[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT] ***THIS DOCUMENT MAY BE RECORDED ONLY BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION*** Return Recorded Document to: Project Name: Modley Johns Creek Phase 1 Tax Parcel Identification No.: 11 106003990399 Fulton County Land Division 141 Land Disturbance Permit No.: WRN24-070 Pryor Street, S.W. - Suite 8021 Zoning/Special Use Permit No.: Atlanta, Georgia 30303 (if applicable) For Fulton County Use Only Approval Date: Initials: WATER VAULT EASEMENT (Corporate Form) STATE OF GEORGIA. COUNTY OF FULTON 17th ___ day of April , 20 ²⁵____, between This indenture entered into this Medley Johns Creek Phase 1 Owner, LLC, ____, 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. WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the installation of a water vault, water meter, and appurtenances on subject property, and in consideration of the benefits which will accrue to the subject property from the installation of a water vault, water meter, and appurtenances on the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 398, 399, 400, 403, 404 and 405 of the_1st___District, Section (if applicable) of Fulton County, Georgia, and more particularly described as 1st___ follows: To wit: Medley Johns Creek Phase 1

[See Exhibit "A" attached hereto and made a part hereof]

Project Name

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to the location and size of said water vault, water meter and appurtenances

appurtenances as shown on the map 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 water vault, water meter and appurtenances within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on the water vault structure, water meter and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this 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 water vault 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 installation, access, upgrade or maintenance of said water vault, water meter and appurtenances for the use of the property as herein agreed.

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

Signed, sealed and day of	delivered this	GRANTOR:	Medley Johns Creek Phase 1 Owner, LLC, a Delaware limited liability company
in the presence of: Tyle Hene Witness	een_	By: Print Name: Title:	Vicky Boyce Authorized Signatory
Myuz Chv Notary Public	Whe EVENT	By: Print Name: Title:	
[NOTARIAL SEAL]	NOTARY DUBLIC SOLUTION ON COUNTY		[CORPORATE SEAL]

EXHIBIT "A"

The Water Vault Easement granted herein pertains only to that portion of the Water Easement Plan which is located on the Property described below:

Tract 1

51756869.1

All that tract or parcel of land lying and being in Land Lots 398, 399, 400, 403, 404 and 405 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

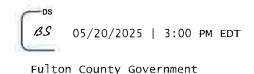
To reach the True Point of Beginning, commence at a Right of Way Monument found at the easternmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the southeasterly Right of Way of Johns Creek Parkway (Variable R/W), thence running along said miter South 67° 41' 45" West a distance of 38.05 feet to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and running along the southwesterly proposed Right of Way of McGinnis Ferry Road the following courses: thence running along a curve to the right an arc length of 434.61 feet, (said curve having a radius of 1005.00 feet, with a chord bearing of South 40° 55' 29" East, and a chord length of 431.23 feet) to a point; thence South 28° 32′ 10" East a distance of 160.00 feet to an iron pin set; thence North 61° 27' 50" East a distance of 13.00 feet to an iron pin set; thence South 28° 32' 10" East a distance of 444.22 feet to an iron pin set; thence leaving said proposed Right of Way and running South 58° 15' 59" West a distance of 38.07 feet to an iron pin set; thence South 35° 28' 20" West a distance of 873.20 feet to a mag nail set; thence South 54° 47' 00" East a distance of 460.71 feet to an iron pin set on the northerly proposed Right of Way of Lakefield Drive; thence running along said proposed Right of Way along a curve to the left an arc length of 242.74 feet, (said curve having a radius of 752.20 feet, with a chord bearing of South 66° 37' 31" West, and a chord length of 241.69 feet) to a point; thence South 57° 24' 04" West a distance of 107.97 feet to a point; thence running along a curve to the right an arc length of 233.61 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 65° 57' 13" West, and a chord length of 232.75 feet) to an iron pin set; thence leaving proposed Right of Way and running North 34° 57′ 50″ East a distance of 458.80 feet to an iron pin set; thence North 34° 56′ 27″ East a distance of 3.50 feet to a point; thence running along a curve to the left an arc length of 23.56 feet, (said curve having a radius of 15.00 feet, with a chord bearing of North 10° 02' 11" West, and a chord length of 21.21 feet) to a point; thence North 55° 02' 11" West a distance of 93.00 feet to a point; thence South 34° 57' 49" West a distance of 19.01 feet to a point; thence North 55° 02' 11" West a distance of 125.00 feet to a point; thence North 34° 57' 49" East a distance of 270.50 feet to a point; thence North 55° 02' 11" West a distance of 198.00 feet to a point; thence South 34° 57' 49" West a distance of 682.50 feet to a point; thence South 55° 02' 11"

Fulton County Government

Project #WRN24-070

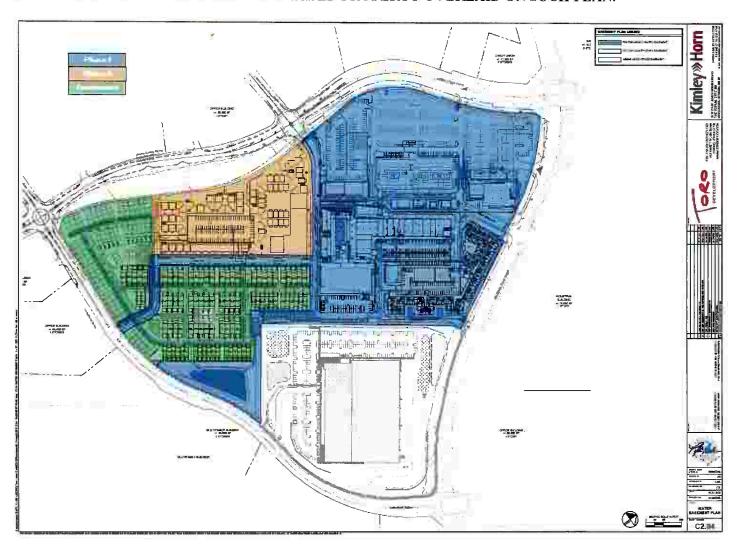
East a distance of 165.81 feet to a point; thence running along a curve to the right an arc length of 105.66 feet, (said curve having a radius of 84.50 feet, with a chord bearing of South 19° 12' 53" East, and a chord length of 98.91 feet) to a point; thence along a curve to the left an arc length of 114.03 feet, (said curve having a radius of 375.50 feet, with a chord bearing of South 07° 54' 24" West, and a chord length of 113.60 feet) to a point; thence South 00° 47' 35" East a distance of 11.63 feet to a point on the northerly proposed Right of Way of Lakefield Drive; thence running along said proposed Right of Way along a curve to the right an arc length of 49.01 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 89° 12' 26" West, and a chord length of 49.00 feet) to a point; thence leaving the proposed Right of Way and running North 00° 47' 35" West a distance of 11.63 feet to a point; thence running along a curve to the right an arc length of 128.91 feet, (said curve having a radius of 424.50 feet, with a chord bearing of North 07° 54' 24" East, and a chord length of 128.42 feet) to a point; thence along a curve to the left an arc length of 44.39 feet, (said curve having a radius of 35.50 feet, with a chord bearing of North 19° 12' 53" West, and a chord length of 41.55 feet) to a point; thence North 55° 02' 11" West a distance of 218.81 feet to a found; thence North 34° 57' 49" East a distance of 745.51 feet to an iron pin set; thence North 55° 02' 11" West a distance of 272.98 feet to an iron pin set; thence North 58° 52' 25" West a distance of 82.18 feet to an iron pin set; thence North 55° 02' 11" West a distance of 44.68 feet to an iron pin set; thence running along a curve to the left an arc length of 106.79 feet, (said curve having a radius of 153.00 feet, with a chord bearing of North 75° 01' 53" West, and a chord length of 104.63 feet) to an iron pin set; thence South 84° 58' 25" West a distance of 20.15 feet to an iron pin set on the easterly proposed Right of Way of Johns Creek Parkway; thence running along said proposed Right of Way the following courses: North 05° 01' 35" West a distance of 263.98 feet to a point; thence running along a curve to the right an arc length of 353.06 feet, (said curve having a radius of 349.39 feet, with a chord bearing of North 23° 58' 36" East, and a chord length of 338.23 feet) to a point; thence North 53° 01' 31" East a distance of 169.35 feet to a point; thence running along a curve to the left an arc length of 227.99 feet, (said curve having a radius of 991.75 feet, with a chord bearing of North 46° 26' 01" East, and a chord length of 227.48 feet) to a point; thence along a curve to the left an arc length of 144.76 feet, (said curve having a radius of 991.71 feet, with a chord bearing of North 35° 39' 57" East, and a chord length of 144.63 feet) to a point on the aforementioned miter; thence running along said miter North 67° 41' 45" East a distance of 31.97 feet to the TRUE POINT OF BEGINNING.

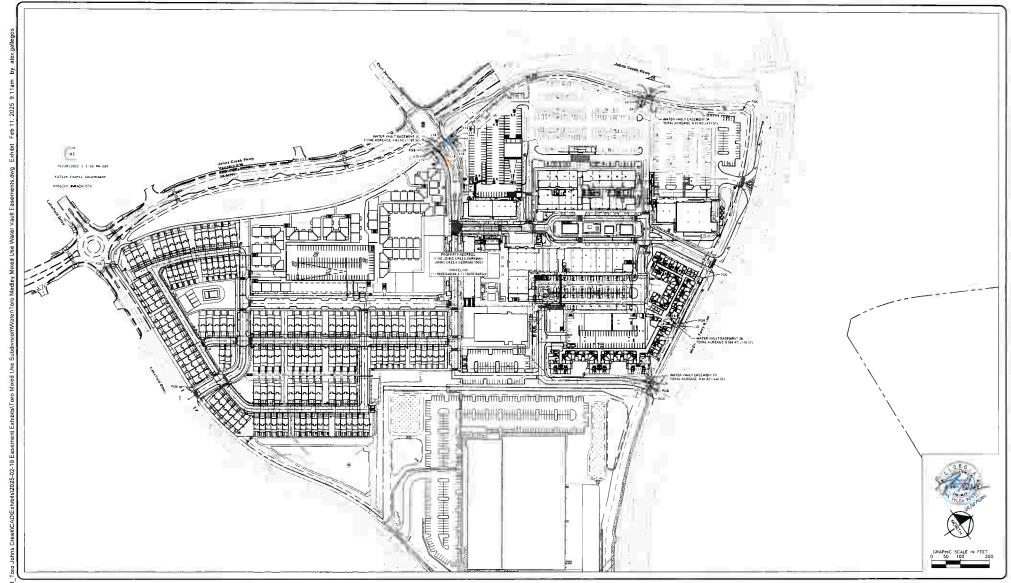
Said tract contains 24.533 Acres (1,068,642 Square Feet).



Project #WRN24-070

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.





Kimley >>> Horn

350 684 JUNES BRIDGE ROAD THE FORM SUITE 350 NORCROSS. GEDRGA 30092

PURDLE 270 870 JUNES WINDOW MINING JUNES AND SUITE 350 NORCROSS. GEDRGA 30092

TORO MEDLEY
MIXED-USE WATER
VAULT EXHIBIT

MEDLEY-JOHNS CREEK TOWN CENTER TORO DEVELOPMENT COMPANY

_	_		
١	ı	JOB NUMBE	R 014602003
l		SCALE	1" = 100"
ı		DATE	02/12/2025
l		SHEET	EXHIBIT A

014602003	Toro Joh	ns Cre	NO. NO.																									
Kim		L26	L25	L24	L23	L22	L21	L20	L19	L18	L17	L16	L15	L13	L12	L12	L10	L9	L8	L7	L6	L5	L4	L3	L1	C1	NO.	
le		N	N	9	S	S	'` S	N	N	1	5		N	5	- -	S	N	١	١	Т	5	١	,	5	1	4	ו	

	LINE AND	CURV	E TABI	LE
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C1	Δ=1' 09' 27"	991.75'	20.04	
L1	N 41°13'38" W		21.04	
L3	S 41°19'35" E		7.07	
L4	S 41°12'42" E		15.03'	
L5	N 48°43'59" E		20.00'	
L6	S 60°28'58" W		11.22'	
L7	S 29°44'07" E		16.00'	
L8	N 60°28'58" E		8.55	
L9	N 60°28'58" E		2.33'	
L10	N 28*32'10" W		16.00'	
L11	S 84°58'09" W		4.42'	
L12	N 5°01'35" W		7.54	
L13	S 84*58'25" W		17.60'	
L14	S_5'01'35" E		78.26'	
L15	N 84*58'25" E		12.49'	
L16	N 5°01'35" W		2.83'	
L17	S 84°54'11" W		2.13'	
L18	N 5°27'58" W		47.00'	
L19	N 84'58'09" E		12.03'	
L20	N 5*01'51" W		20.89'	
L21	S 55'42'38" W		13.14'	
L22	S 33°19'36" E		10.14	
L23	S 56'19'27" W		4.55'	
L24	S 34°16'04" E		19.95'	
L25	N 55°49'54" E		14.84'	
L26	N 28°32'10" W		30.23'	



05/20/2025 | 3:00 PM EDT

Fulton County Government

Project #WRN24-070



3930 EAST JONES BRIDGE ROAD THE FORUM, SUITE 350 NORCROSS, GEORGIA 30092 PHONE: 770.825.0744 www.kimley-horn.com PROJECT:

MEDLEY-JOHNS CREEK TOWN CENTER

TITLE:

TORO MEDLEY MIXED-USE WATER VAULT L&C TABLE

CLIENT:

TORO **DEVELOPMENT** COMPANY

JOB NO.	014602003
SCALE	N.T.S

SHEET:

DATE:

EXHIBIT B

02/12/2025

WATER VAULT EASEMENT 3A:

BEGINNING AT THE SOUTHWESTERN CORNER OF THE PROPERTY LOCATED AT 11350 JOHNS CREEK PARKWAY WITH THE PARCEL NUMBERS 11 106003980408& 11 106003990399, THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 991.71 FEET, AN ARC LENGTH OF 144.74 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 35°40'00" WEST FOR A CHORD DISTANCE OF 144.61 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 990.45 FEET, AN ARC LENGTH OF 195.82 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°30'29" WEST FOR A CHORD DISTANCE OF 195.50 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 991.75 FEET, AN ARC LENGTH OF 20.04 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 51°44'40" WEST FOR A CHORD DISTANCE OF 20.04 FEET TO A POINT; THENCE SOUTH 41°19'35" EAST FOR A DISTANCE OF 7.07 FEET TO A POINT; THENCE SOUTH 41°12'42" EAST FOR A DISTANCE OF 15.03 FEET TO A POINT; THENCE NORTH 48°43'59" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 41°13'38" WEST FOR A DISTANCE OF 21.04 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.01 ACRES (431 SF) MORE OR LESS.

WATER VAULT EASEMENT 3B:

BEGINNING AT THE SOUTHWESTERN CORNER OF THE PROPERTY LOCATED AT 11350 JOHNS CREEK PARKWAY WITH THE PARCEL NUMBERS 11 106003980408& 11 106003990399, THENCE NORTH 28°32'10" WEST FOR A DISTANCE OF 178.27 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. NORTH 28°32'10" WEST FOR A DISTANCE OF 16.00 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. SOUTH 60°28'58" WEST FOR A DISTANCE OF 11.22 FEET TO A POINT; THENCE SOUTH 29°44'07" EAST FOR A DISTANCE OF 16.00 FEET TO A POINT; THENCE NORTH 60°28'58" EAST FOR A DISTANCE OF 8.55 FEET TO A POINT; THENCE NORTH 60°28'58" EAST FOR A DISTANCE OF 2.33 FEET TO A POINT. SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.004 ACRES (176 SF) MORE OR LESS.

WATER VAULT EASEMENT 3C:

BEGINNING AT THE SOUTHWESTERN CORNER OF THE PROPERTY LOCATED AT 11350 JOHNS CREEK PARKWAY WITH THE PARCEL NUMBERS 11 106003980408& 11 106003990399, THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 258.83 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°54'29" EAST FOR A CHORD DISTANCE OF 257.23 FEET TO A POINT; THENCE NORTH 27°58'31" EAST FOR A DISTANCE OF 384.97 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 750,00 FEET, AN ARC LENGTH OF 431.99 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°28'28" EAST FOR A CHORD DISTANCE OF 426.04 FEET TO A POINT; THENCE NORTH 05°01'22" WEST FOR A DISTANCE OF 87.74 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. THENCE NORTH 84°58'25" EAST FOR A DISTANCE OF 12.49 FEET TO A POINT; THENCE NORTH 05°01'35" WEST FOR A DISTANCE OF 2.13 FEET TO A POINT; THENCE NORTH 05°27'58" WEST FOR A DISTANCE OF 47.00 FEET TO A POINT; THENCE NORTH 84°58'09" EAST FOR A DISTANCE OF 12.03 FEET TO A POINT; THENCE NORTH 05°01'51" WEST FOR A DISTANCE OF 20.89 FEET TO A POINT; THENCE SOUTH 84°58'09" WEST FOR A DISTANCE OF 4.42 FEET TO A POINT; THENCE NORTH 05°01'35" WEST FOR A DISTANCE OF 7.54 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'25" WEST FOR A DISTANCE OF 7.60 FEET TO A POINT; THENCE SOUTH 84°58'2

WATER VAULT EASEMENT 3D:

BEGINNING AT THE SOUTHEASTERN CORNER OF THE PROPERTY LOCATED AT 11350 JOHNS CREEK PARKWAY WITH THE PARCEL NUMBERS 11 106003980408& 11 106003990399, THENCE NORTH 28°34'26" WEST FOR A DISTANCE OF 1.57 FEET TO A POINT; THENCE NORTH 28°32'10" WEST FOR A DISTANCE OF 28.45 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. THENCE NORTH 55°49'54" EAST FOR A DISTANCE OF 14.84 FEET TO A POINT; THENCE SOUTH 34°16'04" EAST FOR A DISTANCE OF 19.95 FEET TO A POINT; THENCE SOUTH 36°19'27" WEST FOR A DISTANCE OF 4.55 FEET TO A POINT; THENCE SOUTH 33°19'36" EAST FOR A DISTANCE OF 10.14 FEET TO A POINT; THENCE SOUTH 55°42'38" WEST FOR A DISTANCE OF 13.14 FEET TO A POINT; THENCE NORTH 28°32'10" WEST FOR A DISTANCE OF 30.23 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. AID TRACT CONTAINING 0.01 ACRES (484 SF) MORE OR LESS.

— DS BS 05/20/2025 | 3:00 PM EDT

Fulton County Government

Project #WRN24-070



PROJECT:

MEDLEY-JOHNS CREEK TOWN CENTER TORO MEDLEY
MIXED-USE WATER
VAULT LEGAL
DESCRIPTIONS

CLIENT:

TORO DEVELOPMENT COMPANY

JOB NO.:	014602003
SCALE	N.T.S
DATE:	02/12/2025
SHEET:	IBIT C

CONSENT JOINDER TO WATER VAULT EASEMENT

The Development Authority of Fulton County (the "DAFC") is the owner of the fee simple interest in the property subject to Lease Agreement by and between DAFC and Medley Johns Creek Phase 1 Owner, LLC dated December 1, 2024 (the "Lease") as evidenced by that Short Form Lease Agreement recorded in Deed Book 68498, page 97 of the Fulton County Georgia records. DAFC hereby consents and joins in the execution of the within and foregoing Water Vault Easement for purposes of evidencing its agreement thereto.

Notwithstanding the foregoing or anything to the contrary contained herein or in the Water Vault Easement, nothing in this Consent or the Water Vault Easement shall be deemed to (i) increase the liability of DAFC or (ii) restrict or subordinate the Unassigned Rights (as defined in the Lease) of DAFC. Further notwithstanding anything to the contrary contained herein or in the Water Vault Easement, DAFC makes no representations or warranties regarding the status of its title in the Project (as defined in the Lease) or any encumbrances thereon.

[Signature on the following page.]

IN WITNESS WHEREOF, this Consent is signed, sealed and delivered by the DAFC this and day of , 2025.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My commission expires: 01312

[NOTARIAL SEAL]

DEVELOPMENT AUTHORITY OF **FULTON COUNTY**

Name: Kwanza Hal

Title: Chairman

[CORPORATE SEAL]



CONSENT JOINDER TO WATER VAULT EASEMENT

Synovus Bank ("Synovus") is the Grantee of that Deed to Secure Debt, Assignment of Rents and Leases and Security Agreement granted by Development Authority of Fulton County dated December 1, 2024 and recorded in Deed Book 68498, page 108 of the Fulton County Georgia records. Synovus hereby consents and joins in the execution of the within and foregoing Water Vault Easement for purposes of evidencing its agreement thereto.

IN WITNESS WHEREOF, this Consent is signed, sealed and delivered by the Synovus this 22 day of ______, 2025.

Signed, sealed and delivered in

the presence of:

Unofficial Witness

SYNOVUS BANK

By:___ Name: Title:

[CORPORATE SEAL]

Notary Public

My commission expires:

[NOTARIAL SEAL]

JANICE VAGNER Notary Public Alabama State at Large My Commission Expires Oct 4, 2027

CONSENT TO WATER VAULT EASEMENT

Banco Inbursa, S.A., Institución De Banca Múltiple, Grupo Financiero Inbursa ("Banco Inbursa") is the Grantee of that Amended and Restated Fee and Leasehold Deed to Secure Debt, Assignment of Rents and Leases, Collateral Assignment of Property Agreements, Security Agreement and Fixture Filing granted by Development Authority of Fulton County, Medley Johns Creek Phase 1 Owner, LLC, and Medley Johns Creek Phase 2 Owner, LLC dated December 5, 2024 and recorded in Deed Book 68498, page 149 of the Fulton County Georgia records. Banco Inbursa hereby consents in the execution of the within and foregoing Water Vault Easement for purposes of evidencing its agreement thereto.

IN WITNESS WHEREOF, this Consent is signed, sealed and delivered by Banco Inbursa this 2 day of 2025.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My commission expires: - 6-28-2027

[NOTARIAL SEAL]

BANCO INBURSA, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO

INBURSA, an entity formed under the laws of the United Mexican States

By: TRIMONT LLC, its servicer

Name: Brad Bullock

Title: Authorized Signatory
[CORPORATE SEAL]