

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°

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

6. Name, address, and title of applicant's authorized agent for permit application coordination.
Resource & Land Consultants Attn: Alton Brown, Jr.
41 Park of Commerce Drive, Suite 101 (912) 443-5896
Savannah, Georgia 31405

Statement of Authorization: I hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.

Paul J. Creed III 5/20/05
Signature of Applicant/Date

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, or float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.)

See Attached Project Description

8. Proposed use: Private Public Commercial Other

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.
See attached

10. Date activity is proposed to commence. Upon receipt of authorization to proceed.

Date activity is expected to be completed. Within 5 years of authorization to proceed.

11. Is any portion of the activity for which authorization is sought now complete Y N

A. If answer is "Yes", give reasons in the remarks in the remarks section.
Indicate the existing work on the drawings.

B. If the fill or work is existing, indicate date of commencement and completion.

C. If not completed, indicate percentage completed.

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

| Issuing Agency | Type Approval | Identification No. | Date/Application | Date/Approval |
|----------------|---------------|--------------------|-----------------------|---------------|
| GADNR-CRD | CMPA Permit | | Concurrent/In Process | |

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 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

B. Does the disposal area contain any wetland? Yes _____ No 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.

Coastal Marina, Community or Commercial Dock Checklist

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

LOCATION:

County Chatham
Municipality Chatham County

Landmarks Existing Savannah Yacht Center
Waterway Savannah River

FACILITY:

Facility Type Private Public Commercial Other
Dock Space Leased Sold Rented Other

Size of Upland Area (sq. ft.) _____

Size of Submerged Area (sq. ft.) _____

WATERWAY INFORMATION:

open water river 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

EXISTING OR PLANNED SERVICES IN JURISDICTION:

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

DREDGING/FILLING/SHORELINE STABILIZATION:

No Will dredging be required for the access channel?
No Will dredging be required for boat basin?
No Is filling proposed in tidal wetlands?
No Is filling proposed in open water?
No Will dredge disposal sites be required?
N/A Have future dredge disposal sites been identified?
N/A Have future dredge spoil sites been set aside with deeds or easements?
No Is shoreline stabilization proposed? If so, what type? _____
Yes 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)

Yes 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? _____

Yes *Is this habitat identified as “essential fish habitat”?

Yes 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?

No 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? _____

No *Is project site near active crabbing areas?

No *Is the project site in designated bait zones?

No 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: Paul J. Goedtel
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

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

WHEN RECORDED MAIL TO:

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

BK 3051 PG 745 - 752

Tax APN#: 10538-01001

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: CB Demere
Name: Christian B. Demere
Title: Manager

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

the undersigned on this 21 day of March, 2023:

Christina Rogers
Unofficial Witness

John H. Baker
Notary Public
(Notarial Seal)

My commission expires: 8/21/2024



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.



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.

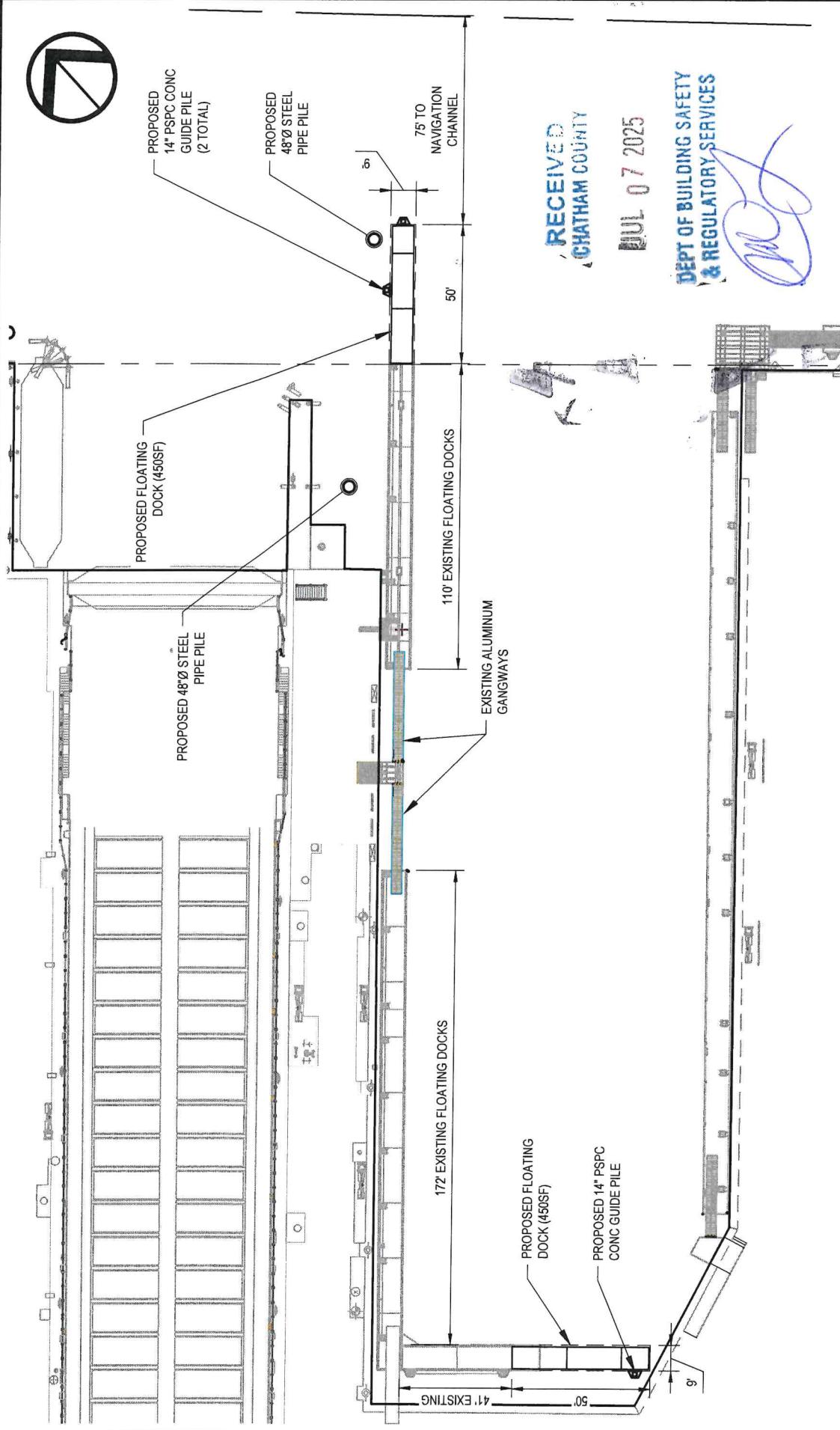
If there are questions, I can be reached at 912 201 4315.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marcus Lotson".

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

Attachments



DETAILED PLAN

PROPOSED ACTIVITY: FACILITY UPGRADES

SAVANNAH YACHT CENTER UPGRADES

SAVANNAH, GEORGIA

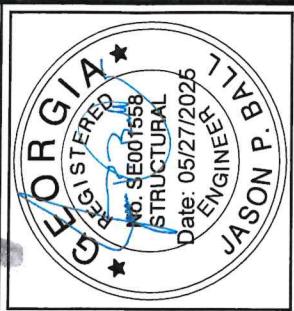
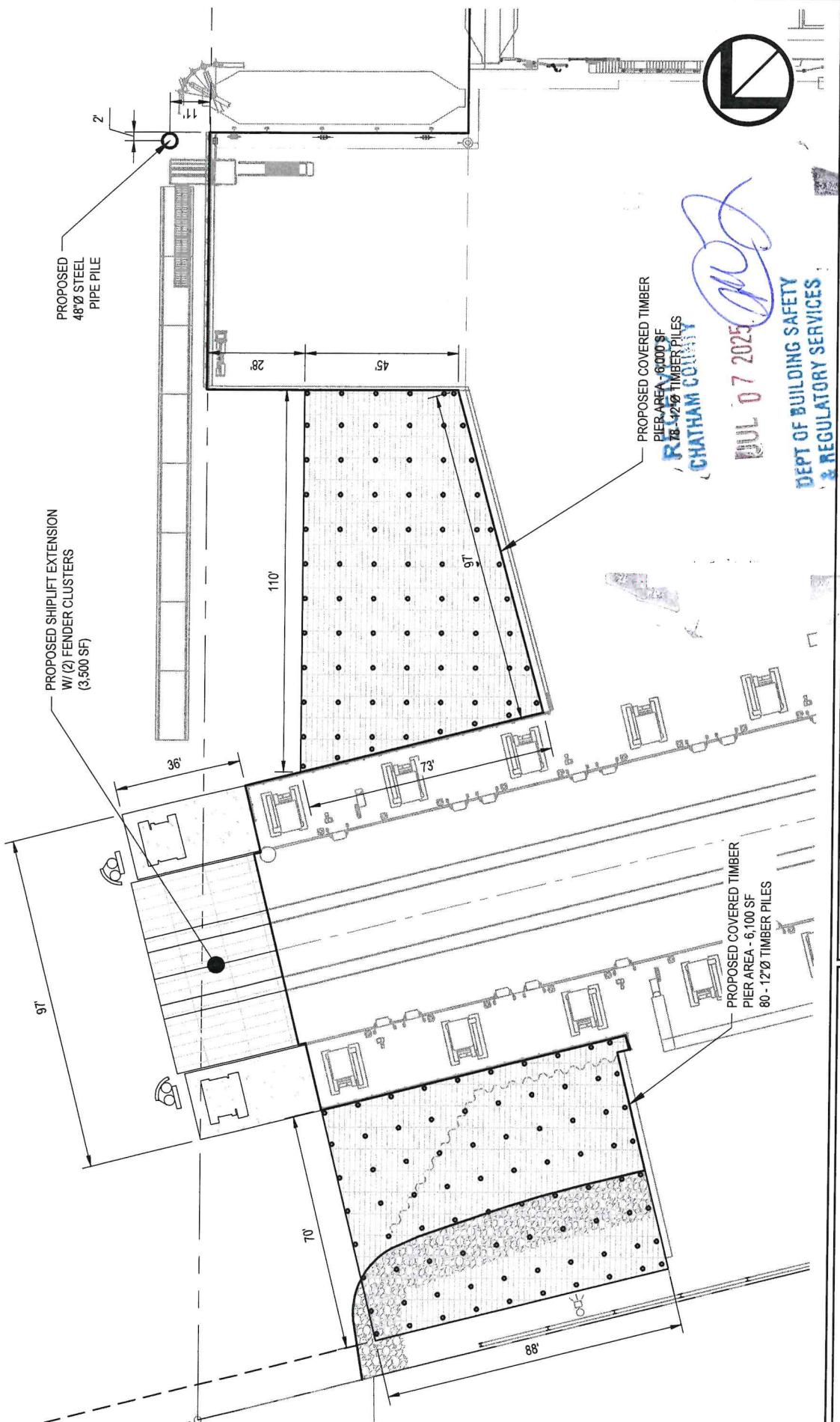
GENERAL NOTES:

- EXISTING LAYOUT BASED ON AS-BUILT FACILITY PLAN PROVIDED BY SAFE HARBOR (OWNER) & SAGIS. ORG GIS INFORMATION.
- SEE SHEET 6 FOR TYPICAL FLOATING ELEVATION.
- THERE ARE EXISTING STRUCTURES INSIDE JURISDICTIONAL AREA.
- MHW & MWN DERIVED FROM NOAA STATION FORT PULASKI, NAVD88 DATUM.
- BUILDINGS, OTHER STRUCTURES, & TEMPORARY ITEMS NOT SHOWN FOR CLARITY.

Applicant: SAFE HARBOR
Date: 05-27-25
County: CHATHAM
Job #: 25-1016
Scale: 1" = 50'
Datum: NAVD88
Sheet: 6 of 11

GA
 REGISTERED
 NO. SIE00558
 STRUCTURAL
 ENGINEER
 JASON P. BALL

Ball Maritime Group
 4 Cedar View Court I Savannah, GA 31410
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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 SHIPLIFT ELEVATION.
- THERE ARE EXISTING STRUCTURES INSIDE JURISDICTIONAL AREA.
- MHW & MWL DERIVED FROM NOAA STATION FORT PULASKI, NAVD88 DATUM.
- BUILDINGS, OTHER STRUCTURES, & TEMPORARY ITEMS NOT SHOWN FOR CLARITY.

SAVANNAH YACHT CENTER UPGRADES

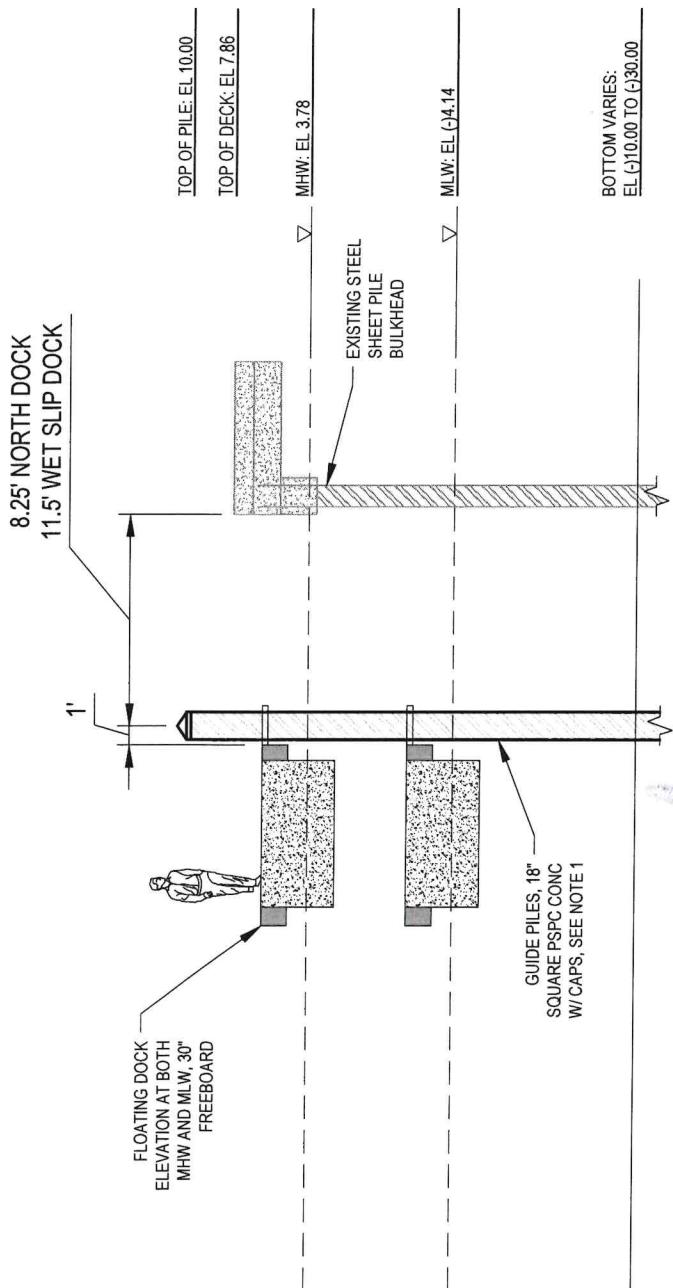
PROPOSED ACTIVITY: FACILITY UPGRADES

SAVANNAH, GEORGIA

Applicant: SAFE HARBOR
Date: 05-27-25
County: CHATHAM
Job #: 25-1016
Scale: 1" = 40'
Datum: NAVD88
Sheet: 7 of 11

DETAILED PLAN

P125-1016 SAVANNAH YACHT CENTER#600 CADDISHEETS PERMIT#25-1016 - P07 - DETAILED PLAN.DWG ↔ Plotted: 5/27/2025 11:50 AM By: JASON BALL



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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

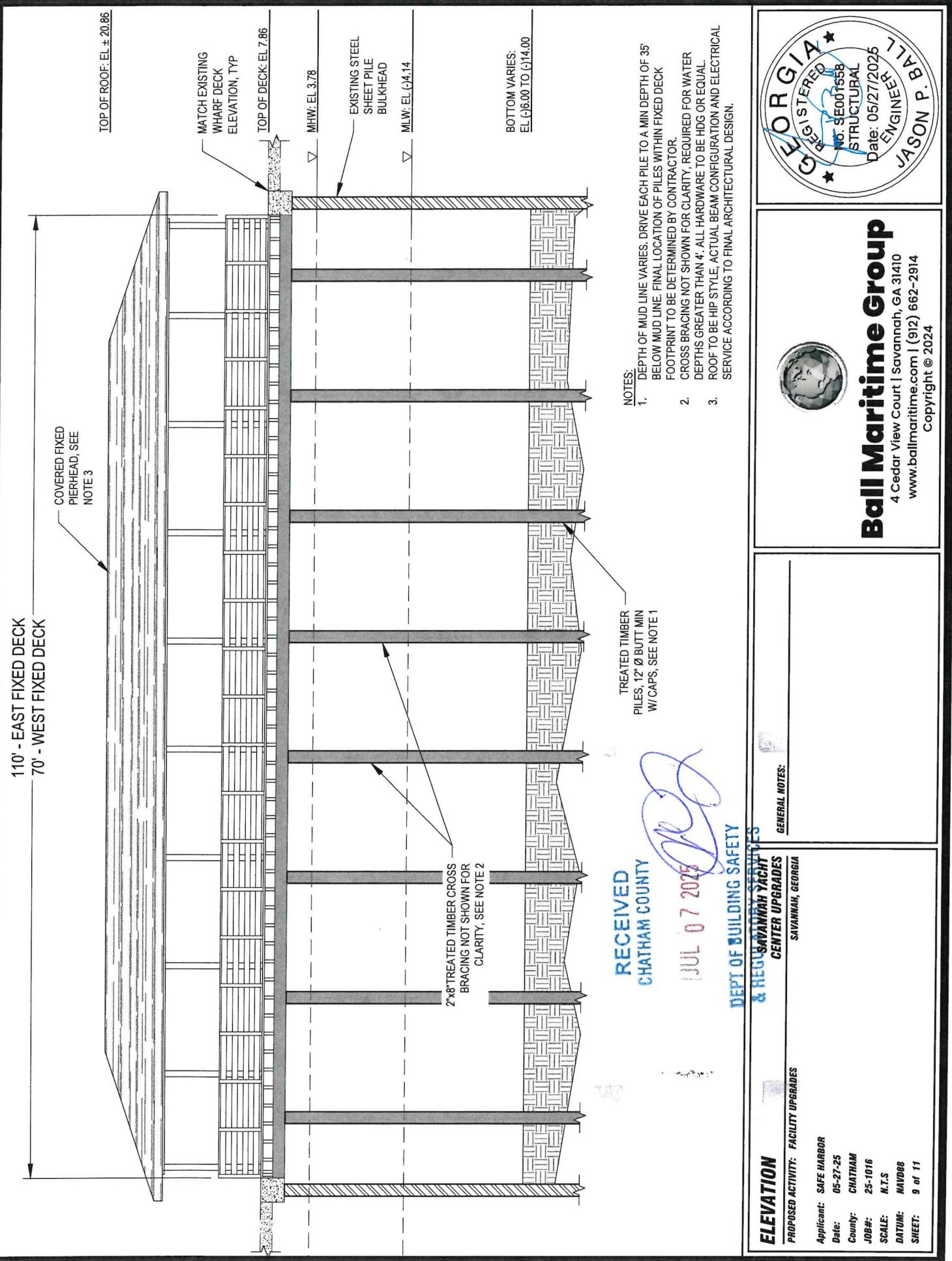
SAVANNAH YACHT CENTER UPGRADES

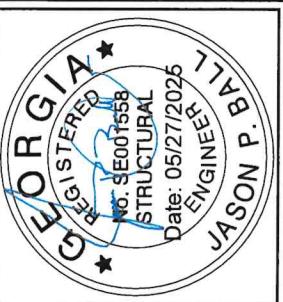
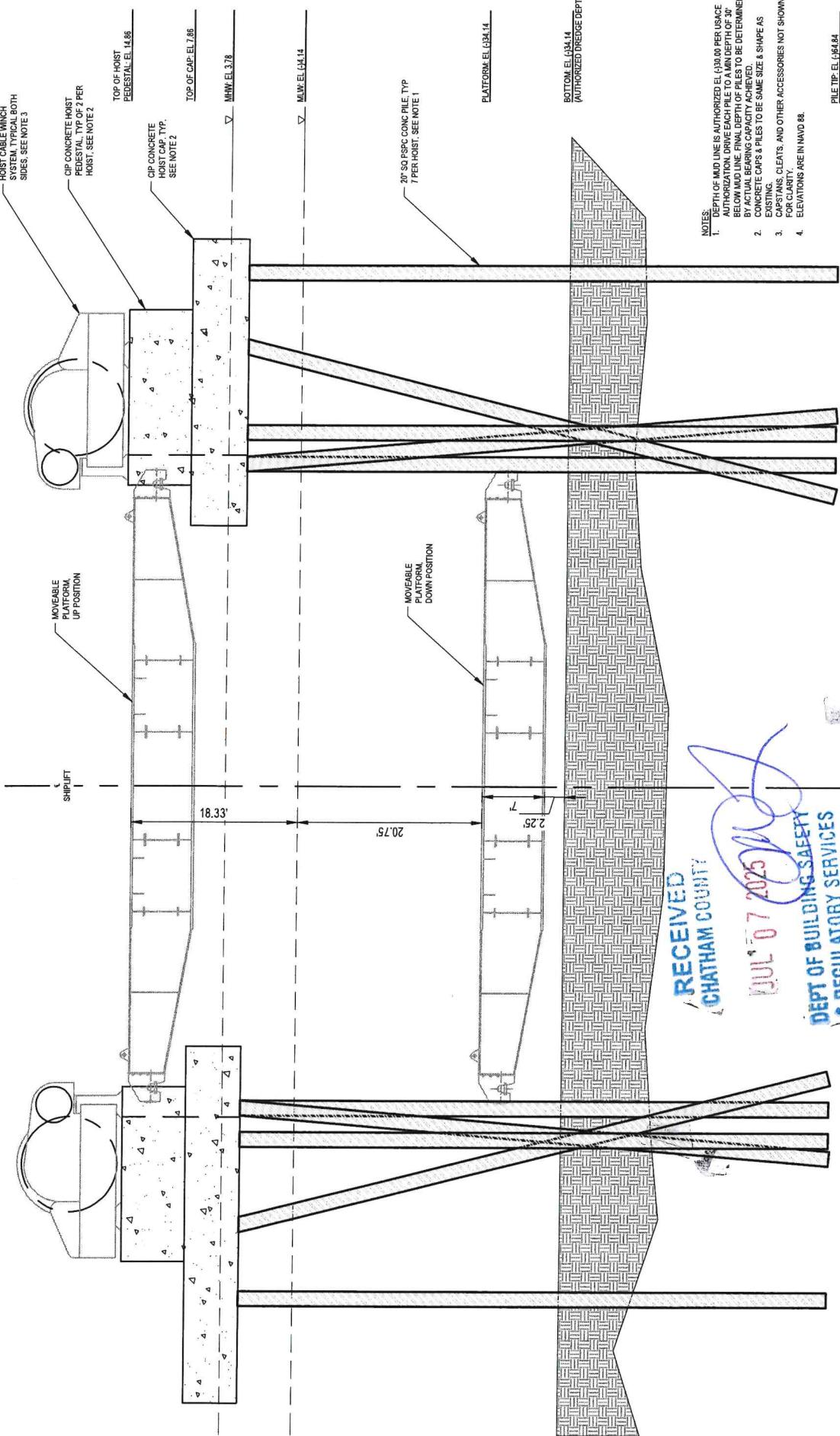
SAVANNAH, GEORGIA

PROPOSED ACTIVITY: FACILITY UPGRADES
 Applicant: SAFE HARBOR
 Date: 05-27-25
 County: CHATHAM
 JOB #: 25-1016
 SCALE: 1"=50'
 DATUM: NAVD88
 SHEET: 8 of 11

(IN FEET)
 100'
 50'
 25'
 0'

| | |
|---|---|
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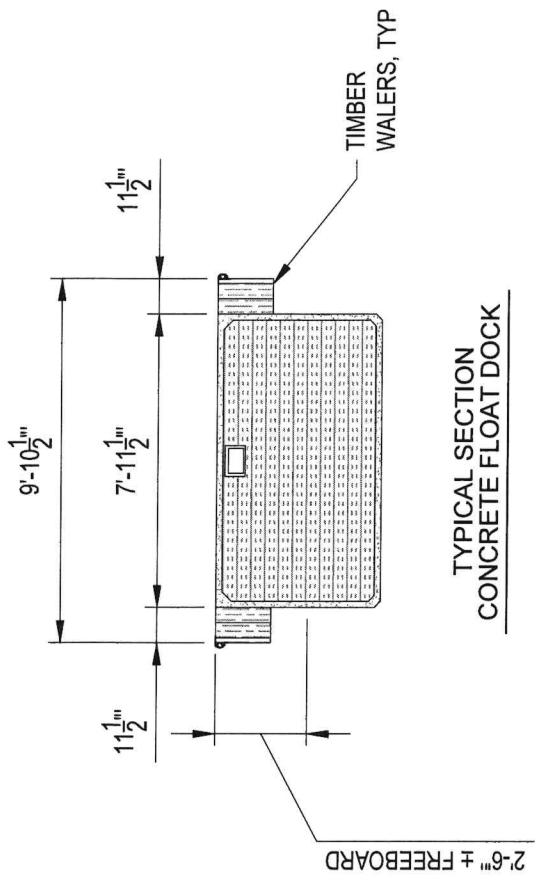
**SAVANNAH YACHT
WINTER UPGRADES**

**SAVANNAH YACHT
WINTER UPGRADES**

PROPOSED ACTIVITY: FA

EL E V A T I O N

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



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.

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DEPT OF BUILDING SAFETY
& REGULATORY SERVICES

TYPICAL SECTION
PROPOSED ACTIVITY: FACILITY UPDATES

**SAVANNAH YACHT
CENTER UPDATES**
SAVANNAH, GEORGIA

Applicant: SAFE HARBOR
Date: 05-27-25
County: CHATHAM
JOB #: 25-1016
SCALE: N.T.S
DATUM: NAVD88
SHEET: 1 of 11

