



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • AUGUST 12, 2019

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER AND WELCOME GUESTS

II. INVOCATION AND PLEDGE TO THE FLAG

1. Donald Belcher, Jr., Junior Pastor, First Baptist Church -

III. ROLL CALL

Charles Grayson Day Jr.
Alex Blount
James W Galloway
Michael J McClain
LaMar Stokes

Mayor
Mayor Pro Tem
Councilman
Councilman
Councilman

IV. CONSENT DOCKET

- A. Approve the Council Minutes of the last regular Council Meeting
 1. City Council - Regular Meeting - Jul 22, 2019 6:00 PM -
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

V. PRESENTATION

1. Hargray Communications -
2. Wetland Mitigation Update: Robbie Cheek -

Robbie Cheek with Thomas and Hutton Engineering will provide Mayor and Council with an update on wetland mitigation for non-jurisdictional wetlands.

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

1. Approval Of: Preliminary Plat, Waters Edge, Phase 4 -

Jeff Foster, AKM Surveying, Inc. is requesting a Preliminary Plat on behalf of Water Edge, Property Holdings, Bill Gross for Waters Edge, Phase 4 on Haddock Road. Tax Parcel is 108 071, Zoning is PD-R-1. Number of proposed lots is 20, acreage is 7.34 acres. *Planning Commission recommends approval.*

2. Approval Of: Home Occupation License -

Megann Mason is requesting a Home Occupation License for Mrs. Mason's Innovations, a custom tumblers business. She also makes custom T-shirts, small figurines, key chains and coasters at 204 Pond Drive, W. Tax Parcel 107A 201. Zoning is PD/R-1. *Planning Commission recommends approval.*

IX. NEW BUSINESS

1. Approval Of: Public Service Authority Funding -

The PSA's FY2019-2020 approved budget requires an additional 5.46% funding from the governmental entities. This is an annual increase of \$28,248 to equal \$545,457.30 funding from Kingsland. Of this amount, \$7,062 affects the remainder of our current fiscal year (July, August, and September 2019). Request for approval to transfer \$7,062 from contingency to PSA line item in the General Fund and approval of new annual funding amount from Kingsland.

2. Bid Award: Water Treatment Plant #1-Electrical Improvements -

Recommended action: Award bid and contract to low bidder, East Electrical Contractors, Inc to perform scope of work as outlined in RFP in the amount of \$286,557.02.

Recommendations by:

Department:	If Applicable:	If Applicable:	If Applicable:
Water Operations	Finance	City Attorney	City Engineer
Ron Knox	Filiz Morrow	N/A	Jared Wozny, Carter & Sloope

3. Approval Of: Enterprise Zone Incentive -

4. Approval Of: Wetland Mitigation Credits - Gross Road Tract -

Approval of wetland mitigation credits @ \$11,088.00 for the purpose of drainage improvements on existing Gum Branch canal East of Gross Road. *Staff recommends approval.*

5. Discussion: Amendment to Tesla Ground Lease -

Discussion of the amendment to the Tesla Lease Agreement to include an additional two (2) spaces to serve as dedicated charging stalls. The amendment has been approved by Legal Counsel and the Kingsland Development Authority. *This is for discussion purposes only.*

6. Approval Of: Reappointment to the Kingsland Development Authority -
Mr. Steven Sainz - term expires 01/31/2024

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED



1050 Wildcat Drive, Kingsland GA 31548
Office 912.729.5600 Fax 912.729.2300

July 23, 2019

Nancy Clark-Gonzalez, Interim CFO, Camden Co Board of Commissioners
Filiz Morrow, Finance Director, City of Kingsland
Jennifer Brown, Finance Director, City of St Marys
Samantha Young, Finance Director, City of Woodbine

Dear Finance Directors,

The Camden Co PSA Board adopted the YE2020 budget at the June Board Meeting. Listed below are the new funding amounts.

Funding Entity	Annual Total for YE2020	Monthly Funding Amount
Camden Co Board of Commissioners	548,394.52	45,699.54
City of Kingsland	545,457.30	45,454.77
City of St Marys	585,541.59	48,795.13
City of Woodbine	48,377.59	4,031.46

Please let me know if you have any questions.

Sincerely,

Tara Ealy, CPA
Senior Accountant
Camden County PSA



"We make life better"

Find us online: Twitter @CamdenPsa / Instagram camden_psa

Facebook @camdencountypsa / www.camdencountypsa.info



Attachment: New funding amount (2759 : Approval Of: Public Service Authority Funding)



August 6, 2019

Mr. Lee Spell
City of Kingsland
107 South Lee St
Kingsland, GA 31548

SUBJECT: Recommendation of Award
2017 GEFA DWSRF – WTP #1 Electrical Improvements
C&S File: K5000.119
GEFA DWSRF No.: 2017016

Mr. Spell:

As you are aware, bids were received and opened for the above subject project on Thursday, July 25th, 2019. A total of three (3) proposals were received, and East Electrical Contractors, Inc., with a total base bid of **\$286,557.02**, was the low bidder.

It is Carter & Sloope, Inc.'s opinion that East Electrical Contractors, Inc. has sufficient experience to complete the required work in accordance with the provided scope and within a reasonable time frame. At this time, Carter & Sloope, Inc. recommends the City of Kingsland enter into an Agreement with East Electrical Contractors, Inc. to perform the work under the project titled, "2017 GEFA DWSRF – WTP #1 Electrical Improvements" in the amount of **\$286,557.02**.

I have enclosed one (1) copy of the Bid Tabulation for your use and review along with one (1) copy of the Notice of Award. Upon approval, please sign the Notice of Award and return it un-dated to my attention. I'll forward it to the Contractor for his signature. All documents will be dated appropriately when executed specification booklets are distributed.

Please contact me with any comments or questions.

Sincerely,

CARTER & SLOOPE, INC.

Jared Wozny, P.E.

Enclosures: Bid Tabulation
Notice of Award

BID TABULATION FOR ALL BIDS
RECEIVED AT CITY OF KINGSLAND
107 South Lee St. Kingsland, GA 31548
ON July 25th 2019, at 1:00PM

CARTER & S 9.2.a
CONSULTING ENGINEERS
6310 Peake Road
Macon, GA 312

PROJECT: City of Kingsland 2017 GEFA DSWRF - WTP #1 Electrical Improvements C&S PROJECT NO.: K5000.119	BIDDERS:	East Electrical Contractors, Inc.	Cogburn Bros, Inc.	Ace Electric Inc.
		995 Marietta Industrial Drive Marietta, GA 30062	3300 Faye Road Jacksonville, FL 32226	4081 Inner Perimeter Road Valdosta, GA 31602
BASE BID				
Lump Sum Bid Price		\$286,557.02	\$459,200.00	\$488,000
Total Base Bid Amount		286,557.02	\$ 459,200.00	\$ 488,000.0

I hereby certify that this Bid Tabulation is a true and accurate
representation of all Bids received on July 25, 2019.



7/26/2109
Date Jared Wozny, P.E.

Attachment: Bid Tabulation-WTP 1 Electrical Improvemets - Recommendation of Award - 8 6 2019 (2794

SECTION 00621**NOTICE OF AWARD****PROJECT DESCRIPTION:****WTP # 1 Electrical Improvements**

The OWNER has considered the BID submitted by you for the above described WORK in response to its Advertisement for Bids dated _____, and Instructions to Bidders.

You are hereby notified that your BID has been accepted for items in the amount of Two Thousand Eighty Six, Five Hundred Fifty Seven 02/100 Dollars (\$286,557.02).

You are required by the Instructions to Bidders to execute the Agreement and furnish the required CONTRACTOR's Performance BOND, Payment BOND, and Certificates of Insurance within fifteen (15) calendar days from the date of the Notice to you.

If you fail to execute said Agreement and to furnish said BONDS within fifteen (15) days from the date of this notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE of AWARD to the OWNER.

Dated this ____ day of _____, 20__.

CITY OF KINGSLAND
OWNER

By: _____

Title: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by _____ this ____ day of _____, 20__.

By: _____

Title: _____

END OF SECTION



MITIGATION MANAGEMENT

ESTIMATE

Coastal River Basin Group, LLC
1551 Jennings Mill Road
Suite 1800-B
Watkinsville, GA 30677

City of Kingsland
Lee H. Spell
107 South Lee Street
Kingsland 31548

CC: Patrick Davies, Red Oak Environmental

Estimate Date: Feb 22, 2019

Mitigation Bank(s): Offerman (Marshlands, Inc., Offerman), ,

Subject: Gross Road Drainage Project Credit Estimate

Description	Quantity	Cost per Credit	Total
Wetland	6.16	\$1,800.00	\$11,088.00

TERMS

We will honor the pricing of this estimate for 30 days. Credits will not be reserved until a Statement of Credit Availability (SOCA) has been signed between the Purchaser and Seller. We require a 10% reservation fee if the credits are not purchased within 6 months from signing the SOCA. In order to finalize a credits purchase, the USACE permit must be reviewed to confirm that the proposed credit purchase is consistent with current USACE requirements and the signed SOCA has been submitted. Please contact us when you know the timing of the purchase and if you have any questions about this estimate or the 10% reservation fee.

Thank you,

Matt Peevy
matt@mitigationcredits.com
(404) 376-4698

Katherine Ostenson
katherine@mitigationcredits.com
(404) 433-0539



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
 100 W. OGLETHORPE AVENUE
 SAVANNAH, GEORGIA 31401-3604

July 24, 2019

Regulatory Branch
 SAS-2019-00066

Mr. Lee Spell
 City of Kingsland
 107 South Lee Street
 Kingsland, Georgia 31548

Dear Mr. Spell:

I refer to the Pre-Construction Notification submitted on February 22, 2019, requesting verification for use of Nationwide Permit (NWP) No. 3(a) for impacts to 2.47 acres of aquatic resources for repair and maintenance of an existing ditch and canal to improve storm-water flow from adjacent residential areas. The project site totals 19.42 acres with 33 maintenance impact areas and is located at the corner of U.S. 341 and Still Street, in the city of Kingsland, Camden County, Georgia (Latitude 30.8042, Longitude -81.6276). This project has been assigned number SAS-2019-00066 and it is important that you refer to this number in all communication concerning this matter.

The enclosed survey entitled "GROSS ROAD ACOE MAINTENANCE PERMIT, VICINITY MAP, CITY OF KINGSLAND," dated January 30, 2019, Sheets 1.1 through Sheets 5.4, accurately identifies the delineated limits of all aquatic resources located within the 19.42-acre site. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the

Attachment: Gross Road Tract NWP 24JUL19 (2784 : Approval Of: Wetland Mitigation Credits - Gross Road Tract)

- 2 -

Corps has based its determination is later found to be in error, this decision may be revoked.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 6, 2017, Federal Register, Vol. 82, No. 4, Pages 1860-2008 (82 FR). The NWPs and Savannah District's Regional Conditions for NWPs can be found on our website at <http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx>. During our coordination procedure, no adverse comments regarding the proposed work were received.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized under NWP 3(a), as described in Part B of the NWP Program. Your use of this NWP is valid only if:

- a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWPs.
- b. Prior to the commencement of permitted work in streams, wetlands or other aquatic resources, you shall purchase 6.16 wetland mitigation credits from Offerman Mitigation Bank and submit documentation of this credit purchase to the Corps. The credit purchase documentation must reference the Corps file number assigned to this project. If all or portion of the required credits are not available from Offerman Mitigation Bank you must obtain written approval from the Corps prior to purchasing any credits from an alternate mitigation bank.
- c. You shall obtain and comply with all appropriate federal, state, and local authorizations required for this type of activity. A stream buffer variance may be required from the Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD), as defined in the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Information concerning variances can be obtained at the Georgia EPD's website at www.epd.georgia.gov, or by calling (404) 463-1511.
- d. All work conducted under this permit shall be located, outlined, designed, constructed and operated in accordance with the minimal requirements of the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Utilization of plans and specifications contained in the "Manual for Erosion and Sediment Control," (Latest Edition), published by the Georgia Soil and Water Conservation Commission, will aid in achieving compliance with the aforementioned minimal requirements.

- 3 -

e. You shall install and maintain erosion and sediment control measures in upland areas of the project site, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, to minimize the introduction of sediment into and the erosion of streams, wetlands and other waters of the United States. This permit does not authorize installation of check-dams, weirs, riprap, bulkheads or other erosion control measures in streams, wetlands or other waters of the United States. Authorization would be required from the Corps prior to installing any erosion control measures in waters of the United States.

f. You shall install and maintain erosion and sediment control measures for all fill material that is authorized to be discharged in streams, wetlands and other waters of the United States, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, and permanently stabilize fill areas at the earliest practicable date.

g. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.

h. You fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

i. All work will be performed in accordance with the enclosed exhibits entitled "GROSS ROAD ACOE MAINTENANCE PERMIT, VICINITY MAP, CITY OF KINGSLAND," dated January 30, 2019, Sheets 1.1 through Sheets 5.4.

j. Wetland Avoidance/Minimization Areas: The Permittee shall avoid the remaining wetland and stream areas, as detailed in the "GROSS ROAD ACOE MAINTENANCE PERMIT, VICINITY MAP, CITY OF KINGSLAND," dated January 30, 2019, Sheets 1.1 through Sheets 5.4. These natural wetland and stream areas were avoided as part of the permit application review process and therefore will not be disturbed by any dredging, filling, mechanized land clearing, agricultural activities, or other construction work whatsoever. The Corps reserves the right to deny review of any requests for future impacts to these natural wetland and/or stream areas.

k. The project will be designed and constructed to avoid and minimize temporary impacts to wetland and water resources to the maximum extent practicable. Please stage heavy equipment on upland sites when practicable. Disturbances to the systems will last less than 30 days from the time of BMP implementation through time of restoration. In order to minimize the disturbance of these areas further, a wetland seed mix containing native grasses, rushes, and sedges will be applied immediately after the area has been backfilled. Excavated material that is temporarily side cast in waters of

- 4 -

the U.S. shall be returned to the trench or removed within 60 days, unless a 30-day extension is requested and approved by the district engineer, or his assigned delegate.

l. You shall provide a post construction as-built survey of all permitted work on the site. This will be provided no later than 60 days after construction of the project is complete.

m. You shall install a minimum of three monitoring wells within the adjacent wetlands no later than 30 days after the completion of the project. Well installation and monitoring shall be in accordance with ERDC TN-WRAP-05-2. The wells should document that the site is inundated or the water table is less than or equal to 12 inches below the soil surface for at least 14 consecutive days during the growing season under normal precipitation conditions. WETS tables should be used to determine the beginning and end of the growing season along with the range of normal precipitation. Precipitation data should be from an on-site rain gauge or from a local weather station such as <http://weather.uga.edu/?content=calculator&variable=CC&site=WOODBINE>. If it is found that there are secondary drainage effects to the adjacent wetland, additional mitigation may be required.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project may affect, but is not likely to adversely affect the red-cockaded wood pecker (*Picoides borealis*); wood stork (*Mycteria americana*); and Eastern indigo snake (*Dymarchon corais couperi*); and will have no effect on any other listed species or listed critical habitat. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 77 FR for more information.

This verification is valid until the NWP is modified, reissued or revoked. All of the existing NWPs are scheduled to expire on March 18, 2022. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in making a decision on any future request.

- 5 -

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

A copy of this letter is being provided to the following party: Mr. Patrick Davies, Red Oak Environmental, Post Office Box, 7101, Tifton, Georgia 31793.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call me at 912-652-5048.

Sincerely,

Sarah F. Spatzer
Regulatory Specialist, Coastal Section

Enclosures

Attachment: Gross Road Tract NWP 24JUL19 (2784 : Approval Of: Wetland Mitigation Credits - Gross Road Tract)

Regulatory Branch

CERTIFICATION OF COMPLIANCE
WITH
DEPARTMENT OF THE ARMY
NATIONWIDE PERMIT 3(a)

PERMIT FILE NUMBER: SAS-2019-00066

PERMITTEE ADDRESS: Mr. Lee Spell, City of Kingsland, 107 South Lee Street
Kingsland, Georgia 31548.

LOCATION OF WORK: The project is located at the corner of U.S. 341 and Still Street,
in the city of Kingsland, Camden County, Georgia (Latitude 30.8042,
Longitude -81.6276).

PROJECT DESCRIPTION: Impacts to 2.47 acres of aquatic resources for repair and
maintenance of an existing ditch and canal to improve storm-water flow from adjacent
residential areas.

ACRES OF AQUATIC RESOURCES IMPACTED: 2.47 acres.

DATE WORK IN AQUATIC RESOURCES COMPLETED:_____.

COMPENSATORY MITIGATION REQUIRED: 6.16 Wetland Credits Offerman
Mitigation Bank.

DATE MITIGATION COMPLETED OR PURCHASED (include name of bank):

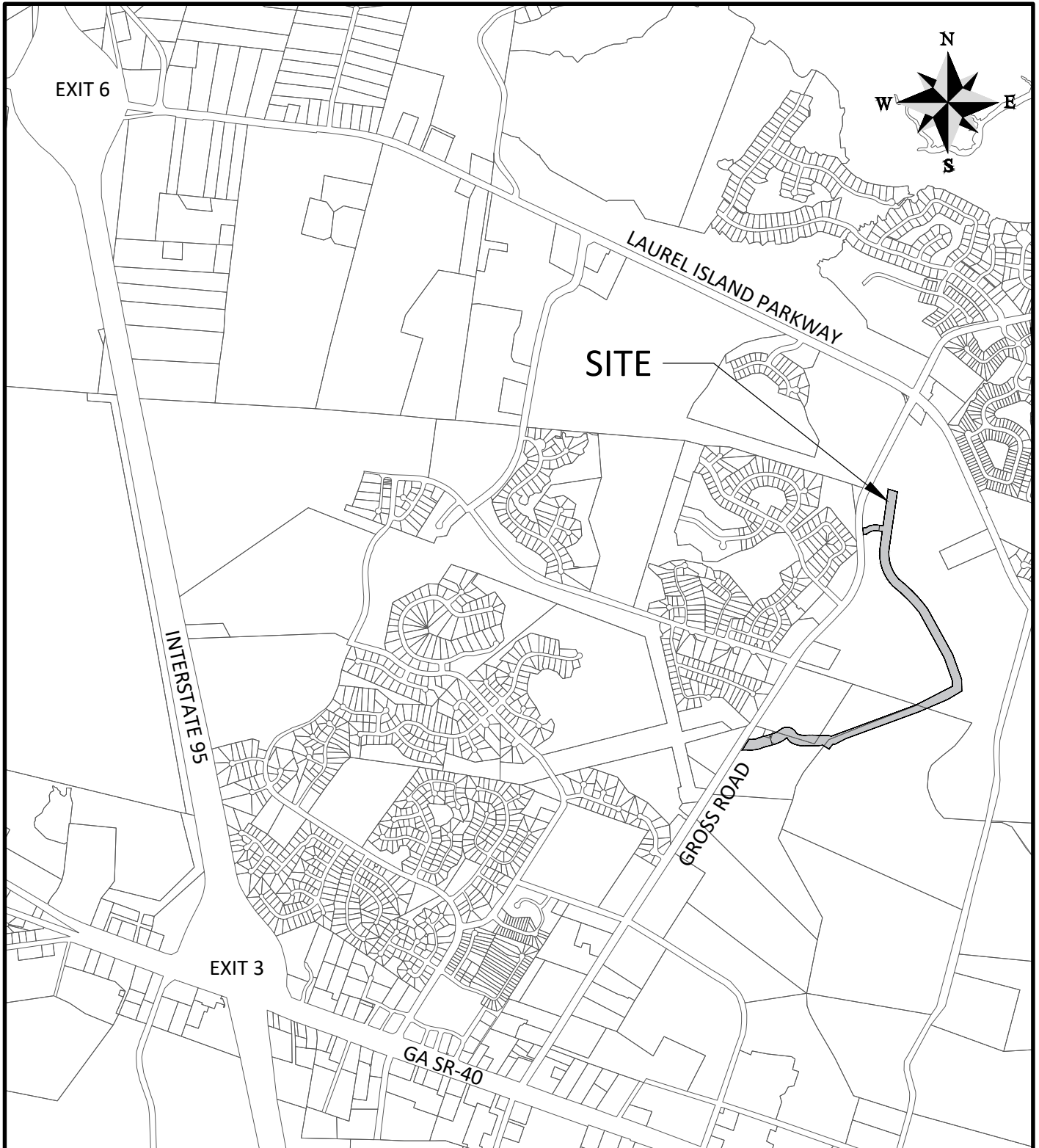
I understand that the permitted activity is subject to a U.S. Army Corps of Engineers'
Compliance Inspection. If I fail to comply with the permit conditions at Part C of the
Nationwide Permit Program, published in the January 6, 2017, Federal Register,
Vol. 82, No.4, Pages 1860-2008, it may be subject to suspension, modification or
revocation.

I hereby certify that the work authorized by the above referenced permit as well as any
required mitigation (if applicable) has been completed in accordance with the terms and
conditions of the said permit.

Signature of Permittee

Date

Attachment: Gross Road Tract NWP 24JUL19 (2784 : Approval Of: Wetland Mitigation Credits - Gross Road Tract)



GROSS ROAD ACOE MAINTENANCE PERMIT

VICINITY MAP

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 1.1

SCALE: 1" = 2000'

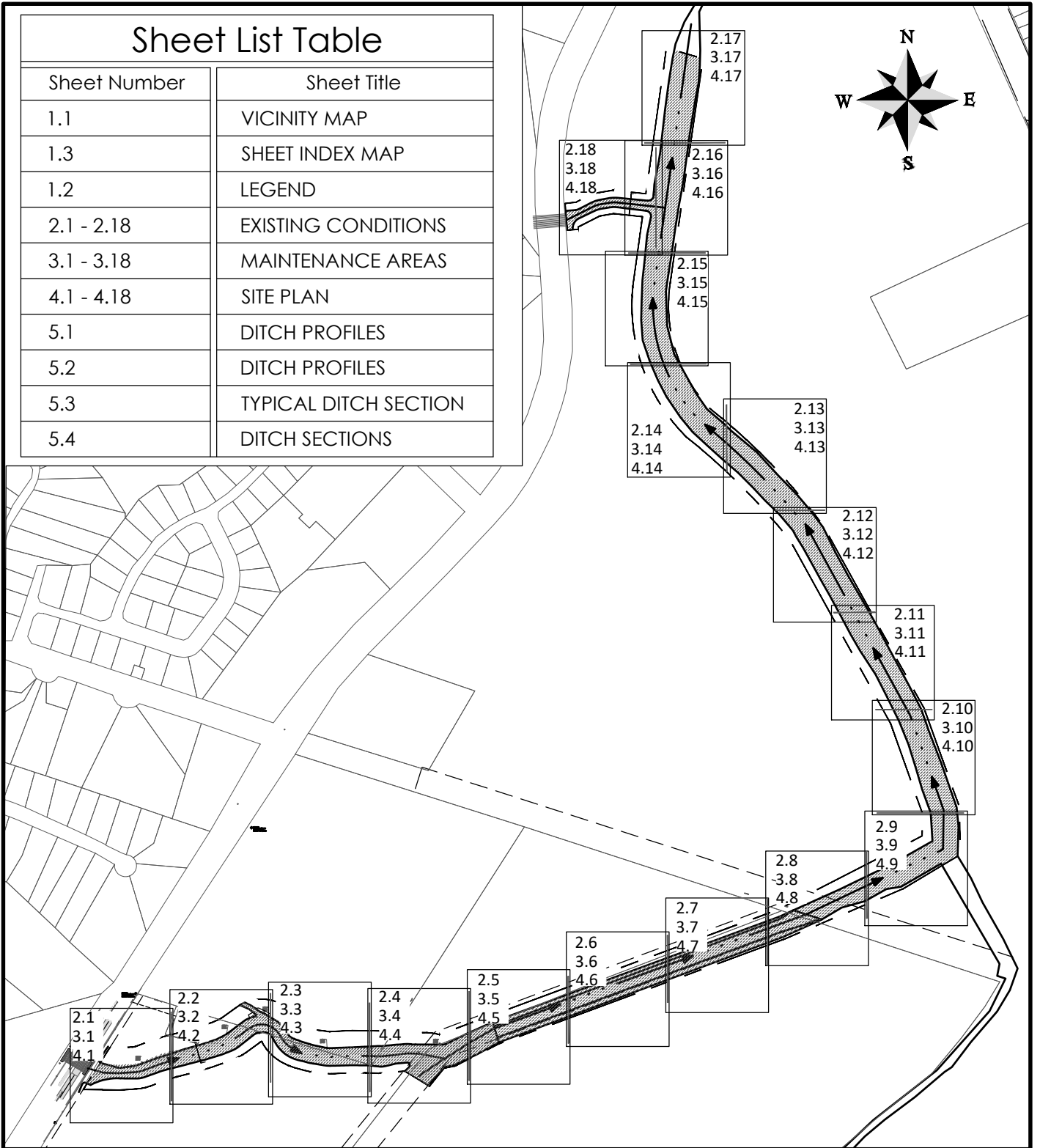


1503 Newcastle Street • Suite A
Brunswick, GA 31520 • 912.466.0536

www.thomasandhutton.com

Sheet List Table

Sheet Number	Sheet Title
1.1	VICINITY MAP
1.3	SHEET INDEX MAP
1.2	LEGEND
2.1 - 2.18	EXISTING CONDITIONS
3.1 - 3.18	MAINTENANCE AREAS
4.1 - 4.18	SITE PLAN
5.1	DITCH PROFILES
5.2	DITCH PROFILES
5.3	TYPICAL DITCH SECTION
5.4	DITCH SECTIONS



GROSS ROAD ACOE MAINTENANCE PERMIT

SHEET INDEX MAP

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 1.3

SCALE: 1" = 500'

**THOMAS
&
HUTTON**

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Brunswick, GA 31520 • 912.466.0536

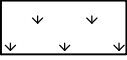
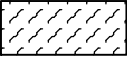
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LEGEND

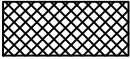
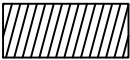


DITCH CENTER LINE

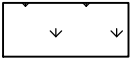
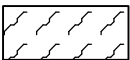
ACREAGE SUMMARY TABLE

TOTAL PROJECT ACREAGE	19.42 AC
 TOTAL FORESTED WETLAND AREA	3.14 AC.
 TOTAL DITCH WETLAND AREA	11.11 AC.
TOTAL UPLAND AREA	5.17 AC.

IMPACTS

 WETLAND FILL	0.42 AC.
 WETLAND EXCAVATION	0.67 AC.
 DITCH FILL	0.06 AC.
 DITCH EXCAVATION	1.32 AC.
 DITCH DEBRIS REMOVAL	9.71 AC.
TOTAL IMPACTS	12.18 AC.

AVOIDANCE

 AVOIDED WETLAND	2.05 AC.
 AVOIDED DITCH	0.02 AC.
TOTAL AVOIDANCE	2.07 AC.

GROSS ROAD ACOE MAINTENANCE PERMIT

LEGEND

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 1.2

JOB NUMBER: J-25565.0000

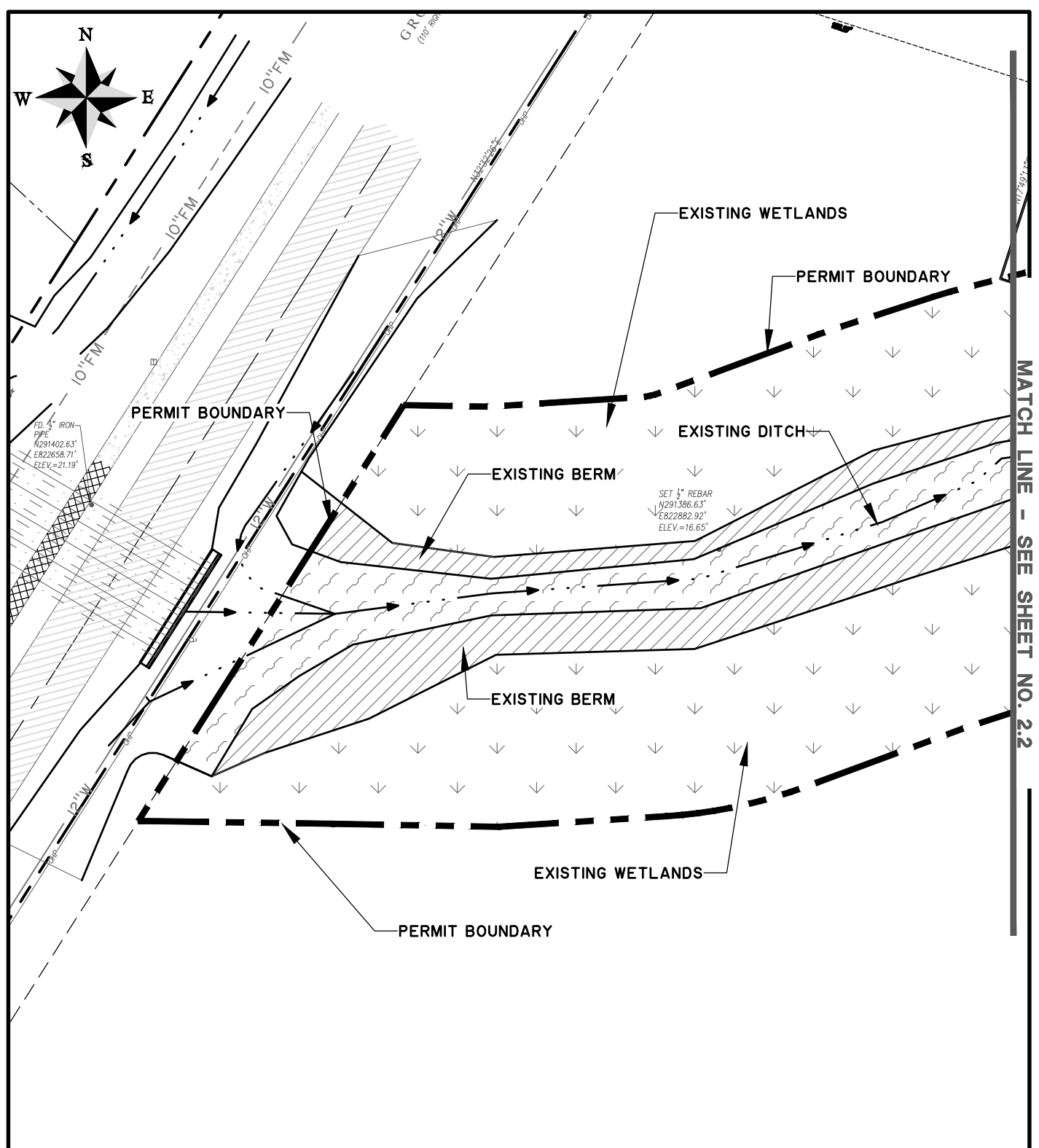
REVIEWED BY: WRC

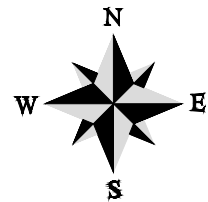
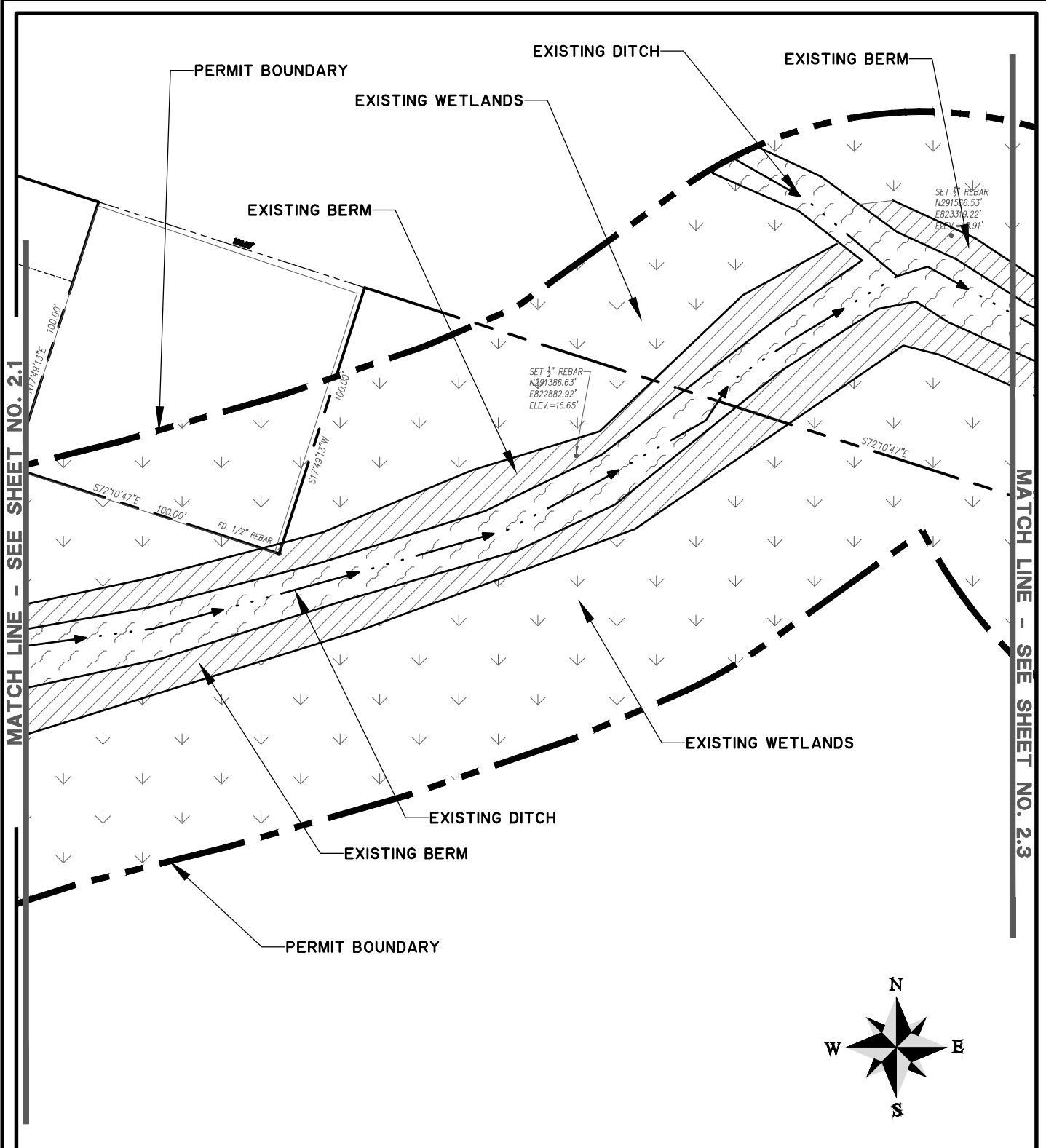
SCALE: N/A

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GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

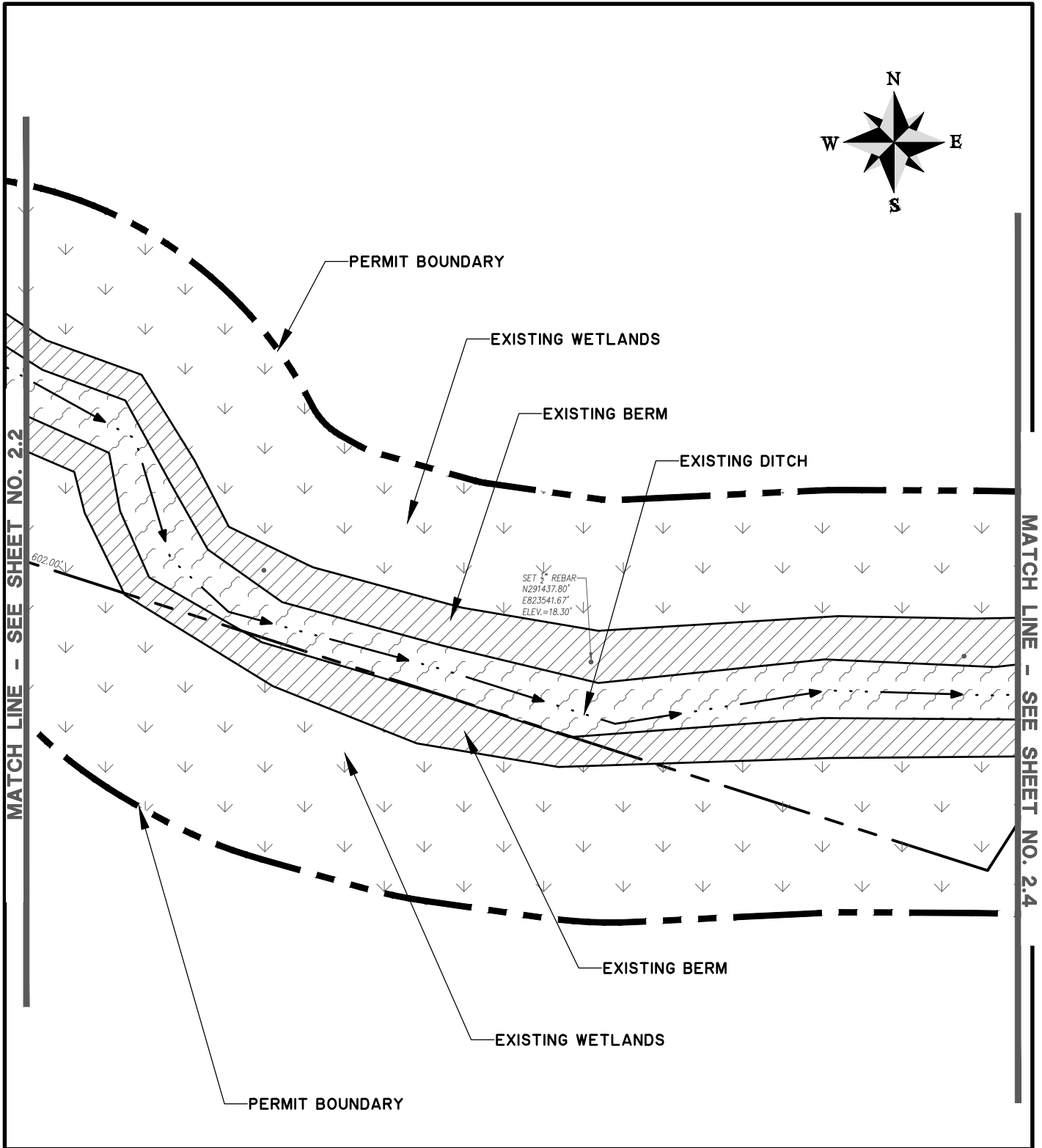
SHEET: 2.2

SCALE: 1" = 50'

**THOMAS
&
HUTTON**

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Brunswick, GA 31520 • 912.466.0536

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GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

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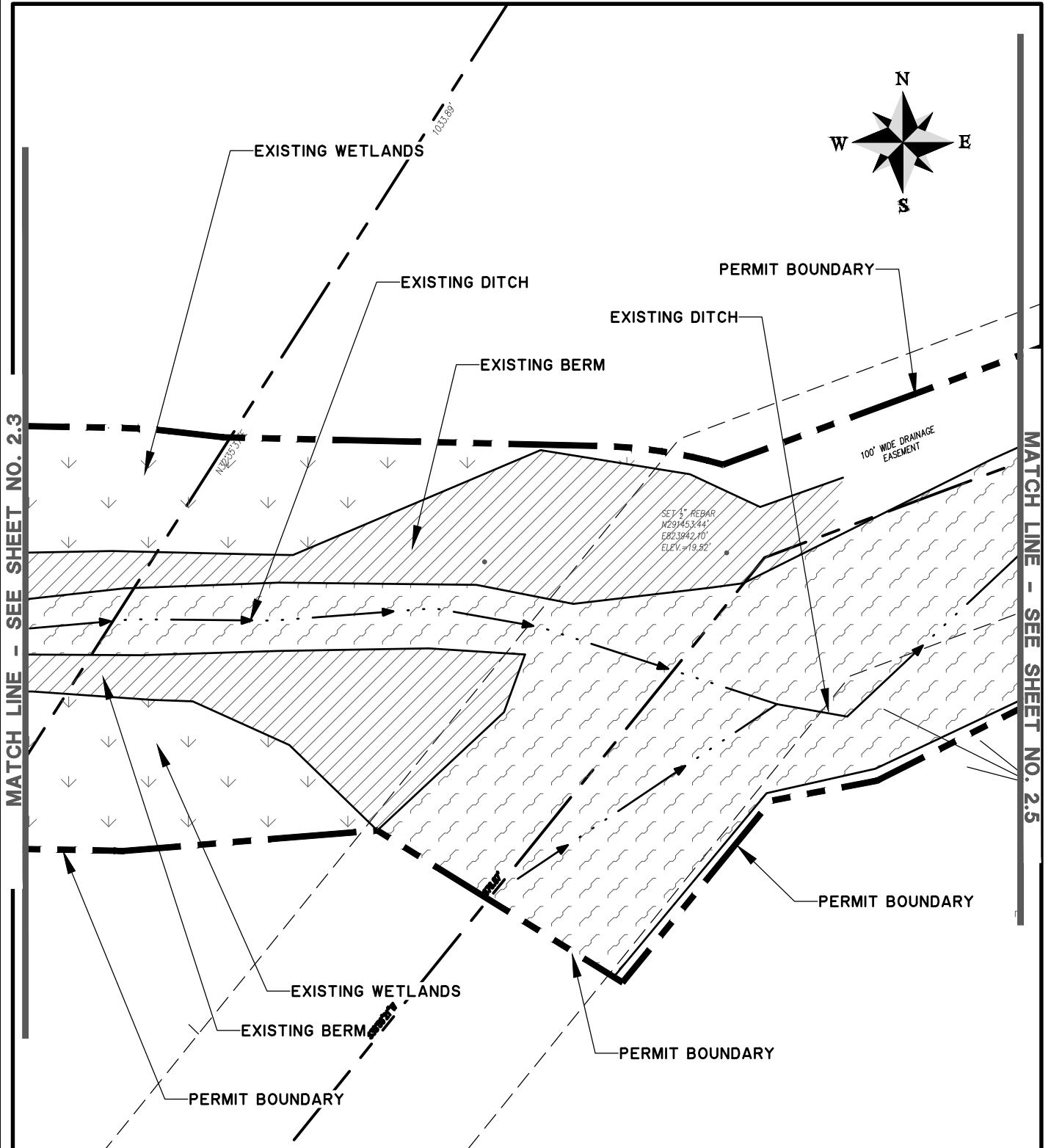
SHEET: 2.3

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

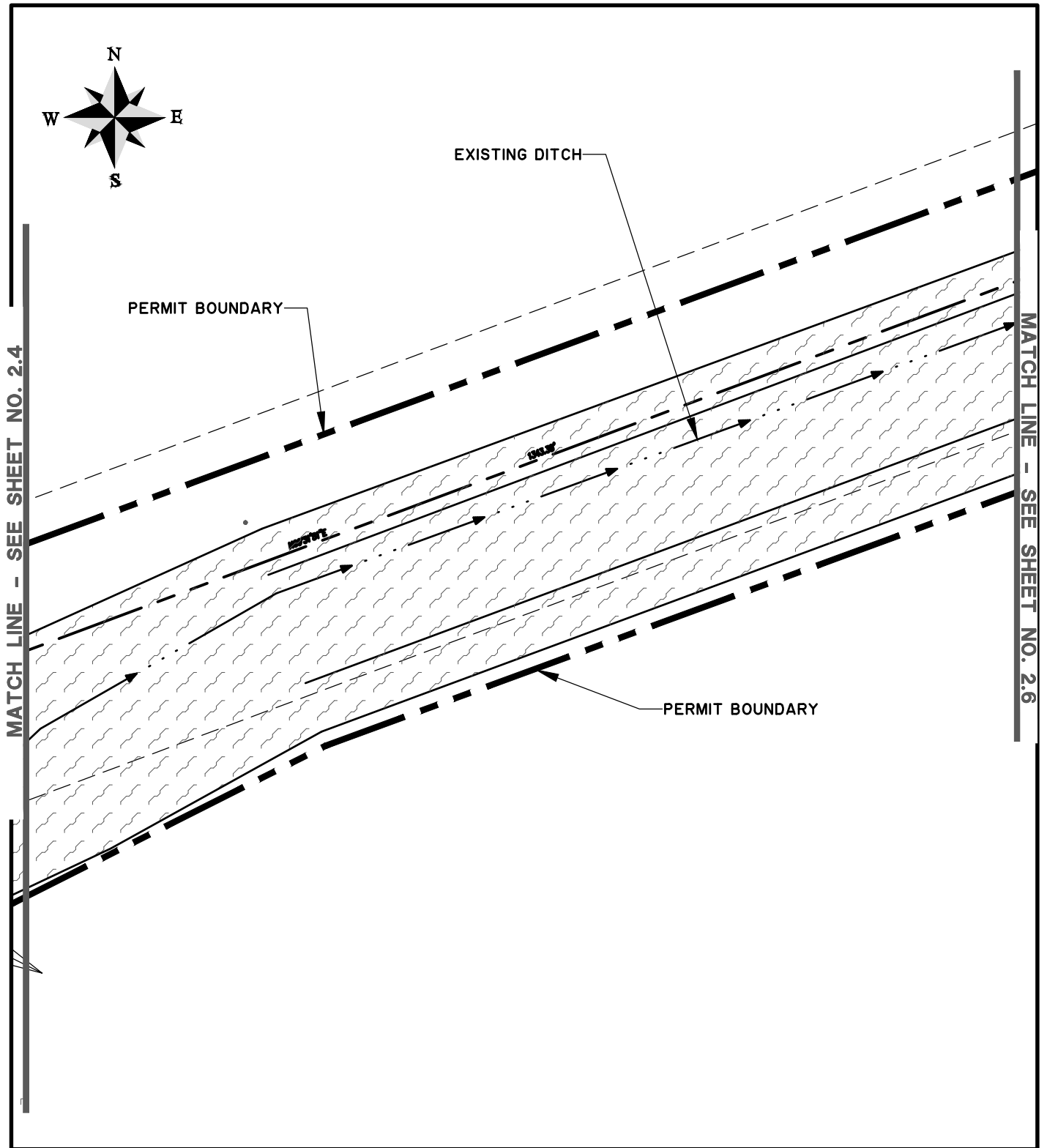
SHEET: 2.4

SCALE: 1" = 50'



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GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 2.5

SCALE: 1" = 50'

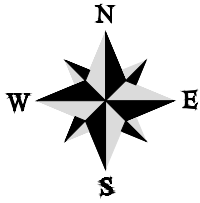
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MATCH LINE - SEE SHEET NO. 2.5

MATCH LINE - SEE SHEET NO. 2.7



EXISTING DITCH

PERMIT BOUNDARY

PERMIT BOUNDARY

GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 2.6

JOB NUMBER: J-25565.0000

REVIEWED BY: WRC

SCALE: 1" = 50'

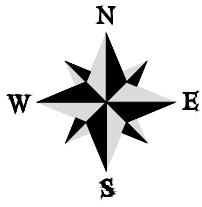


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MATCH LINE - SEE SHEET NO. 2.6

MATCH LINE - SEE SHEET NO. 2.8



PERMIT BOUNDARY

PERMIT BOUNDARY

GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 2.7

JOB NUMBER: J-25565.0000

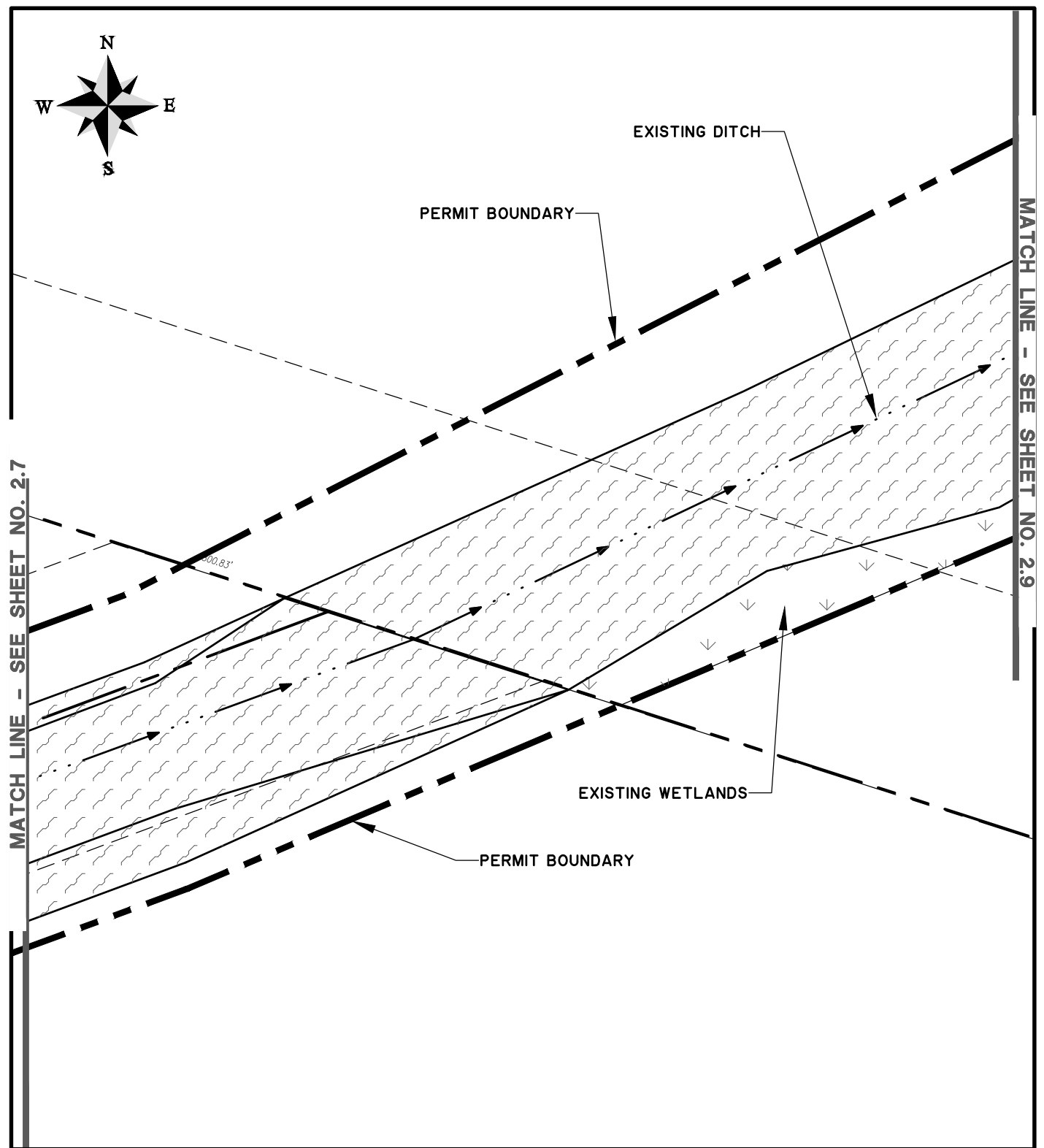
REVIEWED BY: WRC

SCALE: 1" = 50'



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GROSS ROAD ACOE MAINTENANCE PERMIT

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CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 2.8

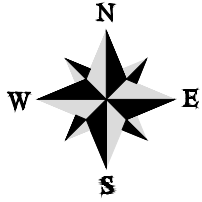
SCALE: 1" = 50'

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MATCH LINE - SEE SHEET NO. 2.10



PERMIT BOUNDARY

EXISTING DITCH

MATCH LINE - SEE SHEET NO. 2.8

PERMIT BOUNDARY

EXISTING WETLANDS

GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 2.9

JOB NUMBER: J-25565.0000

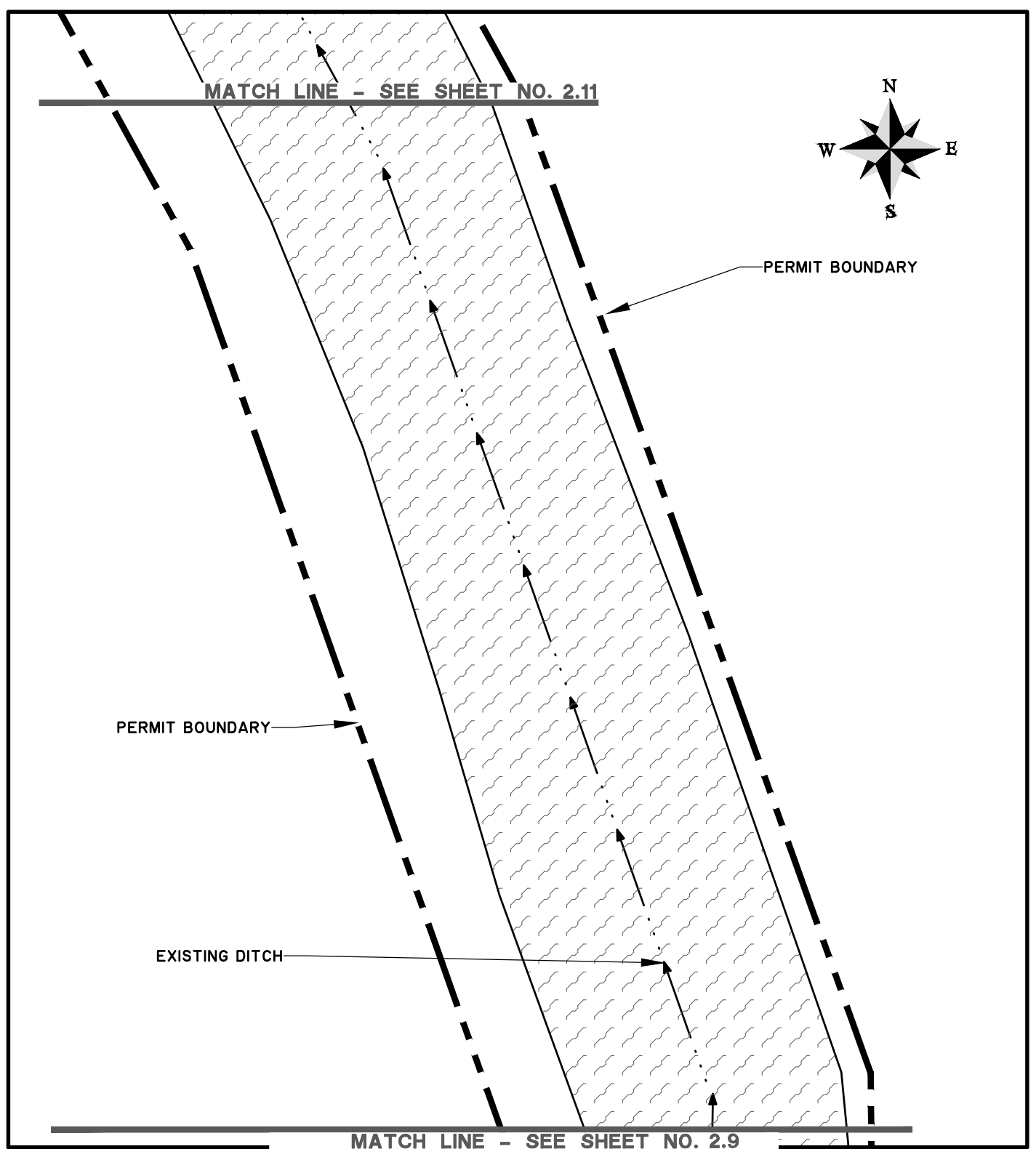
REVIEWED BY: WRC

SCALE: 1" = 50'



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GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

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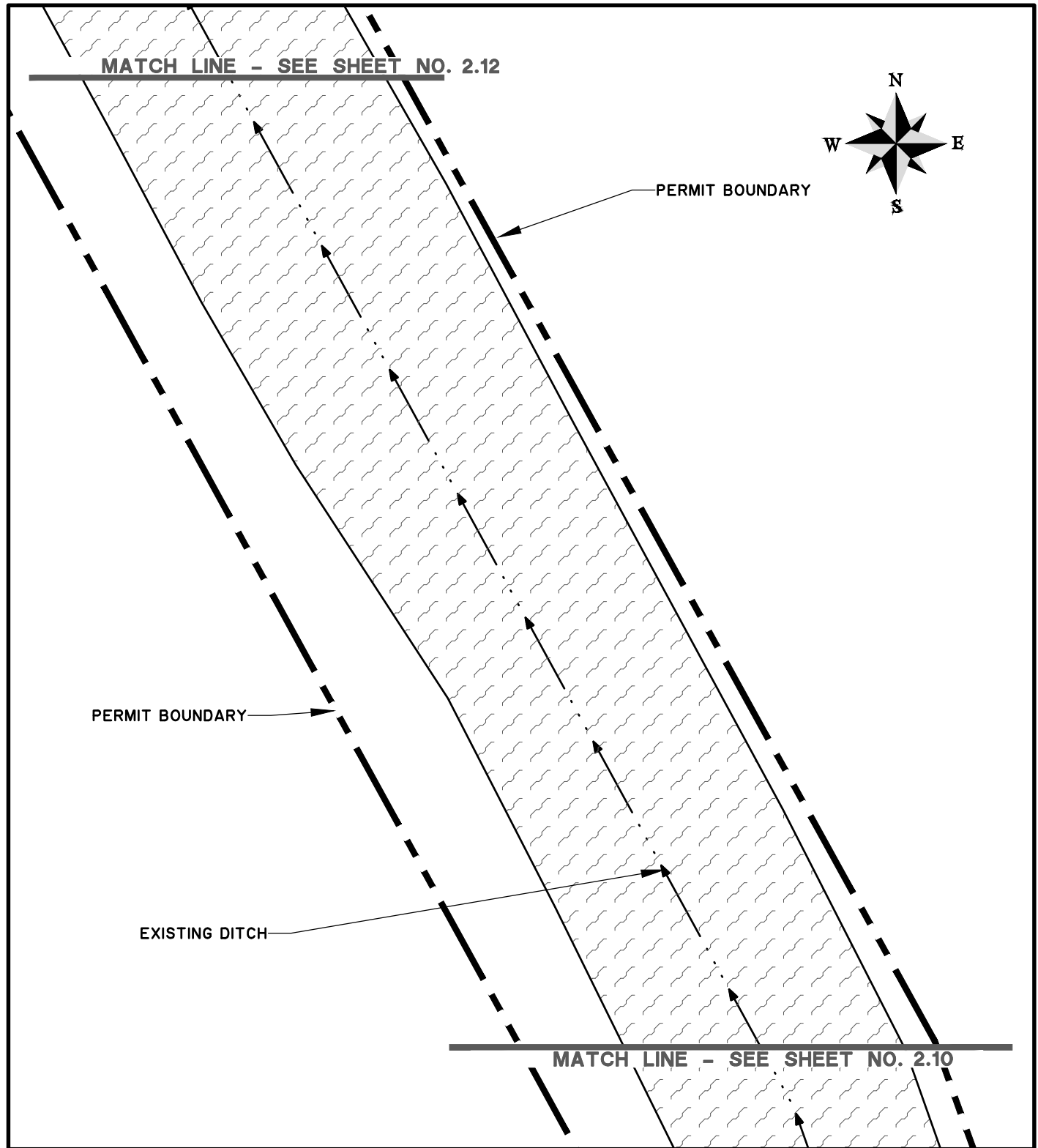
SHEET: 2.10

SCALE: 1" = 50'

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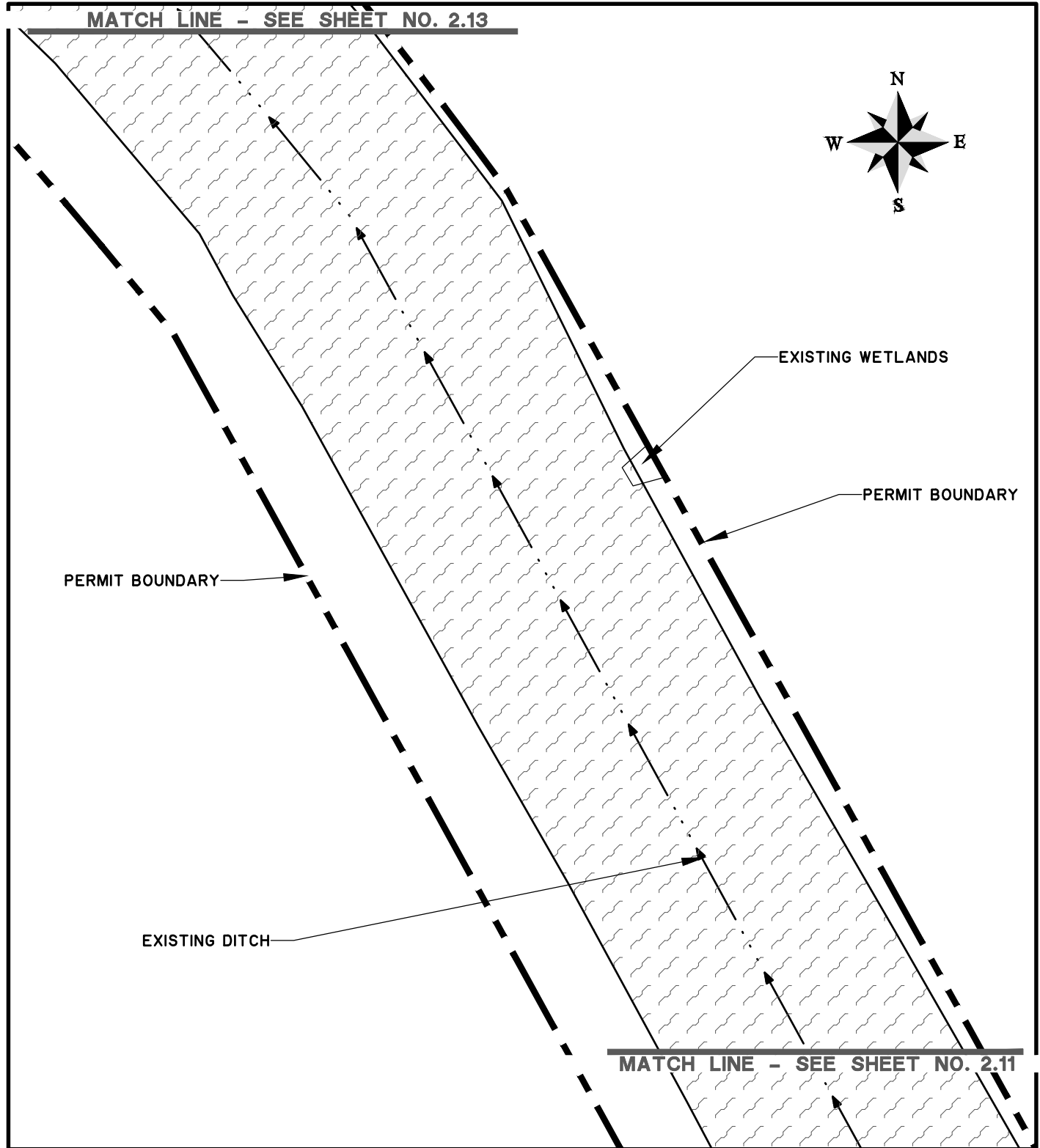
SHEET: 2.11

SCALE: 1" = 50'

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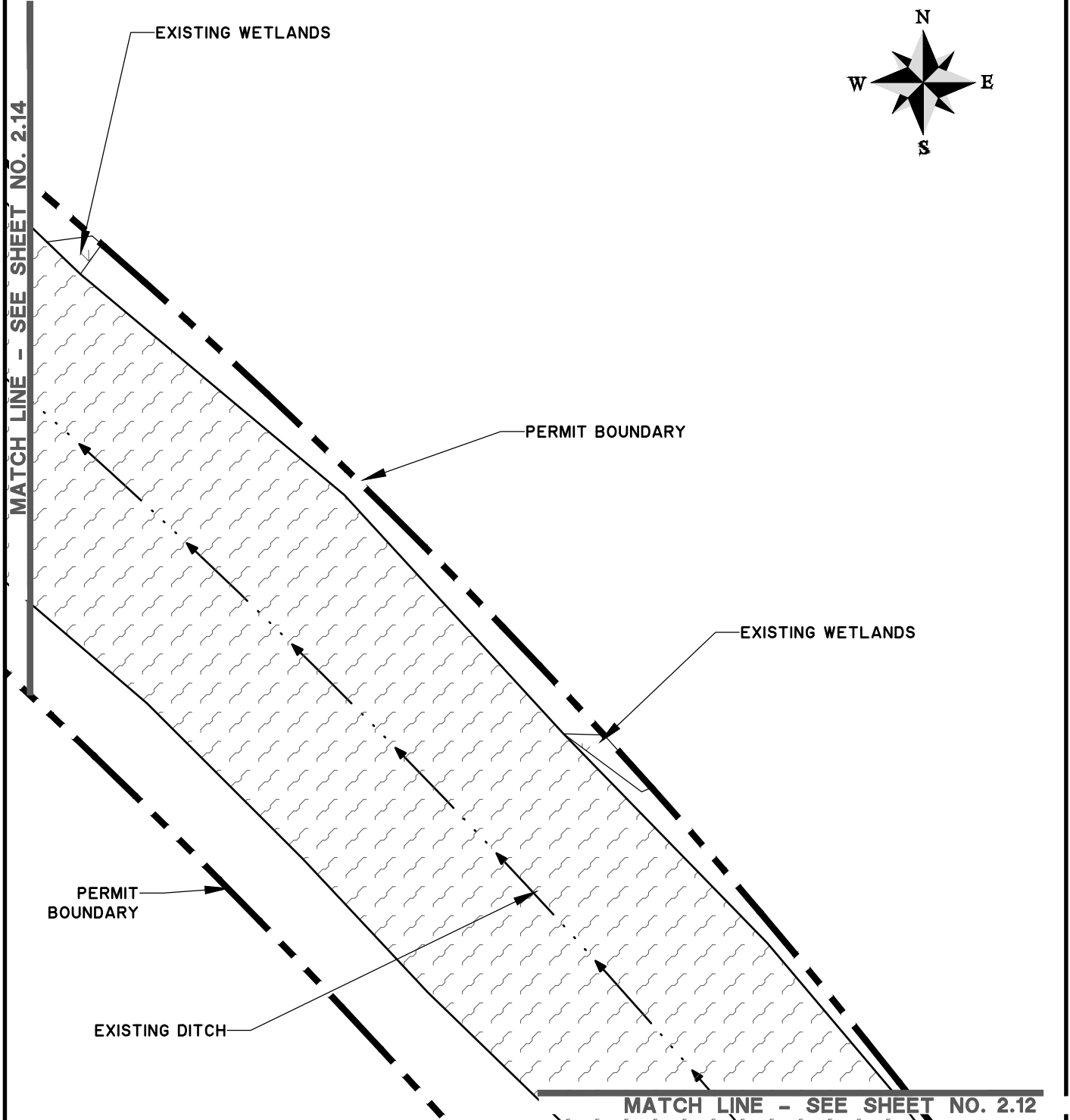
SHEET: 2.12

SCALE: 1" = 50'



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GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITONS

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CITY OF KINGSLAND

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DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

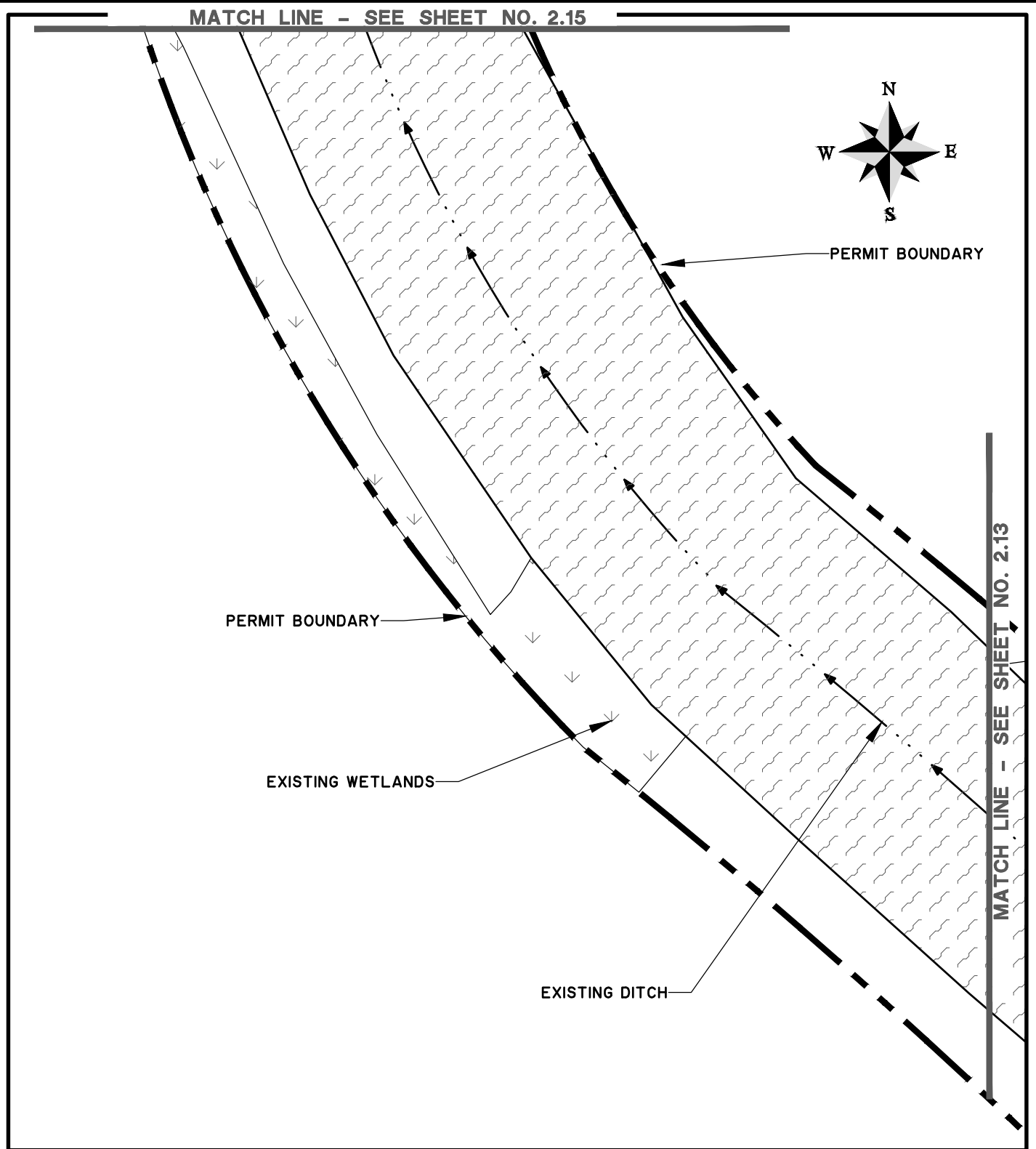
SHEET: 2.13

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 2.14

SCALE: 1" = 50'

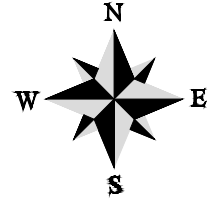
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MATCH LINE - SEE SHEET NO. 2.16

EXISTING WETLANDS



PERMIT BOUNDARY

PERMIT BOUNDARY

EXISTING DITCH

EXISTING WETLANDS

EXISTING WETLANDS

EXISTING WETLANDS

MATCH LINE - SEE SHEET NO. 2.14

GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 2.15

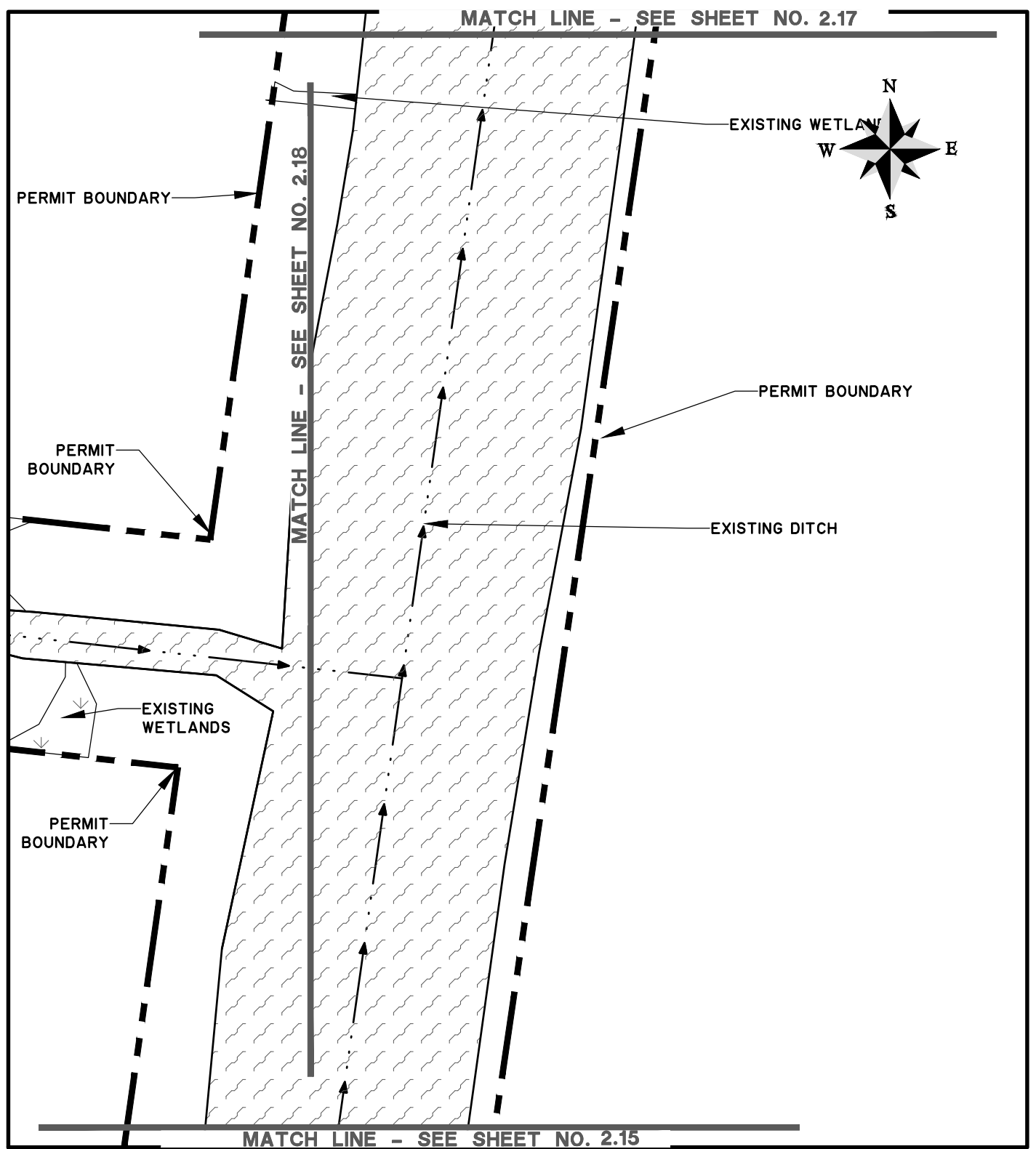
JOB NUMBER: J-25565.0000

REVIEWED BY: WRC

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

EXISTING CONDITIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

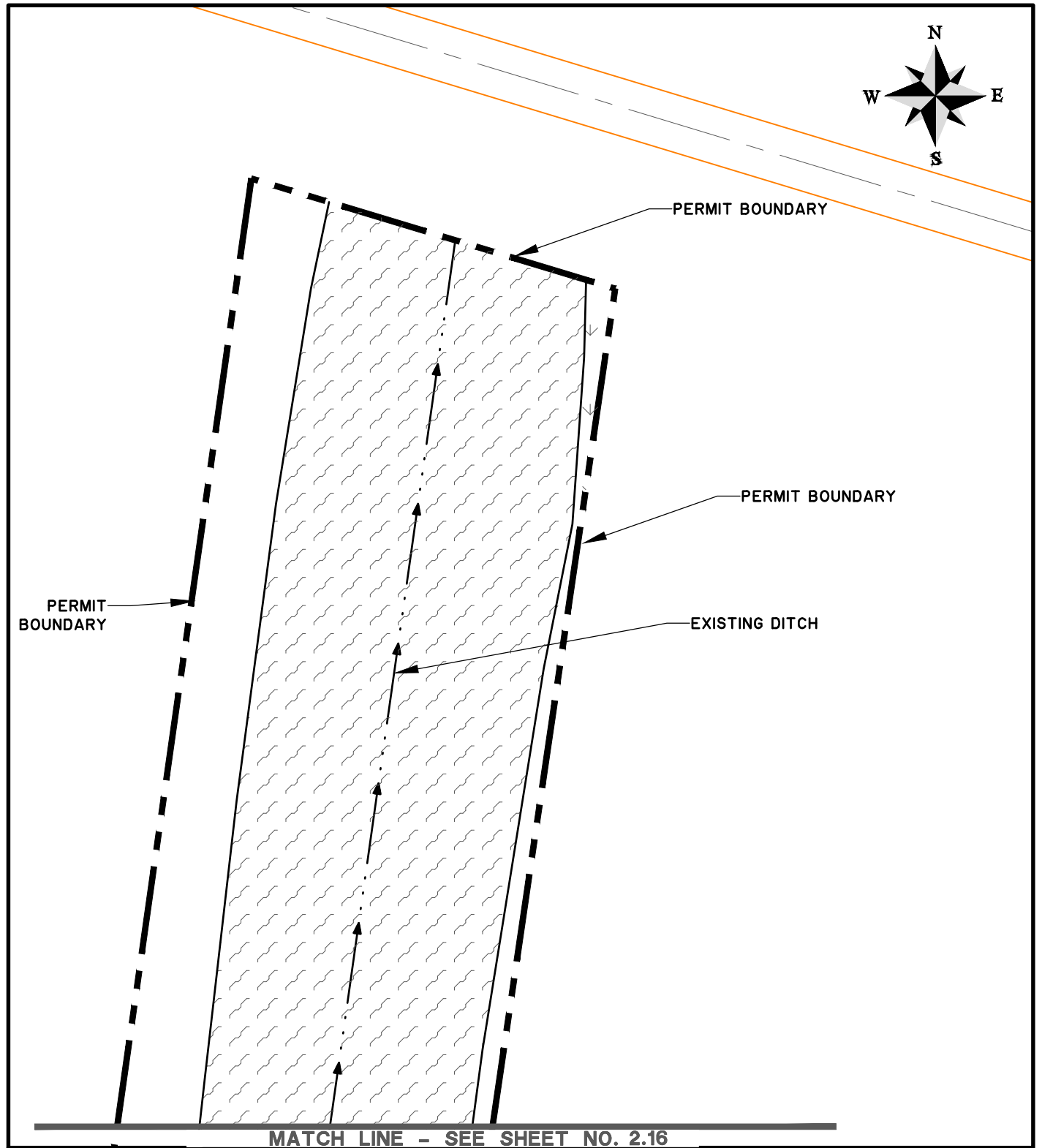
SHEET: 2.16

SCALE: 1" = 50'

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JOB NUMBER: J-25565.0000

DRAWN BY: RLM

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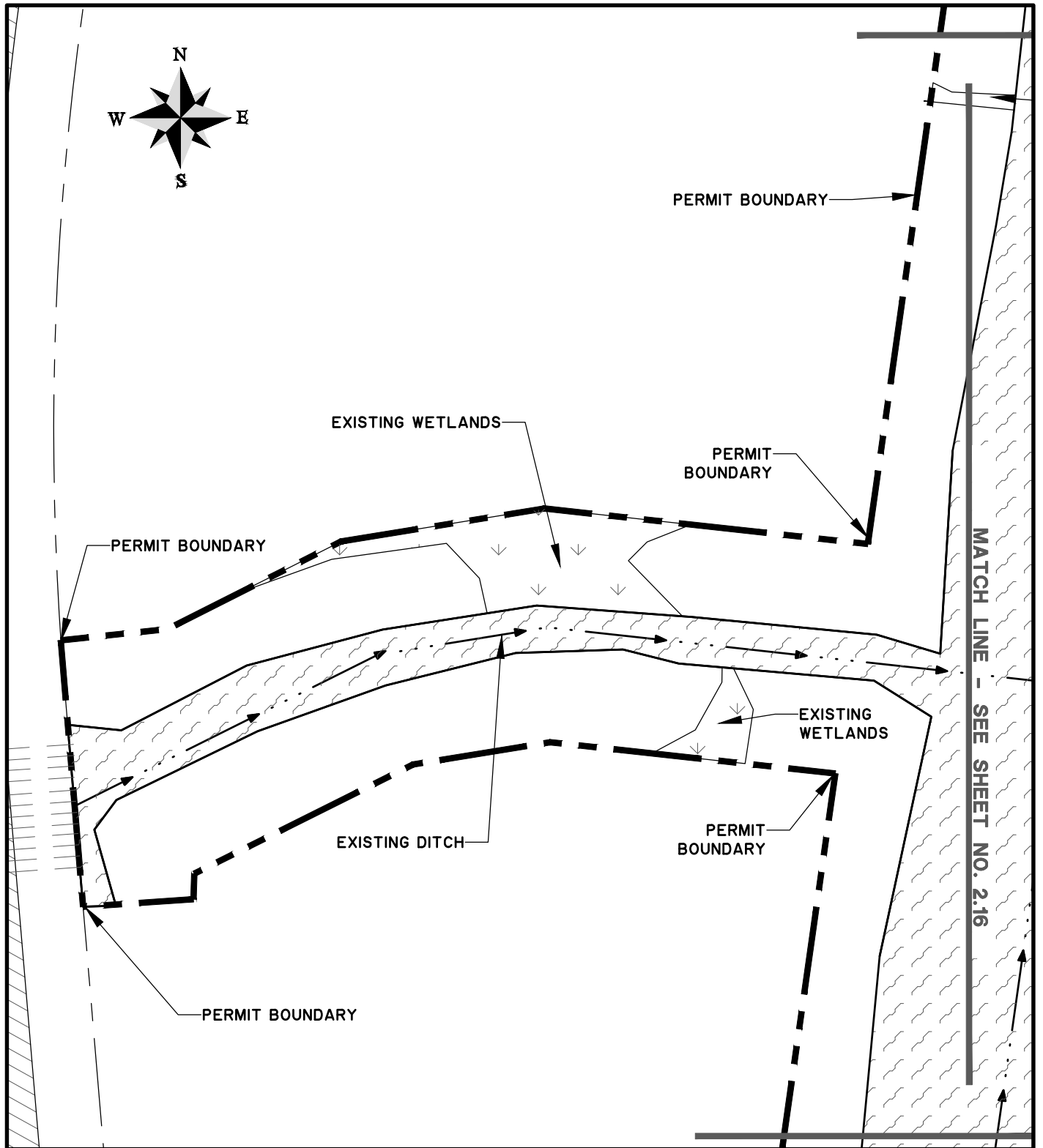
SHEET: 2.17

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

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LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 2.18

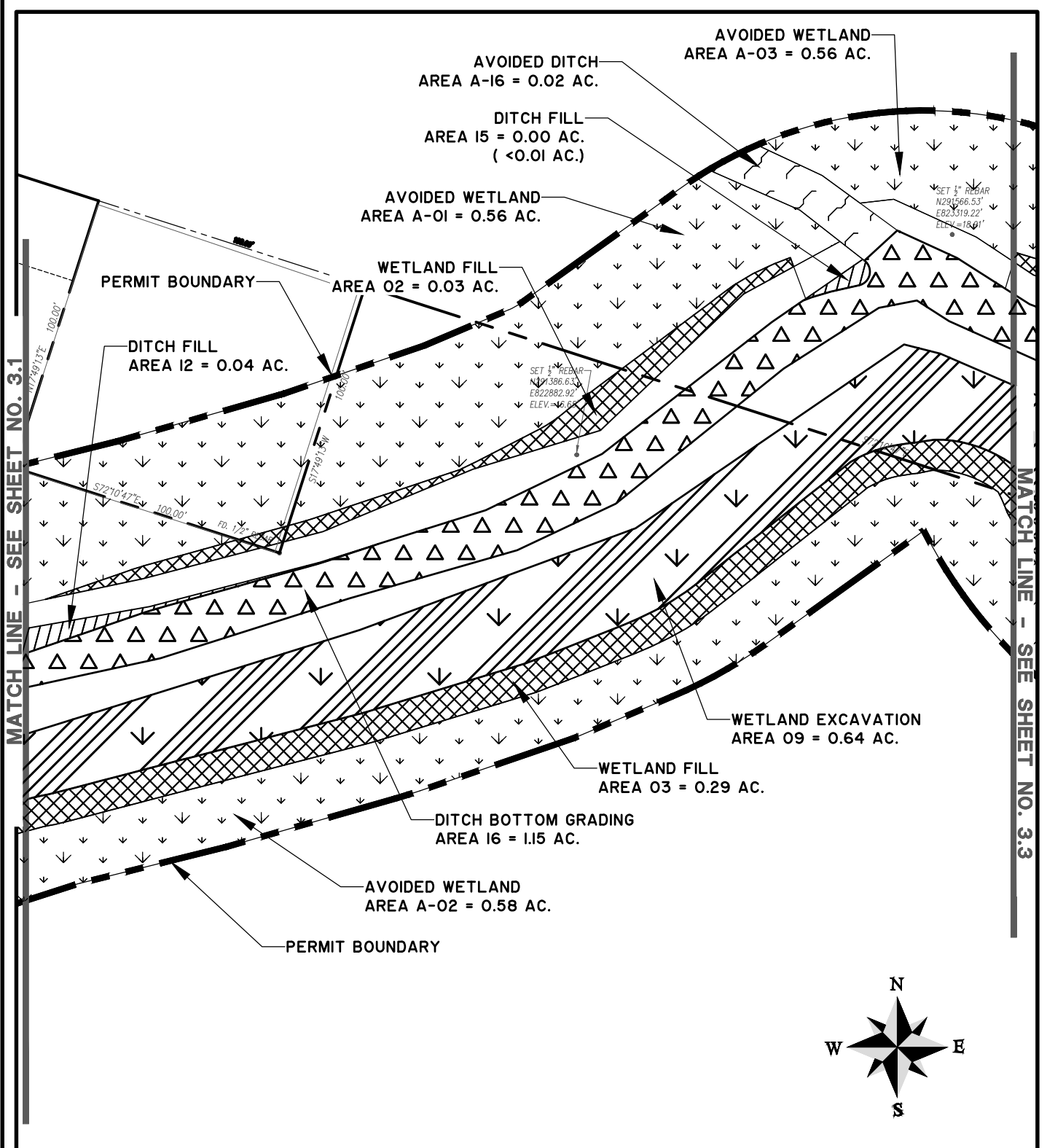
SCALE: 1" = 50'

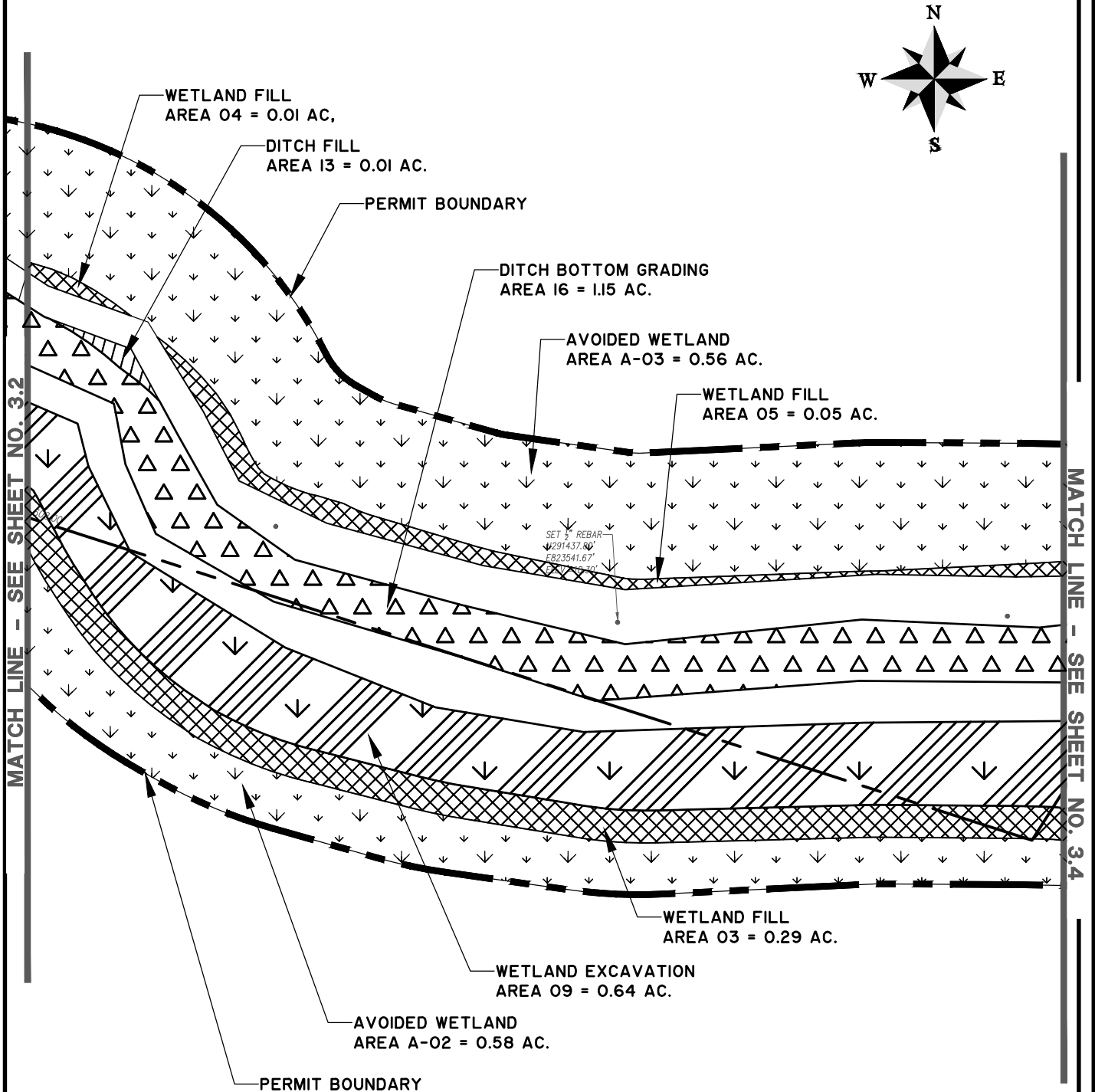
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GROSS ROAD ACOE MAINTENANCE PERMIT

MAINTENANCE AREAS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 3.3

SCALE: 1" = 50'

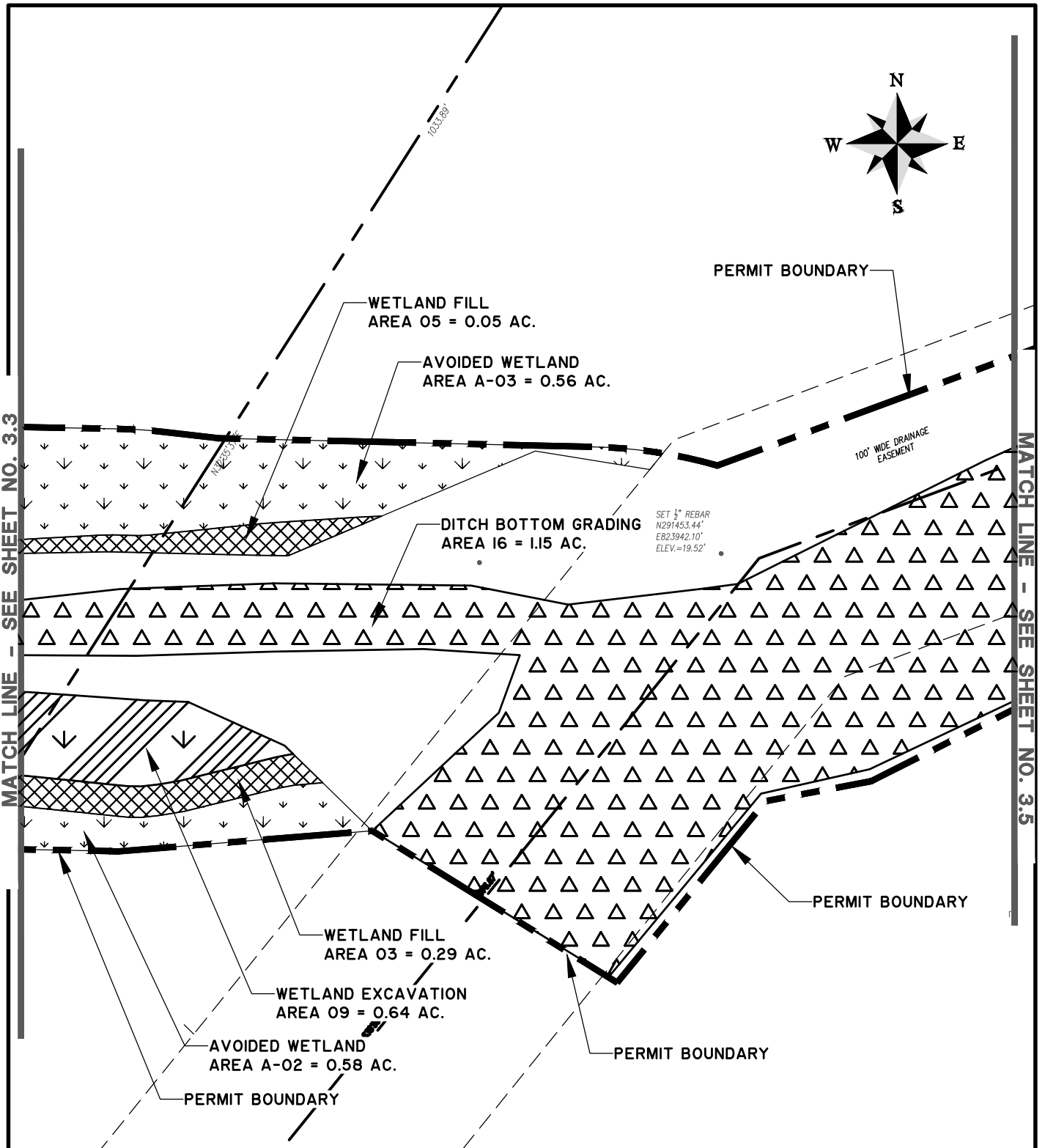


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MATCH LINE - SEE SHEET NO. 3.3

MATCH LINE - SEE SHEET NO. 3.5



GROSS ROAD ACOE MAINTENANCE PERMIT

MAINTENANCE AREAS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

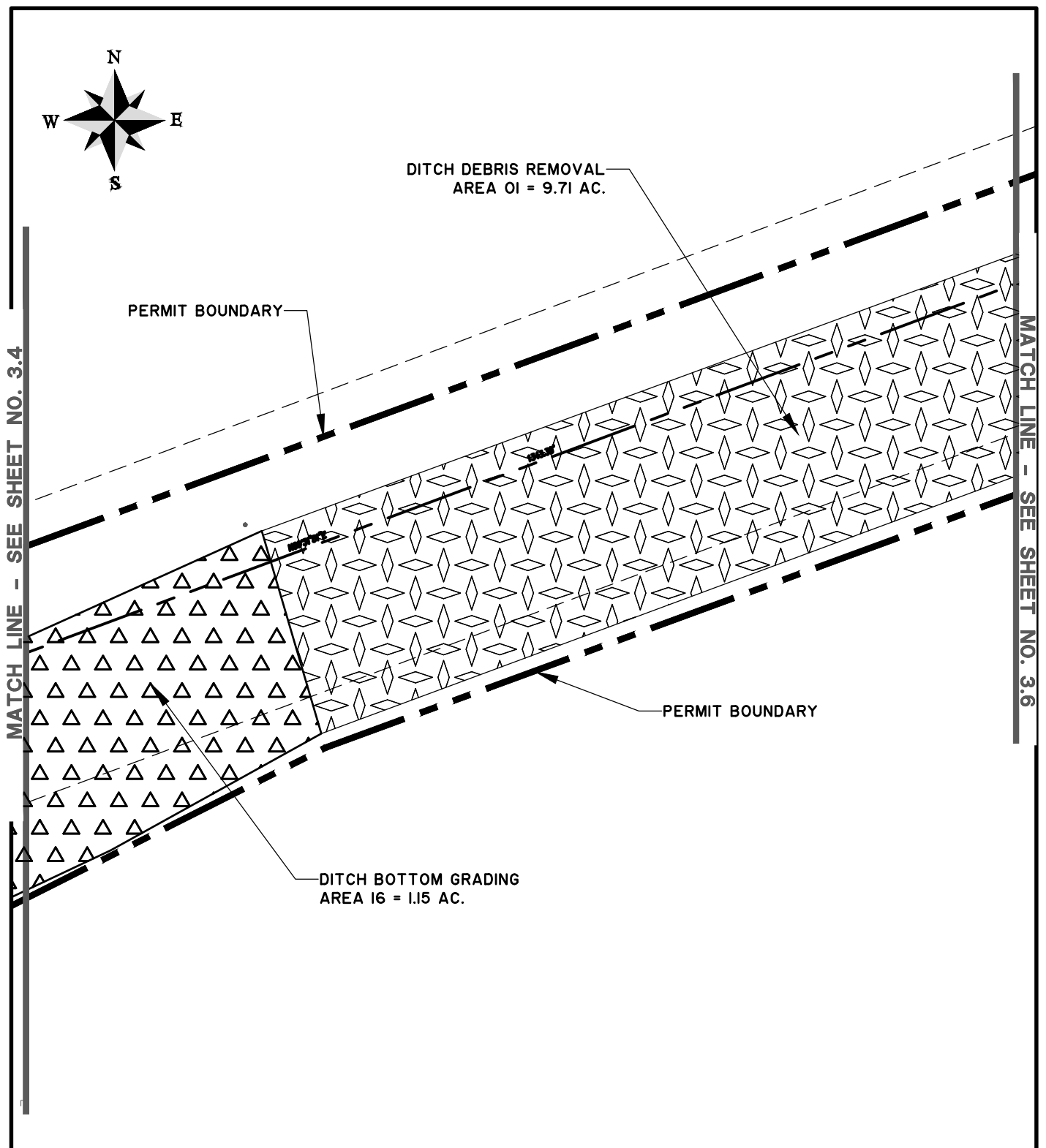
SHEET: 3.4

SCALE: 1" = 50'



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GROSS ROAD ACOE MAINTENANCE PERMIT

MAINTENANCE AREAS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 3.5

SCALE: 1" = 50'

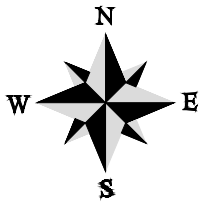
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MATCH LINE - SEE SHEET NO. 3.5

MATCH LINE - SEE SHEET NO. 3.7



DITCH DEBRIS REMOVAL
AREA 01 = 9.71 AC.

PERMIT BOUNDARY

PERMIT BOUNDARY

GROSS ROAD ACOE MAINTENANCE PERMIT

MAINTENANCE AREAS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

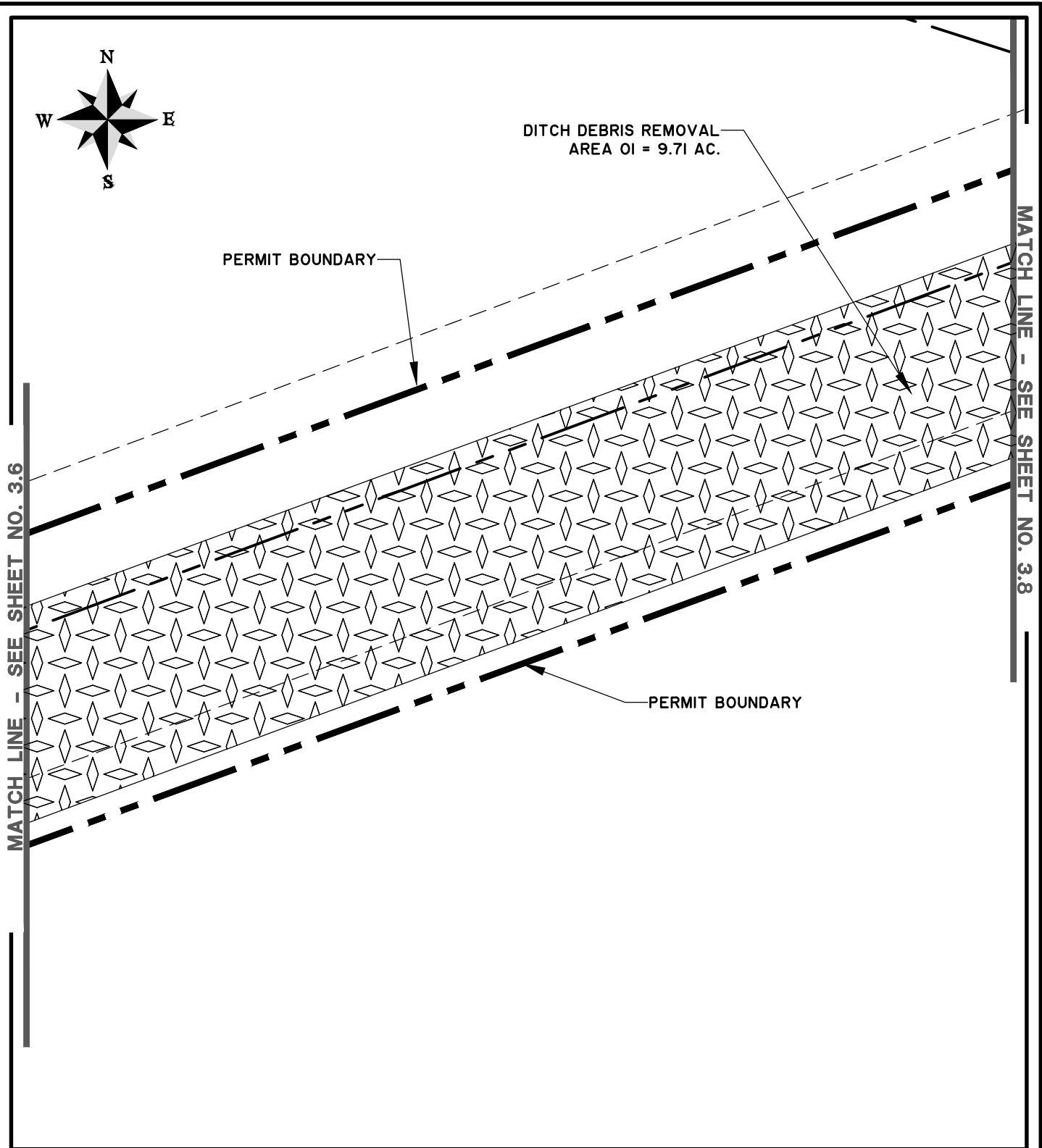
SHEET: 3.6

SCALE: 1" = 50'



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GROSS ROAD ACOE MAINTENANCE PERMIT

MAINTENANCE AREAS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 3.7

SCALE: 1" = 50'

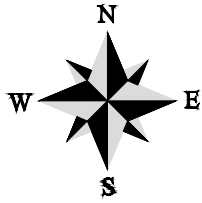
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MATCH LINE - SEE SHEET NO. 3.7

MATCH LINE - SEE SHEET NO. 3.9



DITCH DEBRIS REMOVAL
AREA OI = 9.71 AC.

PERMIT BOUNDARY

AVOIDED WETLAND
AREA A-06 = 0.15 AC.

PERMIT BOUNDARY

GROSS ROAD ACOE MAINTENANCE PERMIT

MAINTENANCE AREAS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 3.8

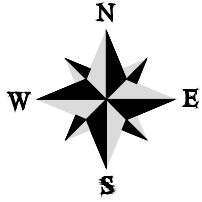
SCALE: 1" = 50'



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MATCH LINE - SEE SHEET NO. 3.10



PERMIT BOUNDARY

DITCH DEBRIS REMOVAL
AREA OI = 9.71 AC.

MATCH LINE - SEE SHEET NO. 3.8

PERMIT BOUNDARY

AVOIDED WETLAND
AREA A-06 = 0.15 AC.

GROSS ROAD ACOE MAINTENANCE PERMIT

MAINTENANCE AREAS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 3.9

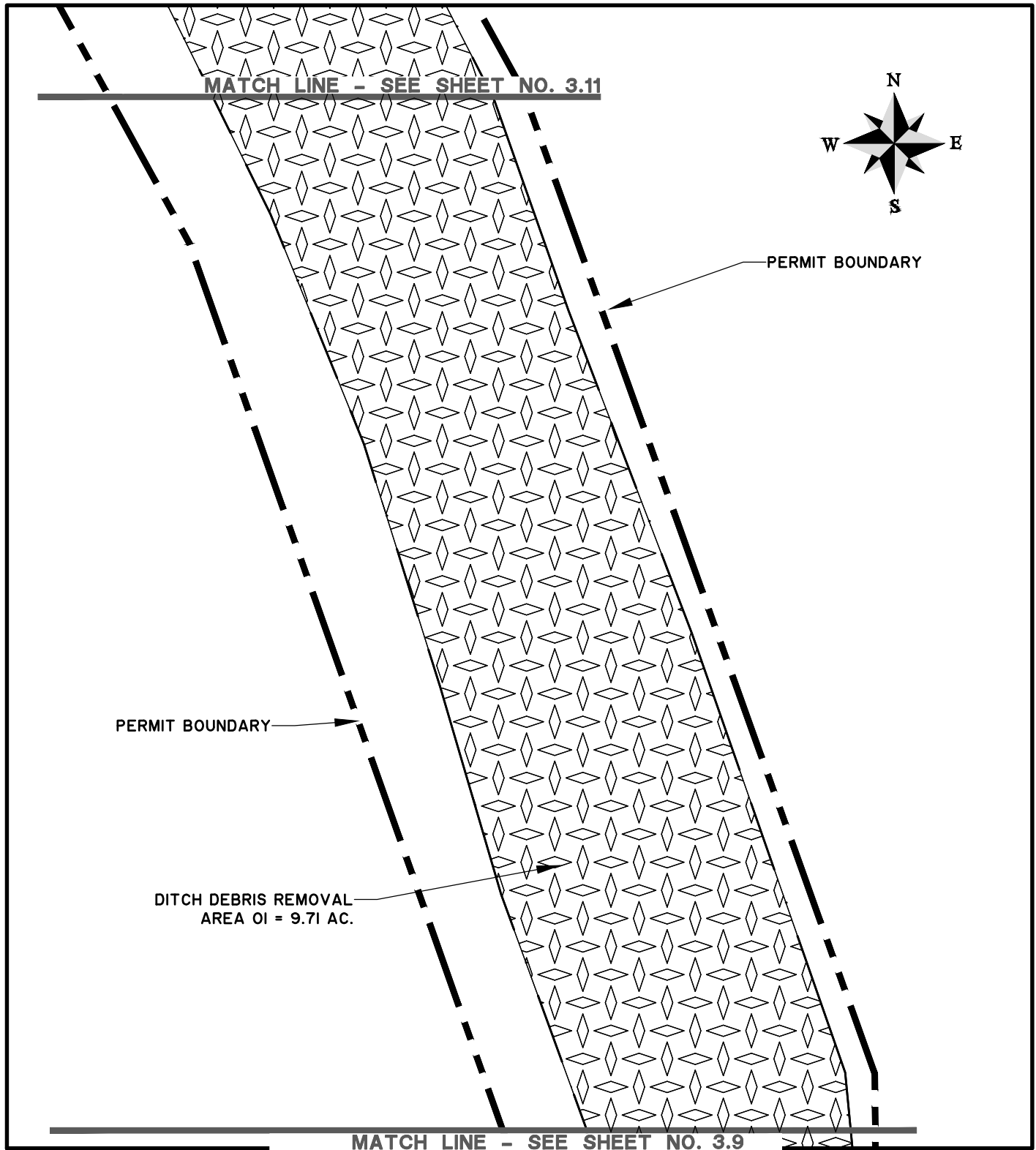
JOB NUMBER: J-25565.0000

REVIEWED BY: WRC

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

MAINTENANCE AREAS

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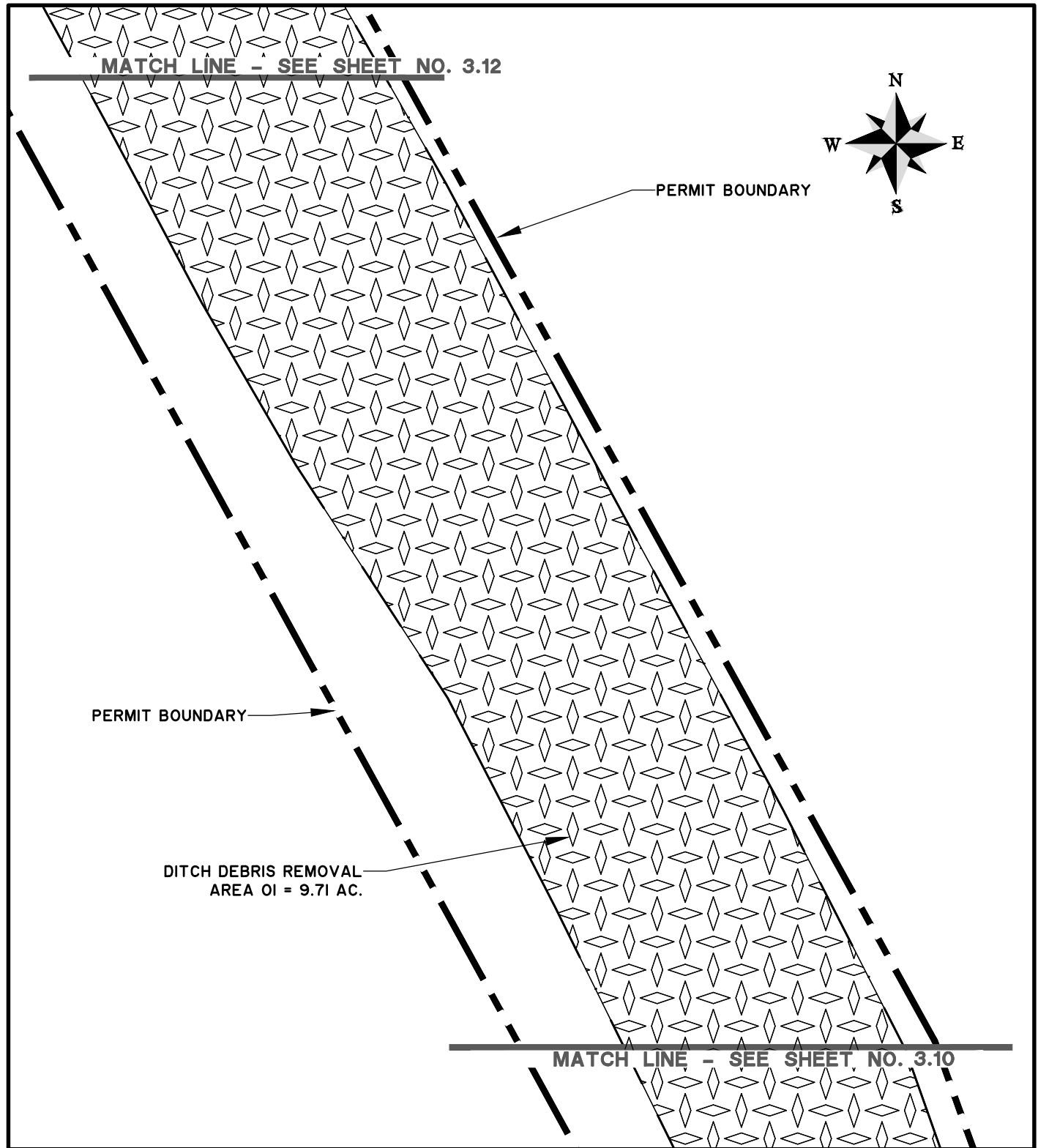
SHEET: 3.10

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

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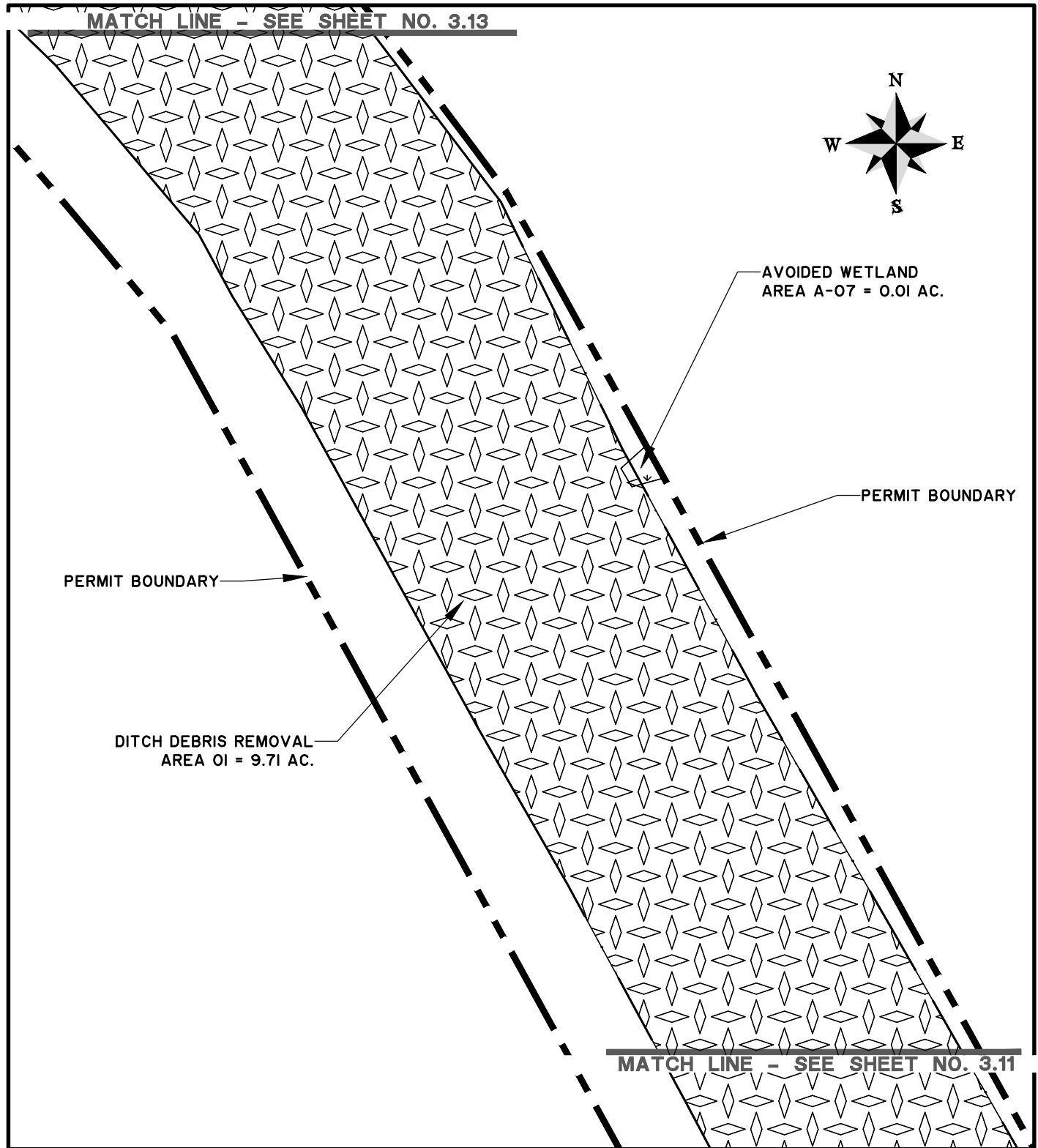
SHEET: 3.11

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

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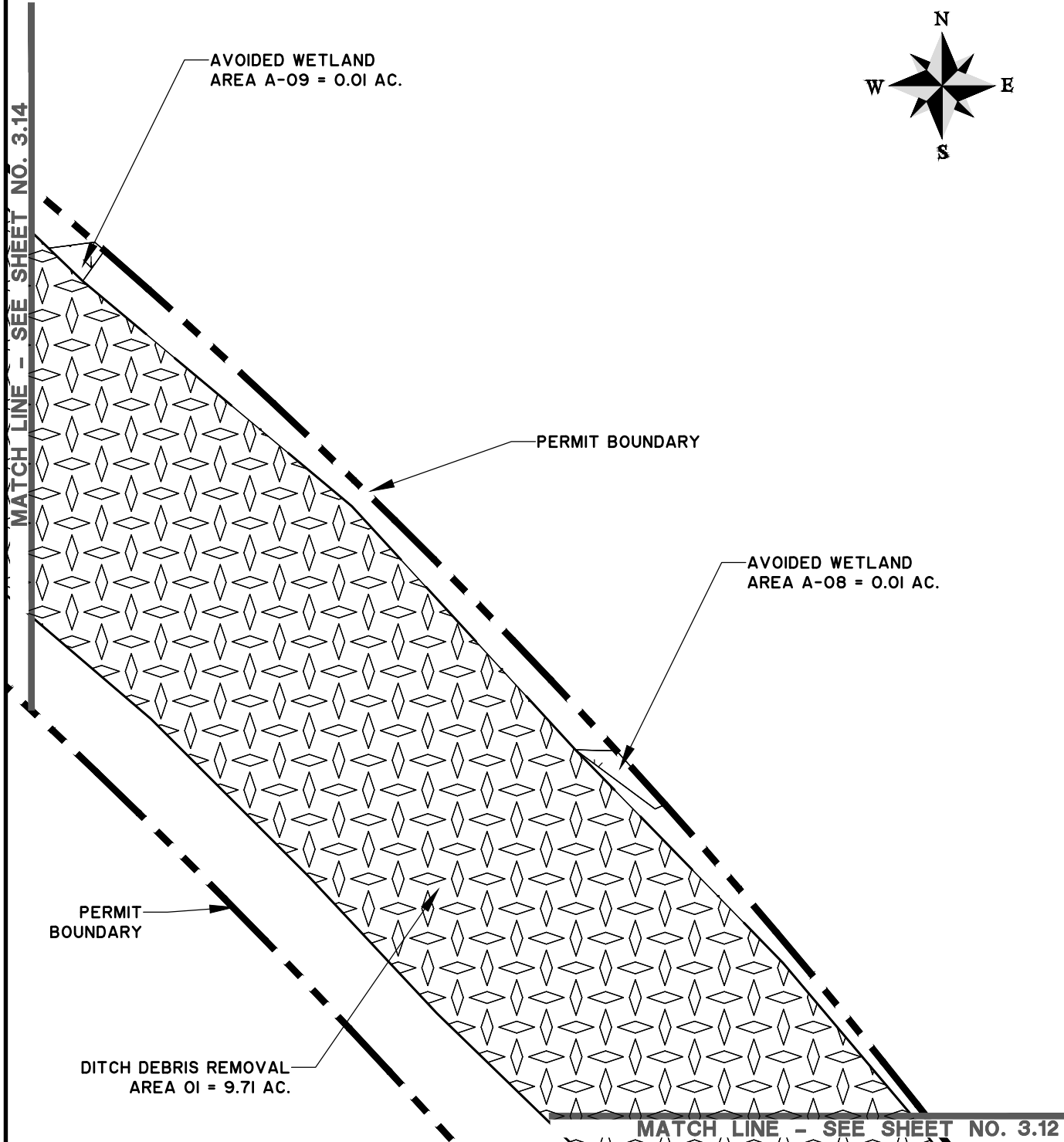
SHEET: 3.12

SCALE: 1" = 50'

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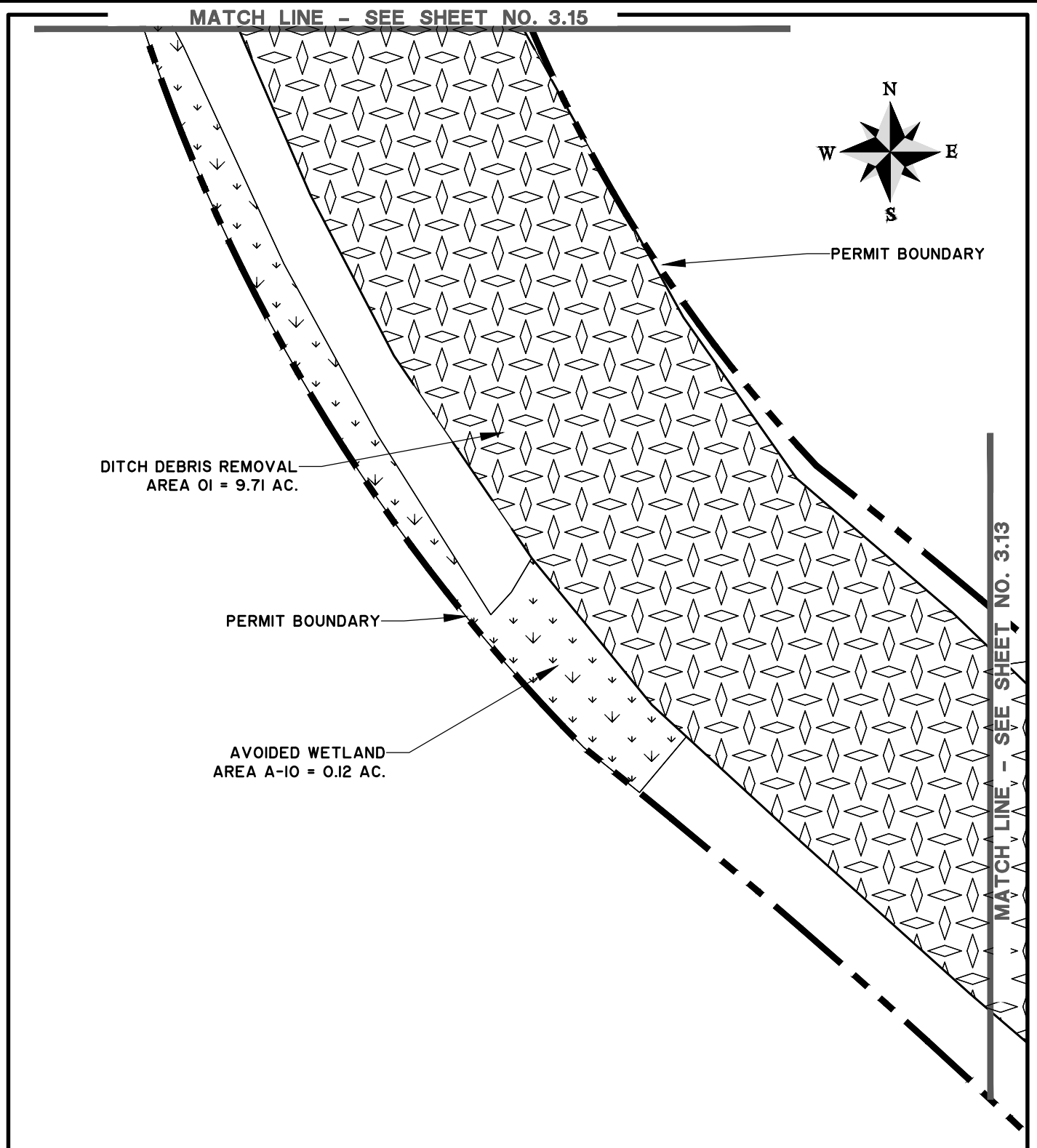
MAINTENANCE AREAS

CITY OF KINGSLAND

SCALE: 1" = 50'



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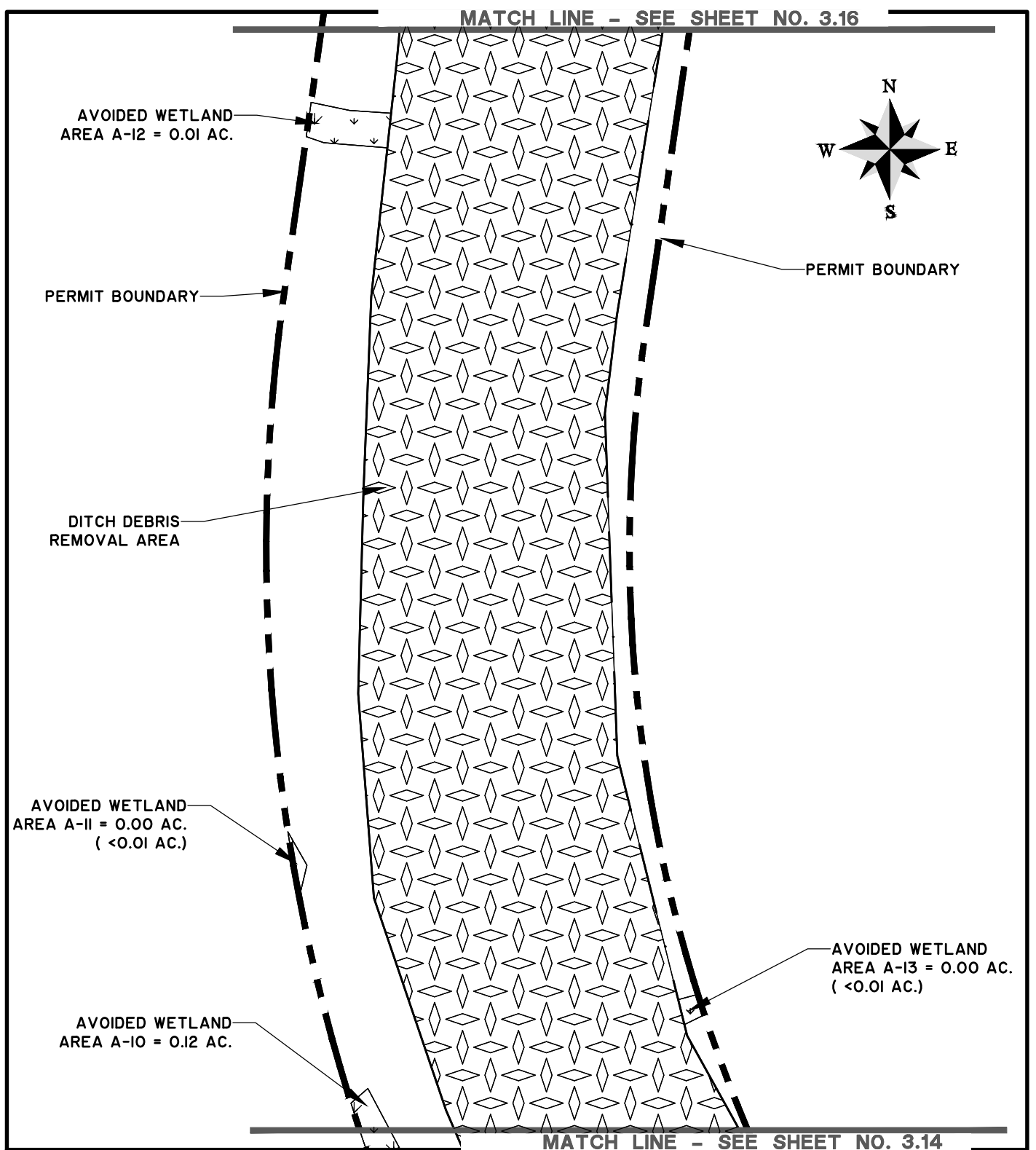
SHEET: 3.14

SCALE: 1" = 50'

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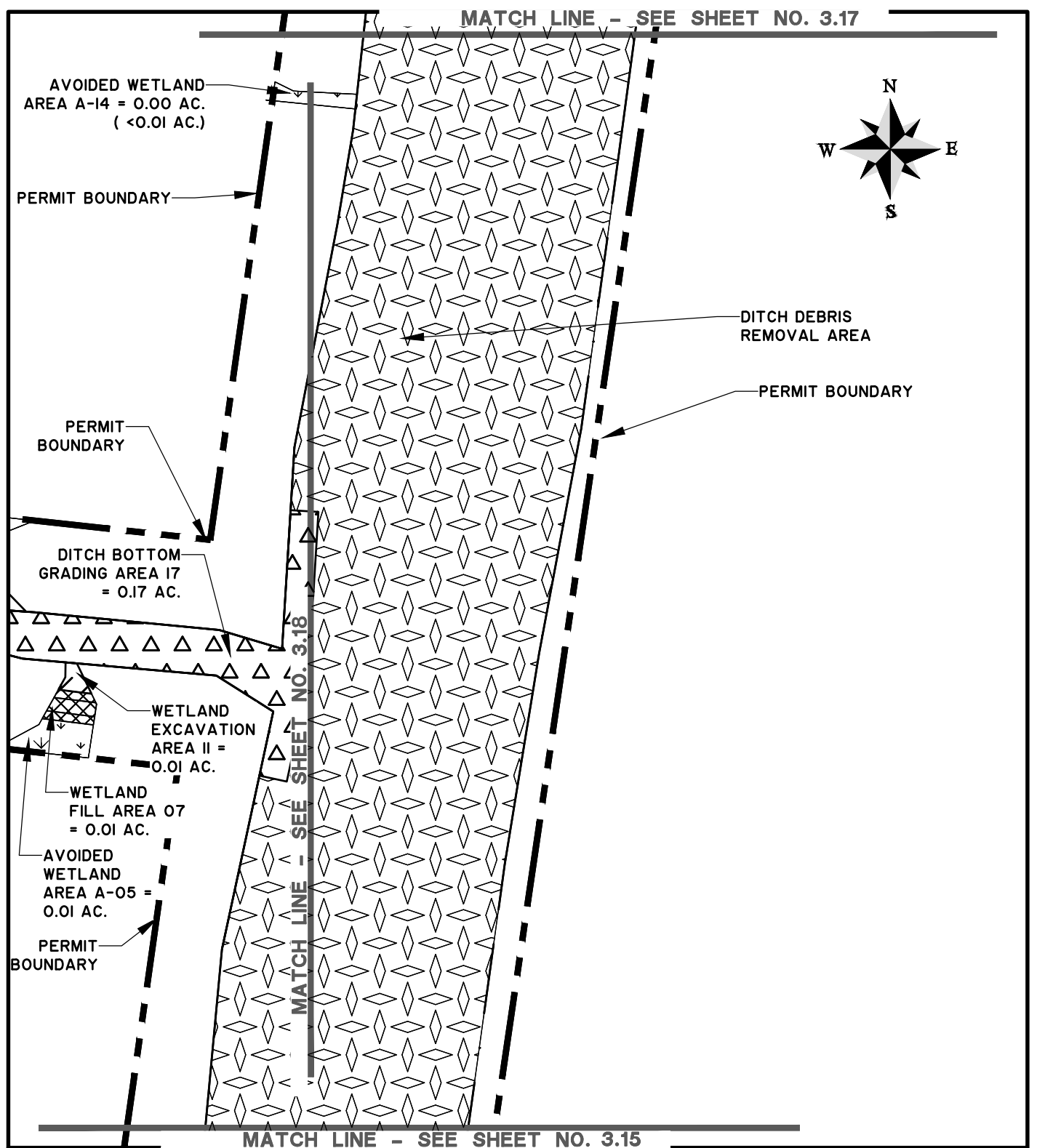
SHEET: 3.15

SCALE: 1" = 50'

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DRAWN BY: RLM

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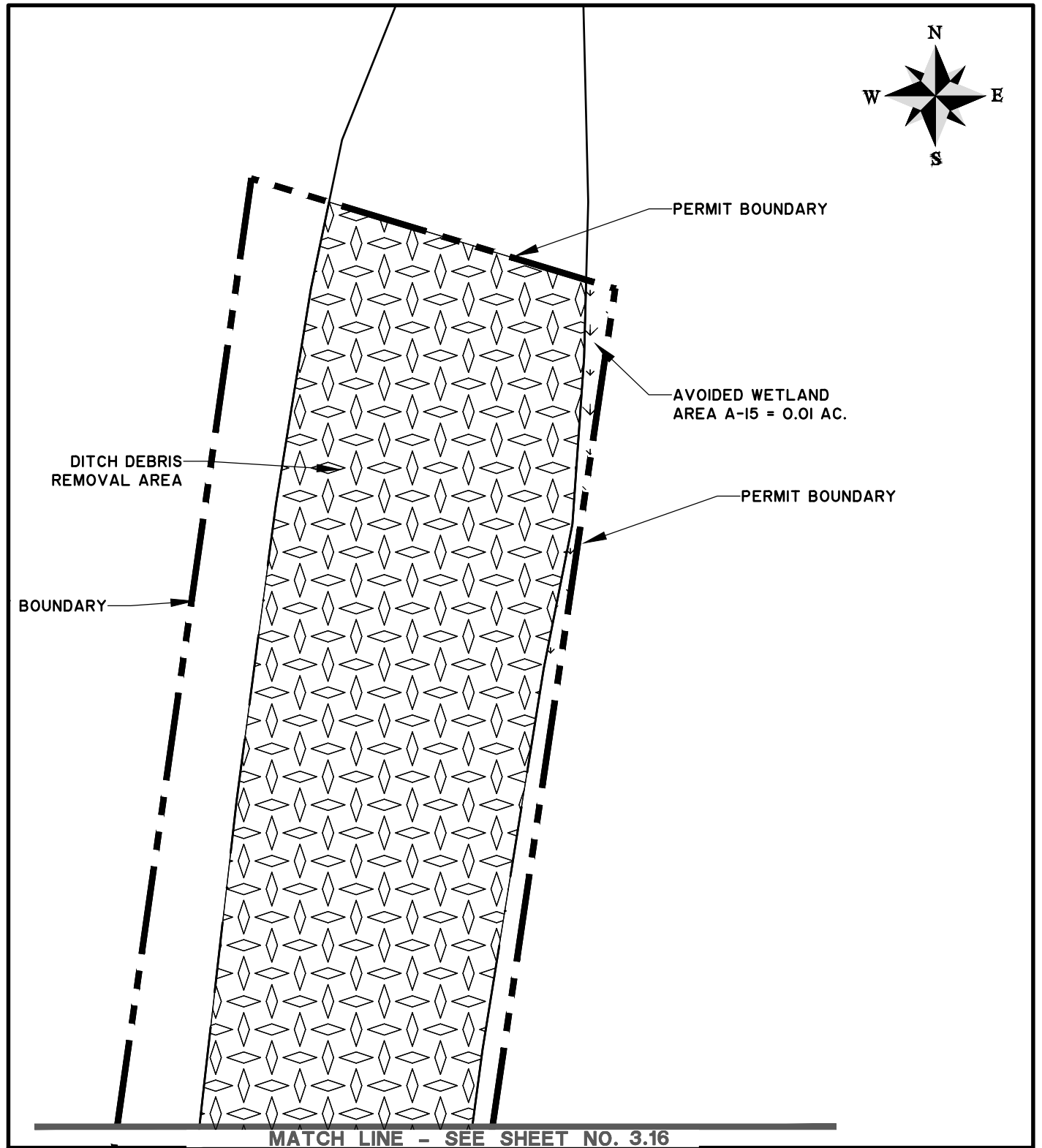
SHEET: 3.16

SCALE: 1" = 50'



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GROSS ROAD ACOE MAINTENANCE PERMIT

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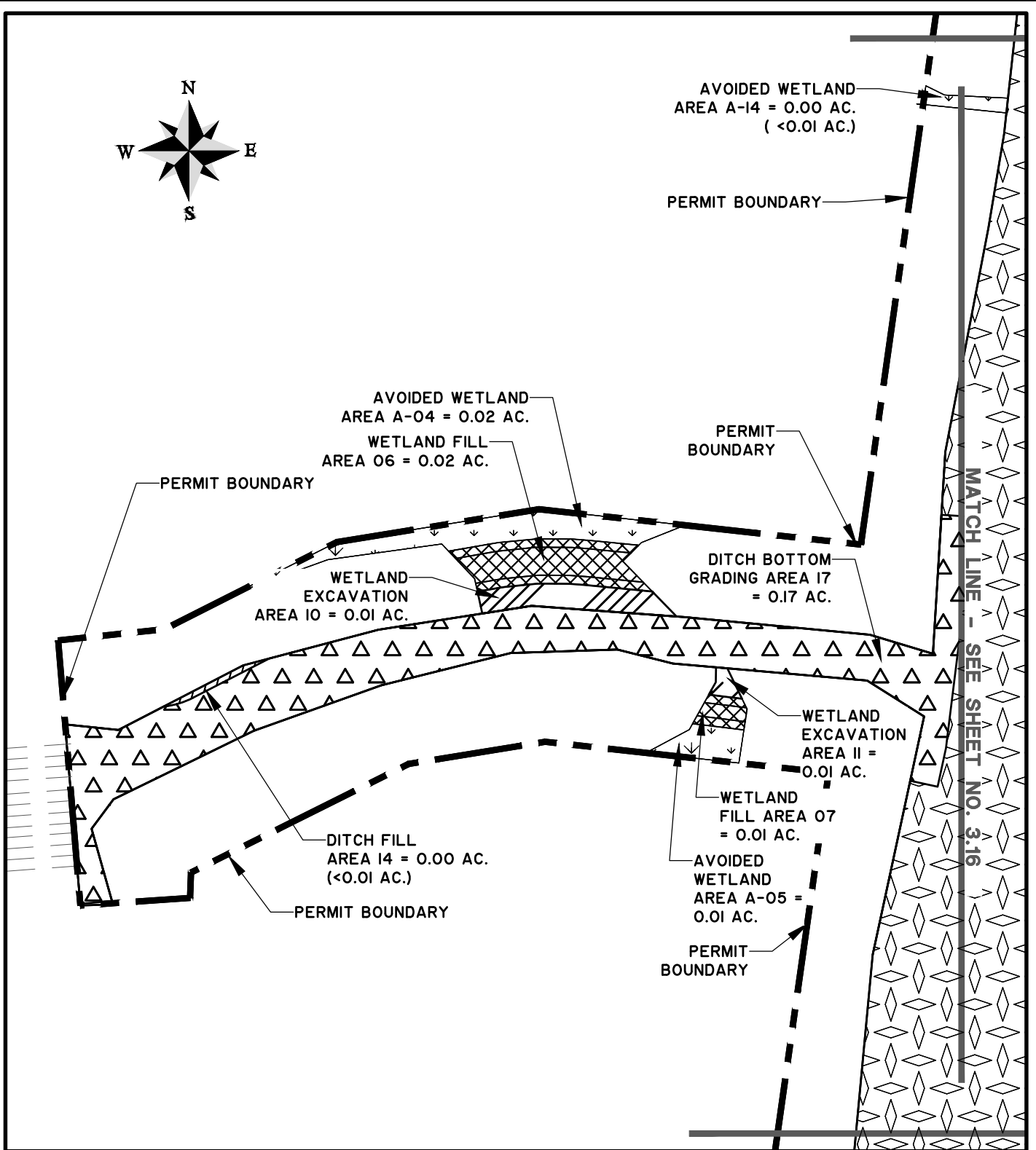
SHEET: 3.17

SCALE: 1" = 50'

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DRAWN BY: RLM

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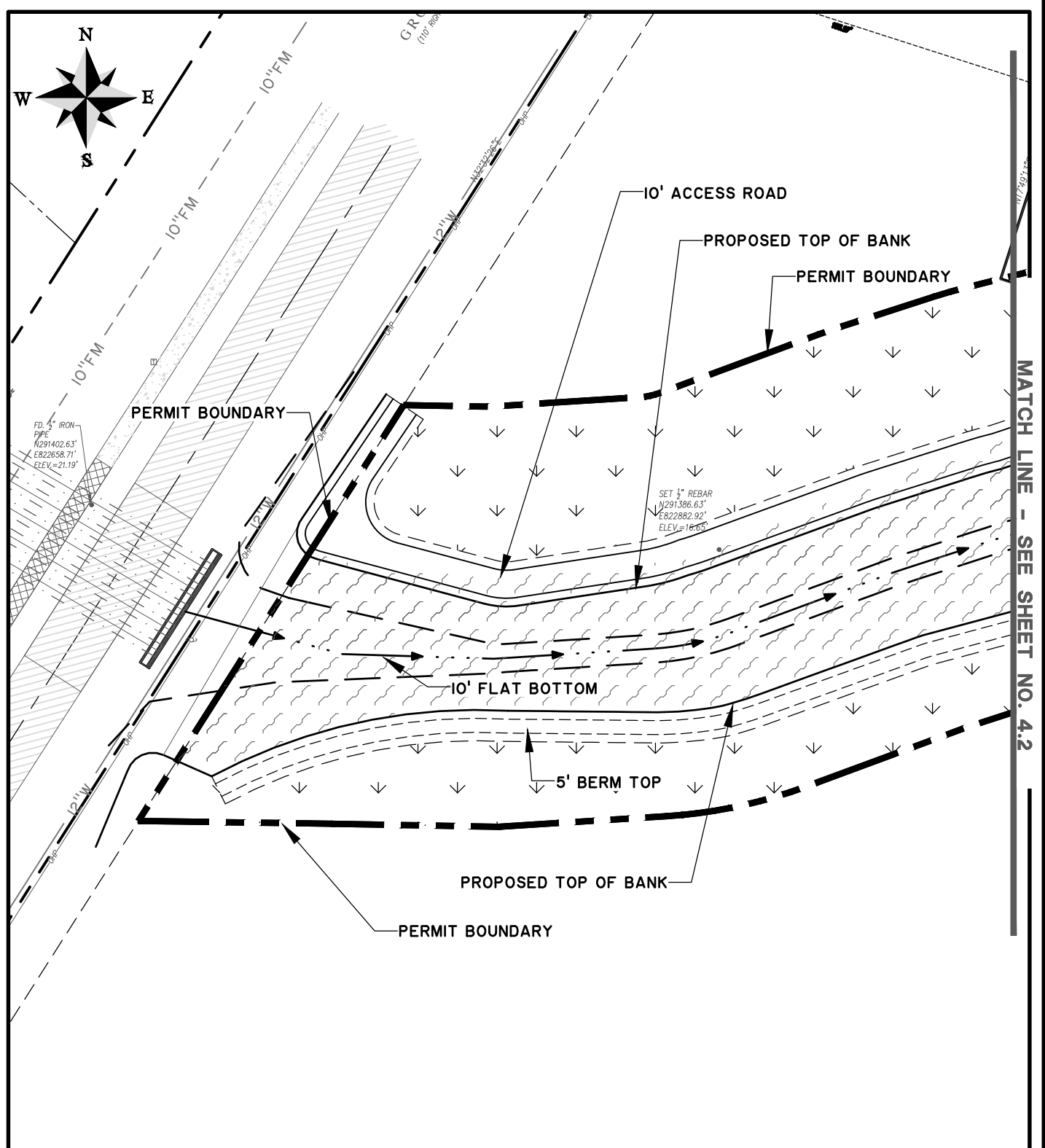
SHEET: 3.18

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

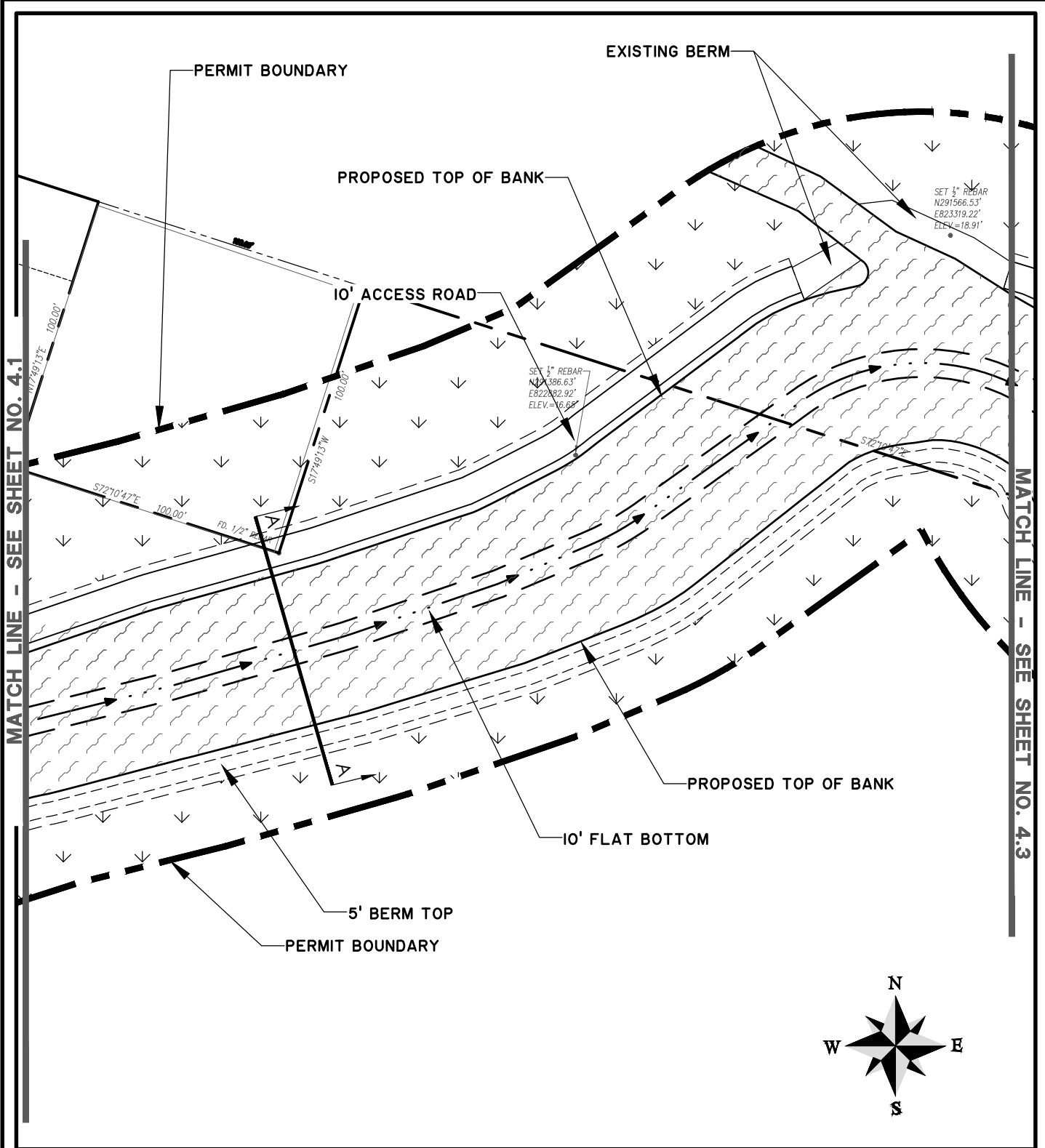
SHEET: 4.1

SCALE: 1" = 50'



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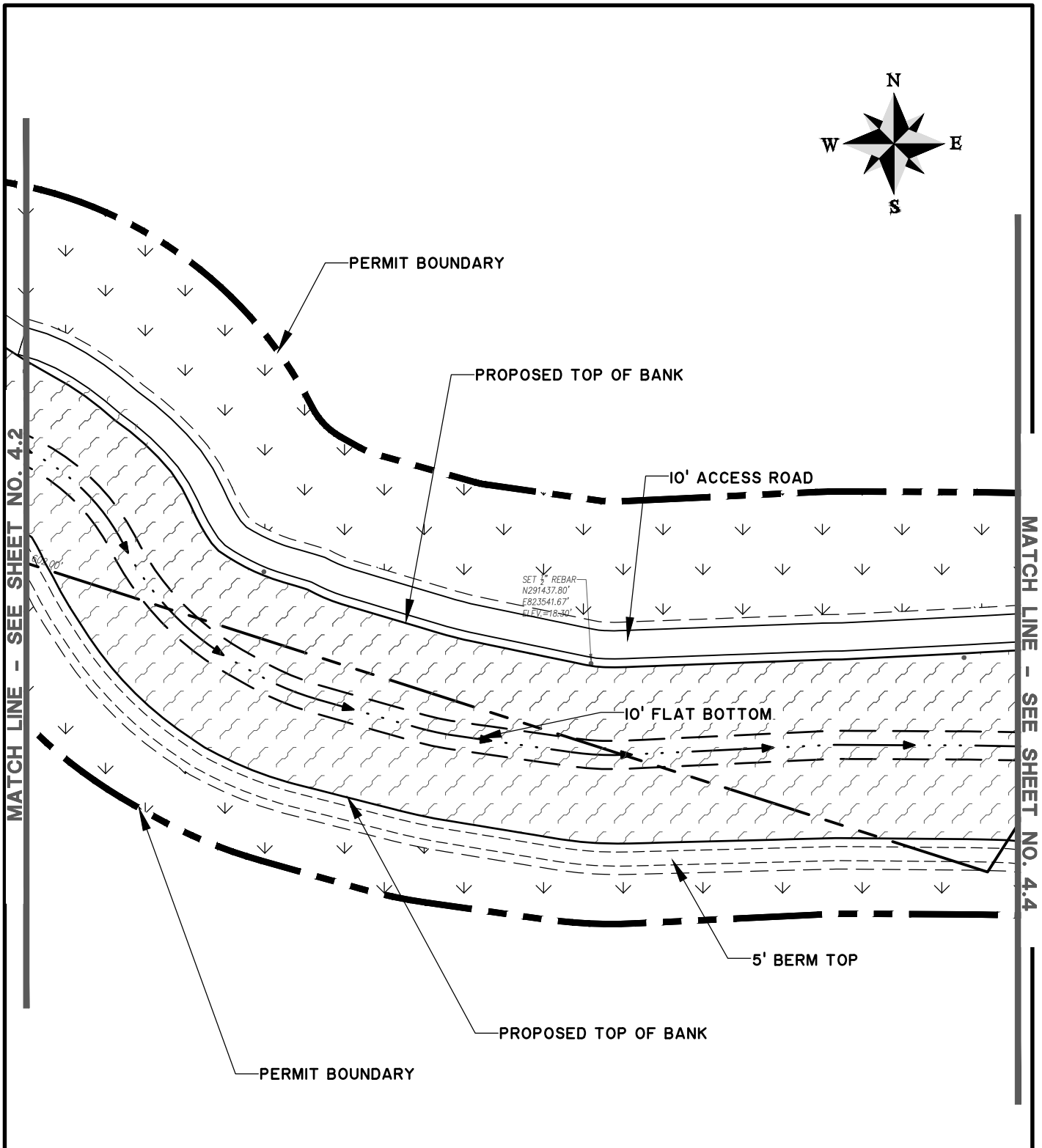
SHEET: 4.2

SCALE: 1" = 50'

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SITE PLAN

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CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 4.3

SCALE: 1" = 50'

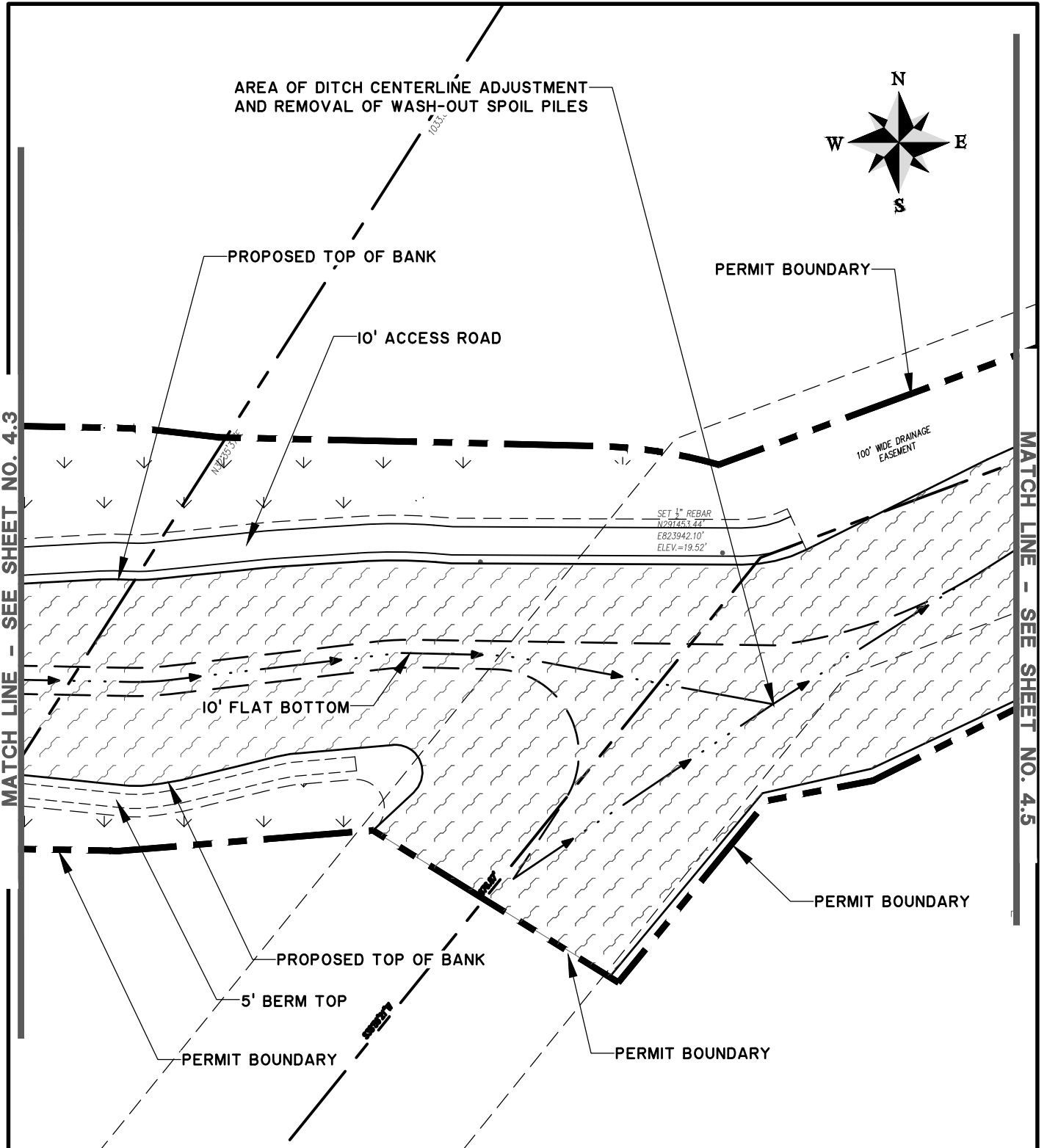
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MATCH LINE - SEE SHEET NO. 4.3

MATCH LINE - SEE SHEET NO. 4.5



GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 4.4

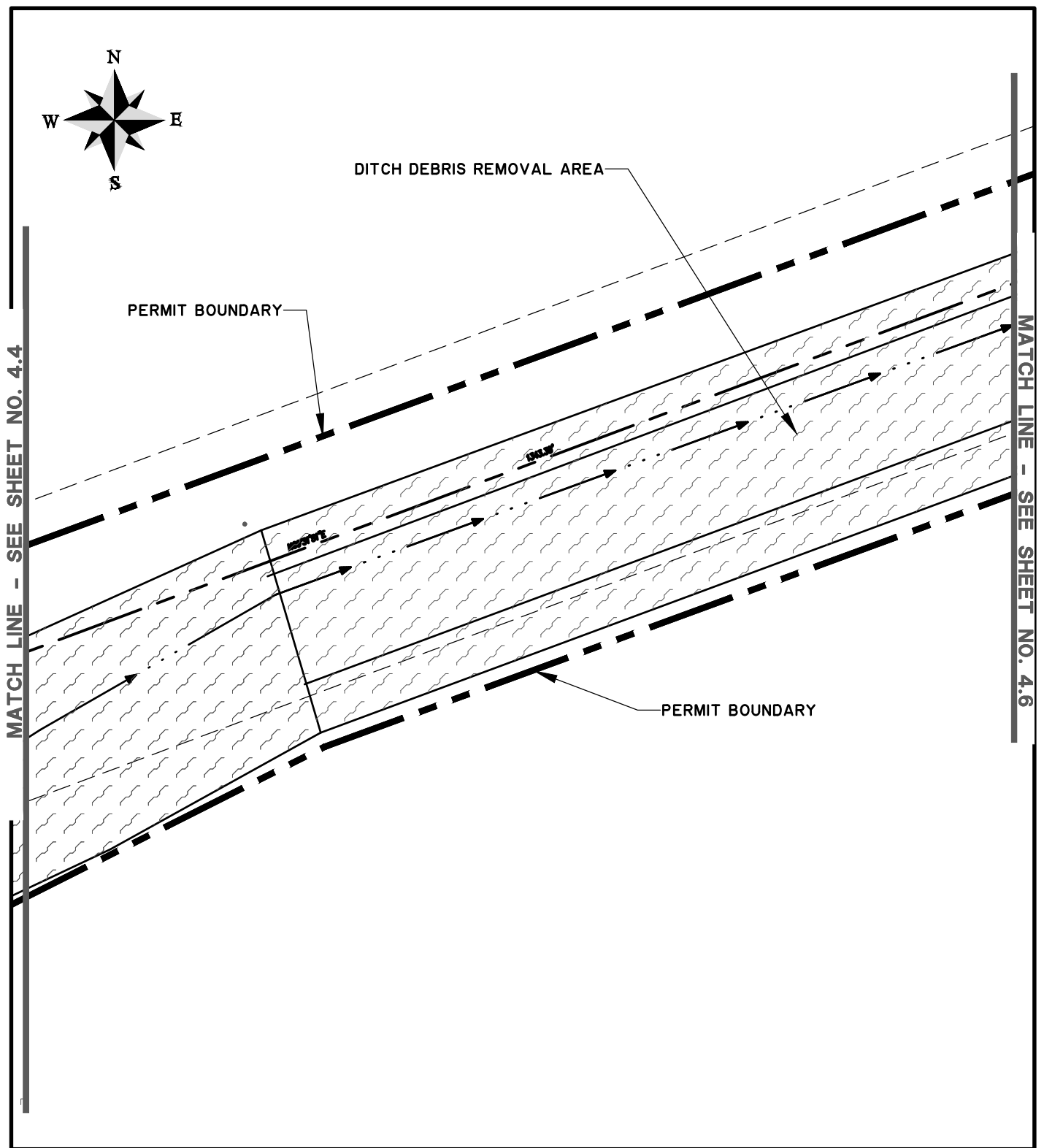
JOB NUMBER: J-25565.0000

REVIEWED BY: WRC

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 4.5

SCALE: 1" = 50'

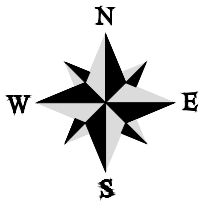
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MATCH LINE - SEE SHEET NO. 4.5

MATCH LINE - SEE SHEET NO. 4.7



DITCH DEBRIS REMOVAL AREA

PERMIT BOUNDARY

PERMIT BOUNDARY

GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 4.6

JOB NUMBER: J-25565.0000

REVIEWED BY: WRC

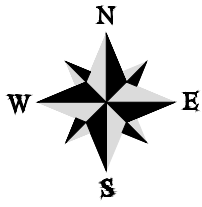
SCALE: 1" = 50'

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MATCH LINE - SEE SHEET NO. 4.6

MATCH LINE - SEE SHEET NO. 4.8



DITCH DEBRIS REMOVAL AREA

PERMIT BOUNDARY

PERMIT BOUNDARY

GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 4.7

JOB NUMBER: J-25565.0000

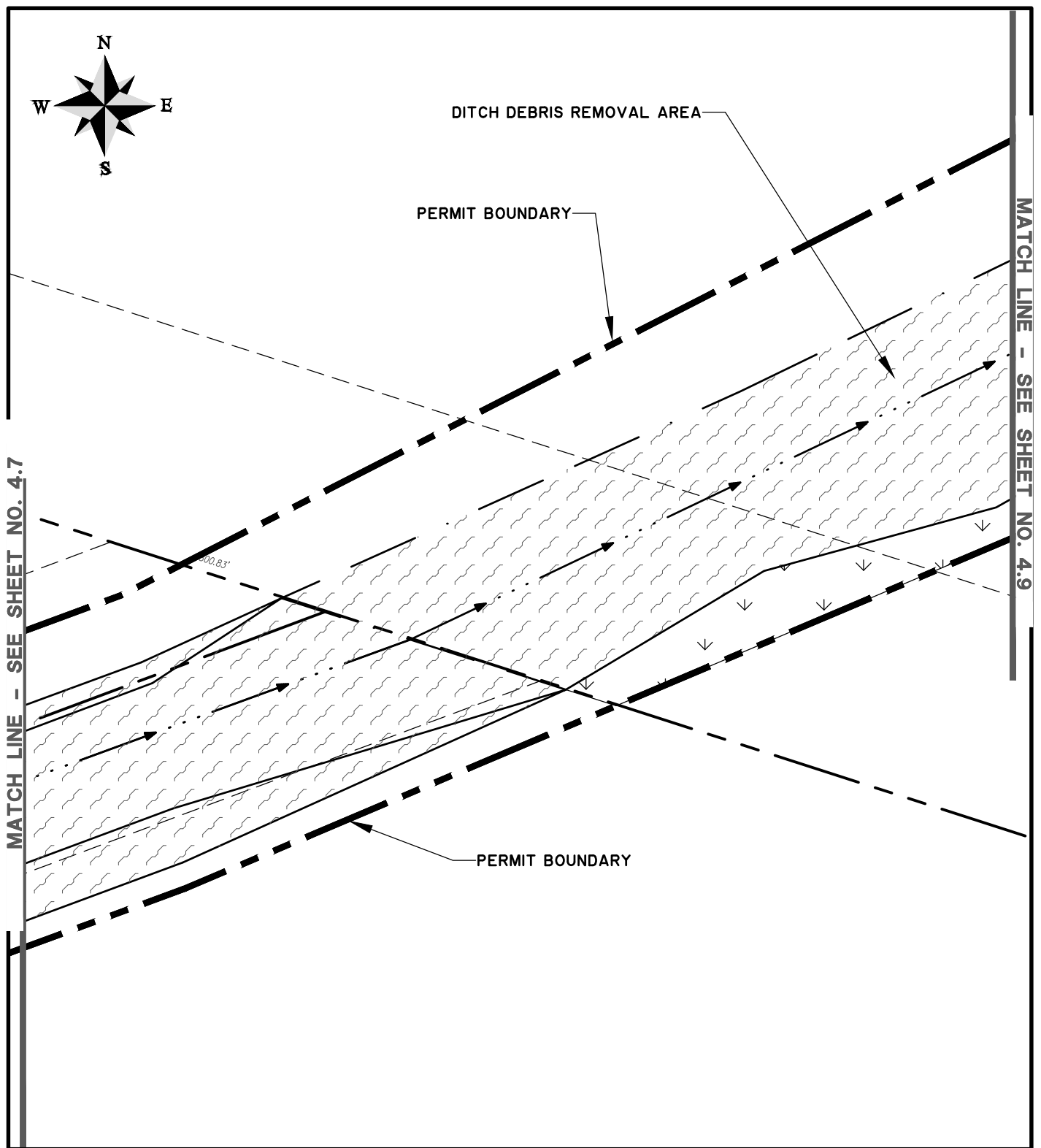
REVIEWED BY: WRC

SCALE: 1" = 50'



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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 4.8

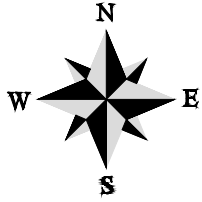
SCALE: 1" = 50'

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MATCH LINE - SEE SHEET NO. 4.10



PERMIT BOUNDARY

DITCH DEBRIS REMOVAL AREA

MATCH LINE - SEE SHEET NO. 4.8

PERMIT BOUNDARY

GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 4.9

JOB NUMBER: J-25565.0000

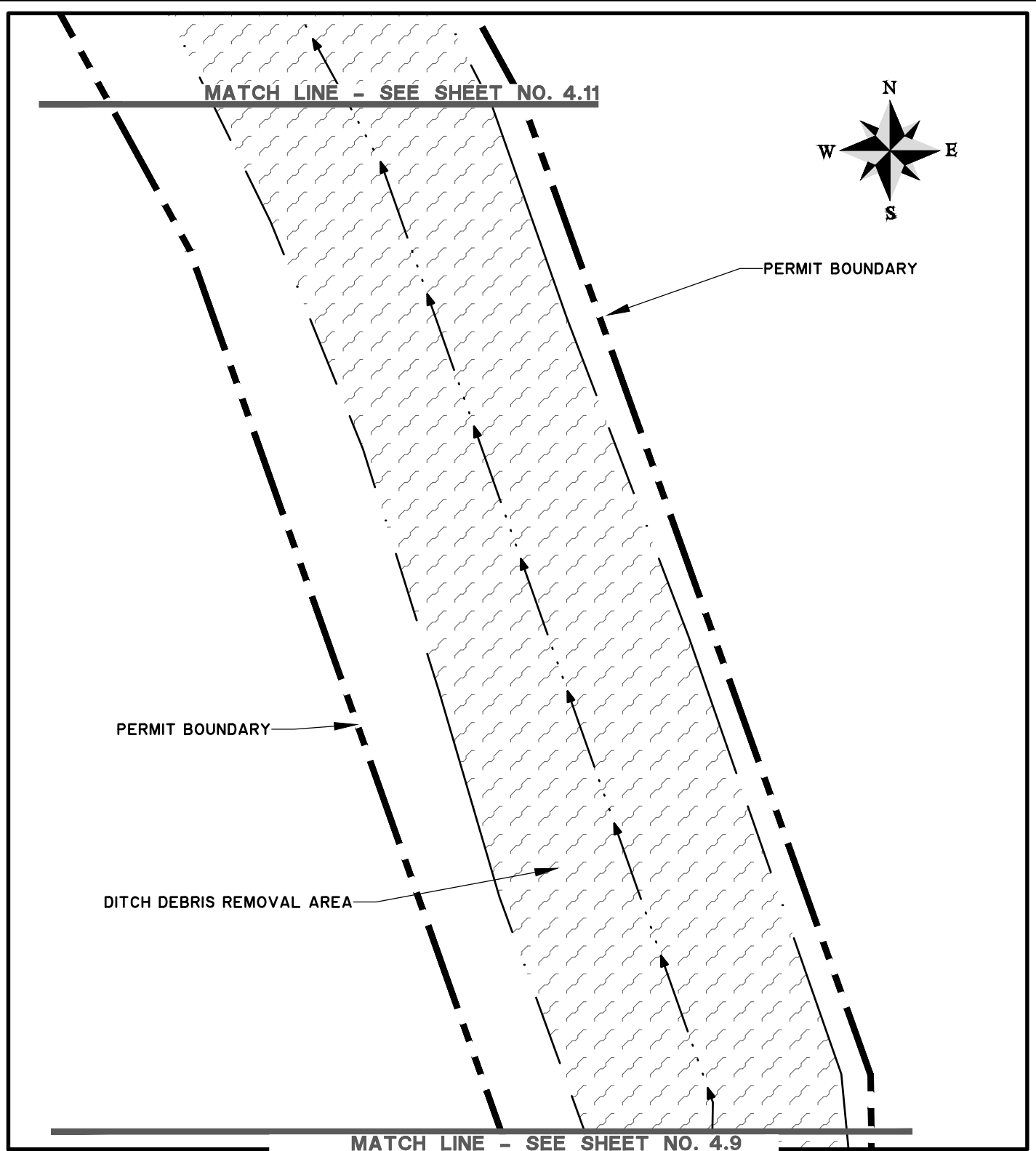
REVIEWED BY: WRC

SCALE: 1" = 50'



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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

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CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

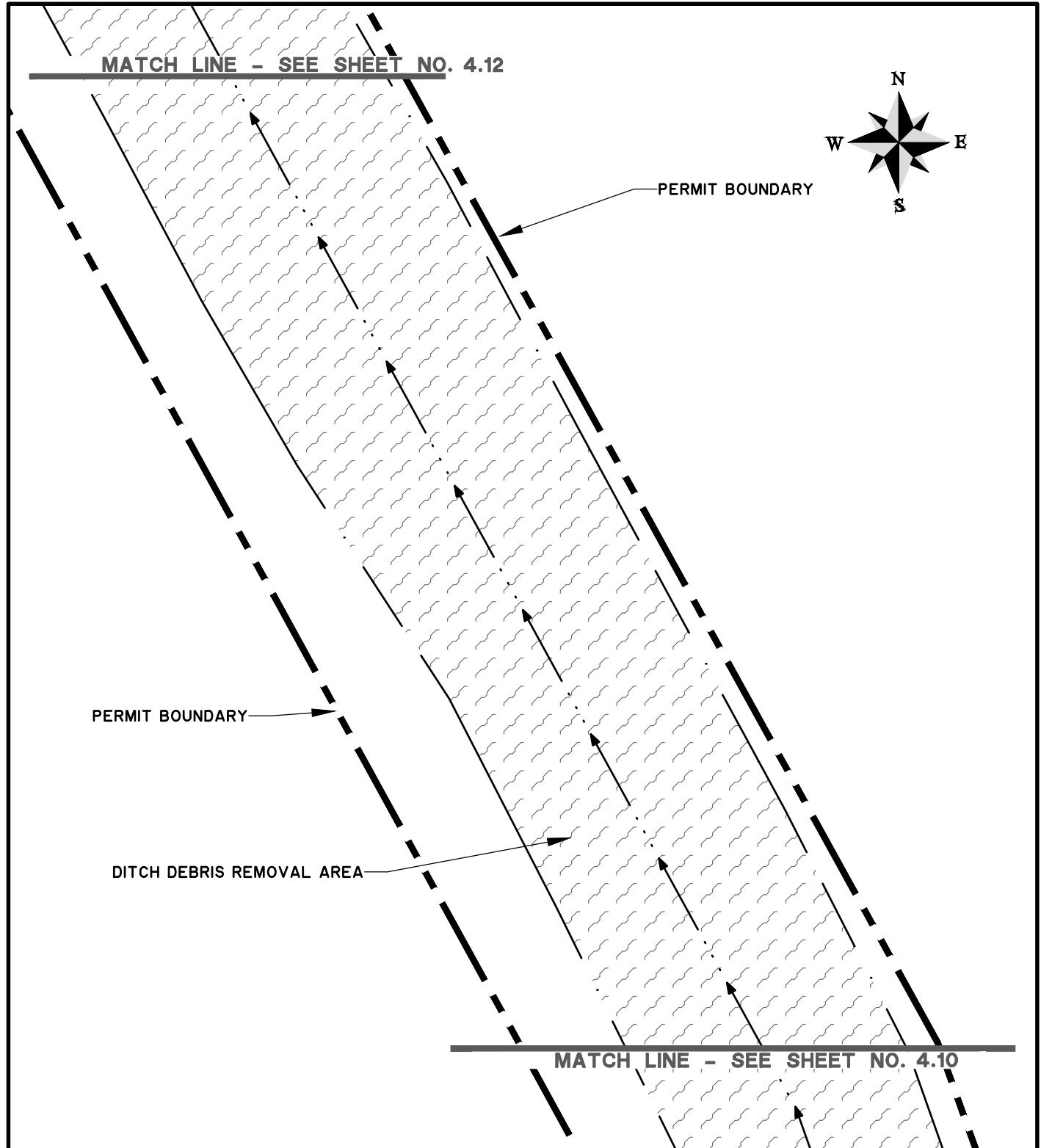
SHEET: 4.10

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

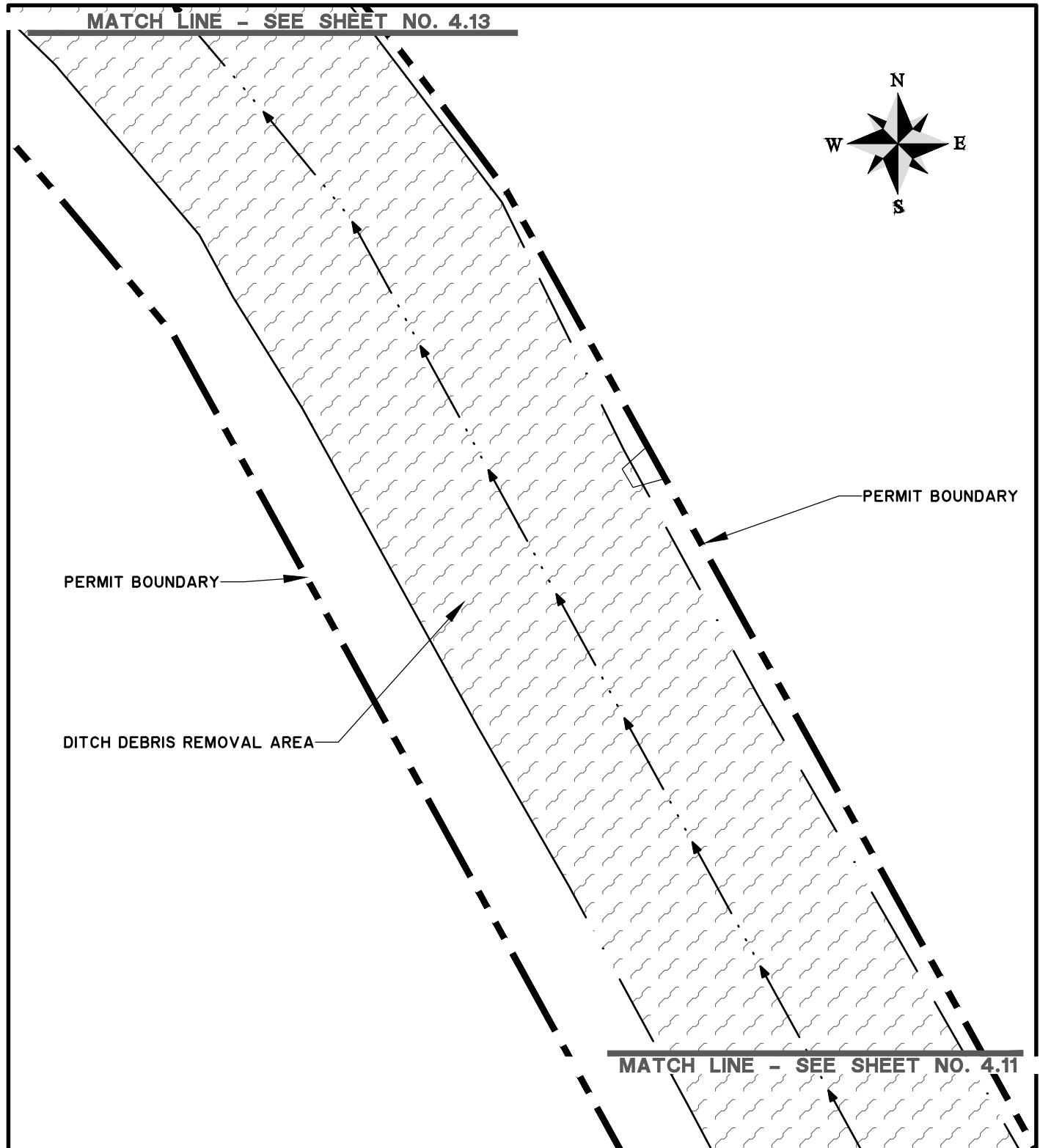
SHEET: 4.11

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

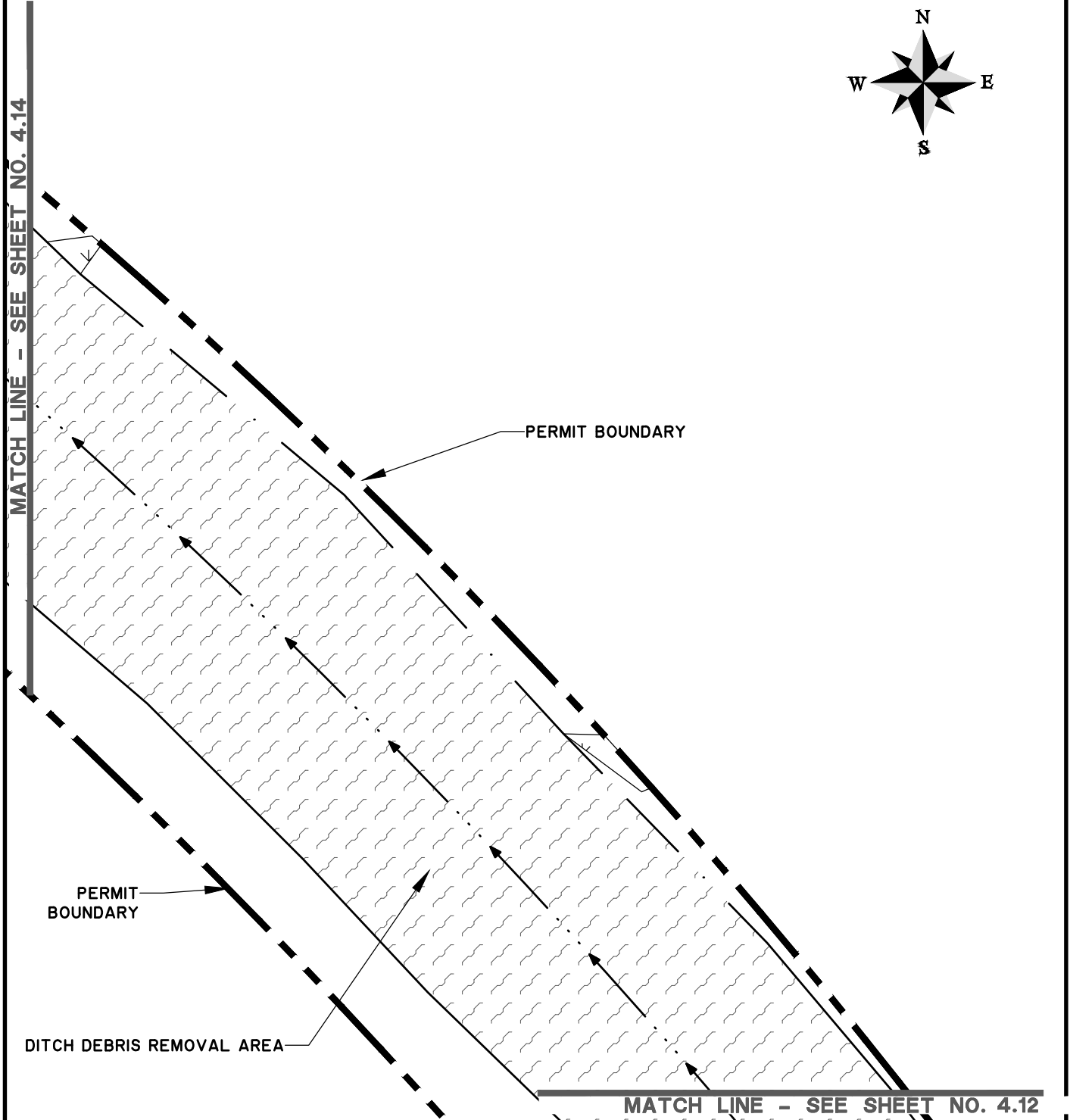
SHEET: 4.12

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

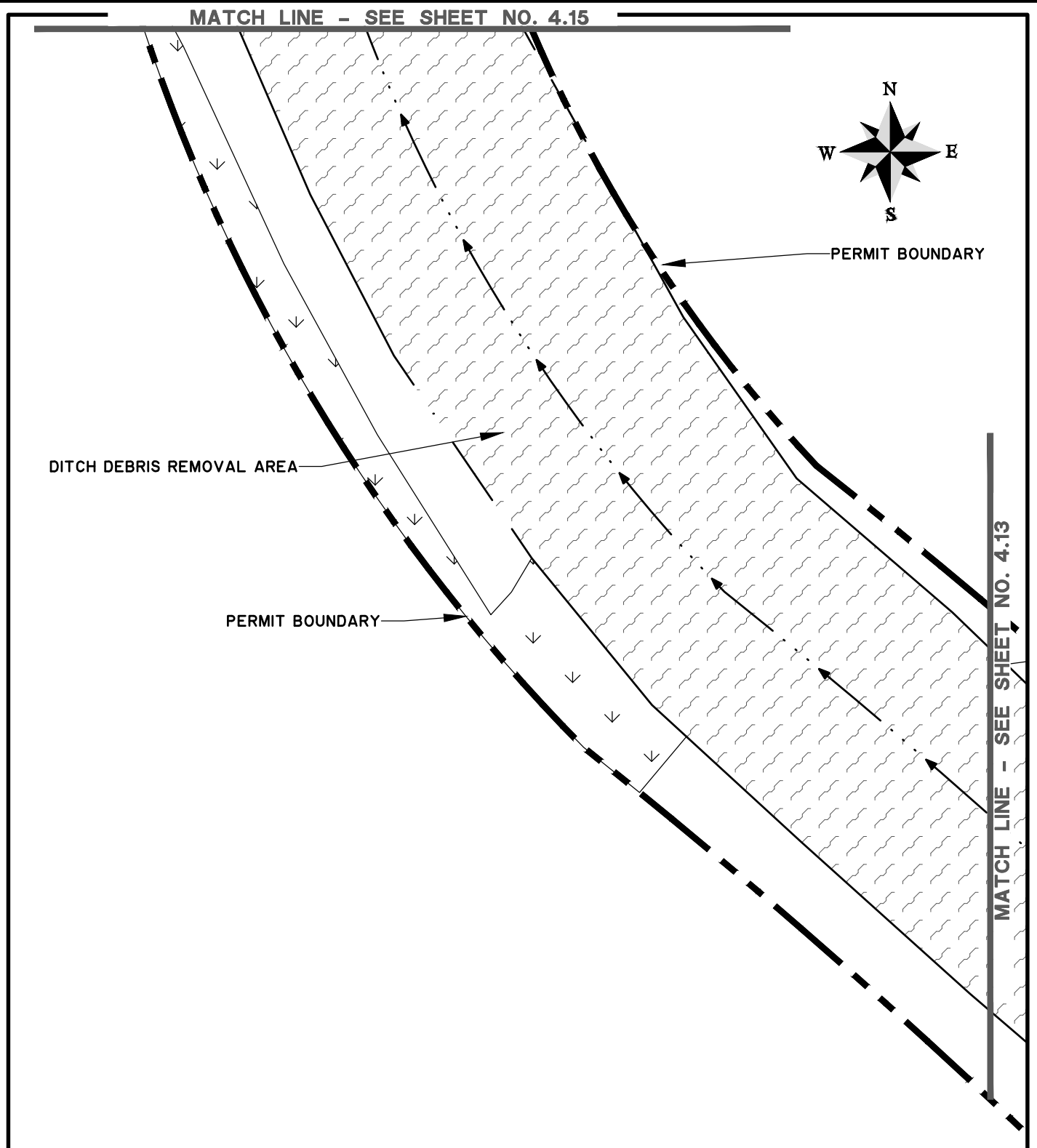
SHEET: 4.13

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 4.14

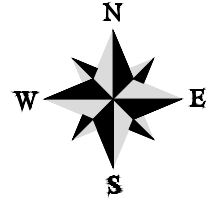
SCALE: 1" = 50'

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MATCH LINE - SEE SHEET NO. 4.16



PERMIT BOUNDARY

PERMIT BOUNDARY

DITCH DEBRIS
REMOVAL AREA

MATCH LINE - SEE SHEET NO. 4.14

GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 4.15

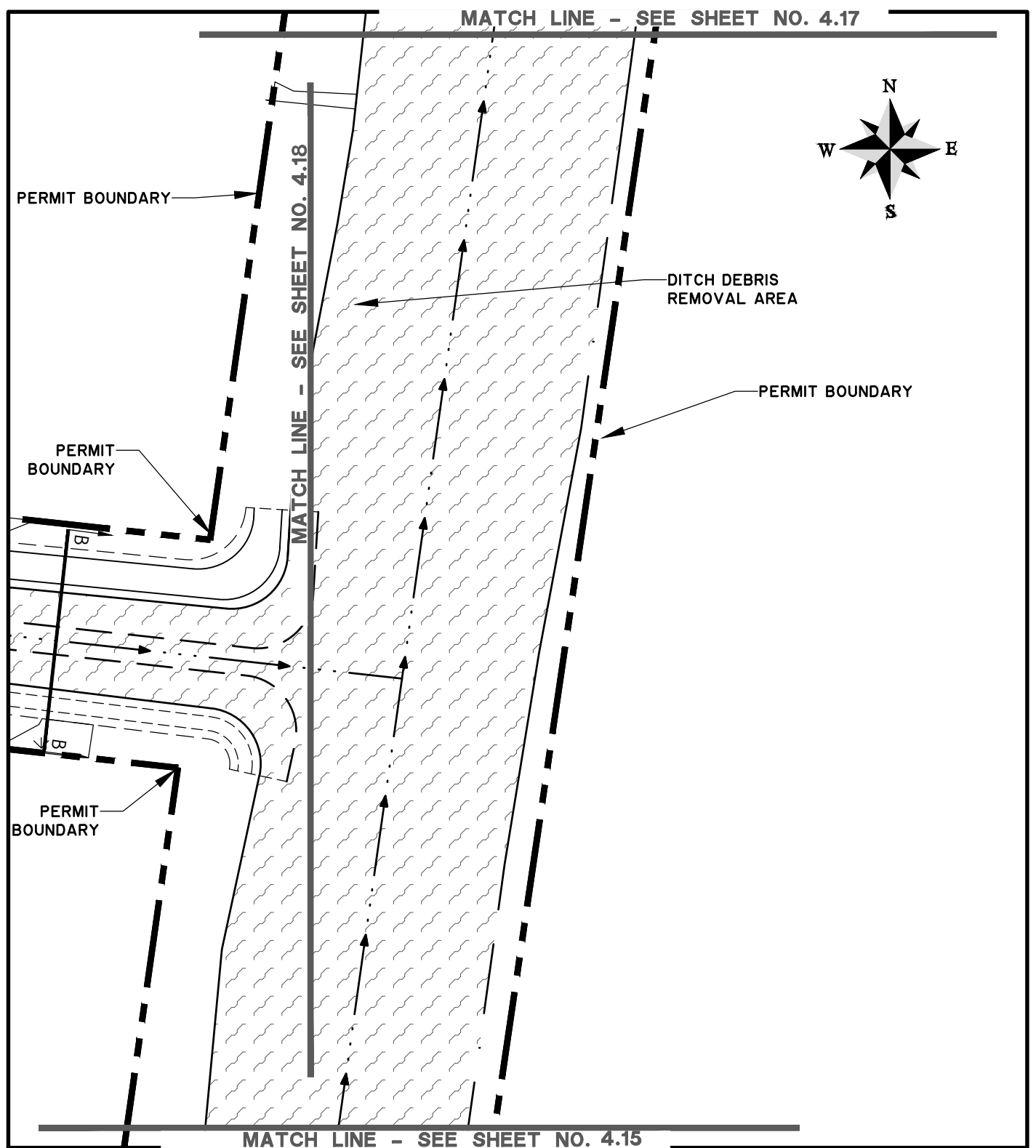
JOB NUMBER: J-25565.0000

REVIEWED BY: WRC

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

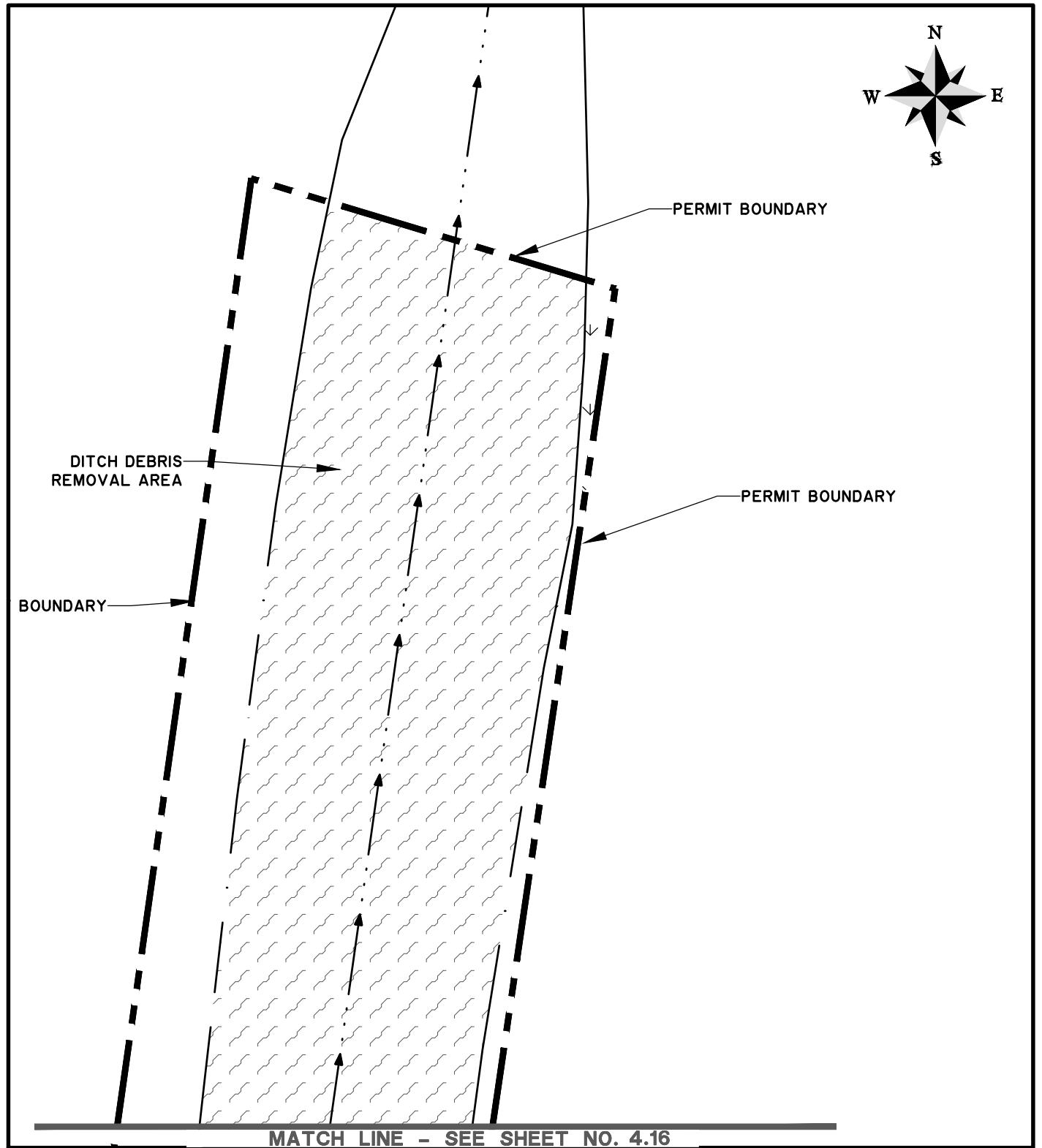
SHEET: 4.16

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

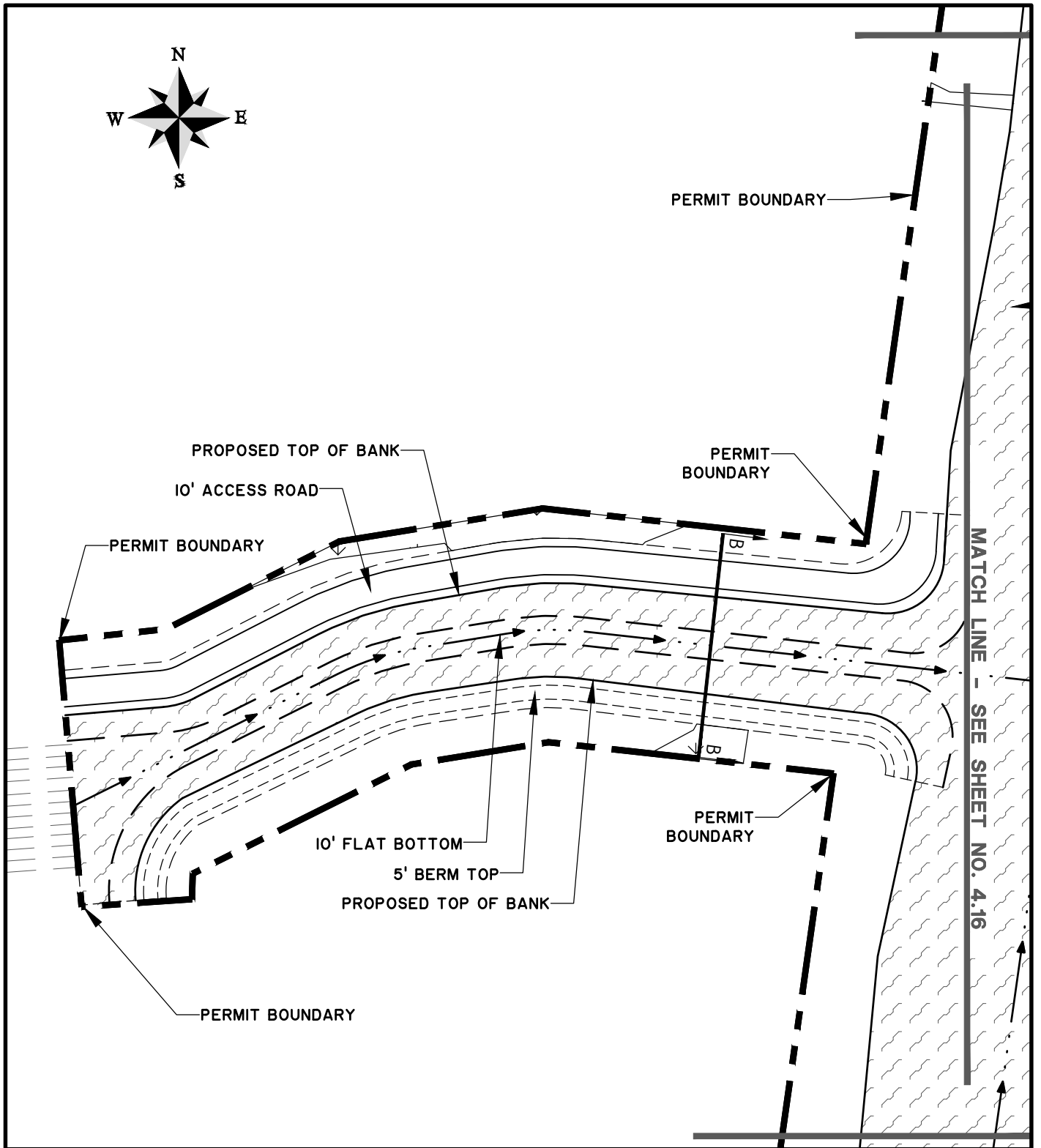
SHEET: 4.17

SCALE: 1" = 50'

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GROSS ROAD ACOE MAINTENANCE PERMIT

SITE PLAN

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 4.18

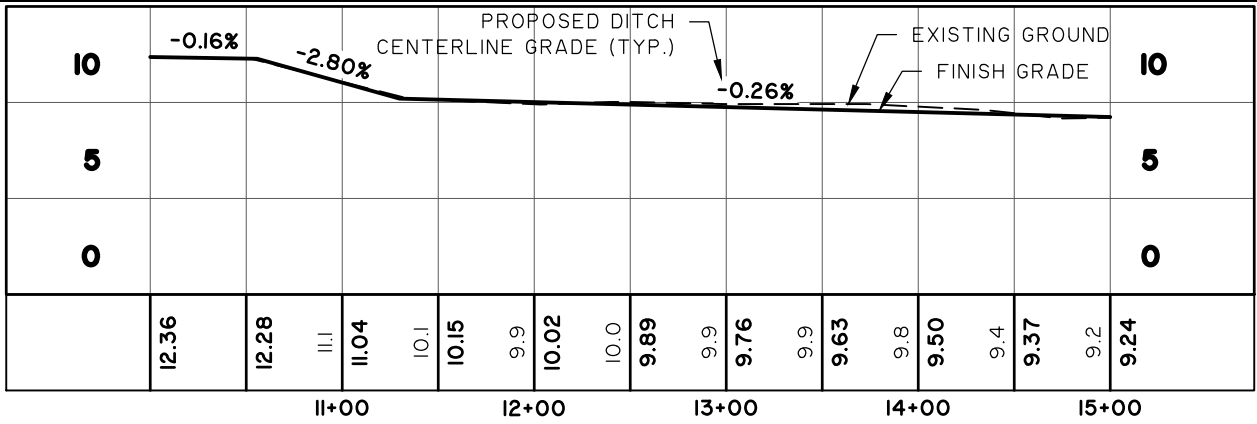
SCALE: 1" = 50'

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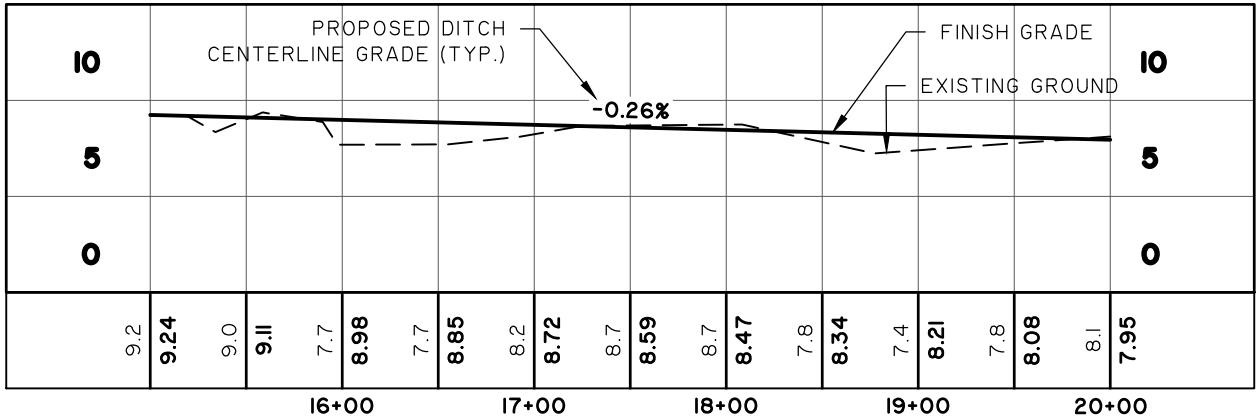
Z:\25565\25565.0000\Engineering\Drawings\Drawings\Gross Road Wetlands\Exhibit Sheet\25565.0000 - Profiles.dwg - Jan 30, 2019 - 11:44:27 AM



PROPOSED DITCH

SCALE: HORZ.: 1" = 100'

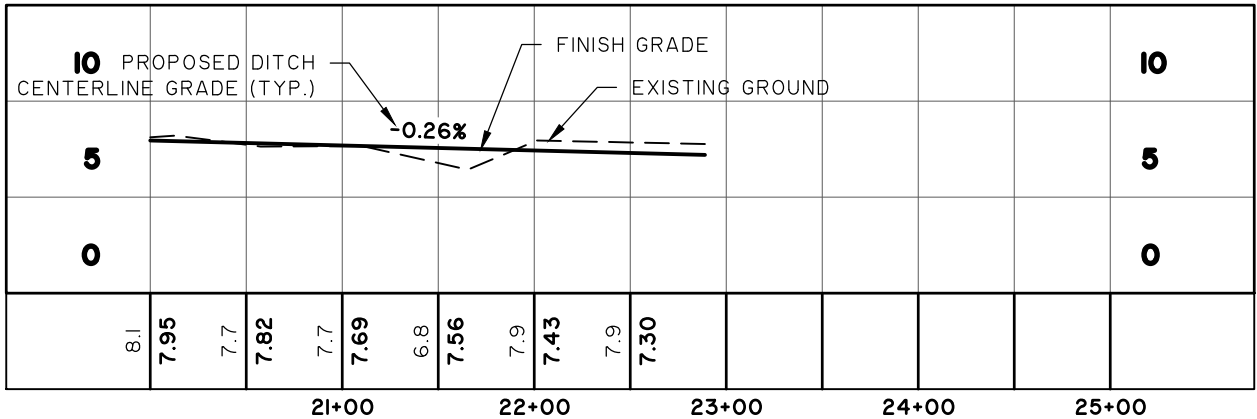
VERT.: 1" = 10'



PROPOSED DITCH

SCALE: HORZ.: 1" = 100'

VERT.: 1" = 10'



PROPOSED DITCH

SCALE: HORZ.: 1" = 100'

VERT.: 1" = 10'

GROSS ROAD ACOE MAINTENANCE PERMIT

DITCH PROFILES

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 5.1

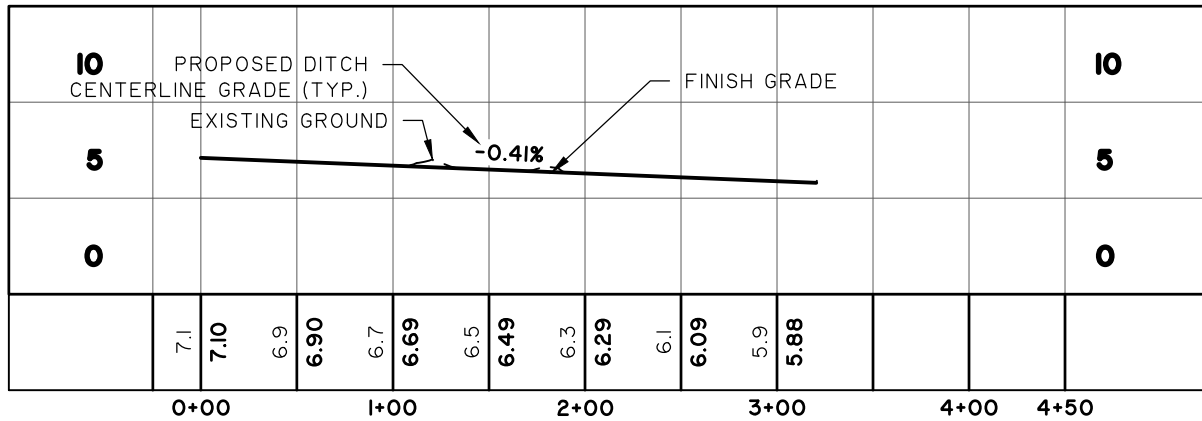
SCALE: AS NOTED



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Attachment: Gross Road Tract NWP 24JUL19 (2784 : Approval Of: Wetland Mitigation Credits - Gross Road Tract)

**PROPOSED N CROSSING**

SCALE: HORZ.: 1" = 100'
 VERT.: 1" = 10'

GROSS ROAD ACOE MAINTENANCE PERMIT**DITCH PROFILES**

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

DRAWN BY: RLM

SHEET: 5.2

JOB NUMBER: J-25565.0000

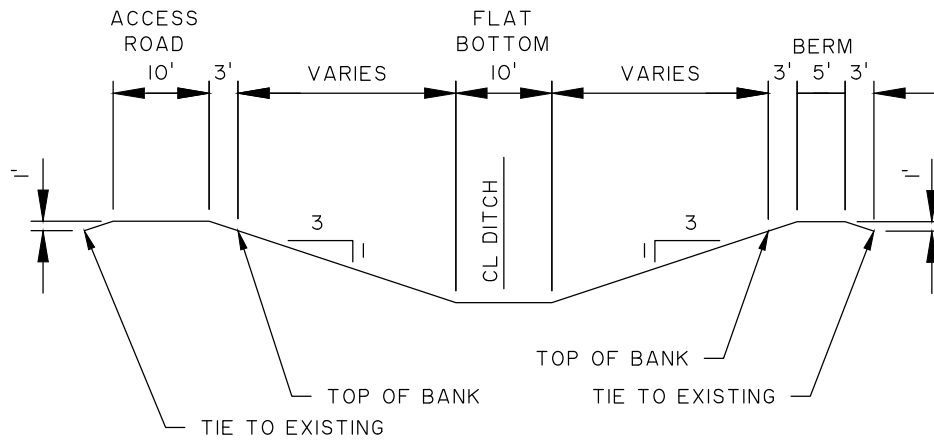
REVIEWED BY: WRC

SCALE: AS NOTED



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PROPOSED DITCH TYPICAL SECTION

GROSS ROAD ACOE MAINTENANCE PERMIT

TYPICAL DITCH SECTION

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

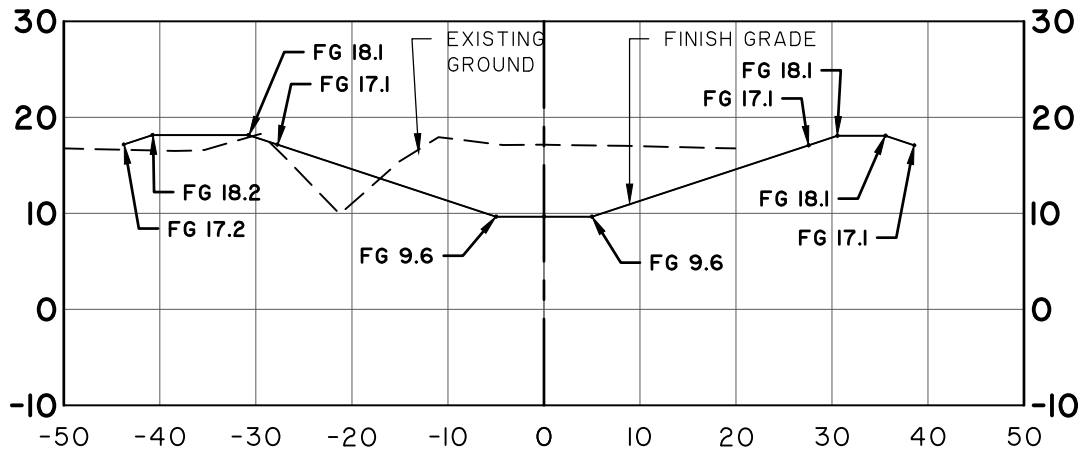
SHEET: 5.3

SCALE: N.T.S.



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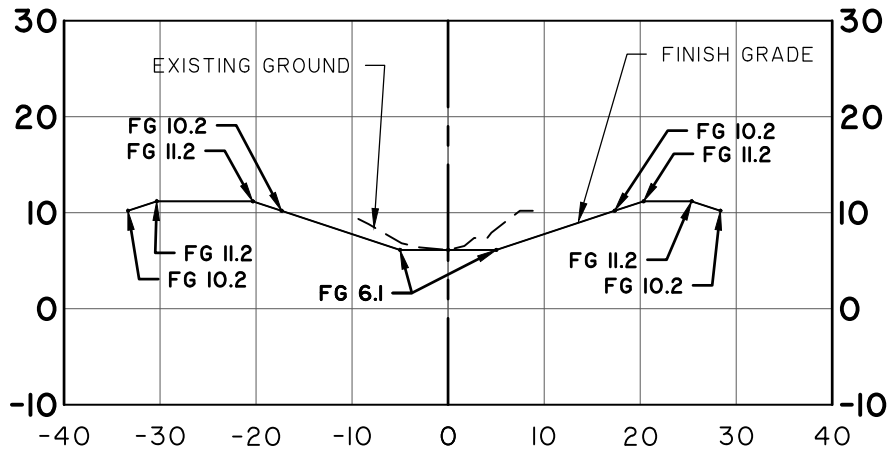
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**Proposed Ditch
SECTION A-A**

SEE SHEET 4.2

SCALE: HORZ.: 1" = 20'
VERT.: 1" = 20'



**Proposed N Crossing
SECTION B-B**

SEE SHEET 4.18

SCALE: HORZ.: 1" = 20'
VERT.: 1" = 20'

GROSS ROAD ACOE MAINTENANCE PERMIT

DITCH SECTIONS

CLIENT:

CITY OF KINGSLAND

LOCATION: KINGSLAND, GEORGIA

DATE: 1/30/19

JOB NUMBER: J-25565.0000

DRAWN BY: RLM

REVIEWED BY: WRC

SHEET: 5.4

SCALE: AS NOTED



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FIRST AMENDMENT OF GROUND LEASE

THIS FIRST AMENDMENT OF GROUND LEASE (this "**Amendment**") is made and entered into as of _____, 2019 (the "**Amendment Effective Date**") by and between Kingsland Development Authority, an instrumentality of the City of Kingsland, Georgia ("**Landlord**"), and Tesla, Inc., f/k/a Tesla Motors, Inc., a Delaware corporation ("**Tesla**").

RECITALS

A. Landlord and Tesla are parties to that certain Ground Lease dated September 14, 2015 (the "**Lease**"). Pursuant to the Lease, Tesla leased six (6) parking spaces (the "**Existing Premises**") from the Landlord for the installation and operation of an electric vehicle charging station at the property commonly known as the Kingsland Welcome Center.

B. Landlord and Tesla now desire to expand the Existing Premises and amend the Lease, as more particularly described herein.

TERMS

NOW THEREFORE, in consideration of the foregoing recitals, the mutual covenants herein contained, and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Defined Terms.** All capitalized terms used in this Amendment shall have the same meaning given such terms in the Lease, unless otherwise defined in this Amendment.

2. **Amendment of the Lease:** As of the Amendment Effective Date:

2.1. **Expansion of the Existing Premises.** The Existing Premises shall expand to include two (2) additional parking spaces to serve as Dedicated Stalls (the "**Expansion Premises**") which Tesla shall outfit with Superchargers. References in the Lease to the Premises shall be deemed to collectively include the Existing Premises and the Expansion Premises and shall consist of a total of eight (8) parking spaces and additional space for disability access and equipment, as depicted on Exhibit A attached hereto.

2.2. **Exhibit A.** Exhibit A of the Lease is deleted in its entirety and replaced by the Exhibit A, attached hereto and incorporated herein.

2.3. **Exhibit B.** The bullet points on Exhibit B of the Lease shall be deleted and replaced with:

- Four (4) Supercharger Cabinets
- Eight (8) Superchargers
- Switchgear and meter panel
- Signage

3. **Effect.** Except as expressly modified by this Amendment, the Lease shall remain unchanged and in full force and effect.

4. **Consent.** The parties represent and warrant that there are no consents of third parties (including any lenders) that are necessary for the execution and performance of this Amendment or that each party has obtained all consents of third parties necessary for the execution and performance of this

Amendment.

5. **Counterparts**. This Amendment may be executed in several counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Amendment.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Landlord and Tesla have executed this Amendment as of the Amendment Effective Date.

LANDLORD:

Kingsland Development Authority,
An instrumentality of the City of Kingsland,
Georgia

By: _____

Name: _____

Title: _____

Date: _____

TESLA:

Tesla, Inc., f/k/a/ Tesla Motors, Inc.,
a Delaware corporation

By: _____

Name: _____

Title: _____

Date: _____

Premises and Property Depiction and Address

Premises and Property Depiction:

-
- This detailed site plan for the Kingsland Welcome Center illustrates the layout of the facility and its surrounding infrastructure. The plan includes the following labeled features:
- EXISTING GRASSY AREA (TYP)**: Located at the top center of the site.
 - EXISTING TREE CANOPY ABOVE (TYP)**: Situated along the left side of the main building area.
 - EXISTING LIGHT POLE (TYP)**: Located near the tree canopy area.
 - EXISTING BUILDING (TYP)**: The main structure of the Kingsland Welcome Center.
 - EXISTING PARKING LOT (TYP)**: Located to the left of the main building.
 - EXISTING SITE ACCESS ROAD**: A road running along the bottom left of the site.
 - SEE PROPOSED SITE PLAN SHEET A-4**: A dashed line indicating the boundary of the current sheet.
 - EXISTING CURB (TYP)**: Located along the bottom edge of the parking area.
 - EXISTING POND FOUNTAIN**: Situated at the bottom center of the site.
 - EXISTING RETENTION POND**: Located at the bottom right of the site.
 - EXISTING SIGN BOARD (TYP)**: Located near the top right of the main building.
 - EXISTING SANITARY SEWER (TYP)**: Located near the sign board.
 - EXISTING WATER LINE (TYP)**: Located on the right side of the site.
 - EXISTING UNDERGROUND TELEPHONE LINE (TYP)**: Located on the right side of the site.
 - EXISTING UNDERGROUND ELECTRICAL (TYP)**: Located on the right side of the site.
 - EXISTING TRANSFORMER**: Located on the right side of the site.
 - KINGSLAND WELCOME CENTER**: The central building of the facility.
 - ROONE AVE**: A road running along the top edge of the site.
 - ROADSIDE ROAD**: A road running along the left edge of the site.
- The plan also shows various landscaping elements, including trees and shrubs, and a north arrow in the bottom right corner.

-
- PROPOSED SITE PLAN
- EXISTING PROPERTY LINE
- EXISTING BUSH (TYP)
- PROPOSED 800VA UTILITY TRANSFORMER 480/277V, 3Ø, 4W ON 7'-0"x4'-0" CONCRETE PAD (PROVIDED BY UTILITY)
- EXISTING PICNIC TABLE AND BENCHES (TYP)
- PROPOSED CURB STOP 2' OFF OF CURB FACE (TYP OF 6)
- PROPOSED NON-ILLUMINATED PARKING SIGN
- EXISTING CONTOUR (TYP)
- EXISTING ASPHALT PARKING LOT
- EXISTING PARKING LINE (TYP)
- PROPOSED CURB AN OUTLET
- EXISTING DRAIN (TYP)
- EXISTING CONCRETE CURB STOP (TYP)
- EXISTING CONCRETE CURB (TYP)
- EXISTING CONTOUR (TYP)
- EXISTING UNDERGROUND ELECTRICAL LINE (TYP)
- EXISTING POND FOUNTAIN
- EXISTING RETENTION POND
- SEE ENLARGED PROPOSED EQUIPMENT LAYOUT SHEET A-5
- RELOCATED ELECTRICAL LINE (TYP)
- PROPOSED PEDESTRIAN LIGHT POLE
- PROPOSED TESLA ILLUMINATED CHARGING STATION (TYP OF 6)
- PROPOSED NON-ILLUMINATED PARKING SIGN (TYP OF 5)
- EXISTING PREMISES
- EXPANSION PREMISES