

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

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

Project Name : Dunkin Donuts – Johns Creek
Tax Parcel Identification No.: 11 0055101980309
Land Disturbance Permit No.: LDP-24-0044(WRN24-117)(City of Johns Creek)
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**WATER VAULT EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 11th day of February, 2025, between SUSO 4 Abbotts LP, a limited partnership 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) 198, District 1 Section 1 of Fulton County, Georgia, and more particularly described as follows: To wit:

Dunkin Donuts – Johns Creek

Project Name

[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, 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 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 delivered this 11th
day of February, 2025
in the presence of:


Witness: Michael Nisengard

GRANTOR: SUSO 4 ABBOTTS LP
By: SUSO 4 Abbotts GP LLC, its general partner
By: Slate Grocery Holding (No. 4) L.P., its manager
By: Slate Grocery Holding (No. 4) GP LLC, its general partner

By:  MLN
Paul F. Wells, Manager

[CORPORATE SEAL]


Notary Public

[NOTARIAL SEAL]

MARCIA ZGODA
NOTARY PUBLIC, STATE OF NEW YORK
Reg. No. 01ZG082153
QUALIFIED IN ERIE COUNTY
My Commission Expires October 21, 2026

EXHIBIT A

FULTON CO. WATER EASEMENT - LEGAL DESCRIPTION:

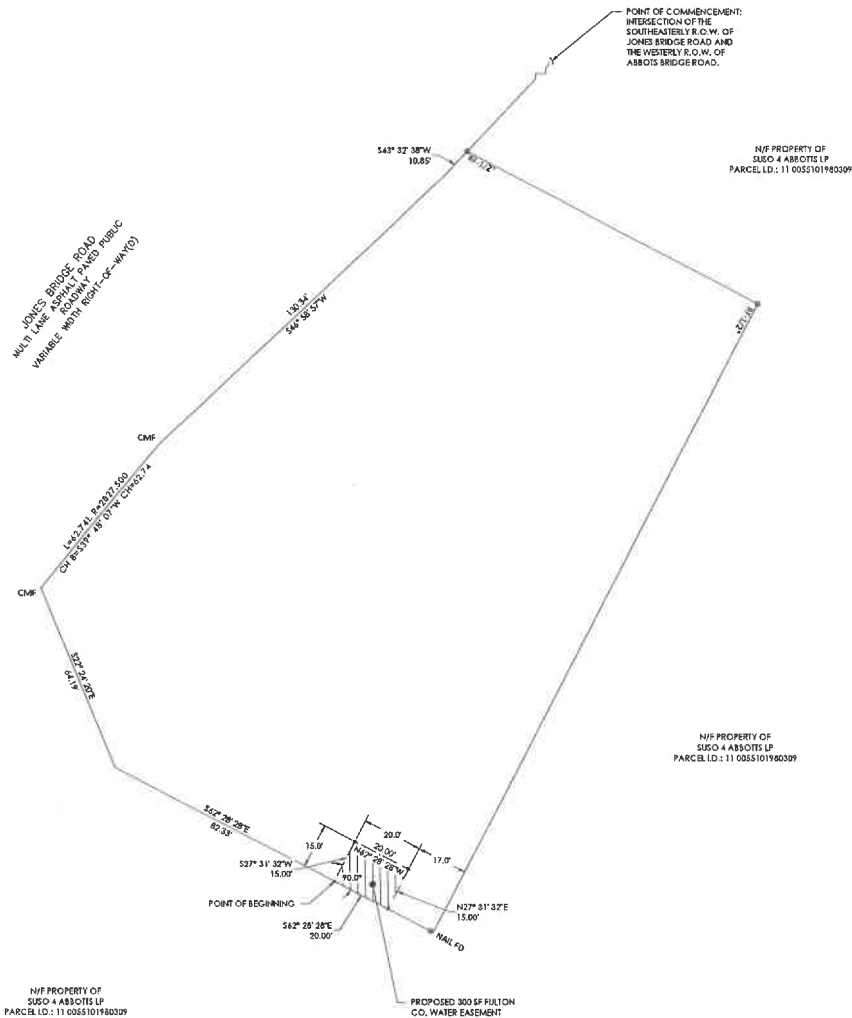
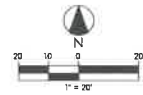
A PERMANENT EASEMENT, LYING AND BEING IN LAND LOT 198, DISTRICT 1, SECTION 1, CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA; LOCATED ON THAT CERTAIN PARCEL OR TRACT OF LAND IDENTIFIED AS FULTON COUNTY TAX PARCEL 11 0055101980291 AS RECORDED IN DEED BOOK 56193, PG 399. THIS PERMANENT EASEMENT IS DESCRIBED BY THE FOLLOWING BEARINGS AND DISTANCES AS BASED ON GRID NORTH AS INFERRED FROM THE STATE PLANE COORDINATE SYSTEM FOR THE STATE OF GEORGIA, ZONE WEST, NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT:

COMMENCE FROM THE INTERSECTION OF THE SOUTHEASTERLY R.O.W. OF JONES BRIDGE ROAD AND THE WESTERLY R.O.W. OF ABBOTS BRIDGE ROAD AND CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE R.O.W. OF JONES BRIDGE ROAD 133.07 FEET TO A POINT, THIS POINT BEING THE MOST NORTH-EASTERN CORNER OF PREVIOUS MENTIONED PARCEL. CONTINUE ALONG THE PROPERTY LINE OF THIS PARCEL IN THE FOLLOWING MANNER: THENCE S 43° 32' 38" W A DISTANCE OF 10.85'; THENCE S 46° 58' 57" W A DISTANCE OF 130.34'; THENCE ALONG THE ARC OF A CURVE IN A COUNTER-CLOCKWISE DIRECTION 62.74' (SAID CURVE HAVING A RADIUS OF 2827.50' WITH A CHORD WITH BEARING S 39° 48' 07" W AND DISTANCE 62.74'); THENCE S 22° 24' 20" E A DISTANCE OF 64.19'; THENCE S 62° 28' 28" E A DISTANCE OF 82.33' TO A POINT, THIS POINT BEING THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING COMMENCE IN THE FOLLOWING MANNER: THENCE S 62° 28' 28" E A DISTANCE OF 20.00'; THENCE N 27° 31' 32" E A DISTANCE OF 15.00; THENCE N 62° 28' 28" W A DISTANCE OF 20.00; THENCE S 27° 31' 32" W A DISTANCE OF 15.00 TO A POINT, THIS POINT BEING THE TRUE POINT OF BEGINNING.

THIS PERMANENT EASEMENT CONTAINING 300 SQ. FT. / 0.007 ACRES, MORE OR LESS.

EXHIBIT A



NOTES:

1. THIS IS SKETCH TO ACCOMPANY A LEGAL DESCRIPTION. THIS IS NOT A SURVEY OF ANY KIND. THIS SKETCH REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY BY ESP ASSOCIATES ALL, INC. DATED 12/02/2024. THIS SURVEY WAS STAMPED BY A GEORGIA PROFESSIONAL LAND SURVEYOR - JEFFREY H. LUCAS (NO. 2759).
2. BEARINGS SHOWN ON THIS SURVEY (AND THE ABOVE REFERENCED SURVEY, THESE BEARINGS ARE BASED ON GRID NORTH OF THE GEORGIA STATE PLANE COORDINATE SYSTEM, ZONE WEST, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.

LEGAL DESCRIPTION:

A PERMANENT EASEMENT, LYING AND BEING IN LAND LOT 196, DISTRICT 1, SECTION 1, CITY OF JOHN'S CREEK, FULTON COUNTY, GEORGIA; LOCATED ON THAT CERTAIN PARCEL OR TRACT OF LAND IDENTIFIED AS FULTON COUNTY TAX PARCEL 11 0065101380291 AS RECORDED IN DEED BOOK 56193, PP 397. THIS PERMANENT EASEMENT IS DESCRIBED BY THE FOLLOWING BEARINGS AND DISTANCES AS BASED ON GRID NORTH AS INFERRED FROM THE STATE PLANE COORDINATE SYSTEM FOR THE STATE OF GEORGIA, ZONE WEST, NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT:

COMMENCE FROM THE INTERSECTION OF THE SOUTHEAST ELY R.O.W. OF JONES BRIDGE ROAD AND THE WESTERLY R.O.W. OF ABBOTS BRIDGE ROAD AND CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE R.O.W. OF JONES BRIDGE ROAD 132.97 FEET TO A POINT, THIS POINT BEING THE MOST NORTH-EASTERN CORNER OF PREVIOUS MENTIONED PARCEL, CONTINUE ALONG THE LINE OF THE R.O.W. OF JONES BRIDGE ROAD 141.14 FEET TO A POINT, THIS POINT BEING A DISTANCE OF 10.85; THENCE S 41° 56' 57" W A DISTANCE OF 130.34'; THENCE ALONG THE ARC OF A CURVE IN A COUNTER-CLOCKWISE DIRECTION 62.44' (A CHORD HAVING A RADIUS OF 282.50' WITH A CHORD BEARING S 39° 48' W AND A DISTANCE 62.74'); THENCE S 27° 24' 20" E A DISTANCE OF 64.11'; THENCE S 42° 28' 28" E A DISTANCE OF 82.33' TO A POINT, THIS POINT BEING THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING COMMENCE IN THE FOLLOWING MANNER. THENCE S 62° 28' 28" E A DISTANCE OF 20.00; THENCE N 27° 31' 32" E A DISTANCE OF 15.00; THENCE N 62° 28' 28" W A DISTANCE OF 20.00; THENCE S 27° 31' 32" W A DISTANCE OF 15.00 TO A POINT, THIS POINT BEING THE TRUE POINT OF BEGINNING.

THIS PERMANENT EASEMENT CONTAINING 300 SQ. FT. / 0.007 ACRES, MORE OR LESS.

Bjm

DUNKIN' - NEW DRIVE THRU RESTAURANT

PROJECT ADDRESS:

EXISTING DEVELOPED PARCEL
11605 JONES BRIDGE ROAD, JOHNS CREEK, GEORGIA 30022
CITY OF JOHNS CREEK

PREPARED FOR:
MG RETAIL ADVISORS

MG RETAIL ADVISORS
3390 PEACHTREE ROAD, #1000, ATLANTA, GEORGIA 30326



24 HOUR CONTACT:
JAMES LASKARS
{772} 260-7055

PROJECT REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| | | |
| | | |
| | | |
| | | |

DATE _____



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|----------------|-----|---------------------|------------|
| <u>P.M.</u> | LW | <u>REV.</u> | |
| <u>DRAWN</u> | OSB | <u>REV. DATE</u> | |
| <u>CHECKED</u> | LW | <u>INITIAL DATE</u> | 12-23-2024 |

SHEET TITLE

EASEMENT SKETCH

SHEET NO.