manager

Signatory's Name and Title (printed)

Owner's Address:

4575 Webb Bridge Rd #5400
Alpharetta, GA 30005

FULTON COUNTY, GEORGIA

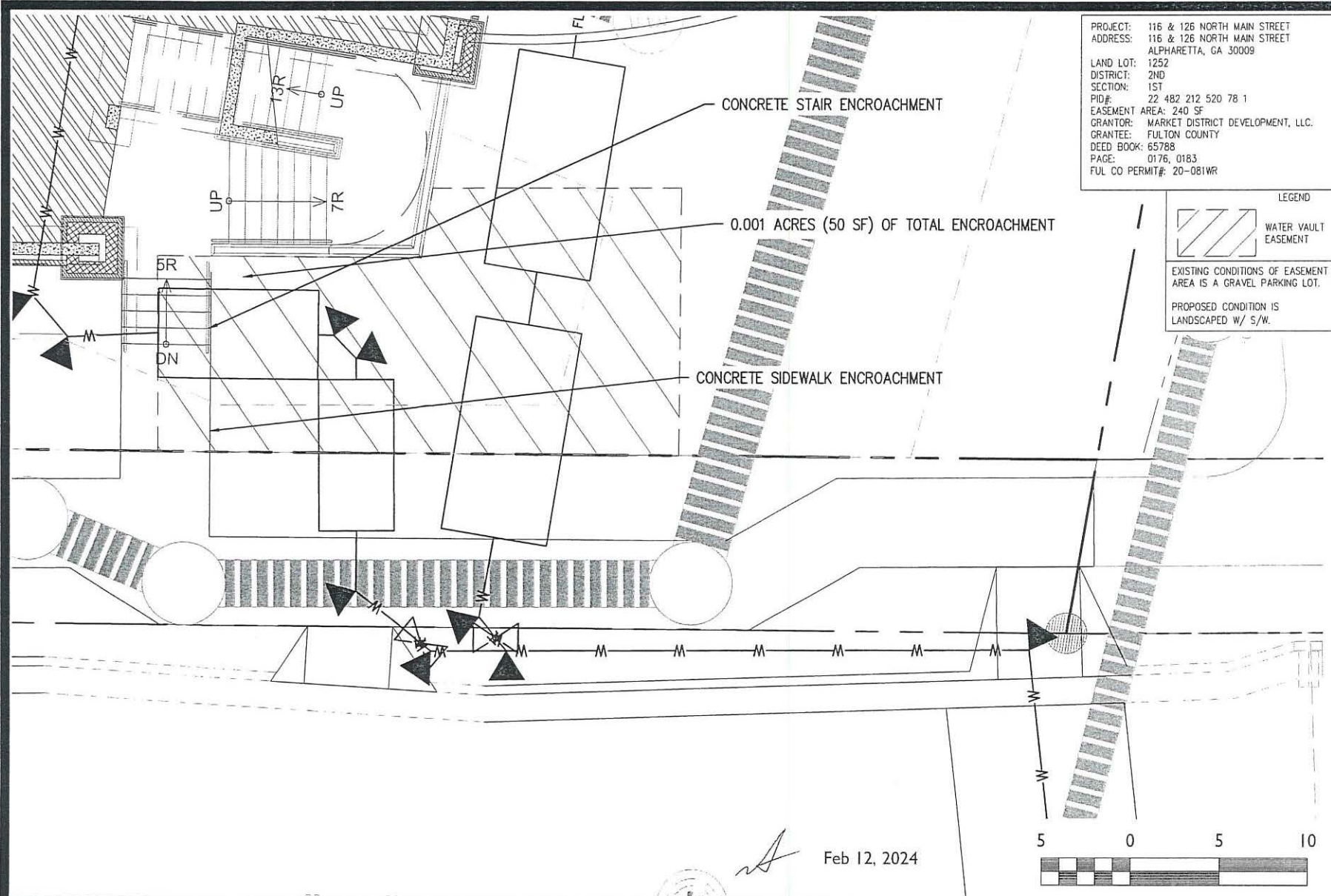
By: 

Chairman, Board of Commissioners

APPROVED AS TO FORM:



Y. Soo Jo, County Attorney



PROJECT: 116 & 126 NORTH MAIN STREET
ADDRESS: 116 & 126 NORTH MAIN STREET
ALPHARETTA, GA 30009
LAND LOT: 1252
DISTRICT: 2ND
SECTION: 1ST
PID#: 22 482 212 520 78 1
EASEMENT AREA: 240 SF
GRANTOR: MARKET DISTRICT DEVELOPMENT, LLC.
GRANTEE: FULTON COUNTY
DEED BOOK: 65788
PAGE: 0176, 0183
FUL CO PERMIT#: 20-081WR

LEGEND
[Hatched Box] WATER VAULT EASEMENT
EXISTING CONDITIONS OF EASEMENT AREA IS A GRAVEL PARKING LOT.
PROPOSED CONDITION IS LANDSCAPED W/ S/W.



PROJECT NO. 21-4713
DRAWN BY: JLN
DATE: 11-18-2023
REVISED:
INDEMNIFICATION AGREEMENT - EXHIBIT A

116 & 126 NORTH MAIN STREET
ALPHARETTA, GA

Feb 12, 2024

EXHIBIT "A"

Parcel 22 482212520781

All that tract or parcel of land lying and being in Land Lot 1252 of the 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the centerline intersection of Violet Garden Walk (F.K.A. Christine Drive)(having a 30' right-of-way) and Lily Garden Place;

Thence run South 43 Degrees 17 Minutes 41 Seconds East for a distance of 25.37 feet to a set 1/2 inch capped rebar (L.S.F. 1057) on the easterly right-of-way of aforementioned Violet Garden Walk, and being the POINT OF BEGINNING of the parcel of land described herein;

Thence run North 08 Degrees 28 Minutes 21 Seconds West along said right-of-way for a distance of 119.97 feet to a found 3/4 inch open top pipe;

Thence leaving said right-of-way run South 89 Degrees 38 Minutes 39 Seconds East for a distance of 129.95 feet to a set 1/2 inch capped rebar (L.S.F. 1057);

Thence run South 05 Degrees 54 Minutes 21 Seconds East for a distance of 120.38 feet to a found 3/4 inch open top pipe;

Thence run North 89 Degrees 08 Minutes 04 Seconds West for a distance of 124.67 feet to the Point of Beginning. Said parcel containing 0.35 Acres

Parcel 22 482212520575

All that tract or parcel of land lying and being in Land Lot 1252 of the 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the centerline intersection of Violet Garden Walk (F.K.A. Christine Drive)(having a 30' right-of-way) and Lily Garden Place;

Thence run South 43 Degrees 17 Minutes 41 Seconds East for a distance of 25.37 feet to a set 1/2 inch capped rebar (L.S.F. 1057) on the easterly right-of-way of aforementioned Violet Garden Walk;

Thence leaving said right-of-way run South 89 Degrees 08 Minutes 04 Seconds East for a distance of 124.67 feet to a found 3/4 inch open top pipe and being the POINT OF BEGINNING of the parcel of land described herein;

Thence run North 05 Degrees 54 Minutes 21 Seconds West for a distance of 120.38 feet to a set 1/2 inch capped rebar (L.S.F. 1057);

Thence run South 89 Degrees 38 Minutes 39 Seconds East for a distance of 162.48 feet to a set 1/2 inch capped rebar (L.S.F. 1057) on the westerly right-of-way of North Main Street (having a variable right-of-way);

Thence run South 04 Degrees 01 Minutes 46 Seconds East along said right-of-way for a distance of 122.01 feet to a set 1/2 inch capped rebar (L.S.F. 1057);

Thence leaving said right-of-way run North 88 Degrees 55 Minutes 33 Seconds West for a distance of 158.69 feet to the Point of Beginning.

Said parcel containing 0.44 Acres

Parcel 22 482212520773

All that tract or parcel of land lying and being in Land Lot 1252 of the 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the centerline intersection of Violet Garden Walk (F.K.A. Christine Drive)(having a 30' right-of-way) and Lily Garden Place;

Thence run South 43 Degrees 17 Minutes 41 Seconds East for a distance of 25.37 feet to a set 1/2 inch capped rebar (L.S.F. 1057) on the easterly right-of-way of aforementioned Violet Garden Walk;

Thence run North 08 Degrees 28 Minutes 21 Seconds West along said right-of-way for a distance of 119.97 feet to a found 3/4 inch open top pipe and being the POINT OF BEGINNING of the parcel of land described herein;

Thence run North 09 Degrees 18 Minutes 25 Seconds West along said right-of-way for a distance of 92.27 feet to a found 1-1/2 inch open top pipe;

Thence leaving said right-of-way run South 89 Degrees 46 Minutes 22 Seconds East for a distance of 302.99 feet to a set 1/2 inch capped rebar (L.S.F. 1057) on the westerly right-of-way of North Main Street (having a variable right-of-way);

Thence run the following courses and distances along said westerly right-of-way of North Main Street:

South 03 Degrees 55 Minutes 10 Seconds East for a distance of 14.95 feet to a point;

North 86 Degrees 04 Minutes 51 Seconds East for a distance of 7.00 feet to a set 1/2 inch capped rebar (L.S.F. 1057);

South 03 Degrees 55 Minutes 08 Seconds East for a distance of 77.47 feet to a set 1/2 inch capped rebar (L.S.F. 1057);

Thence leaving said right-of-way run North 89 Degrees 38 Minutes 39 Seconds West for a distance of 301.37 feet to the Point of Beginning.

Said parcel containing or 0.64 Acres