

**P1 Properties Group LLC
5301 Winder Highway
Braselton, GA 30517**

September 5, 2024

Mike Dye
President
Edge City Properties, Inc. as Applicant
4280 Dove Pt
Duluth, GA 30096

Re: Letter of Support for Benefield Road PRD zoning HZON24-0014

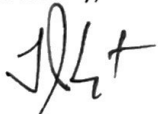
Dear Mike:

Thank you for your time and effort in working with me these past few months on the above-referenced zoning application. This letter is to confirm our conversation and outline the general terms for our support of the above referenced application and site plan dated July 23, 2024, as submitted to Hall County. This agreement is:

1. **SUPPORT FOR DEVELOPMENT.** As the owner/operator of the racetrack, Caffeine and Octane's Lanier Raceway, we support your development. After further consideration, we hereby withdraw the request made at the Public Hearing on August 19, 2024, in which we requested the possibility of a sound barrier being installed on your property. We understand that this is not financially practical for the minimum benefit to the residents of your development. We do request that you make every effort that is financially feasible to reduce the impact of noise that will reach the homes in your development.
2. **COORDINATION OF SEWER LIFT STATION.** We understand that the installation of your sewer lift station to serve your development will provide enhanced value to our Property. As per our discussions, Hall County Public Works has supported that the lift station be installed on our Property to provide us (and upstream adjacent properties) access. In general, we agree to provide the proper and timely easements dedication (at no costs to you) to facilitate this. Such easements will include the lift station area, access, gravity lines to your development and the force main easement to pump to the right-of-way of S.R. 53. All of these easements shall be prepared and created at the sole cost and expense of you as the developer and subject to comment and direction of Hall County. We do understand that time is of the essence in responding to these requests and this agreement is contingent upon such timeliness in executing upon receipt and reasonable review.

We look forward to working with you after a successful rezoning. Please feel free to contact me with any questions you have at 404-862-0862.

Sincerely,



TJ Vogt
P1 Properties Group LLC