GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT
BOARD OF DIRECTORS MEETING MINUTES

Zoom

Wednesday, November 18, 2020
2:00 pm – 4:00 pm

Compiled by:
Commissioner’s Office
Georgia Department of Economic Development
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Pursuant to notice duly given, the Board of Directors of the Georgia Department of Economic Development met on November 18, 2020, 2:01 pm, via Zoom.

**Attending Board Members**

1. Mark Bassford
2. David Belle Isle
3. Cassius Butts
4. Jake Carter
5. Dennis Chastain
6. Drew Ellenburg
7. Jaclyn Dixon Ford
8. Ron Garrard
9. Larry Hanson
10. Randy Hatcher
11. Allen Hodges
12. Eric Johnson
13. Garnett Johnson
14. Amy Kelley
15. Mitch Malcom
16. Jay Neely
17. Mulham Shbeib
18. Marisa Simpson
19. Mat Swift
20. Steve Syfan
21. June Wood

Chairman Jay Neely called the GDEcD Board Meeting to order at 2:01 pm and welcomed new member, Cassius Butts, and asked him to introduce himself. He also reminded the members that the meeting was being recorded and welcomed the media that was on the call.

Chairman Neely then called for a motion to vote on the minutes from the August 26, 2020 meeting.

Motion to approve by Eric Johnson, Seconded by Larry Hanson

Approved 17-0

Chairman Neely called on Andrew Capezzuto, General Counsel – GDEcD, for officer elections and to present resolutions to be voted on by the Board. The roll was called for each vote.

Andrew called for nominations for the role of Vice Chairman and Secretary of the GDEcD Board of Directors.

**Jake Carter nominated June Wood for the position of Vice Chairman.**

Motion to elect June Wood by Larry Hanson, Seconded by Steve Syfan

Approved 18-0;

**Eric Johnson nominated Dennis Chastain for the position of Secretary.**

Motion to elect Dennis Chastain by Ron Garrard, Seconded by David Belle Isle

Approved 19-0;

**Andrew gave the following background to the new members as to why our agency approves the bond resolutions:**

There are authorities in the state, the Georgia World Congress Center and the Trade Center, who, under the GA Code, are administratively attached to us. They lack the ability to issue bonds or debt so all of those resolutions where they are seeking to pursue issuance of bonds have to come through and be approved by our agency because under the code we have the
power and ability to approve and allow them to issue the debt. Both of these resolutions have been vetted by the legislature, the World Congress Center, and the Trade Center so their boards and the legislature have already approved them. The Governor’s office and the Attorney General’s office have also approved the resolutions. Our approval is required by the Code because those authorities lack the ability to issue it on their own.

Resolution 1 | Savannah-Georgia Convention Center Authority Resolution
Restrictive Covenant, Trade Center in Savannah to maintain, replace, and repair the utility system
Motion to approve by Larry Hanson, Seconded by Eric Johnson
Approved 20-0

Chairman Neely called on Mary Waters, Deputy Commissioner of International Trade – GDEcD, to introduce and moderate a panel discussion on GDEcD’s International Trade Team – The Impact of Export Promotion in Georgia.

Mary stated that exports are vitally important and that companies need to remain competitive.

- 89% of exports in Georgia are from small businesses - one half of the companies have 20 employees or less
- Businesses of all sizes export and they all have different needs
- GDEcD is proud to have partners all across the state
- We work with businesses and assist with exporting for months or even years with things like international opportunities, building relationships, and teamwork. Their success is ours.
- COVID19 caused a shift in engagement and a loss of travel but we pivoted to meet needs, broadened our services, and announced new resources
- We now have an online digital marketing tool - a local community resource guide for all 159 counties
- Grant from the Small Business Association – expand global sales, can apply for a specific export activity and receive a 50% return

Mary introduced the panelist and asked them to say a few words regarding their background.

Gary Clay, Vice President, Sales and Global Business Development - Crider Foods
Darrel Hulsey, Director, International Trade Center - UGA Small Business Development Center
Sean T. Casey, President, Rotorcorp LLC
Veronica Medina, Managing Director – Chile & Peru, Georgia Department of Economic Development

Mary asked the panelists to explain how they are handling the pandemic and things that they are seeing.

Gary
- Still in the early days – COVID
- Doing things in a different way – new and fresh
It’s been ok in their market since they do canned proteins

Identifying demand/creating awareness
  o  Going to the biggest shows
  o  Identifying market
  o  Following up

2011 really identified who Robins was - they were global from the start
Things are getting better
The GA SBDC was a huge help to them – their books were a mess

How we engage has changed
  o  We help Georgia companies expand and profit
  o  One-on-one work at no charge
  o  GDEcD is a very valued partner to us
  o  Array of services for companies
  o  We work jointly with GDEcD to promote each other

What are your biggest challenges, hurdles, resources

How we got in front of people in Chile
Market channels, government programs
Hire people in the market
Get the word out, get people to try – Peru feeding programs was big for us as it is a difficult market but canned goods do well in the program
It’s a challenge to best meet the needs of an international customer
  o  Customer service, Googling, Captive customer

Challenges
  o  Services you offer
  o  Engage in Georgia
  o  Expanding companies grow at an average of 22% faster in sales and are a tremendous value
  o  Market research to Georgia clients – overview of who their competitors that are already in the market are; the country of origin they are coming from, the size; helping them determine if this market makes sense for them
  o  Help companies market and help with their entry strategy
    ▪  It varies from company to company, industry to industry, and country to country
    ▪  What do they need to showcase
    ▪  Free trade agreements
    ▪  Localize products and services is important
    ▪  We advise them that there is a commitment and huge investment in time in the market, money, and human resources to make them sustainable
Mary: Explain some of the shifts you have had to embrace because of COVID19 and what the impact of international is mid-to-long term:

Gary
- Canned proteins have actually had a big boom with a plus of 40% production – it’s hard to keep up
- Most things for them is now virtual but it does cause them a lot more work
  - China samples are pre-shipped so that they have them on hand for virtual meetings
  - A plus is that they do get to speak to the actual buyers now which didn’t use to happen in the in-person meetings, which saves time
  - We have been able to adapt and it is getting better

Sean
- GDEcD’s role and the Governor creating the critical business/industry list allowed us to have continued operations
- First started ecommerce in 2018 with their helicopter online purchases but locally they were not pre-invested so they had to take a step back
- Not a banner year, but we have a record number of new people we can serve

Mary: Darrell & Veronica - how has COVID19 impacted how you work with companies – what kinds of regulations do you have?

Darrell:
- Increased risks – make aware
- Mitigation tools
- Change policies

Veronica:
- It’s harder in some ways and easier in others - with virtual meetings you are always on – always connected
- March brought in a lot of cautiousness because of the closed borders, no travel, no face-to-face but we were surprised – there was an increase instead of a decrease
- Georgia tourism companies in Peru helped
- We wanted to be ready so we had Zoom meetings and got savvy with our virtual meetings
- Lots of business has gone online that weren’t before
- Virtual does not replace physical though – face-to-face makes things easier for us to understand

gestors

Mary - Sean & Gary: what do you recommend or advise for Georgia resources?

Sean: don’t wait – start now with education - introduce opportunities for expansion in a 101 business education class instead of it being offered in the add on classes

Gary: big commitment of time, resources, patience because we don’t know what we don’t know. Point the gun in the right place and give due diligence – study the marketplace.

Mary: companies tend to try things on their own first and then when they find us they are so excited to see what we offer. They wish that they had known about us from the beginning. What do you feel like members can do to help us?
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Sean: the majority of our growth is not in the US. Be at the top of the pile promoting Georgia/US goods.
Gary: lots of poultry in Georgia. The ability to tie us all together with products, community, processes raw-to-good in the international market – build on that.

Darrell: make Georgia companies aware of all the opportunities that we offer to help them market abroad. Let them know we are here to help.
Veronica: Get the word out to Georgia companies that we have great resources, localized offices, increase sales, exports, jobs to help them go from “Zero to Hero” in as short of a time as possible.

Next, Chairman Neely called on Commissioner Wilson to present the Commissioner’s Report. Pat stated that the state of Georgia has 12 international offices and that Veronica and her team have done an amazing job. Great things are happening - news in the trade world, records set every week at the ports, and Georgia companies are continuing to grow.

It’s great to have our board together, especially when we’ve been announcing so much exciting news! The term “unprecedented” has been used as a negative so often this year thanks to a global pandemic – But in Georgia, thanks to what we’ve built here – over decades of planned, smart investments – we keep achieving unprecedented results in the best ways, despite difficult circumstances, and unplanned change.

Eight years in a row for Number 1 Business Climate! That’s incredible, and I couldn’t be more proud of the team – and the dedicated, consistent teamwork – that made this possible.

And we just reported last week that we continue to outpace last year’s incredible investment numbers, a little past this board reporting period, and into the end of October.

We have a track record of doing the right things, the right ways for Georgia’s economy.

Yesterday, we announced that MasterBrand Cabinets will open its Southeast manufacturing and distribution hub in Butts County, Georgia, bringing 400 jobs to the City of Jackson. This is a great win for the community and brought together economic development partners and Quick Start to secure the new facility.

Also yesterday, Papa John’s announced the location of their new global headquarters in Cobb County Georgia, at The Battery. We announced this project in September, and they will bring 200 jobs with this move.

Governor Kemp and our supportive Georgia General Assembly deserve credit.

Individual Divisions:

I’m going to take a moment during each division’s presentation to make sure the leader of the divisions has a moment to say a quick hello and so you can see who they are. Please note that I’m only going to be able to mention a quick highlight from each division this time so I can update you on the personnel team. Your Board Book will have many more specifics, and I urge you to check that out.
International Trade:
- It’s great that we began with Mary Waters, our Deputy Commissioner for the International Trade division.
- Mary and our trade panelists were a perfect introduction to this meeting, because they have been incredibly successful and are continuing to find ways to move the needle for Georgia businesses.
- The International Trade division supports mainly small- and medium-sized Georgia businesses – and their efforts were recognized this year in a really special way.
- They earned an ‘unprecedented’ fourth President’s “E Star” Award from the U.S. Department of Commerce! No other organization has ever been recognized in this way four times.
- This award usually comes with a big event in Washington. COVID-19 prevented that this year – but you should all know how important this award is.
- It’s essentially "Site Selection"-level recognition for Trade.

Film:
- Additionally, our Film industry is really moving again.
- Stage space is filing up fast, and our team, led by Georgia Film Office veteran Lee Thomas is busy!
- Additionally, the former Pinewood Atlanta Studios – known for Ant Man, Captain America: Civil War and other blockbusters – has announced the new Trilith Studios, settling itself into a Georgia business with a nod to its UK roots.
- The studio and developing town are now fully in the hands of local founders, who have accelerated Trilith’s development. The company’s latest expansion, commitment to set safety and partnership play a lead role in advancing the industry in Georgia, and we look forward to continuing to grow together.
- And of course, during the first quarter, Georgia was recognized as No. 1 for film production by Business Facilities magazine. We were on a record pace last year, before the COVID response shuddered productions for a hiatus to regroup and safely move forward.

Georgia Council for the Arts:
- Without a current official director since July, Georgia Council for the Arts has been hard at work coordinating grant opportunities for communities across our state.
- The entire team has stepped up to the plate, including Grants Director Tina Lilly, who is doing an outstanding job.
- You may already be aware of some of the 225 state-funded grants we’ve announced during the first quarter of the fiscal year, or the 63 grants we administered from the federal CARES Act funding.
- The needs are greater than ever in our arts community at this time, and a thriving arts community creates thousands of jobs and contributes to a healthy and diverse economy.
- Coming up very soon, in coordination with the Georgia Humanities Council, we’ll also be announcing the annual Governor’s Awards for the Arts and Humanities by video this year to recognize the individuals and organizations in Georgia’s arts and humanities community that continue to bring creativity, positive perspective, and innovation to our state.

Centers of Innovation:
- Another division that’s creating new opportunities for our department and Georgia businesses is the Centers of Innovation, which is being led by Interim Executive Director David Nuckolls.
This division is really part of our “whole of business” relationship-approach we offer businesses and companies in Georgia and those looking to locate here.

In August, PricewaterhouseCoopers again singled out Georgia with another No. 1 ranking. Georgia was ranked No. 1 in their 2020 Aerospace Manufacturing Attractiveness rankings – and the Center of Innovation for Aerospace was referenced as one of the key resources for the state’s success.

This division also led the state’s efforts to help Georgia businesses making PPE during COVID-19. In addition to making the Georgia Suppliers List on our website, they continue to work with companies who pivoted operations and have now made PPE a more permanent part of their business.

I really urge you to check out their section – along with the others – in the Board Book.

COI provides industry specific expertise to help our Georgia businesses, and no question is too large or too small for them to sink their teeth into and provide the expertise to move forward.

Marketing, Communications, and International Engagement:

Abby Turano has been leading our Marketing, Communications and International Relations division since the Spring.

She brings a wealth of experience to the role and most recently was our Chief of Protocol to the Consular Corps.

Following Abby’s lead, our new Chief of Protocol is Nico Wijnberg, a longtime member of our staff in the Global Commerce division, who worked a great deal on bringing international investments to Georgia with our team.

Our International Relations team has been continuing virtual interactions with local diplomatic representatives in the Consular Corps, hosting nine courtesy calls to exchange information between GDEcD leadership and Consuls General and with our Global Commerce team, coordinated the economic development mission to Germany in July and in October, our mission to Germany, Italy and Greece.

We’re thankful to have GDEcD veterans Abby and Nico leading this critical team.

The Marketing/Communication team supports every division and this fall they launched a new a targeted ad campaign to share our brand and message with site selectors and key executives, focusing on some of Global Commerce’s strategic markets like automotive, life sciences, cybersecurity and food processing.

Global Commerce:

We’re of course so proud to have Scott McMurray leading our Global Commerce division as Deputy Commissioner.

This team has been nonstop during the pandemic, providing aid and resources to Georgia businesses during the turbulent moments – but also helping with expansions and recruiting new investments from the U.S. and abroad.

In addition to the No. 1 ranking from Site Selection for the eighth year in a row announced last week, we were named No. 1 by Area Development magazine for a record seven years in the first quarter of FY21.

During this quarter, the Global Commerce team assisted with the location or expansion of 87 companies in all 12 regions of the state. These projects resulted in the creation of 10,012 jobs and over $3.7 billion investment.

This fiscal quarter saw a 50% increase in new jobs created and an 85% increase in new investments compared to the same quarter in the previous fiscal year.
Companies new to the state accounted for 63% of the jobs created in first fiscal quarter.
Meanwhile, expansions of existing industries 80% of the investment created during this period.
Georgia had tremendous momentum before the pandemic, and thanks to our policies and pro-
business climate continuing under Gov. Kemp – it appears we have it back!

Rural Georgia Initiatives:
Amy Carter is Deputy Commissioner for the Rural Georgia Initiatives team – serving the state in
this role since 2018.
The RGI team this quarter launched a newsletter highlighting issues of importance to rural
Georgia communities, with information, resources and ideas to help address them.
They also hosted three rural broadband webinars, in August, September and October, featuring
Department of Community Affairs Director of Broadband Deana Perry in both, along with
technology consultants and other local leaders to provide information and success stories to
help communities move forward was a matter that has proven even more critical as we’ve all
required online capabilities more than ever during COVID-19.

Tourism:
While tourism has faced incredible challenges, our team, led by Deputy Commissioner Mark
Jaronski, has been charting a successful path forward for our state.
All nine of our Visitor Information Centers are now reopened in accordance with the Georgia
Safety Promise guidelines and welcoming visitors.
And our annual tourism conference was replaced by a one-day Tourism Summit, which offered
statewide partners and stakeholders a high-quality, research-focused program that included
Governor Brian Kemp and the Presidents and CEOs of tourism industry leaders at Lake Lanier.
We also are setting new records here – with monthly website traffic to ExploreGeorgia.org in
September 2020, marking the high point in both 2020 and the last four years.
From July through September, weekly travel spending in Georgia was 70% higher than the
national.
At the end of July, we launched “Explore Your Georgia,” an integrated marketing campaign
targeted to residents of Georgia encouraging them to travel in-state. The campaign focused on
beaches, mountains, state parks and small towns. The first phase of the successful campaign is
being extended into the fall season.
And we’ve launched a five-city “Georgia’s Great Escapes” giveaway to be used over the next
year, when the recipient feels travel is right for them – to showcase safe travel in the state
through inspirational “safecation” guides and a chance to win a two-night, three-day getaway to
one of five distinctive Georgia destinations – Atlanta, Blue Ridge, Milledgeville, Savannah and
Thomasville.
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Personnel:
  • Josh Stephens returned to GDEcD this past spring to serve as our government affairs liaison. He’s been a project manager previously and was most recently with MAC. We’re glad to have him back with us.
  • Sara Gershon – new associate legal counsel in addition to Andrew Capezzuto.
  • Bert Brantley – Named last month to Governor Kemp’s team to be Deputy Chief of Staff for External Affairs.
  • Brittany Young – new COO and Executive Director of Georgia Allies!
  • Ashley Varnum – new Division Director for Global Commerce
  • Danetha Belk – promoted to Manager of Operations for Global Commerce
  • Brian Marlowe of Tifton, Georgia, to lead Governor Kemp’s new Rural Strike Team to pool resources and bring together communities to better compete and continue to grow Rural Georgia opportunities.

Chairman Neely told the Board members and advisors that it is their job to take the information that they learn in these meetings and share it with the communities. Let them know what the state of Georgia has to offer.

Chairman Neely adjourned the meeting at 4:55 pm.

Respectfully Submitted:

Jay Neely
Board Chairman

Dennis Chastain
Board Secretary
Attachments

Resolution | Savannah-Georgia Convention Center Authority Resolution
RESOLUTION
OF THE
BOARD OF ECONOMIC DEVELOPMENT

I. WHEREAS, the Department of Economic Development (the “Department”) was created as a department of the State of Georgia (the “State”) in accordance with O.C.G.A. § 50-7-1 et seq.;

II. WHEREAS FURTHER, the Board of Economic Development (the “DEcD Board”) is charged with the direction, supervision and policy setting for the Department pursuant to O.C.G.A. §§ 50-7-3, 50-7-4 and 50-7-8;

III. WHEREAS FURTHER, pursuant to an act of the General Assembly of the State of Georgia (Act No. 65, 2019 Regular Session, H.B. 525) (the “Act”), various titles of the Official Code of Georgia Annotated were amended so as to dissolve the Georgia International and Maritime Trade Center Authority, created by Georgia Laws 1995, p. 4499, as amended, to rename the Georgia International and Maritime Trade Center as the Savannah Convention Center, to create the Savannah-Georgia Convention Center Authority (the “Authority”), and for other purposes;

IV. WHEREAS FURTHER, the Act further declared that there exists a need for a public authority of the State to develop, operate and promote the Savannah Convention Center as a site for meetings, conventions, and tourism and other matters of economic development, growth, and commerce for the public good of the State, and therefore the Act created the Savannah-Georgia Convention Center Authority as a public corporation and instrumentality of the State in accordance with O.C.G.A. § 50-7-55 (the “Authority”);

V. WHEREAS FURTHER, O.C.G.A. § 50-7-55(v) provides that as of July 1, 2019:

A. all powers, duties, assets, real and personal property, liabilities, and indebtedness of the Georgia International and Maritime Trade Center Authority as they existed on July 1, 2019 shall be transferred to the Authority;
B. all contracts entered into by the Georgia International and Maritime Trade Center Authority as they existed on July 1, 2019 shall be transferred to the Authority;
C. all accounts of and debts owed to the Georgia International and Maritime Trade Center Authority that were outstanding on July 1, 2019, shall also be transferred to the Authority;

VI. WHEREAS FURTHER, pursuant to O.C.G.A. § 50-7-55(t), the Authority is assigned to the Department for administrative purposes only;

VII. WHEREAS FURTHER, the Authority is completing an expansion project and the City of Savannah (“City”) requires a restrictive covenant with respect to the maintenance of the utility system on certain real property identified on the Declaration of Restrictive Covenants and the exhibits thereto, which are hereby incorporated into this resolution at Attachment 1.
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ECONOMIC DEVELOPMENT THAT:

The DEcD Board hereby approves and authorizes the placement of the restrictive covenant by the City for the benefit of the Authority to maintain, replace, and repair the utility system on the property as outlined at Attachment 1; and that DEcD Staff shall prepare the appropriate requests to the State Properties Commission seeking its approval of, and assistance with, the granting of said instrument in accordance with applicable laws, policies and procedures.

This Resolution is hereby adopted this 18th day of November, 2020.

John J. Neely, III
CHAIRPERSON
BOARD OF ECONOMIC DEVELOPMENT

ATTEST:

Dennis Chastain
SECRETARY
BOARD OF ECONOMIC DEVELOPMENT
DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS made and entered into this ______day of___________, 20___ by _____________________ (Declarant).

WITNESSETH

WHEREAS, the Declarant’s property at ______________________________, herein described in Exhibit A cannot be served by the existing water and/or sanitary sewer mains owned and operated by the Mayor and Aldermen of the City of Savannah (City); and

WHEREAS, the Declarant desires that the property be provided water and/or sanitary sewer services with the installation of a private utility system(s) herein shown in Exhibit B and selected below:

- [✓] Private Water Main
- [✓] Private Sanitary Sewer Main
- [ ] Private Pump Station and Forcemain

; and

WHEREAS, the Declarant does wish to impose certain restrictive covenants on said property, which covenants will be covenants running the land, and will bind Declarant, its successors, assigns, and transferees;

NOW, THEREFORE, in consideration of the foregoing and other valuable considerations, Declarant does hereby impose the following restrictive covenants on the property described in
Exhibit A attached hereto and by reference made a part hereof, as follows:

1. The above selected private utility system(s) connecting the Declarant’s property to the City’s water and/or sanitary sewer system(s) shall be maintained, replaced, and repaired by Declarant, his heirs, assigns and transferees.

2. These Restrictive Covenants shall be covenants running with the land described in Exhibit A and shall be binding upon the Declarant herein, its successors and assigns.

IN WITNESS WHEREOF, the undersigned has set his hand and seal on the day and year first above written on the date hereof.

DECLARANT

________________________

Signed, sealed and delivered in the presence of:

________________________
Witness

________________________
Notary Public Chatham County, Georgia

Revised April 2016
EXHIBIT A

Legal Description
Parcel 1, Being A Portion of Savannah Harbor Subdivision

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

Commence at a ¾” iron pipe set at the southerly intersection of Wayne Shackleford Boulevard and International Drive said point also being the POINT OF BEGINNING and the point of curvature of a non-tangent curve concave to the west having a radius of 737.63 feet, a central angle of 66°52’03” and a chord distance of 812.83 feet bearing S 17°20’24” E; thence proceed along the southwesterly right of way line of Wayne Shackleford Boulevard along the arc of said curve a distance if 860.86 feet to a point; thence S 17°05’07” W a distance of 223.03 feet to a point; thence S 72°53’32” E a distance of 50.00 feet to a point; thence S 72°53’42” E a distance of 25.00 feet to a point; thence S 17° 06’18” W a distance of 274.97 feet to a point; thence N 72°53’42” W a distance of 69.00 feet to a point; thence S 17°06’18” W a distance of 342.03 feet to a point; thence S 13°02’21” E a distance of 91.72 feet to a point; thence S 72°53’42” E a distance of 133.94 feet to a point; thence leave the right of way line of Wayne Shackleford Boulevard and proceed along the westerly boundary line of Parcel Two S 17°06’18” W a distance of 192.96 feet to a point on the Savannah River harbor line; thence leave said boundary line and proceed along said harbor line N 72°13’24” W a distance of 780.05 feet to a point at the southeastern property corner of Parcel Seven; thence leave said harbor line and proceed along the easterly boundary line of Parcel Seven and then the easterly right of way line of International Drive N 17°06’18” E a distance of 406.52 feet to a point; thence N 72°53’42” W a distance of 15.00 feet to a point; thence N 17°06’18” W a distance of 636.71 feet to a point at the point of curvature of a tangent curve concaving to the east having a radius of 1852.63 feet, a central angle of 21°39’56” and a chord distance of 696.38 feet bearing N 27°56’16” E; thence along the arc of said curve a distance of 700.54 feet to a point; thence N 38°46’13” E a distance of 49.77 feet to the POINT OF BEGINNING, said tract or parcel of land containing 23.279 acres more or less.

LESS AND EXCEPT

Parcel 1A, Being A Portion of Savannah Harbor Subdivision

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

Commence at a ¾” iron pipe set at the southerly intersection of Wayne Shackleford Boulevard and International Drive and proceed along the easterly right of way line of International Drive S 38°46’13” W a distance of 49.77 feet to a point at the point of curvature of a tangent curve concave to the east and having a radius of 1852.63 feet, a central angle of 21°39’56” and a chord distance of 696.38 feet bearing S 27°56’16” W; thence along the arc of said curve a distance of 700.54 feet to a point; thence S 17°06’18” W a distance of 636.71 feet to a point; thence S 72°53’42” E a distance of 15.00 feet to a point; thence S 17°06’18” W a distance of 229.57 feet to a point, said point being the POINT OF BEGINNING; thence proceed around the boundary line of Parcel 1A the following courses and distances: S 56°48’32” E, a distance of 18.63 feet; thence S 16°51’11” W, a distance of 96.45 feet; thence S 68°44’22” E, a distance of 66.34 feet; thence S 73°21’01” E, a distance of
137.72 feet; thence S 78°51'05" E, a distance of 83.31 feet; thence S 05°50'18" E, a distance of 19.91 feet; thence S 72°54'52" E, a distance of 87.13 feet; thence N 71°52'52" E, a distance of 11.26 feet to the beginning of a curve concave to the south having a radius of 31.83 feet, a central angle of 149°12'51" and a chord distance of 61.37 feet bearing S 72°56'56" E; thence along the arc of said curve, a distance of 82.89 feet; thence S 37°00'40" E, a distance of 11.35 feet; thence S 73°15'20" E, a distance of 19.79 feet; thence N 17°24'42" E, a distance of 13.67 feet; thence S 73°07'02" E, a distance of 114.11 feet; thence S 02°33'48" W, a distance of 10.24 feet; thence S 72°42'19" E, a distance of 23.46 feet; thence N 17°27'47" E, a distance of 19.23 feet; thence N 72°39'04" W, a distance of 12.94 feet; thence N 17°05'16" E, a distance of 32.95 feet; thence S 76°44'24" E, a distance of 11.90 feet; thence N 37°05'17" E, a distance of 9.27 feet; thence N 00°04'20" W, a distance of 56.95 feet; thence S 77°08'02" E, a distance of 20.99 feet; thence S 72°53'42" E, a distance of 133.94 feet; thence S 17°06'19" W, a distance of 100.88 feet; thence N 03°54'54" W, a distance of 72.77 feet; thence N 25°00'51" E, a distance of 13.12 feet; thence N 72°24'06" W, a distance of 103.82 feet; thence S 17°12'20" W, a distance of 110.77 feet; thence N 72°49'00" W, a distance of 111.02 feet; thence S 17°14'32" W, a distance of 20.53 feet; thence N 72°35'25" W, a distance of 102.50 feet to a point at the point of curvature of a non-tangent curve concave to the northeast having a radius of 28.11 feet, a central angle of 54°10'09" and a chord distance of 25.60 feet bearing N 42°35'11" W; thence along the arc of said curve a distance of 26.58 feet; thence N 72°54'40" W, a distance of 369.92 feet; thence S 17°41'06" W, a distance of 13.32 feet; thence N 73°12'06" W, a distance of 45.97 feet; thence N 17°06'18" E, a distance of 143.55 feet to the POINT OF BEGINNING. Said tract or parcel of land containing 0.590 Acres, more or less.

The combined total acreage of Parcel 1 and Parcel 1A contains 23.279 acres in the aggregate. Parcel 1A, containing 0.590 acres, is bounded by the northern portion of Parcel 1 containing 21.480 acres and the southern portion of Parcel 1 (Savannah River portion) containing 1.209 acres, with Parcel 1 having a total of 22.689 acres.