

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 65401 Page 640  
Deed Book 69737, Page 301

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

THIS AGREEMENT, made this 22nd day of January, 2026, between CHIPT Atlanta Buffington, L.L.C. as citizen within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor ("Owner"), and FULTON COUNTY, a political subdivision of the State of Georgia (the "County").

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

1. 65401 640

Owner warrants that he is the full and true owner and has clear title (subject to all encumbrances, easements, and matters recorded in the Real Property Records of Fulton County, Georgia) to that certain property known as 3600 Buffington Center, Atlanta, GA (enter address), and as more fully described in that certain conveyance recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_ 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. 69737 301

Previously, Fulton County was granted a sanitary sewer easement, as referenced in and recorded at Plat Book/Deed Book (circle one) \_\_\_\_\_, Page \_\_\_\_\_ 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, said private improvements as 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 will by the County or otherwise terminated in accordance with this Agreement.

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, as reasonably necessary to address such emergency, 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 it, 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, its 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: Fulton County  
County Attorney  
Office of the County Attorney  
141 Pryor Street, SW, Suite 4038  
Atlanta, GA 30303

OWNER: CHIPT Atlanta Buffington, L.L.C.  
3715 Northside Parkway, Bldg 200, Suite 800  
Atlanta, GA 30327  
District 55, Section \_\_\_\_\_, Land Lot(s) 577  
  
Parcel Number: 13 0064 LL0577

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

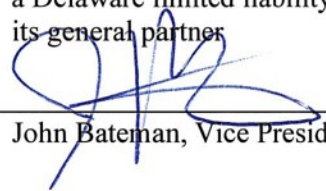
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CHIPT Atlanta Buffington, L.L.C.,  
a Delaware limited liability company

By: CHI Southeast 115 Buffington, L.P.,  
a Delaware limited partnership,  
its managing member

By: CHI LTH GP, L.L.C.,  
a Delaware limited liability company,  
its general partner

By:   
John Bateman, Vice President

  
Unofficial Witness

  
Notary Public  
My Commission Expires: 01-15-2029

(Notary Seal)



Owner's Address:  
3715 Northside Parkway, Bldg. 200, Ste 800  
Atlanta, GA 30327

[Signatures continued on next page.]

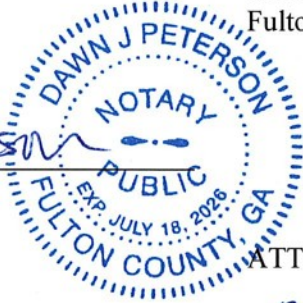
Signed sealed and delivered this 26 day of March, 2024, in the presence of:

FULTON COUNTY, GEORGIA a political subdivision of the State of Georgia

Adam Adam  
Witness

Robert L. Pitts  
Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

Dawn J. Peterson  
[Notarial Seal]



APPROVED AS TO FORM:

ATTEST:

Y. Soo Jo  
Y. Soo Jo, County Attorney

Tonya R. Grier  
Tonya R. Grier  
Clerk to the Commission

APPROVED AS TO CONTENT:

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

ITEM # 26-042 SRM 3 / 18 / 26  
SECOND REGULAR MEETING

EXHIBIT "A"

STAMP

CITY OF COLLEGE PARK  
CITY OF SOUTH FULTON

CITY OF SOUTH FULTON  
CITY OF COLLEGE PARK

GENERAL USE ROAD  
PER PB 328 PG 18, 50' PRIVATE R/W

GWENDOLINE DRIVE  
(40' PUBLIC R/W) 25 MPH (PER PB 18 PG 61-B)

EXISTING SEWER EASEMENT TO  
BE RELOCATED

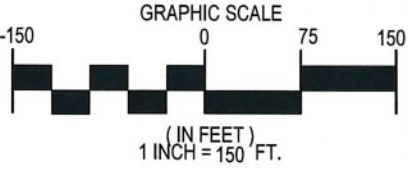
82,000 SF  
FRONT LOAD  
WAREHOUSE  
FFE = 1000

PROPOSED RELOCATED SEWER  
EASEMENT

BUFFINGTON CENTER, 14 MPH  
(PER PB 328 PG 18, 50' PRIVATE R/W)  
(EASEMENT PARCEL)

SOUTH FULTON  
PKWY / SPUR 14  
CITY OF SOUTH FULTON

SOUTH FULTON PARKWAY  
(300' PUBLIC R/W)  
GEORGIA D.O.T. PROJECT NO. F 086-1(1)  
LIMITED ACCESS HIGHWAY  
55 MPH



OWNER/DEVELOPER (PRIMARY GRANTOR):  
CHIPT ATLANTA BUFFINGTON LLC  
3715 NORTHSIDE PKWY JOHN BATEMAN  
BUILDING 200, SUITE 800 JBATEMAN  
ATLANTA, GA @CROWHOLDINGS.COM  
30327 214-244-4008

**BUFFINGTON CENTER PHASE II  
SEWER EASEMENT  
EXHIBIT "A"**  
3600 BUFFINGTON CENTER PLACE  
CITY OF SOUTH FULTON, GA