

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.
Blue Moon Marinas, LLC
Attn: Mr. Emile Bootsma
2705 River Drive
Thunderbolt, Georgia 31404

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

Lat. 32.027101° Long. -81.049600°

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

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 modification of commercial dock 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.

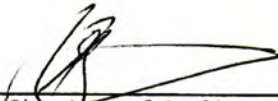
4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.

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.



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.

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Blue Moon Marinas, LLC

MAILING ADDRESS: 2705 River Drive Thunderbolt GA 31404
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 3110 River Road Thunderbolt GA 31404

COUNTY: Chatham WATERWAY: Wilmington River

LOT, BLOCK & SUBDIVISION NAME FROM DEED: _____

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: 02/02/2023

Title, if applicable

By: _____
Signature of Applicant

Date: _____

Title, if applicable

Attachments

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): Blue Moon Marinas, LLC Attn:Emile Bootsma

Applicant Email: emile@my-blumoon.com Phone: _____

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: 02/02/2023

FOR AGENCY INTERNAL USE ONLY:	Date Received (Commencement Date): _____
USACE Authorization/Permit Number (assigned by USACE): _____	
USACE Authorization Type (select one): <input type="checkbox"/> Individual Permit <input type="checkbox"/> General Permit #____ <input type="checkbox"/> 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: _____ Title: _____

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.

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 10/11/2022 2:56:21 PM

BUSINESS INFORMATION

CONTROL NUMBER 22215261
BUSINESS NAME Blue Moon Marinas LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 10/11/2022

PRINCIPAL OFFICE ADDRESS

ADDRESS 2705 River Drive, Thunderbolt, GA, 31404, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Emile Bootsma	2705 River Drive, Thunderbolt, GA, 31404, USA	Chatham

ORGANIZER(S)

NAME	TITLE	ADDRESS
Mark T. Shawe	ORGANIZER	14 E. State Street, Savannah, GA, 31401, USA

OPTIONAL PROVISIONS

The Company is organized as a limited liability company pursuant to the Georgia Limited Liability Company Act. The Company shall have perpetual duration unless the Company may be sooner terminated in accordance with its Operating Agreement. The Company is governed by an Operating Agreement executed by its initial members.

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Mark T. Shawe
AUTHORIZER TITLE Organizer

SHAWE

Bootsma

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Blue Moon Marinas LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **10/11/2022** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **10/13/2022**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

Type: WD
Kind: WARRANTY DEED
Recorded: 10/26/2022 2:33:00 PM
Fee Amt: \$1,375.00 Page 1 of 4
Transfer Tax: \$1,350.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 8863185331,
0466245412

BK 2948 PG 288 - 291

22-00919-01 [SPACE ABOVE THIS LINE FOR RECORDING DATA]

Blue moon marinas
Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG &
SHAWE, LLP
Attn: Mark T Shawe
14 East State Street
Savannah, GA 31401



LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHATHAM

THIS INDENTURE made this 25th day of October, 2022, between James F. Dubberly, of the County of Chatham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Blue Moon Marinas LLC a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

3110 River Drive (+ 3 adjoining parcels), Thunderbolt, Chatham County, Georgia
having the Property Tax Identification Numbers: 3-0006-15-003; 3-0006-15-004;
3-0006-15-005; and 3-0006-15-006. See attached Exhibit "A" for a more particular description
of the property herein conveyed.

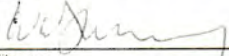
SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

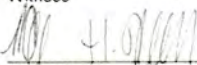
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

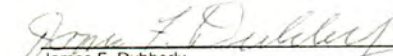
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 25th day of October, 2022.

Signed, sealed and delivered in the presence of:



 Witness


 Notary Public
 My Commission Expires: 8/8/2024

 (Seal)

 James F. Dubberly



File No.: 22-00919-07

EXHIBIT A**PARCEL ONE (Tax Parcel 3-0006-15-003)**

All that certain lot, tract or parcel of land situate, lying and being in the Town of Thunderbolt, Chatham County, Georgia, being the eastern portion of the Threadcraft Lot. The eastern portion of said Lot being shown on a plat prepared for Louis G. Ambos, dated August 13, 1948 by H. M. Gormandy, being recorded in Plat Record Book D, Page 29 in the Office of the Clerk of the Superior Court of Chatham County, Georgia. The eastern portion of said Lot hereby described being bounded on the east by the Wilmington River, on the south by property formally of the George Ambos homeplace; on the west by River Drive and the former right-of-way of Savannah Electric & Power Company railway

And Also.

All that certain lot, tract or parcel of land situate, lying and being in the Town of Thunderbolt, Chatham County, Georgia being the water frontage of the George H Ambos homeplace. Said frontage being 225 feet, more or less, and being bounded as follows: on the north by the Threadcraft Lot, on the east by the Wilmington River, on the south by the water frontage conveyed to Emma Tisdell by deed recorded in Deed Record Book 48 – A, Page 310, and on the west by River Drive. Said property being the same property conveyed to Louis G. Ambos by deed from Emma Tisdell and Marie Ambos Taylor, dated December 1, 1960, recorded in Deed Record Book 76 –R, page 433. In the Office of the Clerk of the Superior Court of Chatham County Georgia. Said tracts lying contiguous and shown on a plat prepared by Exley Surveyors, Inc. for Henry F. Ambose, Jr. and Louis G. Ambos, II dated March 21, 1988, recorded in Plat Record Book 11 – P, Page 91, aforesaid records. Said parcel designated on said plat as "Ambos" being the northern parcel so designated, said tracts having a combined frontage on the eastern boundary of River Drive of 292.71 feet. Reference is hereby made to the aforesaid recorded plat for a more particular description of the property herein described.

PARCEL TWO (Tax Parcel 3-0006-15-004)

All those certain lots, tracts or parcels of land situate, lying and being in the Town of Thunderbolt, Chatham County, Georgia, known as the eastern portion of the Henken Lot and the eastern portion of the Deverges Lot. The Henken Lot being conveyed to Louis G. Ambos by Marie Ambos Taylor, by deed dated November 27, 1948, recorded in Deed Record Book 48 – O, Page 214, in the Office of the Clerk of the Superior Court of Chatham County Georgia. Said lots contiguous and being bounded as follows: on the north by a 51 foot, more or less, frontage Lot conveyed to Emma Ambos Tisdell by Deed of Assent dated November 9, 1948 recorded in Deed Record Book 48 – A, page 310, on the east by the Wilmington River; on the south by property formally of Earl J. Toomer, and on the west by River Drive, said combined lots being shown on a plat prepared by Exley Surveyors Inc. for Henry F. Ambos, Jr. and Louis G. Ambos, II dated March 21, 1988, recorded in Plat Record Book 11 – P, Page 21, aforesaid records. Said tract designated as "Ambos" and being the southernmost tract designated as "Ambos" on said plat. Said tracts having a combined frontage of 123.25 feet on the eastern boundary of River Drive. Reference is hereby made to the aforesaid recorded plat for a more particular description of the property herein described.

PARCEL THREE (Tax Parcel 3-0006-15-005)

All those certain lots, tracts or parcels of land situate, lying and being in the Town of Thunderbolt, Chatham County, Georgia, known and designated as the eastern or Northern portions of the Hill or Jail Lot, Purse Lot and Nunn Lot, fronting on the Wilmington or Thunderbolt River having a frontage respectively on said river of 75 feet, 33.25 feet and 75 feet for a combined frontage thereon of 183.25 feet and extends westerly and southwesterly to the eastern and southeastern boundary of River Drive and as a whole being bounded on the Northeast by Wilmington or Thunderbolt River; on the Southeast by the former Casino Tract; on the southwest and west by River Drive, and on the northwest by property now or formerly of Louis Ambos, said property being the same property conveyed to Henry Ambos, Jr. and Louis G. Ambos by deed dated April 30, 1987, Recorded in Deed Record Book 134 – G, Page 164, in the Office of the Clerk of the Superior Court of Chatham County Georgia. Said

Legal Description

22-00919-07/137

Continued

property being designated as the "Toomer" tract on a plat prepared by Exley Surveyors, Inc. for Henry F Ambos Jr. And Louis G Ambos, II dated March 21, 1988, recorded in Plat Record Book 11 – P, Page 21, aforesaid records. Reference is hereby made to the aforesaid recorded plat for more particular description of the property herein described.

The aforementioned Parcels One, Two and Three being all that same property as was conveyed to James F. Dubberly by Quit Claim Deed recorded in Deed Book 370 – Q, Page 190 Chatham County Georgia records.

PARCEL FOUR (Tax Parcel 3-0006-15-006)

All that certain lot, tract or parcel of land situate, lying and being a portion of the George H. Ambos Home Place, Thunderbolt, Chatham County, Georgia, having a frontage on the Wilmington River of Fifty-One (51) feet, more or less, and a depth along its northern boundary of approximately One Hundred (100) feet, a depth along its southern boundary of approximately One Hundred (100) feet and a width along its western boundary on River Drive of approximately Fifty-One (51) feet, and being bounded on the North by lands now or formerly of Ambos, on the East by the Wilmington River, on the South by lands now or formerly of Ambos and on the West by River Drive.

This being the same property conveyed to James F. Dubberly by Warranty Deed recorded in Deed Book 384 – K, page 44, Chatham County Georgia records.

Legal Description

22-00919-07/137

PRINT THE FILING COPY - CLICK HERE

OPTIONAL SAVE - CLICK HERE

PT-61 (Rev. 2/18)

To be filed in **CHATHAM COUNTY**

PT-61 025-2022-012649

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Dubberly	FIRST NAME James	MIDDLE F.	Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 214 Vernonburg Ave.			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$1,350,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Savannah, GA 31419 USA		DATE OF SALE 10/25/2022	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Blue Moon Marinas LLC			3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2705 River Dr.			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$1,350,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Thunderbolt, GA 31404 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$1,350.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))				
HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHATHAM	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 3-0006-15-003; 3-6-15-4; 3- ...*		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT
SUB LOT & BLOCK				
SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

...* This symbol signifies that the data was too big for the field. The original values are shown below.

MAP & PARCEL NUMBER: 3-0006-15-003; 3-6-15-4; 3-6-15-5; 3-6-15-6

Type: QCD
Kind: QUIT CLAIM DEED
Recorded: 10/26/2022 2:33:00 PM
Fee Amt: \$25.00 Page 1 of 2
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 8863185331,
0466245412

BK 2948 PG 292 - 293

----- | SPACE ABOVE THIS LINE FOR RECORDING DATA | -----

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ,
GREENBERG & SHAW, LLP
Attn: Mark T. Shawe
14 E. State Street
Savannah, GA 31401

STATE OF GEORGIA

COUNTY OF CHATHAM

QUIT CLAIM DEED

THIS INDENTURE, made this 25th day of October, 2022, between JAMES F. DUBBERLY, party or parties of the first part, hereinunder called Grantor, and BLUE MOON MARINAS LLC, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS that first party, for and in consideration of the sum of One and No/100's (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto second party, its heirs, successors and assigns, the following described property, to-wit:

3110 River Drive (+ 3 contiguous parcels), Thunderbolt, Chatham County, GA having the Property Tax ID Numbers: 3-0006-15-003; 3-0006-15-004; 3-0006-15-005; and 3-0006-15-006. See attached Exhibit "A" for a more particular description of the property herein conveyed.

TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto second party, its heirs, successors and assigns, so that either first party nor any person or persons claiming under them shall have, claim or demand any right to the above described property, or its appurtenances.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness
[Signature]

Notary Public
My commission expires: 8/8/2024

[Signature]

JAMES F. DUBBERLY



File No: 22-00919-07
Bluemondmannas

EXHIBIT "A"
Legal Description

ALL THAT certain lot, tract, or parcel of land situate, lying and being four parcels of land located in the 5th G.M. District, Town of Thunderbolt, Chatham County, Georgia, and being more particularly described as follows:

Commencing and beginning at a point located on the Eastern boundary line of the public right-of-way of River Drive marked by a scribed "X" set (N 739132.03 E1002230.63) and proceeding thence N 81°09'57" E a distance of 7.79 feet to a point marked by a found iron rod; proceeding thence N 81°09'57" E a distance of 30.21 feet to a point marked by a set iron rod; proceeding thence N 81°09'57" E a distance of 41.98 feet to a point not monumented; proceeding thence S 39°58'49"E a distance of 23.01 feet to a point; proceeding thence S 04°01'18" E a distance of 12.97 feet to a point; proceeding thence S 28°28'12" E a distance of 199.34 feet to a point; proceeding thence S 08°40'44" W a distance of 8.65 feet to a point; proceeding thence S 08°40'44" W a distance of 47.47 feet to a point; proceeding thence S 23°51'55" E a distance of 22.19 feet to a point; proceeding thence S 39°35'38" E a distance of 1.32 feet to a point; proceeding thence S 39°35'38" E a distance of 21.82 feet to a point; proceeding thence S 52°41'45" E a distance of 79.70 feet to a point; proceeding thence S 16°44'36" E a distance of 25.26 feet to a point; proceeding thence S 16°44'56" E a distance of 37.11 feet to a point; proceeding thence S 28°24'21" E a distance of 52.15 feet to a point; proceeding thence S 30°55'17" E a distance of 44.78 feet to a point; proceeding thence S 59°46'41" E a distance of 19.50 feet to a point; proceeding thence S 33°52'30" E a distance of 52.25 feet to a point; proceeding thence S 56°28'04" W a distance of 4.32 feet to a point marked by three-quarter inch iron pipe found; proceeding thence S 56°28'04" W a distance of 51.21 feet to a point marked by a found concrete monument; proceeding thence N 10°10'52" W a distance of 52.27 feet to a point marked by a found iron rod; proceeding thence N 20°52'28" W a distance of 50 feet to a point marked by a found iron rod; proceeding thence N 27°52'35" W a distance of 50.08 feet to a point marked by a found iron rod; proceeding thence N 31°32'23" W a distance of 49.81 feet to a point marked by a found iron rod; proceeding thence N 41°56'46" W a distance of 123.54 feet to a point; proceeding thence N 43°11'41" W a distance of 49.96 feet to a point; proceeding thence N 43°11'41" W a distance of 97.33 feet to a point; proceeding thence N 30°29'02" W a distance of 90.71 feet to a point; proceeding thence N 15°30'30" W a distance of 104.77 feet to the point marked by a scribed "X" set (N 739132.03 E1002230.63) which is the point of commencement and beginning of the property herein described.

Including, but not limited to Grantor's right, title and interest in and to the marshlands, pilings, docks, walkways, equipment, apparatus, and roadways adjacent to, appurtenant to, a part of, or associated with said property.

Said property consists of four parcels of land known as the former Ambos Tract (North), the former Tisdal Tract, the former Ambos Tract (South), and the former Toomer Tract as described in Deed Book 370-Q, Page 190 and Deed Book 384-K, Page 44, Chatham County, GA records, and are more particularly described on that certain Boundary and As-Built Survey of Four Separate Parcels located in Town of Thunderbolt, as Shown on a Plat by Exley Surveyors, Inc., designated as "Ambos", "Tisdal", "Ambos", and "Toomer", Said Parcels Being Known as 3110 River Drive and Un-Numbered Addresses on River Drive, 5th G.M. District, Town of Thunderbolt, Chatham County, Georgia on a survey prepared for Emile Bootsma, field survey dated August 19-29th, 2022, plat dated September 15, 2022 by James M. Keaton for Mark Keaton d/b/a Chatham Surveying Services, to which survey reference is hereby made for a more particular description of the property herein described.