



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
TDD: 912.651.6702 / www.savannahga.gov

26-002045-2A

Variances
to

RECEIVED
APR 17 2026



Development Plans.....

110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV.** Applicants are requested to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): 170 Portside Ct., Savannah, GA 31407

Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.) 20981 01022

Total acreage of the subject property: 21.77

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Single-sided, transmodal warehouse I-H zon. dist.

II. Action Requested

A. Type of Request:

☐ New Master Plan

☐ Amendment to an existing Master Plan. Please provide the File Number: _____

☒ Variance to a Site Plan Permit. Please provide the File Number: 26 - 00904-SITE

B. Provide a description of request. Reduction from the 35'-undisturbed wetland buffer as described in the CODE OF ORDINANCES
SAVANNAH, GEORGIA DIVISION II PART 8 CHAPTER 3 ARTICLE 10 SECTION 5 to 0'.

C. Application History. Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)? ☐ Yes ☒ No

If yes, please provide the Plan/Permit File Number(s): _____

III. Review Criteria

Please provide an explanation of the amendment to a Master Plan or variance to a Site Plan ([Sec. 3.21.10](#)).

Specifically, the site plan proposes to grade within the City's 35'-undisturbed buffer. In section 10.5.5, prohibited activities within the Buffer includes "a. Soil disturbance which includes but is not limited to grading, stripping of topsoil, plowing, cultivating or other similar practices;" which is currently violated by the proposed site plan. The reason for proposed grading within the City's 35'-undisturbed buffer is to accommodate CODE OF ORDINANCES SAVANNAH, GEORGIA DIVISION II PART 8 CHAPTER 7 ARTICLE D, - PROVISION FOR FLOOD HAZARD REDUCTION. The grading within the proposed 35'-undisturbed contains no developed area and primarily consists of cutting material and replanting. In the proposed condition of the site, a vegetated buffer will be reestablished with an average width of greater than 35' from the limits of fill material. SEE ATTACHED MEMORANDUM FOR JUSTIFICATION REGARDING PROPOSED GRADING WITHIN THE CITY'S 35'-UNDISTURBED BUFFER. ADDITIONAL MATERIALS WILL BE PROVIDED PRIOR TO HEARING TO SUPPORT VARIANCE.

IV. Property Owner Information

Name(s): Prologis, LP

Registered Agent: Jonathan Hebert

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 3350 Peachtree Rd, Suite 850

City, State, Zip: Atlanta, GA 30326

Telephone: [REDACTED] Fax: N/A

E-mail address: [REDACTED]

V. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Kimley-Horn and Associates, Inc.

Registered Agent: Jamie Gwaltney

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: 33 Bull St, Suite 505

City, State, Zip: Savannah, GA 31401

Telephone: [REDACTED] Fax: N/A

E-mail address: [REDACTED]

VI. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20981 01022, I (we) authorize Jamie Gwaltney (Agent Name) of Kimley-Horn and Associates, Inc. (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): Prologis, LP

Registered Agent: Jonathan Hebert
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature] 4/17/2026
Signature(s) Date

Witness Signature Certificate

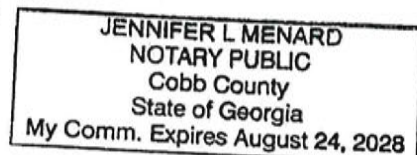
State of Georgia
County of Cobb
Signed or attested before me on 4/17/26
Date

by Jonathan Hebert
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☒ Personally Known or ☐ Produced Identification Type of ID _____

[Signature]
Signature of Notary Public



Jennifer L. Menard
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: 8/24/28

VIII. Disclosure of Campaign Contribution Form. To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

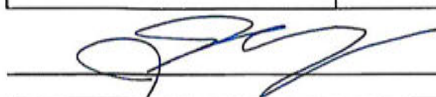
- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom WoIWode	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution



Jamie Gwaltney

4/17/26

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Instructions

1. Applicants are requested to contact Metropolitan Planning Commission (MPC) or the City's Planning and Urban Design Office (City) prior to submitting an application.
2. If the project is a Development of Regional Impact (DRI), the project must first be found "in the best interest of the State" before a rezoning application can be reviewed by the Planning Commission. MPC staff will notify the petitioner or agent when a request qualifies as a DRI.
3. The application form must be completed according to Sec. 3.1.5 including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a public hearing.
4. All applications must be submitted electronically to planning@savannahga.gov. If the document size is larger than 20 MB, please contact 912-525-2783.
5. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request. If a signed petition is to be submitted, please provide the original at the Planning Commission meeting.
6. A schedule of the application deadlines and Planning Commission meetings are part of this application.

Variance to Development Plan Processes (After the Application is Submitted)

1. All petitions will be considered by the Planning Commission at a public hearing.
2. Once an application submittal is determined to be complete according to [Sec. 3.1.4](#), the MPC will schedule the petition for review by the Planning Commission and prepare a staff recommendation.
3. The MPC will notify the petitioner of the public hearing date/time and publish a public notification in the newspaper.
4. The petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning and Urban Design Office at located at 20 Interchange Drive, Administration Building. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE PLANNING COMMISSION MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days before the public hearing, the petition will be rescheduled.
5. The Planning Commission meeting will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
6. Digital presentations must be provided to MPC staff at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioners shall provide a sufficient number of copies for the Board and the Board secretary.
7. Once the Planning Commission hears the petition, they will approve, approve with conditions, deny, or continue the petition to the next meeting or a date certain.
8. Notification of the Planning Commission's final decision will be sent to the petitioner by the City.
9. The petitioner or agent should be in attendance at all Planning Commission meetings. If no one is present to represent the petition, the petition may still be discussed.

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2025 Application Submittal Deadlines for Planning Commission Meetings with City Council Meetings

Application Submittal Deadline (Application submittal deadlines are on Fridays unless otherwise noted.)	Planning Commission Meeting Date (All meetings are scheduled for every three weeks on Tuesdays unless otherwise noted. Contact MPC at 912-651-1440.)	City Council Meeting (Zoning Hearings and 1 st & 2 nd Readings) (All meetings are scheduled for the second and fourth Thursdays of every month unless otherwise noted. Contact 912-525-2783.)	
		Meeting Location: City Hall, 2 E Bay St, Council Chambers on the 2 nd Floor.	
Submittal Due: 5:00 p.m. Submittal Location: planning@savannahga.gov	Pre-meeting: 12:30 p.m. Meeting Time: 1:30 p.m. Meeting Location: MPC 112 E State St Arthur A. Mendonsa Hearing Room	Meeting Time: 2:00 p.m.	
DEC 13	JAN 7		
JAN 3	JAN 28		
JAN 24	FEB 18	JAN 9*	JAN 23*
FEB 14	MAR 11	FEB 13*	FEB 27*
MAR 7	APR 1	MAR 13	MAR 27
MAR 28	APR 22	APR 10	APR 24
APR 18	MAY 13	MAY 8	MAY 22
MAY 9	JUN 3	JUN 12	JUN 26
MAY 30	JUN 24	JUL 10	--
JUN 20	JUL 15	AUG 14	AUG 28
JUL 11	AUG 5	SEP 11	SEP 25
AUG 1	AUG 26	OCT 9	OCT 23
AUG 22	SEP 16	NOV 13	TUES, NOV 25
SEP 12	OCT 7	DEC 11	
OCT 3	OCT 28		
OCT 24	NOV 18		
NOV 21	DEC 16		
DEC 12	JAN 6, 2026		

* City Council meetings will be held at the Eli Whitney Administrative Complex, 2 Laura Avenue, Building G.

O.C.G.A. § 36-66-4(a): A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

MEMORANDUM

To: Jennifer Roach, City of Savannah

From: Taylor Stein, PE
Kimley-Horn and Associates, Inc.

Date: April 8th, 2026

Subject: 26-000457-PLAN: 170 Portside Court – Wetland Buffer Exemption Request

This memorandum has been prepared to request a staff exemption from the 35' wetland buffer requested on a portion of the undisturbed wetlands adjacent to proposed floodplain mitigation for the 170 Portside Court industrial development project.

Background

The client had an initial Site Plan Review (SPR) meeting with the City on August 15, 2024. The site plan shown in **Figure 1** was presented which included a 117,700 SF warehouse. This plan was developed prior to a wetland delineation. At this time, the preliminary floodplain mitigation areas shown below in pink had not been fully designed, so Kimley-Horn asked if a variance would need to be requested if an analysis showed that these areas would need to be expanded and encroach within the City's wetland buffer to provide floodplain compensatory volume. The City's response to our question was that the buffer would not apply since the site would be permitted through USACE, and this served as a basis in our design since the site would be impacting wetlands.

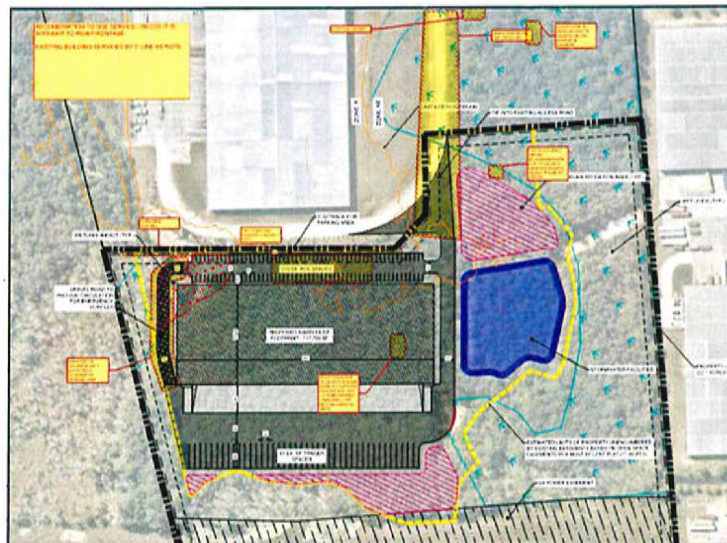


Figure 1: Site Plan from August 15, 2024 SPR

The site plan shown in **Figure 2** was presented to the City at an SPR meeting on June 26, 2025. This plan included a 158,800 SF warehouse and proposed 3.66 acres of wetland impacts. Impacts were proposed throughout the site and floodplain mitigation was proposed directly adjacent to existing wetlands as shown with red circles. Kimley-Horn documented comments from the SPR meeting and the City did not mention the need for wetland buffers adjacent to floodplain mitigation areas.

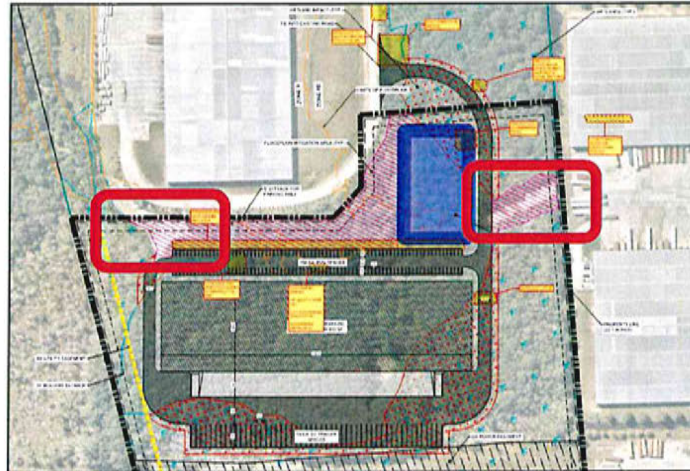


Figure 2: Site Plan from June 26, 2025 SPR

As part of our USACE wetland permitting, several alternative site plans were considered to avoid and minimize wetland impacts. The building was reduced from the previous plan, wetland impacts were minimized, and the site plan shown in **Figure 3** was approved by the USACE with 0.79 acres of wetland impacts. *It should be noted that the floodplain mitigation area as shown were included in the 404 permit even though this area is not defined as a wetland impact by USACE.*

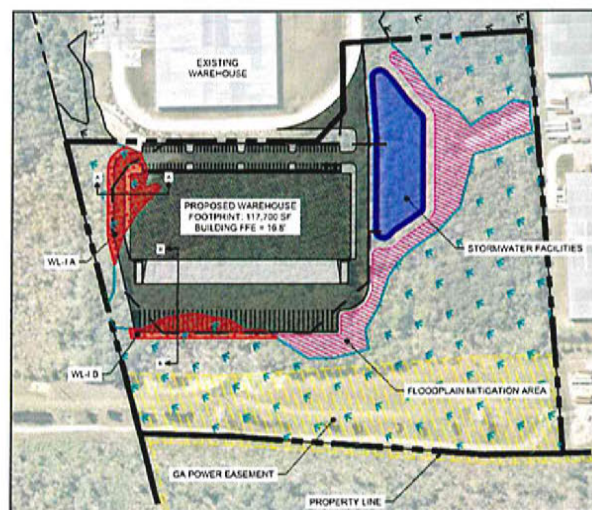


Figure 3: Site Plan approved by USACE

This layout includes wetland impacts on the southern property line (site plan left) shown in red on **Figure 3** above. Stormwater and floodplain mitigation are proposed on the northern side of the warehouse adjacent to the wetlands. During the City's review of the construction drawings, the City commented that a 35-foot undisturbed wetland buffer be provided adjacent to the northern wetlands as shown in green on **Figure 4** below which would eliminate much of the area available for floodplain mitigation.

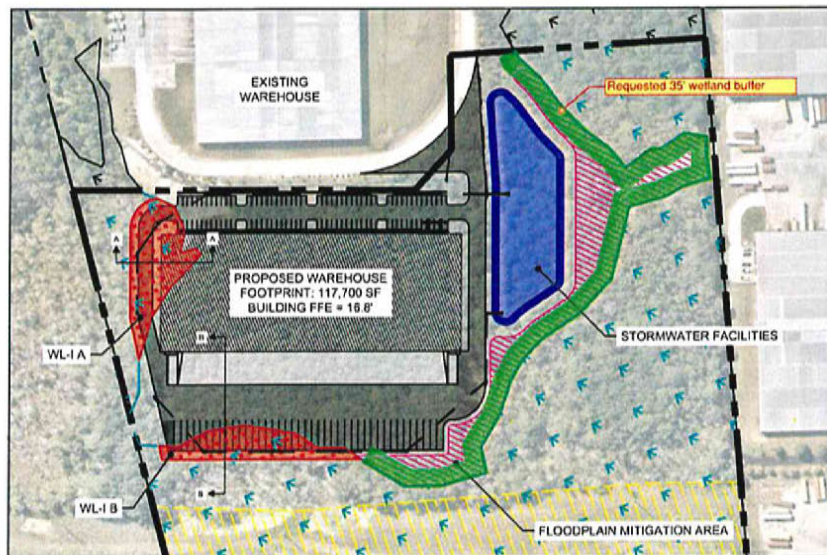


Figure 4: Requested 35-foot Wetland Buffer

Excerpts from the City of Savannah Ordinances

4.4.2 Wetlands

A minimum development setback of 20 feet shall be provided. A larger setback shall be provided if required by agencies regulating wetlands.

Sec. 8-7048. - Standards for areas of special flood hazard (zones AE) with established base flood elevations without designated floodways.

Located within the areas of special flood hazard established in section 8-7011, where streams with base flood elevations are provided but no floodways have been designated (zones AE), the following provisions apply:

1. No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard unless:
 - a. Any fill material or portion of any other improvement placed inside a special flood hazard area (SFHA) below base flood elevation shall be mitigated on site or on an adjacent site by an equal or greater volume of excavated material. The mitigation

excavation must be connected to the special flood hazard area at an elevation less than or equal to an elevation two feet below the 100 year flood plain elevation; or,

b. A stormwater conveyance system is sized and constructed to convey the 100-year 24-hour storm to a suitable outfall.

In either case, certification by a registered professional engineer shall be provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within the community. The engineering certification should be supported by verifiable technical data that conforms to standard hydraulic engineering principles.

2. New construction or substantial improvements of buildings shall be elevated or flood-proofed to elevations established in accordance with section 8-7046.

(Ord. of 9-25-2008, art. 4, § D)

10.5.2 Intent

Wetlands and marshes are a vital part of the ecosystem. To prevent or minimize possible damage from activities that may degrade, destroy or otherwise negatively impact the value and function of wetlands and marshes, wetland and marsh buffers are required. Wetlands and marsh buffers have multiple purposes, including:

- a. Serving as a natural storage area for high waters and absorbing rainfall into the soil thereby minimizing flooding potential;
- b. Serving as a sediment and stormwater control mechanism that maintains water quality by filtering suspended solids, nutrients, and harmful or toxic substances from stormwater runoff before it enters nearby waters;
- c. Helping to provide clean ground and surface drinking water supplies and maintaining the chemical, physical and biological integrity of open bodies of water;
- d. Providing temporary refuge for wetland fauna during high water episodes and critical habitat for animals dependent upon but not resident in wetlands and marshes;
- e. Accommodating slight variations of wetland and marsh boundaries over time due to hydrologic or climatologic effects; and
- f. Serving as an ecological transition zone to reduce the impacts of development upon wetland and marsh vegetation, wildlife and fish habitats, and nursery areas for fisheries.

10.5.4 Buffer Width

A buffer width of 35 feet is required for all wetland and marsh buffers.

a. *Wetland Buffer*

Wetland buffers are a minimum of 35 feet and are required along jurisdictional wetlands. The buffers shall be measured from the United States Army Corps of Engineers approved Jurisdictional Determination and/or the United States Army Corps of Engineers delineation of the waters on the site.

10.5.7 Modified Wetland or Marsh Buffer Permit

c. *Criteria for Approval*

The City Manager or his or her designee can approve a modification to the local buffer after making a determination that there is a no feasible alternative design that would result in no disturbance to the buffer. If there is no feasible alternative design, the proposed disturbance shall be the minimum disturbance necessary to accomplish the purpose of the proposed land disturbance activity.

JUSTIFICATIONS

The current proposed plan adheres to item Section 4.4.2 Wetlands part 8. The proposed development maintains a 20-foot development setback from the limits of the existing jurisdictional wetlands.

Regarding the floodplain mitigation area that is proposed to accommodate Sec 8-7048, the grading within the City's 35-foot undisturbed buffer area is designed to serve as a buffer is intended to. Although the buffer would be impacted initially, it would only be a temporary impact, and the area would be repurposed as floodplain mitigation area by cutting down approximately 3 feet and re-seeding the area. The area will eventually become wetland and mimic the existing, adjacent undisturbed wetland.

The following summarizes how the proposed development meets the intentions of items in Section 10.5.2 is summarized below:

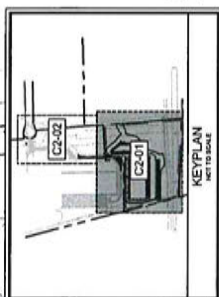
- a. **Item 10.5.2 a.** - With the development proposed in an existing floodplain, the floodplain mitigation area has been proposed to maintain the floodplain volume once the site has been constructed as shown in the Hydrology Report associated for project. This will allow the floodplain to remain connected and function as a storage area during high-water events similar to pre-development conditions. The area is also proposed to be re-seeded with a mix for moist soil conditions and will act "as a natural storage area for high waters and absorbing rainfall into the soil thereby minimizing flooding potential."
- b. **Item 10.5.2 b.** - The proposed floodplain mitigation area will function similar to that of the pre-development conditions. During construction, the Erosion Control plan will be implemented to mitigate sediment and storm water. Once the site has been constructed, the floodplain mitigation area will be planted and stabilized. The floodplain mitigation area will function similar to the pre-development conditions and is intended to maintain its use a buffer "as a sediment and stormwater control mechanism" and is separate from the sediment and stormwater control mechanisms (i.e. permanent pond) that will be used to treat the development. The floodplain

mitigation area serves solely as a channel for stormwater outfall from the site, which would have flowed to this area even if no improvements had been made for floodplain mitigation.

- c. **Item 10.5.2 c.** - There are no development or untreated discharges proposed within the floodplain mitigation area. The floodplain mitigation area is intended to act as a storage area for stormwater during high water events. The stormwater will infiltrate similar to pre-development conditions. "Clean groundwater" and discharge from the site has been designed per the City's stormwater design manual which will not impact the surface or open waters any differently than if this area were not developed as floodplain mitigation area.
- d. **Item 10.5.2 d.** - The overall volume of the floodplain has been maintained to accommodate fill within the floodplain of the proposed development. This volume allows for the similar conditions existing at the site today to function as "temporary refuge for wetland fauna during high water episodes and critical habitat for animals dependent upon but not resident in wetlands".
- e. **Item 10.5.2 e.** - The floodplain mitigation area will essentially become an extension of the existing wetlands and act as a natural buffer between the proposed development and the existing wetlands. The area will function hydrologically and climatologically separate from the proposed development. Once the floodplain mitigation area is completed, a wetland buffer on average greater than 35-feet will be provided on the northern side of the property.
- f. **Item 10.5.2 f.** - The intent of the floodplain mitigation area is for it to act synchronously with the existing wetlands and floodplain. The floodplain mitigation area will serve as a buffer between the development and the existing wetlands to allow for "an ecological transition zone to reduce the impacts of development". Once the floodplain mitigation area is completed, a wetland buffer on average greater than 35-feet will be provided on the northern side of the property.
- g. **Item 10.5.7 c.** - Given the proximity of the wetlands to the site and the floodplain occupying the majority of buildable area on the site, this area is necessary to be utilized in order to meet the City's compensatory floodplain volume requirement.

For the reasons as stated above, Kimley-Horn requests that this site be granted an exemption from the 35-foot undisturbed buffer adjacent to wetland areas.

[End of Memorandum]



ALL THAT CERTAIN TRACT OF LAND LOCATED IN THE 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA KNOWN AS LOT 2B-2 OF AMERICAN PORTS SERVICES SUBDIVISION AND BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE INTERSECTION OF SOUTHERN RIGHT-OF-WAY OF JIMMY DELOACH PARKWAY AND THE EASTERN RIGHT-OF-WAY OF PORT SIDE COURT. THENCE ALONG THE RIGHT-OF-WAY OF PORT SIDE COURT SOUTH 10 DEGREES 40 MINUTES 48 SECONDS EAST A DISTANCE OF 61.49 FEET TO AN IRON ROD. THENCE SOUTH 79 DEGREES 19 MINUTES 12 SECONDS WEST A DISTANCE OF 44.00 FEET TO AN IRON ROD. THENCE SOUTH 10 DEGREES 40 MINUTES 48 SECONDS EAST A DISTANCE OF 20.00 FEET TO AN IRON ROD. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 90.13 FEET, AN INTERIOR ANGLE OF 51 DEGREES 38 MINUTES 17 SECONDS, A TANGENT LENGTH OF 48.38 FEET, A CHORD BEARING OF SOUTH 36 DEGREES 29 MINUTES 57 SECONDS EAST, AND CHORD LENGTH OF 87.11 FEET TO AN IRON ROD. THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 603.79 FEET, AN ARC LENGTH OF 367.32 FEET, AN INTERIOR ANGLE OF 34 DEGREES 51 MINUTES 22 SECONDS, A TANGENT LENGTH OF 189.54 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 53 MINUTES 24 SECONDS EAST AND CHORD LENGTH OF 361.68 FEET TO AN IRON ROD, THENCE SOUTH 27 DEGREES 27 MINUTES 43 SECONDS EAST A DISTANCE OF 2140.77 FEET TO AN IRON ROD, THENCE ALONG A CURVE TO LEFT WITH A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 62.52 FEET, AN INTERIOR ANGLE OF 35 DEGREES 49 MINUTES 20 SECONDS, A TANGENT LENGTH OF 32.32 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 22 MINUTES 25 SECONDS EAST AND CHORD LENGTH OF 61.51 FEET TO AN IRON ROD, THENCE ALONG A CURVE TO THE RIGHT A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 32.77 FEET, AN INTERIOR ANGLE OF 22 DEGREES 05 MINUTES 27 SECONDS, A TANGENT LENGTH OF 16.59 FEET, A CHORD BEARING OF SOUTH 52 DEGREES 14 MINUTES 22 SECONDS EAST, AND CHORD LENGTH OF 32.57 FEET TO AN IRON ROD; THENCE ALONG THE SOUTHERN LINE OF 1 & 2D, CROSSROADS BUSINESS CENTER NORTH 58 DEGREES 57 MINUTES 07 SECONDS EAST A DISTANCE OF 895.28 TO AN IRON PIPE MARKING THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE SOUTHERN LINE OF 2D, CROSSROADS BUSINESS CENTER NORTH 58 DEGREES 57 MINUTES 07 SECONDS EAST A DISTANCE OF 1054.19 FEET TO AN IRON PIPE; THENCE ALONG THE WESTERN LINE OF 2A, CROSSROADS BUSINESS CENTER SOUTH 27 DEGREES 10 MINUTES 09 SECONDS EAST A DISTANCE OF 190.89 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 22 DEGREES 03 MINUTES 25 SECONDS EAST A DISTANCE OF 643.07 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 26 DEGREES 00 MINUTES 24 SECONDS EAST A DISTANCE OF 201.76 FEET TO CONCRETE MONUMENT: THENCE ALONG THE NORTHERN LINE OF LAND BELONGING

NOW OR FORMERLY TO THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH SOUTH 49 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 155.18 FEET TO A CONCRETE MONUMENT, THENCE CONTINUING SOUTH 49 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 594.37 FEET TO AN IRON PIPE; THENCE ALONG THE EASTERN LINE OF LOT 2B, CROSSROADS BUSINESS CENTER NORTH 26 DEGREES 48 MINUTES 04 SECONDS WEST A DISTANCE OF 607.23 FEET TO AN IRON PIPE, THENCE NORTH 74 DEGREES 04 MINUTES 40 SECONDS WEST A DISTANCE OF 98.92 FEET TO AN IRON PIPE. THENCE SOUTH 62 DEGREES 22 MINUTES 06 SECONDS A DISTANCE OF 170.39 FEET AN IRON PIPE, THENCE NORTH 30 DEGREES 02 MINUTES 42 SECONDS WEST A DISTANCE OF 466.32 FEET TO THE PONT OF BEGINNING; AND CONTAINING 21.778 ACRES.