

JOINT APPLICATION
FOR
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,
REVOCABLE LICENSE AGREEMENT
AND REQUEST FOR
WATER QUALITY CERTIFICATION
AS APPLICABLE

INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, U.S. Army Engineer District, Savannah ATTN: CESAS-OP-F, P.O. Box 889, Savannah, Georgia 31402-0889. Phone (912)652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties, or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. _____

2. Date _____

3. For Official Use Only _____

4. Name and address of applicant.

SHM SYC, LLC Attn: Mr. Paul Goedtel
301 North Lathrop Av
Savannah, GA 31415
PGoedtel@shmarinas.com
561.386.2679

5. Location where the proposed activity exists or will occur.

Lat. 32.098079° Long. -81.111928°

<u>Chatham</u>		
County	Military District	In City or Town
<u>Savannah</u>		
Near City or Town	Subdivision	Lot No.
<u>+/- 15 acres</u>		<u>Georgia</u>
Lot Size	Approximate Elevation of Lot	State
<u>Savannah River</u>		
Name of Waterway	Name of Nearest Creek, River, Sound, Bay or Hammock	

13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein? Yes ☐ NO ☒ (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want to bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

- A. Purpose of excavation or fill expansion of an existing yacht service facility
1. Access channel : length _____ depth _____ width _____
2. Boat basin : length _____ depth _____ width _____
3. Fill area : length _____ depth _____ width _____
4. Other: length _____ depth _____ width _____
- B. 1.If bulkhead, give dimensions See attached description
- 2.Type of bulkhead construction (material) See attached description
- Backfill required: Yes _____ No X Cubic yards _____
- Where obtained _____
- C. Excavated material :
- 1.Cubic yards N/A
- 2.Type of material _____

15.Type of construction equipment to be used Mechanized marine construction equipment

- A. Does the area to be excavated include any wetland? Yes _____ No X
- B. Does the disposal area contain any wetland? Yes _____ No X Project does not include construction of dredge disposal site.
- C. Location of disposal area N/A
- D. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized: N/A
- E. Will dredged material be entrapped or encased? N/A
- F. Will wetlands be crossed in transporting equipment to project site? N/A
- G. Present rate of shoreline erosion (if known) N/A

16. WATER QUALITY CERTIFICATION: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item which is not applicable to a specific project should be so marked. Additional information will be requested if needed.

- A. Please submit the following:
1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.
 2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.
 3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any above-ground storage areas must be diked, and there should be no storm drain catch basins within the diked areas. All valving arrangements on any petro-chemical transfer lines should be shown.
 4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.
 5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any

weir(s), and typical cross sections of the dikes.
B. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.
2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.
3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

17. Application is hereby made for a permit or permits to authorize the activities described herein, Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

 5/29/25

Signature of Applicant/Date

18. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

PRIVACY ACT NOTICE

The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary, however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

SUPPORTING REMARKS:

See Attached.

(fill in the blanks as indicated or answer yes or no)

County	<u>Chatham</u>	Landmarks	<u>Existing Savannah Yacht Center</u>
Municipality	<u>Chatham County</u>	Waterway	<u>Savannah River</u>

Facility Type _____ Private _____ Public X Commercial _____ Other
 Dock Space _____ Leased _____ Sold _____ Rented _____ Other
 Size of Upland Area (sq. ft.) _____ Size of Submerged Area (sq. ft.) _____

open water _____ river X creek _____ basin _____

Tidal Range (ft MLW) +/-7 feet Water Depth (ft. MLW) +/- 34 feet

Channel Width (ft. MLW) +/-823 feet Depth of Dredging (ft. MLW) N/A

Distance facility will extend into the waterway beyond MLW +/- N/A

_____ boat ramp	_____ hoist	_____ mobile lift	_____ vessel TV hookup
_____ railway	_____ fuel	_____ propeller repair	_____ electrical repair
_____ pump-out vessels	_____ hull repair	_____ engine repair	_____ vessel electric hookup
_____ boat building	_____ ship's store	_____ dockmaster's office	_____ fire protection
_____ restrooms	_____ showers	_____ restaurant	_____ laundromat
_____ hotel	_____ # of vehicle parking spaces		_____ # of trailer parking spaces

<u>No</u>	Will dredging be required for the access channel?
<u>No</u>	Will dredging be required for boat basin?
<u>No</u>	Is filling proposed in tidal wetlands?
<u>No</u>	Is filling proposed in open water?
<u>No</u>	Will dredge disposal sites be required?
<u>N/A</u>	Have future dredge disposal sites been identified?
<u>N/A</u>	Have future dredge spoil sites been set aside with deeds or easements?
<u>No</u>	Is shoreline stabilization proposed? If so, what type? _____
<u>Yes</u>	Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

HABITAT/WILDLIFE/CULTURAL RESOURCES: (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

<u>Yes</u>	Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife? If yes, what is the distance? _____
<u>Yes</u>	*Is this habitat identified as “essential fish habitat”?
<u>Yes</u>	Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?
<u>No</u>	Do oyster or clam beds occur in or near the project site or access channels? If yes, what is the distance? _____ If yes, what is the acreage? _____
<u>No</u>	*Is project site near active crabbing areas?
<u>No</u>	*Is the project site in designated bait zones?
<u>No</u>	Is the project site in or near an area of historic, archeological, or scenic value? If yes, explain _____

* GA DNR Coastal Resources Division’s Marine Fisheries staff can direct the applicant to appropriate source materials.

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): SHM SYC, LLC Attn: Mr. Paul Goedtel
MAILING ADDRESS: 301 North Lathrop Avenue Savannah GA 31415
(Street) (City) (State) (Zip)
PROJECT ADDRESS/LOCATION: 301 North Lathrop Avenue Savannah GA 31415
COUNTY: Chatham WATERWAY: Savannah River
LOT, BLOCK & SUBDIVISION NAME FROM DEED: PARCEL 1 PT OF SMART ESTATE & PT VALE ROYAL PLANTATION PRB 28P 20 PLAT BOOK 51 PG 136

Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit, or authorization required by State law. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR or his/her designee has executed a revocable license in accordance with this request.

Sincerely,

By: 
Signature of Applicant

Date: 5/29/25

GENERAL MANAGER
Title, if applicable

By: _____
Signature of Applicant

Date: _____

Title, if applicable

Attachments

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): SHM SYC, LLC Attn: Mr. Paul Goedtel

Applicant Email: pgoedtel@shmarinas.com

Phone: 561.386.2679

Agent Name (if applicable): Resource & Land Consultants Attn: Alton Brown

Phone: 912.443.5896

To Whom It May Concern:

This is to certify that I have made application to the U.S. Army Corps of Engineers (USACE) for authorization to impact Waters of the United States and that such proposed work is, to the best of my knowledge, consistent with Georgia's Coastal Management Program.

I understand I must provide this Consistency Certification Statement, along with a copy of my permit application submitted to USACE, to the Georgia Department of Natural Resources Coastal Resources Division (CRD) before they can begin evaluating my proposed project for consistency with Georgia's enforceable policies. I understand additional information may be required to facilitate review.

Once any required authorizations or permits from CRD have been issued, and CRD has concurred with my findings by signing this Consistency Certification Statement, CRD must submit it to USACE in order for them to issue any required federal permits or authorizations, or to validate any provisional authorizations they have already issued. A USACE provisional authorization or permit will not be valid until they receive this Certification Statement signed by CRD.

☒ Attached is a copy of my application to USACE (required)

Signature of Applicant: 

Date: 7/31/25

FOR AGENCY INTERNAL USE ONLY:

Date Received (Commencement Date): _____

USACE Authorization/Permit Number (assigned by USACE): _____

USACE Authorization Type (select one): ☐ Individual Permit ☐ General Permit #____ ☐ NWP #____

USACE Project Manager: _____

CRD Authorization/Permit Number (assigned by CRD): _____

CRD Project Manager: _____

CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

CRD Signature: _____ Date: _____

Printed Name: Jill Andrews

Title: Chief

For questions regarding consistency with the Georgia Coastal Management Program, please contact the Federal Consistency Coordinator at (912) 264-7218 or visit www.CoastalGADNR.org.

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

First American Title Insurance Company
Order No: NCS-1148578-PHIL

WHEN RECORDED MAIL TO:

SHM SYC, LLC
c/o Safe Harbor Marinas
14785 Preston Road, Suite 975
Dallas, TX 75254
Attn: Legal

Tax APN#: 10538-01001

Type: WD
Kind: WARRANTY DEED
Recorded: 3/23/2023 3:21:00 PM
Fee Amt: \$100,025.00 Page 1 of 8
Transfer Tax: \$100,000.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 9562359654,
7067927936

BK 3051 PG 745 - 752

LIMITED WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ENMARK PROPERTIES, LLC**, a Georgia limited liability company ("Grantor"), having a current address of 101 N. Lathrop Avenue, Savannah, GA 31415, hereby conveys, grants, bargains and sells to **SHM SYC, LLC**, a Delaware limited liability company ("Grantee"), having a current address of c/o Safe Harbor Marinas, LLC, 14785 Preston Road, Suite 975, Dallas, Texas 75254, the following described real property situated in Chatham County, Georgia, together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

Together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property, including but not limited to all rights and appurtenances in, under or to that certain Easement Agreement between Savannah Steel Terminal, LLC and Noblesea, LLC dated on or about April 16, 2004 and recorded at Deed Book 269-I, Page 44, records of Chatham County, Georgia, which easement agreement is incorporated herein by this reference; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO those matters set forth in Exhibit B attached hereto and made a part hereof, to the extent valid and enforceable.

FURTHER SUBJECT TO to the covenants set forth in Exhibit C attached hereto and made a part hereof.


AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Subject to the matters set forth on Exhibit B and the covenants set forth on Exhibit C, Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

Dated effective this 23 day of March, 2023 (the "Effective Date") by its duly authorized representative(s) under seal.

GRANTOR:

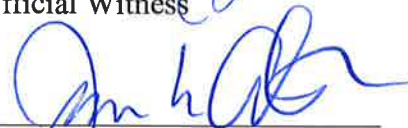
ENMARK PROPERTIES, LLC,
a Georgia limited liability company

By: 
Name: Christian B. Demere
Title: Manager

As to each signatory,
Signed, sealed and delivered in the presence of

the undersigned on this 22 day of March, 2023:


Unofficial Witness


Notary Public

(Notarial Seal)

My commission expires: 8/22/2024



EXHIBIT A

LEGAL DESCRIPTION

(Parcel One (1) Only, Plat Book 28-P, Page 20B)

All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, being known on a map or plat of survey entitled "Alta/ACSM Land Title Survey-Parcels 1 and 2 Being a Portion of the Former H.P. Smart Estate and a Portion of the former Vale Royal Plantation, Eighth G.M. District, Chatham County, Georgia", made by Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers, dated March 10, 1999, revised March 24, 1999, and further revised on March 25, 2004, as Parcel One (1) (the "Land"), together with all buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located thereon, (collectively, the "Improvements"). The foregoing said map or plat has been recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 28-P, Page 20B. Said map or plat is hereby incorporated into this legal description by reference and made a part hereof.

The above-described property is part of that property conveyed to Noblesea, LLC by Limited Warranty Deed dated February 21, 2003, and recorded in Deed Record Book 247-U, Page 528, said records, and later conveyed to DB GSS LLC by Foreclosure Deed Under Power of Sale dated January 2, 2008, and recorded in Deed Record Book 337 C, Page 287, said records.

The above-described property is the same property conveyed to Enmark Properties, LLC by Limited Warranty Deed dated June 18, 2010, and recorded in Deed Record Book 361-V, Page 432, said records.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes, water, sewer charges, and assessments assessed against the Property for the current year and future years and which are not yet due and payable.
2. Rights of current tenants in possession of the Property, as tenants only under unrecorded leases with no rights or options to purchase.
3. Matters which a current and accurate survey of the Property would show.
4. That Easement Agreement between Enmark Properties, LLC and Colonial Terminals, Inc. providing for, inter alia, overhang, dredging, docking, pipeline and encroachment easements, dated on or about the same date herewith and recorded along with and prior to this limited warranty deed in the records of Chatham County, Georgia.
5. Rights of upper and lower riparian owners in and to the waters of the Savannah River.
6. Any portion of Real Property which lies within the jurisdiction area of the U.S. Corps of Engineers, the Environmental Protection Agency, or the State of Georgia Department of Natural Resources and becomes subject to use regulation under the regulatory program and statutory program promulgated by U.S. laws, regulations and statutes and State of Georgia laws and regulations, with respect to any such use regulation.
7. Easement from Executive of the Last Will and Testament of William L. Exley to the Mayor and Alderman of the City of Savannah, filed for record March 14, 1916, and recorded in Deed Book 12Q, Page 384, aforesaid records.
8. Easement contained in Warranty Deed from Colonial Bunker Oil Company to Marine Railway Company, Inc., dated March 14, 1942, filed for record April 3, 1942, and recorded in Deed Book 37H, Page 180, aforesaid records.
9. Easement contained in Warranty Deed from The American Agricultural Chemical Company to Marine Railway Company, Inc., dated December 19, 1941, filed for record May 9, 1942, and recorded in Deed Book 37L, Page 53, aforesaid records.
10. Easement contained in Warranty Deed from The American Agricultural Chemical Company to Marine Railway Company, Inc., dated June 5, 1942, filed for record June 1942, and recorded in Deed Book 37M, Page 165, aforesaid records.
11. Agreement as to Boundary Line by and between Hunt-Wesson Foods, Inc., a California corporation and Sayler Marine Corporation, dated April 23, 1985, filed for record May 10, 1985, and recorded in Deed Book 126-U, Page 826, aforesaid records.

12. Declaration of Variance from Elevation Requirements by Elevation Requirements by Intermarine, U.S.A., dated April 6, 1992, filed for record April 7, 1992, and recorded in Deed Book 153P, Page 58, aforesaid records.

13. Terms and provisions of Easement Agreement by and between Savannah steel Terminal, LLC, a Georgia limited liability company and Noblesea, LLC, a Georgia limited liability company, dated April 16, 2004, filed for record May 6, 2004, and recorded in Deed Book 269I, Page 44, aforesaid records; as affected by Affidavit of Maury B. Rothschild, dated June 8, 2004, filed for record June 10, 2004, and recorded in Deed Book 271C, Page 1, aforesaid records; as affected by Acknowledgment Agreement Re Easement from Savannah Steel Terminal, LLC, a Georgia limited liability company to DB GSS LLC, a Delaware limited liability company, dated June 18, 2010, filed for record June 21, 2012, recorded in Deed Book 361V, Page 429, aforesaid records. Said easement is approximately shown on recorded map in Plat Book 27P, Page 95; and as approximately shown in Plat Book 28P, Page 20B; and in Plat Book 51, Page 136.

EXHIBIT C

RESTRICTIVE COVENANT

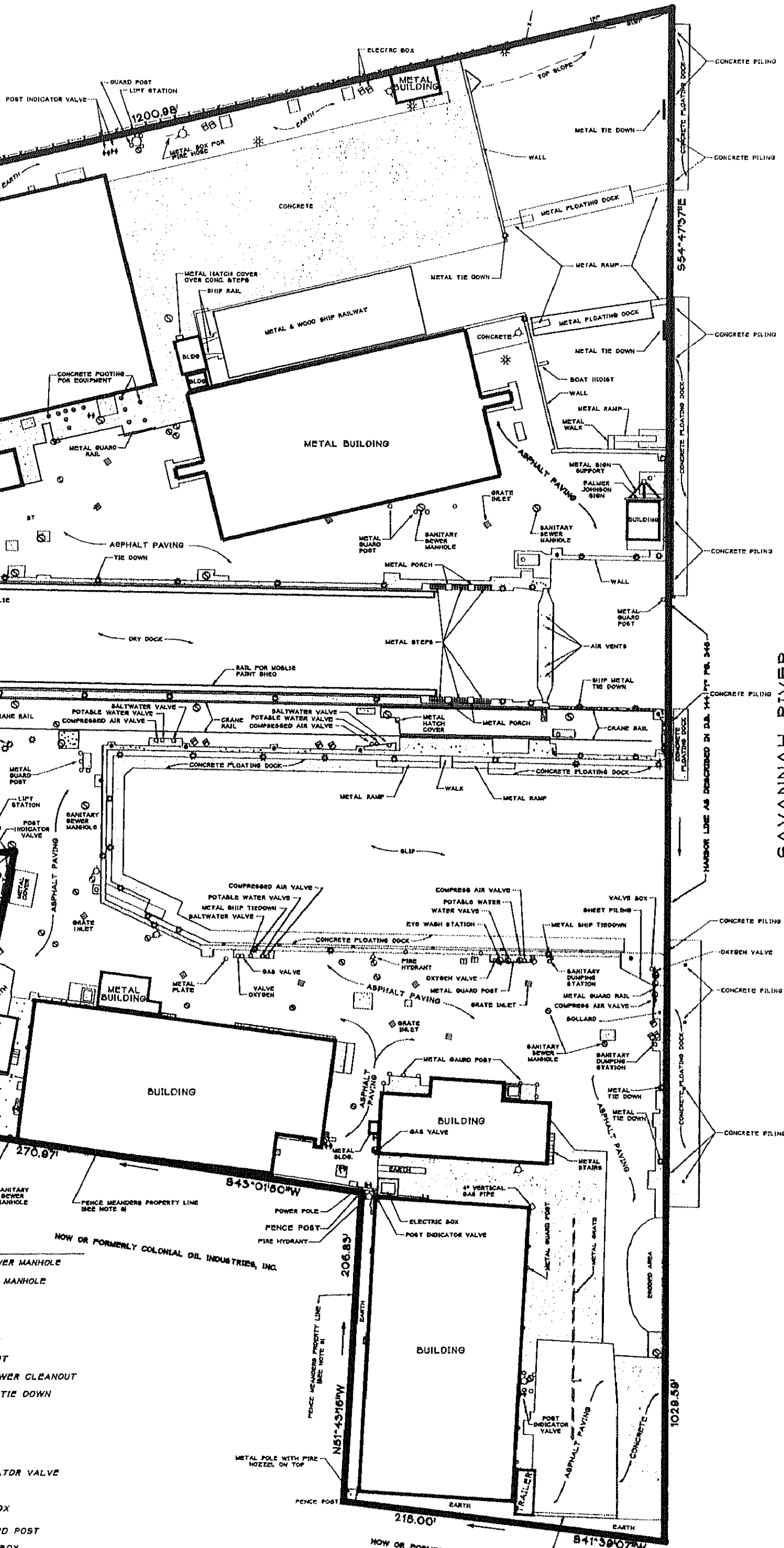
Capitalized terms used but not otherwise defined in this Exhibit C shall have the meaning assigned to such terms in the deed to which this Exhibit C is attached. By acceptance of the deed to which this Exhibit C is attached, Grantee agrees with Grantor that for a period expiring on the Termination Date (as defined below), Grantee and its successors and assigns shall not use, or permit the use of, the Property or a part thereof:

- (1) primarily for any one or more of the following uses: receiving cargo of any kind transported into the Port of Savannah, Georgia by ship or other vessel, shipping or loading out cargo of any kind to be transported out of the Port of Savannah, Georgia by ship or other vessel, or storing at the Property any such cargo, whether received from or to be loaded onto a ship or other vessel, or
- (2) for fueling (a) ships or vessels primarily shipping or transporting commercial cargo (e.g., cargo ships transporting shipping containers, vehicles, or bulk or break bulk cargo), (b) cruise ships, (c) military or U.S. Coast Guard ships or vessels, or (d) tugboats or towboats (other than tugboats or towboats owned by Grantee, its affiliates or its tenants and primarily serving the business conducted at the Property, each of which is a "Permitted Tugboat").

Notwithstanding the foregoing, Grantor acknowledges and agrees that the foregoing shall in no way restrict or prohibit use of the Property for (a) yacht, ship or vessel refit, repair, service and maintenance business (the "Unrestricted Business") or uses similar or ancillary thereto, including without limitation, receiving, shipping, loading, unloading, transporting or storing cargo of any kind for customers of the Unrestricted Business and in connection such business and (b) fueling any yachts, ships or vessels other than (i) ships or vessels primarily shipping or transporting commercial cargo (e.g., cargo ships transporting shipping containers, vehicles, or bulk or break bulk cargo), (ii) cruise ships, (iii) military or U.S. Coast Guard ships or vessels, or (iv) tugboats or towboats other than Permitted Tugboats. For avoidance of doubt, the Property may be used to fuel any private and passenger charter yachts, ships or vessels other than cruise ships. In addition, Grantor acknowledges and agrees that use of the easements affecting the Property pursuant to that certain Easement Agreement dated on or about the date hereof between Grantor and Colonial Terminals, Inc. and by the grantee thereunder or its successors or assigns shall not be restricted or prohibited by the covenant set forth in this Exhibit C.

The covenant set forth in this Exhibit C shall expire and become null and void automatically on the date which is the earlier of (i) twenty (20) years after the Effective Date or (ii) the date on which no CGI Entity owns property which is contiguous to the Property (the "Contiguous Property"). Time is of the essence with respect to these covenants. The covenant set forth in this Exhibit C shall run with the Property, and be binding upon successors in title to the Property, until the Termination Date, and shall inure to the benefit of and be enforceable by Grantor and any CGI Entity. A "CGI Entity" means (i) Colonial Group, Inc., a Georgia corporation, (ii)

Colonial Terminals, Inc., a Georgia corporation, (iii) any entity that directly or indirectly, through one or more intermediaries, controls, is controlled by, or is under common control with, Colonial Group, Inc., or (iv) a successor owner of the Contiguous Property, whether or not an affiliate of Colonial Group, Inc., so long as such successor owner uses the Contiguous Property primarily for a terminal operation.



SEE SHEET 1 OF 2

POINT OF BEGINNING
PARCEL 2
POINT OF COMMENCING
PARCEL 1

CAROLAN STREET
100' R/W

CMF - CONCRETE MONUMENT FOUND
CMS - CONCRETE MONUMENT SET
PF - IRON PIN FOUND
PS - IRON PIN SET (9/8°)

ANGULAR ERROR: 1" PER POINT
ERROR OF CLOSURE: FIELD 1/36,862
ERROR OF CLOSURE: PLAT 1/887,654
EQUIPMENT USED: TOTAL STATION
ADJUSTMENT METHOD: COMPASS RULE
TOTAL AREA: 23.38 (+/-) ACRES

GLOBAL SHIP SYSTEMS, LLC,
STRESS CREDIT CORPORATION,
ELITY NATIONAL TITLE INSURANCE
COMPANY AND WEINER, SHEAROUSE,
17 GREENBERG AND SHAW

is to certify that this map or plot and the survey which it is based were made (i) in accordance with minimum standard data requirements for ALTA/ACSM land surveys, jointly established and adopted by ALTA/ACSM in 1999 and (ii) pursuant to the accuracy standards as adopted by ALTA and ACSM and in effect on the date of this certification of a urban survey.

James H. Sims

NOTES:

1. IN ACCORDANCE WITH THE F.I.R.M. MAP NO. 1300350 D00D C, REVISED MAY 19, 1947 THIS PROPERTY DOES FALL WITHIN THE 100 YEAR FLOOD PLAIN. ZONE "AE" ELEV. 12.0
2. UNDERGROUND FEATURES ARE LOCATED IN THE FIELD WHERE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND FEATURES ARE SHOWN.
3. THIS SURVEY DOES NOT ADDRESS ANY WETLAND OR ENVIRONMENTAL ISSUES.
4. BEARINGS BASED ON PLAT RECORDED IN P.R.S. § 9TH PAGE 33
5. THE EAST LINE OF PARCEL 1 WAS SURVEYED AS UNDER ENCLOSURE OF EXISTING FENCES.
6. BOTH PARCELS HAVE ACCESS TO A PUBLIC RIGHT OF WAY
7. PROPERTY IS SERVED BY ALL NECESSARY UTILITIES.
8. THE TWO TRACTS COMPRISING PARCEL 2 ARE CONTIGUOUS AND THERE ARE NO GAPS, GORES OR OVERLAPS.
9. SITE IS ZONED IN HEAVY INDUSTRIAL
10. NO GUARANTEE EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS OR ANY OTHER MATTERS OF TITLE WHICH ARE NOT DISCLOSED HEREIN. NOT DISCLOSED HEREIN IS THE TITLE EXAMINATION.
11. THIS PLAT WAS PREPARED THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON AND ANY USE BY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED IS PROHIBITED.




















LEGAL DESCRIPTION PARCEL 1

All That Certain Lot, Tract or Parcel of Land Situate, Lying and Being in the Eight G.M. District, Chatham County, Georgia And Known as a 15.56 Acre Portion of the Former H.P. Estate Being more particularly described as follows: Beginning at the intersection of the South Right of Way Line of North Lathrop Avenue and the West Right of Way Line of Carolan Street; Extend Thence N12°05'00"E Along The Extension of The West Right of Way Line of Carolan Street a Distance of 62.25 Feet to an Iron Pin on the North Right of Way Line of North Lathrop Avenue; Thence N12°05'00"E Along The Extension of The West Right of Way Line of North Lathrop Avenue a Distance of 22.32 Feet to a Point Marked by an Iron Pin on The Dividing Line Between Lands of Savannah Steel Terminal, LLC & Now or Formerly Colonial Industrial, Inc. & The South Harbor Line of The Savannah River; Thence 55°47'37"E to a Point Marked by an Iron Pin, Which is The POINT OF BEGINNING of The Herin Described Property; Extend Thence N53°11'54"W Along The Dividing Line Between Lands of Savannah Steel Terminal, LLC And The Property Herin Described a Distance of 54.16 Feet to a Point Marked by an Iron Pin on The Dividing Line Between Lands of Savannah Steel Terminal, LLC and The Property Herin Described; Thence 26°10'35"E Along A Circular Arc of Radius of 34°51'12", a Radius of 435.80, a Chord Bearing And Distance of N135°46'34"W, 261.03 Feet Farther on Arc Distance of 265.10 Feet to a Point Marked by an Iron Pin; Thence 26°10'35"E Along A Circular Arc of Radius of 34°51'12", a Radius of 435.80, a Chord Bearing And Distance of S54°47'37"E Along The South Harbor Line of The Savannah River; Extend Thence S54°47'37"E Along Said Harbor Line a Distance of 1029.59 Feet to a Point on The Dividing Line Between Lands Now or Formerly of Colonial Industrial, Inc. & The Property Herin Described; Extend Thence a 39°07'00" Along Said Dividing Line a Distance of 215.00 Feet to a Point Marked by a Concrete Post; Thence Continue Along Said Dividing Line N51°43'16"W a Distance of 208.83 Feet to a Point Marked by a Fence Post; Thence Continue Along Said Dividing Line S43°01'50"W a Distance of 270.9 Feet to a Point Marked by a Fence Post; Thence Continue Along Said Dividing Line S20°27'00" a Distance of 131.50 Feet to a Point Marked by a Fence Post; Thence Continue Along Said Dividing Line S32°12'44"W a Distance of 817.34 Feet to a Point Marked by a Concrete Post; Thence Continue Along Said Dividing Line S56°08'54"W a Distance of 25.95 Feet to The POINT OF BEGINNING.

REFERENCES: Exceptions from Fidelity National Title Insurance Company
Commitment No. 04-0081-16, Schedule B - Section 2.

1. Deed from the Mayor and Aldermen of the City of Savannah, Deed Book 12-1, Page 252, M.B. Page 89. (Does not affect property)
2. Right of Way Easement from Savannah Machine And Shipyard Co. 1/14, Savannah Machine & Foundry Company, Inc. to Colonial Oil Industries, Inc. Deed Book 102-D, Page 311. (affects Parcel Two and is shown hereon)
3. Agreement As To Boundary Line by Hunt-Wesson Foods, Inc. and Saylor Marine Corporation, Deed Book 153-P, Page 585, Plat Book 1, Page 69. (affects Parcel One and is reflected hereon)
4. Declaration of Variance from Elevation Requirements by Intermarine, U.S.A., dated April 8, 1992, Deed Book 153-P, Page 58. (affects 7-P, page 1 of one unstamped page)
5. License Agreement by Hunt-Wesson, Inc. and Intermarine U.S.A. Deed Book 155-V, Page 655. (No longer in effect)
6. Such rights as the State of Georgia and the United States of America might have in and to the area below the mean high water mark of the Savannah River.
7. Unrecorded Lease Agreement by and between Savannah Machine & Foundry Company And M. P. Corporation, dated January 1, 1989, affecting Parcel One and is unrecorded.
8. Unrecorded Reciprocal Lease Agreement by and between Saylor Marine Corporation and Savannah Machine & Foundry Company a right-of-way across the property owned or previously owned by the Central of Georgia Railway Company for express from Parcel 1.
9. Unrecorded Right-of-Way Easement from Saylor Marine Corporation and Intermarine U.S.A. to Savannah Electric and Power Company, dated January 11, 1989.
10. Unrecorded Reciprocal Lease Agreement by and between Saylor Marine Corporation and Colonial Oil Industries, Inc. dated October 20, 1985 conveying to each party thereto the exclusive use of a certain area of the other party's property with mooring boulders for the berthing of ships. (affects Parcel One and is unrecorded)
11. Restoration of Easement for the continued use and maintenance of a railroad track located on Savannah Machine and Shipyard Company property, to Savannah Machine and Shipyard Company, Inc. to Elizabeth P. Meneghetti, dated July 1, 1971, Deed Book 149-L, page 49. (affects Parcel Two and is unrecorded)
12. Plat Book 9-P, Page 33. (affects Parcel Two)
13. Easement for the use and maintenance of a railroad track as contained within the deed from Savannah Machine & Foundry Company, Inc. to Dyette Iron Company of America, dated July 1, 1971. (affects Parcel Two and is unrecorded)
14. Easement to Savannah Electric & Power Company, Inc. dated June 1, 1976 and recorded in Deed Book 107-A Page 763. (affects Parcel Two and is unrecorded)
15. Easement to Savannah Electric & Power Co. dated October 19, 1958 and recorded in Deed Book 140-W Page 614. (affects Parcel Two and is unrecorded)
16. Easement to Savannah Electric & Power Co. dated Nov. 14, 1988 and recorded in Deed Book 140-W Page 5. (affects Parcel Two and is unrecorded)
17. Restrictive Covenants recorded in Deed Book 40-W Page 293. (Unrecorded)
18. Hollers of survey as shown at Plat Book 1-E page 66, Map Book 1 Page 69 and Map Book 1 Page 64.
19. Easement contained in that Warranty Deed from The American Agricultural Chemical Company Marine Company, Inc. dated June 5, 1942 and recorded June 1942 in Deed Book 37-M Page 165. (Unrecorded)
20. Easement contained in that Warranty Deed from Colonial Bunker Oil Company to Marine Railway Company, Inc. dated March 14, 1942 and recorded April 3, 1942 in Deed Book 37-It Page 160. (Unrecorded)
21. Easement contained in that Warranty Deed from The American Agricultural Chemical Company Marine Company, Inc. dated December 19, 1941 and recorded May 9, 1942 in Deed Book 37-It Page 53. (Unrecorded)
22. Easement from Executive of the Last Will of Wm. L. Ealey to the Mayor and Aldermen of the City of Savannah filed for record on March 14, 1916 and recorded in Deed Book 12-Q Page 384, aforesaid records.
23. Admitt affecting title to land made pursuant to O.C.G.A. 44-2-20, filed for record on January 3, 2001 in Deed Book 217-X Page 608, aforesaid records.
24. Affairs filed for record on April 21, 2000 in Deed Book 250-B Page 753, aforesaid records.
25. Agreement between Intermarine and between Savannah Steel Terminal, LLC And Mobilgas, LLC (affects Parcel One and is shown hereon)

LEGEND

- | | |
|---|---|
|  | SANITARY SEWER MANHOLE |
|  | STORM SEWER MANHOLE |
|  | GRATE INLET |
|  | WATER VALVE |
|  | FIRE HYDRANT |
|  | WATER SPIGOT |
|  | SANITARY SEWER CLEANOUT |
|  | METAL SHIP TIE DOWN |
|  | CONCRETE |
|  | LIGHT POLE |
|  | SIGN |
|  | POST INDICATOR VALVE |
|  | FENCE |
|  | ELECTRIC BOX |
|  | METAL GUARD POST |
|  | TELEPHONE BOX |
|  | GAS VALVE |
|  | GAS MANHOLE |
|  | WATER METER |
| | BOLLARD |
| | RAILROAD TRACKS |
| | OVERHEAD POWER LINE
WITH POLE AND GUY WIRE |

28 PARCEL ONE - 15.56 ACRES

REVISED: MARCH 25, 2004
REVISED MARCH 24, 1999
DATE: MARCH 10, 1999
FIELD SURVEY DATE: FEB. 1999 & FEB. 2000



CHATHAM COUNTY DEPARTMENT OF BUILDING SAFETY AND REGULATORY SERVICES

1117 EISENHOWER DRIVE, SAVANNAH, GA 31406
P.O. Box 8161, Savannah, GA. 31412-8161
912 201 4300 – Fax 912 201 4301

July 8, 2025

Alton Brown, Principal
Resource and Land Consultants

41 Park of Commerce Way Ste. 101
Savannah, Georgia
31405

RE: Savannah Yacht Center

Dear Mr. Brown

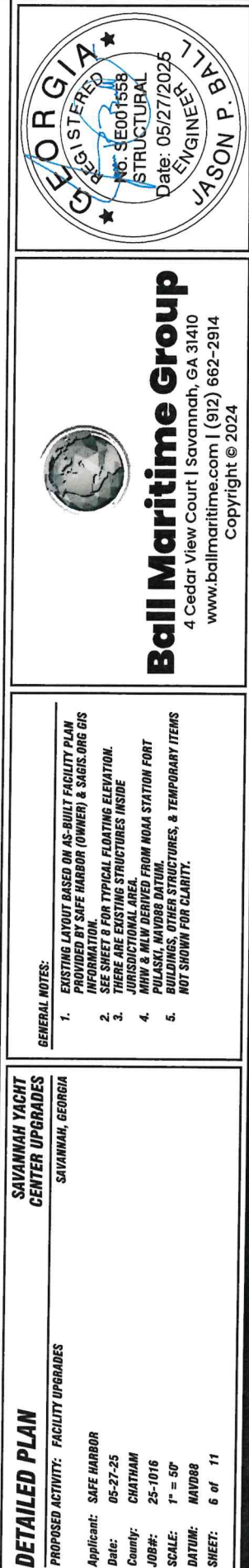
The referenced improvements attached to this letter, including the proposed expansion of the Savannah Yacht Center located at 301 North Lathrop Ave, do not represent a violation of the Chatham County Zoning Ordinance. This letter references the attached drawings dated 07/07/2025.

If there are questions, I can be reached at 912 201 4315.

Sincerely,

Marcus Lotson, Office of Zoning Administration
Assistant Director, Building Safety and Regulatory Services.

Attachments



Applicant: SAFE HARBOR
Date: 05-27-25
County: CHATHAM
JOB#: 25-1016
SCALE: 1" = 50'
DATUM: NAVD88
SHEET: 6 of 11

1. EXISTING LAYOUT BASED ON AS-BUILT FACILITY PLAN PROVIDED BY SAFE HARBOR (OWNER) & SAGIS.ORG GIS INFORMATION.
2. SEE SHEET # FOR TYPICAL FLOATING ELEVATION.
3. THERE ARE EXISTING STRUCTURES INSIDE JURISDICTIONAL AREA.
4. MHW & MLW DERIVED FROM NOAA STATION FORT PULASKI, NAVD83 DATUM.
5. BUILDINGS, OTHER STRUCTURES, & TEMPORARY ITEMS NOT SHOWN FOR CLARITY.

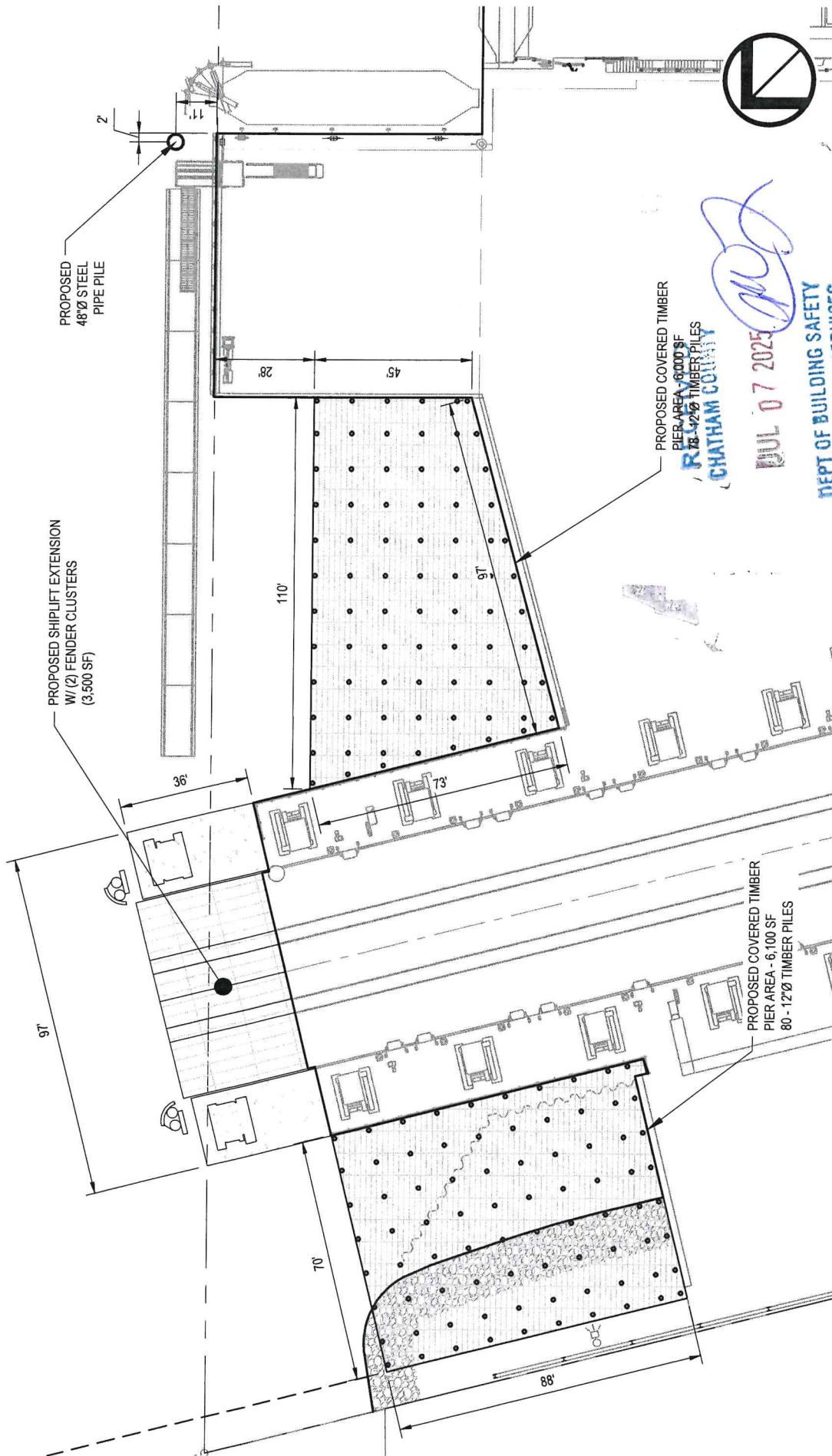


Ball Maritime Group
4 Cedar View Court | Savannah, GA 31410
www.ballmaritime.com | (912) 662-2914
Copyright © 2024

RECEIVED
CHATHAM COUNTY

07 JUL 2025

DEPT OF BUILDING SAFETY
& REGULATORY SERVICES



Ball Maritime Group
4 Cedar View Court | Savannah, GA 31410
www.ballmaritime.com | (912) 662-2914
Copyright © 2024

- GENERAL NOTES:**
- EXISTING LAYOUT BASED ON AS-BUILT FACILITY PLAN PROVIDED BY SAFE HARBOR (OWNER) & SAGIS.ORG GIS INFORMATION.
 - SEE SHEET 9 FOR TYPICAL COVERED TIMBER PIER ELEVATION.
 - SEE SHEET 10 FOR SHUPLIFT ELEVATION.
 - THERE ARE EXISTING STRUCTURES INSIDE JURISDICTIONAL AREA.
 - MHW & MLW DERIVED FROM NOAA STATION FORT PULASKI, NAVD83 DATUM.
 - BUILDINGS, OTHER STRUCTURES, & TEMPORARY ITEMS NOT SHOWN FOR CLARITY.

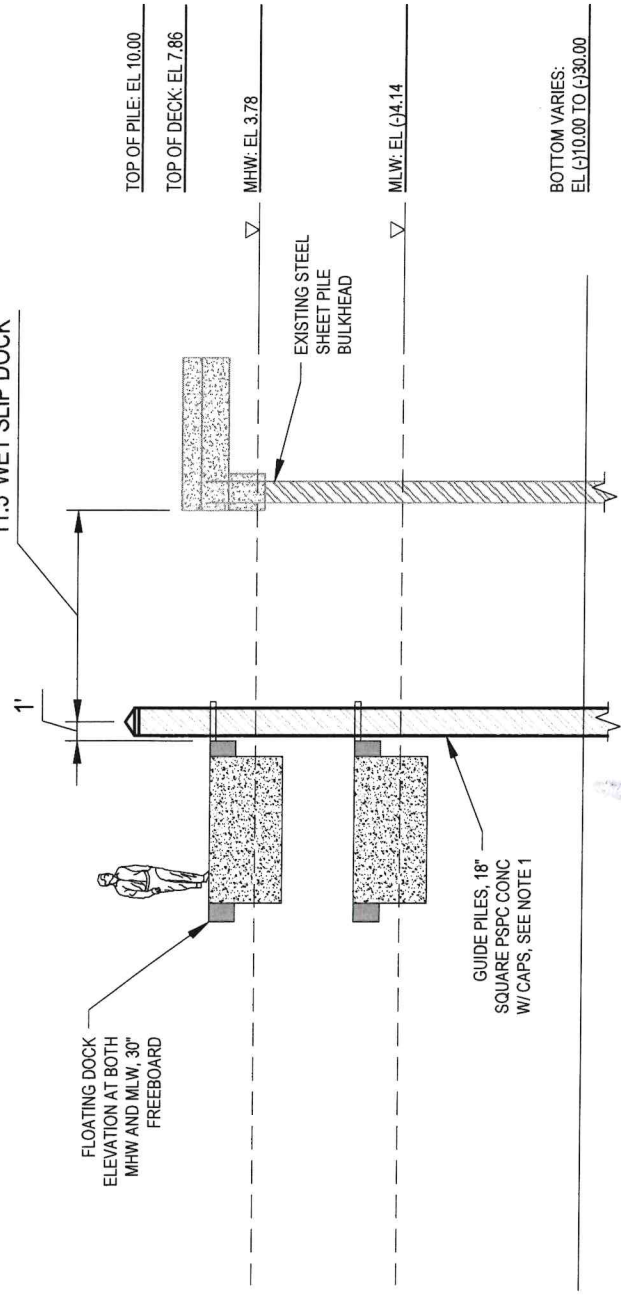
DETAILED PLAN

SAVANNAH YACHT CENTER UPGRADES
SAVANNAH, GEORGIA

PROPOSED ACTIVITY: FACILITY UPGRADES

Applicant: SAFE HARBOR
Date: 05-27-25
County: CHATHAM
JOB#: 25-1016
SCALE: 1" = 40'
DATUM: NAVD83
SHEET: 7 of 11

8.25' NORTH DOCK
11.5' WET SLIP DOCK



RECEIVED
CHATHAM COUNTY

JUL 07 2025

DEPT OF BUILDING SAFETY
& REGULATORY SERVICES

NOTES:

1. DEPTH OF MUD LINE VARIES. DRIVE EACH PILE TO A MIN DEPTH OF 35' BELOW MUD LINE. FINAL LOCATION OF PILES TO BE DETERMINED BY CONTRACTOR.
2. ALL HARDWARE TO BE HDG OR EQUAL.
3. CONCRETE FLOATING DOCKS TO BE SAME SIZE & SHAPE AS EXISTING. SEE SHEET 11 FOR TYPICAL SECTIONS.

ELEVATION

SAVANNAH YACHT CENTER UPGRADES
SAVANNAH, GEORGIA

PROPOSED ACTIVITY: FACILITY UPGRADES

Applicant: SAFE HARBOR
Date: 05-27-25
County: CHATHAM
JOB#: 25-1016
SCALE: N.T.S.
DATUM: NAVD88
SHEET: 8 of 11

SCALE: 1"=50'
(IN FEET)
0 25' 50' 100'

GENERAL NOTES:



Ball Maritime Group
4 Cedar View Court | Savannah, GA 31410
www.ballmaritime.com | (912) 662-2914
Copyright © 2024

Date: 05/27/2025

110' - EAST FIXED DECK
70' - WEST FIXED DECK

COVERED FIXED
PIERHEAD, SEE
NOTE 3

TOP OF ROOF: EL ± 20.86

MATCH EXISTING
WHARF DECK
ELEVATION, TYP

TOP OF DECK: EL 7.86

MHW: EL 3.78

EXISTING STEEL
SHEET PILE
BULKHEAD

MLW: EL (-4.14)

BOTTOM VARIES:
EL (+6.00 TO (-)14.00

NOTES:

1. DEPTH OF MUD LINE VARIES. DRIVE EACH PILE TO A MIN DEPTH OF 35' BELOW MUD LINE. FINAL LOCATION OF PILES WITHIN FIXED DECK FOOTPRINT TO BE DETERMINED BY CONTRACTOR.
2. CROSS BRACING NOT SHOWN FOR CLARITY. REQUIRED FOR WATER DEPTHS GREATER THAN 4'. ALL HARDWARE TO BE HDG OR EQUAL.
3. ROOF TO BE HIP STYLE, ACTUAL BEAM CONFIGURATION AND ELECTRICAL SERVICE ACCORDING TO FINAL ARCHITECTURAL DESIGN.

TREATED TIMBER
PILES, 12" Ø BUTT MIN
W/ CAPS, SEE NOTE 1

2"x8" TREATED TIMBER CROSS
BRACING NOT SHOWN FOR
CLARITY, SEE NOTE 2

RECEIVED
CHATHAM COUNTY

JUL 07 2025

DEPT OF BUILDING SAFETY
& REGULATORY SERVICES

SAVANNAH YACHT
CENTER UPGRADES
SAVANNAH, GEORGIA

ELEVATION

PROPOSED ACTIVITY: FACILITY UPGRADES

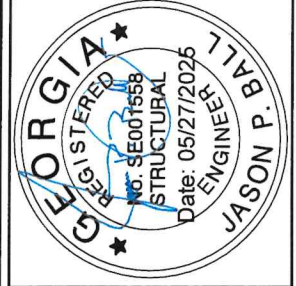
Applicant: SAFE HARBOR
Date: 05-27-25
County: CHATHAM
JOB#: 25-1016
SCALE: N.T.S.
DATUM: NAVD83
SHEET: 9 of 11

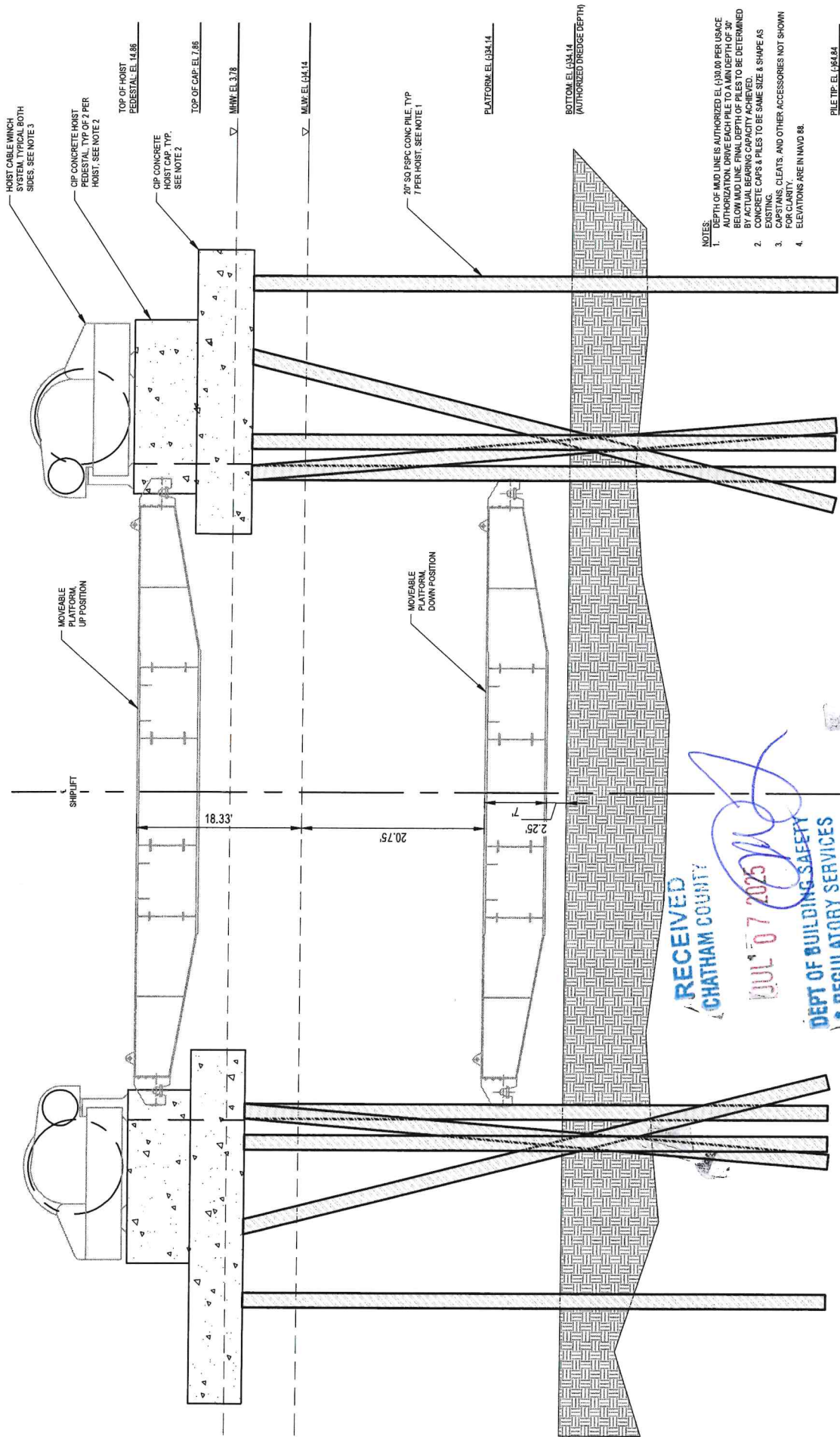
GENERAL NOTES:



Ball Maritime Group

4 Cedar View Court | Savannah, GA 31410
www.ballmaritime.com | (912) 662-2914
Copyright © 2024





NOTES:

1. DEPTH OF MID LINE IS AUTHORIZED EL. (+30.00 PER USACE AUTHORIZATION). DRIVE EACH PILE TO A MIN DEPTH OF 30' FROM MID LINE. FINAL DEPTH OF PILES TO BE DETERMINED BY ACTUAL LOGGING OF PILES. ALL PILES TO BE SAME SIZE & SHAPE AS EXISTING.
2. CONCRETE CAPS & PILES TO BE SAME SIZE & SHAPE AS EXISTING.
3. CAPTAINS, CLEATS, AND OTHER ACCESSORIES NOT SHOWN FOR CLARITY.
4. ELEVATIONS ARE IN NAVD 88.

PILE TYP. EL. 13.14 (ESTIMATED)



Ball Maritime Group
 4 Cedar View Court | Savannah, GA 31410
 www.ballmaritime.com | (912) 662-2914
 Copyright © 2024

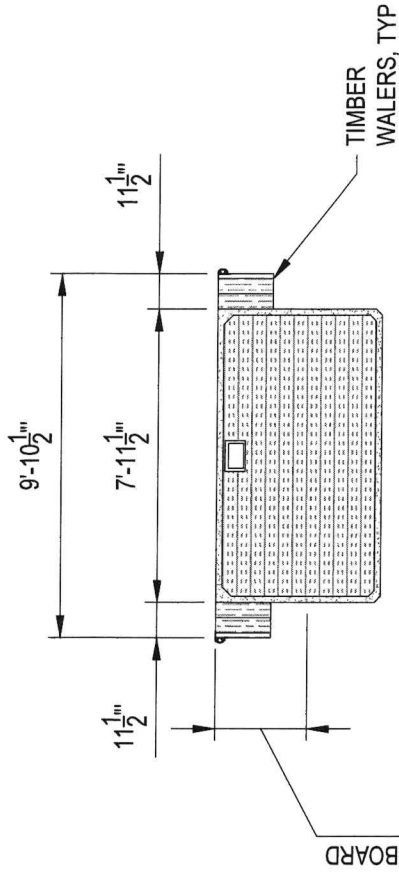
GENERAL NOTES:

SAVANNAH YACHT CENTER UPGRADES
 SAVANNAH, GEORGIA

ELEVATION

PROPOSED ACTIVITY: FACILITY UPGRADES

Applicant: SAFE HARBOR
 Date: 05-27-25
 County: CHATHAM
 JOB#: 25-1016
 SCALE: N.T.S.
 DATUM: NAVD88
 SHEET: 10 of 11



TYPICAL SECTION
CONCRETE FLOAT DOCK

- NOTES:
1. CORE OF FLOAT IS POLYSTYRENE.
 2. CORE IS ENCAPSULATED BY PRECAST REINFORCED CONCRETE.
 3. GUIDE PILE BRACKETS AND ACCESSORIES NOT SHOWN FOR CLARITY.

RECEIVED
CHATHAM COUNTY

JUL 07 2025

DEPT OF BUILDING SAFETY
& REGULATORY SERVICES

TYPICAL SECTION
PROPOSED ACTIVITY: FACILITY UPGRADES
SAVANNAH YACHT CENTER UPGRADES
SAVANNAH, GEORGIA

Applicant: SAFE HARBOR
Date: 05-27-25
County: CHATHAM
JOB#: 25-1016
SCALE: N.T.S.
DATUM: NAVD88
SHEET: 11 of 11



Ball Maritime Group
4 Cedar View Court | Savannah, GA 31410
www.ballmaritime.com | (912) 662-2914
Copyright © 2024

