

Grantor further conveys all right, title and interest in and to the drainage improvements and all water lines and mains and water systems within the rights of way of these roads and the Grantee shall maintain, repair and replace such roads, drainage facilities, water lines, water mains and water systems as a part of the street and road system of the Grantee. Such roads shall be used exclusively for street and roadway purposes, with Grantee acknowledging its acceptance of the dedication of such improvements in accordance with Georgia law, and Grantor shall hereafter be relieved of any and all further obligations for maintaining, repairing and replacing any such improvements following the date hereof.

Subject to the Easements described below, this deed is given to dedicate the described roads and related infrastructure to Grantee.

TO HAVE AND TO HOLD said roads and infrastructure, subject to the Easements described below, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever, in fee simple.

EASEMENTS. Grantor hereby makes this indenture subject to the recorded easements more particularly described on Exhibit "B" attached hereto and made a part hereof by this reference (the "Easements").

AND THE SAID Grantor will warrant, subject to the Easements, and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness

Notary Public

EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a constitutional authority of the State of Georgia

By: _____
Brandt Herndon, its CEO

Attest: _____
Debbie Trowell, its Assistant Secretary

[Signatures continue on following page]

ACCEPTED AND AGREED TO THIS _____ DAY OF APRIL, 2022.

**BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA**

BY: _____
Wesley Corbitt
Chairman

ATTEST: _____
Stephanie Johnson
Effingham County Clerk

Signed, sealed and delivered in the
presence of:

Witness

Notary Public

EXHIBIT "A"

Proposed Variable Access & Utility Easement

10.462 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 1559TH G.M. DISTRICT, EFFINGHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS A "PROPOSED VARIABLE ACCESS & UTILITY EASEMENT" ON THAT "MINOR SUBDIVISION PLAT OF SAVANNAH PORTSIDE INTERNATIONAL PARK, PHASE 1", PREPARED FOR THE EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, BY THOMAS & HUTTON, DATED AUGUST 25, 2020, RECORDED IN PLAT BOOK 28, PAGE 882, EFFINGHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT OF WAY MONUMENT LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF OLD RIVER ROAD (A PUBLIC VARIABLE RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 16 WEST-BOUND OFF-RAMP (A LIMITED ACCESS VARIABLE RIGHT OF WAY); THENCE DEPARTING SAID INTERSTATE 16 RIGHT OF WAY LINE AND CONTINUING ALONG AFORESAID OLD RIVER ROAD RIGHT OF WAY LINE N 23°07'43" E A DISTANCE OF 231.07 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE N 23°07'43" E A DISTANCE OF 9.98 FEET TO A 5/8" IRON REBAR; THENCE N 11°33'58" E A DISTANCE OF 306.42 FEET TO A 5/8" IRON REBAR; THENCE 420.74 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,642.39 FEET, A CHORD BEARING OF N 04°13'38" E AND A CHORD DISTANCE OF 419.59 FEET TO A 5/8" IRON REBAR; THENCE S 87°03'53" W A DISTANCE OF 20.05 FEET TO A 5/8" IRON REBAR; THENCE 63.88 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,482.39 FEET, A CHORD BEARING OF N 04°08'51" W AND A CHORD DISTANCE OF 63.87 FEET TO A 3/4" IRON PIPE LOCATED AT THE INTERSECTION OF THE AFORESAID RIGHT OF WAY LINE AND THE SOUTHERLY LINE OF A VARIABLE ACCESS & UTILITY EASEMENT; THENCE CONTINUING ALONG SAID OLD RIVER ROAD RIGHT OF WAY WITH A COMPOUND CURVE 177.67 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,482.39 FEET, A CHORD BEARING OF N 08°48'56" W AND A CHORD DISTANCE OF 177.56 FEET TO A 5/8" IRON REBAR LOCATED AT THE INTERSECTION OF THE AFORESAID RIGHT OF WAY LINE AND THE NORTHERLY LINE OF A VARIABLE ACCESS & UTILITY EASEMENT AND ALSO BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID OLD RIVER ROAD RIGHT OF WAY AND CONTINUING ALONG SAID ACCESS & UTILITY EASEMENT LINE N 75°00'25" E A DISTANCE OF 235.97 FEET TO A 5/8" IRON REBAR; THENCE N 25°20'02" E A DISTANCE OF 102.26

FEET TO A 5/8" IRON REBAR; THENCE N 71°32'20" E A DISTANCE OF 447.90 FEET TO A 1/2" IRON REBAR; THENCE S 69°28'00" E A DISTANCE OF 167.42 FEET TO A 3/4" IRON PIPE; THENCE N 75°03'30" E A DISTANCE OF 824.63 FEET TO A 3/4" IRON PIPE; THENCE 24.07 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,250.00 FEET, A CHORD BEARING OF N 75°36'35" E AND A CHORD DISTANCE OF 24.07 FEET TO A 3/4" IRON PIPE; THENCE WITH A COMPOUND CURVE 920.43 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,250.00 FEET, A CHORD BEARING OF S 82°44'38" E AND A CHORD DISTANCE OF 899.78 FEET TO A 3/4" IRON PIPE; THENCE S 61°38'57" E A DISTANCE OF 341.48 FEET TO A 3/4" IRON PIPE; THENCE S 28°40'02" W A DISTANCE OF 100.00 FEET TO A 3/4" IRON PIPE; THENCE N 61°38'57" W A DISTANCE OF 340.92 FEET TO A 3/4" IRON PIPE; THENCE 868.94 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,150.00 FEET, A CHORD BEARING OF N 83°17'44" W AND A CHORD DISTANCE OF 848.41 FEET TO A 3/4" IRON PIPE; THENCE S 75°04'13" W A DISTANCE OF 545.39 FEET TO A 3/4" IRON PIPE; THENCE S 14°55'47" E A DISTANCE OF 109.75 FEET TO A 5/8" IRON REBAR; THENCE S 75°40'35" W A DISTANCE OF 554.76 FEET TO A 3/4" IRON PIPE; THENCE S 77°48'46" W A DISTANCE OF 326.53 FEET TO A 5/8" IRON REBAR; THENCE S 77°46'33" W A DISTANCE OF 60.14 FEET TO A 5/8" IRON REBAR; THENCE S 75°03'30" W A DISTANCE OF 242.70 FEET TO A 3/4" IRON PIPE LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID OLD RIVER ROAD; THENCE 177.67 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,482.39 FEET, A CHORD BEARING OF N 08°48'56" W AND A CHORD DISTANCE OF 177.56 FEET TO A 5/8" IRON REBAR ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 455,725 SQUARE FEET OR 10.462 ACRES OF LAND.

Proposed 100' Access & Utility Easement

6.695 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 1559TH G.M. DISTRICT, EFFINGHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS A "PROPOSED 100' ACCESS & UTILITY EASEMENT" ON THAT "MINOR SUBDIVISION PLAT OF SAVANNAH PORTSIDE INTERNATIONAL PARK, PHASE 1", PREPARED FOR THE EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, BY THOMAS & HUTTON, DATED AUGUST 25, 2020, RECORDED IN PLAT BOOK 28, PAGE 882, EFFINGHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT OF WAY MONUMENT LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF OLD RIVER ROAD (A PUBLIC VARIABLE RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF

INTERSTATE 16 WEST-BOUND OFF-RAMP (A LIMITED ACCESS VARIABLE RIGHT OF WAY); THENCE DEPARTING SAID INTERSTATE 16 RIGHT OF WAY LINE AND CONTINUING ALONG AFORESAID OLD RIVER ROAD RIGHT OF WAY LINE N 23°07'43" E A DISTANCE OF 231.07 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE N 23°07'43" E A DISTANCE OF 9.98 FEET TO A 5/8" IRON REBAR; THENCE N 11°33'58" E A DISTANCE OF 306.42 FEET TO A 5/8" IRON REBAR; THENCE 420.74 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,642.39 FEET, A CHORD BEARING OF N 04°13'38" E AND A CHORD DISTANCE OF 419.59 FEET TO A 5/8" IRON REBAR; THENCE S 87°03'53" W A DISTANCE OF 20.05 FEET TO A 5/8" IRON REBAR; THENCE 63.88 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,482.39 FEET, A CHORD BEARING OF N 04°08'51" W AND A CHORD DISTANCE OF 63.87 FEET TO A 3/4" IRON PIPE LOCATED AT THE INTERSECTION OF THE AFORESAID RIGHT OF WAY LINE AND THE SOUTHERLY LINE OF A VARIABLE ACCESS & UTILITY EASEMENT; THENCE CONTINUING ALONG SAID OLD RIVER ROAD RIGHT OF WAY WITH A COMPOUND CURVE 177.67 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,482.39 FEET, A CHORD BEARING OF N 08°48'56" W AND A CHORD DISTANCE OF 177.56 FEET TO A 5/8" IRON REBAR LOCATED AT THE INTERSECTION OF THE AFORESAID RIGHT OF WAY LINE AND THE NORTHERLY LINE OF A VARIABLE ACCESS & UTILITY EASEMENT; THENCE LEAVING SAID OLD RIVER ROAD RIGHT OF WAY AND CONTINUING ALONG SAID ACCESS & UTILITY EASEMENT LINE N 75°00'25" E A DISTANCE OF 235.97 FEET TO A 5/8" IRON REBAR; THENCE N 25°20'02" E A DISTANCE OF 102.26 FEET TO A 1/2" IRON REBAR FOUND; THENCE N 71°32'20" E A DISTANCE OF 447.90 FEET TO A 1/2" IRON REBAR; THENCE S 69°28'00" E A DISTANCE OF 167.42 FEET TO A 3/4" IRON PIPE; THENCE N 75°03'30" E A DISTANCE OF 824.63 FEET TO A 3/4" IRON PIPE; THENCE 24.07 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,250.00 FEET, A CHORD BEARING OF N 75°36'35" E AND A CHORD DISTANCE OF 24.07 FEET TO A 3/4" IRON PIPE; THENCE WITH A COMPOUND CURVE 920.43 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,250.00 FEET, A CHORD BEARING OF S 82°44'38" E AND A CHORD DISTANCE OF 899.78 FEET TO A 3/4" IRON PIPE; THENCE S 61°38'57" E A DISTANCE OF 341.48 FEET TO A 3/4" IRON PIPE LOCATED AT THE END OF AFORESAID VARIABLE ACCESS & UTILITY EASEMENT LINE, ALSO BEING THE POINT OF BEGINNING,

THENCE LEAVING AFORESAID VARIABLE ACCESS & UTILITY EASEMENT LINE AND CONTINUING ALONG THE NORTHERLY LINE OF A 100' ACCESS & UTILITY EASEMENT S 61°38'57" E A DISTANCE OF 46.19 FEET TO A 3/4" IRON PIPE; THENCE 653.77 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 2,295.00 FEET, A CHORD BEARING OF S 53°29'18" E AND A CHORD DISTANCE OF 651.56 FEET TO A 3/4" IRON PIPE; THENCE S 45°19'39" E A DISTANCE OF 668.39 FEET TO A 3/4" IRON PIPE; THENCE S 45°19'39" E A DISTANCE OF 142.72 FEET TO A 3/4" IRON PIPE; THENCE 606.93 FEET ALONG THE ARC OF A CURVE

TURNING TO THE LEFT, HAVING A RADIUS OF 950.00 FEET, A CHORD BEARING OF S 63°37'48" E AND A CHORD DISTANCE OF 596.66 FEET TO A 3/4" IRON PIPE; THENCE S 81°55'57" E A DISTANCE OF 411.81 FEET TO A 3/4" IRON PIPE; THENCE 75.28 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 950.00 FEET, A CHORD BEARING OF S 84°12'09" E AND A CHORD DISTANCE OF 75.26 FEET TO A 3/4" IRON PIPE; THENCE S 86°28'22" E A DISTANCE OF 263.82 FEET TO A 3/4" IRON PIPE LYING AT THE END OF SAID ACCESS & UTILITY EASEMENT'S NORTHERLY LINE; THENCE S 03°31'20" W A DISTANCE OF 103.85 FEET TO A 3/4" IRON PIPE LYING AT THE END OF SAID ACCESS & UTILITY EASEMENT'S SOUTHERLY LINE; THENCE CONTINUING ALONG SAID ACCESS & UTILITY EASEMENT'S SOUTHERLY LINE N 87°59'26" W A DISTANCE OF 258.44 FEET TO A 3/4" IRON PIPE; THENCE N 79°59'41" W A DISTANCE OF 299.14 FEET TO A 3/4" IRON PIPE; THENCE S 02°48'54" W A DISTANCE OF 3.19 FEET TO A 3/4" IRON PIPE; THENCE N 81°55'57" W A DISTANCE OF 202.55 FEET TO A 3/4" IRON PIPE; THENCE 670.82 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,050.00 FEET, A CHORD BEARING OF N 63°37'48" W AND A CHORD DISTANCE OF 659.47 FEET TO A 3/4" IRON PIPE; THENCE N 45°19'39" W A DISTANCE OF 811.11 FEET TO A 3/4" IRON PIPE; THENCE 625.28 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 2,195.00 FEET, A CHORD BEARING OF N 53°29'18" W AND A CHORD DISTANCE OF 623.17 FEET TO A 3/4" IRON PIPE; THENCE N 61°38'57" W A DISTANCE OF 46.74 FEET TO A 3/4" IRON PIPE LYING AT THE INTERSECTION OF THE SOUTHERLY LINE OF A VARIABLE ACCESS & UTILITY EASEMENT AND THE SOUTHERLY LINE OF SAID 100' ACCESS & UTILITY EASEMENT; THENCE N 28°40'02" E A DISTANCE OF 100.00 FEET TO A 3/4" IRON PIPE ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 291,637 SQUARE FEET OR 6.695 ACRES OF LAND.

EXHIBIT "B"

Easements

1. Roadway, Drainage and Construction Easement Agreement recorded in Deed Book 2622, Page 048, Effingham County, Georgia records.
2. Easement Agreement recorded in Deed Book 2683, Page 330, aforesaid records.
3. Roadway Detention Pond Easement Agreement recorded in Deed Book 2764, Page 647, aforesaid records.
4. Access Easement Agreement recorded in Deed Book 2130, Page 265, aforesaid records.
5. Perpetual Easement recorded in Deed Book 2448, Page 936, aforesaid records.