

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

Cross Reference

~~Plat~~ <sup>DEED</sup> Book 6035, Page 375  
Deed Book 54388, Page 184

### INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT, made this 16th day of October, 2020, between 7799 LLC as citizen within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor (hereinafter, as “Owner”), and FULTON COUNTY, a political subdivision of the State of Georgia (hereinafter, “the 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 7799 Roswell Rd., Sandy Springs, GA 30350 (enter address), and as more fully described in that certain conveyance recorded in Deed Book 54388, Page 184 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 sanitary sewer easement, as referenced in and recorded at Plat Book/Deed Book (circle one) 6035, Page 375 of Fulton County, Georgia records, and hereby grants Owner, a License to enter within a portion of its sanitary sewer easement to construct, repair and replace, from time to time as may be needed certain private improvements at his sole cost and responsibility private improvements as same are more fully described in Exhibit “A”.

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 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: County Attorney  
Office of the County Attorney  
141 Pryor Street, SW, Suite 4038  
Atlanta, GA. 30303

OWNER: 7799 LLC  
RE Land Lot(s) 31, District 17

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

Signatures: Michael Domenicone

Michael Domenicone

Owner: 7799 LLC  
Address: 7799 Roswell Road

Sandy Springs Georgia, 30350

Signed, sealed and delivered in

the presence of:

G.S. Smith  
Greg S. Smith  
Unofficial Witness

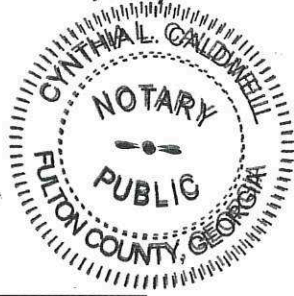
Notary Public Cynthia L. Caldwell

My Commission Expires: 06/26/2021 (Authorized Party to Bind Said Entity)

(NOTARY SEAL)

(NOTARY STAMP)

Attest:



FULTON COUNTY, GEORGIA

By: \_\_\_\_\_

\_\_\_\_\_  
Clerk of the Commission

\_\_\_\_\_  
Chairman, Board of Commissioners

APPROVED AS TO CONTENT:

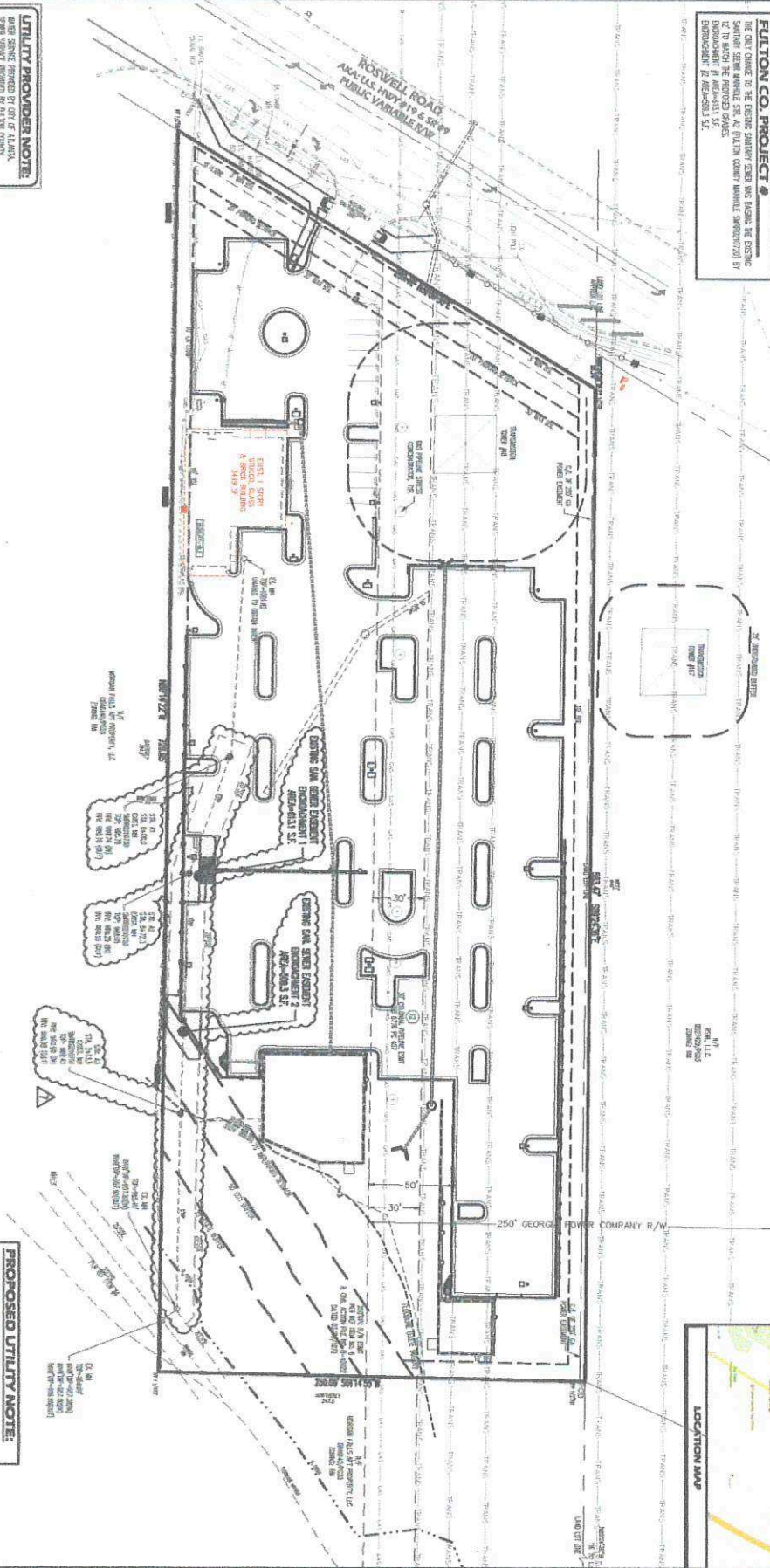
APPROVED AS TO FORM:

\_\_\_\_\_  
David E. Clark, Director  
Department of Public Works

\_\_\_\_\_  
County Attorney

# EXHIBIT A

**FULTON CO. PROJECT #**  
 THE ONLY CHANGE TO BE MADE SINCE THE LAST REVISION IS THE CHANGING OF THE SERVICE AREA FROM THE PUBLIC UTILITY TO THE PRIVATE UTILITY. THE CHANGING OF THE SERVICE AREA IS THE ONLY CHANGE TO BE MADE SINCE THE LAST REVISION IS THE CHANGING OF THE SERVICE AREA FROM THE PUBLIC UTILITY TO THE PRIVATE UTILITY. THE CHANGING OF THE SERVICE AREA IS THE ONLY CHANGE TO BE MADE SINCE THE LAST REVISION IS THE CHANGING OF THE SERVICE AREA FROM THE PUBLIC UTILITY TO THE PRIVATE UTILITY.



**UTILITY PROVIDER NOTE:**  
 WATER SERVICE PROVIDED BY CITY OF ATLANTA  
 SEWER SERVICE PROVIDED BY FULTON COUNTY  
**GEORGIA811**  
 UNDERGROUND UTILITY LOCATIONS

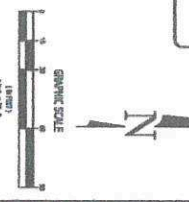
**UTILITY DISCLAIMER:**  
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS INFORMATION.



**PROPOSED UTILITY NOTE:**  
 THIS PLAN IS THE PROPOSED UTILITY PLAN FOR THE PROJECT. IT SHOWS THE LOCATION AND DEPTH OF ALL PROPOSED UTILITIES. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS INFORMATION.

**EXISTING UTILITIES NOTE:**  
 THIS PLAN IS THE EXISTING UTILITIES PLAN FOR THE PROJECT. IT SHOWS THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS INFORMATION.

**OWNER/OWNER'S REPRESENTATIVE:**  
 2500 GEORGIA POWER COMPANY R/W  
 ATLANTA, GA 30303  
**OWNER'S CONTACT:**  
 404-526-3205 (PH)  
 404-526-3205 (FAX)  
**OWNER'S ADDRESS:**  
 4255 WILSON ROAD, SUITE 100  
 ATLANTA, GA 30341  
 404-526-3205 (PH)  
 404-526-3205 (FAX)



**EDS**  
 Evans Design Group, Inc.  
 Civil Engineering  
 4755 Summer Spring Court  
 Atlanta, GA 30319  
 404-252-1100  
 www.evansdesign.com

**PROJECT NAME:**  
 CLASSIC KARIYA OF ATLANTA

**7799 ROOSEVELT BL.**  
 L.L. 31, 13TH BLDG.  
 CITY OF ATLANTA  
 FULTON CO., GEORGIA

**DATE:**  
 10-16-17

**OWNER/OWNER'S REPRESENTATIVE:**  
 7799 LLC

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	09-28-17	ISSUED FOR PERMIT
2	10-16-17	ISSUED FOR CONSTRUCTION

**CONTRACTOR:**  
 17-027

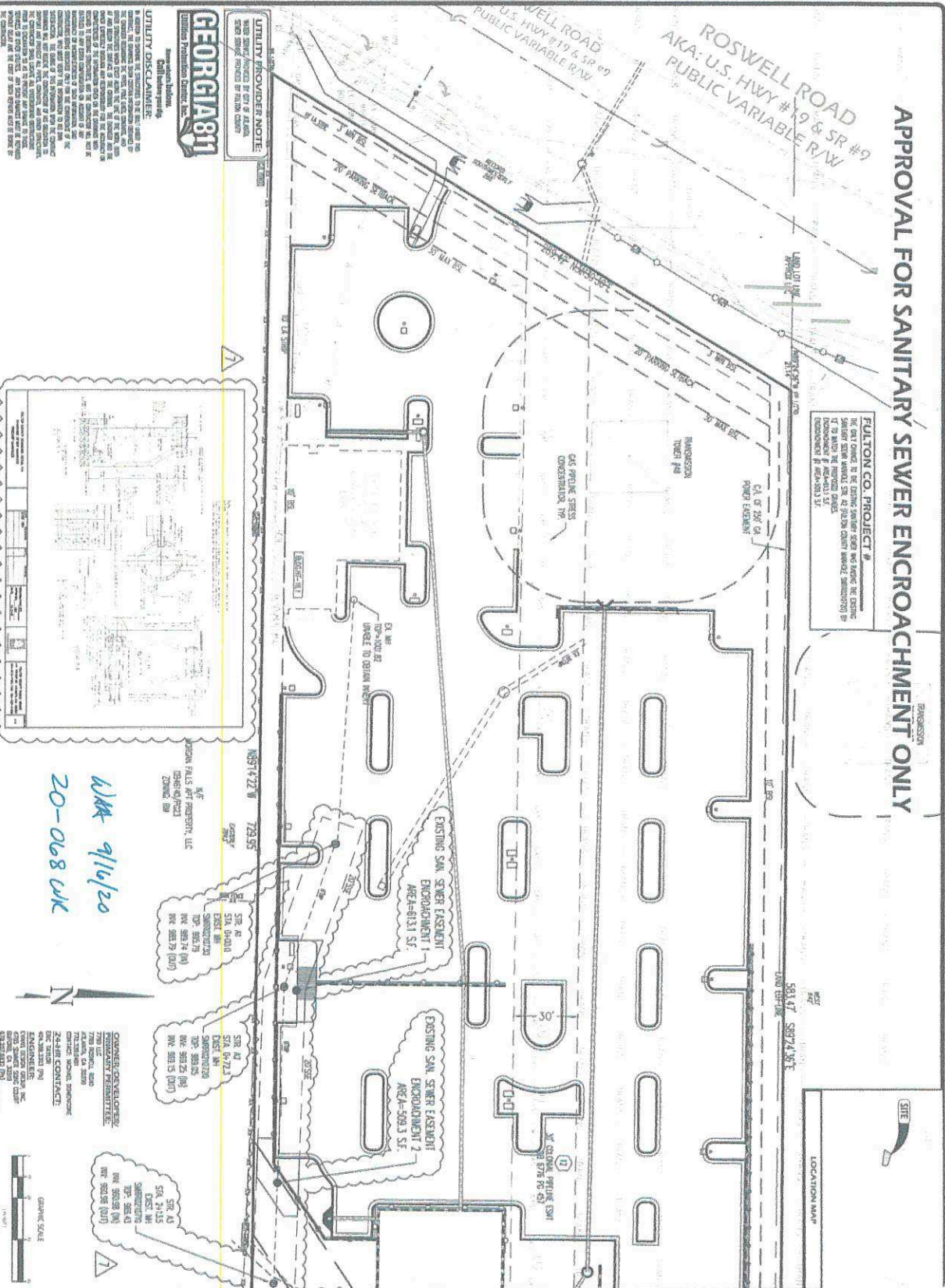
**EX-A**

# APPROVAL FOR SANITARY SEWER ENCROACHMENT ONLY

**FULTON CO. PROJECT #**  
 THE CITY ENGINEER HAS REVIEWED THIS ENCROACHMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SANITARY SEWER ACT AND THE PUBLIC HEALTH CODE. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE ENCROACHMENT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**ROSWELL ROAD**  
 AKA: U.S. HWY #19 & SR #9  
 PUBLIC VARIABLE R/W

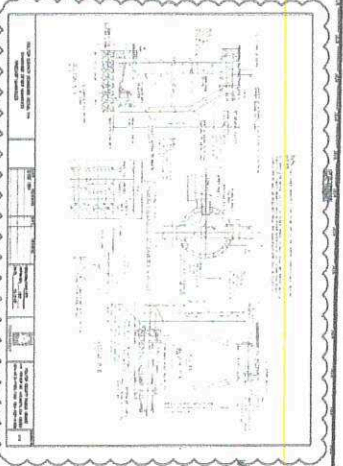
**WELL ROAD**  
 U.S. HWY #19 & SR #9  
 PUBLIC VARIABLE R/W



**UTILITY PROVIDER NOTE:**  
 THIS DRAWING IS FOR THE CITY OF ATLANTA. THE CITY ENGINEER HAS REVIEWED THIS ENCROACHMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SANITARY SEWER ACT AND THE PUBLIC HEALTH CODE. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE ENCROACHMENT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**UTILITY DISCLAIMER:**  
 THE CITY ENGINEER HAS REVIEWED THIS ENCROACHMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SANITARY SEWER ACT AND THE PUBLIC HEALTH CODE. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE ENCROACHMENT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**GEORGIA811**  
 800-4-A-SHIELD  
 800-4-8-7345



**WATER MAINS**  
 18" DIA. WATER MAIN  
 12" DIA. WATER MAIN  
 8" DIA. WATER MAIN

**EXISTING SAN. SEWER EASEMENT 1**  
 AREA=6131 SF  
 30' WIDE

**EXISTING SAN. SEWER EASEMENT 2**  
 AREA=5083 SF  
 30' WIDE

**EXISTING SAN. SEWER EASEMENT 7**  
 AREA=2415 SF  
 30' WIDE

**MANHOLE**  
 36" DIA. MANHOLE  
 48" DIA. MANHOLE

**ENCROACHMENT**  
 10'-6-17

**REVISIONS**  
 1. 10-6-17  
 2. 10-6-17  
 3. 10-6-17

**DATE**  
 10-6-17

**PROJECT NAME**  
 CLASSIC KARNIA OF ATLANTA

**CLIENT**  
 CLASSIC KARNIA OF ATLANTA

**ENGINEER**  
 CLASSIC KARNIA OF ATLANTA

**CONTRACT**  
 17-027

**SCALE**  
 1" = 10'-0"

**PROJECT NUMBER**  
 C-6A

**DATE**  
 10-6-17

**PROJECT NAME**  
 CLASSIC KARNIA OF ATLANTA

**CLIENT**  
 CLASSIC KARNIA OF ATLANTA

**ENGINEER**  
 CLASSIC KARNIA OF ATLANTA

**CONTRACT**  
 17-027

**SCALE**  
 1" = 10'-0"

**PROJECT NUMBER**  
 C-6A

