

## ATTACHMENT A

**Shore Protection Act Permit Application**  
**O.C.G.A. 12-5-230**

Date: August 24, 2023

Mailing Address:  
Thomas & Amanda Lister  
1125 5<sup>th</sup> Avenue Unit 7  
New York, NY 10128

Project Location:  
112 East 22<sup>th</sup> Street  
Sea Island, GA 31561

Telephone \_\_\_\_\_

Fax: \_\_\_\_\_

Name, address, and title of authorized agent for application coordination (if desired):

Resource & Land Consultants, LLC  
Attn: Daniel H. Bucey  
41 Park of Commerce Way, Suite 101  
Savannah, Georgia 31405

Telephone: 912-443-5896  
Fax: \_\_\_\_\_

Name and addresses of adjoining property owners (attach additional sheets as needed):

Elsa Donohue  
PO Box 30454  
Sea Island, GA 31561

Coastal Georgia, LLC  
111 E 22<sup>nd</sup> Street  
Sea Island, GA 31561

Describe the proposed activity (attach additional sheets as needed): Install native landscaping

Statement: I have made inquiry to the appropriate authorities that the proposed project is not over a landfill or hazardous waste site and that the site is otherwise suitable for the proposed project.

Signature of Applicant (not agent):  Date: 8/29/23

Signature of Applicant (not agent): \_\_\_\_\_ Date: \_\_\_\_\_

## ATTACHMENT B

D: DEED B: 4442 P: 336  
05/06/2021 04:28 PM  
0632021007101 Pages: 6 Recording Fee: \$25.00  
Transfer Tax: \$8195.00  
Ronald M. Adams  
Clerk of Superior Court, Glynn County, GA

After Recording Return to:

The Bishop Law Firm  
465 Sea Island Road  
St. Simons Island, Georgia 31522  
BLF File #2021-071

**STATE OF GEORGIA  
COUNTY OF BIBB**

**Parcel No. 05-00326**

**LIMITED WARRANTY DEED  
WITH RIGHTS OF SURVIVORSHIP**

**A CONVEYANCE**, made effective as of the 27th day of April, 2021 from **OSBORNE & ZIMMERMAN, LLC and PETER O. HOLLIDAY, III, AS EXECUTOR OF THE ESTATE OF JEANNE J. HOLLIDAY**, collectively as the First Party, to **AMANDA LISTER and THOMAS LISTER**, as the Second Party as **joint tenants with rights of survivorship**.

**WHEREAS**, Osborne & Zimmerman, LLC owns a 99% interest in the Property (as hereinafter defined) and the Estate of Jeanne J. Holliday owns a 1% interest in the Property, all as set forth in that certain Deed from Osborne & Zimmerman, LLC to Jeanne J. Holliday conveying a 1% interest, dated December 5, 2005 as recorded in Deed Book 1839, Page 357, Glynn County, Georgia records;

**WHEREAS**, Jeanne J. Holliday is deceased and her estate was probated in the Probate Court of Bibb County, Georgia; and

WHEREAS, Peter O. Holliday, III was appointed as the Executor of the Estate of Jeanne J. Holliday pursuant to Letters Testamentary dated October 15, 2009; a copy of which is attached hereto and incorporated herein by this reference.

**W I T N E S S E T H:**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash to it in hand paid by the Second Party, at or before the sealing and delivery of these presents, the receipt of which is confessed, and of other good and valuable consideration, the First Party hereby grants and conveys unto the Second Party, their successors and assigns, **as joint tenants with right of survivorship, for and during their joint lives, and upon the death of either of them, then to the survivor of them, absolutely and in fee simple**, the following described real property, to-wit (herein the "Property"):

**[SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE]**

**TO HAVE AND TO HOLD** the real property above described and hereby conveyed, together with the improvements thereon, if any, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining, unto the Second Party, their successors and assigns, **as joint tenants with right of survivorship, for and during their joint lives, and upon the death of either of them, then to the survivor of them forever in fee simple**, subject, however, to the Permitted Exceptions identified on Exhibit "B" attached hereto and incorporated herein by this reference.

**AND THE FIRST PARTY HEREBY WARRANTS** and will forever defend unto the Second Party, their successors and assigns, the right and title hereby conveyed in and to the real property above described as against the lawful claims and demands against the claims of any

persons owning, holding or claiming by, through or under First Party, except to those claims or demands arising from the Permitted Exceptions to which reference has heretofore been made.

IN WITNESS WHEREOF, First Party, acting by and through its duly authorized representative(s) has hereunto set its hand and affixed its corporate seal as of the day and year first above written.

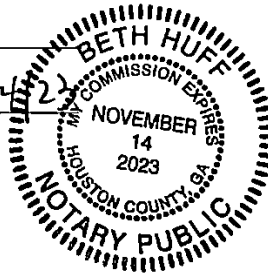
Signed, sealed and delivered  
in the presence of:

[Signature]  
(Unofficial Witness)

[Signature]  
Notary Public

My commission expires: 11/14/23  
[NOTARY SEAL]

Peter O. Holliday, III, Executor (seal)  
PETER O. HOLLIDAY, III, Executor of the  
Estate of Jeanne J. Holliday



Signed, sealed and delivered  
in the presence of:

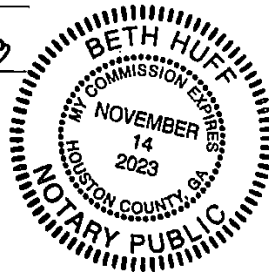
[Signature]  
(Unofficial Witness)

[Signature]  
Notary Public

My commission expires: 11/14/23  
[NOTARY SEAL]

OSBORNE & ZIMMERMAN, LLC

By: Peter O. Holliday, III, Manager (seal)  
PETER O. HOLLIDAY, III, Manager



**EXHIBIT "A"**

**TRACT ONE:**

**All that lot, tract, or parcel of land** lying and being in G.M.D. 25, Sea Island, Glynn County, Georgia, and being identified and described as ALL OF TRACT 1, consisting of 20,813 square feet, according to the re-subdivision plat of survey entitled "Minor Re-Subdivision of Lots 571 through 580 and Ribault Lane, Block 54, Sea Island Subdivision No. 1", dated May 30, 2003, prepared by Shupe Surveying Company, P.C., Robert N. Shupe, Georgia Registered land Surveyor No. 2224, approved by Glynn County on July 18, 2003, and recorded in the Office of the Clerk of Superior Court of Glynn County at Plat Drawer 29, Page 74. The property conveyed hereby is the same property identified and described as TRACT 1 on the plat of survey entitled "Survey for: Osborne & Zimmerman, LLC, Tract 1, Block 54 Sea Island Subdivision No. 1," dated September 12, 2003, prepared by the said Shupe Surveying Company, P.C. and the said Robert N. Shupe, a copy of which plat of survey is attached to that certain Deed recorded in Deed Book 1839, page 357, aforesaid records.

Reference is hereby made to both of the above-referenced plats of survey for purposes of identification and description and for all other purposes.

**THIS BEING THE SAME PROPERTY CONVEYED** in that certain deed dated December 5, 2005 as recorded in Deed Book 1839, Page 357, Glynn County, Georgia records.

**TRACT TWO:**

**ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE**, lying and being in G.M.D. 25, Sea Island, Glynn County, Georgia and shown as **Additional Property** on a survey plat by Robert N. Shupe, GA R.L.S. No. 2224, titled "**SURVEY OF: TRACT 1, BLOCK 54 & ADDITIONAL PROPERTY, SEA ISLAND SUBDIVISION NO. 1**" dated 3/25/2013 as recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia in Plat Book 32, Page 237, and being more particularly described as follows:

**COMMENCING** at a ½" iron rebar found located on the northeastern right-of-way of Sutherland Road (A/K/A East Twenty-Second Street); said point being 285.00 feet southeasterly from the intersection of the northeastern right-of-way of Sutherland Road and the southeastern right-of-way of Sea Island Drive; thence proceed along the said right-of-way of Sutherland Road South 51 degrees 56 minutes 20 seconds East for a distance of 185.00 feet to the **POINT OR PLACE OF BEGINNING**; thence proceed North 38 degrees 03 minutes 40 seconds East for a distance of 112.50 feet to a ½" iron rebar found; thence South 51 degrees 56 minutes 20 seconds East for a distance of 140.35 feet to a ½" capped iron rebar set (SSC PC, LSF 317); thence South 39 degrees 05 minutes 26 seconds West for a distance of 73.54 feet to a ½" capped iron rebar set (SSC PC, LSF 317); thence South 38 degrees 16 minutes 42 seconds West for a distance of 38.97 feet to a ½" capped iron rebar set (SSC PC, LSF 317); thence North 51 degrees 56 minutes 20 seconds West for a distance of 138.89 feet to the **POINT OR PLACE OF BEGINNING**. Said lot, tract or parcel of land contains 15,687 square feet.

Reference is hereby made to said plat and to the record thereof for all purposes of description and location.

**THIS BEING THE SAME PROPERTY CONVEYED** to Osborne & Zimmerman, LLC and Dr. Peter O. Holliday III as Executor of the Estate of Jeanne J. Holliday in that deed dated March 29, 2013 as recorded in Deed Book 3140, Page 121, Glynn County, Georgia records.

**EXHIBIT "B"**  
**Permitted Exceptions**

1. 2021 real estate taxes and subsequent years which are a lien but not yet due and payable.
2. Those restrictive covenants affecting the subject property as recorded in Deed Book 4-B, Page 104, Glynn County, Georgia records, as amended.
3. All matters of survey affecting the subject property as recorded in Plat Drawer 29, Map 74 and Plat Book 32, Page 237, aforesaid records.
4. Those certain covenants and restrictions affecting the subject property as set forth in that certain (a) Deed dated June 28, 1924 as recorded in Deed Book 3-R, Page 383, Glynn County, Georgia records and (2) that Deed dated March 29, 2013, as recorded in Deed Book 3140, Page 121, aforesaid records.



ATTACHMENT TO LIMITED WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP  
FROM OSBORNE & ZIMMERMAN, LLC AND PETER O. HOLLIDAY, III, AS EXECUTOR  
OF THE ESTATE OF JEANNE J. HOLLIDAY TO AMANDA LISGER AND THOMAS LISTER  
DATED APRIL 00, 22, 2021

GEORGIA PROBATE COURT  
STANDARD FORM

STATE OF GEORGIA  
COUNTY OF BIBB

DOCKET NO. 09PV37415

LETTERS TESTAMENTARY  
(Relieved of Filing Returns)

By WILLIAM J. SELF, II, Judge of the Probate Court of said County.

KNOW ALL WHOM IT MAY CONCERN:

That on the \_\_\_\_ day of OCT 15 2009, 20\_\_\_\_, at a regular term of the Probate Court, the Last Will and Testament dated July 22, 2009 of Jeanne J. Holliday deceased, at the time of his or her death a resident of said County, was legally proven in SOLEMN form and was admitted to record by order, and it was further ordered that Peter O. Holliday, III named as Executor(s) in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor(s).

NOW, THEREFORE, the said Peter O. Holliday, III, having taken the oath of office and complied with all the necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise all the powers of Executor(s) under the Will of said deceased, according to the Will and the law.

Given under my hand and official seal, the \_\_\_\_ day of OCT 15 2009, 20\_\_\_\_.

  
WILLIAM J. SELF, II  
Judge, Probate Court

NOTE: The following must be signed if the judge does not sign the original of this document:

Issued by:

(Seal)

\_\_\_\_\_  
PROBATE CLERK/DEPUTY CLERK

Recorded in Imaged Records  
PROBATE COURT OF BIBB COUNTY  
Docket No: 09PV37415  
Date Imaged: 10-20-2009

Effective 7/09

Bibb County

GPCSF 3 Letters Testamentary  
Solemn Form Relieved

D: DEED B: 4442 P: 342

05/06/2021 04:28 PM

0632021007102 Pages: 2 Recording Fee: \$25.00

Ronald M. Adams

Clerk of Superior Court, Glynn County, GA

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Record & Return to:  
The Bishop Law Firm  
465 Sea Island Road  
St. Simons Island, Georgia 31522

STATE OF GEORGIA        )  
                                      )  
COUNTY OF GLYNN        )

Cross-Index:  
Deed Book 3140, Page 129

**CANCELLATION**

The Indebtedness referred to in that Negative Pledge Agreement from **OSBORNE & ZIMMERMAN, LLC**, a Georgia limited liability company, and **DR. PETER O. HOLLIDAY III, AS EXECUTOR OF THE ESTATE OF JEANNE J. HOLLIDAY, DECEASED** in favor of **SEA ISLAND ACQUISITION, LLC** dated March 29, 2013, and recorded in Deed Book 3140, Page 129, Glynn County, Georgia records, having been satisfied and the undersigned being the present record holder and owner of such secured interest by virtue of being the original grantee, heir, assign, transferee, or devisee of the original grantee, the Clerk of such Superior Court is authorized and directed to cancel the Negative Pledge Agreement of record in a similar manner as provided in O.C.G.A. Code Section 44-14-4 as provided for mortgages.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has signed, sealed and delivered this cancellation  
as of the day and year first above written.

SEA ISLAND ACQUISITION, LLC

By: *Scott Spaden*  
Its: *President & CEO*

(Seal)

Signed, sealed and delivered in the  
presence of:

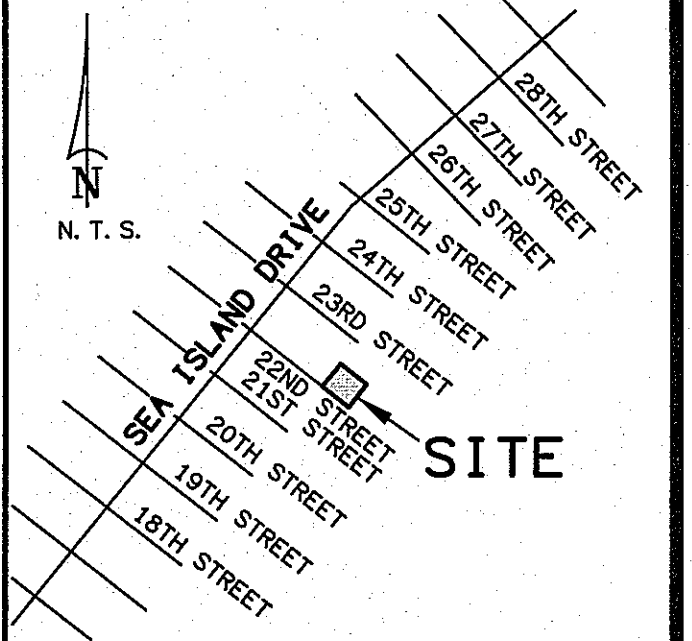
*Bettie Pressler*  
Unofficial Witness

*Kathy Hutcheson*  
Notary Public:  
My Commission Expires: *1.31.2022*

[Notary Seal]



BEARINGS SHOWN HEREON ARE BASED  
UPON THE RECORDED SUBDIVISION PLAT.



VICINITY MAP

SURVEY OF:  
**TRACT 1, BLOCK '54',  
& ADDITIONAL PROPERTY  
SEA ISLAND SUBDIVISION NO. 1**

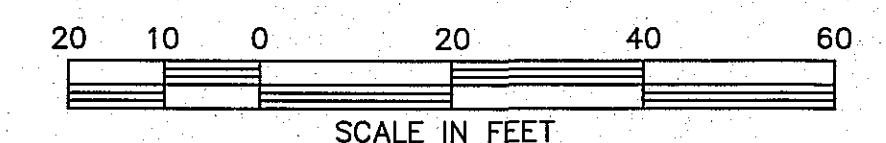
TOTAL AREA = 36,500 SQ. FT.

NOTES:

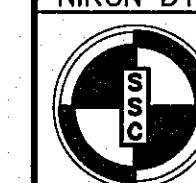
1. SURVEY REFERENCE:  
SURVEY BY ROBERT N. SHUPE, GA. R.L.S. # 2224, TITLED "MINOR RE-SUBDIVISION OF: LOTS 571 THRU 580 AND RIBAUT LANE, BLOCK '54', SEA ISLAND SUBDIVISION NO. 1", DATED 5/30/03 AND RECORDED IN PD 29, PG 74.
2. IN ADDITION TO EASEMENTS SHOWN, THE SUBDIVISION PLAT RESERVES A 3' EASEMENT THROUGH THE REAR OF ALL LOTS.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION FOR THIS PROPERTY.
4. THE ADJOINING LAND OWNERS AND ZONING SHOWN ON THIS PLAT WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG).
5. THE ADDITIONAL PROPERTY SHOWN ON THIS SURVEY IS SUBJECT TO RESTRICTIVE COVENANTS AS DESCRIBED IN THE DEED CONVEYING SAID PROPERTY.

LEGEND:

- IRF IRON REBAR FOUND
- CIRS CAPPED IRON REBAR SET (SSC PG, LSF 317)
- WELL
- ELECTRICAL BOX
- PHONE BOX
- (112) STREET ADDRESS
- ASPHALT
- BUILDING
- CONCRETE
- BRICK PAVERS
- WOOD DECK
- LANDSCAPE IMPROVEMENTS ENVELOPE
- HARDSCAPE BUILDING ENVELOPE

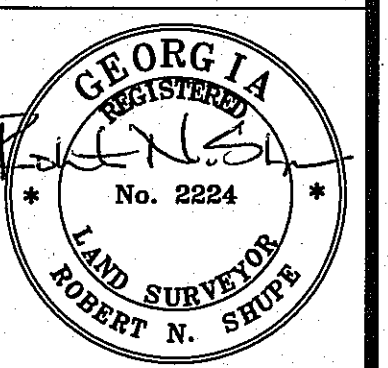


SURVEY FOR: <b>OSBORNE &amp; ZIMMERMAN, LLC, DR. PETE O. HOLLIDAY III, AS EXECUTOR OF THE ESTATE OF JEANNE J. HOLLIDAY</b>			
TRACT 1, BLOCK '54' & ADDITIONAL PROPERTY, SEA ISLAND SUBDIVISION NO. 1			
G.M.D. 25, SEA ISLAND, GLYNN COUNTY, GEORGIA			
DATE: 3/25/13	DRAWN BY: JCH	SCALE: 1"= 20'	JOB #
EQUIPMENT USED: NIKON DTM-522	FIELD CLOSURE: MINIMUM 1' IN 10,000'	PLAT CLOSURE: 1' IN 54,605'	12134



**SHUPE SURVEYING COMPANY, P.C.**  
3837 DARIEN HWY.  
BRUNSWICK, GEORGIA 31525  
912-265-0562 12134-12.DWG

FEMA MAP NO. 13127C0254F  
DATED 9/8/06, INDICATES  
THIS PROPERTY TO BE IN  
ZONE AE, WHICH IS IN A  
SPECIAL FLOOD HAZARD  
AREA.



THIS PLAT REQUIRES NO APPROVAL BY THE LOCAL GOVERNING AUTHORITY AS SET FORTH  
IN GEORGIA ANNOTATED CODE 15-6-57, HOWEVER RECORDING OF THIS PLAT DOES NOT  
EXEMPT OR VOID ANY REQUIREMENTS FOR APPROVAL BY THE LOCAL GOVERNING  
AUTHORITY FOR THE DEVELOPMENT OR FURTHER SUBDIVIDING OF THIS PROPERTY.