

Tract 2 (Exhibit A)

PROJECT NO.: I-75-1 (6)
COUNTY: LOWNDES
PARCEL NO.: TRACT 2
P.M. #: 3026
PARCEL SIZE: 9.014

All that tract or parcel of land lying and being located in Land Lot 136 & 137 of the 12th Land District of Lowndes County, Georgia, containing 9.014 acres, and being more particularly described as follows: For a POINT OF REFERENCE, begin at point marking the intersection of the southerly right-of-way line of Smith Road (said road having a 60' r/w) and the westerly right-of-way (r/w) line of I-75 (said road having a 300' r/w), and running thence along said westerly r/w line of I-75 South 11°20'21" East for a distance of 1606.61' to a concrete monument;

thence continue along said r/w line of I-75 South 11°20'21" East for a distance of 1520.51' to a concrete monument, being the POINT OF BEGINNING;

thence continue along said r/w line along the arc of a curve to the left for a distance of 946.07 feet, said curve having a radius of 34,527.00 feet, a chord bearing of South 12°11'07" East, and a chord distance of 946.04 feet to a concrete monument;

thence South 77°09'15" West for a distance of 175.20 feet to a concrete monument;

thence North 27°48'52" West for a distance of 207.45 feet to a concrete monument;

thence South 78°14'03" West for a distance of 254.95 feet to a concrete monument;

thence North 11°45'27" West for a distance of 681.40 feet to a concrete monument;

thence North 61°39'03" East for a distance of 239.97 feet to a concrete monument; thence North 78°13'04" East for a distance of 150.45 feet to a point;

thence North 78°13'04" East for a distance of 100.00 feet to the POINT OF BEGINNING.

All that tract or parcel of land containing 9.014 acres more or less.

EXCEPTING AND RESERVING to grantor access right to Tract 2 --- as seen on Exhibit B shown as 946.07 Linear Feet of access rights highlighted in red.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.