

EXHIBIT "E"



# BILBO CANAL DRAINAGE IMPROVEMENTS

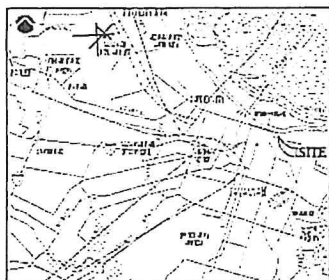
C.I.P. NO. DR 308-08

PREPARED FOR:  
MAYOR AND ALDERMAN  
OF  
CITY OF SAVANNAH

NOVEMBER 12, 2012  
LAST REVISED: MAY 2018

J-21310

NOT FOR CONSTRUCTION



VICINITY MAP

PREPARED BY:

**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

Savannah, GA | Brunswick, GA | Charleston, SC | Myrtle Beach, SC | Wilmington, NC

Initials: *SKM*  
City: \_\_\_\_\_  
PS: *SKW*

SCHEDULE OF DRAWINGS	
SHEET NO.	DESCRIPTION
01	GENERAL PLAN
02	GENERAL NOTES
03	EXISTING SITE PLAN AND SURVEY
04	EXISTING SITE PLAN AND SURVEY
05	EXISTING SITE PLAN AND SURVEY
06	EXISTING SITE PLAN AND SURVEY
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REVISION HISTORY			
1	REVISION 1: ADDED TO SHEET 1	DATE	BY
2	REVISION 2: ADDED TO SHEET 1	DATE	BY
3	REVISION 3: ADDED TO SHEET 1	DATE	BY
4	REVISION 4: ADDED TO SHEET 1	DATE	BY
5	REVISION 5: ADDED TO SHEET 1	DATE	BY

SUBMITTAL HISTORY			
1	DATE OF SUBMITTAL	BY	FOR
2	DATE OF SUBMITTAL	BY	FOR
3	DATE OF SUBMITTAL	BY	FOR
4	DATE OF SUBMITTAL	BY	FOR
5	DATE OF SUBMITTAL	BY	FOR

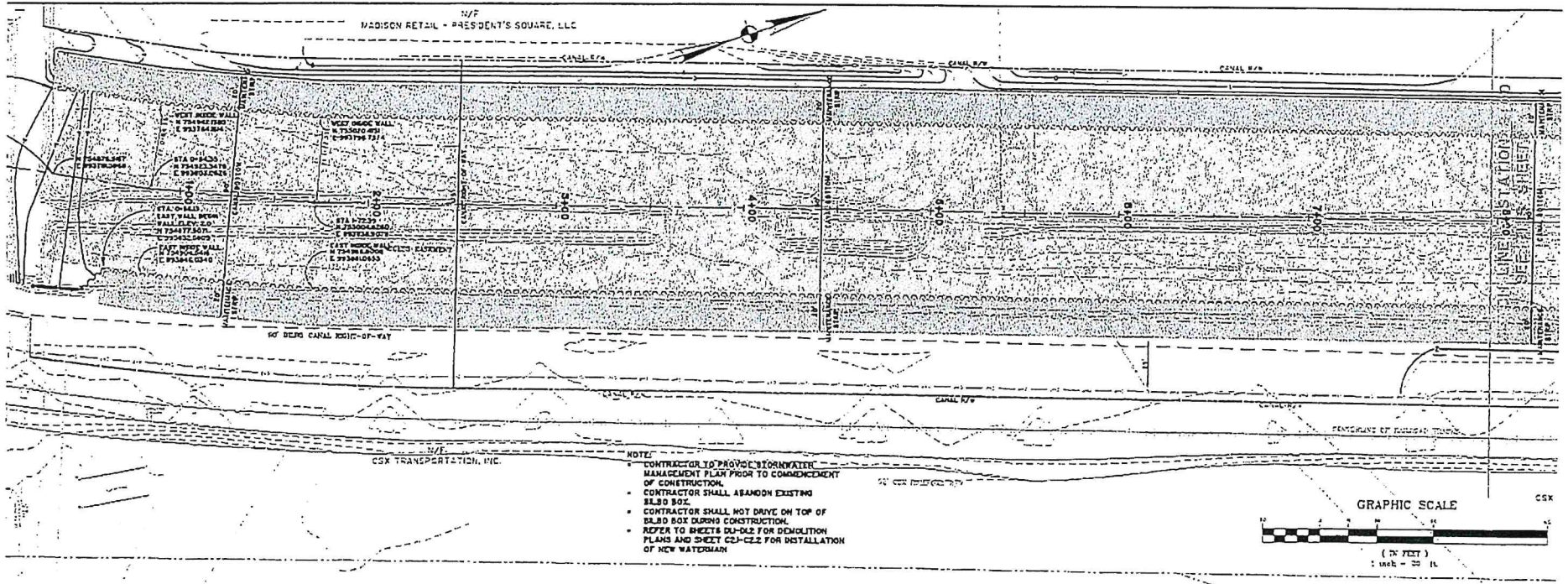
THOMAS & HUTTON logo and contact information.

30 Park of Commerce Way  
Savannah, GA 31405  
912.233.1300 | 912.233.1309

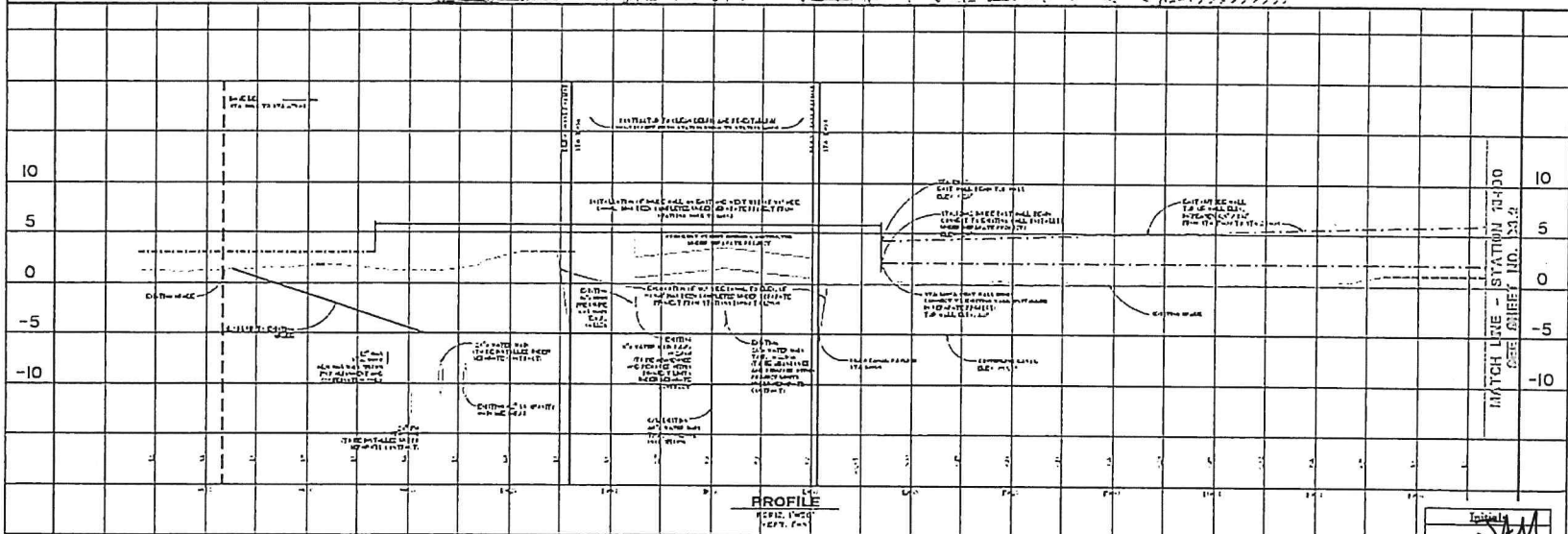
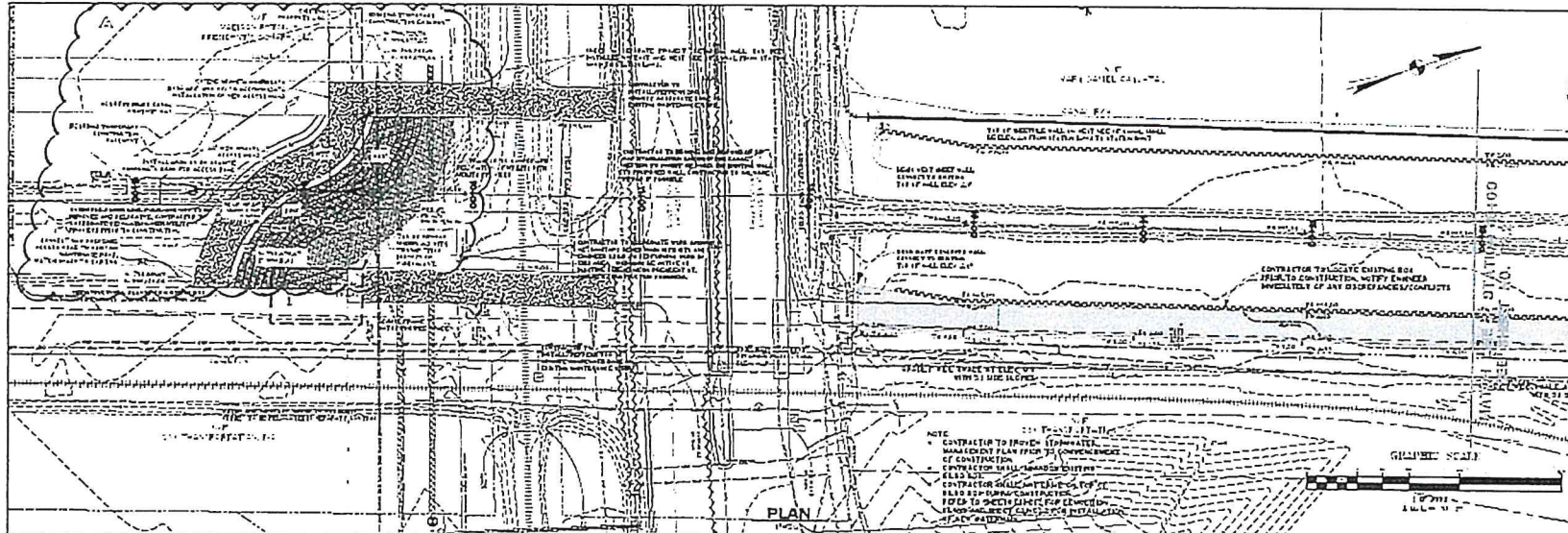
BILBO CANAL DRAINAGE IMPROVEMENTS J-21310 80-311 8/20/17 NOT FOR CONSTRUCTION







Initials	SJM
Ctr:	
PS:	SAW



**NOT FOR CONSTRUCTION**

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMIT
2	10/15/2024	ISSUED FOR PERMIT
3	10/15/2024	ISSUED FOR PERMIT

**THOMAS & HUTTON**  
 5000 W. CENTRAL AVENUE, SUITE 200  
 SPANISH LAKE, MISSOURI 63083  
 WWW.THOMASANDHUTTON.COM

**City of Sawtiah**  
 INFRASTRUCTURE DEPARTMENT

**EBLBO CANAL DRAINAGE IMPROVEMENTS**  
 PAVING GRADING AND DRAINAGE PLAN (BASE BID)

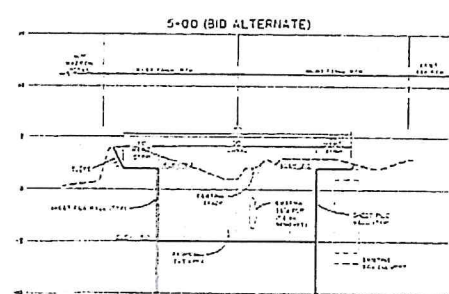
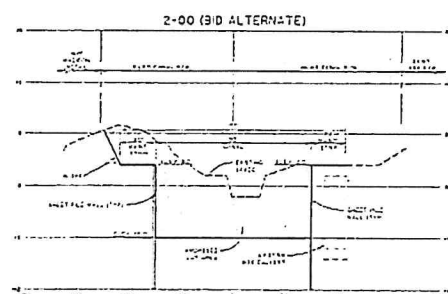
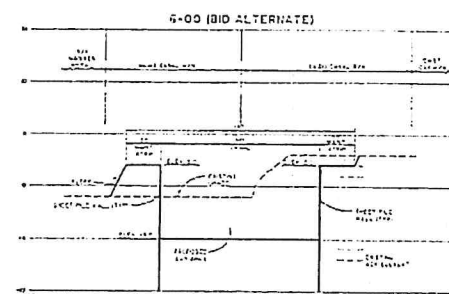
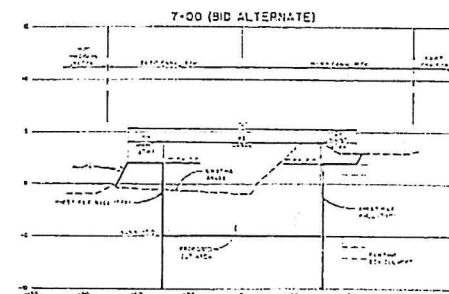
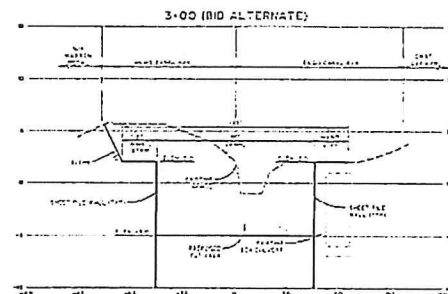
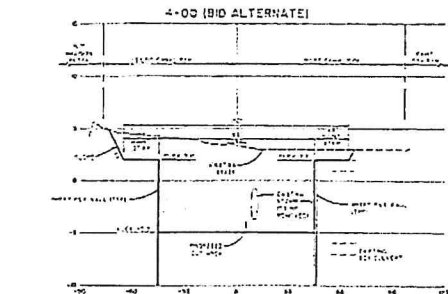
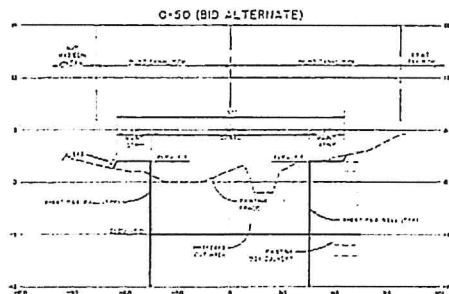
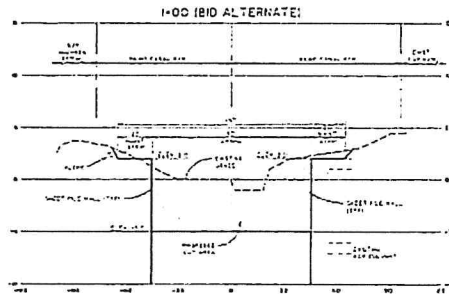
DATE	10/15/2024
BY	SAW
CHECKED	SAW
DATE	10/15/2024

Drawn by: **SAW**  
 City: **SAW**  
 PS: **SAW**

**C3.3**







SCALE: 1"=30' HORZ.  
1"=5' VERT.

- NOTES:
1. DEPTH OF CANAL SHOWN IS A MINIMUM. CONTRACTOR SHALL PROVIDE CERTIFICATION TO THE OWNER THAT GRADE OF CANAL IS BETWEEN (-)3.0' AND (-)15.5' THROUGHOUT.
  2. 20" WIDE BANKING ENDS SHALL BE SURFACED WITH 2" THICK LAYER OF DENISE GRADED AGGREGATE BASE OVER TENSON TMS-TR170 GEOTEXT (OR ACCEPTED EQUAL) AND 18" 1.5% F-150 FLICR F-150 (OR ACCEPTED EQUIVALENT).

City: *SAW*  
PS: *SAW*

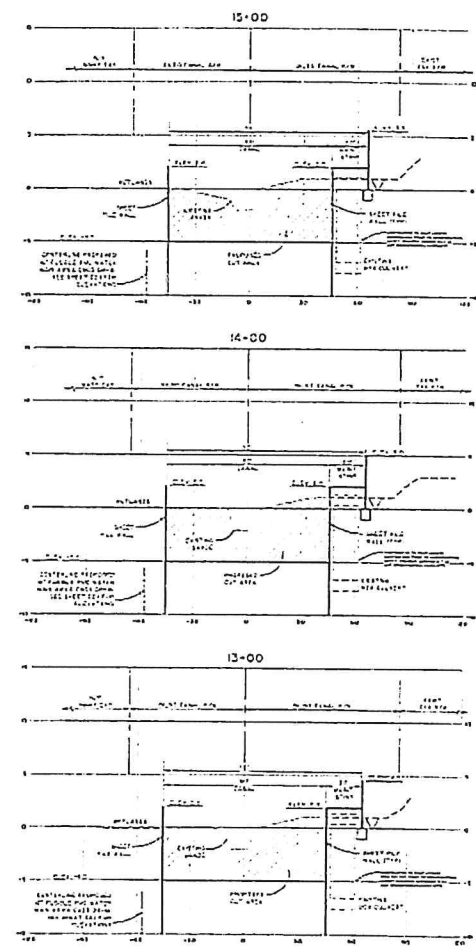
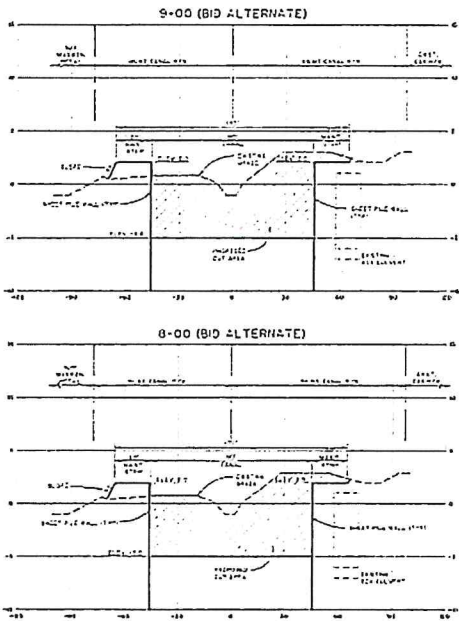
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**THOMAS & HUTTON**  
 9901 Old Orchard Way • PO Box 2721  
 Savannah, GA 31402-2721 • 912 331-4200  
 www.thomashutton.com

**SAVANNAH**  
 ENGINEERING CORPORATION  
**BILBO CANAL DRAINAGE IMPROVEMENTS**  
 CROSS SECTIONS

**C3.5**





SCALE: 1"-30' HORZ.  
1"-5' VERT.

- NOTES:
1. DEPTH OF CANAL SHOWN IS A MINIMUM CONTRACTOR SHALL PROVIDE CERTIFICATION TO THE OWNER THAT GRADE OF CANAL IS BETWEEN (-35.0' AND (-15.5') THROUGHOUT.
  2. 20' WIDE MAINTENANCE STRIP SHALL BE SURFACED WITH 4" THICK LAYER OF DENSE GRADED AGGREGATE BASE OVER TENSAR TR-170 GEOTEX (OR ACCEPTED EQUAL) AND 18" (21" W/500 P.C.TER F-58) OR ACCEPTED EQUIVALENT.

Initials  
 Ctr: *SHM*  
 PS: *SHW*

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<p><b>THOMAS &amp; HUTTON</b>                  State of California License No. 10001-0000                  5500 Wilshire Blvd., Suite 1000                  Los Angeles, CA 90048-1500                  Phone: (213) 200-1000                  Fax: (213) 200-1001                  www.thomasandhutton.com</p>	<p><b>Savannah</b>                  CIVIL ENGINEERS, INC.                  1000 Peachtree Street, N.E.                  Atlanta, GA 30309                  Phone: (404) 525-1000                  Fax: (404) 525-1001                  www.savannahcivil.com</p>
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**BILBO CANAL DRAINAGE IMPROVEMENTS**

**CROSS SECTIONS**

**C3.6**

SCHEDULE OF DRAWINGS	
SHEET NO.	DESCRIPTION
CIVIL PLANS	
C0	COVER SHEET
G1.1	OVERALL SITE PLAN AND SHEET INDEX
G1.2	GENERAL NOTES AND LEGEND
V1.1	SURVEY CONTROL SHEET
V2.1	EXISTING CONDITIONS
D1.1-D1.2	DEMOLITION PLAN
CI.1-CI.2	SITE LAYOUT PLAN
C2.1-C2.2	WATER AND SEWER PLAN
C2.3 - C2.4	WATER AND SEWER DETAILS
C3.1	PLAN AND PROFILE STA.28+20 TO STA.24+00 (BASE BID)
C3.2	PLAN AND PROFILE STA.24+00 TO STA.16+00 (BASE BID)
C3.3	PLAN AND PROFILE STA.16+00 TO STA.8+00 (BASE BID)
C3.3A	PLAN AND PROFILE STA.16+00 TO STA.8+00 (ALTERNATE)
C3.4A	PLAN AND PROFILE STA.8+00 TO STA.0+00 (ALTERNATE)
C3.5 - C3.8	CROSS SECTIONS
C3.9-C3.10	PAVING GRADING AND DRAINAGE DETAILS
EC.1	EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN (BASE BID)
EC.2	EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN (BASE BID)
EC.3	EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN (BASE BID)
EC.3A	EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN (ALTERNATE)
EC.4A	EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN (ALTERNATE)
EC.5-EC.6	EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES
EC.7-EC.8	EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS
EC.9	EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN CHECKLIST
E.1-E.2	ELECTRICAL DETAIL (FROM SPL PROJECT REFERENCE INFORMATION)
E.3-E.5	GA POWER DUCT BANK PLAN / PROFILE
STRUCTURAL PLANS	
D1.0	OUTFALL AREA DEMOLITION PLAN
S0.1	GENERAL NOTES
S0.2	GENERAL NOTES
S0.3	LOCATION PLAN / SHEET INDEX
S1.1-S1.5	PARTIAL PILE PLAN (BASE BID)
S1.5A-S1.7A	PARTIAL PILE PLAN (ALTERNATE)
S1.8	ENLARGED PILE PLAN
S2.1-S2.5	PARTIAL FRAMING PLAN (BASE BID)
S2.5A-S2.7A	PARTIAL FRAMING PLAN (ALTERNATE)
S2.8	ENLARGED FRAMING PLAN
S2.9	ENLARGED BRIDGE DECK PLAN
S3.1	PRECAST PILE DETAILS
S3.2	PRECAST BRIDGE DECK DETAILS
S3.3-S3.8	SECTIONS AND DETAILS

J-21 310 BID SET  
 02/07/17  
 BILBO CANAL  
 DRAINAGE IMPROVEMENTS

Initials	SKM
Citr:	
PS:	SKM



EXHIBIT "F"

# OSSABAW CONSULTING, LLC

P.O. Box 30012 • Savannah, GA 31410 • ossabawconsulting@gmail.com • (912) 658 8833

## Arborist Site Report

Thomas and Hutton  
Attn: James Collins  
50 Park of Commerce Way  
Savannah, GA 31405

July 23, 2020

### Location:

President's Square Tract  
East President Street  
Savannah, GA

### General Information:

The subject parcel is a formerly undeveloped area of land within the city limits of Savannah. Trees of qualifying size located within the area were identified as to their potential to become either "specimen" or "exceptional" trees. The trees were inspected between July 20<sup>th</sup> to July 21<sup>st</sup> of 2020 at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA). The site is dominated with Chinese Tallow trees, this tree species is classified as invasive, which has hampered the progress of natural occurring species. Given the dominance of the Chinese Tallow trees and the soil conditions, tree species diversity and growth both negatively impacted.

### Detailed Findings and Recommendations\*:

During the assessment, it was determined that no trees would have the potential to be considered a "specimen" or "exceptional" tree as defined by the City of Savannah. The following trees were identified by the inspecting arborist have structural or health related issues that would impact their potential to become either "specimen" or "exceptional" trees, as defined by the City of Savannah, and the supporting information is provided:

Tag Number	Common Name	DBH	Tree Comments
900	Chinese elm	24	This tree has included bark and a sparse canopy.

It is recommended that all Chinese Tallow trees be removed from the property to prevent the species from spreading into other areas. It is also recommended that if any trees remain on site, that they have a tree protection zone to the drip line or at least 1.25ft in radii around the tree for every diameter inch of the trunk, if possible. Tree protection zones should be constructed of chain link fencing and no

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PS:	JAW

equipment shall enter or be stored within the tree protection zone. Mulch should be added within the tree protection zone and should be shredded hardwood and not exceed 4 inches in depth; if possible, irrigation should also be installed within the tree protection zone. Trees should be fertilized twice annually for three years to lessen the stress effects of the construction and pine trees should be treated to prevent the infestation of wood boring insects.

It is also recommended that all trees that remain on site should be pruned to eliminate any hazardous limbs and improve overall safety. Pruning should be conducted under the supervision of an ISA Certified Arborist and should adhere to the most recent ANSI A300 standards and ISA Best Management Practices for tree pruning. It is also recommended that no cutting or pruning of tree roots be conducted, however if there is a need for such a practice, an ISA Certified Arborist should direct and supervise the cutting or pruning. In addition to the pruning, all trees that remain on site should be inspected annually by an ISA Certified Arborist.

**Inspector's information:**

Michael W. Pavlis, BS, MS  
ISA Certified Arborist, SO-5588A  
ISA Tree Risk Qualification

Thank you for your consideration and business,



Michael W. Pavlis  
Ossabaw Consulting, LLC

\*Trees are a living organism and are undergoing constant change. Recommendations are based on current and ideal conditions. Conditions may change as time progresses. While we strive for complete diagnosis there some defects that are not visible and failure of in or of a tree may occur, unless otherwise stated by Ossabaw Consulting, LLC.

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PS:	SAW



EXHIBIT "G" - 7 Acre Parcel



REPLY TO  
ATTENTION OF:

DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3604

FEBRUARY 01 2016

Regulatory Division  
SAS-2008-00837

Mr. John M. Foley  
President's Square LLC  
The Medici Building 3284 Northside Parkway North West Suite 500  
Atlanta, Georgia 30327

Dear Mr. Foley:

I refer to a letter dated October 06, 2015, submitted on your behalf by Resource & Land Consultants, requesting a Jurisdictional Determination (JD) for your 7.00 acre site located off of President Street just before Truman Parkway, Savannah, Chatham County, Georgia (Latitude 32.0728, Longitude -81.0768). This project has been assigned number SAS-2008-00837 and it is important that you refer to this number in all communication concerning this matter.

We have completed a preliminary JD for the site. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual.

The wetlands/other waters on the subject property may be waters of the United States within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code (U.S.C.) 1344) and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403). The enclosed survey entitled "A WETLAND EXHIBIT OF PORTION OF BLOCK P, HARDEE WARD, 2MD G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA", dated December 10, 2015, and signed by Registered Land Surveyor Terry Mack Coleman, Registration Number 2486, is an accurate delineation of all the jurisdictional boundaries on the site. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date. The placement of dredged or fill material into any waterways and/or their adjacent wetlands or mechanized land clearing of those wetlands would require prior Department of the Army authorization pursuant to Section 404.

Preliminary JDs are advisory in nature and may not be appealed (see 33 Code of Federal Regulations 331.2). If you are not in agreement with this preliminary JD, then you may request an approved JD for your project site or review area.

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- 2 -

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).


This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

A copy of this letter is being provided to the following party: Mr. Alton Brown, Resource & Land Consultants, 41 Park of Commerce Way, Suite 303, Savannah, Georgia 31405

Thank you in advance for completing our on-line Customer Survey Form located at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey). We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact me at 912-652-5048.

Sincerely,

  
Sarah F. Spatzer  
Regulatory Specialist, Coastal Branch

Enclosures

Initials	SKM
City:	
PS:	SHW



**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS  
AND REQUEST FOR APPEAL**

Applicant: Mr. John M. Foley, President's Square LLC | File Number: SAS-2008-00837 | Date: January 13, 2016

Attached is: See Section below

<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

**SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at [http://www.usace.army.mil/CECW/Pages/reg\\_materials.aspx](http://www.usace.army.mil/CECW/Pages/reg_materials.aspx) or Corps regulations at 33 CFR Part 331.**

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

**ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

**OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit.

**ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

**APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

**ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

**APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. The division engineer must receive this form within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Initials  
City: *SKM*  
PS: *SKW*



**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:  
 Ms. Sarah F. Spatzer  
 U.S. Army Corps of Engineers, Savannah District  
 100 W. Oglethorpe Avenue  
 Savannah, Georgia 31401-3604  
 912-652-5048

If you only have questions regarding the appeal process you may also contact:  
 Administrative Appeal Review Officer  
 CESAD-PDS-O  
 U.S. Army Corps of Engineers, South Atlantic Division  
 60 Forsyth Street, Room 10M15  
 Atlanta, Georgia 30303-8801

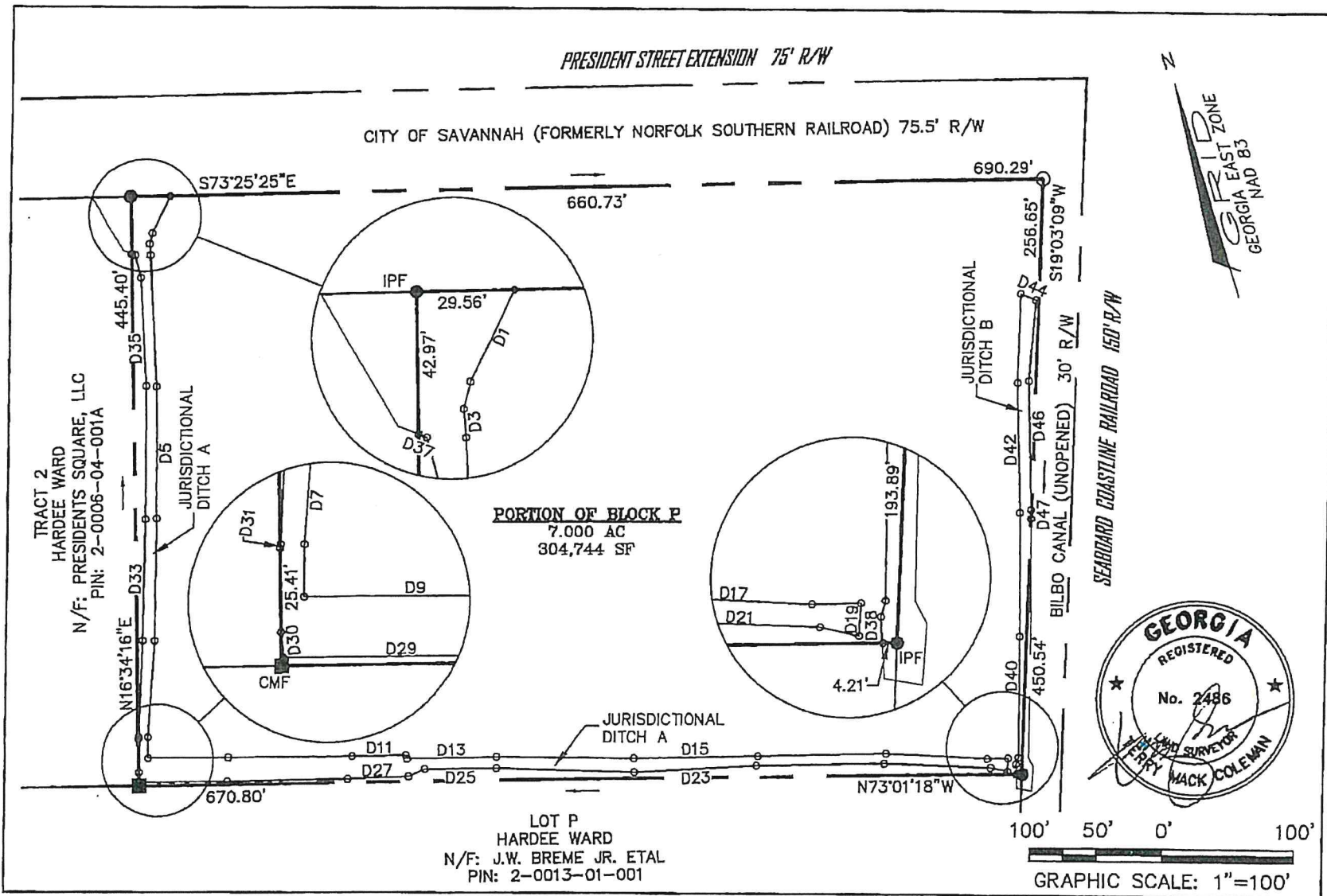
**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

\_\_\_\_\_  
 Signature of appellant or agent.

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

Telephone number: \_\_\_\_\_

Initials: *SM*  
 Citv: \_\_\_\_\_  
 PS: *SM*



N  
 GEORGIA EAST ZONE  
 NAD 83



SHEET  
1/3

DATE: 12/10/2015  
 SCALE: 1"=100'  
 JOB #: 15-572  
 DRAWN BY: JFA  
 CHECKED BY: JGT

A WETLAND EXHIBIT OF A PORTION OF BLOCK P,  
 HARDEE WARD, 2ND G.M. DISTRICT,  
 CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA  
 PREPARED FOR: MADISON RETAIL, LLC



Initials: *SKM*  
 City: *Sav*  
 PS: *SKM*

**NOTES:**

1. PROPERTY ADDRESS: 925 PRESIDENT STREET EXT., SAVANNAH, GA
2. PARCEL IDENTIFICATION NUMBER: 2-0006-04-001A.
3. THIS PROPERTY IS CURRENTLY ZONED I-L
4. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. BASED ON MY OBSERVATION THESE PROPERTIES ARE LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0154F, EFFECTIVE DATE: SEPTEMBER 26, 2008. BASE FLOOD ELEVATION: 12', NAVD 88.
6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
8. ALL LINE LABELS ARE IN SEQUENTIAL ORDER, SOME HAVE BEEN OMITTED FOR CLARITY.
9. WETLANDS MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
10. WETLANDS DELINEATED BY COLEMAN COMPANY, INC., ON APRIL 8, 2015.

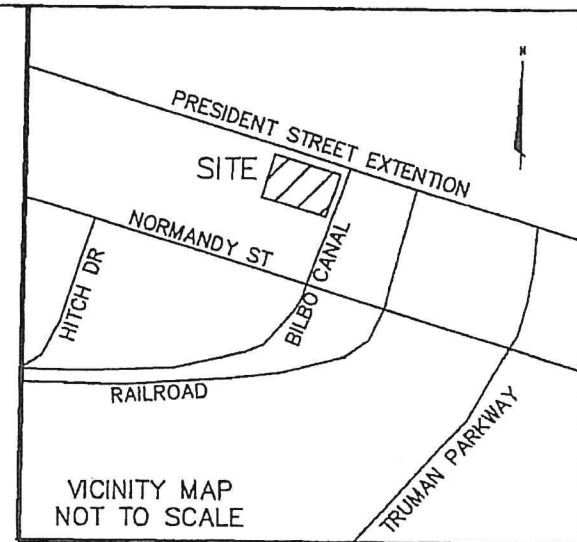
**AREA TABLE:**

JURISDICTIONAL DITCH A: 0.264 AC; 11,489 SF, *1083 Linear feet*  
 JURISDICTIONAL DITCH B: 0.060 AC; 2,631 SF *350 Linear feet*  
 TOTAL DITCH AREA: 0.324 AC; 14,120 SF, *1433 Linear feet*  
 UPLAND TOTAL: 6.676 AC; 290,624 SF  
 TOTAL AREA: 7.000 AC; 304,744 SF

**REFERENCES:**

1. SUBDIVISION MAP BOOK 32S, PAGE 68.
2. SURVEY ENTITLED, "A WETLAND EXHIBIT OF A PORTION OF BLOCK P," BY TERRY MACK COLEMAN, GA RLS #2486 OF KERN-COLEMAN & CO., LLC, DATED 5/22/2008.
3. SURVEY ENTITLED, "A WETLAND EXHIBIT OF A PORTION OF BLOCK P," BY TERRY MACK COLEMAN, GA RLS #2486 OF KERN-COLEMAN & CO., LLC, DATED 7/7/2008.

SURVEY DATE: 8/11/2015  
 EQUIPMENT USED: ELECTRONIC TOTAL STATION  
 ANGULAR ERROR PER "Δ" = 04"  
 ADJUSTED BY COMPASS RULE:  
 PLAT ERROR OF CLOSURE: 1/758,100+  
 FIELD ERROR OF CLOSURE: 1/10,000+



VICINITY MAP  
NOT TO SCALE

**LEGEND**

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND

COLEMAN COMPANY, INC  
 CERTIFICATE OF AUTHORIZATION; LSF 1167

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-15-19, AND 43-15-22.



100' 50' 0' 100'

GRAPHIC SCALE: 1"=100'

SHEET  
2/3

DATE 12/10/2015  
 SCALE 1"=100'  
 JOB #: 15-572  
 DRAWN BY: JPA  
 CHECKED BY: JBT

A WETLAND EXHIBIT OF A PORTION OF BLOCK P,  
 HARDEE WARD, 2ND G.M. DISTRICT,  
 CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA  
 PREPARED FOR: MADISON RETAIL, LLC

Initial: *SM*  
 City: *SAV*  
 PS: *SHC*





DITCH A LINE TABLE		
LINE #	LENGTH	DIRECTION
D1	30.82'	S42°59'53"W
D2	8.41'	S31°12'47"W
D3	8.52'	S12°49'58"W
D4	99.55'	S14°38'49"W
D5	99.19'	S17°21'34"W
D6	92.80'	S18°16'57"W
D7	73.13'	S21°22'32"W
D8	15.99'	S17°24'37"W
D9	61.37'	S72°35'02"E
D10	93.67'	S72°41'51"E
D11	40.37'	S73°03'48"E
D12	2.85'	S0°32'07"E
D13	67.46'	S73°22'36"E
D14	104.53'	S71°43'35"E
D15	95.42'	S73°16'43"E
D16	98.20'	S73°30'56"E
D17	76.03'	S69°34'14"E
D18	15.51'	S73°53'32"E
D19	10.06'	S20°14'44"W
D20	12.81'	N60°12'05"W

DITCH A LINE TABLE		
LINE #	LENGTH	DIRECTION
D21	79.81'	N70°13'59"W
D22	98.11'	N73°14'02"W
D23	94.05'	N75°19'26"W
D24	104.84'	N70°38'24"W
D25	54.32'	N72°53'50"W
D26	13.13'	S82°48'38"W
D27	45.82'	N74°25'10"W
D28	91.19'	N73°20'35"W
D29	66.65'	N72°47'09"W
D30	7.84'	N11°47'38"E
D31	1.16'	N26°41'14"E
D32	73.20'	N19°40'13"E
D33	92.28'	N18°43'01"E
D34	100.08'	N17°45'01"E
D35	82.12'	N14°32'58"E
D36	17.62'	N2°23'44"E
D37	2.67'	N50°46'49"W

DITCH B LINE TABLE		
LINE #	LENGTH	DIRECTION
D38	7.65'	N15°23'49"E
D39	5.45'	N36°34'12"E
D40	91.53'	N17°37'40"E
D41	94.14'	N16°52'53"E
D42	97.48'	N15°58'42"E
D43	67.67'	N19°07'59"E
D44	12.68'	S49°05'55"E
D45	61.37'	S22°00'35"W
D46	96.92'	S15°59'29"W
D47	6.58'	S16°53'38"W



SHEET  
3/3

DATE 12/10/2015  
SCALE 1"=100'  
JOB #: 15-572  
DRAWN BY: JPA  
CHECKED BY: JBT

A WETLAND EXHIBIT OF A PORTION OF BLOCK P,  
HARDEE WARD, 2ND G.M. DISTRICT,  
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA  
PREPARED FOR: MADISON RETAIL, LLC

Initials  
City: SKM  
PS: SHW



EXHIBIT "G" - 9.5 Acre Parcel



REPLY TO  
ATTENTION OF:

DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3604

JANUARY 29 2016

Regulatory Division  
SAS-2006-01314

Mr. John M. Foley  
President's Square LLC  
The Medici Building 3284 Northside Parkway North West Suite 500  
Atlanta, Georgia 30327

Dear Mr. Foley:

I refer to a letter dated December 22, 2015, submitted on your behalf by Resource & Land Consultants, requesting a Jurisdictional Determination (JD) for your 9.514 acre site located off of President Street just before Truman Parkway, Savannah, Chatham County, Georgia (Latitude 32.0741, Longitude -81.0790). This project has been assigned number SAS-2006-01314 and it is important that you refer to this number in all communication concerning this matter.

We have completed a preliminary JD for the site. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual.

The wetlands/other waters on the subject property may be waters of the United States within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code (U.S.C.) 1344) and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403). The enclosed survey entitled "A WETLAND EXHIBIT OF TRACT 2, HARDEE WARD, 2MD G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA", dated December 10, 2015, and signed by Registered Land Surveyor Terry Mack Coleman, Registration Number 2486, is an accurate delineation of all the jurisdictional boundaries on the site. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date. The placement of dredged or fill material into any waterways and/or their adjacent wetlands or mechanized land clearing of those wetlands would require prior Department of the Army authorization pursuant to Section 404.

Preliminary JDs are advisory in nature and may not be appealed (see 33 Code of Federal Regulations 331.2). If you are not in agreement with this preliminary JD, then you may request an approved JD for your project site or review area.

Initials: SKM  
City: \_\_\_\_\_  
PS: SKC

- 2 -

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

A copy of this letter is being provided to the following party: Mr. Alton Brown, Resource & Land Consultants, 41 Park of Commerce Way, Suite 303, Savannah, Georgia 31405

Thank you in advance for completing our on-line Customer Survey Form located at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey). We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact me at 912-652-5048.

Sincerely,



Sarah F. Spatzer  
Regulatory Specialist, Coastal Branch

Enclosures

Initials:	SKM
City:	
PS:	SHC



**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS  
AND REQUEST FOR APPEAL**

Applicant: Mr. John M. Foley, President's Square LLC | File Number: SAS-2006-01314 | Date: January 13, 2016

Attached is: See Section below

<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

**SECTION I -** The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at [http://www.usace.army.mil/CECW/Pages/reg\\_materials.aspx](http://www.usace.army.mil/CECW/Pages/reg_materials.aspx) or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

**ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

**OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit.

**ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

**APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

**ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

**APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. The division engineer must receive this form within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Initial: *SAW*  
City: \_\_\_\_\_  
PS: *SAW*

**SECTION II: REQUEST FOR APPEAL OR OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION**

If you have questions regarding this decision and/or the appeal process you may contact:  
 Ms. Sarah F. Spatzer  
 U.S. Army Corps of Engineers, Savannah District  
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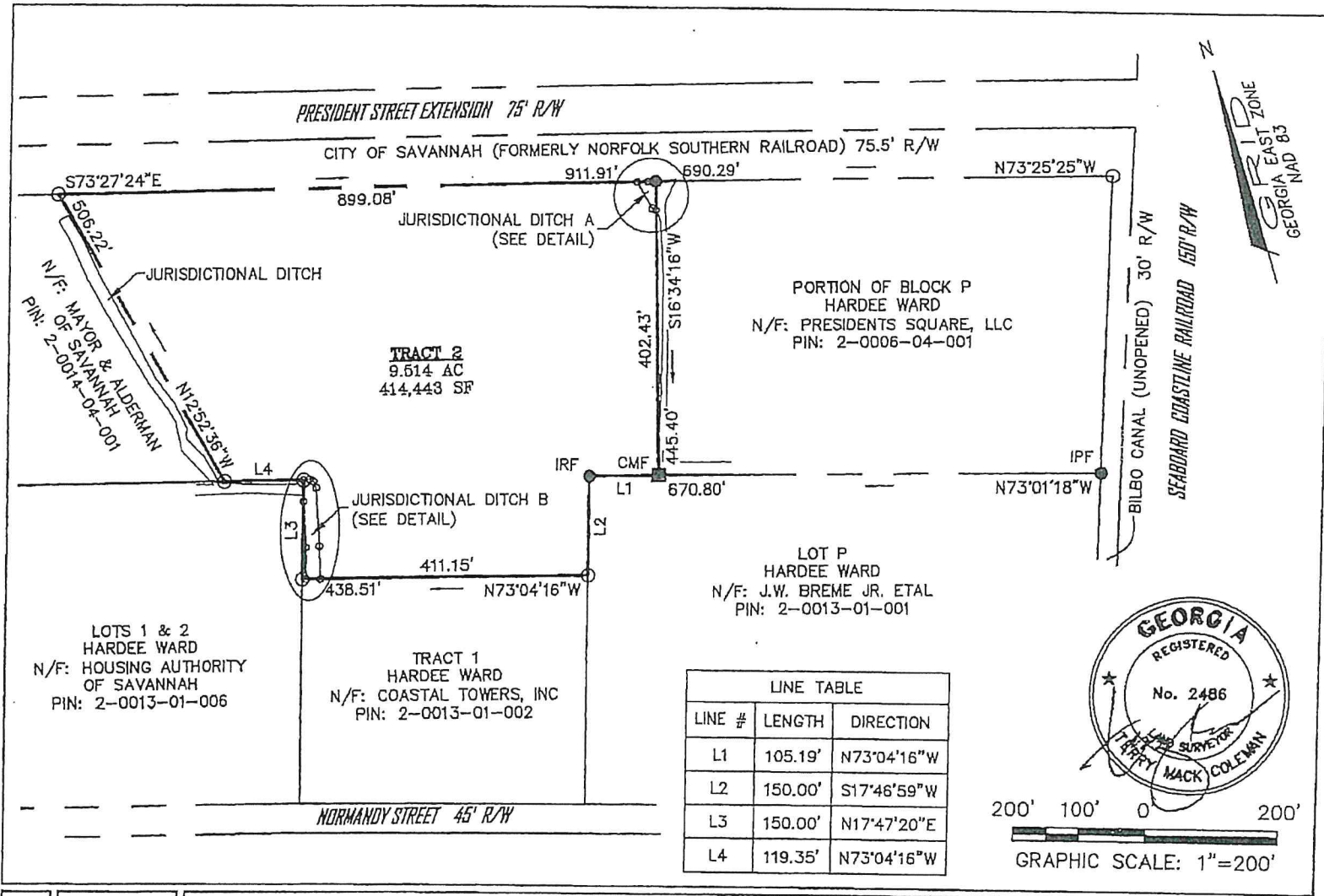
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 CESAD-PDS-O  
 U.S. Army Corps of Engineers, South Atlantic Division  
 60 Forsyth Street, Room 10M15  
 Atlanta, Georgia 30303-8801

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:
---	-------	-------------------

Initials: SAW  
 City: \_\_\_\_\_  
 PS: SAW





SHEET  
1/3

DATE: 12/10/2015  
SCALE: 1"=200'  
JOB #: 15-572  
DRAWN BY: JPA  
CHECKED BY: JGT

A WETLAND EXHIBIT OF TRACT 2  
HARDEE WARD, 2ND G.M. DISTRICT,  
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA  
PREPARED FOR: MADISON RETAIL, LLC



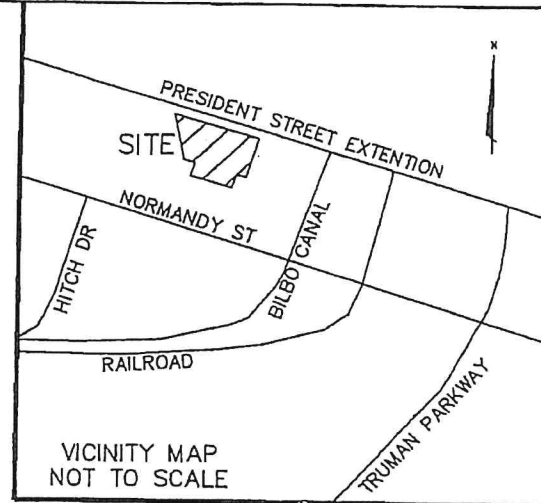
Initials: *SKM*  
City: \_\_\_\_\_  
PS: *SAW*





**NOTES:**

1. PROPERTY ADDRESS: 920 NORMANDY ROAD, SAVANNAH, GA 31401
2. PARCEL IDENTIFICATION NUMBER: 2-0013-01-002
3. THIS PROPERTY IS CURRENTLY ZONED I-L
4. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. BASED ON MY OBSERVATION THESE PROPERTIES ARE LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0154F, EFFECTIVE DATE: SEPTEMBER 26, 2008. BASE FLOOD ELEVATION: 12', NAVD 88.
6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
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8. ALL LINE LABELS ARE IN SEQUENTIAL ORDER, SOME HAVE BEEN OMITTED FOR CLARITY.
9. WETLANDS MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL
10. WETLANDS DELINEATED BY COLEMAN COMPANY, INC., ON APRIL 8, 2015.



**AREA TABLE:**

JURISDICTIONAL DITCH A: 0.016 AC; 713 SF *45 Linear feet*  
 JURISDICTIONAL DITCH B: 0.071 AC; 3,084 SF *150 Linear feet*  
 TOTAL DITCH AREA: 0.087 AC; 3,797 SF *195 Linear feet*  
 UPLAND TOTAL: 9.427 AC; 410,646 SF  
 TOTAL AREA: 9.514 AC; 414,443 SF

**REFERENCES:**

1. SUBDIVISION MAP BOOK 32S, PAGE 68.
2. SURVEY ENTITLED, "A WETLAND EXHIBIT OF A PORTION OF BLOCK P," BY TERRY MACK COLEMAN, GA RLS #2486 OF KERN-COLEMAN & CO., LLC, DATED 5/22/2008.
3. SURVEY ENTITLED, "A WETLAND EXHIBIT OF A PORTION OF BLOCK P," BY TERRY MACK COLEMAN, GA RLS #2486 OF KERN-COLEMAN & CO., LLC, DATED 7/7/2008.

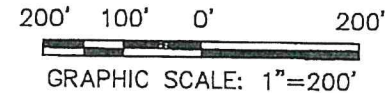
SURVEY DATE: 8/11/2015  
 EQUIPMENT USED: ELECTRONIC TOTAL STATION  
 ANGULAR ERROR PER "Δ" = 04"  
 ADJUSTED BY COMPASS RULE:  
 PLAT ERROR OF CLOSURE: 1/758,100+  
 FIELD ERROR OF CLOSURE: 1/10,000+

COLEMAN COMPANY, INC  
 CERTIFICATE OF AUTHORIZATION; LSF 1167

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, 43-15-4, 43-15-6, 43-15-19, AND 43-15-22.

**LEGEND**

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND



SHEET  
2/3

DATE: 12/10/2015  
 SCALE: 1"=200'  
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A WETLAND EXHIBIT OF TRACT 2  
 HARDEE WARD, 2ND G.M. DISTRICT,  
 CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA  
 PREPARED FOR: MADISON RETAIL, LLC

Initials: *SKM*  
 City: \_\_\_\_\_  
 PS: *SHW*



Appendix D  
(Revised January 4, 2013)

EXPANDED PRELIMINARY JURISDICTIONAL DETERMINATION (JD) FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR EXPANDED PRELIMINARY JD:

B. NAME AND ADDRESS OF PERSON REQUESTING EXPANDED PRELIMINARY JD:

President's Square, LLC c/o: Mr. John M. Foley, The Medici Building 3284 Northside Parkway

C. DISTRICT OFFICE, FILE NAME, AND NUMBER:

Savannah District; Warehouse Tract

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:  
(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES AT DIFFERENT SITES)

State: GA County/parish/borough: Chatham City: Savannah  
Center coordinates of site (lat/long in degree decimal format): Lat. 32.0741 , Long. -81.0790  
Universal Transverse Mercator: 17S 492543 3548642

Name of nearest waterbody: Savannah River, Bilbo Canal

Identify (estimate) amount of waters in the review area:

Non-wetland waters: ~~0.077~~ width (ft) and/or 0.0870 acres.

Cowardin Class: Riverine

Stream Flow: Intermittent

Wetlands: acres.

Cowardin Class:

195 Linear feet

Name of any water bodies on the site that have been identified as Section 10 waters:

Tidal: n/a

Non-Tidal: n/a

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

Office (Desk) Determination. Date: 1/21/2014

Field Determination. Date(s):

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this expanded preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this expanded preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on an expanded preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the expanded preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on an expanded preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or an expanded preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional


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issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable. This expanded preliminary JD finds that there "may be" waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

**SUPPORTING DATA.** Data reviewed for expanded preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Exhibits by Coleman Company, Inc
  - Survey Signed by Registered Land Surveyor
  - GPS Survey with GPS Datasheet
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
- Office concurs with data sheets/delineation report.
- Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps: . Corps navigable waters' study:
- Geological Survey Hydrologic Atlas: 03070102
  - USGS NHD data.
  - USGS 8 and 12 digit HUC maps.
- Geological Survey map(s). Cite scale & quad name: 1 inch = 2000 feet; Chatham County
- USDA Natural Resources Conservation Service Soil Survey. Citation: 1 inch = 150 feet; Chatham County Soil Survey
- National wetlands inventory map(s). Cite name: 1 inch = 150 feet; Chatham County
- State/Local wetland inventory map(s):
- FEMA/FIRM maps: Panel ID: 13051C0154F  
(National Geodetic Vertical Datum of 1929)
- 100-year Floodplain Elevation is:
- Photographs:  Aerial (Name & Date): 2013 NAIP Ortho Imagery & CIR Imagery
  - Other (Name & Date): Digital Photographs
- Previous determination(s). File no. and date of response letter:
- Other information (please specify):

**IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.**

 1/21/2016  
 Signature and date of  
 Regulatory Project Manager  
 (REQUIRED)

 12/22/15  
 Signature and date of  
 person requesting expanded preliminary JD  
 (REQUIRED, unless obtaining the signature is  
 impracticable)

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PS:	SHW



EXHIBIT "G" - Nationwide Permit



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3604

SEPTEMBER 08, 2020

Regulatory Division  
SAS-2006-01314  
SAS-2008-00837

Mr. John Foley  
Riverview President Street LLC  
3284 Northside Parkway NW, Unit 500  
Atlanta, Georgia 30327

Dear Mr. Foley:

I refer to the Pre-Construction Notification submitted on your behalf by Mr. Alton Brown, Resource and Land Consultants., requesting verification for use of Nationwide Permit (NWP) No. 39 for permanent fill of 0.41 acre of ditch for the construction of a commercial facility. The project site is located south of President Street and west of Truman Parkway within Savannah, Chatham County, Georgia (Latitude 32.0732, Longitude -81.0780). This project has been assigned number SAS-2006-01314 and SAS-2008-00837 and it is important that you refer to these numbers in all communication concerning this matter. A verification of aquatic resources was completed for this project area with letter dated, January 29, 2016.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 6, 2017, Federal Register, Vol. 82, No. 4, Pages 1860-2008 (82 FR). The NWPs and Savannah District's Regional Conditions for NWPs can be found on our website at <http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx>. During our coordination procedure, no adverse comments regarding the proposed work were received.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized as described in Part B of the NWP Program. Your use of NWP 39 is valid only if:

- a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWPs.
- b. You shall obtain and comply with all appropriate federal, state, and local authorizations required for this type of activity. A stream buffer variance may be required from the Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD), as defined in the Georgia Erosion and Sedimentation Control

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Act of 1975, as amended. Information concerning variances can be obtained at the Georgia EPD's website at [www.epd.georgia.gov](http://www.epd.georgia.gov), or by calling (404) 463-1511.

c. All work conducted under this permit shall be located, outlined, designed, constructed and operated in accordance with the minimal requirements of the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Utilization of plans and specifications contained in the "Manual for Erosion and Sediment Control," (Latest Edition), published by the Georgia Soil and Water Conservation Commission, will aid in achieving compliance with the aforementioned minimal requirements.

d. You shall install and maintain erosion and sediment control measures in upland areas of the project site, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, to minimize the introduction of sediment into and the erosion of streams, wetlands and other waters of the United States. This permit does not authorize installation of check-dams, weirs, riprap, bulkheads or other erosion control measures in streams, wetlands or other waters of the United States. Authorization would be required from the U.S. Army Corps of Engineers prior to installing any erosion control measures in waters of the United States.

e. You shall install and maintain erosion and sediment control measures for all fill material that is authorized to be discharged in streams, wetlands and other waters of the United States, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, and permanently stabilize fill areas at the earliest practicable date.

f. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.

g. You shall fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

h. All work must be conducted in accordance with the attached exhibit: "President's Square" Sheets 1-4, dated June 16, 2020.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project may affect, but is not likely to adversely affect the Wood Stork (*Mycteria Americana*), Eastern indigo snake (*Drymarchon corais couperi*), frosted flatwoods salamander (*Ambystoma cingulatum*), and pondberry (*Lindera melissifolia*) and would have no effect on any other listed species or critical habitat for such species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species.

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In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 82 FR for more information.

This verification is valid until the NWP is modified, reissued or revoked. All of the existing NWPs are scheduled to expire on March 18, 2022. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in making a decision on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

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- 4 -

Thank you in advance for completing our on-line Customer Survey Form located at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey). We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact the undersigned at (912)-652-5048 or [sarah.f.spatzer@usace.army.mil](mailto:sarah.f.spatzer@usace.army.mil).

Sincerely,

SPATZER.SARAH.FITZ  
GERALD.1289753059

Digitally signed by  
SPATZER.SARAH.FITZGERALD.128  
9753059  
Date: 2020.09.08 09:22:13 -04'00'

Sarah F. Spatzer  
Regulatory Specialist, Coastal Branch

Copies Furnished: Mr. Alton Brown, RLC, Principal.  
Enclosures

Initials	SAF
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PS:	SAF

Regulatory Division

CERTIFICATION OF COMPLIANCE  
WITH  
DEPARTMENT OF THE ARMY  
NATIONWIDE PERMIT 39

PERMIT FILE NUMBER: SAS-2006-01314 and SAS-2008-00837

PERMITTEE/ADDRESS: Mr. John Foley, Riverview President Street LLC, 3284  
Northside Parkway, Unit 500, Atlanta, Georgia 30327 ([jfoley@trikellinvestments.com](mailto:jfoley@trikellinvestments.com)).

LOCATION OF WORK: The project site is located south of President Street and west  
of Truman Parkway within Savannah, Chatham County, Georgia (Latitude 32.0732,  
Longitude -81.0780).

PROJECT DESCRIPTION: Commercial construction with associated utilities.

ACRES AQUATIC RESOURCES IMPACTED: 0.41 acre of ditches

DATE WORK IN WATERS OF UNITED STATES COMPLETED: \_\_\_\_\_

COMPENSATORY MITIGATION REQUIRED: N/A.

DATE MITIGATION COMPLETED OR PURCHASED (include name of bank):  
\_\_\_\_\_

I understand that the permitted activity is subject to a U.S. Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the January 6, 2017, Federal Register, Vol. 82, No.4, Pages 1860-2008, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Date

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PS:	SHW



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# PRESIDENT'S SQUARE

WETLAND PERMIT - AERIAL VICINITY MAP

CLIENT:

RIVERVIEW - PRESIDENT STREET, LLC

LOCATION: SAVANNAH, GEORGIA

DATE: 6/16/20

DRAWN BY: CLH

SHEET: 1

JOB NUMBER: J-28565.0000

REVIEWED BY: JVG

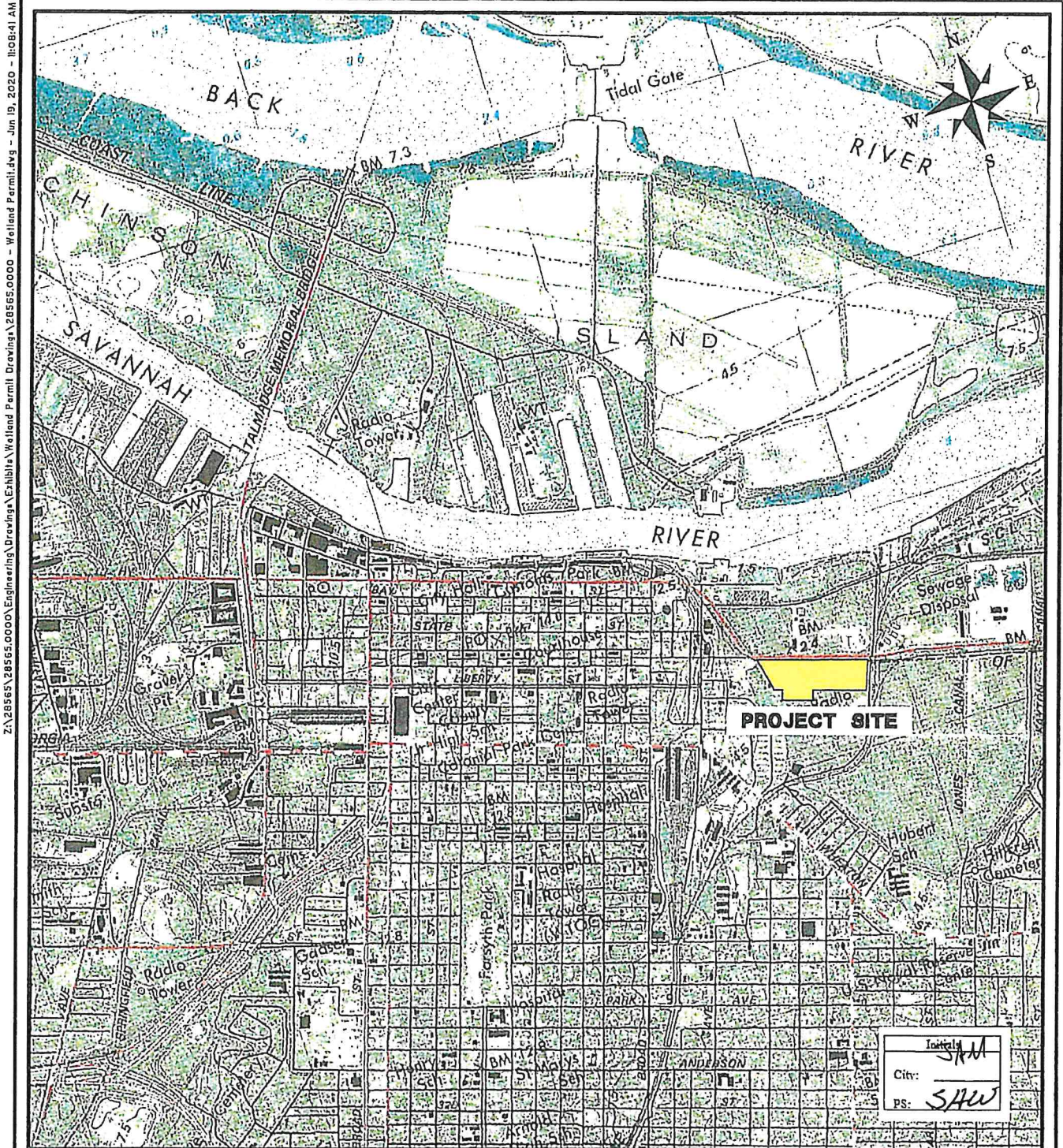
SCALE: 1" = 1000'



50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com





# PRESIDENT'S SQUARE

WETLAND PERMIT - QUAD MAP

CLIENT:

RIVerview - PRESIDENT STREET, LLC

LOCATION: SAVANNAH, GEORGIA

DATE: 6/16/20

DRAWN BY: CLH

SHEET: 2

JOB NUMBER: J-28565.0000

REVIEWED BY: JVG

SCALE: 1" = 2000'



50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

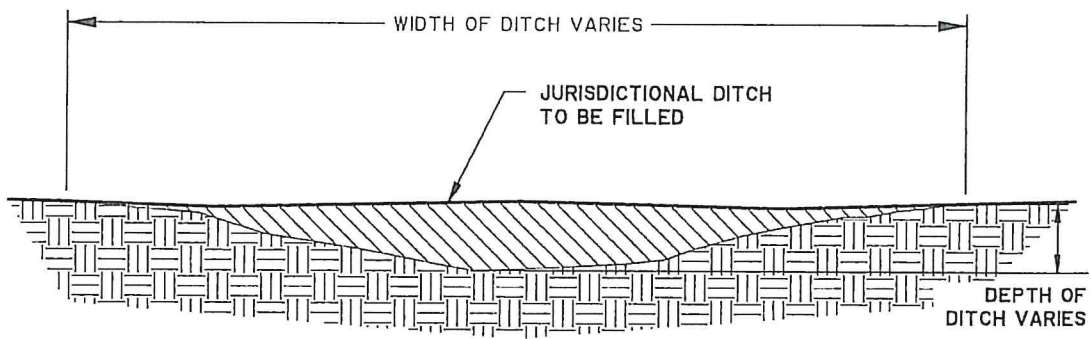
[www.thomasandhutton.com](http://www.thomasandhutton.com)

Initial: *SAW*  
 City: \_\_\_\_\_  
 PS: *SAW*





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DITCH IMPACT CROSS-SECTION

NOT TO SCALE

NOTE:  
DETAIL REPRESENTS GENERAL LIMITATIONS.  
ACTUAL CONSTRUCTION DETAIL MAY VARY.

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City:	
PS:	SKM

PRESIDENT'S SQUARE

WETLAND PERMIT - IMPACT CROSS-SECTION

CLIENT:

RIVERVIEW - PRESIDENT STREET, LLC

LOCATION: SAVANNAH, GEORGIA

DATE: 6/16/20

DRAWN BY: CLH

SHEET: 4

JOB NUMBER: J-28565.0000

REVIEWED BY: JVG

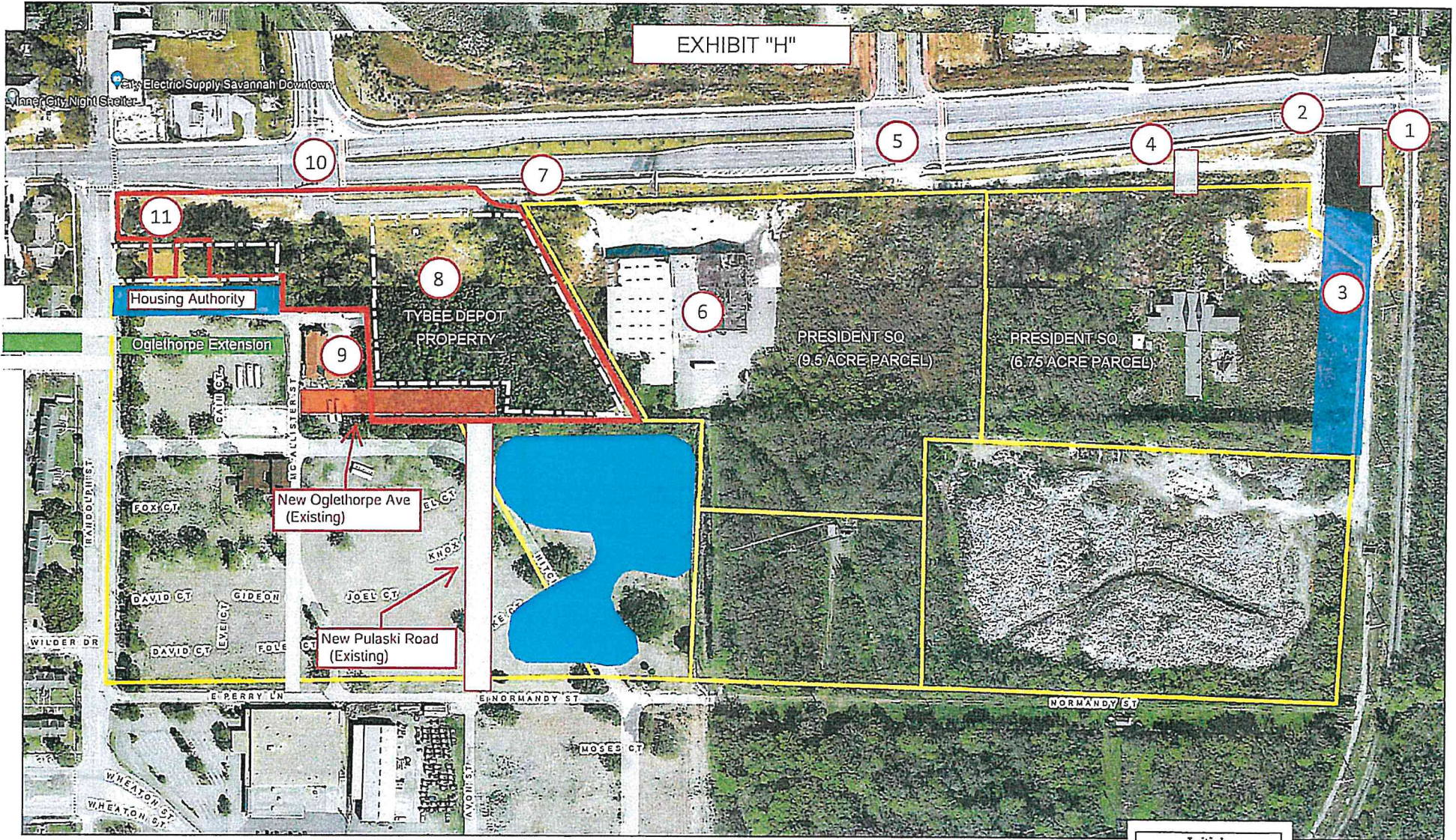
SCALE: NTS



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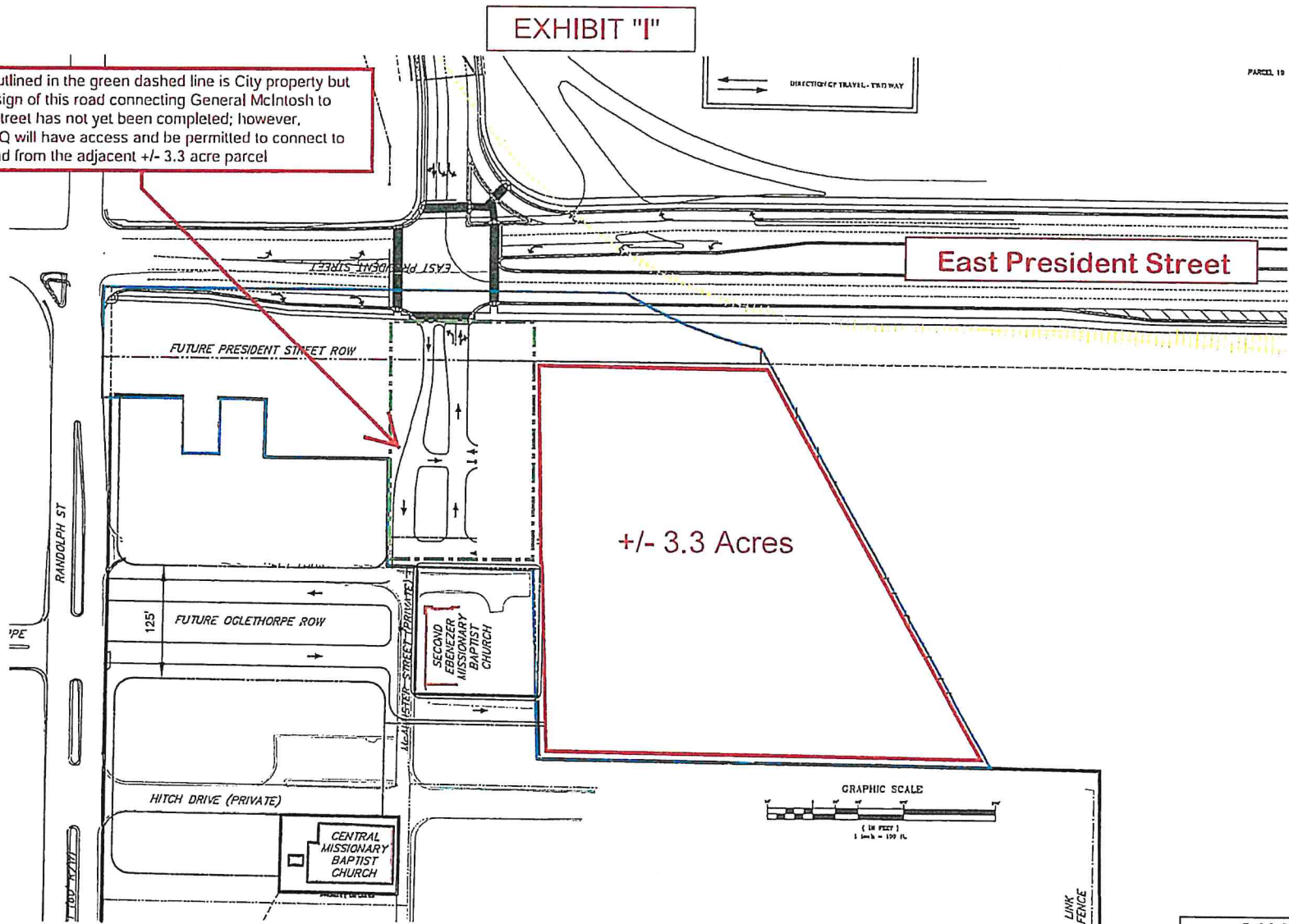




### General McIntosh & McAllister Street Connection - Tybee Depot Parcel

EXHIBIT "I"

This area outlined in the green dashed line is City property but the final design of this road connecting General McIntosh to McAllister Street has not yet been completed; however, President SQ will have access and be permitted to connect to this new road from the adjacent +/- 3.3 acre parcel



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