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Return Recorded Document to:
Fulton County Land Division 141
Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Fernleaf
Tax Parcel Identification No.: 12 223005500825
Land Disturbance Permit No.: WRN24-065
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only
Approval Date: _____
Initials: _____

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 3rd day of April, 2026, between TPG AG EHC III (EMP) MULTI STATE 1, LLC, a Delaware limited liability company, 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 construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through 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) 550 & 553 the 1st District, 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit: Fernleaf [See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and

size of said sewer line as shown on the map and profile now 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 sewer line 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 said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer 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 sewer line 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 construction, access, upgrade or maintenance of said sewer line 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.


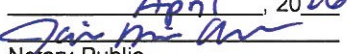
GRANTOR:

TPG AG EHC III (EMP) Multi State 1, LLC, a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

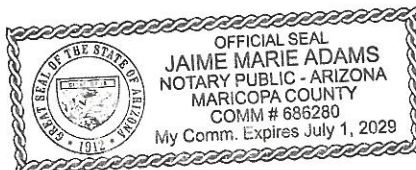
By: 
Steven S. Benson, Manager

Signed, sealed and delivered
As to Grantor:

Unofficial Witness:

Sworn to and subscribed before
me this the 3 day of
April, 2026

Notary Public

My Commission Expires: 07-01-2029

(COMPANY SEAL)



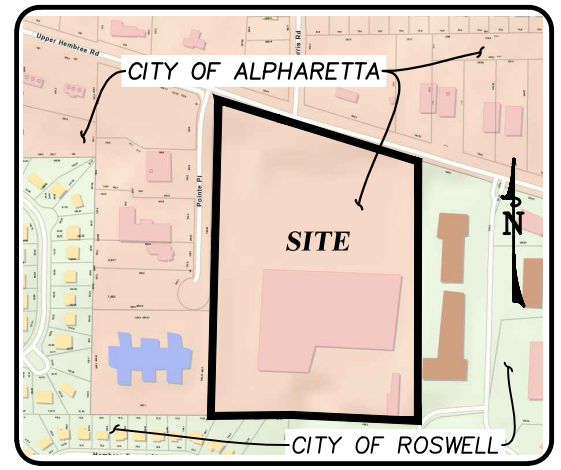
SEWER EASEMENT DEDICATION
INFORMATION SUMMARY (CORPORATION)
Page 3 of 3

EXHIBIT "A"

**SANITARY SEWER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

**LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025**

FULTON COUNTY PERMIT NUMBER: WRN24-065
CITY OF ALPHARETTA PERMIT NUMBER: D240026
TAX PARCEL ID NUMBER: 12 223005500825



VICINITY MAP
(PER FULTON COUNTY GIS-NOT TO SCALE)

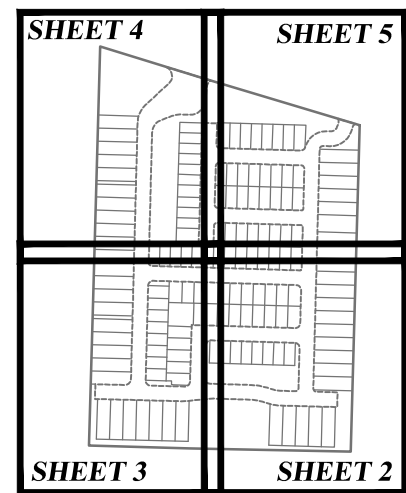
OWNER/DEVELOPER:

TPG AG EHC III (EMP) MULTI STATE 1, LLC
5775 GLENRIDGE DR.
BUILDING D, SUIT 350
ATLANTA, GEORGIA 30328
PHONE: 770.541.5250

**SANITARY SEWER
EASEMENT CALL TABLE**

LINE	BEARING	DISTANCE
SS1	N01°17'06"E	19.27'
SS2	S88°42'54"E	93.74'
SS3	N01°05'34"E	128.63'
SS4	N68°51'31"W	37.54'
SS5	S88°57'06"W	90.41'
SS6	S89°28'34"W	72.08'
SS7	N89°44'25"W	175.65'
SS8	N87°31'53"W	100.62'
SS9	N02°28'07"E	20.00'
SS10	S87°31'53"E	90.29'
SS11	N01°42'48"E	155.55'
SS12	N00°42'01"E	190.23'
SS13	N02°06'51"E	101.67'
SS14	N02°29'43"E	90.50'
SS15	N01°22'32"E	242.04'
SS16	S88°37'28"E	20.00'
SS17	S01°22'32"W	242.23'
SS18	S02°29'43"W	80.51'
SS19	S88°21'15"E	171.58'
SS20	N00°59'01"E	68.13'
SS21	N01°07'34"E	178.02'
SS22	N04°58'36"E	79.21'
SS23	S85°01'24"E	20.00'
SS24	S04°58'36"W	68.30'
SS25	S88°12'15"E	259.10'
SS26	S01°47'45"W	20.00'
SS27	N88°12'15"W	259.55'
SS28	S01°07'34"W	157.67'
SS29	S88°09'40"E	257.04'
SS30	S01°50'20"W	20.00'
SS31	N88°09'40"W	256.77'
SS32	S00°59'01"W	78.20'
SS33	N88°21'15"W	192.05'
SS34	S02°06'51"W	81.48'
SS35	S88°35'08"E	163.06'
SS36	S88°21'54"E	283.31'
SS37	S01°38'06"W	20.00'
SS38	N88°21'54"W	283.28'
SS39	N88°35'08"W	163.02'
SS40	S00°42'01"W	180.15'
SS41	S01°42'48"W	155.60'
SS42	S89°44'25"E	155.35'
SS43	N01°30'13"E	180.98'
SS44	S88°25'46"E	286.07'
SS45	S01°34'14"W	20.00'
SS46	N88°25'46"W	266.04'
SS47	S01°30'13"W	160.38'
SS48	N89°28'34"E	61.56'
SS49	N88°57'06"E	94.24'
SS50	S68°51'31"E	46.69'
SS51	S88°55'02"E	103.43'
SS52	N01°38'43"E	109.27'
SS53	N01°13'09"E	298.61'
SS54	N01°35'40"E	308.11'
SS55	S88°24'20"E	20.00'
SS56	S01°35'40"W	308.05'
SS57	S01°13'09"W	298.62'
SS58	S01°38'43"W	109.40'
SS59	S87°27'23"E	57.68'
SS60	S02°32'37"W	20.00'
SS61	N87°27'23"W	67.40'
SS62	N88°55'02"W	104.98'
SS63	S01°05'34"W	144.82'
SS64	N88°47'22"W	113.80'

SHEET KEY



**TOTAL AREA OF SANITARY
SEWER EASEMENT = 1.987 ACRES**

UTILITY CROSSING S.S.E.

WATER ENTERING EASEMENT	
STORM ENTERING EASEMENT	

ENCROACHMENT TABLE

WATER PIPE	1,064 SQ. FT.
STORM PIPE	939 SQ. FT.
TOTAL	2,003 SQ. FT.



PW



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141 Railroad Street, Suite 116
Canton, Georgia 30114

www.gunninsurvey.com
678.880.7502

Georgia LSF 001033 - Gunnin Land Surveying, LLC

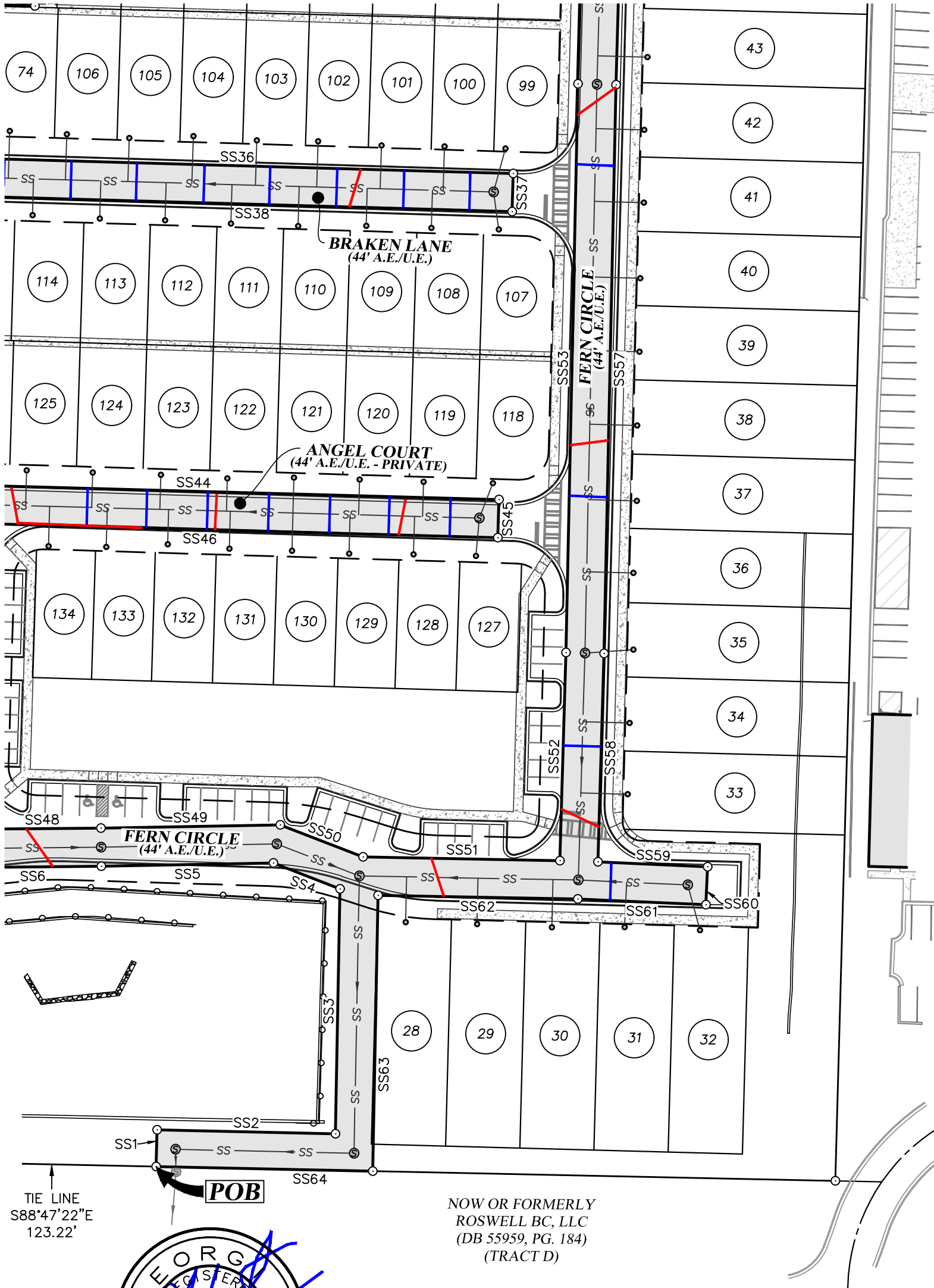
DRAWN BY: JMA
CHECKED BY: AWG

PROJECT NO. 19122

SHEET	OF
1	6

**SANITARY SEWER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

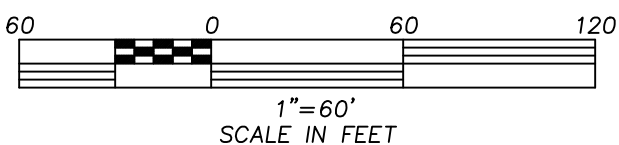
LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025



NOW OR FORMERLY
ROSWELL BC, LLC
(DB 55959, PG. 184)
(TRACT A)

NOW OR FORMERLY
ROSWELL BC, LLC
(DB 55959, PG. 184)
(TRACT D)

TIE LINE
S88°47'22"E
123.22'



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CHECKED BY: AWG

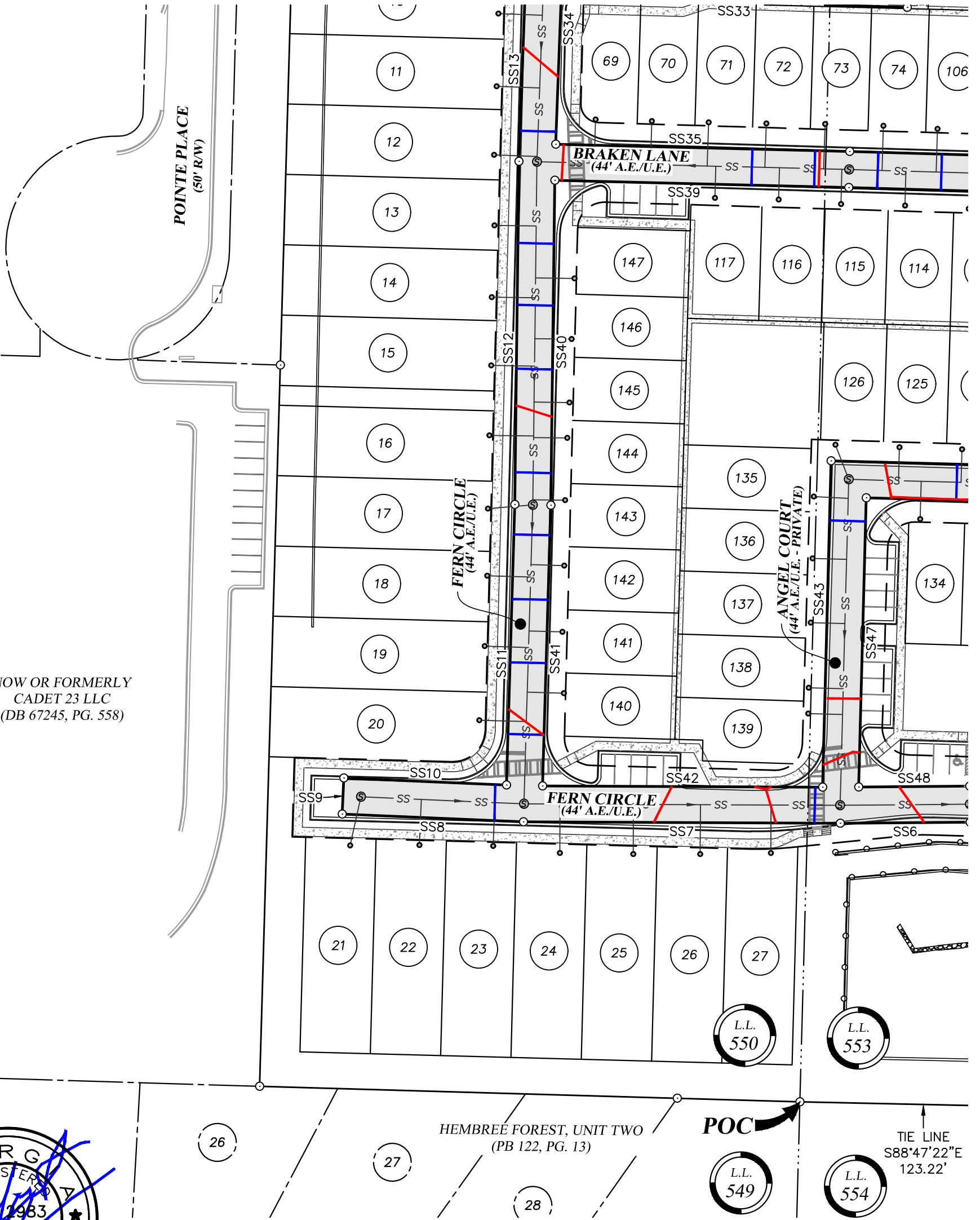
PROJECT NO. 19122

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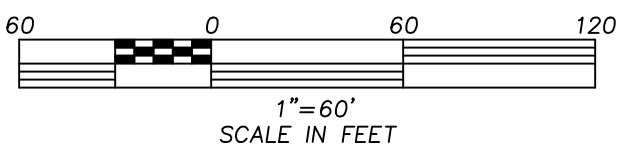
**SANITARY SEWER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025

GRID NORTH
GA. WEST ZONE



NOW OR FORMERLY
CADET 23 LLC
(DB 67245, PG. 558)



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CHECKED BY: AWG

PROJECT NO. 19122

SHEET

OF

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**SANITARY SEWER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025

L.L.
550

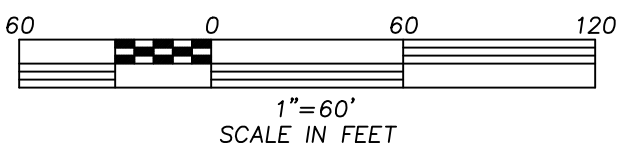
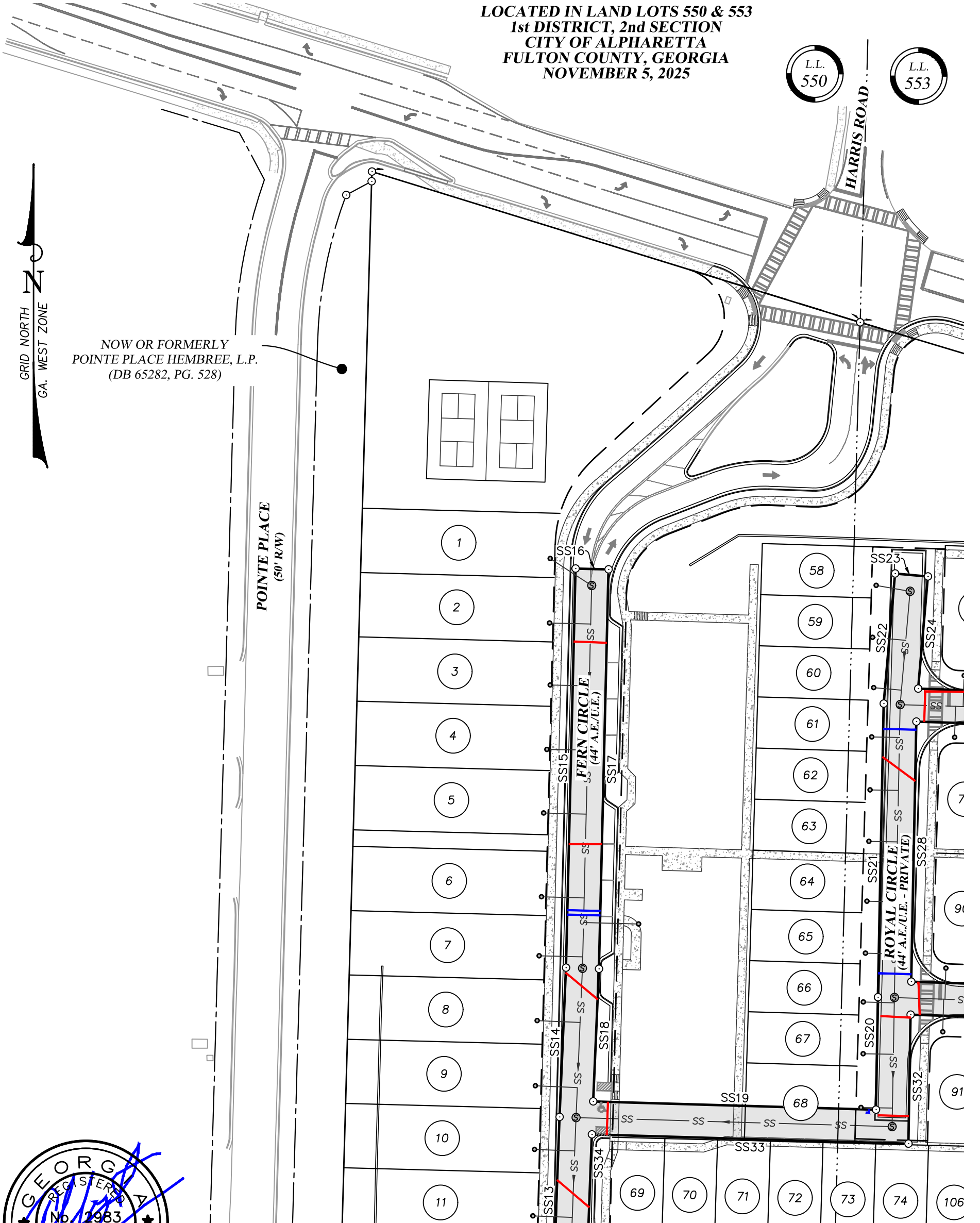
L.L.
553

GRID NORTH
GA. WEST ZONE

NOW OR FORMERLY
POINTE PLACE HEMBREE, L.P.
(DB 65282, PG. 528)

POINTE PLACE
(50' R/W)

HARRIS ROAD



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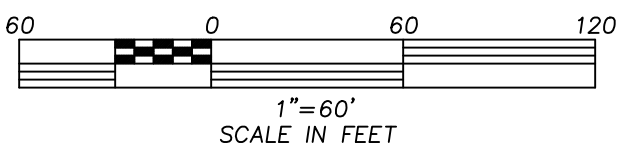
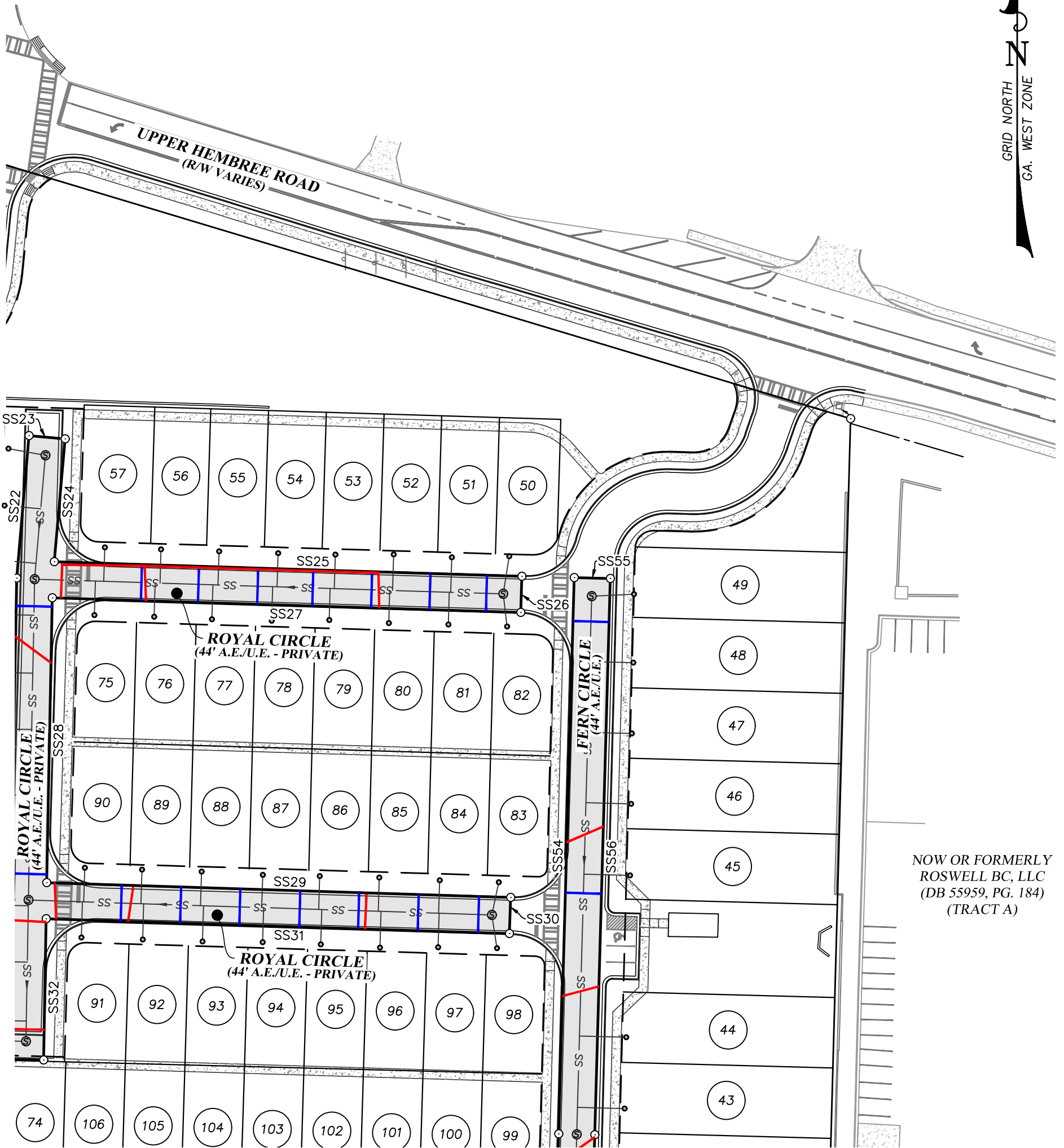
OF

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**SANITARY SEWER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025



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OF

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**SANITARY SEWER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

**LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025**

LEGAL DESCRIPTION, SEWER EASEMENT EXHIBIT

All that tract or parcel of land lying and being in Land Lots 550 and 553 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE from a 1" rebar found at the intersection of Land Lots 549, 550, 553, and 554 South 88 Degrees 47 Minutes 22 Seconds East a distance of 123.22 feet to a point; said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence North 01 Degrees 17 Minutes 06 Seconds East a distance of 19.27 feet to a point; Thence South 88 Degrees 42 Minutes 54 Seconds East a distance of 93.74 feet to a point; Thence North 01 Degrees 05 Minutes 34 Seconds East a distance of 128.63 feet to a point; Thence North 68 Degrees 51 Minutes 31 Seconds West a distance of 37.54 feet to a point; Thence South 88 Degrees 57 Minutes 06 Seconds West a distance of 90.41 feet to a point; Thence South 89 Degrees 28 Minutes 34 Seconds West a distance of 72.08 feet to a point; Thence North 89 Degrees 44 Minutes 25 Seconds West a distance of 175.65 feet to a point; Thence North 87 Degrees 31 Minutes 53 Seconds West a distance of 100.62 feet to a point; Thence North 02 Degrees 28 Minutes 07 Seconds East a distance of 20.00 feet to a point; Thence South 87 Degrees 31 Minutes 53 Seconds East a distance of 90.29 feet to a point; Thence North 01 Degrees 42 Minutes 48 Seconds East a distance of 155.55 feet to a point; Thence North 00 Degrees 42 Minutes 01 Seconds East a distance of 190.23 feet to a point; Thence North 02 Degrees 06 Minutes 51 Seconds East a distance of 101.67 feet to a point; Thence North 02 Degrees 29 Minutes 43 Seconds East a distance of 90.50 feet to a point; Thence North 01 Degrees 22 Minutes 32 Seconds East a distance of 242.04 feet to a point; Thence South 88 Degrees 37 Minutes 28 Seconds East a distance of 20.00 feet to a point; Thence South 01 Degrees 22 Minutes 32 Seconds West a distance of 242.23 feet to a point; Thence South 02 Degrees 29 Minutes 43 Seconds West a distance of 80.51 feet to a point; Thence South 88 Degrees 21 Minutes 15 Seconds East a distance of 171.58 feet to a point; Thence North 00 Degrees 59 Minutes 01 Seconds East a distance of 68.13 feet to a point; Thence North 01 Degrees 07 Minutes 34 Seconds East a distance of 178.02 feet to a point; Thence North 04 Degrees 58 Minutes 36 Seconds East a distance of 79.21 feet to a point; Thence South 85 Degrees 01 Minutes 24 Seconds East a distance of 20.00 feet to a point; Thence South 04 Degrees 58 Minutes 36 Seconds West a distance of 68.30 feet to a point; Thence South 88 Degrees 12 Minutes 15 Seconds East a distance of 259.10 feet to a point; Thence South 01 Degrees 47 Minutes 45 Seconds West a distance of 20.00 feet to a point; Thence North 88 Degrees 12 Minutes 15 Seconds West a distance of 259.55 feet to a point; Thence South 01 Degrees 07 Minutes 34 Seconds West a distance of 157.67 feet to a point; Thence South 88 Degrees 09 Minutes 40 Seconds East a distance of 257.04 feet to a point; Thence South 01 Degrees 50 Minutes 20 Seconds West a distance of 20.00 feet to a point; Thence North 88 Degrees 09 Minutes 40 Seconds West a distance of 256.77 feet to a point; Thence South 00 Degrees 59 Minutes 01 Seconds West a distance of 78.20 feet to a point; Thence North 88 Degrees 21 Minutes 15 Seconds West a distance of 192.05 feet to a point; Thence South 02 Degrees 06 Minutes 51 Seconds West a distance of 81.48 feet to a point; Thence South 88 Degrees 35 Minutes 08 Seconds East a distance of 163.06 feet to a point; Thence South 88 Degrees 21 Minutes 54 Seconds East a distance of 283.31 feet to a point; Thence South 01 Degrees 38 Minutes 06 Seconds West a distance of 20.00 feet to a point; Thence North 88 Degrees 21 Minutes 54 Seconds West a distance of 283.28 feet to a point; Thence North 88 Degrees 35 Minutes 08 Seconds West a distance of 163.02 feet to a point; Thence South 00 Degrees 42 Minutes 01 Seconds West a distance of 180.15 feet to a point; Thence South 01 Degrees 42 Minutes 48 Seconds West a distance of 155.60 feet to a point; Thence South 89 Degrees 44 Minutes 25 Seconds East a distance of 155.35 feet to a point; Thence North 01 Degrees 30 Minutes 13 Seconds East a distance of 180.98 feet to a point; Thence South 88 Degrees 25 Minutes 46 Seconds East a distance of 286.07 feet to a point; Thence South 01 Degrees 34 Minutes 14 Seconds West a distance of 20.00 feet to a point; Thence North 88 Degrees 25 Minutes 46 Seconds West a distance of 266.04 feet to a point; Thence South 01 Degrees 30 Minutes 13 Seconds West a distance of 160.38 feet to a point; Thence North 89 Degrees 28 Minutes 34 Seconds East a distance of 61.56 feet to a point; Thence North 88 Degrees 57 Minutes 06 Seconds East a distance of 94.24 feet to a point; Thence South 68 Degrees 51 Minutes 31 Seconds East a distance of 46.69 feet to a point; Thence South 88 Degrees 55 Minutes 02 Seconds East a distance of 103.43 feet to a point; Thence North 01 Degrees 38 Minutes 43 Seconds East a distance of 109.27 feet to a point; Thence North 01 Degrees 13 Minutes 09 Seconds East a distance of 298.61 feet to a point; Thence North 01 Degrees 35 Minutes 40 Seconds East a distance of 308.11 feet to a point; Thence South 88 Degrees 24 Minutes 20 Seconds East a distance of 20.00 feet to a point; Thence South 01 Degrees 35 Minutes 40 Seconds West a distance of 308.05 feet to a point; Thence South 01 Degrees 13 Minutes 09 Seconds West a distance of 298.62 feet to a point; Thence South 01 Degrees 38 Minutes 43 Seconds West a distance of 109.40 feet to a point; Thence South 87 Degrees 27 Minutes 23 Seconds East a distance of 57.68 feet to a point; Thence South 02 Degrees 32 Minutes 37 Seconds West a distance of 20.00 feet to a point; 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Said tract or parcel of land containing 86,539 Square Feet, 1.987 Acres.



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CHECKED BY: AWG

PROJECT NO. 19122

SHEET

OF

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6