

STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE AGREEMENT
Town of Tyrone, Georgia

THIS AGREEMENT, made and entered into this 3rd day of September,
20 25, by and between (insert full name of owner)

Ortman Ventures LLC

his/her successors and assigns, including but not limited to any homeowners association,
commercial developer, holder of any portion of the below described property, and/or similar
(hereinafter the "Property Owner"), and the Town of Tyrone, Georgia (hereinafter the "Town").

W I T N E S S E T H

WHEREAS, the Property Owner is the owner of certain real property described as
(Fayette County Tax Map/Parcel Identification Number) 0726
and recorded by deed in the land records of Fayette County, Georgia, Deed Book 5861 page
496, and Plat Book 41, page 78, and more particularly described on the
attached Exhibit "A" (hereinafter the "Property"); and

WHEREAS, the Property Owner is proceeding to build on and develop the property; and

WHEREAS, the Site Plan/Construction Drawings/Subdivision Plan/Development known
as (insert name of plan/development)

Dogtopia

(hereinafter the "Plan"), which is expressly made a part hereof, as approved or to be approved by
the Town, provides for detention and/or management of stormwater within the confines of the
Property; and

WHEREAS, the Town and the Property Owner agree that the health, safety, and welfare
of the residents of the Town of Tyrone, Georgia, require that on-site stormwater management
facilities be constructed and maintained on the Property; and

WHEREAS, the Land Development Regulations for the Town of Tyrone require that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Property Owner.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1.

The on-site stormwater management facilities shall be constructed by the Property Owner in accordance with the plans and specifications identified in the Plan.

2.

The Property Owner shall maintain the facility or facilities in good working condition acceptable to the Town and in accordance with the schedule of long term maintenance activities agreed hereto and attached as Exhibit "B".

3.

The Property Owner hereby grants permission to the Town, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the Town deems necessary. Whenever possible, the Town shall provide notice prior to entry. The Property Owner shall execute an access easement in favor of the Town to allow the Town to inspect, observe, maintain, and repair the facility as deemed necessary. A fully executed original easement is attached to this Agreement as Exhibit "C" and by reference made a part hereof.

4.

In the event the Property Owner fails to maintain the facility or facilities as shown on the approved plans and specifications in good working order acceptable to the Town and in accordance with the maintenance schedule incorporated in this Agreement, the Town, with due

notice, may enter the property and take whatever steps it deems necessary to return the facility or facilities to good working order. This provision shall not be construed to allow the Town to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the Town is under no obligation to maintain or repair the facility or facilities and in no event shall this Agreement be construed to impose any such obligation on the Town.

5.

In the event the Town, pursuant to this Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the Town within thirty (30) days of receipt thereof for all the costs incurred by the Town hereunder. If not paid within the prescribed time period, the Town shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the Town as a result of the Property Owner's failure to maintain the facility or facilities.

6.

It is the intent of this Agreement to insure the proper maintenance of the facility or facilities by the Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or caused by stormwater runoff.

7.

Sediment accumulation resulting from the normal operation of the facility or facilities will be catered for. The Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Disposal will be provided onsite in a reserved area(s) or will be

removed from the site. Reserved area(s) shall be sufficient to accommodate for a minimum of two dredging cycles.

8.

The Property Owner shall use the standard BMP Operation and Maintenance Inspection Report, attached to this Agreement as Exhibit "D" and by this reference made a part hereof, for the purpose of a minimal annual inspection of the facility or facilities by a qualified inspector.

9.

The Property Owner hereby indemnifies and holds harmless the Town and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the Town from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner or the Town. In the event a claim is asserted against the Town or its authorized agents or employees, the Town shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the Town or its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

10.

This Agreement shall be recorded among the deed records of the Clerk of the Superior Court of Fayette County and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, heirs, assigns and any other successors in interest.

11.

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

12.

Invalidation of any one of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed, or caused to be executed by their duly authorized official, this Agreement.

**PROPERTY OWNER
LIMITED LIABILITY CORPORATION**

Name of LLC: Ortman Ventures LLC, A Georgia Corporation
Printed or Typed Name

By: *Lynn A Ortman*
Signature

Lynn A Ortman
Typed or Printed Name

Title: Owner

Attest: *Mark Conable*
Signature of Witness

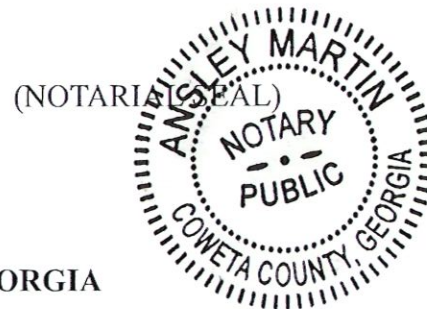
Mark Conable
Typed or Printed Name

Title: Senior Project Manager

(SEAL)

Notary Public: *Ansley Martin*

My Commission Expires: 3/6/2029



TOWN OF TYRONE, GEORGIA

By: _____
Mayor

Attest: _____
Town Clerk

(TOWN SEAL)

Notary Public: _____

(NOTARIAL SEAL)

My Commission Expires: _____

Attachments:

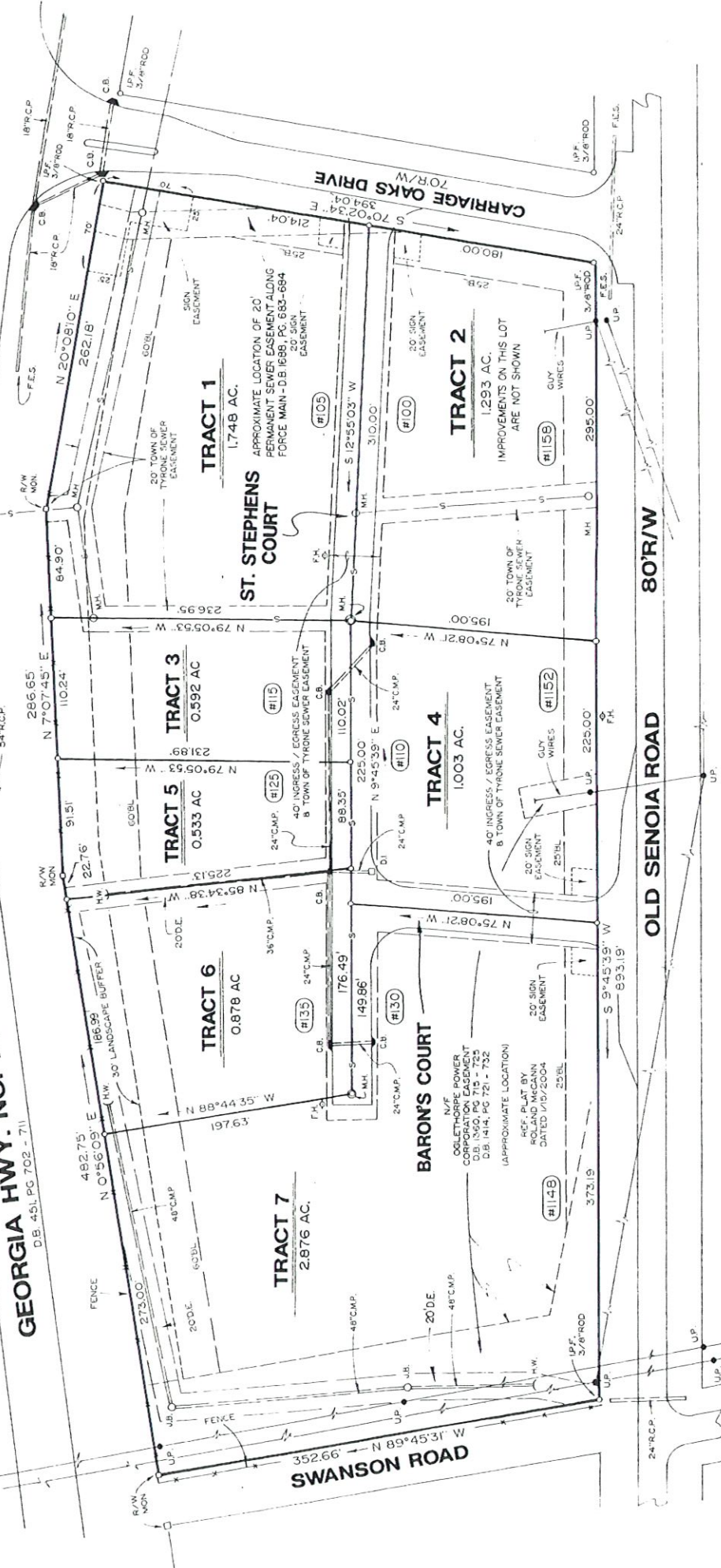
- | | |
|------------|---|
| Exhibit A. | Plat and Legal Description |
| Exhibit B. | Maintenance and Inspection Schedule |
| Exhibit C. | Permanent Water Quality BMP and Access Easement Agreement |
| Exhibit D. | Example Operation and Maintenance Inspection Report |

EXHIBIT A
PLAT AND LEGAL DESCRIPTION

TOTAL AREA = 8.923 ACRES

REVISED 6/1/05 TO SHOW STREET NAMES AND ADDRESSES.

GEORGIA HWY. NO. 74
DB 451 PG 702 - 711



FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECTLY REPRESENTS THE LAND SHOWN HEREON. THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE' AND THEIR LOCATION, SIZE, TYPE AND MATERIALS ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT.

R.M. Boyd
REGISTERED LAND SURVEYOR NO. 2227
DATE 3/22/05

GENERAL NOTES

- OWNER & DEVELOPER: TCC HOLDINGS, LLC, 602 DOWNSIDE TRAIL, SUITE F, FAYETTEVILLE, GA 30239 (770) 486-0001
- PROPERTY ZONED: R-PD
- LOTS SERVED BY FAYETTE COUNTY WATER SYSTEM
- LOTS SERVED BY TOWN OF TYRONE SEWER DEPT.

FINAL PLAT APPROVAL

THIS PLAT COMPLES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR THE TOWN OF TYRONE.

R.M. Boyd
REGISTERED LAND SURVEYOR NO. 2227
DATE 3/22/05

Shirley Lee
MAYOR
DATE 3/22/05

William Lee
TOWN CLERK
DATE 3/22/05

DB 451 PG 702 - 711
FILED: 06/07/2005 AT 10:48:42 AM
Shirley Lee, Clerk of Court
Bx41 PG 78



GRAPHIC SCALE
60' 100'
3/22/05
6/1/05

FINAL PLAT OF

ST. STEPHENS

LAND LOT 116 7th DISTRICT
FAYETTE COUNTY, GA

R.M. BOYD & ASSOCIATES

LAND SURVEYING & ENGINEERING, INC.
325 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417

After recording return to:
Lawson, Beck and Sandlin LLC
560 Newnan Crossing Bypass, Suite 100
Newnan, GA 30265
File No.: 24-NWN-1549

STATE OF GEORGIA
COUNTY OF FAYETTE

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 7th day of August, 2025 by and between **MAP EQUITIES, LLC**, a Georgia limited liability company, as party of the first party (herein referred to as "Grantor"), and **ORTMAN VENTURES LLC**, a Georgia limited liability company, as party of the second party (herein referred to as "Grantee").

WITNESSETH:

That the said party of the first part for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said party of the second part, its successors and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 116 of the 7th District, Fayette County Georgia being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Together with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

For the same consideration, Grantor hereby conveys unto Grantee, all interest, if any, of Grantor in strips and gores between the Land and abutting properties and any land lying in or under the bed of any street, alley, road or right of way, open or proposed, abutting or adjacent to the Land (all of said Land and interest being collectively referred to as the "Property").

The purpose of this deed is to conform the legal description of the Property to a boundary utilizing a current survey in order to avoid discrepancies with the previous legal description.

TO HAVE AND TO HOLD the said described Property unto the said party of the second part, its successors and assigns, so that neither the said party of the first part nor its successors, nor any other person claiming under it shall at any time claim or demand any right, title or interest to the aforesaid described Property or its appurtenances.

TO HAVE AND TO HOLD the Grantor warrant and affirms that this deed is being executed as an act of the winding up of the affairs of the company under Georgia law.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first written above.

Signed, sealed and delivered
in the presence of:

J Hall
Unofficial Witness

Michelle Rothmeier
Notary Public

My commission expires

(Notary Seal)



MAP EQUITIES, LLC
a Georgia limited liability company

By: *Steven Gulas* (SEAL)
Steven Gulas, Manager

By: *Debra Gulas* (SEAL)
Debra Gulas, Manager

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 116, 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ½-INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CARRIAGE OAKS DRIVE (70-FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF OLD SENOIA ROAD (80-FOOT RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OLD SENOIA ROAD 294.94 FEET, TO A ½-INCH REBAR FOUND, SAID ½-INCH REBAR BEING THE POINT OF BEGINNING.

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OLD SENOIA ROAD SOUTH 09°47'46" WEST 224.81 FEET TO A PARKER KALON NAIL SET IN THE CENTERLINE OF BARON'S COURT (PRIVATE DRIVE); THENCE ALONG THE CENTERLINE OF BARON'S COURT NORTH 75°06'54" WEST 195.03 FEET TO A PARKER KALON NAIL SET AT THE CENTERLINE INTERSECTION OF BARON'S COURT AND ST. STEPHENS COURT (PRIVATE DRIVE); THENCE ALONG THE CENTERLINE OF ST. STEPHENS COURT NORTH 09°49'16" EAST 224.97 FEET TO A PARKER KALON NAIL FOUND IN THE CENTERLINE OF ST. STEPHENS COURT; THENCE LEAVING THE CENTERLINE OF STEPHENS COURT SOUTH 75°03'58" EAST 194.95 FEET TO A ½-INCH REBAR FOUND, SAID ½-INCH REBAR FOUND BEING THE POINT OF BEGINNING.

EXHIBIT B

MAINTENANCE AND INSPECTION SCHEDULE

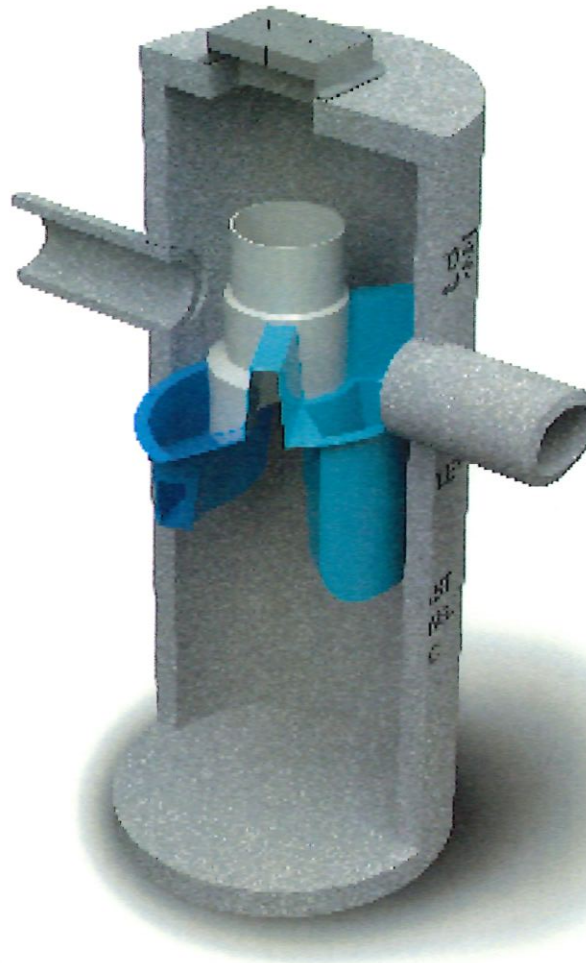
EXHIBIT "B"

STORMWATER FACILITY INSPECTION AND MAINTENANCE SCHEDULE Town of Tyrone, Georgia

STORMWATER FACILITY	INSPECTION FREQUENCY
Wet Pond	Once per Year
Dry Pond	Once per Year
Constructed Wetlands	Once per Year
Filtration Facility	Once per Year
Enhanced Swales, Grass Channels and Filter Strips	Once per Year

Required maintenance – All stormwater structural control facilities will be maintained, at a minimum, according to the guidelines and procedures provided in Volume 2 of the Georgia Stormwater Management Manual. (Maintenance requirements are detailed for each structural control. See www.georgiastormwater.com for more information.) In general, the Town is responsible for maintenance of all stormwater infrastructure located on public property and in the right of way. Commercial, industrial and residential property owners are responsible for maintenance of stormwater infrastructure located on private property.

Inspections – The Property Owner shall inspect all stormwater facilities at least once each year using the BMP Operation and Maintenance Inspection Report attached to the Stormwater Management Inspection and Maintenance Agreement as Exhibit "D". Upon completion of each inspection, the Property Owner shall submit the completed Report to the Town.



Operation and Maintenance Manual

First Defense[®] High Capacity and First Defense[®] Optimum

Vortex Separator for Stormwater Treatment

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3	FIRST DEFENSE® BY HYDRO INTERNATIONAL - INTRODUCTION - OPERATION - POLLUTANT CAPTURE AND RETENTION
4	MODEL SIZES & CONFIGURATIONS - FIRST DEFENSE® COMPONENTS
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6	MAINTENANCE PROCEDURES - INSPECTION - FLOATABLES AND SEDIMENT CLEAN OUT
8	FIRST DEFENSE® INSTALLATION LOG
9	FIRST DEFENSE® INSPECTION AND MAINTENANCE LOG

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DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's First Defense®. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc has a policy of continuous product development and reserves the right to amend specifications without notice.

I. First Defense® by Hydro International

Introduction

The First Defense® is an enhanced vortex separator that combines an effective and economical stormwater treatment chamber with an integral peak flow bypass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints.

The two product models described in this guide are the First Defense® High Capacity and the First Defense® Optimum; they are inspected and maintained identically.

Operation

The First Defense® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense® has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the First Defense® have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessories such as oil absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- Pretreatment for filters, infiltration and storage

Advantages

- Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- Delivered to site pre-assembled and ready for installation

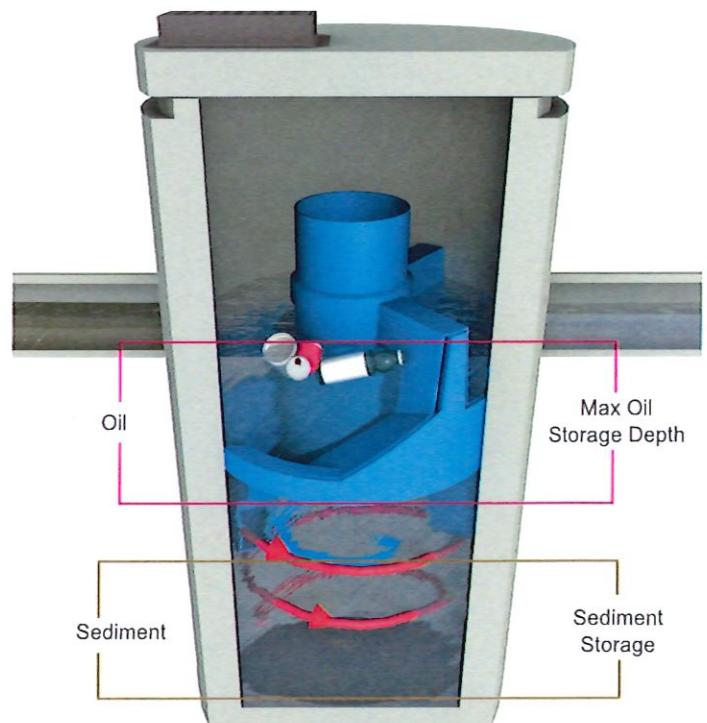


Fig.1 Pollutant storage volumes in the First Defense®.

II. Model Sizes & Configurations

The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components have modified geometries allowing greater design flexibility to accommodate various site constraints.

All First Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2). First Defense® model sizes (diameter) are shown in Table 1.

III. Maintenance

First Defense® Components

- | | | |
|--------------------|-----------------------------|-------------------------|
| 1. Built-In Bypass | 4. Floatables Draw-off Port | 7. Sediment Storage |
| 2. Inlet Pipe | 5. Outlet Pipe | 8. Inlet Grate or Cover |
| 3. Inlet Chute | 6. Floatables Storage | |

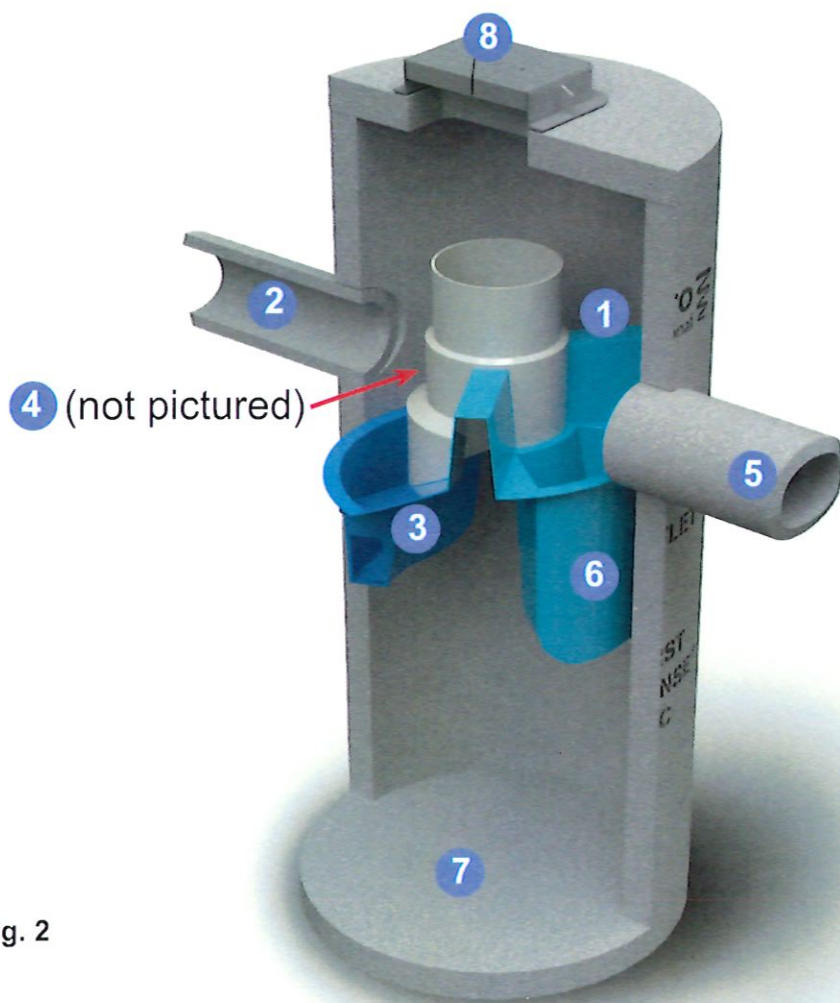


Fig. 2

Table 1

First Defense® Model Sizes	
(ft / m) diameter	
3	0.9
4	1.2
5	1.5
6	1.8
7	2.1
8	2.4
10	3.0

Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense®, nor do they require the internal components of the First Defense® to be removed. In the case of inspection and floatables removal, a vector truck is not required. However, a vector truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense® have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzle fitting of any vector hose used for maintenance should be less than 15 inches in diameter.

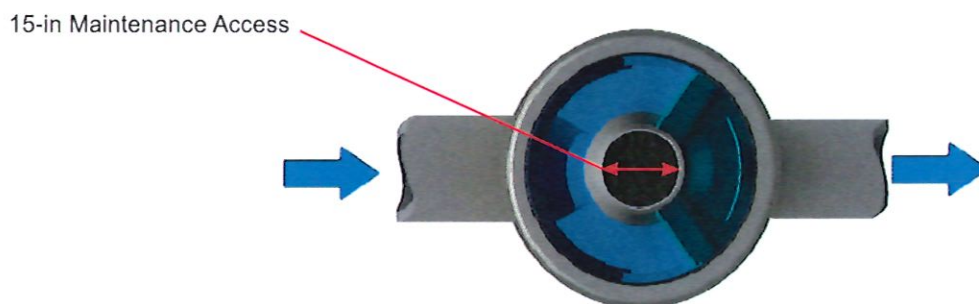


Fig.3 The central opening to the sump of the First Defense® is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vector procedure, including both sediment and oil / floatables removal, for First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Inspection Procedures

1. Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the grate or lid to the manhole.
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel.
6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
7. Securely replace the grate or lid.
8. Take down safety equipment.
9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables (Fig.4).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vector hose to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.



Fig.4 Floatables are removed with a vector hose

Recommended Equipment

- Safety Equipment (traffic cones, etc)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vector truck (flexible hose recommended)
- First Defense® Maintenance Log

Floatables and Sediment Clean Out Procedures

1. Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the grate or lid to the manhole.
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
4. Remove oil and floatables stored on the surface of the water with the vactor hose or with the skimmer or net
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
6. Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor
7. Retract the vactor hose from the vessel.
8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels.
9. Securely replace the grate or lid.

Maintenance at a Glance

Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area
NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.	

EXHIBIT C

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT

EXHIBIT "C"

PERMANENT WATER QUALITY BMP AND
ACCESS EASEMENT AGREEMENT
Town of Tyrone, Georgia

THIS EASEMENT granted this 3rd day of September, 2025,
between the Property Owner Ortman Ventures LLC as party of the
first part, hereinafter referred to as Grantor, and the TOWN OF TYRONE, a political subdivision
of the State of Georgia, as party of the second part, hereinafter referred to as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid
at and before the sealing and delivery of this easement and in consideration of the agreements
and covenants contained in this document and the Stormwater Management Inspection and
Maintenance Agreement between Grantor and Grantee, hereby grants unto the Grantee an
easement in and to that portion of the property shown on Exhibit "A" to the Stormwater
Management Inspection and Maintenance Agreement, as shown and identified on the plat
attached hereto as Exhibit "I".

The purpose of this easement is to allow Grantee, or its agents, access for maintenance
activities to the Water Quality Best Management Practice (BMP) facility, and to prevent
development of the property within the easement following issuance of the Certificate of
Occupancy or in the case of a residential subdivision, the approval of the Final Plat, without
written permission from the Town of Tyrone, Georgia. This easement is required by the
provisions of the Stormwater Management Inspection and Maintenance Agreement executed by
and between the Grantor and Grantee.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed, or caused to be executed by their duly authorized official, this Agreement.

**PROPERTY OWNER
LIMITED LIABILITY CORPORATION**

Name of LLC: Ortman Ventures LLC, A Georgia Corporation
Printed or Typed Name

By: *Lynn A Ortman*
Signature

Lynn A Ortman
Typed or Printed Name

Title: Owner

Attest: *Mark Conable*
Signature of Witness

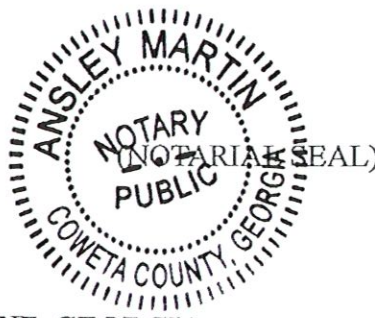
Mark Conable
Typed or Printed Name

Title: Senior Project Manager

(SEAL)

Notary Public: *Ansley Martin*

My Commission Expires: 3/6/2029



TOWN OF TYRONE, GEORGIA

By: _____
Mayor

Attest: _____
Town Clerk

(TOWN SEAL)

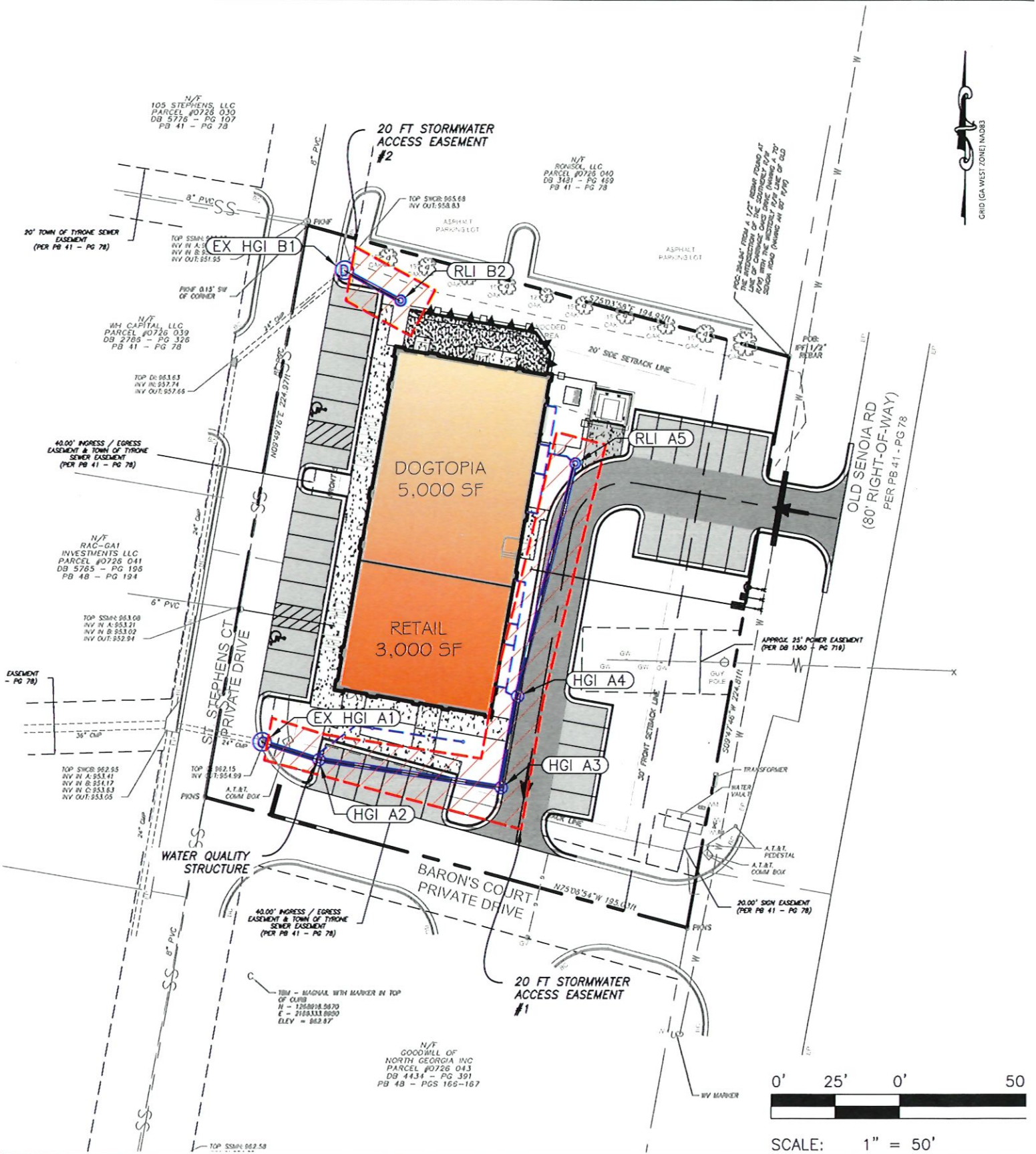
Notary Public: _____

My Commission Expires: _____

(NOTARIAL SEAL)

Attachments:

Exhibit 1. Plat of Easement



PERMANENT WATER QUALITY BMP AND ACCESS
EASEMENT AGREEMENT EXHIBIT
FOR
DOGTOPIA
OLD SENOIA ROAD
(Tax Parcel ID No. 0726 031)

EXHIBIT C1



EXHIBIT D

EXAMPLE OPERATION AND MAINTENANCE INSPECTION REPORT



First Defense® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment Depth Measured	Volume of Sediment Removed	Site Activity and Comments