

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.

HGB Properties LLC  
Attn: Fred Hassan  
8003 James Island Trail  
Jacksonville, FL 32256

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

Lat. 31.15142° Long. -81.56647°

<u>Glynn</u> County	<u>27<sup>th</sup> G.M.D</u> Military District	<u>Brunswick</u> In City or Town
<u>Brunswick</u> Near City or Town	<u>N/A</u> Subdivision	<u>N/A</u> Lot No.
<u>21.19 Acres</u> Lot Size	<u>8</u> Approximate Elevation of Lot	<u>Georgia</u> State
<u>South Brunswick River</u> Name of Waterway	<u>Turtle River</u> 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 X 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 N/A

1. Access channel : length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

2. Boat basin : length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

3. Fill area : length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

4. Other \_\_\_\_\_ : length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

(Note: If channel, give reasons for need of dimensions listed above.)

B. 1.If bulkhead, give dimensions N/A

2.Type of bulkhead construction (material) \_\_\_\_\_

Backfill required: Yes \_\_\_\_\_ No \_\_\_\_\_ Cubic yards \_\_\_\_\_

Where obtained \_\_\_\_\_

C. Excavated material :

1.Cubic yards N/A

2.Type of material N/A

15.Type of construction equipment to be used Barge with pile driving equipment and mini excavator on mats

A. Does the area to be excavated include any wetland? Yes \_\_\_ No \_\_\_ N/A

B. Does the disposal area contain any wetland? Yes \_\_\_ No \_\_\_ N/A

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? Mini excavator on mats for walkway construction

G. Present rate of shoreline erosion (if known) N/A

16. Description of Avoidance, Minimization and Compensation: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Also, provide a brief description of how impacts to waters of the United States will be compensated for, or a brief statement explaining why compensatory mitigation should not be required for those impacts.

The project consists of pile-supported structures and floating docks. No fill or dredging is associated with the project. The project will not result in the loss of waters of the U.S. and therefore no compensatory mitigation is required.

17. 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.

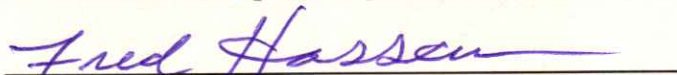
A. Please submit the following:

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. N/A
2. A plan of the existing or proposed project and your adjacent property for which permits are being requested. See plans titled RIVER DOCK HOMES
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. N/A
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. No petro-chemical products are proposed on site.
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. N/A

B. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream. 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. 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. ALL WORK PERFORMED DURING CONSTRUCTION WILL BE DONE IN A MANNER TO PREVENT INTERFERENCE WITH ANY LEGITIMATE WATER USES.

18. 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

19. 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 document titled *River Dock Homes Coastal Marshlands Protection Act & Section 10 Of The Rivers & Harbors Act Permit Application* dated June 27, 2024.

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): HGB Properties LLC c/o Fred F. Hassan

MAILING ADDRESS: 8003 James Island Rd. Jacksonville FL 32256  
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 23 Elsa Drive Brunswick Georgia 31523

COUNTY: Glynn WATERWAY: South Brunswick River

LOT, BLOCK & SUBDIVISION NAME FROM DEED: ALL OF TRACTS A, B, AND C; ALL OF TRACT D AND TRACT E

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: Fred Hassan  
Signature of Applicant

Date: 6/26/24

Managing Member  
Title, if applicable

By: \_\_\_\_\_  
Signature of Applicant

Date: \_\_\_\_\_

\_\_\_\_\_  
Title, if applicable

Attachments

004532  
GLYNN COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
Paid \$ 300.00  
This 30 day of Aug, 06  
*Lola B. Jamsky*  
Clerk of Superior Court  
Lola B. Jamsky

BK 2033 PG 304

FILED  
GLYNN CO. CLERK'S OFFICE

2006 AUG 30 P 3:16

PARCEL ID NUMBER:

02-00580

Recorded 8/31/06

*Lola B. Jamsky*

Clerk Superior Court

PREPARED BY OR AT THE DIRECTION OF:  
CLIFTON R. HENRY, ESQUIRE  
GILBERT, HARRELL, SUMERFORD & MARTIN, P.C.  
777 GLOUCESTER STREET, SUITE 200  
BRUNSWICK, GEORGIA 31520

*Lola B. Jamsky*  
CLERK SUPERIOR COURT

**EXECUTED IN GLYNN COUNTY, GEORGIA**

A CONVEYANCE, made this the 30th day of August, 2006 from **TLC PROPERTIES, INC.**, a Louisiana corporation, as the First Party, to **HGB PROPERTIES, LLC**, a Florida limited liability company with its principal place of business in Duval County, Florida, as the Second Party,

**WITNESSETH:**

**FOR AND IN CONSIDERATION OF** the sum of Ten Dollars (\$10.00), cash to First Party 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, bargains, sells and conveys unto the Second Party, Second Party's successors and assigns, the following described real property, to-wit:

**SEE ATTACHED EXHIBIT "A"**

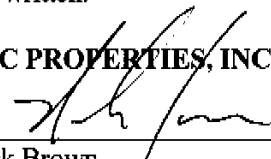
**TO HAVE AND TO HOLD** the real property above described and hereby conveyed, together with the improvements thereon, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto the Second Party, Second Party's successors and assigns, forever in fee simple, subject, however, zoning ordinances, valid restrictive covenants and easements of record or in actual existence applicable thereto.

**AND THE FIRST PARTY HEREBY WARRANT** and will forever defend unto the Second Party, Second Party's successors and assigns, the right and title hereby conveyed in and to

the real property above described as against the lawful claims and demands of all persons whomsoever, except as to those claims or demands arising from the permitted exceptions to which reference has hereinabove been made.

IN WITNESS WHEREOF, the First Party has hereunto signed, sealed, and delivered these presents on this the day and year first above written.

TLC PROPERTIES, INC.



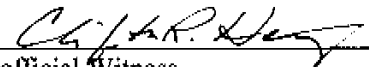
By: Nick Brown  
Its: General Manager/Vice President

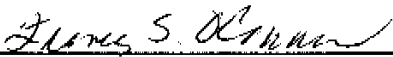
Attest:

By: \_\_\_\_\_  
Its: \_\_\_\_\_

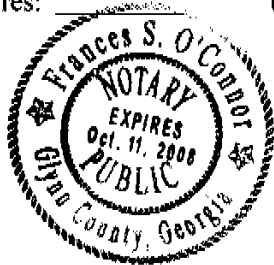
(CORPORATE SEAL)

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public

My Commission Expires: \_\_\_\_\_ (NOTARIAL SEAL)



## EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in the 27<sup>th</sup> G.M.D., Glynn County, Georgia, and being identified on a plat prepared by Ernest C. Johns, Jr., G.R.L.S. No. 2774, dated July 31, 2006, and revised August 25, 2006, as ALL OF TRACT 'D' AND TRACT 'E', and being more particularly described according to said plat as follows, to-wit:

Beginning at the intersection of the southeasterly right-of-way line of Georgia Highway No. 303 and the northeasterly right-of-way line of Taylor Drive, which point is marked by an iron pipe, and from said point running thence South 51 degrees 09 minutes 00 seconds East along the northeasterly right-of-way line of Taylor Drive for a distance of 230.79 feet to an iron pipe; thence continuing along said right-of-way line South 51 degrees 09 minutes 00 seconds East for a distance of 330.39 feet to a concrete monument; thence run South 71 degrees 07 minutes 00 seconds East for a distance of 278.66 feet to an iron pipe which marks the POINT AND PLACE OF BEGINNING; From said point of beginning, thence run North 34 degrees 07 minutes 20 seconds East for a distance of 63.45 feet to an iron pipe; thence run North 34 degrees 07 minutes 20 seconds East for a distance of 363.86 feet to an iron pipe; thence run North 63 degrees 19 minutes 58 seconds West for a distance of 384.44 feet to a point marked by an axle; thence run North 45 degrees 56 minutes 00 seconds East for a distance of 1878.70 feet to a point; thence run South 61 degrees 05 minutes 00 seconds East for a distance of 204.19 feet to a point located on the westerly right-of-way line of Interstate 95; thence run along said westerly right-of-way line South 33 degrees 38 minutes 00 seconds West for a distance of 545.32 feet to a concrete monument found; thence continuing along said westerly right-of-way line South 14 degrees 06 minutes 00 seconds West for a distance of 89.69 feet to a concrete monument found; thence continuing along said westerly right-of-way line South 33 degrees 38 minutes 00 seconds West for a distance of 15.47 feet to a concrete monument found; thence continuing along said westerly right-of-way line South 27 degrees 55 minutes 00 seconds West for a distance of 502.50 feet to a concrete monument found; thence continuing along said westerly right-of-way line South 33 degrees 38 minutes 00 seconds West for a distance of 844.36 feet to a concrete monument found; thence continuing along said westerly right-of-way line, following the arc of a curve, said curve having a radius of 17338.74 feet and a chord bearing of South 33 degrees 21 minutes 53 seconds West, for a distance of 162.65 feet to an iron pipe; thence run North 71 degrees 07 minutes 00 seconds West for a distance of 257.02 feet to a concrete monument; thence run North 71 degrees 07 minutes 00 seconds West for a

003862  
GLYNN COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
Paid \$ 299.00  
This 1 day of Aug, 2006  
*Lola B. Jamsky*  
Clerk of Superior Court  
Lola B. Jamsky

BK 2009 PG 117  
FILED  
CLERK OF SUPERIOR COURT  
2006 AUG -1 P 3:58

PARCEL ID NUMBERS:  
02-00503 AND 03-16401

PREPARED BY OR AT THE DIRECTION OF:  
CLIFTON R. HENRY, ESQUIRE  
GILBERT, HARRELL, SUMERFORD & MARTIN, P.C.  
777 GLOUCESTER STREET, SUITE 200  
BRUNSWICK, GEORGIA 31520

*Lola B. Jamsky*  
CLERK SUPERIOR COURT

Recorded 8/2/06  
*Lola B. Jamsky*  
Clerk Superior Court

**EXECUTED IN GLYNN COUNTY, GEORGIA**

A CONVEYANCE, made this the 31st day of July, 2006 from **THOMAS J. BURTON, SR.** and **THOMAS J. BURTON, JR.**, both residents of Glynn County, Georgia, as the First Parties, to **HGB PROPERTIES, LLC**, a Florida limited liability company with its principal place of business in \_\_\_\_\_ County, Florida, as the Second Party,

**WITNESSETH:**

**FOR AND IN CONSIDERATION OF** the sum of Ten Dollars (\$10.00), cash to First Parties 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 Parties hereby grant, bargain, sell and convey unto the Second Party, Second Party's successors and assigns, the following described real property, to-wit:

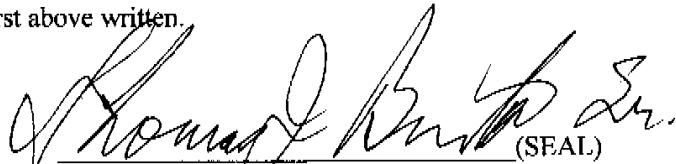
**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the real property above described and hereby conveyed, together with the improvements thereon, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto the Second Party, Second Party's successors and assigns, forever in fee simple, subject, however, zoning ordinances, valid restrictive covenants and easements of record or in actual existence applicable thereto.

**AND THE FIRST PARTIES HEREBY WARRANT** and will forever defend unto the

Second Party, Second Party's successors and assigns, the right and title hereby conveyed in and to the real property above described as against the lawful claims and demands of all persons whomsoever, except as to those claims or demands arising from the permitted exceptions to which reference has hereinabove been made.

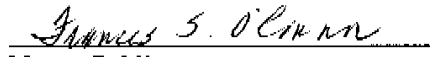
IN WITNESS WHEREOF, the First Parties have hereunto signed, sealed, and delivered these presents on this the day and year first above written.

  
\_\_\_\_\_  
THOMAS J. BURTON, SR. (SEAL)

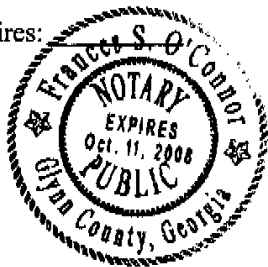
  
\_\_\_\_\_  
THOMAS J. BURTON, JR. (SEAL)

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

(NOTARIAL SEAL)

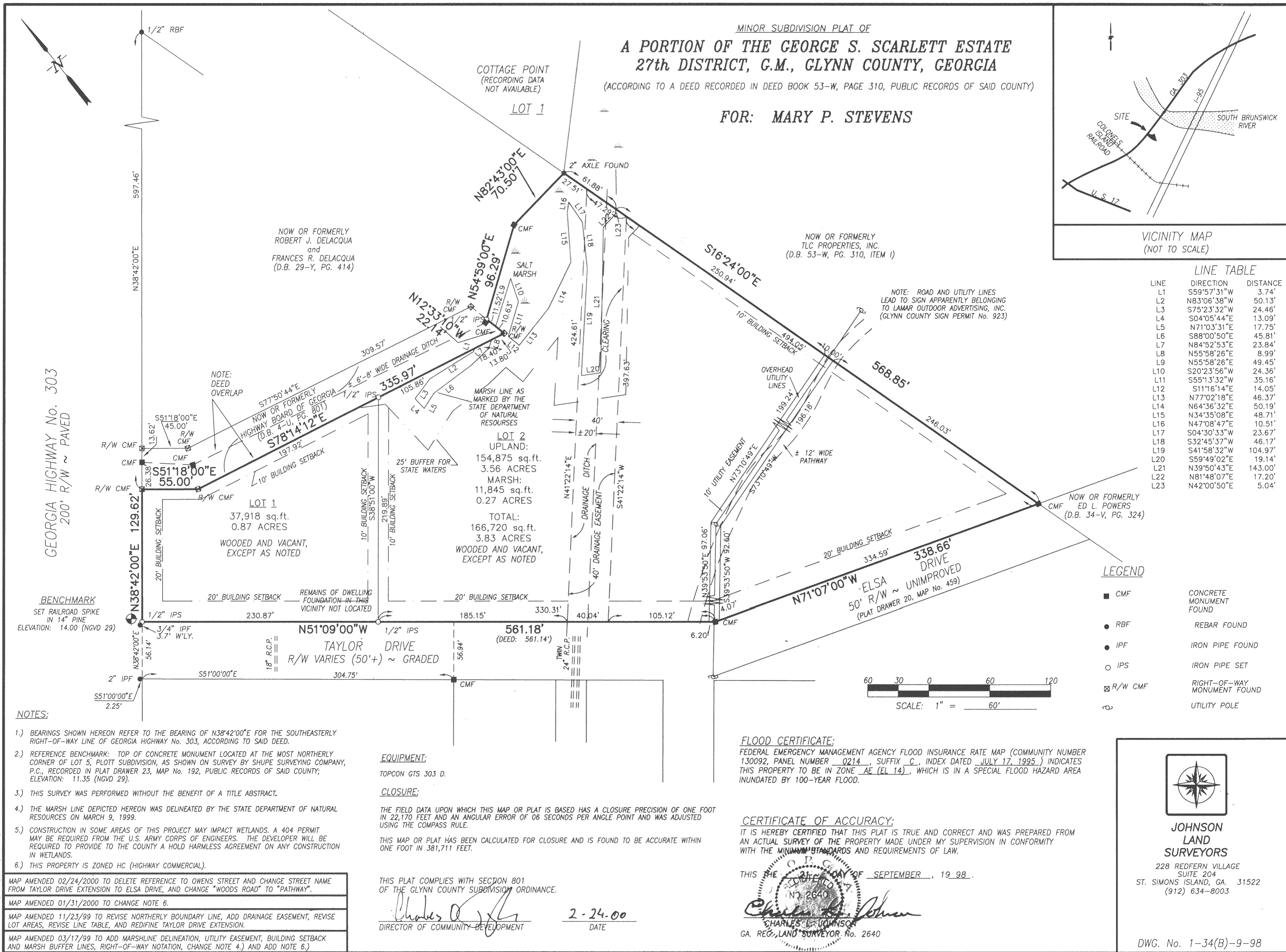


## Exhibit "A"

All that certain lot, tract or parcel of land situate, lying and being in the 27<sup>th</sup> G.M.D., Glynn County, Georgia, and being identified on a plat prepared by Ernest C. Johns, Jr., G.R.L.S. No. 2774, dated July 31, 2006, as ALL OF TRACTS 'A', 'B' AND 'C', and being more particularly described according to said plat as follows, to-wit:

Beginning at the intersection of the southeasterly right-of-way line of Georgia Highway No. 303 and the northeasterly right-of-way line of Taylor Drive, which point is marked by an iron pipe, and from said point running thence South 51 degrees 09 minutes 00 seconds East along the northeasterly right-of-way line of Taylor Drive for a distance of 230.79 feet to an iron pipe; thence continuing along said right-of-way line South 51 degrees 09 minutes 00 seconds East for a distance of 330.39 feet to a concrete monument; thence run South 71 degrees 07 minutes 00 seconds East for a distance of 278.66 feet to an iron pipe; thence run North 34 degrees 07 minutes 20 seconds East for a distance of 63.45 feet to an iron pipe; thence run North 34 degrees 07 minutes 20 seconds East for a distance of 363.86 feet to an iron pipe; thence run North 63 degrees 19 minutes 58 seconds West for a distance of 384.44 feet to a point marked by an axle; thence run South 82 degrees 41 minutes 54 seconds West for a distance of 70.52 feet to a concrete monument; thence run South 54 degrees 59 minutes 13 seconds West for a distance of 96.39 feet to an iron pipe; thence run South 12 degrees 32 minutes 44 seconds East for a distance of 22.21 feet to a concrete monument; thence run North 78 degrees 16 minutes 22 seconds West for a distance of 336.05 feet to a concrete monument; thence run North 51 degrees 04 minutes 17 seconds West for a distance of 54.86 feet to a concrete monument located on the southeasterly right-of-way line of Georgia Highway No. 303; thence run along said right-of-way line of Georgia Highway No. 303 South 38 degrees 42 minutes 00 seconds West for a distance of 129.62 feet to the POINT OF BEGINNING.

2-31-2



PLAT DWR 26 PAGE 82 S-31-2