

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]

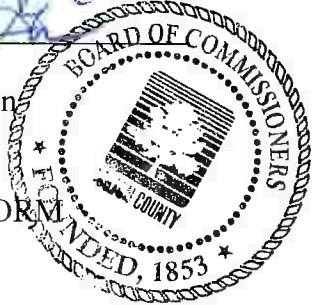
_____**IN WITNESS WHEREOF**, the parties have executed this Memorandum of Participating
Ground Lease Agreement as of the day and year first above written.

GROUND LESSOR:

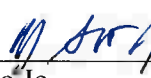
Fulton County, Georgia,
a political subdivision of the State of
Georgia

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

Attest: 
Tonya R. Grier
Clerk to the Commission



APPROVED AS TO FORM

By: 
Y. Soo Jo
County Attorney

Witness:

By: 
Print Name: Marjorie Alise Adams

[ACKNOWLEDGMENT APPEARS ON THE NEXT PAGE]

[ADDITIONAL SIGNATURES FOLLOW]

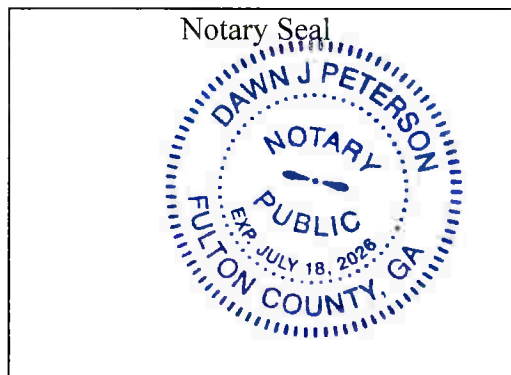
ITEM # 25-0167 FRM 3/5/25
FIRST REGULAR MEETING

GROUND LESSOR ACKNOWLEDGEMENT

STATE OF Georgia)
COUNTY OF Fulton) SS.

I certify that I know or have satisfactory evidence that Robert L. Pitts
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 CHAIRMAN 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: July 29, 2025



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

ITEM # 25-0167 FRM 3/5/25
FIRST REGULAR MEETING

GROUND LESSEE:

City of College Park, Georgia, a Georgia
municipality

By: _____
Name:
Mayor

Attest: _____
Name:
City Clerk

APPROVED AS TO FORM

By: _____
Name:
City Attorney

Witness:

By: _____
Print Name: _____

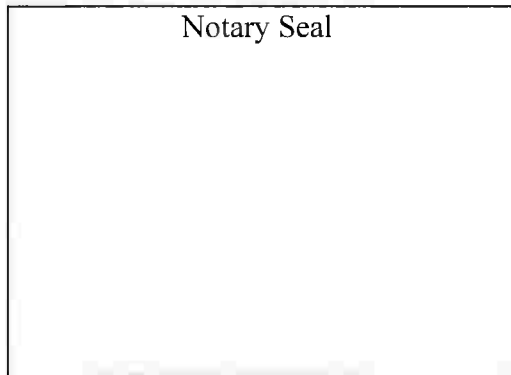
[ACKNOWLEDGMENT APPEARS ON THE NEXT PAGE]

GROUND LESSEE 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 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: _____.



(Signature of Notary)

(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of

My appointment expires: _____

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:

[Insert legal description from Ground Lease]

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 $00^{\circ} 27' 51''$ 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 $06^{\circ} 10' 37''$ 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 $11^{\circ} 47' 51''$ 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 $06^{\circ} 12' 46''$ 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);

Thence continue along the east side of Spring Road (private road) South $32^{\circ} 31' 02''$ West a distance of 189.53 feet to a point; Thence continue along the east side of Spring Road (private road) South $32^{\circ} 59' 25''$ West a distance of 113.01 feet to a point;

Thence continue along the east side of Spring Road (private road) South $31^{\circ} 32' 25''$ 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 $69^{\circ} 02' 54''$ 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 $00^{\circ} 36' 55''$ 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 $00^{\circ} 36' 55''$ 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 $00^{\circ} 36' 55''$ 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 $00^{\circ} 55' 25''$ 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 $00^{\circ} 38' 31''$ 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 $30^{\circ} 51' 21''$ East a distance of 536.65 feet to a point;

Thence continue South $30^{\circ} 51' 21''$ 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 $34^{\circ} 08' 52''$ 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 $52^{\circ} 03' 08''$ 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 $86^{\circ} 38' 42''$ 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 $17^{\circ} 07' 03''$ East a distance of 143.09 feet to a point;

Thence continue South $72^{\circ} 52' 57''$ East a distance of 40.00 feet to a point;

Thence continue South $17^{\circ} 07' 03''$ 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° 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), 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° 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° 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° 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° 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° 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° 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° 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° 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° 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 $06^{\circ} 43' 13''$ 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 $07^{\circ} 50' 14''$ 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 $39^{\circ} 44' 58''$ 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 $51^{\circ} 26' 13''$ 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 $58^{\circ} 04' 19''$ 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 $73^{\circ} 16' 51''$ 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 $52^{\circ} 38' 06''$ 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 $02^{\circ} 47' 33''$ 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 $56^{\circ} 36' 25''$ 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 $71^{\circ} 37' 38''$ 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 $80^{\circ} 08' 21''$ 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 $39^{\circ} 09' 20''$ 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 $07^{\circ} 48' 47''$ 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 $06^{\circ} 43' 13''$ 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].