

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

Parcel Number: 11 106003990399 Cross Reference Plat Book 69211, Page 644
Deed Book 67662, Page 602

INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT, made this 17th day of December, 2025, between MEDLEY JOHNS CREEK PHASE 2 OWNER, LLC, a Delaware limited liability company, a property owner 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:

69211 644

1. Fulton County grants Owner, "the License" to enter within a portions of its water main easement as referenced in and recorded at Plat Book 69211 page 644 of Fulton County, Georgia records, as more fully described in Exhibit "A" which is attached hereto and incorporated herein, 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 is more fully described in Exhibit "A".

2. With respect to this License, Owner shall install and construct the Private Improvements in a manner which complies 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.

3. 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.

4. 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.

5.

Owner shall perform all work on the Private Improvements in a good and workmanlike manner and in compliance with all applicable governmental, laws, ordinances, and regulations.

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 when needed to protect the health, safety and general welfare of the public.

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, 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 solely by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement. Owner, further warrants that he is the full and true owner and has clear title to the property in which the Private Improvements will be made, as is defined in Exhibit "A", attached hereto and incorporated herein by reference.

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.

This License and Agreement shall be binding upon Owner, his assigns, affiliates, and successors and to the extent allowed by law, upon Fulton County. 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.

This License and 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: Medley Johns Creek Phase 2 Owner, LLC
c/o Toro Development, LLC
6200 Avalon Boulevard
Alpharetta, Georgia 30009
Attn: John Kelley and Vicky Boyce
E-mail: john.kelley@torodevco.com
Vicky.boyce@torodevco.com

Re: 1st District 1st Section, Land Lot(s) 398 and 399

Parcel Number: 11 106003990399

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

Tyler Howard
Unofficial Witness

Mary Christine Evans
Notary Public
My Commission Expires: 3/31/24

(Notary Seal)

(Notary Stamp)



OWNER

MEDLEY JOHNS CREEK PHASE 2
OWNER, LLC, a Delaware limited liability
company

Vicky M
Signature (Authorized Party to Bind Owner
Entity)

Vicky Boyce, Authorized Signatory

Signatory's Name and Title (printed)

Owner's Address: Toro Development

6200 Avalon Boulevard

Alpharetta, GA 30009

[Signatures continued on next page.]

Signed, sealed and delivered this 5 day of January, 2026 in the presence of:

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

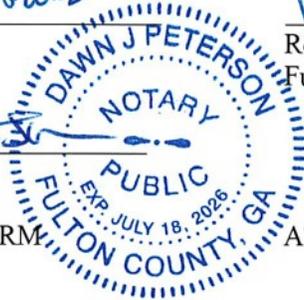
Moriori M. Adam

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

250128 FRM 10 / 01 / 25

REGULAR MEETING

Exhibit A

The rights, easements and obligations granted herein pertain only to that portion of the Medley Johns Creek Development which is located on the Property described below:

Tract 2

All that tract or parcel of land lying and being in Land Lots 398 and 399 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

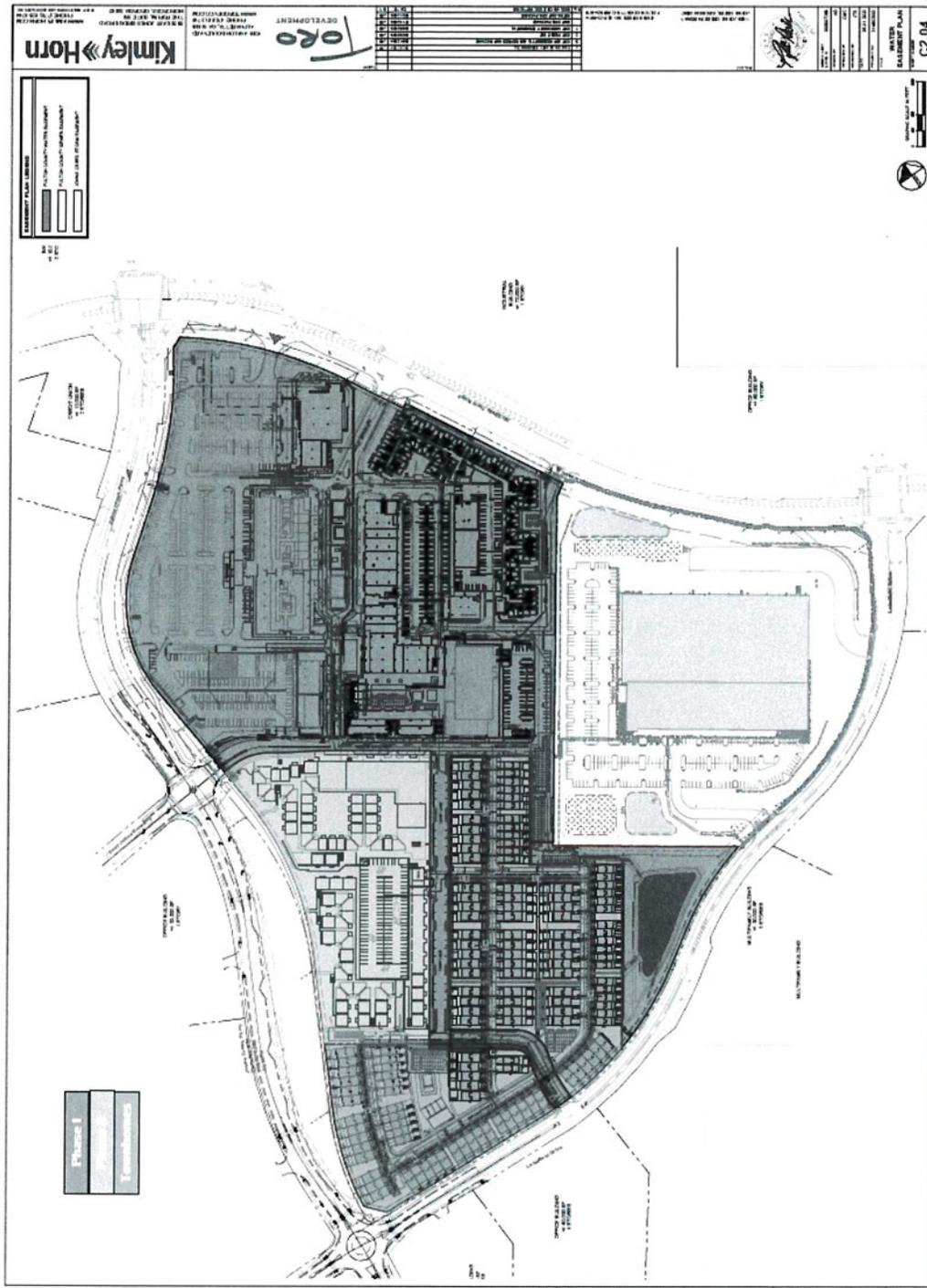
To reach the True Point of Beginning, commence at a Right of Way Monument found at the easternmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the southeasterly Right of Way of Johns Creek Parkway (Variable R/W), thence running along said miter South 67° 41' 45" West a distance of 38.05 feet to an iron pin set; thence South 67° 41' 45" West a distance of 31.97 feet to an iron pin set; thence running along the southeasterly and easterly proposed Right of Way of Johns Creek Parkway the following courses: along a curve to the right an arc length of 144.76 feet, (said curve having a radius of 991.71 feet, with a chord bearing of South 35° 39' 57" West, and a chord length of 144.63 feet) to a point; thence running along an arc to the right an arc length of 227.99 feet, (said curve having a radius of 991.75 feet, with a chord bearing of South 46° 26' 01" West, and a chord length of 227.48 feet) to a point; thence South 53° 01' 31" West a distance of 169.35 feet to a point; thence running along a curve to the left an arc length of 353.06 feet, (said curve having a radius of 349.39 feet, with a chord bearing of South 23° 58' 36" West, and a chord length of 338.23 feet) to a point; thence South 05° 01' 35" East a distance of 263.98 feet to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and leaving the proposed Right of Way of Johns Creek Parkway thence North 84° 58' 25" East a distance of 20.15 feet to an iron pin set; thence running along a curve to the right an arc length of 106.79 feet, (said curve having a radius of 153.00 feet, with a chord bearing of South 75° 01' 53" East, and a chord length of 104.63 feet) to an iron pin set; thence South 55° 02' 11" East a distance of 44.68 feet to an iron pin set; thence South 58° 52' 25" East a distance of 82.18 feet to an iron pin set; thence South 55° 02' 11" East a distance of 272.98 feet to an iron pin set; thence South 34° 57' 49" West a distance of 745.51 feet to an iron pin set; thence North 55° 02' 11" West a distance of 59.15 feet to an iron pin set; thence North 30° 21' 57" East a distance of 13.05 feet to a point; thence North 55° 02' 11" West a distance of 200.03 feet to an iron pin set on the southeasterly proposed Right of Way of Johns Creek Parkway; thence running along the proposed Right of Way the following courses: North 27° 58' 31" East a distance of 221.97 feet to a point; thence running along a curve to the left an arc length of 431.99 feet, (said curve having a radius of 750.00 feet, with a chord bearing of North 11° 28' 28" East, and a chord length of 426.04 feet) to a point; thence North 05° 01' 35" West a distance of 87.73 feet to the TRUE POINT OF BEGINNING.

Said tract contains 5.860 Acres (255,281 Square Feet).

Parcel Number: 11 106003990399

THE PORTION LABELED AS "PHASE II" AND SHADED ACCORDINGLY IN THE BELOW DEPICTION REFLECTS THE APPROXIMATE LOCATION OF THE ABOVE-DESCRIBED PROPERTY OVERLAID ON SUCH PLAN.

Parcel Number: 11 106003990399



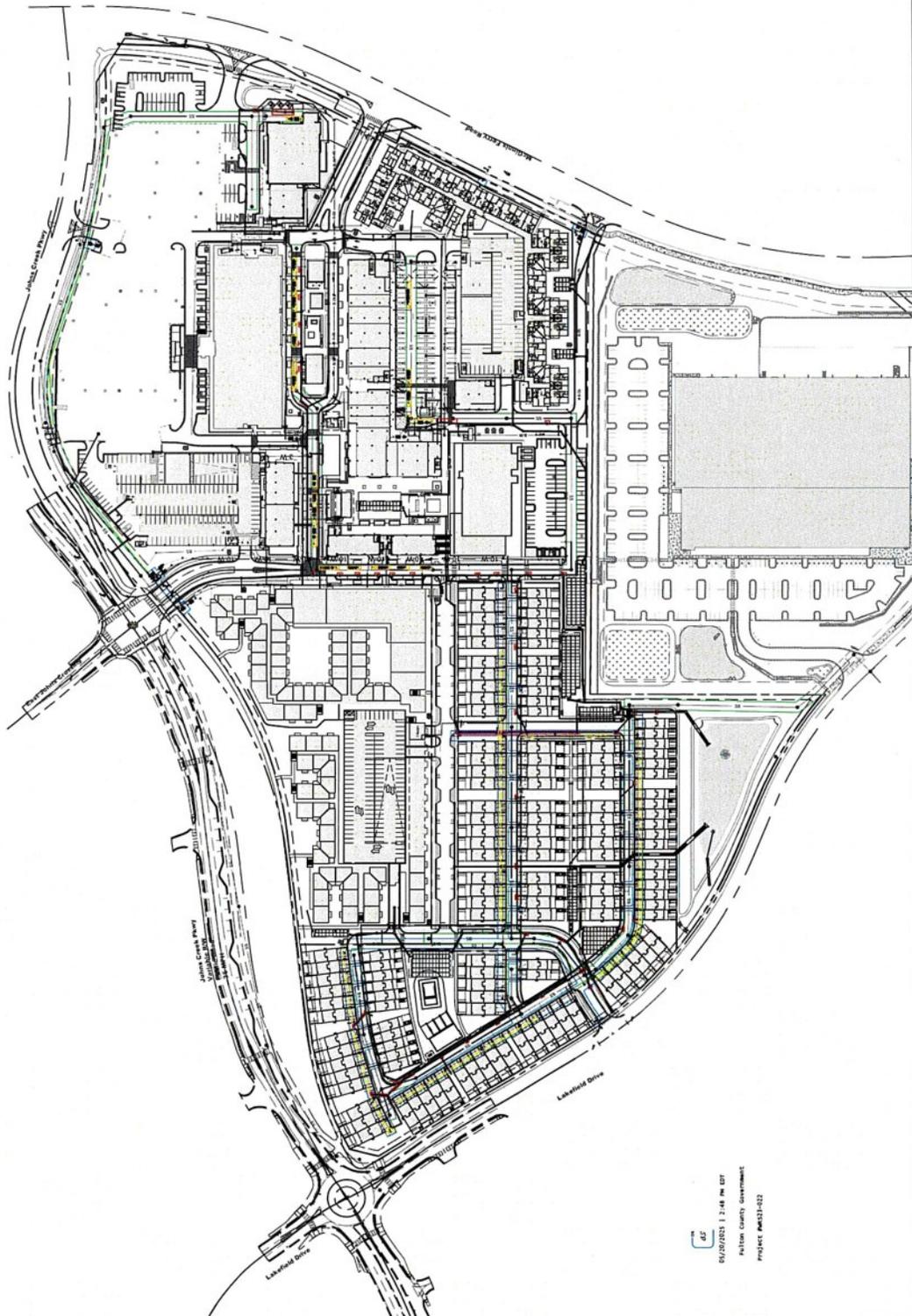
LEGEND

[Green Line]	PROTECTIVE ENCROACHMENT IN WATERWAY
[Yellow Line]	STANDARD ENCROACHMENT IN WATERWAY
[Pink Line]	STANDARD ENCROACHMENT IN URBAN
[Red Line]	STANDARD ENCROACHMENT IN RURAL
[Blue Line]	STANDARD ENCROACHMENT IN WETLAND
[Purple Line]	STANDARD ENCROACHMENT IN WETLAND
[Light Blue Line]	STANDARD ENCROACHMENT IN WETLAND
[Light Green Line]	STANDARD ENCROACHMENT IN WETLAND

ENCROACHMENT AREAS

WATERWAY ENCROACHMENT	10' W.P.
URBAN ENCROACHMENT	5' W.P.
RURAL ENCROACHMENT	10' W.P.
WETLAND ENCROACHMENT	10' W.P.
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GRAPHIC SCALE IN FEET
0 50 100 200



65
REVISED 11:48 AM EDT
FULTON COUNTY GOVERNMENT
PROJECT #A137-232

JOB NUMBER: 014602003
SCALE: 1" = 100'
DATE: 02/17/2025
SHEET: EXHIBIT A

CLIENT: TORO DEVELOPMENT COMPANY

PROJECT: MEDLEY-JOHNS CREEK TOWN CENTER

TITLE: EASEMENT ENCROACHMENT EXHIBIT

Kimley-Horn
300 EAST JONES BRIDGE ROAD, THE FORUM, SUITE 100 NORCROSS, GEORGIA 30092
PHONE: 770.925.0744 www.kimley-horn.com

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