

EXHIBIT 1

STATE OF GEORGIA       )  
                                  )  
COUNTY OF CHATHAM    )

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT is entered into this 22<sup>nd</sup> day of OCTOBER, 2020, by and between the Mayor and Council of the City of Savannah ("Savannah"), a municipal corporation chartered under the laws of the State of Georgia and the City of Garden City ("Garden City"), a municipal corporation chartered under the laws of the State of Georgia.

WHEREAS, Norfolk Southern, the owner of real property has filed an application and supporting documents to Savannah under the procedural requirements of O.C.G.A. 36-36-22 to deannex certain property, which Norfolk Southern holds by fee title, from the incorporated limits of Savannah into corporate limits of Garden City, as more particularly described in Exhibit A, attached and made a part of this Agreement, and referred hereinafter as the "Property;" and

WHEREAS, under the requirements of O.C.G.A. 36-36-22, Savannah has agreed to deannex the Property based on the Garden City's agreement to annex said Property contained herein; and

WHEREAS, under the requirements of O.C.G.A. 36-36-3, Garden City has agreed to add the Property as part of incorporated Garden City and provide for services, facilities and equipment necessary to protect the health, safety and welfare of the businesses and property at the Property; and

WHEREAS, the Georgia Constitution provides in Article IX, Paragraph III, Section 1 that any county, municipality, or instrumentality of the State may enter into an Intergovernmental contract for period not to exceed fifty (50) years with each other for the provision of services, facilities, and equipment; and

NOW, THEREFORE, for the mutual covenants and benefits of each to the other, the parties enter into this Intergovernmental Agreement for purposes of providing specified government services to the Property as authorized under Georgia law, as more particularly described as follows:

1. Savannah shall comply in accordance with O.C.G.A. 36-36-22 to approve Norfolk Southern's application by ordinance to deannex the Property from the City's incorporated boundaries. Garden City shall act upon Norfolk Southern's application to approve an effective date prior to December 31, 2020.

2. Garden City shall consent to the annexation of the Property into incorporated Garden City and comply with O.C.G.A. 36-36-3 to add the Property as part of incorporated Garden City. Furthermore, adding the Property as part of incorporated Garden City does not constitute an unincorporated island since the Property remains contiguous to areas of incorporated Garden City along the Property's western boundary line.

3. Garden City shall be responsible for the provision of all other municipal-type services to the Property at the same level of municipal-type service as provided to other incorporated areas within the municipal boundaries effective December 31, 2020.

This Intergovernmental Agreement is executed the day and year written above by the authorized representatives of the Mayor and Council of the City of Savannah and the Mayor and Council of the City of Garden City.

CITY OF SAVANNAH

Witness Sara Williams

BY:

Patrick C. Monahan  
Patrick Monahan, City Manager  
City of Savannah

ATTEST:

Mark Massey  
Mark Massey  
Clerk of Council

[SEAL]



Notary Margaret L. Fox



Witness [Signature]

CITY OF GARDEN CITY

BY:

Ron Feldner  
Ron Feldner, City Manager  
City of Garden City

ATTEST:

Rhonda Ferrell-Bowles  
Rhonda Ferrell-Bowles  
Clerk of Council

[SEAL]

Notary Public

Sally Draeger

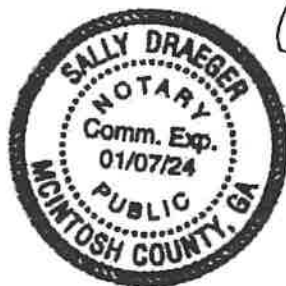


EXHIBIT "A" (TWO PAGES)

PROPERTY DESCRIPTION

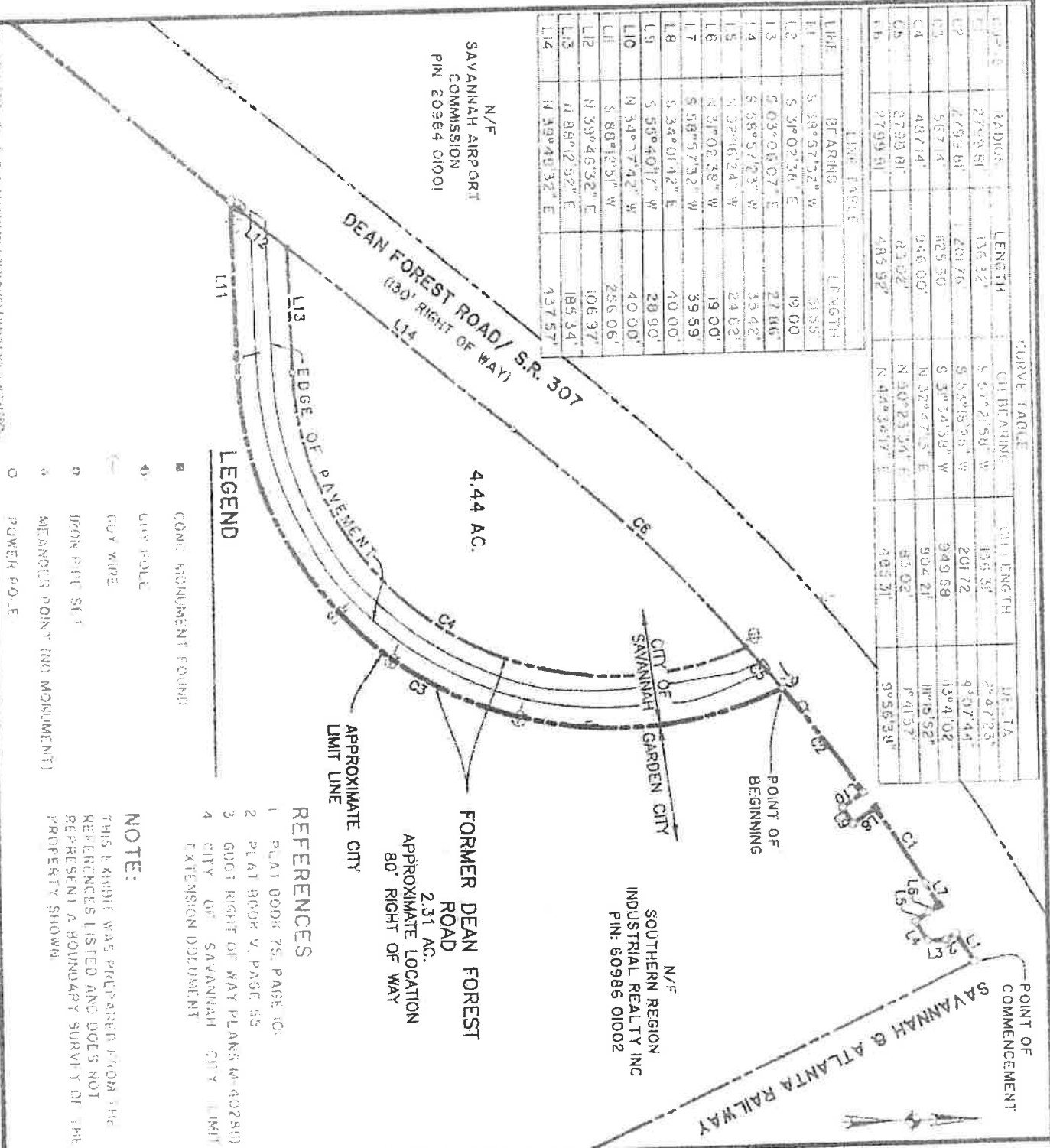
A PORTION OF TAX PARCEL NUMBER 86996 01001

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH C.M. DISTRICT, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/STATE ROUTE 307 AND THE SOUTHERN RIGHT OF WAY LINE OF THE SAVANNAH AND ATLANTA RAILWAY; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/STATE ROUTE 307 S 58°57'32" W A DISTANCE OF 51.35 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE S 31°02'38" E A DISTANCE OF 19.00 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE S 83°06'07" E A DISTANCE OF 27.86 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE S 58°57'23" W A DISTANCE OF 35.42 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE N 52°16'24" W A DISTANCE OF 24.62 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE N 31°02'38" W A DISTANCE OF 13.00 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE S 58°57'32" W A DISTANCE OF 39.58 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE WITH THE ARC OF A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 136.32 FEET, A RADIUS OF 2799.81 FEET, A CHORD LENGTH OF 136.32 FEET, AND A CHORD BEARING S 57°21'58" W TO A CONCRETE MONUMENT; THENCE S 34°01'42" E A DISTANCE OF 40.00 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE S 55°40'17" W A DISTANCE OF 28.90 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE N 34°37'42" W A DISTANCE OF 40.00 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE WITH THE ARC OF A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 201.76 FEET, A RADIUS OF 2799.81 FEET, A CHORD LENGTH OF 101.72 FEET, AND A CHORD BEARING S 53°18'25" W TO A POINT; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST/STATE ROUTE 307 ROAD, ALONG THE FORMER DEAN FOREST ROAD RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 1126.30 FEET, A RADIUS OF 567.14 FEET, A CHORD LENGTH OF 949.58 FEET, AND A CHORD BEARING S 31°34'33" W TO A POINT; THENCE ALONG THE FORMER DEAN FOREST ROAD RIGHT OF WAY S 98°12'51" W A DISTANCE OF 256.06 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/STATE ROUTE 307; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/ STATE ROUTE 307 N 38°48'32" E A DISTANCE OF 544.54 FEET TO A POINT; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE WITH THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 485.92 FEET, A RADIUS OF 2799.81 FEET, A CHORD LENGTH OF 485.31 FEET, AND A CHORD BEARING N 44°34'17" E TO A POINT; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 93.02 FEET, A RADIUS OF 2799.81 FEET, A CHORD LENGTH OF 63.02 FEET, AND A CHORD BEARING N 50°23'34" E TO A POINT, THE SAID POINT OF BEGINNING, HAVING AN AREA OF 293.956 SQUARE FEET OR 6.75 ACRES

CURVE TABLE				
STATION	RADIUS	LENGTH	CH BEARING	CH LENGTH
10+5	2799.81	136.32'	S 57°21'58" W	136.32'
11	2799.81	136.32'	S 57°21'58" W	136.32'
12	2799.81	136.32'	S 57°21'58" W	136.32'
13	2799.81	136.32'	S 57°21'58" W	136.32'
14	2799.81	136.32'	S 57°21'58" W	136.32'
15	2799.81	136.32'	S 57°21'58" W	136.32'
16	2799.81	136.32'	S 57°21'58" W	136.32'
17	2799.81	136.32'	S 57°21'58" W	136.32'
18	2799.81	136.32'	S 57°21'58" W	136.32'
19	2799.81	136.32'	S 57°21'58" W	136.32'
20	2799.81	136.32'	S 57°21'58" W	136.32'
21	2799.81	136.32'	S 57°21'58" W	136.32'
22	2799.81	136.32'	S 57°21'58" W	136.32'
23	2799.81	136.32'	S 57°21'58" W	136.32'
24	2799.81	136.32'	S 57°21'58" W	136.32'
25	2799.81	136.32'	S 57°21'58" W	136.32'
26	2799.81	136.32'	S 57°21'58" W	136.32'
27	2799.81	136.32'	S 57°21'58" W	136.32'
28	2799.81	136.32'	S 57°21'58" W	136.32'
29	2799.81	136.32'	S 57°21'58" W	136.32'
30	2799.81	136.32'	S 57°21'58" W	136.32'
31	2799.81	136.32'	S 57°21'58" W	136.32'
32	2799.81	136.32'	S 57°21'58" W	136.32'
33	2799.81	136.32'	S 57°21'58" W	136.32'
34	2799.81	136.32'	S 57°21'58" W	136.32'
35	2799.81	136.32'	S 57°21'58" W	136.32'
36	2799.81	136.32'	S 57°21'58" W	136.32'
37	2799.81	136.32'	S 57°21'58" W	136.32'
38	2799.81	136.32'	S 57°21'58" W	136.32'
39	2799.81	136.32'	S 57°21'58" W	136.32'
40	2799.81	136.32'	S 57°21'58" W	136.32'
41	2799.81	136.32'	S 57°21'58" W	136.32'
42	2799.81	136.32'	S 57°21'58" W	136.32'
43	2799.81	136.32'	S 57°21'58" W	136.32'
44	2799.81	136.32'	S 57°21'58" W	136.32'
45	2799.81	136.32'	S 57°21'58" W	136.32'
46	2799.81	136.32'	S 57°21'58" W	136.32'
47	2799.81	136.32'	S 57°21'58" W	136.32'
48	2799.81	136.32'	S 57°21'58" W	136.32'
49	2799.81	136.32'	S 57°21'58" W	136.32'
50	2799.81	136.32'	S 57°21'58" W	136.32'
51	2799.81	136.32'	S 57°21'58" W	136.32'
52	2799.81	136.32'	S 57°21'58" W	136.32'
53	2799.81	136.32'	S 57°21'58" W	136.32'
54	2799.81	136.32'	S 57°21'58" W	136.32'
55	2799.81	136.32'	S 57°21'58" W	136.32'
56	2799.81	136.32'	S 57°21'58" W	136.32'
57	2799.81	136.32'	S 57°21'58" W	136.32'
58	2799.81	136.32'	S 57°21'58" W	136.32'
59	2799.81	136.32'	S 57°21'58" W	136.32'
60	2799.81	136.32'	S 57°21'58" W	136.32'
61	2799.81	136.32'	S 57°21'58" W	136.32'
62	2799.81	136.32'	S 57°21'58" W	136.32'
63	2799.81	136.32'	S 57°21'58" W	136.32'
64	2799.81	136.32'	S 57°21'58" W	136.32'
65	2799.81	136.32'	S 57°21'58" W	136.32'
66	2799.81	136.32'	S 57°21'58" W	136.32'
67	2799.81	136.32'	S 57°21'58" W	136.32'
68	2799.81	136.32'	S 57°21'58" W	136.32'
69	2799.81	136.32'	S 57°21'58" W	136.32'
70	2799.81	136.32'	S 57°21'58" W	136.32'
71	2799.81	136.32'	S 57°21'58" W	136.32'
72	2799.81	136.32'	S 57°21'58" W	136.32'
73	2799.81	136.32'	S 57°21'58" W	136.32'
74	2799.81	136.32'	S 57°21'58" W	136.32'
75	2799.81	136.32'	S 57°21'58" W	136.32'
76	2799.81	136.32'	S 57°21'58" W	136.32'
77	2799.81	136.32'	S 57°21'58" W	136.32'
78	2799.81	136.32'	S 57°21'58" W	136.32'
79	2799.81	136.32'	S 57°21'58" W	136.32'
80	2799.81	136.32'	S 57°21'58" W	136.32'
81	2799.81	136.32'	S 57°21'58" W	136.32'
82	2799.81	136.32'	S 57°21'58" W	136.32'
83	2799.81	136.32'	S 57°21'58" W	136.32'
84	2799.81	136.32'	S 57°21'58" W	136.32'
85	2799.81	136.32'	S 57°21'58" W	136.32'
86	2799.81	136.32'	S 57°21'58" W	136.32'
87	2799.81	136.32'	S 57°21'58" W	136.32'
88	2799.81	136.32'	S 57°21'58" W	136.32'
89	2799.81	136.32'	S 57°21'58" W	136.32'
90	2799.81	136.32'	S 57°21'58" W	136.32'
91	2799.81	136.32'	S 57°21'58" W	136.32'
92	2799.81	136.32'	S 57°21'58" W	136.32'
93	2799.81	136.32'	S 57°21'58" W	136.32'
94	2799.81	136.32'	S 57°21'58" W	136.32'
95	2799.81	136.32'	S 57°21'58" W	136.32'
96	2799.81	136.32'	S 57°21'58" W	136.32'
97	2799.81	136.32'	S 57°21'58" W	136.32'
98	2799.81	136.32'	S 57°21'58" W	136.32'
99	2799.81	136.32'	S 57°21'58" W	136.32'
100	2799.81	136.32'	S 57°21'58" W	136.32'

LINE TABLE		
LINE	BEARING	LENGTH
11	S 58°57'32" W	31.85'
12	S 30°02'38" E	19.00'
13	S 03°06'07" E	27.86'
14	S 58°57'32" W	35.42'
15	N 32°16'24" W	24.02'
16	N 31°06'38" W	19.00'
17	S 58°57'32" W	39.59'
18	S 34°01'42" E	40.00'
19	S 58°40'17" W	28.90'
110	N 34°37'42" W	40.00'
111	S 80°12'51" W	256.06'
112	N 39°46'32" E	106.37'
113	N 86°12'52" E	185.34'
114	N 39°46'32" E	437.57'



**LEGEND**

- COND. MONUMENT POINT
- GUY POLE
- GUY WIRE
- IRON PIPE SET
- MEASURED POINT (NO MONUMENT)
- POWER P.O.E.

**REFERENCES**

1. PLAT BOOK 75, PAGE 104
2. PLAT BOOK V, PAGE 55
3. GOVT. RIGHT OF WAY PLANS W-402803
4. CITY OF SAVANNAH CITY LIMIT EXTENSION DOCUMENT

**NOTE:**

THIS SURVEY WAS PREPARED FROM THE REFERENCES LISTED AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY SHOWN.

**EXHIBIT**

**REMAINING PORTION**

**CITY OF SAVANNAH PROPERTY**

8TH GM DISTRICT, CITY OF SAVANNAH & GARDEN CITY, CHATHAM COUNTY, GEORGIA

prepared for

**CENTERPOINT PROPERTIES**

**THOMAS & HUTTON**

50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

**GRAPHIC SCALE**  
1 inch = 200 feet

date drawn revised  
03/12/2020 JBL WCP

job 28219

**SHEET 1 OF 1**