

NOTICE OF CONVEYANCE OF PROPERTY SUBJECT TO ENVIRONMENTAL COVENANT

Date: July 7, 2025

Via Certified Mail/Return Receipt Requested

Georgia Environmental Protection Division
Branch Chief
Land Protection Branch
2 Martin Luther King Jr. Drive SE
Suite 1054 East Tower
Atlanta, GA 30334

Received

JUL 16 2025

**Hazardous Waste
Land Protection Branch**

RE: Notice of Conveyance – 422 and 430 Grange Road, Port Wentworth, Chatham County, Georgia
Deed Book 3190, Page 603, Chatham County Records
Tax Parcel No.: 70018 03009A
Pursuant to O.C.G.A. § 44-16-8 and the Recorded Environmental Covenant

To Whom It May Concern:

This letter is to provide notice to the Georgia Environmental Protection Division (EPD) that, effective as of June 20, 2025, fee simple title to the property located at 422 and 430 Grange Road, Port Wentworth, Chatham County, Georgia (Tax Parcel No. 70018 03009A), has been conveyed from Grange Boardwalk, LLC to UTSI Finance, Inc. in accordance with O.C.G.A. § 44-16-8 and the Environmental Covenant recorded in Chatham County Deed Book 3190, Page 603.

New Owner Information:

UTSI Finance, Inc.
12755 E. 9 Mile Rd.,
Warren, MI 48089
Attn: John C. Nix
Email: jnix@gocrown.ws
Phone: (586) 467-1668

Date of Conveyance:

June 20, 2025

Recording Information for the Conveyance Instrument:

Deed Book: 3702
Page: 31-47
Chatham County, Georgia

Property Information:

422 and 430 Grange Road
Port Wentworth, GA 31407
Tax Parcel No.: 70018 03009A

A survey map showing the boundaries of the real property conveyed is enclosed.

Please let us know if you require any additional information. Thank you.

Sincerely,

Thomas J. Howlett
Counsel to UTSI Finance, Inc.

Wolfson Bolton Kochis PLLC
880 W. Long Lake Road, Suite 420
Troy, MI 48098
(248) 247-7107
thowlett@wolfsonbolton.com

cc:

BJH Rentals, LLC
7 Wymberly Point Rd.
Savannah, GA 31406
Attn: Bert Herrin
bertherrin@gmail.com

Enclosures:

Copy of Recorded Deed
Copy of Survey

Type: WD
Kind: WARRANTY DEED
Recorded: 6/24/2025 8:05:00 AM
Fee Amt: \$18,625.00 Page 1 of 17
Transfer Tax: \$18,600.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 3702 PG 31 - 47

Space Above This Line for Recorder's Use

After recording, please return to:

Wolfson Bolton Kochis PLLC
880 W. Long Lake Rd., Suite 420
Troy, Michigan 48098
Attn: Thomas J. Howlett

Parcel Nos. 70018 03009C; 70018 03009A

LIMITED WARRANTY DEED

THIS INDENTURE is made as of this 20th day of June, 2025, by and between Grange Boardwalk, LLC, a Georgia limited liability company (hereinafter called "Grantor"), and UTSC Finance, Inc., a Michigan corporation (hereinafter called "Grantee").

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, subject to the terms and conditions contained herein, by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors and assigns of Grantee that certain property located in Chatham County, Georgia, more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by reference (the "Property").

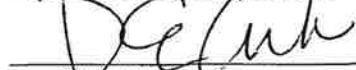
TO HAVE AND TO HOLD said Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the full proper use, benefit and behalf of Grantee, forever in fee simple, subject only to those matters set forth on **EXHIBIT "B"** attached hereto and incorporated herein by reference (the "Title Exceptions"); and

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee, and the successors and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise, except arising under or by virtue of the Title Exceptions.

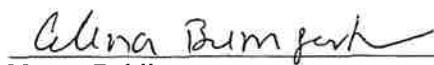
IN WITNESS WHEREOF, Grantor has executed and sealed this indenture, and delivered this indenture to Grantee, the day and year first written above.

GRANTOR:

Signed, sealed and delivered in the presence of:



Unofficial Witness



Notary Public

My Commission Expires:

2/15/27

(NOTARIAL SEAL)

Grange Boardwalk, LLC, a Georgia limited liability company

By: **Riddle Developments, LLC,
a Georgia limited liability company,
its Manager**

By:  (SEAL)
Zachary K. Riddle, Manager

ELENA BUMGARTNER NOTARY PUBLIC CHATHAM COUNTY State of Georgia My Commission Expires February 5th, 2027

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Property Address	Tax Parcel Nos.
422-430 Grange Rd., Savannah, GA, 31407	70018 03009C; 70018 03009A

Parcel 1

ALL those certain portions of two (2) lots, tracts or parcels of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, and within the corporate limits of Port Wentworth, Georgia, being the northern portions of Lots Numbers 31 and 33 of the Grange Land Company's Subdivision of the Potter land as shown upon that certain map or plan recorded in Historical Map Book 3, page 52, in the Office of the Clerk of Superior Court of Chatham County, Georgia, which tracts or parcels of land are more particularly described as follows:

Beginning at a concrete monument which marks the intersection of the eastern right of way line of Myrtle Drive, the southern boundary line of property now or formerly owned by Port Wentworth Corporation and the northern boundary of the hereinafter described parcel; proceeding thence North 79 degrees 00 minutes East a distance of 256.08 feet to a point marked by a concrete monument being a common corner between Lots 33 and 35 of the aforementioned Grange Land Company's Subdivision; thence South 11 degrees 00 minutes East a distance of 739 feet to a point marked by a concrete monument; thence North 66 degrees 43 minutes West a distance of 120.75 feet to a point marked by a concrete monument; thence South 79 degrees 00 minutes West a distance of 313.35 feet to a point marked by a concrete monument; thence North 11 degrees 00 minutes West along the dividing line between Lot 29 and Lot 31 of the aforementioned subdivision a distance of 506.04 feet to a concrete monument located on the southeast right of way line of Myrtle Drive; proceeding thence along said southeast right of way line North 32 degrees 38 minutes East a distance of 227.85 feet to the Point of Beginning. Said parcels being bounded on the North by lands now or formerly of Port Wentworth Corporation; on the East by Lot 35 of the aforementioned Grange Land Company's Subdivision; on the South by the remaining portions of Lots 31 and 33 of said Subdivision which were conveyed by Spector Industries, Inc. to Transport Leasing and Sales Company by that certain indenture dated August 10, 1977, and recorded in Record Book 109D, folio 877, in the Office of the Clerk of Superior Court of Chatham County, Georgia; on the West by Lot 29 of said Subdivision; and on the Northwest by the right-of-way line of Myrtle Drive.

For a more complete description of said property, specific reference is made to a plat dated April 10, 1986 prepared by Barrett Land Surveying, Inc., recorded in the aforesaid Clerk's office in Plat Record Book 8P, folio 26.

Parcel 2

ALL those two certain lots, tracts or parcels of land situate, lying and being in Port Wentworth, Chatham County, Georgia, and being known and designated upon that certain plat of survey prepared by Lester Land Surveying, dated June 17, 1984 and filed for record in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Book 5-P, page 159 as the Southern Portions of Lots 31 and 33; Grange Tract Subdivision, 8th G.M. District; said portions of lots lying contiguous and together being bounded as a whole as follows: On the North by the remaining portions of Lots 31 and 33; on the East by Lot 35, said Subdivision; on the South by Grange Road; and on the West by Lot 29, said Subdivision. For a more particular description, reference is hereby made to the aforementioned plat, which plat is specifically incorporated herein.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in 8th Georgia Militia District of Chatham County, Georgia, being more particularly described as follows:

Beginning at a point 9.13 feet right of and opposite Station 112+95.15 on the construction centerline of GRANGE ROAD on Georgia Highway Project No. CSNHS-0007-00(885); running thence N 12°30'23.8" W a distance of 69.15 feet to a point 60.00 feet left of and opposite station 112+93.64 on said construction centerline laid out for GRANGE ROAD; thence N 76°53'05.8" E a distance of 417.97 feet to a point 74.00 feet left of and opposite station 117+11.31 on said construction centerline laid out for GRANGE ROAD; thence S 12°29'33.3" E a distance of 63.28 feet to a point 10.74 feet left of and opposite station 117+12.74 on said construction centerline laid out for GRANGE ROAD; thence S 12°29'33.3" E a distance of 10.00 feet to a point 0.74 feet left of and opposite station 117+12.96 on said construction centerline laid out for GRANGE ROAD; thence S 77°27'02.1" W a distance of 417.93 feet back to the point of beginning. Containing 0.683 acres more or less.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Easement from Benton - Spry Incorporated to Savannah Electric and Power Company, dated January 12, 1972, filed for record February 11, 1972 at 12:10 p.m., and recorded in Deed Book 100-F, Page 82, in the Office of the Clerk of Superior Court, Chatham County, Georgia.
2. Easement from Southeast Atlantic Cargo Operators to Savannah Electric and Power Company, dated July 10, 1984, filed for record August 23, 1984 at 3:00 p.m., and recorded in Deed Book 124-P, Page 564, in the Office of the Clerk of Superior Court, Chatham County, Georgia.
3. Easement from B. J. Herrin, Jr. to Savannah Electric and Power Company, dated February 21, 1996, filed for record March 14, 1996 at 10:51 a.m., and recorded in Deed Book 177-P, Page 177, in the Office of the Clerk of Superior Court, Chatham County, Georgia.
4. Limitations on rights of access contained in Right of Way Deed from BJH Rentals, L.P. to Department of Transportation, dated January 16, 2015, filed for record January 16, 2015 at 2:26 p.m., and recorded in Deed Book 444, Page 654, in the Office of the Clerk of Superior Court, Chatham County, Georgia.
5. All matters shown on the following plats:
 - (a) Plat of Lots 31 & 33, Grange Tract, Subdivision, prepared by Sewell & Associates, Inc., dated October 4, 1971, and recorded in Plat Book V, Page 91, in the Office of the Clerk of Superior Court, Chatham County, Georgia.
 - (b) Plat of the Southern Portions of Lots 31 & 33, Grange Tract Subdivision, Port Wentworth, Georgia, prepared by Barrett & Exley, Inc., dated September 30, 1976, and recorded in Plat Book AA, Page 8, in the Office of the Clerk of Superior Court, Chatham County, Georgia.
 - (c) Survey of Southern Portions of Lots 31 and 33, Grange Tract Subdivision, 8th G.M.D., Pt. Wentworth, Chatham County, Georgia, prepared by Lester Land Surveying, dated June 17, 1984, and recorded in Plat Book 5-P, Page 159, in the Office of the Clerk of Superior Court, Chatham County, Georgia.
 - (d) Plat to Accompany Easement Agreement with Southeast Atlantic Cargo Operators to Serve Warehouse on Grange Road, prepared by Burt Barrett, dated September 30, 1976, filed for record August 24, 1984 at 9:10 a.m., and recorded in Plat Book 6-P, Page 34, in the Office of the Clerk of Superior Court, Chatham County, Georgia.
 - (e) Plat of the Northern Portion of Lots 31 & 33, Grange Tract Subdivision, Known as 414B Grange Road, Port Wentworth, Georgia, prepared by Barrett Land Surveying, Inc., dated April 10, 1986, filed for record April 22, 1986 at 3:14 p.m., and recorded in Plat Book 8-P, Page 26, in the Office of the Clerk of Superior Court, Chatham County, Georgia.
6. All matters disclosed by ALTA/NSPS Land Title Survey prepared by James Craig Brewer, GA PLS No. 3022 on behalf of Brewer Land Surveying, dated March 27, 2025, last revised June 5, 2025, designated as Job No. 250108.
7. Rights of tenants in possession under unrecorded leases.

8. That certain Environmental Covenant recorded in Deed Book 3190, Page 603 with the Chatham County Clerk of Superior Court, a copy of which is attached hereto as Exhibit "C".

EXHIBIT "C"
ENVIRONMETNAL COVENANT
[SEE ATTACHED]

Type: COVE
Kind: DECLARATION OF RESTRICTIVE COV
Recorded: 9/11/2023 1:18:00 PM
Fee Amt: \$25.00 Page 1 of 10
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 4878462932,
7067927936

BK 3190 PG 603 - 612

After Recording Return to:
Bouhan Falligant LLP
Attn: Harris G. Martin
One West Park Avenue
Savannah, Georgia 31401

CROSS-REFERENCE:
County: Chatham
Deed Book: 2620
Page(s): 179

Environmental Covenant

This instrument is an Environmental Covenant executed pursuant to the Georgia Uniform Environmental Covenants Act, O.C.G.A. § 44-16-1 *et seq.*, as may be amended from time to time (hereinafter "Act"). This Environmental Covenant is entered into by the entities executing this Environmental Covenant and subjects the property identified below to the activity and/or use limitations and other requirements. This Environmental Covenant further grants such other rights in favor of EPD and BJH Rentals, LLC as set forth herein.

Fee Simple Owner(s)/Grantor(s):

Grange Boardwalk, LLC
528 E. 45th Street
Savannah, Georgia 31405
Attn: Zachary Riddle
grangeboardwalk@riddledevelopments.com

**Grantee/Holder with the
power to enforce:**

BJH Rentals, LLC
7 Wymberly Point Rd.
Savannah, GA 31406
Attn: Bert Herrin
bertherrin@gmail.com

**Grantee/Entity with
express power to enforce:**

State of Georgia
Department of Natural Resources
Environmental Protection Division
Address of Director's Office:
2 Martin Luther King Jr. Drive, SE
Suite 1456 East Tower
Atlanta, GA 30334

**Persons with Interests
other than Fee Simple:**

Port City Logistics, Inc.
246 Jimmy Deloach Parkway
Savannah, GA 31407
Attention: Tony Wiggins

SouthState Bank, NA
Kelly B. York
25 Bull Street
Savannah, GA 31401
Kelly.York@SouthStateBank.com

Property Subject

The property subject to this Environmental Covenant is a tract of approximately 6.177 acres of real property located at 430 Grange Road, Port Wentworth, Chatham County, Georgia, which is further identified by the tax parcel ID number(s) below (hereinafter "Property"). The Property was conveyed on November 22, 2021 to Grange Boardwalk, LLC; such conveyance is recorded in Deed Book 2620, Page 179, of the Chatham County deed records. The Property is located in the 8th G.M. District of Chatham County, Georgia, and within the corporate limits of Port Wentworth, Georgia, being the northern portions of Lots Numbers 31 and 33 of the Grange Land Company's Subdivision of the Potter land as shown upon that certain map or plan recorded in Plat Book 8-P, page 26, in the Office of the Clerk of Superior Court of Chatham County, Georgia.

The tax parcel(s) of the Property is 70018 03009A of Chatham County, Georgia.

A legal description of the Property is attached as Exhibit A and a map of the Property is attached as Exhibit B.

Environmental Covenant Runs with the Land and is Perpetual

Pursuant to the Act, this Environmental Covenant shall run with the land and shall be perpetual unless terminated or amended pursuant to terms herein or in accordance with provisions of the Act. This Environmental Covenant shall be binding upon Grange Boardwalk, LLC, BJH Rentals, LLC, and all successors, assigns and transferees of any interest in the Property or any portion thereof.

Administrative Records

This Environmental Covenant imposes activity and/or use limitations and other requirements on the Property that arise under corrective action performed and/or being performed at the 430 Grange Road facility/site. Records pertaining to this corrective action are available at the following EPD location(s):

Georgia Environmental Protection Division
Land Protection Branch
Response and Remediation Program
2 Martin Luther King Jr. Drive SE
Suite 1054 East Tower
Atlanta, GA 30334
Monday-Friday 8:00 AM to 4:30 PM, excluding state holidays

Activity and Use Limitations. The Property is subject to the following activity and/or use limitations:

- A. Groundwater. The use or extraction of groundwater beneath the Property for drinking water or other potable uses shall be prohibited. The use or extraction of groundwater beneath the Property for any other purposes besides site

characterization is prohibited unless conducted under a plan approved in writing by EPD.

Other Requirements. The Property is subject to the following additional requirements.

- A. Notice of Limitations and Requirements in Future Conveyances. Each instrument hereafter conveying any interest in the Property or any portion thereof that may affect the activity and use limitations described herein shall include a statement that the Property is subject to this Environmental Covenant (and any amendments thereto), the location (County, Deed Book and Page) in the deed records where this Environmental Covenant (and any amendments thereto) is recorded and a copy of this Environmental Covenant (and any amendments thereto).
- B. Notice to EPD of Future Conveyances. Within thirty (30) days after each conveyance of a fee simple interest in the Property or any portion thereof, a notice shall be sent to EPD. The notice shall include the new owner's name, address, telephone number and other pertinent contact information, the date of the conveyance and the location (County, Deed Book and Page) where the conveyance is recorded, and, if the conveyance is a portion of the Property, a survey map showing the boundaries of the real property conveyed.
- C. Notice of Change of Use. If such activity will materially affect any required monitoring or maintenance of any institutional or engineering controls described herein, the owner of the Property must provide to EPD thirty (30) days' advance written notice of the owner's intent to change the use of the Property, to apply for a building permit for construction at the Property, or to perform any site work.

Environmental Covenant Does Not Authorize Use Otherwise Prohibited

Pursuant to the Act, this Environmental Covenant shall not be construed to authorize a use of the Property that is otherwise prohibited by zoning, ordinance, local law or general law or by a recorded instrument that has priority over this Environmental Covenant.

Rights of Access and Enforcement

Authorized representatives of EPD shall have the right to enter the Property at reasonable times in connection with implementation, compliance, or enforcement of this Environmental Covenant, including but not limited to the right to conduct inspections, examine related records, or to take samples.

This Environmental Covenant shall be enforceable by EPD, BJH Rentals, LLC, and other parties as provided in the Act. Such rights of access and enforcement herein shall not limit EPD's authority under other applicable law.

No Interest in Real Property in EPD

EPD's rights under this Environmental Covenant and the Act shall not be considered an interest in real property.

Recording of Environmental Covenant and Service on Other Persons

Within thirty (30) days after execution of this Environmental Covenant by the Director of EPD, BJH Rentals, LLC shall record the Environmental Covenant in every county in which any portion of the Property is located in accordance with the law governing the recording and priority of interests in real property. Upon recording of the Environmental Covenant, BJH Rentals, LLC shall provide in a manner deemed acceptable by EPD a copy of the executed, recorded Environmental Covenant to each of the persons or entities identified in O.C.G.A. § 44-16-7.

Representations and Warranties by Grantor(s). Grange Boardwalk, LLC or BJH Rentals, LLC (as applicable) represents and warrants that all of the following are true and correct:

- A. Grange Boardwalk, LLC holds fee simple title to the Property.
- B. Grange Boardwalk, LLC has the authority to enter into this Environmental Covenant, has the authority to grant any rights granted by it within, has the ability to carry out the obligations described within and, based upon information and belief after reasonable inquiry, does not know of any anticipated material change in the practices, ownership, or authority of Grange Boardwalk, LLC that will alter this representation and warranty.
- C. The execution and delivery of this Environmental Covenant and carrying out the obligations described within will not conflict with any of the provisions of the organizational documents, operating agreement of Grange Boardwalk, LLC, nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which Grange Boardwalk, LLC is a party or by which Grange Boardwalk, LLC may be bound.
- D. Grange Boardwalk, LLC has identified all persons with existing interests other than fee simple in the Property and has determined the type and status of their interests; for those interests where the type and/or status make it necessary, the person's agreement to and signature on this Environmental Covenant or subordination of the interest has been obtained; and the aforementioned information regarding all interests other than fee simple in the Property has been provided to EPD;
- E. This Environmental Covenant does not authorize a use of the Property that is otherwise prohibited by zoning, ordinance, local law or general law or by a recorded instrument that has priority over this Environmental Covenant.
- F. At least thirty (30) days prior to presenting this Environmental Covenant to EPD for execution, BJH Rentals, LLC served a copy of the proposed final text of this Environmental Covenant on all persons or entities required to be noticed in accordance with O.C.G.A. § 44-16-7.

Submission of Required Documents and Communications

Documents and communications required by this Environmental Covenant shall be submitted to:

Georgia Environmental Protection Division
Branch Chief
Land Protection Branch
2 Martin Luther King Jr. Drive SE

Suite 1054 East Tower
Atlanta, GA 30334

With a copy to:

BJH Rentals, LLC
7 Wymberly Point Rd.
Savannah, GA 31406
Attn: Bert Herrin
bertherrin@gmail.com

EPD's Environmental Covenants Registry

This Environmental Covenant and any amendment thereto or termination thereof may be included in EPD's registry for environmental covenants.

Severability

Should any provision of this Environmental Covenant be found by a court of competent jurisdiction to be invalid and/or unenforceable in any respect, the remaining provisions shall continue in full force and effect.

Effective Date

This Environmental Covenant shall be effective on the date the fully executed Environmental Covenant is recorded in accordance with O.C.G.A. § 44-16-8(a).

Grantor

Grange Boardwalk, LLC, a Georgia limited liability company, by **Riddle Developments, LLC**, a Georgia limited liability company, its Manager

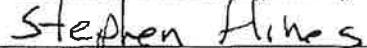

(Signature)

Name: Zachary Riddle

Title: Manager


Signed in the presence of:

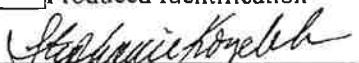

Unofficial Witness (signature)


Stephen Hines
Unofficial Witness (print name)

State of Georgia
County of Chatham

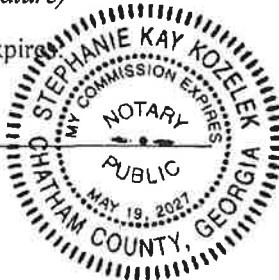
This instrument was signed or attested before
me this 18 day of July, 2023, by
Zachary Riddle.

Personally Known
 Produced Identification


Notary Public (Signature)

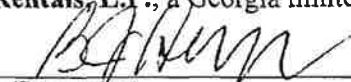
My Commission Expir

(NOTARY SEAL)



Grantee

BJH Rentals, LLC, a Georgia limited liability company, as successor by conversion of **BJH Rentals, L.P.**, a Georgia limited partnership

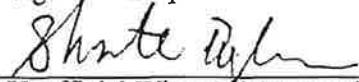


(Signature)

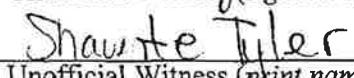
Name: Bertram J. Herrin, Jr.

Title: Member and Manager

Signed in the presence of:



Unofficial Witness (signature)



Unofficial Witness (print name)

State of Georgia
County of Chatham

This instrument was signed or attested before
me this 20th day of July, 2023, by
Bertram J. Herrin, Jr.

Personally Known
 Produced Identification

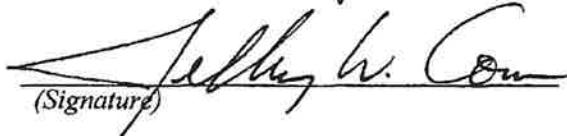

Notary Public (Signature)

My Commission Expires:

(NOTARY SEAL) _____

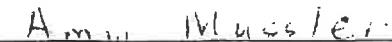


For the Environmental Protection Division, Department of Natural Resources, State of Georgia,
this 6th day of September, 2023:


(Signature)

Jeffrey W. Cown
Director, Environmental Protection
Division

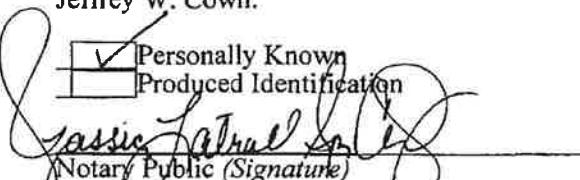
Signed in the presence of:


Unofficial Witness (signature)

Unofficial Witness (print name)

State of Georgia
County of Fulton

This instrument was signed or attested before
me this 6th day of September, 2023, by
Jeffrey W. Cown.

Personally Known
 Produced Identification


Notary Public (Signature)

My Commission Expires: 01/2026

(NOTARY SEAL) _____



Exhibit A
Legal Description of Property

ALL those certain portions of two (2) lots, tracts or parcels of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, and within the corporate limits of Port Wentworth, Georgia, being the northern portions of Lots Numbers 31 and 33 of the Grange Land Company's Subdivision of the Potter land as shown upon that certain map or plan recorded in Historical Map Book 3, page 52, in the Office of the Clerk of Superior Court of Chatham County, Georgia, which tracts or parcels of land are more particularly described as follows:

Beginning at a concrete monument which marks the intersection of the eastern right of way line of Myrtle Drive, the southern boundary line of property now or formerly owned by Port Wentworth Corporation and the northern boundary of the hereinafter described parcel; proceeding thence North 79 degrees 00 minutes East a distance of 256.08 feet to a point marked by a concrete monument being a common corner between Lots 33 and 35 of the aforementioned Grange Land Company's Subdivision; thence South 11 degrees 00 minutes East a distance of 739 feet to a point marked by a concrete monument; thence North 66 degrees 43 minutes West a distance of 120.75 feet to a point marked by a concrete monument; thence South 79 degrees 00 minutes West a distance of 313.35 feet to a point marked by a concrete monument; thence North 11 degrees 00 minutes West along the dividing line between Lot 29 and Lot 31 of the aforementioned subdivision a distance of 506.04 feet to a concrete monument located on the southeast right-of-way line of Myrtle Drive; proceeding thence along said southeast right of way line North 32 degrees 38 minutes East a distance of 227.85 feet to the Point of Beginning. Said parcels being bounded on the North by lands now or formerly of Port Wentworth Corporation; on the East by Lot 35 of the aforementioned Grange Land Company's Subdivision; on the South by the remaining portions of Lots 31 and 33 of said Subdivision which were conveyed by Spector Industries, Inc. to Transport Leasing and Sales Company by that certain indenture dated August 10, 1977, and recorded in Record Book 109D, folio 877, in the Office of the Clerk of Superior Court of Chatham County, Georgia; on the West by Lot 29 of said Subdivision; and on the Northwest by the right-of-way line of Myrtle Drive.

For a more complete description of said property, specific reference is made to a plat dated April 10, 1986 prepared by Barrett Land Surveying, Inc., recorded in the aforesaid Clerk's office in Plat Record Book 8P, folio 26.

Exhibit B
Map of Property

