

1 A RESOLUTION APPROVING A GROUND LEASE AGREEMENT BETWEEN FULTON
2 COUNTY, GEORGIA (LANDLORD) AND THE CITY OF COLLEGE PARK, GEORGIA
3 (TENANT) FOR THE PURPOSE OF LEASING REAL PROPERTY AT CAMP TRUITT
4 FOR THE PURPOSE OF DEVELOPING A BOTANICAL GARDEN; AUTHORIZING
5 THE CHAIRMAN TO EXECUTE THE GROUND LEASE AGREEMENT AND RELATED
6 DOCUMENTS; AUTHORIZING THE COUNTY ATTORNEY TO APPROVE THE
7 GROUND LEASE AGREEMENT AND RELATED DOCUMENTS AS TO FORM AND TO
8 MAKE NECESSARY MODIFICATIONS THERETO PRIOR TO EXECUTION; AND FOR
9 OTHER PURPOSES.

10
11 **WHEREAS**, Fulton County, Georgia is the fee simple owner of the real property
12 located at 4300 Herschel Rd, College Park, GA 30337, consisting of approximately 40.64
13 acres formally known as Camp Truitt by virtue of a deed from John W. Chapman as
14 Grantor dated May 27, 1937 and recorded in Deed Book 1655 and Page 142; and

15 **WHEREAS**, Fulton County's deed contains a right of reversion and use restriction
16 that requires the subject property to be used "exclusively for park, recreation grounds,
17 and educational purposes..."; and

18 **WHEREAS**, on June 24, 1958, the Executrix of Mr. Chapman's estate, the grantor
19 of the property to the County, recorded a document in the Real Estate Records for Fulton
20 County in Deed Book Page 3551, Page 97, which purports to modify the reversion and
21 use restriction to provide:

22 [T]he use of said property conveyed in said deed, by Fulton County or the
23 State of Georgia for any purpose to serve the 4-H Clubs of Fulton County
24 and Georgia and to promote agricultural, social and economic interest of
25 the rural people of Fulton County and the State of Georgia, are declared to
26 be proper uses of said property... and no violation of said deed or right of
27 reversion of any interest in said property shall ever exist as long as said
28 property is used for such purposes, or any other purpose specifically
29 described and set forth in said [May 27, 1937] deed; and

30 **WHEREAS**, the Executrix's recording further provided:

31 The rental or use of any portion of the property conveyed in the deed date
32 May 27, 1937 so as to produce an income derived from any person, shall
33 not constitute a violation of said deed or give rise to any right of reversion,
34 provided the income from such property so received, shall itself be reserved
35 for, and used for the purposes authorized in the original deed dated May
36 27, 1937 and in this Agreement.

37 ; and

1 **WHEREAS**, the City of College Park ("City") has proposed to Fulton County that it
2 be allowed to ground lease and develop a part of the Camp Truitt Site into a municipal
3 botanical garden and nature facility, including supporting buildings, parking and related
4 improvements; and

5 **WHEREAS**, the portions to be developed is identified on the Lease which defines
6 the Premises as "that portion of the real property described and/or depicted on Exhibit
7 "A"; and

8 **WHEREAS**, the proposed development will provide Fulton County residents with
9 amenities and benefits to include additional park space and opportunities for nature
10 education; and

11 **WHEREAS**, the County has negotiated mutually acceptable ground leasing terms
12 with the City to lease the Premises located at 4300 Herschel Rd, College Park, GA 30337;
13 and

14 **WHEREAS**, said Lease terms include (i) a 50-year term with an optional 50-year
15 extension, (ii) the obligation of the City to provide sufficient documentation to the County
16 within 90 days of the effective date evidencing that sufficient funding has been obtained
17 to construct and operate the project, (iii) yearly rent of One Dollar (\$1.00), and (iv) a
18 requirement that to the extent the City generates rents and other proceeds from operation
19 of the project, such rents and proceeds shall be restricted for use only for the Permissible
20 Uses set forth in the County's 1947 Vesting Deed and the 1958 Affirmation Document;
21 and

22 **WHEREAS**, the approval of the Fulton County Board of Commissioners is required
23 prior to the Chairman executing a ground lease agreement that will permit the
24 development of the Premises within the site known as Camp Truitt; and

25 **WHEREAS**, it is the desire of Fulton County and the City to enter into a ground
26 lease agreement; and

27 **WHEREAS**, Fulton County also desires that the City designates a community
28 liaison who shall meet with residents of the community concerning the operations of the
29 project and report back any concerns to City Council; and

30 **WHEREAS**, the Constitution of the State of Georgia provides, in Article IX, Section
31 III, Paragraph I, subparagraph I, subparagraph (a), that any county or municipality of the
32 State may contract for any period not exceeding 50 years, with each other or with any
33 other public agency, public corporation, or public authority for the provision of services,
34 or for the joint or separate use of facilities or equipment when such contracts deal with

1 activities, services, or facilities which the contracting parties are authorized by law to
2 undertake or provide; and

3 **WHEREAS**, pursuant to Fulton County Code § 1-117, the Fulton County Board of
4 Commissions has exclusive jurisdiction and control over directing and controlling all
5 property of the County.

6 **NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners hereby
7 approves a Ground Lease Agreement with the City of College Park, Georgia, in
8 substantially the form attached hereto as Attachment "A".

9 **BE IT FURTHER RESOLVED**, that the Board of Commissioners hereby requests
10 that the City Council of the City of College Park, Georgia designates a community liaison
11 who shall meet with residents of the community concerning the operations of the project
12 and report back any concerns to City Council.

13 **BE IT FURTHER RESOLVED**, that the Chairman of the Board of Commissioners
14 is hereby authorized to execute the Ground Lease Agreement between Fulton County
15 and City of College Park, Georgia and any related documents.

16 **BE IT FURTHER RESOLVED**, that the County Attorney is hereby authorized to
17 approve the Ground Lease Agreement and any related documents as to form, and to
18 make such other or additional modifications as are necessary to protect the County's
19 interests prior to execution by the Chairman.

20 **BE IT FINALLY RESOLVED**, that this Resolution shall become effective upon its
21 adoption, and that all resolutions and parts of resolutions in conflict with this Resolution
22 are hereby repealed to the extent of the conflict.

23 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
24 Georgia, this 5th day of March, 2025.

25
26 **FULTON COUNTY BOARD OF**
27 **COMMISSIONERS**

28
29 Sponsored by:

30
31 
32 _____
33 Robert L. Pitts, Chairman (At-Large)

34
35
36
37
ITEM # 25-0167 FRM 3/5/25
FIRST REGULAR MEETING

ATTEST:



Tonya R. Grier, Clerk

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney

ITEM # 250167 FRM 3 / 5 / 25
FIRST REGULAR MEETING

WHEN RECORDED RETURN TO:

The Law Office of John W. Bell, P.C.
Attn: John W. Bell
5 Concourse Parkway, Suite 3000
Atlanta, Georgia 30328

Parcel #: 13-0029-LL0597

SPACE ABOVE FOR RECORDER'S USE

Re: Camp Truitt
4300 Herschel Rd
College Park, GA 30337

**MEMORANDUM
OF
PARTICIPATING GROUND LEASE AGREEMENT**

This Memorandum of Participating Ground Lease Agreement ("**Memorandum**") is entered into on this ____ day of _____, 2025, by and between FULTON COUNTY, GEORGIA, a political subdivision of the State of Georgia ("**Ground Lessor**") and the CITY OF COLLEGE PARK, GEORGIA, a Georgia municipality ("**Ground Lessee**").

1. Ground Lessor and Ground Lessee entered into that certain PARTICIPATING GROUND LEASE AGREEMENT (hereinafter, the "**Lease Agreement**"), with an Effective Date of May 13, 2025, pursuant to which Ground Lessee leases approximately 30.13 ± acres of real property located at 4300 Herschel Rd, College Park, Georgia 30337, commonly known as Camp Truitt, from Ground Lessor for the purpose of Ground Lessee developing, constructing, maintaining, managing and operating a municipal botanical gardens and nature facility and other related improvements upon such real property. Ground Lessee shall not lease any portion of Camp Truitt used by Ground Lessor. All of the foregoing facts are set forth in the Lease Agreement.
2. The Lease Agreement was approved on January 6, 2025, by the City Council of the City of College Park, and approved on March 5, 2025 by the Fulton County Board of Commissioners via Agenda Item 25-0167, and the initial term of the Lease Agreement shall expire on the fifty (50) year anniversary of the last day of the

month following the Effective Date, which, upon its expiration, may be extended by mutual agreement between the governing bodies of Ground Lessor and Ground Lessee, for one additional fifty (50) year extension term. Said initial term and any subsequent term, is conditioned on and subject to Ground Lessee's continued compliance with the restrictions found in that certain Deed concerning Camp Truitt, from John M. Chapman to Fulton County, dated May 27, 1937, filed on June 14, 1937 and recorded in Deed Book 1655, Page 142; and as further described in the Affirmation of certain documents provided by Martha Stevens Chapman Charles, as Executrix of the Estate of John M. Chapman, dated June 24, 1958, filed July 14, 1958 and recorded in Deed Book 3351, Page 97, thereby triggering the right for Ground Lessor to terminate the Lease Agreement.

3. The portion of Camp Truitt being leased to Ground Lessee (the "**Premises**") is described in **Attachment 1** annexed hereto.
4. This Memorandum does not amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease Agreement, all of which are hereby ratified and affirmed. This Memorandum is not a complete summary of the terms, provisions and conditions contained in the Lease Agreement. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease Agreement, the provisions of the Lease Agreement shall control. The Lease Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Lease Agreement.
5. This Memorandum may be executed in multiple counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.
6. This Memorandum shall be governed by and construed in all respects in accordance with the laws of the State of Georgia.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Participating Ground Lease Agreement as of the day and year first above written.

GROUND LESSOR:

Fulton County, Georgia,
a political subdivision of the State of
Georgia

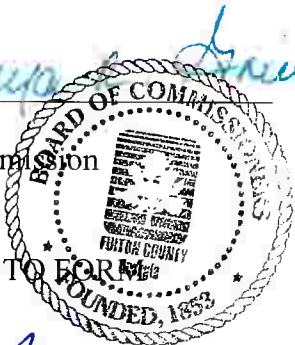
By: [Signature]
Robert L. Pitts, Chairman
Fulton County Board of Commissioners

GROUND LESSEE:

City of College Park, Georgia, a Georgia
municipality

By: [Signature]
Bianca Motley-Broom
Mayor

Attest: [Signature]
Tonya R. Grier
Clerk to the Commission



APPROVED AS TO FORM

By: [Signature]
Y. Soo Jo
County Attorney

Attest: [Signature]
Kelly L. Bogner
City Clerk

APPROVED AS TO FORM

By: [Signature]
Winston Denmark
City Attorney

Witness:

By: [Signature]
Print Name: Adena Adams

Witness:

By: [Signature]
Print Name: Queenie Brown

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

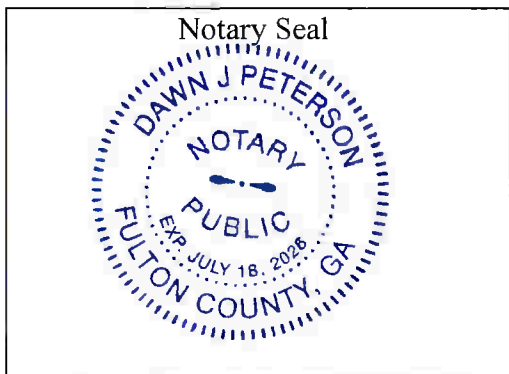
ITEM # 250167 FRM 3/5/25
FIRST REGULAR MEETING

GROUND LESSOR ACKNOWLEDGEMENT

STATE OF _____)
) SS.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that said person signed this
instrument, on oath stated that said person was authorized to execute the instrument and
acknowledged it as the _____ of **Fulton**
County, Georgia, a political subdivision of the State of Georgia, to be the free and voluntary
act of such party for the uses and purposes mentioned in the instrument.

DATED: _____.



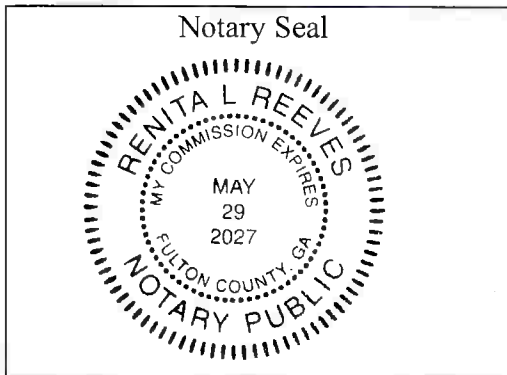
Dawn J. Peterson
(Signature of Notary)
DAWN J. PETERSON
(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of
Georgia
My appointment expires: July 18, 2026

GROUND LESSEE ACKNOWLEDGEMENT

STATE OF Georgia)
) SS.
COUNTY OF Fulton)

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that he/she signed this
instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged
it as the _____ of **City of College Park, Georgia, a Georgia
municipality**, to be the free and voluntary act of such party for the uses and purposes mentioned
in the instrument.

DATED: 12th June 2025



Renita L. Reeves
(Signature of Notary)
Renita L. Reeves
(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of
Georgia
My appointment expires: May 29, 2027

Attachment 1 to Memorandum of Participating Ground Lease Agreement

Legal Description

Street Address: 4300 Herschel Rd, College Park, Georgia 30337

Parcel #: 13-0029-LL0597

The Premises, and easement areas for ingress/egress and shared facilities, are described as follows:

[Legal description begins on following page]

Legal Description

(Premises)

(Tract D with restroom facility area)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 29 of the 13th District in the City of College Park, Fulton County, Georgia and being more particularly described as follows:

BEGIN at the iron pin found (4 rebar) along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) at the intersection common to the southeast corner of Land Lot 4, the southwest corner of Land Lot 5, the northeast corner of Land Lot 29 and the northwest corner of Land Lot 28 located in the 13th District of Fulton County, Georgia;

FROM THE POINT OF BEGINNING thus established, leave the intersection common to the southeast corner of Land Lot 4, the southwest corner of Land Lot 5, the northeast corner of Land Lot 29 and the northwest corner of Land Lot 28 located in the 13th District of Fulton County, Georgia and continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the Land Lot line common to the east side of Land Lot 29 and the west side of Land Lot 28 South 00° 27' 51" West a distance of 368.15 feet to an iron pin found (4rebar);

Thence leave the Land Lot line common to the east side of Land Lot 29 and the west side of Land Lot 28 and continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the arc of a 762.24 foot radius curve to the left (said arc being subtended by a chord bearing South 06° 10' 37" West a chord distance of 151.44 feet) an arc distance of 151.69 feet to an iron pin found (4rebar);

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) South 11° 47' 51" West a distance of 285.16 feet to a point;

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the arc of a 1532.80 foot radius curve to the right (said arc being subtended by a chord bearing South 06° 12' 46" West a chord distance of 295.82 feet) an arc distance of 296.28 feet to an iron pin found (4rebar);

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) South 00° 21' 04" West a distance of 131.50 feet to an iron pin found (4rebar);

Thence leave the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) and continue North 88° 39' 32" West a distance of 55.33 feet to an iron pin found (4rebar);

Thence continue South 00° 38' 20" West a distance of 100.61 feet to an iron pin found (4rebar);

Thence continue North 89° 04' 13" West a distance of 421.10 feet to a 2 inch open top pipe found;

Thence continue North 89° 04' 13" West a distance of 298.84 feet to a 1 inch crimped top pipe found;

Thence continue North 89° 04' 13" West a distance of 185.42 feet to an iron pin set;

Thence continue North 37° 40' 21" East a distance of 516.51 feet to an iron pin set;

Thence continue North 67° 36' 50" West a distance of 329.27 feet to an iron pin set, said iron pin set being located on the east side of Spring Road (private road);

Thence continue along the east side of Spring Road (private road) South 32° 31' 02" West a distance of 189.53 feet to a point; Thence continue along the east side of Spring Road (private road) South 32° 59' 25" West a distance of 113.01 feet to a point;

Thence continue along the east side of Spring Road (private road) South 31° 32' 25" West a distance of 54.96 feet to a point;

Thence continue along the east side of Spring Road (private road) along the arc of a 76.84 foot radius curve to the left (said arc being subtended by a chord bearing South 69° 02' 54" West a chord distance of 74.44 feet) an arc distance of 77.71 feet to an iron pin set, said iron pin set being located on the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way);

Thence leave the east side of Spring Road (private road) and continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 00° 36' 55" East a distance of 78.49 feet to a point;

Thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 00° 36' 55" East a distance of 357.41 feet to a point;

Thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 00° 36' 55" East a distance of 131.22 feet to a point;

Thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 00° 55' 25" East a distance of 256.58 feet to a point;

Thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) along the arc of a 999.00 foot radius curve (said arc being subtended by a chord bearing North 00° 38' 31" West a chord distance of 39.48 feet) an arc distance of 39.48 feet to an iron pin set;

Thence leave the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) and continue South 30° 51' 21" East a distance of 536.65 feet to a point;

Thence continue South 30° 51' 21" East a distance of 209.14 feet to an iron pin set, said iron pin set being located along the west side of Spring Road (private road);

Thence continue along the west side of Spring Road (private road) North 34° 08' 52" East a distance of 53.51 feet to a point;

Thence continue along the west side of Spring Road (private road) along the arc of a 219.20 foot radius curve to the right (said arc being subtended by a chord bearing North 52° 03' 08" East a chord distance of 148.48 feet) an arc distance of 151.48 feet to an iron pin set;

Thence continue along the west side of Spring Road (private road) along the arc of a 178.54 foot radius curve to the right (said arc being subtended by a chord bearing North 86° 38' 42" East a chord distance of 85.43 feet) an arc distance of 86.27 feet to a point;

Thence leave the west side of Spring Road (private road) and continue North 17° 07' 03" East a distance of 143.09 feet to a point;

Thence continue South 72° 52' 57" East a distance of 40.00 feet to a point;

Thence continue South 17° 07' 03" West a distance of 141.19 feet to a point, said point being located on the west side of Spring Road (private road);

Thence continue along the west side of Spring Road (private road) along the arc of a 175.23 foot radius curve to the right (said arc being subtended by a chord bearing South 55° 39' 23" East a chord distance of 98.93 feet) an arc distance of 100.29 feet to a point;

Thence continue along the west side of Spring Road (private road) along the arc of a 240.49 foot radius curve to the right (said arc being subtended by a chord bearing South 34° 42' 05" East a chord distance of 42.68 feet) an arc distance of 42.74 feet to an iron pin set;

Thence leave the west side of Spring Road (private road) and continue North 23° 53' 14" East a distance of 288.63 feet to an iron pin set;

Thence continue North 65° 30' 14" West a distance of 359.34 feet to an iron pin set;

Thence continue North 88° 57' 18" West a distance of 442.37 feet to an iron pin set, said iron pin set being located on the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way);

Thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) along the arc of a 960.00 foot radius curve to the left (said arc being subtended by a chord bearing North 06° 15' 33" West a chord distance of 151.78 feet) an arc distance of 151.94 feet to an iron pin found (4rebar);

Thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 12° 03' 12" West a distance of 113.79 feet to an iron pin set;

Thence leave the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) and continue South 88° 59' 44" East a distance of 1353.28 feet to an iron pin found (4rebar) said iron pin found being located along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) at the intersection common to the southeast corner of Land Lot 4, the southwest corner of Land Lot 5, the northeast corner of Land Lot 29 and the northwest corner of Land Lot 28 located in the 13th District of Fulton County, Georgia and said iron pin found marking the **POINT OF BEGINNING**.

Said above described tract or parcel of land containing 30.13 ± acres as depicted and described as "Tract D" on that certain survey entitled Boundary Survey of Camp Truitt dated April 9, 2025 prepared for City of College Park Georgia by Prime, a Stratus Company and bearing the signature and seal of Joshua R. Emery (Ga. R. L. S. No. 3543)

(Shared Parking Lot and Access Easement Area)

ALL THAT TRACT OR PARCEL OF LAND lying and being in land Lot 29 of the 13th District in the City of College park, Fulton County, Georgia and being more particularity described as follows:

To find the Point of Beginning **COMMENCE** at the iron pin found (4rebar) along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) at the intersection common to the southeast corner of Land Lot 4, the southwest corner of Land Lot 5, the northeast corner of Land Lot 29 and the northwest corner of Land Lot 28 located in the 13th District of Fulton County, Georgia;

Thence leave the intersection common to the southeast corner of Land Lot 4, the southwest corner of Land Lot 5, the northeast corner of Land Lot 29 and the northwest corner of Land Lot 28 located in the 13th District of Fulton County, Georgia and continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the Land Lot line common to the east side of Land Lot 29 and the west side of Land Lot 28 South 00° 27' 51" West a distance of 368.15 feet to an iron pin found (4rebar);

Thence leave the Land Lot line common to the east side of Land Lot 29 and the west side of Land Lot 28

and continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the arc of a 762.24 foot radius curve to the left (said arc being subtended by a chord bearing South 06° 10' 37" West a chord distance of 151.44 feet) an arc distance of 151.69 feet to an iron pin found (4rebar);

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) South 11° 47' 51" West a distance of 285.16 feet to a point;

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the arc of a 1532.80 foot radius curve to the right (said arc being subtended by a chord bearing South 06° 12' 46" West a chord distance of 295.82 feet) an arc distance of 296.28 feet to an iron pin found (4rebar);

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) South 00° 21' 04" West a distance of 131.50 feet to an iron pin found (4rebar);

Thence leave the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) and continue North 88° 39' 32" West a distance of 55.33 feet to an iron pin found (4rebar);

Thence continue South 00° 38' 20" West a distance of 100.61 feet to an iron pin found (4rebar);

Thence continue North 89° 04' 13" West a distance of 421.10 feet to a 2 inch open top pipe found;

Thence continue North 89° 04' 13" West a distance of 298.84 feet to a 1 inch crimped top pipe found;

Thence continue North 89° 04' 13" West a distance of 185.42 feet to an iron pin set;

Thence continue North 37° 40' 21" East a distance of 516.51 feet to an iron pin set;

Thence continue North 67° 36' 50" West a distance of 329.27 feet to an iron pin set, said iron pin set being located on the east side of Spring Road (private road);

Thence continue along the east side of Spring Road (private road) South 32° 31' 02" West a distance of 189.53 feet to a point; Thence continue along the east side of Spring Road (private road) South 32° 59' 25" West a distance of 113.01 feet to a point;

Thence continue along the east side of Spring Road (private road) South 31° 32' 25" West a distance of 54.96 feet to a point;

Thence continue along the east side of Spring Road (private road) along the arc of a 76.84 foot radius curve to the left (said arc being subtended by a chord bearing South 69° 02' 54" West a chord distance of 74.44 feet) an arc distance of 77.71 feet to an iron pin set, said iron pin set being located on the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way);

Thence leave the east side of Spring Road (private road) and continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 00° 36' 55" East a distance of 78.49 feet to a point, said point marking the **POINT OF BEGINNING**;

From the **POINT OF BEGINNING** thus established, thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 00° 36' 55" East a distance of 357.41 feet to a point;

Thence leave the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) and continue North 49° 46' 42" East a distance of 226.72 feet to a point;

Thence continue South 30° 51' 21" East a distance of 209.14 feet to an iron pin set, said iron pin set being located on the west side of Spring Road (private road);

Thence continue along the west side of Spring Road (private road) South 33° 31' 41" West a distance of 79.74 feet to a point;

Thence continue along the west side of Spring Road (private road) South 32° 31' 02" West a distance of 185.51 feet to a point; Thence continue along the west side of Spring Road (private road) South 32° 59' 25" West a distance of 113.19 feet to a point;

Thence continue along the west side of Spring Road (private road) South 31° 33' 43" West a distance of 52.56 feet to a point;

Thence leave the west side of Spring Road (private road) and continue North 53° 12' 10" West a distance of 64.07 feet to a point, said point being located on the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) and said point marking the **POINT OF BEGINNING**.

Said above described tract or parcel of land containing 2.00 ± acres as depicted and described as "Shared Parking Lot Access Easement" on that certain survey entitled Boundary Survey of Camp Truitt dated April 9, 2025 prepared for City of College Park Georgia by Prime, a Stratus Company and bearing the signature and seal of Joshua R. Emery (Ga. R. L. S. No. 3543).

(Restroom Facility Area)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 29 of the 13th District in the City of College Park, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning **COMMENCE** at the iron pin found (4rebar) along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) at the intersection common to the southeast corner of Land Lot 4, the southwest corner of Land Lot 5, the northeast corner of Land Lot 29 and the northwest corner of Land Lot 28 located in the 13th District of Fulton County, Georgia;

Thence leave the intersection common to the southeast corner of Land Lot 4, the southwest corner of Land Lot 5, the northeast corner of Land Lot 29 and the northwest corner of Land Lot 28 located in the 13th District of Fulton County, Georgia and continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the Land Lot line common to the east side of Land Lot 29 and the west side of Land Lot 28 South 00° 27' 51" West a distance of 368.15 feet to an iron pin found (4rebar);

Thence leave the Land Lot line common to the east side of Land Lot 29 and the west side of Land Lot 28 and continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the arc of a 762.24 foot radius curve to the left (said arc being subtended by a chord bearing South 06° 10' 37" West a chord distance of 151.44 feet) an arc distance of 151.69 feet to an iron pin found (4rebar);

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) South 11° 47' 51" West a distance of 285.16 feet to a point;

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the arc of a 1532.80 foot radius curve to the right (said arc being subtended by a chord bearing South 06° 12' 46" West a chord distance of 295.82 feet) an arc distance of 296.28 feet to an iron pin found (4rebar);

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100

foot right-of-way) South 00° 21' 04" West a distance of 131.50 feet to an iron pin found (4rebar);

Thence leave the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) and continue North 88° 39' 32" West a distance of 55.33 feet to an iron pin found (4rebar);

Thence continue South 00° 38' 20" West a distance of 100.61 feet to an iron pin found (4rebar);

Thence continue North 89° 04' 13" West a distance of 421.10 feet to a 2 inch open top pipe found;

Thence continue North 89° 04' 13" West a distance of 298.84 feet to a 1 inch crimped top pipe found;

Thence continue North 89° 04' 13" West a distance of 185.42 feet to an iron pin set;

Thence continue North 37° 40' 21" East a distance of 516.51 feet to an iron pin set;

Thence continue North 67° 36' 50" West a distance of 329.27 feet to an iron pin set, said iron pin set being located on the east side of Spring Road (private road);

Thence continue along the east side of Spring Road (private road) South 32° 31' 02" West a distance of 189.53 feet to a point; Thence continue along the east side of Spring Road (private road) South 32° 59' 25" West a distance of 113.01 feet to a point;

Thence continue along the east side of Spring Road (private road) South 31° 32' 25" West a distance of 54.96 feet to a point;

Thence continue along the east side of Spring Road (private road) along the arc of a 76.84 foot radius curve to the left (said arc being subtended by a chord bearing South 69° 02' 54" West a chord distance of 74.44 feet) an arc distance of 77.71 feet to an iron pin set, said iron pin set being located on the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way);

Thence leave the east side of Spring Road (private road) and continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 00° 36' 55" East a distance of 78.49 feet to a point;

Thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 00° 36' 55" East a distance of 357.41 feet to a point;

Thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 00° 36' 55" East a distance of 131.22 feet to a point;

Thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) North 00° 55' 25" East a distance of 256.58 feet to a point;

Thence continue along the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) along the arc of a 999.00 foot radius curve (said arc being subtended by a chord bearing North 00° 38' 31" West a chord distance of 39.48 feet) an arc distance of 39.48 feet to an iron pin set;

Thence leave the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) and continue South 30° 51' 21" East a distance of 536.65 feet to a point;

Thence continue South 30° 51' 21" East a distance of 209.14 feet to an iron pin set, said iron pin set being located along the west side of Spring Road (private road);

Thence continue along the west side of Spring Road (private road) North 34° 08' 52" East a distance of 53.51 feet to a point;

Thence continue along the west side of Spring Road (private road) along the arc of a 219.20 foot radius curve to the right (said arc being subtended by a chord bearing North 52° 03' 08" East a chord distance of 148.48 feet) an arc distance of 151.48 feet to an iron pin set;

Thence continue along the west side of Spring Road (private road) along the arc of a 178.54 foot radius curve to the right (said arc being subtended by a chord bearing North 86° 38' 42" East a chord distance of 85.43 feet) an arc distance of 86.27 feet to a point, said iron pin set marking the **POINT OF BEGINNING**;

From the **POINT OF BEGINNING** thus established, thence leave the west side of Spring Road (private road) and continue North 17° 07' 03" East a distance of 143.09 feet to a point;

Thence continue South 72° 52' 57" East a distance of 40.00 feet to a point;

Thence continue South 17° 07' 03" West a distance of 141.19 feet to a point, said point being located on the west side of Spring Road (private road);

Thence continue along the west side of Spring Road (private road) along the arc of a 252.97 foot radius curve to the left (said arc being subtended by a chord bearing North 75° 36' 15" West a chord distance 40.05 feet) an arc distance of 40.09 feet to a point, said point marking the **POINT OF BEGINNING**.

Said above described tract or parcel of land depicted and described as "Restroom Facility" on that certain survey entitled Boundary Survey of Camp Truitt dated April 9, 2025 prepared for City of College Park Georgia by Prime, a Stratus Company and bearing the signature and seal of Joshua R. Emery (Ga.

R. L. S. No. 3543)

(Twenty-Two foot (22') ingress / egress easement area)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 29 of the 13th District in the City of College Park, Fulton County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the iron pin found (4rebar) along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) at the intersection common to the southeast corner of Land Lot 4, the southwest corner of Land Lot 5, the northeast corner of Land Lot 29 and the northwest corner of Land Lot 28 located in the 13th District of Fulton County, Georgia;

Thence leave the intersection common to the southeast corner of Land Lot 4, the southwest corner of Land Lot 5, the northeast corner of Land Lot 29 and the northwest corner of Land Lot 28 located in the 13th District of Fulton County, Georgia and continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the Land Lot line common to the east side of Land Lot 29 and the west side of Land Lot 28 South 00° 27' 51" West a distance of 368.15 feet to an iron pin found (4rebar);

Thence leave the Land Lot line common to the east side of Land Lot 29 and the west side of Land Lot 28 and continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the arc of a 762.24 foot radius curve to the left (said arc being subtended by a chord bearing South 06° 10' 37" West a chord distance of 151.44 feet) an arc distance of 151.69 feet to an iron pin found (4rebar);

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) South 11° 47' 51" West a distance of 285.16 feet to a point;

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) along the arc of a 1532.80 foot radius curve to the right (said arc being subtended by a chord bearing South 06° 12' 46" West a chord distance of 295.82 feet) an arc distance of 296.28 feet to an

iron pin found (4rebar);

Thence continue along the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) South $00^{\circ} 21' 04''$ West a distance of 131.50 feet to an iron pin found (4rebar);

Thence leave the west side of the right-of-way along Global Gateway Connector (apparent 100 foot right-of-way) and continue North $88^{\circ} 39' 32''$ West a distance of 55.33 feet to an iron pin found (4rebar);

Thence continue South $00^{\circ} 38' 20''$ West a distance of 100.61 feet to an iron pin found (4rebar);

Thence continue North $89^{\circ} 04' 13''$ West a distance of 421.10 feet to a 2 inch open top pipe found;

Thence continue North $89^{\circ} 04' 13''$ West a distance of 298.84 feet to a 1 inch crimped top pipe found;

Thence continue North $89^{\circ} 04' 13''$ West a distance of 185.42 feet to an iron pin set;

Thence continue North $37^{\circ} 40' 21''$ East a distance of 516.51 feet to an iron pin set;

Thence continue North $67^{\circ} 36' 50''$ West a distance of 329.27 feet to an iron pin set, said iron pin set being located on the east side of Spring Road (private road), said iron pin set marking the **POINT OF BEGINNING**;

From the **POINT OF BEGINNING** thus established, thence continue along the east side of Spring Road (private road) North $33^{\circ} 30' 58''$ East a distance of 64.94 feet to a point;

Thence continue along the east side of Spring Road (private road) North $34^{\circ} 08' 52''$ East a distance of 64.14 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 197.20 foot radius curve to the right (said arc being subtended by a chord bearing North $50^{\circ} 41' 04''$ East a chord distance of 125.35 feet) an arc distance of 127.57 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 155.05 foot radius curve to the right (said arc being subtended by a chord bearing North $84^{\circ} 59' 57''$ East a chord distance of 83.40 feet) an arc distance of 84.44 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 231.07 foot radius curve to the right (said arc being subtended by a chord bearing South $75^{\circ} 35' 44''$ East a chord distance of 36.88 feet) an arc distance of 36.92 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 153.23 foot radius curve to the right (said arc being subtended by a chord bearing South $55^{\circ} 40' 21''$ East a chord distance of 86.79 feet) an arc distance of 87.99 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 218.49 foot radius curve to the right (said arc being subtended by a chord bearing South $34^{\circ} 41' 15''$ East a chord distance of 39.09 feet) an arc distance of 39.14 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 218.49 foot radius curve to the right (said arc being subtended by a chord bearing South $25^{\circ} 20' 02''$ East a chord distance of 32.16 feet) an arc distance of 32.19 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 198.97 foot radius curve to the right (said arc being subtended by a chord bearing South $11^{\circ} 20' 26''$ East a chord distance of 66.81 feet) an arc

distance of 67.13 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 337.16 foot radius curve to the right (said arc being subtended by a chord bearing South 08° 23' 34" West a chord distance of 49.36 feet) an arc distance of 49.40 feet to a point;

Thence continue along Spring Road (private road) South 06° 43' 13" West a distance of 139.12 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 169.74 foot radius curve to the left (said arc being subtended by a chord bearing South 07° 50' 14" East a chord distance of 82.14 feet) an arc distance of 82.96 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 126.39 foot radius curve to the left (said arc being subtended by a chord bearing South 39° 44' 58" East a chord distance of 76.67 feet) an arc distance of 77.89 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 562.52 foot radius curve to the left (said arc being subtended by a chord bearing South 51° 26' 13" East a chord distance of 73.50 feet) an arc distance of 73.55 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 466.20 foot radius curve to the left (said arc being subtended by a chord bearing South 58° 04' 19" East a chord distance of 65.34 feet) an arc distance of 65.39 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 138.32 foot radius curve to the left (said arc being subtended by a chord bearing South 73° 16' 51" East a chord distance of 79.27 feet) an arc distance of 80.39 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 70.95 foot radius curve to the left (said arc being subtended by a chord bearing North 52° 38' 06" East a chord distance of 80.97 feet) an arc distance of 86.17 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 88.59 foot radius curve to the left (said arc being subtended by a chord bearing North 02° 47' 33" East a chord distance of 75.41 feet) an arc distance of 77.89 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 76.77 foot radius curve to the left (said arc being subtended by a chord bearing North 56° 36' 25" East a chord distance of 78.35 feet) an arc distance of 82.22 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 163.13 foot radius curve to the left (said arc being subtended by a chord bearing South 71° 37' 38" West a chord distance of 95.82 feet) an arc distance of 97.26 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 85.35 foot radius curve to the right (said arc being subtended by a chord bearing South 80° 08' 21" West a chord distance of 84.41 feet) an arc distance of 88.30 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 104.39 foot radius curve to the right (said arc being subtended by a chord bearing North 39° 09' 20" West a chord distance of 61.16 feet) an arc distance of 62.07 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 147.74 foot radius curve to the right (said arc being subtended by a chord bearing North 07° 48' 47" West a chord distance of 71.52 feet) an arc distance of 72.23 feet to a point;

Thence continue along Spring Road (private road) North 06° 43' 13" West a distance of 137.70 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 359.16 foot radius curve to the left (said arc being subtended by a chord bearing North 08° 12' 50" West a chord distance of 52.57 feet) an arc distance of 52.61 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 220.97 foot radius curve to the left (said arc being subtended by a chord bearing North 11° 11' 44" West a chord distance of 75.34 feet) an arc distance of 75.71 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 240.49 foot radius curve to the left (said arc being subtended by a chord bearing North 25° 21' 33" West a chord distance of 35.65 feet) an arc distance of 35.69 feet to an iron pin set;

Thence continue along Spring Road (private road) along the arc of a 240.49 foot radius curve to the left (said arc being subtended by a chord bearing North 34° 42' 05" West a chord distance of 42.68 feet) an arc distance of 42.74 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 175.24 foot radius curve to the left (said arc being subtended by a chord bearing North 55° 39' 48" West a chord distance of 98.97 feet) an arc distance of 100.34 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 320.41 foot radius curve to the left (said arc being subtended by a chord bearing North 75° 36' 34" West a chord distance of 40.00 feet) an arc distance of 40.03 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 178.54 foot radius curve to the left (said arc being subtended by a chord bearing South 86° 38' 42" West a chord distance of 85.43 feet) an arc distance of 86.27 feet to an iron pin set;

Thence continue along Spring Road (private road) along the arc of a 219.48 foot radius curve to the left (said arc being subtended by a chord bearing South 52° 03' 08" West a chord distance of 148.48 feet) an arc distance of 151.48 feet to a point;

Thence continue along Spring Road (private road) South 34° 08' 52" West a distance of 53.51 feet to an iron pin set;

Thence continue along Spring Road (private road) South 33° 31' 41" West a distance of 79.74 feet to a point;

Thence continue along Spring Road (private road) South 32° 31' 02" West a distance of 185.51 feet to a point; Thence continue along Spring Road (private road) South 32° 59' 25" West a distance of 113.19 feet to a point;

Thence continue along Spring Road (private road) South 31° 33' 43" West a distance of 52.56 feet to a point;

Thence continue along Spring Road (private road) along the arc of a 64.45 foot radius curve to the right

(said arc being subtended by a chord bearing South 77° 39' 24" West a chord distance of 52.61 feet) an arc distance of 54.19 feet to a point, said point being located on the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way);

Thence continue along the line common to the west side of Spring Road (private road) and the east side of the right-of-way along Herschel Road (apparent 50 foot right-of-way) South 00° 36' 55" West a distance of 28.40 feet to an iron pin set;

Thence leave the east side of the right-of-way along Herschel (apparent 50 foot right-of-way) continue along Spring Road (private road) along the arc of a 76.84 foot radius curve to the left (said arc being subtended by a chord bearing North 69° 02' 54" East a chord distance of 74.44 feet) an arc distance of 77.71 feet to a point;

Thence continue along Spring Road (private road) North 31° 32' 25" East a distance of 54.96 feet to a point;

Thence continue along Spring Road (private road) North 32° 59' 25" East a distance of 113.01 feet to a point;

Thence continue along Spring Road (private road) North 32° 31' 02" East a distance of 189.53 feet to an iron pin set, said iron pin set marking the **POINT OF BEGINNING**.

Said above described tract or parcel of land containing 1.35 ± acres depicted and described as *Ingress / Egress* on that certain survey entitled Boundary Survey of Camp Truitt dated April 9, 2025 prepared for City of College Park Georgia by Prime, a Stratus Company and bearing the signature and seal of Joshua R. Emery (Ga. R. L. S. No. 3543)

LESS AND EXCEPT TRACTS A, B, AND C OF SAID PROPERTY TO BE RETAINED BY GROUND LESSOR FOR OTHER PERMISSIBLE USES.

[THIS LEGAL DESCRIPTION SHALL BE UPDATED AFTER GROUND LESSEE OBTAINS AN ACCURATE ALTA/NSPS AS-BUILT SURVEY OF THE ABOVE-REFERENCED PROPERTY SPECIFICALLY DESIGNATING THE PREMISES AND THE PORTIONS OF THE PROPERTY TO BE RETAINED BY GROUND LESSOR FOR OTHER PERMISSIBLE USES].