

**State of Georgia  
County of Richmond**

**AUGUSTA, GEORGIA  
EASEMENT DEED**

**PARCEL IDENTIFICATION NUMBER: 323-0-039-05-0 ADDRESS: 11 Valencia Way  
PARCEL IDENTIFICATION NUMBER: 323-0-039-05-1 ADDRESS: 8 Valencia Way**

THIS INDENTURE made and entered into this \_\_\_ day of \_\_\_\_\_ 2026, between **Development Authority of Augusta, Georgia**, a statutory authority existing under the laws of the State of Georgia, hereinafter referred to as Grantor, and consented to by Starbucks Manufacturing Corporation, a corporation duly organized and existing under the laws of the State of Washington, and Starbucks Corporation, a corporation duly organized and existing under the laws of the State of Washington, and **Augusta, Georgia**, a political subdivision under the laws of the State of Georgia, hereinafter referred to as Grantee;

WITNESSETH, that Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand and truly paid by Grantee at and before the sealing and delivery of these presents, and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, its successors, assigns and legal representatives an exclusive utility, access and maintenance easement in perpetuity under, across and through the hereinafter described parcel of land as follows;

A permanent exclusive easement consisting of 46,306 Square Feet (1.06 ac.), more or less and being of variable width, of permanent utility, access and maintenance easement, shown as "Sanitary Sewer Easement 1" on a plat prepared for Augusta-Richmond County, Georgia, by Cranston Engineering, dated September 6, 2024, attached hereto and made a part hereof, to which reference is made for a more accurate and complete description of the metes, bounds and courses, and being for the purpose of laying, relaying, installing, extending, operating, repairing and maintaining pipelines transporting and carrying utility and fiber optics services.

Grantor does also grant, bargain, sell and convey unto Augusta, its successors, assigns, and legal representatives the right, but not the duty, to clear and to keep clear, all trees, undergrowth and other obstructions from said permanent easement, along with the free right of ingress and egress to and from said permanent easement for this purpose and all other purposes stated herein.

FIRST ORIGINAL

Grantor further grants unto Grantee the right to stretch communication lines, or other lines, within the easements, for the use of Grantee, its successors, assigns and legal representatives, designees and agents, upon or under said land, within said easements, with the necessary cables, wires, apparatus, fixtures and appliances; and with the right to assign said easements in whole or in part.

Grantor, its successors, assigns, and legal representatives after the completion of this Project, shall have the right to use said parcel of land in any manner not inconsistent or interfering with the rights herein granted, excluding, however, 1. the right to plant thereon any trees or other vegetation that may interfere with the accessing, expanding, adding, laying, relaying, installing, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services; and 2. the right to erect, construct or maintain thereon any buildings, structures, or other permanent improvements (such as, but not limited to water features, brick, block, masonry, concrete, or other immovable fences/structures), within the interior area of the permanent easement or within fifteen feet (15') outside of the boundaries of said permanent easement.

TO HAVE AND TO HOLD the aforesaid rights, ways, easements, privileges and appurtenances unto Grantee, and its successors, assigns and legal representatives, in perpetuity.

And Grantor, its successors, assigns, and legal representatives shall and will forever warrant and defend unto Grantee, its successors and assigns, the rights, ways, easements privileges and appurtenances conveyed herein, against the claim of any person or persons whomsoever.

IN WITNESS WHEREOF, Grantor has set its hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Jennifer Thandy  
Witness

Candice L. Petrea  
Notary Public, Richmond County, Georgia

My Commission Expires: \_\_\_\_\_

(NOTARY SEAL)

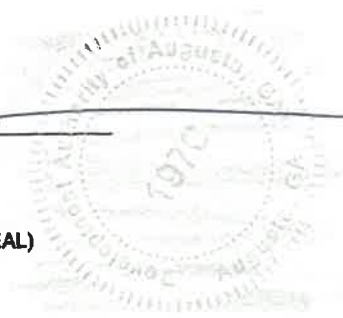


DEVELOPMENT AUTHORITY OF AUGUSTA

By: Wayne Gossage  
Wayne Gossage  
As its Chairman

Attest By: Shell Berry  
Shell Berry  
As Its Secretary

(SEAL)



CONSENTED TO BY:

[Signature]  
Witness

Connie Huang  
Notary Public  
State of WA County of KING  
My Commission Expires: Aug 13, 2029

(NOTARY SEAL)



[Signature]  
Witness

Connie Huang  
Notary Public  
State of WA County of KING  
My Commission Expires: Aug 13, 2029

(NOTARY SEAL)



STARBUCKS MANUFACTURING CORPORATION

By: [Signature]

Printed Name: Meredith Sandland

As its authorized representative

Attest: \_\_\_\_\_

Printed Name: \_\_\_\_\_

As Its \_\_\_\_\_

(SEAL)

STARBUCKS CORPORATION

By: [Signature]

Printed Name: Meredith Sandland

As its evp & chief coffeehouse dev. officer

Attest: \_\_\_\_\_

Printed Name: \_\_\_\_\_

As Its \_\_\_\_\_

(SEAL)

ACCEPTED BY:

AUGUSTA, GEORGIA

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Garnett L. Johnson  
As Its Mayor

\_\_\_\_\_  
Notary Public  
State of Georgia, County of \_\_\_\_\_

Attest: \_\_\_\_\_  
Lena Bonner  
As Its Clerk of Commission

My Commission Expires: \_\_\_\_\_

(SEAL)