

Upon recording, please return to:

Jenna L. Lasseter, Esq.
Nelson Mullins Riley & Scarborough LLP
201 17th Street NW, Suite 1700
Atlanta, Georgia 30363

Parcel Nos. 0466D001A00
0466D001C01
0466D001C00

STATE OF GEORGIA

COUNTY OF EFFINGHAM

**WARRANTY DEED
FOR ROAD, WATER AND SEWER UTILITIES**

THIS INDENTURE is made this ____ day of _____, 2026, by **SFG CH MASTER DEVCO, LLC**, a Georgia limited liability company, as Party of the First Part (herein called, "Grantor"), in favor of **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, a political subdivision of the State of Georgia, as Party of the Second Part, (herein called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, the following described property (collectively, the "Property"):

ALL THOSE CERTAIN TRACTS OR PARCELS of land lying and being in the 9th Georgia Militia District, Effingham County, Georgia, being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference, and consisting of, to wit:

That certain tract or parcel containing (+/-) 5.492 acres, and being described as "Trade Center Boulevard (Private Right of Way) (5.492 Acres)" on that plat entitled "A Subdivision of the Remaining Portion of Parcel B, Georgia International Trade Center," recorded on March 2, 2022 in Plat Book 29, Page 279, in the Office of the Clerk of the Superior Court of Effingham County, Georgia;

AND

That certain tract or parcel of land, containing (+/-) 1.967 acres, and being described as "Trade Center Boulevard (Private Variable Right of Way) (1.967 Acres)" on that plat entitled "A Subdivision of Trade Center Boulevard and Parcel 2C, Georgia International Trade Center," recorded on July 6, 2023 in Plat Book 29, Page 626, aforesaid records;

AND

That certain tract or parcel of land, containing (+/-) 3.929 acres, and being described as "Trade Center Boulevard (Public Variable Right of Way) (3.929 Acres)" on that plat entitled "A Subdivision of Trade Center Boulevard and Parcel 2C, Georgia International Trade Center," recorded on July 6, 2023 in Plat Book 29, Page 626, aforesaid records;

TOGETHER WITH the installed water and sanitary sewer systems and drainage improvements located within the aforesaid rights-of-way and public easements, all located within Georgia International Trade Center, as shown on the aforementioned plats which are incorporated herein for descriptive and all other purposes but specifically excluding any sewer laterals, detention ponds, common areas, and any portion of the water system from the water meter to any commercial building;

AND TOGETHER WITH a perpetual, non-exclusive, appurtenant, commercial, transmissible general utility easement for the installation, construction, maintenance, operation, repair and replacement of permanent above ground or underground utilities over, through and across and in those areas designated as utility easements, drainage easements, including the right to ingress and egress over the easements, all located within Georgia International Trade Center, as shown on the aforementioned plats which are incorporated herein for descriptive and all other purposes;

SUBJECT TO the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together 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 Grantee forever, in fee simple, subject only to the Permitted Exceptions.

GRANTOR WILL WARRANT and forever defend the right and title to Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, subject only to the Permitted Exceptions.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute, seal and deliver this indenture on the day and year first written above.

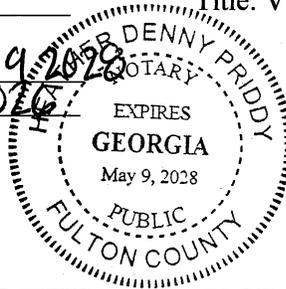
Signed, sealed and delivered in the presence of:

Heather Priddy
Witness

SFG CH MASTER DEVCO, LLC,
a Georgia limited liability company

By: *Neal Moskowitz*
Name: Neal Moskowitz
Title: Vice President

Heather Priddy
Notary Public, State of Georgia
My Commission Expires: May 9, 2028
Date Notarized: Feb 12, 2026
(NOTARY SEAL)



ACCEPTED AND AGREED TO THIS ____ DAY OF _____, 2026.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

(NOTARIAL SEAL)

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

By: _____ (Seal)
Name:
Title:

Attest: _____
Name:
Title:

EXHIBIT "A"

LEGAL DESCRIPTION

**PORTION OF TRADE CENTER BOULEVARD (PRIVATE RIGHT OF WAY)
5.492 ACRES**

THAT CERTAIN PARCEL OR TRACT OF LAND LYING AND BEING IN THE 9TH G.M. DISTRICT EFFINGHAM COUNTY, GEORGIA, BEING DESCRIBED AS "TRADE CENTER BOULEVARD (PRIVATE RIGHT OF WAY) (5.492 ACRES)" ON THAT CERTAIN PLAT OF SUBDIVISION OF THE REMAINING PORTION OF PARCEL B, GEORGIA INTERNATIONAL TRADE CENTER, 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, PREPARED BY MATTHEW D. JONES, RLS NO. 3338, DATED MARCH 1, 2022, RECORDED MARCH 2, 2022, IN PLAT BOOK 29, PAGE 279, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE LOCATED AT THE SOUTHWESTERLY END OF TRADE CENTER BOULEVARD (A PUBLIC 80' RIGHT OF WAY); THENCE FOLLOWING THE SOUTHERLY LINE OF THAT 80' RELOCATABLE ACCESS EASEMENT #3, 50.36 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 960.00 FEET, A CHORD BEARING OF S 41°52'28" W AND A CHORD DISTANCE OF 50.35 FEET TO A POINT; THENCE S 39°48'35" W A DISTANCE OF 300.41 FEET TO A POINT; THENCE 173.02 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,040.00 FEET, A CHORD BEARING OF S 44°34'00" W AND A CHORD DISTANCE OF 172.82 FEET TO A POINT; THENCE S 49°19'57" W A DISTANCE OF 515.24 FEET TO A 1/2" IRON REBAR AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID RELOCATABLE ACCESS EASEMENT S 49°19'24" W A DISTANCE OF 965.18 FEET TO A 1/2" IRON REBAR; THENCE 116.46 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, A CHORD BEARING OF S 66°52'56" W AND A CHORD DISTANCE OF 114.64 FEET TO A 1/2" IRON REBAR; THENCE WITH A COMPOUND CURVE 181.14 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, A CHORD BEARING OF N 68°14'49" W AND A CHORD DISTANCE OF 174.36 FEET TO A 1/2" IRON REBAR; THENCE N 40°56'07" W A DISTANCE OF 1,302.23 FEET TO A 1/2" IRON REBAR; THENCE S 49°03'53" W A DISTANCE OF 50.00 FEET TO A 1/2" IRON REBAR; THENCE N 40°56'07" W A DISTANCE OF 50.00 FEET TO A 1/2" IRON REBAR; THENCE N 49°03'53" E A DISTANCE OF 43.00 FEET TO A 1/2" IRON REBAR; THENCE N 40°56'07" W A DISTANCE OF 151.28 FEET TO A 1/2" IRON REBAR; THENCE 13.37 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CHORD BEARING OF N 79°13'43" W AND A CHORD DISTANCE OF 12.39 FEET TO A 1/2" IRON REBAR; THENCE WITH A REVERSE CURVE 203.52 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF N 34°13'43" W AND A CHORD DISTANCE OF 139.04 FEET TO A 1/2" IRON REBAR; THENCE N 49°03'53" E A DISTANCE OF 78.44 FEET TO A 1/2" IRON REBAR; THENCE S 40°56'07" E A DISTANCE OF 1,651.33 FEET TO A 1/2" IRON REBAR; THENCE 172.29 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, A CHORD BEARING OF S 85°48'22" E AND A CHORD DISTANCE OF 155.21 FEET TO A 1/2" IRON REBAR; THENCE N 49°19'24" E A DISTANCE OF 964.86 FEET TO A 1/2" IRON REBAR; THENCE S 40°54'08" E A DISTANCE OF 80.00 FEET TO A 1/2" IRON REBAR ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 239,211 SQUARE FEET OR 5.492 ACRES OF LAND.

PORTION OF TRADE CENTER BOULEVARD (PRIVATE RIGHT OF WAY)

1.967 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 9TH G.M. DISTRICT, EFFINGHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS A 1.967 ACRE PORTION OF TRADE CENTER BOULEVARD ON THAT PLAT ENTITLED "A SUBDIVISION OF TRADE CENTER BOULEVARD AND PARCEL 2C, GEORGIA INTERNATIONAL TRADE CENTER", PREPARED FOR SFG CH MASTER DEVCO, LLC & SAVANNAH TRADE CENTER IND II, LLC, RECORDED IN PLAT BOOK 29, PAGE 626, EFFINGHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT A 3/4" IRON PIPE LOCATED AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF TRADE CENTER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF GEORGIA HIGHWAY NO. 21 (A PUBLIC VARIABLE WIDTH RIGHT OF WAY); THENCE DEPARTING SAID GEORGIA HIGHWAY NO. 21 RIGHT OF WAY AND CONTINUING ALONG SAID TRADE CENTER BOULEVARD RIGHT OF WAY S 36°10'36" W A DISTANCE OF 696.48 FEET TO A POINT; THENCE N 54°12'13" W A DISTANCE OF 120.39 FEET TO A POINT; THENCE N 35°47'47" E A DISTANCE OF 64.40 FEET TO A 3/4" IRON PIPE; THENCE S 54°13'15" E A DISTANCE OF 19.96 FEET TO A 3/4" IRON PIPE; THENCE N 35°47'47" E A DISTANCE OF 255.03 FEET TO A 3/4" IRON PIPE; THENCE 69.96 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, A CHORD BEARING OF N 29°30'06" E AND A CHORD DISTANCE OF 69.82 FEET TO A 3/4" IRON PIPE; THENCE N 23°14'19" E A DISTANCE OF 152.86 FEET TO A 3/4" IRON PIPE; THENCE 78.72 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET, A CHORD BEARING OF N 30°30'48" E AND A CHORD DISTANCE OF 78.51 FEET TO A 3/4" IRON PIPE; THENCE N 18°20'39" E A DISTANCE OF 40.02 FEET TO A 3/4" IRON PIPE; THENCE N 18°20'39" E A DISTANCE OF 50.67 FEET TO A 3/4" IRON PIPE LYING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF GEORGIA HIGHWAY NO. 21 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF TRADE CENTER BOULEVARD; THENCE CONTINUING ALONG SAID GEORGIA HIGHWAY NO. 21 RIGHT OF WAY LINE S 52°12'44" E A DISTANCE OF 180.47 FEET TO A 3/4" IRON PIPE ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 85,676 SQUARE FEET OR 1.967 ACRES OF LAND.

**PORTION OF TRADE CENTER BOULEVARD
3.929 ACRES**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 9TH G.M. DISTRICT, EFFINGHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS THAT 3.929 ACRE PORTION OF RIGHT OF WAY ON THAT PLAT ENTITLED "A SUBDIVISION OF TRADE CENTER BOULEVARD AND PARCEL 2C, GEORGIA INTERNATIONAL TRADE CENTER", PREPARED FOR SFG CH GITC MASTER DEVCO, LLC, & SAVANNAH TRADE CENTER IND II, LLC, BY THOMAS AND HUTTON, DATED JULY 28, 2022, RECORDED IN PLAT BOOK 29, PAGE 626, EFFINGHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TRADE CENTER PARKWAY (A PUBLIC VARIABLE WIDTH RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF TRADE CENTER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY); THENCE N 80°59'38" W A DISTANCE OF 96.56 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF TRADE CENTER BOULEVARD 219.97 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 2,956.00 FEET, A CHORD BEARING OF N 12°59'26" E AND A CHORD DISTANCE OF 219.92 FEET TO A 3/4" IRON PIPE; THENCE N 10°51'31" E A DISTANCE OF 661.52 FEET TO A 3/4" IRON PIPE; THENCE 457.01 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT,

HAVING A RADIUS OF 1,050.00 FEET, A CHORD BEARING OF N 23°19'39" E AND A CHORD DISTANCE OF 453.41 FEET TO A 3/4" IRON PIPE; THENCE N 35°47'47" E A DISTANCE OF 335.09 FEET TO A POINT; THENCE S 54°12'13" E A DISTANCE OF 120.39 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF TRADE CENTER BOULEVARD S 36°10'36" W A DISTANCE OF 57.15 FEET TO A 3/4" IRON PIPE; THENCE S 36°10'36" W A DISTANCE OF 355.43 FEET TO A 3/4" IRON PIPE; THENCE 334.96 FEET ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 766.33 FEET, A CHORD BEARING OF S 23°39'16" W AND A CHORD DISTANCE OF 332.30 FEET TO A 3/4" IRON PIPE; THENCE S 11°07'57" W A DISTANCE OF 767.53 FEET TO A 3/4" IRON PIPE; THENCE 109.67 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,040.00 FEET, A CHORD BEARING OF S 14°09'13" W AND A CHORD DISTANCE OF 109.62 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 171,166 SQUARE FEET OR 3.929 ACRES OF LAND.

EXHIBIT "B"

PERMITTED EXCEPTIONS

All unexpired covenants, conditions, restrictions, reservations, easements, and agreements, if any, lawfully affecting the Property, duly of record and constituting constructive notice.