[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 : Medley Johns Creek Town Center
Tax Parcel Identification No.: 11 107003980711 & 11 107003980729
Land Disturbance Permit No.: WRN24-070
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only
Approval Date:
Initials: _____

WATER LINE EASEMENT
(Corporate Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 24th day of March, 2026, between TPG AG EHC III (EMP) MULTI STATE 4, 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 and Grantee.

WITNESSETH, that for and in consideration of $1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a water line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a water line through the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in land lot(s) 398 & 399 the 1st District, 1st Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit: Medley Park **[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 water line through my property according to the location and size of said water line as shown on the map and profile now on file inthe 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 line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said water line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said water line 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 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 water line for the use of the property as herein agreed.

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

GRANTOR:

TPG AG EHC III (EMP) Multi State 4, LLC, a Delaware limited liability company

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

By: Wendy Stoeckel
Wendy Stoeckel, Authorized Representative

Signed, sealed and delivered
As to Grantor:

Unofficial Witness:

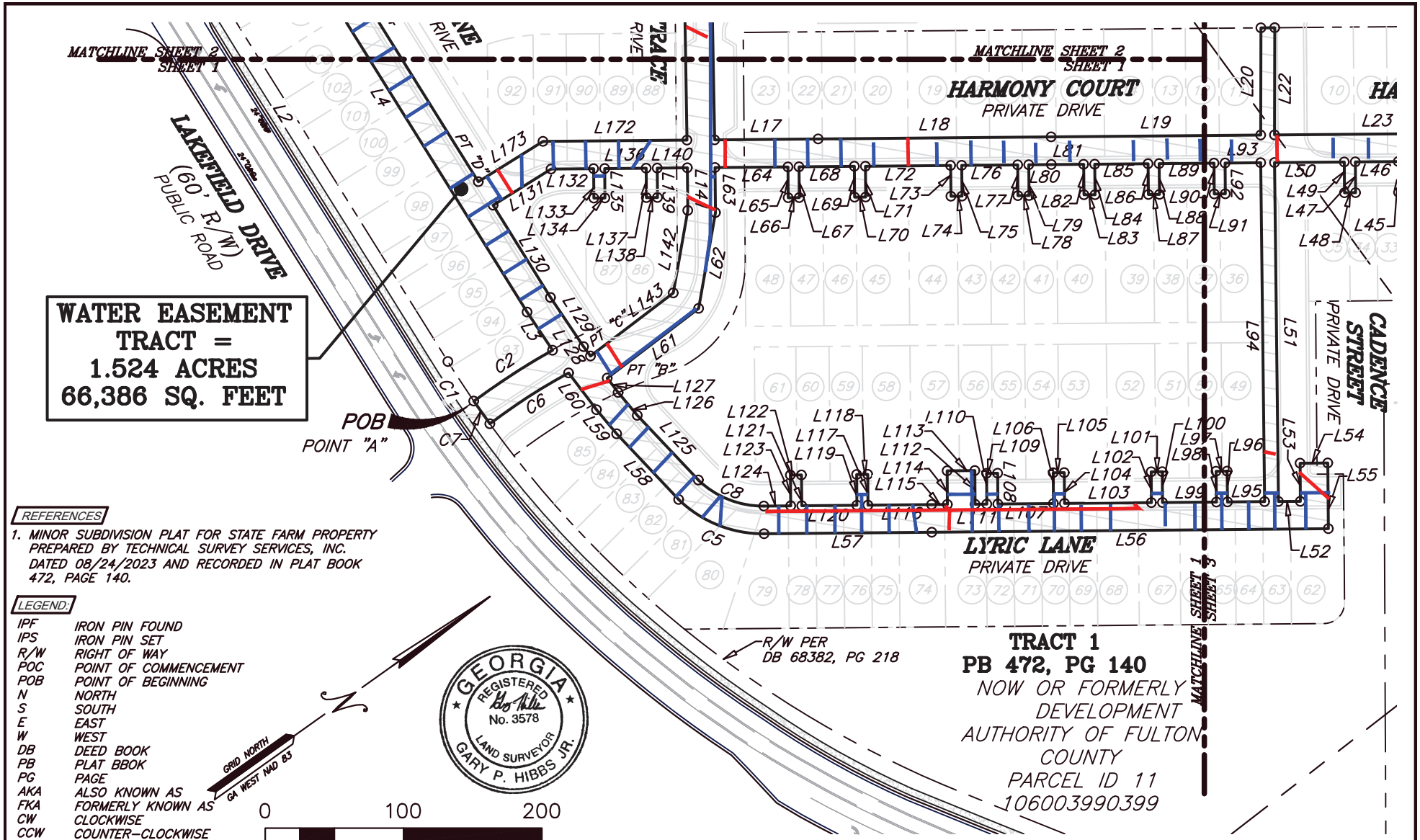
(COMPANY SEAL)

Sworn to and subscribed before me this the 24 day of March, 2026

Notary Public

OFFICIAL SEAL
JAIME MARIE ADAMS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 686280
My Comm. Expires July 1, 2029

My Commission Expires: 07-01-2029



REFERENCES

1. MINOR SUBDIVISION PLAT FOR STATE FARM PROPERTY PREPARED BY TECHNICAL SURVEY SERVICES, INC. DATED 08/24/2023 AND RECORDED IN PLAT BOOK 472, PAGE 140.

LEGEND:

IPF	IRON PIN FOUND
IPS	IRON PIN SET
R/W	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
N	NORTH
S	SOUTH
E	EAST
W	WEST
DB	DEED BOOK
PB	PLAT BBOK
PG	PAGE
AKA	ALSO KNOWN AS
FKA	FORMERLY KNOWN AS
CW	CLOCKWISE
CCW	COUNTER-CLOCKWISE
OTP	OPEN TOP PIPE
RB	REBAR

GEORGIA REGISTERED No. 3578 LAND SURVEYOR GARY P. HIBBS JR.

TSS
TECHNICAL SURVEY SERVICES, INC.
1641 Autumn Boulevard
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.tss-atl.com

No	Revision	Date

WATER EASEMENT EXHIBIT

FOR

TP AG EHC III(EMP) Multi State 4, LLC

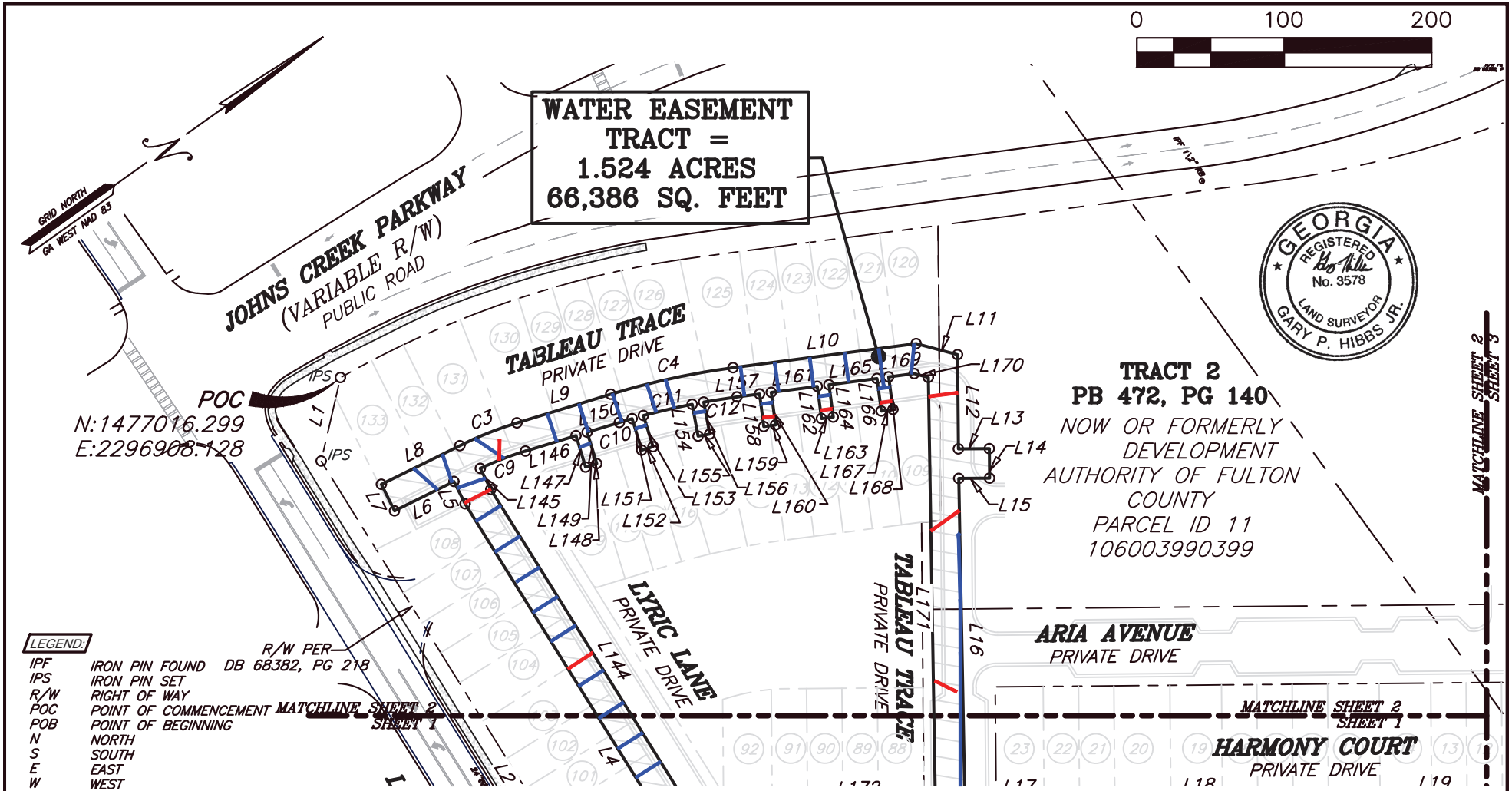
TAX PARCEL IDENTIFICATION No: 11 107003980711, 11 107003980729

LAND LOTS 398 & 399 1st DISTRICT 1st SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

SCALE: 1"=100' DATE: 03/24/26

PW

JOB: 2022-933 SCREEN FILE: 2022-933 SEWER EASE.DWG SHEET 1 OF 9



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SCALE: 1"=100' DATE: 03/24/26

JOB: 2022-933 SCREEN FILE: 2022-933 SEWER EASE.DWG SHEET 2 OF 9

LEGEND:

IPF	IRON PIN FOUND
IPS	IRON PIN SET
R/W	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
N	NORTH
S	SOUTH
E	EAST
W	WEST
DB	DEED BOOK
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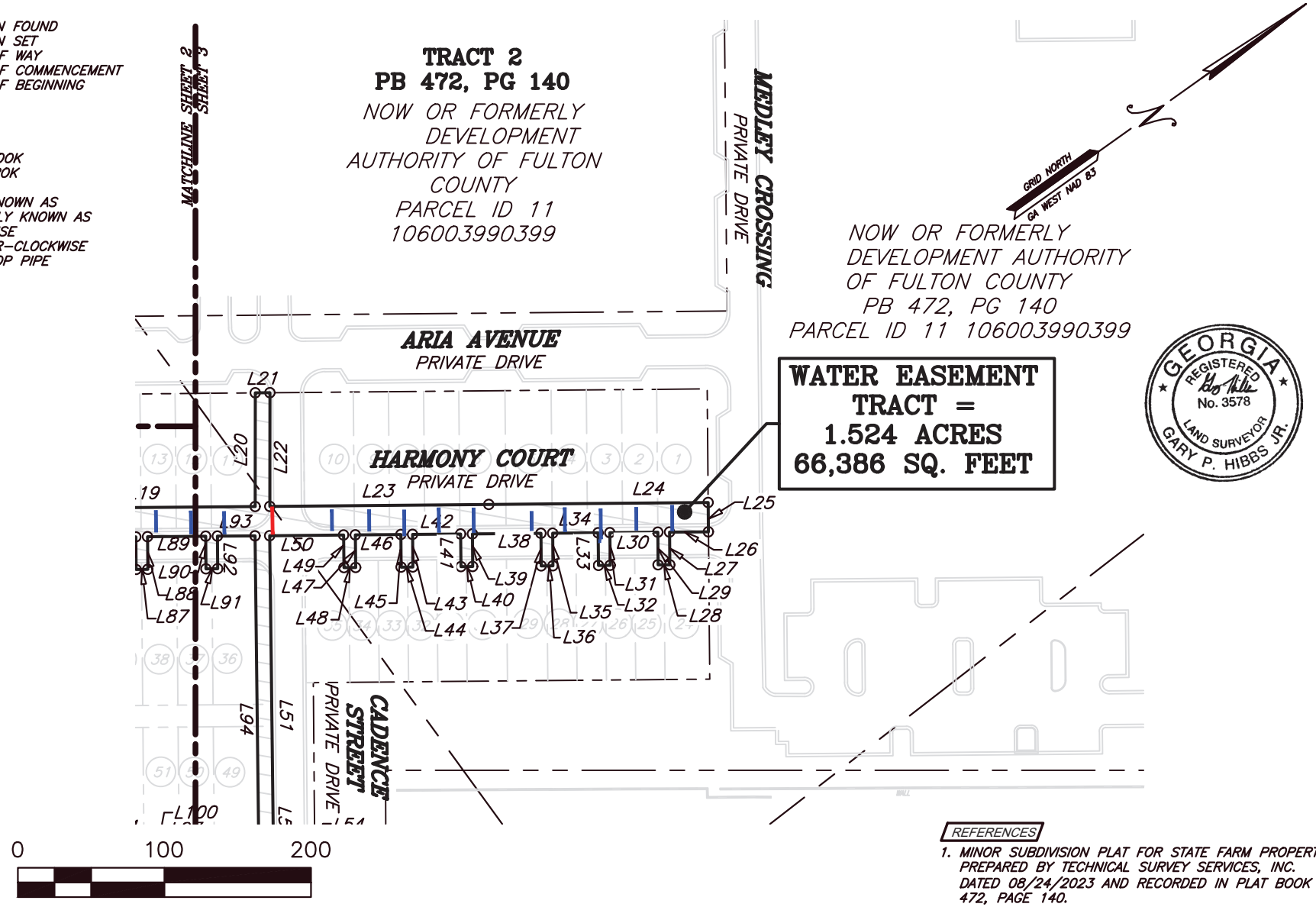

GEORGIA REGISTERED No. 3578 LAND SURVEYOR GARY P. HIBBS JR.

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TAX PARCEL IDENTIFICATION No: 11 107003980711, 11 107003980729

LAND LOTS 398 & 399 1st DISTRICT 1st SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

SCALE: 1"=100' DATE: 03/24/26

JOB: 2022-933 SCREEN FILE: 2022-933 SEWER EASE.DWG SHEET 3 OF 9

LINE	BEARING	DISTANCE
L1	S 41°28'45" E	58.11'
L2	S 86°28'45" E	460.84'
L3	N 88°20'33" W	33.19'
L4	N 86°28'45" W	384.53'
L5	N 81°04'40" W	16.96'
L6	S 09°14'08" W	44.97'
L7	N 80°45'52" W	20.00'
L8	N 09°14'08" E	59.29'
L9	N 18°30'34" E	66.50'
L10	N 27°58'31" E	125.30'
L11	N 50°28'31" E	29.06'
L12	S 55°02'12" E	63.91'
L13	N 34°57'48" E	21.02'
L14	S 55°02'12" E	20.00'
L15	S 34°57'48" W	20.95'
L16	S 55°36'24" E	219.07'
L17	N 34°57'49" E	74.77'
L18	N 34°57'49" E	168.46'
L19	N 34°57'49" E	151.46'
L20	N 54°25'21" W	77.51'
L21	N 34°57'49" E	10.00'
L22	S 54°25'21" E	77.51'
L23	N 34°57'49" E	149.41'
L24	N 34°57'49" E	81.00'
L25	S 55°02'11" E	20.00'
L26	S 34°57'49" W	26.52'
L27	S 55°02'11" E	22.25'
L28	S 34°57'49" W	8.00'
L29	N 55°02'11" W	22.25'
L30	S 34°57'49" W	32.71'
L31	S 55°02'11" E	22.25'
L32	S 34°57'49" W	8.00'
L33	N 55°02'11" W	22.25'
L34	S 34°57'49" W	31.02'
L35	S 55°02'11" E	22.25'
L36	S 34°57'49" W	8.00'
L37	N 55°02'11" W	22.25'
L38	S 34°57'49" W	46.79'
L39	S 55°02'11" E	22.25'
L40	S 34°57'49" W	8.00'
L41	N 55°02'11" W	22.25'
L42	S 34°57'49" W	32.81'
L43	S 55°02'11" E	22.25'
L44	S 34°57'49" W	8.00'

LINE	BEARING	DISTANCE
L45	N 55°02'11" W	22.25'
L46	S 34°57'49" W	31.02'
L47	S 55°02'11" E	22.25'
L48	S 34°57'49" W	8.00'
L49	N 55°02'11" W	22.25'
L50	S 34°57'49" W	50.42'
L51	S 55°12'25" E	245.00'
L52	N 34°57'49" E	15.83'
L53	N 55°02'11" W	27.54'
L54	N 34°57'49" E	20.00'
L55	S 55°02'11" E	47.54'
L56	S 34°57'49" W	286.63'
L57	S 34°57'49" W	121.22'
L58	S 82°07'03" W	65.38'
L59	S 85°39'17" W	22.66'
L60	S 88°14'02" W	33.37'
L61	N 01°52'50" W	83.13'
L62	N 44°33'13" W	70.26'
L63	N 55°02'12" W	32.60'
L64	N 34°57'49" E	52.71'
L65	S 55°02'11" E	22.25'
L66	N 34°57'49" E	8.00'
L67	N 55°02'11" W	22.25'
L68	N 34°57'49" E	26.01'
L69	S 55°02'11" E	22.25'
L70	N 34°57'49" E	8.00'
L71	N 55°02'11" W	22.25'
L72	N 34°57'49" E	61.61'
L73	S 55°02'11" E	22.25'
L74	N 34°57'49" E	8.00'
L75	N 55°02'11" W	22.25'
L76	N 34°57'49" E	40.46'
L77	S 55°02'11" E	22.25'
L78	N 34°57'49" E	8.00'
L79	N 55°02'11" W	22.25'
L80	N 34°57'49" E	16.37'
L81	N 34°57'49" E	23.32'
L82	S 55°02'11" E	22.05'
L83	N 34°57'49" E	8.00'
L84	N 55°02'11" W	22.05'
L85	N 34°57'49" E	38.59'
L86	S 55°02'11" E	22.25'
L87	N 34°57'49" E	8.00'
L88	N 55°02'11" W	22.25'

LINE	BEARING	DISTANCE
L88	N 55°02'11" W	22.25'
L89	N 34°57'49" E	39.62'
L90	S 55°02'11" E	22.25'
L91	N 34°57'49" E	8.00'
L92	N 55°02'11" W	22.25'
L93	N 34°57'49" E	25.72'
L94	S 55°12'25" E	245.00'
L95	S 34°57'49" W	26.89'
L96	N 55°02'11" W	22.25'
L97	S 34°57'49" W	8.00'
L98	S 55°02'11" E	22.25'
L99	S 34°57'49" W	38.95'
L100	N 55°02'11" W	22.25'
L101	S 34°57'49" W	8.00'
L102	S 55°02'11" E	22.25'
L103	S 34°57'49" W	62.81'
L104	N 55°02'11" W	22.25'
L105	S 34°57'49" W	8.00'
L106	S 55°02'11" E	22.25'
L107	S 34°57'49" W	40.20'
L108	N 55°02'11" W	22.25'
L109	S 34°57'49" W	8.00'
L110	S 55°02'11" E	22.25'
L111	S 34°57'49" W	8.47'
L112	N 55°02'11" W	24.28'
L113	S 34°57'49" W	20.00'
L114	S 55°02'11" E	24.28'
L115	S 34°57'49" W	11.47'
L116	S 34°57'49" W	45.98'
L117	N 55°02'11" W	22.25'
L118	S 34°57'49" W	8.00'
L119	S 55°02'11" E	22.25'
L120	S 34°57'49" W	39.86'
L121	N 55°02'11" W	22.25'
L122	S 34°57'49" W	8.00'
L123	S 55°02'11" E	22.25'
L124	S 34°57'49" W	19.37'
L125	S 82°07'03" W	64.30'
L126	S 85°39'17" W	21.65'
L127	S 87°53'38" W	12.98'
L128	S 89°02'49" W	8.43'
L129	N 88°24'50" W	42.91'
L130	N 86°28'45" W	78.53'
L131	N 03°31'04" E	49.46'

GEORGIA REGISTERED No. 3578 LAND SURVEYOR GARY P. HIBBS JR.

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No	Revision	Date

WATER EASEMENT EXHIBIT

FOR

TP AG EHC III(EMP) Multi State 4, LLC

TAX PARCEL IDENTIFICATION No: 11 107003980711, 11 107003980729

LAND LOTS 398 & 399 1st DISTRICT 1st SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

SCALE: 1"=100' DATE: 03/24/26

JOB: 2022-933 SCREEN FILE: 2022-933 SEWER EASE.DWG

LINE	BEARING	DISTANCE
L132	N 34°57'49" E	30.72'
L133	S 55°02'11" E	21.25'
L134	N 34°57'49" E	8.00'
L135	N 55°02'11" W	21.25'
L136	N 34°57'49" E	30.00'
L137	S 55°02'11" E	21.25'
L138	N 34°57'49" E	8.00'
L139	N 55°02'11" W	21.25'
L140	N 34°57'49" E	21.79'
L141	S 55°02'12" E	30.77'
L142	S 44°33'13" E	60.61'
L143	S 01°52'50" E	75.19'
L144	N 86°28'45" W	285.02'
L145	N 81°04'40" W	15.87'
L146	N 18°30'34" E	35.76'
L147	S 71°29'26" E	22.25'
L148	N 18°30'34" E	8.00'
L149	N 71°29'26" W	22.25'
L150	N 18°30'34" E	22.74'
L151	S 71°29'26" E	22.33'
L152	N 18°30'34" E	8.00'
L153	N 71°29'26" W	22.12'
L154	S 65°07'48" E	22.02'
L155	N 24°52'12" E	8.00'
L156	N 65°07'48" W	22.02'
L157	N 27°58'31" E	15.46'
L158	S 62°01'29" E	22.25'
L159	N 27°58'31" E	8.00'
L160	N 62°01'29" W	22.25'
L161	N 27°58'31" E	31.53'
L162	S 62°01'29" E	22.04'
L163	N 27°58'31" E	8.00'
L164	N 62°01'29" W	22.04'
L165	N 27°58'31" E	32.87'
L166	S 62°01'29" E	22.25'
L167	N 27°58'31" E	8.00'
L168	N 62°01'29" W	22.25'
L169	N 27°58'31" E	17.48'
L170	N 50°28'31" E	9.88'
L171	S 55°29'02" E	287.78'
L172	S 34°57'49" W	104.07'
L173	S 03°31'04" W	55.09'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	782.51'	34.14'	34.14'	S 87°44'55" E
C2	533.60'	67.86'	67.82'	N 02°33'13" E
C3	250.00'	41.80'	41.76'	N 13°43'09" E
C4	515.00'	85.08'	84.99'	N 23°14'33" E
C5	87.50'	68.22'	66.51'	S 57°18'01" W
C6	440.23'	67.86'	67.80'	S 02°36'27" W
C7	782.51'	20.00'	20.00'	N 89°44'35" W
C8	67.50'	52.22'	50.93'	S 57°07'42" W
C9	230.00'	32.89'	32.86'	N 14°24'48" E
C10	495.00'	9.06'	9.06'	N 19°02'02" E
C11	495.00'	33.89'	33.88'	N 22°26'45" E
C12	495.00'	22.83'	22.83'	N 26°39'15" E

TIE LINE CHART		
TIE LINE	BEARING	DISTANCE
POINT "A" TO POINT "B"	N 25°39'23" E	97.80'
POINT "A" TO POINT "C"	N 14°18'38" E	90.43'
POINT "A" TO POINT "D"	N 53°20'51" W	158.68'

PROJECT NAME: MEDLEY–JOHNS CREEK TOWNCENTER
FULTON COUNTY PERMIT No: WRN24–070

ENCROACHMENT TABLE

SEWER PIPE: 2183 SQ FT
STORM PIPE: 611 SQ FT
TOTAL 2794 SQ FT:

GEORGIA REGISTERED No. 3578 LAND SURVEYOR GARY P. HIBBS JR.

LEGEND

SEWER ENTERING EASEMENT
STORM ENTERING EASEMENT

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SCALE: 1"=100' DATE: 03/24/26

JOB: 2022-933 SCREEN FILE: 2022-933 SEWER EASE.DWG SHEET 5 OF 9

LEGAL DESCRIPTION (SEWER EASEMENT EXHIBIT)

All that tract or parcel of land lying and being in Land Lot 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 iron pin set at the northernmost mitered point of the intersection of the easterly Right of Way of Johns Creek Parkway (Variable R/W) and the northerly Right of Way of Lakefield Drive (60' R/W), said point having state plane coordinates Northing: 1477016.299 Easting: 2296908.128 on the Georgia State Plane West NAD 83 Coordinate System; thence running along the miter South 41° 28' 45" East a distance of 58.11 feet to iron pin set; thence running along the northerly Right of Way of Lakefield Drive South 86° 28' 45" East a distance of 460.84 feet to a point; thence running along a curve to the left an arc length of 34.14 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 87° 44' 55" East, and a chord length of 34.14 feet) to the TRUE POINT OF BEGINNING said point being Point "A"; from the point thus established and leaving said Right of Way of Lakefield Drive (60' R/W) along a curve to the right an arc length of 67.86 feet, (said curve having a radius of 533.60 feet, with a chord bearing of North 02° 33' 13" East, and a chord length of 67.82 feet) to a point; thence North 88° 20' 33" West a distance of 33.19 feet to a point; thence North 86° 28' 45" West a distance of 384.53 feet to a point; thence North 81° 04' 40" West a distance of 16.96 feet to a point; thence South 09° 14' 08" West a distance of 44.97 feet to a point; thence North 80° 45' 52" West a distance of 20.00 feet to a point; thence North 09° 14' 08" East a distance of 59.29 feet to a point; thence running along a curve to the right an arc length of 41.80 feet, (said curve having a radius of 250.00 feet, with a chord bearing of North 13° 43' 09" East, and a chord length of 41.76 feet) to a point; thence North 18° 30' 34" East a distance of 66.50 feet to a point; thence running along a curve to the right an arc length of 85.08 feet, (said curve having a radius of 515.00 feet, with a chord bearing of North 23° 14' 33" East, and a chord length of 84.99 feet) to a point; thence North 27° 58' 31" East a distance of 125.30 feet to a point; thence North 50° 28' 31" East a distance of 29.06 feet to a point; thence South 55° 02' 12" East a distance of 63.91 feet to a point; thence North 34° 57' 48" East a distance of 21.02 feet to a point; thence South 55° 02' 12" East a distance of 20.00 feet to a point; thence South 34° 57' 48" West a distance of 20.95 feet to a point; thence South 55° 36' 24" East a distance of 219.07 feet to a point; thence North 34° 57' 49" East a distance of 74.77 feet to a point; thence North 34° 57' 49" East a distance of 168.46 feet to a point; thence North 34° 57' 49" East a distance of 151.46 feet to a point; thence North 54° 25' 21" West a distance of 77.51 feet to a point; thence North 34° 57' 49" East a distance of 10.00 feet to a point; thence South 54° 25' 21" East a distance of 77.51 feet to a point; thence North 34° 57' 49" East a distance of 149.41 feet to a point; thence North 34° 57' 49" East a distance of 68.68 feet to a point; thence North 34° 57' 49" East a distance of 81.00 feet to a point; thence South 55° 02' 11" East a distance of 20.00 feet to a point; thence South 34° 57' 49" West a distance of 26.52 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 32.71 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 31.02 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of

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No	Revision	Date

WATER EASEMENT EXHIBIT

FOR

TP AG EHC III(EMP) Multi State 4, LLC

TAX PARCEL IDENTIFICATION No: 11 107003980711, 11 107003980729

LAND LOTS 398 & 399 1st DISTRICT 1st SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

SCALE: 1"=100' DATE: 03/24/26

JOB: 2022-933 SCREEN FILE: 2022-933 SEWER EASE.DWG SHEET 6 OF 9

46.79 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 32.81 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 31.02 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 50.42 feet to a point; thence South 55° 12' 25" East a distance of 245.00 feet to a point; thence North 34° 57' 49" East a distance of 15.83 feet to a point; thence North 55° 02' 11" West a distance of 27.54 feet to a point; thence North 34° 57' 49" East a distance of 20.00 feet to a point; thence South 55° 02' 11" East a distance of 47.54 feet to a point; thence South 34° 57' 49" West a distance of 286.63 feet to a point; thence South 34° 57' 49" West a distance of 121.22 feet to a point; thence running along a curve to the right an arc length of 68.22 feet, (said curve having a radius of 87.50 feet, with a chord bearing of South 57° 18' 01" West, and a chord length of 66.51 feet) to a point; thence South 82° 07' 03" West a distance of 65.38 feet to a point; thence South 85° 39' 17" West a distance of 22.66 feet to a point; thence South 88° 14' 02" West a distance of 33.37 feet to a point; thence running along a curve to the left an arc length of 67.86 feet, (said curve having a radius of 440.23 feet, with a chord bearing of South 02° 36' 27" West, and a chord length of 67.80 feet) to a point; Thence along a curve to the right an arc length of 20.00 feet, (said curve having a radius of 782.51 feet, with a chord bearing of North 89° 44' 35" West, and a chord length of 20.00 feet) to the TRUE POINT OF BEGINNING. Said tract contains 5.622 Acres (244,905 Square Feet).

LESS AND EXCEPT

To reach the TRUE POINT OF BEGINNING, commence at a iron pin set at the northernmost mitered point of the intersection of the easterly Right of Way of Johns Creek Parkway (Variable R/W) and the northerly Right of Way of Lakefield Drive (60' R/W), said point having state plane coordinates Northing: 1477016.299 Easting: 2296908.128 on the Georgia State Plane West NAD 83 Coordinate System; thence running along the miter South 41° 28' 45" East a distance of 58.11 feet to iron pin set; thence running along the northerly Right of Way of Lakefield Drive South 86° 28' 45" East a distance of 460.84 feet to a point; thence running along a curve to the left an arc length of 34.14 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 87° 44' 55" East, and a chord length of 34.14 feet) to a point being Point "A"; thence along a tie line North 25° 39' 33" East a distance of 97.80 feet to the TRUE POINT OF BEGINNING said point being Point "B"; from the point thus established and running North 01° 52' 50" West a distance of 83.13 feet to a point; thence North 44° 33' 13" West a distance of 70.26 feet to a point; thence North 55° 02' 12" West a distance of 32.60 feet to a point; thence North 34° 57' 49" East a distance of 52.71 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 13.99 feet to a point; thence North 34° 57' 49" East a distance of 26.01 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 61.61 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 40.46 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 16.37 feet to a point; thence North 34° 57' 49" East a distance of 23.32 feet to a point; thence South 55° 02' 11" East a distance of 22.05 feet to a point; thence North 34° 57' 49" East a distance of 8.00 feet to a point;

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WATER EASEMENT EXHIBIT

FOR

TP AG EHC III(EMP) Multi State 4, LLC

TAX PARCEL IDENTIFICATION No: 11 107003980711, 11 107003980729

LAND LOTS 398 & 399 1st DISTRICT 1st SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

SCALE: 1"=100' DATE: 03/24/26

JOB: 2022-933 SCREEN FILE: 2022-933 SEWER EASE.DWG SHEET 7 OF 9

thence North 55° 02' 11" West a distance of 22.05 feet to a point; thence North 34° 57' 49" East a distance of 38.59 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 39.62 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence North 34° 57' 49" East a distance of 25.72 feet to a point; thence South 55° 12' 25" East a distance of 245.00 feet to a point; thence South 34° 57' 49" West a distance of 26.89 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 38.95 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 62.81 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 40.20 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.47 feet to a point; thence North 55° 02' 11" West a distance of 24.28 feet to a point; thence South 34° 57' 49" West a distance of 20.00 feet to a point; thence South 55° 02' 11" East a distance of 24.28 feet to a point; thence South 34° 57' 49" West a distance of 11.47 feet to a point; thence South 34° 57' 49" West a distance of 45.98 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 39.86 feet to a point; thence North 55° 02' 11" West a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 8.00 feet to a point; thence South 55° 02' 11" East a distance of 22.25 feet to a point; thence South 34° 57' 49" West a distance of 19.37 feet to a point; thence running along a curve to the right an arc length of 52.22 feet, (said curve having a radius of 67.50 feet, with a chord bearing of South 57° 07' 42" West, and a chord length of 50.93 feet) to a point; thence South 82° 07' 03" West a distance of 64.30 feet to a point; thence South 85° 39' 17" West a distance of 21.65 feet to a point; thence South 87° 53' 38" West a distance of 12.98 feet to the TRUE POINT OF BEGINNING. Said tract contains 2.300 Acres (100,201 Square Feet).

LESS AND EXCEPT

To reach the TRUE POINT OF BEGINNING, commence at a iron pin set at the northernmost mitered point of the intersection of the easterly Right of Way of Johns Creek Parkway (Variable R/W) and the northerly Right of Way of Lakefield Drive (60' R/W), said point having state plane coordinates Northing: 1477016.299 Easting: 2296908.128 on the Georgia State Plane West NAD 83 Coordinate System; thence running along the miter South 41° 28' 45" East a distance of 58.11 feet to iron pin set; thence running along the northerly Right of Way of Lakefield Drive South 86° 28' 45" East a distance of 460.84 feet to a point; thence running along a curve to the left an arc length of 34.14 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 87° 44' 55" East, and a chord length of 34.14 feet) to a point being Point "A"; thence along a tie line North 14° 18' 38" East a distance of 90.43 feet to the TRUE POINT OF BEGINNING said point being Point "C"; from the point thus established and running South 89° 02' 49" West a distance of 8.43 feet to a point; thence North 88° 24' 50" West a distance of 42.91 feet to a point; thence North 86° 28' 45" West a distance of 78.53 feet to a point; thence North 03° 31' 04" East a distance of 49.46 feet to a point; thence North 34° 57' 49" East a distance of 30.72 feet to a point; thence South 55° 02' 11" East a distance of 21.25 feet to a point; thence North 34° 57' 49" East a distance of 8.00 feet to a point; thence North 55° 02' 11" West a distance of 21.25 feet to a point; thence North 34° 57' 49" East a distance of 30.00 feet to a point; thence South 55° 02' 11" East a distance of 21.25 feet to a point; thence North 34° 57' 49" East a distance of 8.00 feet to a

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WATER EASEMENT EXHIBIT

FOR

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LAND LOTS 398 & 399 1st DISTRICT 1st SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

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point; thence North 55° 02' 11" West a distance of 21.25 feet to a point; thence North 34° 57' 49" East a distance of 21.79 feet to a point; thence South 55° 02' 12" East a distance of 30.77 feet to a point; thence South 44° 33' 13" East a distance of 60.61 feet to a point; thence South 01° 52' 50" East a distance of 75.19 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.282 Acres (12,273 Square Feet).

LESS AND EXCEPT

To reach the TRUE POINT OF BEGINNING, commence at a iron pin set at the northernmost mitered point of the intersection of the easterly Right of Way of Johns Creek Parkway (Variable R/W) and the northerly Right of Way of Lakefield Drive (60' R/W), said point having state plane coordinates Northing: 1477016.299 Easting: 2296908.128 on the Georgia State Plane West NAD 83 Coordinate System; thence running along the miter South 41° 28' 45" East a distance of 58.11 feet to iron pin set; thence running along the northerly Right of Way of Lakefield Drive South 86° 28' 45" East a distance of 460.84 feet to a point; thence running along a curve to the left an arc length of 34.14 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 87° 44' 55" East, and a chord length of 34.14 feet) to a point being Point "A"; thence along a tie line North 53° 20' 51" West a distance of 158.68 feet to the TRUE POINT OF BEGINNING said point being Point "D"; from the point thus established and running North 86° 28' 45" West a distance of 285.02 feet to a point; thence North 81° 04' 40" West a distance of 15.87 feet to a point; thence running along a curve to the right an arc length of 32.89 feet, (said curve having a radius of 230.00 feet, with a chord bearing of North 14° 24' 48" East, and a chord length of 32.86 feet) to a point; thence North 18° 30' 34" East a distance of 35.76 feet to a point; thence South 71° 29' 26" East a distance of 22.25 feet to a point; thence North 18° 30' 34" East a distance of 8.00 feet to a point; thence North 71° 29' 26" West a distance of 22.25 feet to a point; thence North 18° 30' 34" East a distance of 22.74 feet to a point; thence running along a curve to the right an arc length of 9.06 feet, (said curve having a radius of 495.00 feet, with a chord bearing of North 19° 02' 02" East, and a chord length of 9.06 feet) to a point; thence South 71° 29' 26" East a distance of 22.33 feet to a point; thence North 18° 30' 34" East a distance of 8.00 feet to a point; thence North 71° 29' 26" West a distance of 22.12 feet to a point; thence running along a curve to the right an arc length of 33.89 feet, (said curve having a radius of 495.00 feet, with a chord bearing of North 22° 26' 45" East, and a chord length of 33.88 feet) to a point; thence South 65° 07' 48" East a distance of 22.02 feet to a point; thence North 24° 52' 12" East a distance of 8.00 feet to a point; thence North 65° 07' 48" West a distance of 22.02 feet to a point; thence running along a curve to the right an arc length of 22.83 feet, (said curve having a radius of 495.00 feet, with a chord bearing of North 26° 39' 15" East, and a chord length of 22.83 feet) to a point; thence North 27° 58' 31" East a distance of 15.46 feet to a point; thence South 62° 01' 29" East a distance of 22.25 feet to a point; thence North 27° 58' 31" East a distance of 8.00 feet to a point; thence North 62° 01' 29" West a distance of 22.25 feet to a point; thence North 27° 58' 31" East a distance of 31.53 feet to a point; thence South 62° 01' 29" East a distance of 22.04 feet to a point; thence North 27° 58' 31" East a distance of 8.00 feet to a point; thence North 62° 01' 29" West a distance of 22.04 feet to a point; thence North 27° 58' 31" East a distance of 32.87 feet to a point; thence South 62° 01' 29" East a distance of 22.25 feet to a point; thence North 27° 58' 31" East a distance of 8.00 feet to a point; thence North 62° 01' 29" West a distance of 22.25 feet to a point; thence North 27° 58' 31" East a distance of 17.48 feet to a point; thence North 50° 28' 31" East a distance of 9.88 feet to a point; thence South 55° 29' 02" East a distance of 287.78 feet to a point; thence South 34° 57' 49" West a distance of 104.07 feet to a point; thence South 03° 31' 04" West a distance of 55.09 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.516 Acres (66,045 Square Feet).

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