

[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:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Wilkerson Mill Industrial Project
Tax Parcel Identification No.: 07 30000021111 and 07
Land Disturbance Permit No.: 21S-008WR
Zoning/Special Use Permit No.: N/A
(if applicable)

<p><u>For Fulton County Use Only</u></p> <p>Approval Date: _____</p> <p> Initials: _____</p>

SEWER LINE EASEMENT
(Corporate Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 15th day of August, 2022, between BCIF Palmetto Logistics Center 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 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 lots 101, 123, & 124 of the 7th District of Fulton County, Georgia, and more particularly described as follows (the “Easement Area”): To wit: see Exhibit “A” attached hereto and made a part hereof.

This right and easement herein granted being for the purpose of construction, access, maintenance and upgrade of an underground sanitary sewer line through the Easement Area 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 Easement Area.

For the same consideration, Grantor(s) hereby convey to FULTON COUNTY a right of access over Grantor's remaining lands immediately adjacent to the Easement Area (but not more than 10-feet in width beyond the Easement Area) as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis. Fulton County will endeavor to provide Grantor at least 30 days advance notice of routine matters.

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 claiming by through or under Grantor, subject to all matters of record. Grantor reserves the right to use the Easement Area for any use not inconsistent with Fulton County's intended use of the Easement Area and the easement granted herein.

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 Easement Area 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 delivered in the presence of:



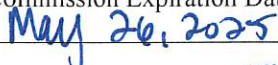
Unofficial Witness



Witness Printed Name



Notary Public

Commission Expiration Date:


(NOTARIAL SEAL)

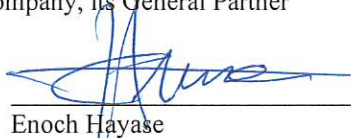


GRANTOR:

BCIF PALMETTO LOGISTICS CENTER LLC,
a Delaware limited liability company

By: Ares Industrial Real Estate Fund OP LP, a Delaware limited partnership, its Sole Member

By: Ares Industrial Real Estate Fund GP LLC, a Delaware limited liability company, its General Partner

By:  (SEAL)

Name: Enoch Hayase

Title: Principal

Exhibit "A"

Depiction and Legal Description of Easement Area

20' PERMANENT SANITARY SEWER EASEMENT
DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 101, 123 AND 124 OF THE 7TH DISTRICT, CITY OF PALMETTO, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF WILKERSON MILL ROAD (R/W VARIES) AND THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 29 A.K.A. ROOSEVELT HIGHWAY (R/W VARIES);

THENCE, ALONG SAID EASTERLY RIGHT OF WAY, NORTH 61 DEGREES 49 MINUTES 55 SECONDS WEST, 3.16 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, NORTH 61 DEGREES 49 MINUTES 55 SECONDS WEST, 25.81 FEET TO A POINT;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY, NORTH 67 DEGREES 34 MINUTES 15 SECONDS EAST, 14.79 FEET TO A POINT;

THENCE, NORTH 64 DEGREES 41 MINUTES 46 SECONDS EAST, 192.99 FEET TO A POINT;

THENCE, NORTH 67 DEGREES 12 MINUTES 37 SECONDS EAST, 220.50 FEET TO A POINT;

THENCE, NORTH 62 DEGREES 02 MINUTES 33 SECONDS EAST, 207.04 FEET TO POINT;

THENCE, NORTH 48 DEGREES 43 MINUTES 37 SECONDS EAST, 103.49 FEET TO POINT;

THENCE, NORTH 20 DEGREES 48 MINUTES 59 SECONDS WEST, 100.82 FEET TO A POINT;

THENCE, NORTH 18 DEGREES 23 MINUTES 06 SECONDS WEST, 219.37 FEET TO A POINT;

THENCE, NORTH 89 DEGREES 49 MINUTES 48 SECONDS EAST, 21.06 FEET TO POINT;

THENCE, SOUTH 18 DEGREES 23 MINUTES 06 SECONDS EAST, 212.36 FEET TO POINT;

THENCE, SOUTH 20 DEGREES 48 MINUTES 59 SECONDS EAST, 114.28 FEET TO A POINT;


THENCE, SOUTH 48 DEGREES 43 MINUTES 37 SECONDS WEST, 119.71 FEET TO A POINT;

THENCE, SOUTH 62 DEGREES 02 MINUTES 33 SECONDS WEST, 210.27 FEET A POINT;

THENCE, SOUTH 67 DEGREES 12 MINUTES 37 SECONDS WEST, 220.96 FEET A POINT;

THENCE, SOUTH 64 DEGREES 41 MINUTES 46 SECONDS WEST, 191.96 FEET THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.49 ACRES (21,285 SQUARE FEET).

 02/02/2022

Wayne Allick Jr.

Fulton County Government

21S-008WR