MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (the "MOU") is made and entered into as of January __, 2024 (the "Effective Date") by and among SRL LAND VENTURE LLC, a Georgia limited liability company, and SRL LAND VENTURE II LLC, a Georgia limited liability company (collectively, "Project Owner"), and THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH, a municipal corporation existing under the laws of the State of Georgia ("City"). For purposes of this Agreement, Project Owner and City may be referred to each as a "Party" and together as the "Parties."

RECITALS:

WHEREAS, City and an affiliate of Project Owner, Savannah River Landing Land JV, LLC, a Georgia limited liability company ("Land JV"), have previously entered into that certain Amended & Restated Development Agreement dated as of August 3, 2017, as amended from time to time (the "Development Agreement");

WHEREAS, Section 3 of the Development Agreement contemplates that certain sidewalks, streetscape and utilities and certain city parks at the Property (as defined in the Development Agreement) will be installed by Project Owner or Land JV and will be dedicated to City upon completion thereof and acceptance by City;

WHEREAS, as contemplated in Section 5(b) of the Development Agreement, by that certain quitclaim deed dated September 20, 2017 from Project Owner to City (the "2017 Deed"), recorded September 21, 2017 with the Clerk of the Superior Court of Chatham County, Georgia (the "Recorder's Office") in Deed Book 1179, Page 128, Project Owner has previously deeded to City all of the rights of way described on that certain plat recorded on September 5, 2017 with the Recorder's Office in Plat Book 51, Page 146 (the "2017 Plat");

WHEREAS, City has never fully accepted the dedication of the rights of way described in the 2017 Deed; additionally, the locations of some of the rights of way shown on the 2017 Plat and described in the 2017 Deed have been altered to accommodate the development of various parcels within the Property, resulting in the need to correct the prior dedication of such improvements;

WHEREAS, City and Project Owner have recently completed the replatting of some of the parks within the Property (the "Modified Parks") identified as Parcel OS-1.1, OS-1.2 and OS-1.3 on that certain plat recorded on November 21, 2023 with the Recorder's Office in Plat Book 54, Page 145 (the "2023 Plat"), a copy of which is attached hereto as **Exhibit A**, and Project Owner has recently deeded the Modified Parks to City by limited warranty deed and City

has accepted the dedication of the Modified Parks effective as of the recording of the limited warranty deed from Project Owner to City: and

WHEREAS, City and Project Owner now wish to finalize the dedication of the rights of way, including sidewalks, streetscape, utilities and certain parks within the Property, to be effectuated by causing (i) City to quitclaim back to Project Owner the rights of way described in the 2017 Deed; (ii) Project Owner to deed to City (a) the parks/squares identified as Parcel U-1 and Parcel U-2 on the 2017 Plat (respectively, the "U-1 Park" and the "U-2 Park"), (b) the rights of way, including sidewalks and streetscape, as currently installed on the Property and as set forth on the site plan attached hereto as **Exhibit B-1** (the "Rights of Way and Streetscape"), and (c) the utilities as currently installed on the Property, including the storm sewer easements, electricity lines, sewer lines and other utilities, as set forth on the site plan attached hereto as **Exhibit B-2** (the "Installed Utilities") (items (ii) (a) through (c) above to be referred to collectively herein as the "Dedicated Infrastructure"); and (iii) City to accept the Dedicated Infrastructure, subject to the terms and conditions set forth in Section 3 below.

NOW, THEREFORE, the Parties hereby agree as follows with respect to the matters described above:

1. City Quitclaim Deed. As of the Effective Date, City shall execute and deliver to Project Owner that certain quitclaim deed attached hereto as **Exhibit C** (the "City Quitclaim Deed"), pursuant to which City conveys back to Project Owner the rights of way described in the 2017 Deed. Project Owner shall record the City Quitclaim Deed in the Recorder's Office immediately prior to recording the 2023 Limited Warranty Deed (as defined below). Notwithstanding the recordation of the City Quitclaim Deed, Project Owner and City agree and acknowledge that the rights of way dedicated to City by virtue of that certain plat recorded on July 31, 2019 with the Recorder's Office in Plat Book 52, Page 96 remain as dedicated to City and shall not be deemed canceled or modified by the City Quitclaim Deed.

2. 2023 Limited Warranty Deed. As of the Effective Date, Project Owner shall execute and record in the Recorder's Office that certain limited warranty deed attached hereto as **Exhibit D** (the "2023 Limited Warranty Deed"), pursuant to which Project Owner conveys the Dedicated Infrastructure to City. Upon the recording of the 2023 Limited Warranty Deed, City shall be deemed to have accepted the dedication of the U-1 Park, the U-2 Park, the Rights of Way and Streetscape and the Installed Utilities, with the exception of the streets shown on **Exhibit B-1** that have been highlighted and clouded with red markings (Riverworks Way, Martus Avenue and the portion of Pilot Street located to the east of Eastern Wharf Avenue) which shall be accepted by City at a later date. Riverworks Way and Martus Avenue shall be deemed to have been automatically accepted by City at such time as a certificate of occupancy has been issued by City to the developer of the Pilot & Park apartment project located on Parcel

C-4. After accepting dedication of the U-1 Park, the U-2 Park, the Rights of Way and Streetscape and the Installed Utilities on each occasion as described above, City shall thereafter assume responsibility for maintenance, repair and replacement of the U-1 Park, the U-2 Park, the Rights of Way and Streetscape and the Installed Utilities and for the payment of all costs (including, without limitation, utility costs) associated with the U-1 Park, the U-2 Park, the Rights of Way and Streetscape and the Installed Utilities from that point in time forwards.

3. Georgia Power Relocation Work. City has previously inspected and approved the Dedicated Infrastructure, but City has objected to certain equipment belonging to Georgia Power that has inadvertently been installed over a City drainage easement in the U-1 Park as depicted on **Exhibit E** attached hereto (the "Georgia Power Equipment"). As a condition to City accepting the U-1 Park, Project Owner has promised and agreed to take responsibility for causing the relocation of the Georgia Power Equipment to an acceptable location outside of the City's drainage easement, including, if applicable, Project Owner bearing the full cost and expense of such relocation. Project Owner shall complete the removal and relocation of the Georgia Power Equipment within thirty (30) months after the Effective Date. During the period of time that the Georgia Power Equipment remains in its current location (*i.e.* prior to Project Owner completing the removal and relocation of the Georgia Power Equipment), City shall have no liability associated with the Georgia Power Equipment and Project Owner shall indemnify City for any such liability that might arise during such period of time; provided, however that any such liability caused by or resulting from the sole negligence of City, its agents, contractors or employees shall be deemed an exception to the indemnification by Project Owner. Notwithstanding anything to the contrary herein, in the event Project Owner should fail to complete such relocation of the Georgia Power Equipment within thirty (30) months after the Effective Date, City's acceptance of the U-2 Park, the Rights of Way and Streetscape and the Installed Utilities shall remain in effect, other than with respect to the U-1 Park, for which Project Owner shall retain responsibility until the relocation of the Georgia Power Equipment has been completed.

4. Entire Agreement. There are no other agreements or understandings, either oral or written, between the Parties affecting this MOU or the subject matter covered by this MOU, except as otherwise specifically provided for or referred to herein. No change or addition to, or deletion of, any portion of this MOU shall be valid or binding upon the Parties hereto unless the same is approved in writing by the Parties.

5. Waiver; Time. No waiver or breach of any provision of this MOU shall be construed to be a waiver of any breach of any other provisions of this MOU or any succeeding breach of the same provision. No delay in acting with regard to any breach of any provision of the MOU shall be construed as a waiver of such breach. Time is of the essence in the performance of the terms and provisions of this MOU.

6. Severability. In the event that any court of competent jurisdiction determines that any provision of this MOU is invalid or unenforceable, such provision shall be deemed an independent provision and such determination shall not affect the validity or enforceability of any other provision of this MOU, which shall remain in full force and effect and which shall be construed as to be valid and enforceable under applicable law.

7. Governing Law. This MOU and provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Georgia and all duly adopted ordinances, regulations, and policies of City now in effect and those hereinafter adopted. Unless otherwise specified in this MOU for particular issues, all City ordinances, rules, regulations and policies are applicable. Each of the Parties hereto irrevocably submits to the jurisdiction of the Georgia State courts and the Federal courts sitting in the State of Georgia, County of Chatham, and agrees that all matters involving this MOU shall be heard and determined in such courts. Each of the Parties hereto waives irrevocably the defense of inconvenient forum to the maintenance of such action or proceeding. Each of the Parties hereto hereby irrevocably and unconditionally agrees that service of process may be made by any means permitted by applicable law or, to the fullest extent permitted by law, on such Party at its address set forth on the signature page of this MOU, by prepaid certified mail with a proof of mailing receipt validated by the United States Postal Service constituting evidence of valid service, and that such service shall, to the fullest extent permitted by law, have the same legal force and effect as if served upon such Party within the State of Georgia. The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be Chatham County, Georgia.

[signature page follows]

The foregoing reflects the understanding of the Parties as of the date last written below. Upon execution of this MOU, the Parties agree to work diligently and in good faith to timely fulfill the objectives specified herein.

THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH, a Georgia municipal corporation By: _____ Name: Title: City Manager Date:_____ City of Savannah City Hall 2 East Bay Street Savannah, Georgia 31401 Attention: City Manager	**SRL LAND VENTURE LLC**, a Georgia limited liability company By: Name: Title: Date: _____ **SRL LAND VENTURE II LLC**, a Georgia limited liability company By: Name: Title: Date: _____ c/o Mariner Group 2970 Peachtree Road NW Suite 850 Atlanta, Georgia 30305 Attention: Henry Spain

EXHIBIT A

Modified Parks shown on 2023 Plat

[see attached]

Type: PLAT
Recorded: 11/21/2023 11:36:00 AM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 4642274128

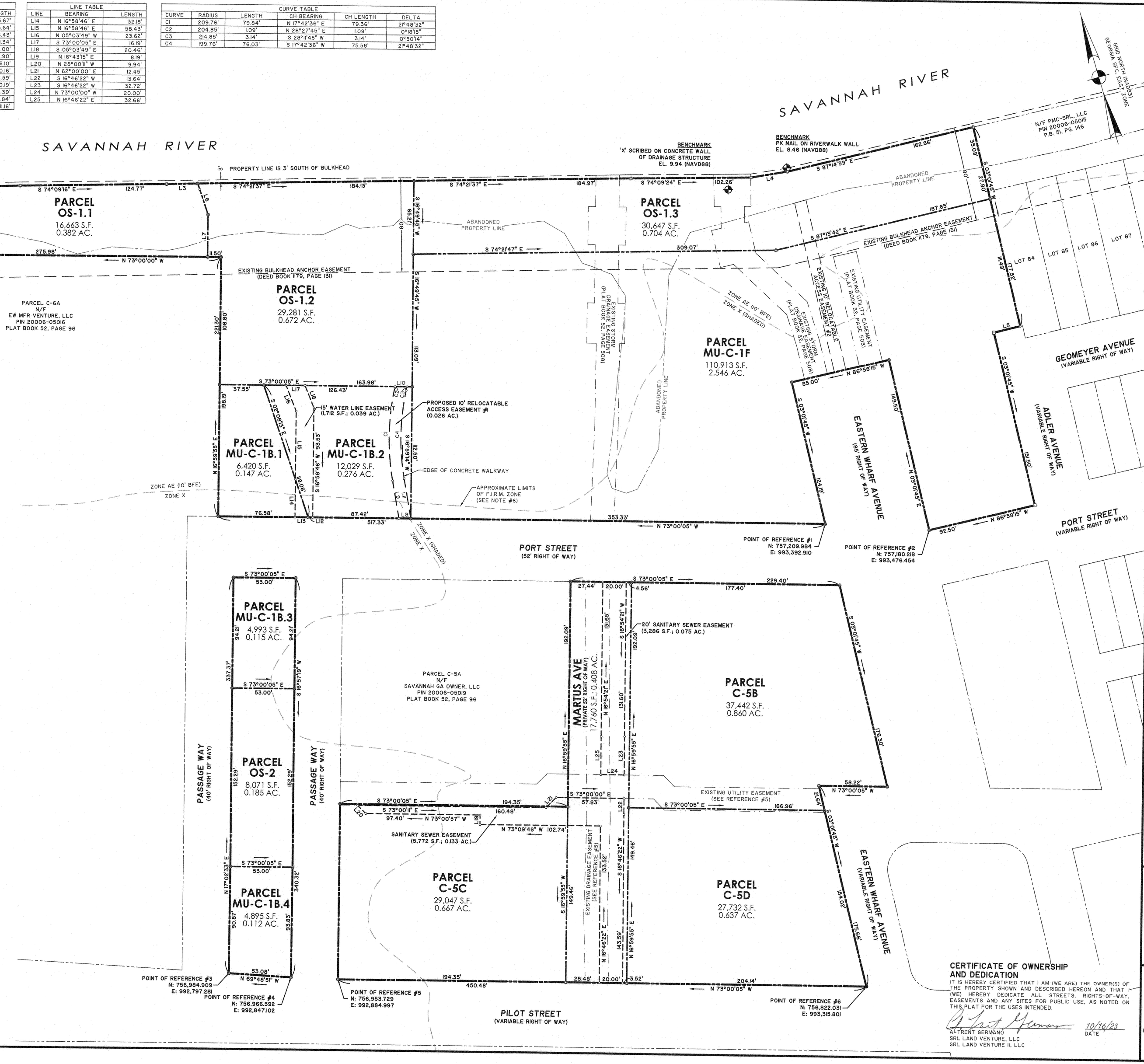
BK 54 PG 145

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 51°49'36" W	25.67'
L2	N 35°19'16" W	13.64'
L3	S 74°21'37" E	26.43'
L4	S 82°58'33" E	31.34'
L5	N 86°58'15" W	23.00'
L6	S 02°04'49" E	27.90'
L7	S 16°59'59" W	36.10'
L8	N 73°00'05" W	10.16'
L9	N 06°48'20" E	32.59'
L10	S 73°00'05" E	10.19'
L11	S 06°48'20" W	34.39'
L12	N 73°02'20" W	3.84'
L13	N 73°00'52" W	11.16'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N 16°58'46" E	32.18'
L15	N 16°58'46" E	58.43'
L16	N 05°03'49" W	23.62'
L17	S 73°00'05" E	16.19'
L18	S 05°03'49" E	20.46'
L19	N 16°43'15" E	8.19'
L20	N 28°00'11" W	9.94'
L21	N 62°00'00" E	12.45'
L22	S 16°46'22" W	13.64'
L23	S 16°46'22" W	32.72'
L24	N 73°00'00" W	20.00'
L25	N 16°46'22" E	32.66'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	209.76'	79.94'	N 17°42'36" E	79.36'	21°48'32"
C2	204.85'	1.09'	N 28°27'45" E	1.09'	0°18'15"
C3	214.85'	3.14'	S 28°11'45" W	3.14'	0°50'14"
C4	199.76'	76.03'	S 17°42'36" W	75.58'	21°48'32"



NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 483,470 FEET, AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 198,869 FEET OR BETTER.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
6. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
7. TAX MAP NUMBER: 20006-05017 AND 20006-05014
   PROPERTY OWNER: SRL LAND VENTURE, LLC (PER TAX RECORDS)
   PLAT REFERENCE: PLAT BOOK 51, PAGE 552 AND BOOK 52, PAGE 96
8. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
9. THIS PROPERTY TO BE SERVED BY THE CITY OF SAVANNAH WATER & SEWER SYSTEMS.
10. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS AS DEFINED IN SECTION 8-3351 GENERAL DEVELOPMENT STANDARDS LOCATED WITHIN THE SAVANNAH RIVER LANDING PUD.
11. SIDEWALKS SHALL BE INSTALLED ALONG ALL LOTS ON THE ABUTTING STREET RIGHT-OF-WAY IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS OF THE SAVANNAH RIVER LANDING PUD PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.

FLOOD NOTE

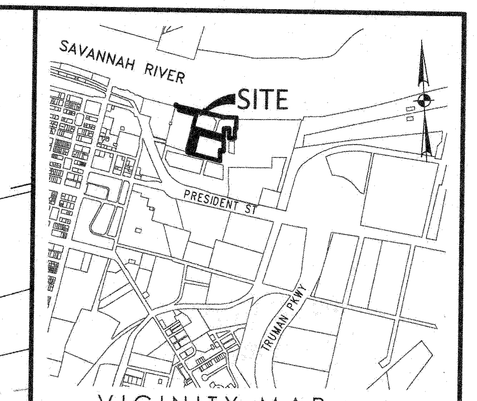
1. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0154G, REVISED AUGUST 16, 2018, PORTIONS OF THE PROPERTY SHOWN ON THIS PLAT LIES IN SPECIAL FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 10 FEET). AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ZONE X (SHADED), AND ZONE X. PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. FLOOD ZONE LINE SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.). THE FEMA F.I.R.M. MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN HEREON.
2. NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENTS OF BUILDINGS SHALL BE FLOOD PROOFED OR ELEVATED TO NO LOWER THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) IN ACCORDANCE WITH DIVISION II, PART 8, CHAPTER 7 - FLOOD DAMAGE PREVENTION, OF THE CITY OF SAVANNAH CODE OF ORDINANCES.

REFERENCES

1. A REVISION OF THAT MINOR SUBDIVISION OF PARCEL C-6, BEING A PORTION OF EASTERN WHARF, PREPARED FOR SAVANNAH RIVER LANDING LAND JV, LLC & SRL LAND VENTURE, LLC, BY THOMAS & HUTTON, DATED SEPTEMBER 11, 2018, RECORDED IN PLAT BOOK 51, PAGE 552, CHATHAM COUNTY RECORDS.
2. A SUBDIVISION PLAT OF EASTERN WHARF, PARCELS C-1, C-3, C-4, C-5, C-6, & C-7, FORMERLY THE SAVANNAH RIVER LANDING TRACT, PREPARED FOR SRL LAND VENTURE, LLC, BY THOMAS & HUTTON, DATED JUNE 20, 2019, RECORDED IN PLAT BOOK 52, PAGE 96, CHATHAM COUNTY RECORDS.
3. AN EASEMENT PLAT OF DRAINAGE & UTILITY EASEMENTS, EASTERN WHARF, PREPARED FOR SRL LAND VENTURE, LLC AND PMC-SRL, LLC, BY THOMAS & HUTTON, DATED FEBRUARY 27, 2020, RECORDED IN PLAT BOOK 52, PAGE 508, CHATHAM COUNTY RECORDS.
4. THAT CERTAIN SETTLEMENT AGREEMENT BY AND BETWEEN SRL LAND VENTURE II, LLC AND THE STATE OF GEORGIA, DATED DECEMBER 31, 2019, FILED FOR RECORD JANUARY 3, 2020, IN DEED BOOK 1816, PAGE 146, CHATHAM COUNTY RECORDS.
5. A MINOR SUBDIVISION OF PARCEL C-2 & EASEMENT PLAT OF DRAINAGE & UTILITY EASEMENTS, EASTERN WHARF, PREPARED FOR SRL LAND VENTURE, LLC & PMC-SRL, LLC, BY THOMAS & HUTTON, DATED FEBRUARY 27, 2020, RECORDED IN PLAT BOOK 52, PAGE 508, CHATHAM COUNTY RECORDS.

LEGEND

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- MAG NAIL (SET)
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- FLOOD ZONE LIMITS
- INTERIOR PARCEL/LOT LINE
- STORM DRAINAGE EASEMENT
- UTILITIES EASEMENT
- PROPERTY/ACCESS EASEMENT



VICINITY MAP not to scale

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CITY OF SAVANNAH APPROVAL

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION
DIRECTOR — DATE 10/17/2023

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH
JULIE MCLEAN, P.E.
CITY ENGINEER — DATE 10/23/23

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH
MARK MASSEY
CLERK OF COUNCIL — DATE 11/9/2023

APPROVED BY THE METROPOLITAN PLANNING COMMISSION
MELANIE WILSON
EXECUTIVE DIRECTOR — DATE 11/20/23

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3338 LAND SURVEYOR MATTHEW D. JONES 10/16/2023

MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #145
jones.m@thomasandhutton.com

A MAJOR SUBDIVISION OF

OF THE LANDS KNOWN AS FILL AREA WEST, PARCEL C-5, PARCEL U-3, AND PARCEL C-6B, BEING PORTIONS OF EASTERN WHARF

2ND G.M. DISTRICT, LAMAR WARD,
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

prepared for
SRL LAND VENTURE, LLC, &
SRL LAND VENTURE II, LLC

No.	Revision	By	Date
1	Modified notes and access easement.	MDJ	10/10/23

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

40 0 40 80
1 INCH = 40 FEET

plat	drawn	reviewed	field	crew
04/12/2022	MDJ	MDJ	04/21	JD

job 26193.0016 SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

A. TRENT GERMANO
SRL LAND VENTURE, LLC
SRL LAND VENTURE II, LLC
DATE 10/16/23

EXHIBIT B-1

Rights of Way and Streetscape

[see attached site plan]

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTES

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2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 483,470 FEET, AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
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6. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0154G, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN SPECIAL FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 9 FEET).
7. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
8. TAX MAP NUMBER: 2-0006-05-006, 2-0006-05-008, 2-0006-05-009, 2-0006-05-010, 2-0006-05-012 AND 2-0006-05-011
   PROPERTY OWNER: SRL LAND VENTURE, LLC (PER TAX RECORDS)
   PLAT REFERENCE: PLAT BOOK 51, PAGE 146
9. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
10. THE D.N.R. JURISDICTIONAL LINE ALONG THE BANK OF SAVANNAH RIVER WAS DELINEATED BY SLIGH ENVIRONMENTAL CONSULTANTS, INC. IN JANUARY OF 2004 AND WAS VERIFIED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ON APRIL 7, 2004 (SEC#01-03-271). AREA BETWEEN EXISTING SEA WALL AND NORTHERN BOUNDARY LINE (D.N.R. JURISDICTIONAL LINE) HAS BEEN FILLED UNDER U.S.A.C.E. PERMIT NUMBER 200415260.
11. IMPROVEMENTS EXIST ON THE PROPERTY THAT ARE NOT SHOWN.
12. THIS PROPERTY TO BE SERVED BY THE CITY OF SAVANNAH WATER & SEWER SYSTEMS.
13. LINE AND CURVE TAG LABELS ARE NUMBERED CONSECUTIVELY. SOME LABEL TAGS HAVE BEEN OMITTED FOR CLARITY.
14. THE CITY OF SAVANNAH WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY ON ANY PARCEL OF LAND UNTIL ALL STREETS AND UTILITIES SERVING SAID PARCEL HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY OF SAVANNAH. THE CITY OF SAVANNAH RESERVES THE RIGHT TO REQUIRE PERFORMANCE BONDS FOR INFRASTRUCTURE REQUIRED TO SERVE SAID PARCELS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. DEPICTED RIGHTS-OF-WAY SHALL NOT BE CONVEYED TO THE CITY OF SAVANNAH UNTIL THE EXECUTION, DELIVERY AND RECORDING OF A QUITCLAIM DEED FROM THE OWNER. THE ROADWAYS AND INFRASTRUCTURE WITHIN THE RIGHT OF WAYS ARE NOT THE RESPONSIBILITY OF THE CITY OF SAVANNAH UNTIL SUCH TIME AS THEY ARE COMPLETED AND ACCEPTED BY THE CITY OF SAVANNAH.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS AS DEFINED IN SECTION 8-3351 GENERAL DEVELOPMENT STANDARDS LOCATED WITHIN THE SAVANNAH RIVER LANDING PUD.
17. SIDEWALKS SHALL BE INSTALLED ALONG ALL LOTS ON THE ABUTTING STREET RIGHT-OF-WAY IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS OF THE SAVANNAH RIVER LANDING PUD PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT

REFERENCES

1. A MAJOR SUBDIVISION PLAT OF SAVANNAH RIVER LANDING PHASE I, PREPARED FOR ALR OGLETHORPE, LLC, BY THOMAS & HUTTON ENGINEERING, DATED AUGUST 7, 2006, RECORDED IN SUBDIVISION MAP BOOK 40S, PAGES 80A-E, CHATHAM COUNTY, GEORGIA RECORDS.
2. AN EASEMENT EXHIBIT OF SAVANNAH RIVER LANDING PHASE I EASEMENTS, PREPARED FOR MMA/PSP SAVANNAH RIVER, LLC, BY THOMAS & HUTTON ENGINEERING, DATED JULY 12, 2010, RECORDED IN PLAT BOOK 44P, PAGE 81, AFORESAID RECORDS.
3. AN EASEMENT EXHIBIT OF SAVANNAH RIVER LANDING PHASE I, EASEMENTS, PREPARED FOR MMA/PSP SAVANNAH RIVER, LLC, BY THOMAS & HUTTON ENGINEERING, DATED SEPTEMBER 1, 2010, RECORDED IN PLAT BOOK 45P, PAGE 91, AFORESAID RECORDS.
4. A MINOR RECOMBINATION PLAT OF 56.48 ACRES, KNOWN AS SAVANNAH RIVER LANDING, BEING THE LANDS OF ALR OGLETHORPE, LLC, PREPARED FOR ALR OGLETHORPE, LLC, BY THOMAS & HUTTON ENGINEERING, DATED MAY 2, 2007, RECORDED IN SUBDIVISION MAP BOOK 38S, PAGE 83, AFORESAID RECORDS.
5. A EASEMENT PLAT OF UTILITY AND TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 19, SAVANNAH RIVER LANDINGS, PHASE I, PREPARED FOR CITY OF SAVANNAH, BY THOMAS & HUTTON ENGINEERING, DATED AUGUST 8, 2014.
6. A EASEMENT PLAT OF UTILITY EASEMENT FOR FUTURE DEVELOPMENT AREA, SAVANNAH RIVER LANDINGS, PHASE I, PREPARED FOR THE CITY OF SAVANNAH, BY THOMAS & HUTTON ENGINEERING, DATED AUGUST 8, 2014, LAST REVISED MARCH 19, 2015.
7. A DRAINAGE RIGHT OF WAY EXHIBIT OF SAVANNAH RIVER LANDING PHASE I DRAINAGE RIGHT OF WAY, PREPARED FOR MMA/PSP SAVANNAH RIVER, LLC, BY THOMAS & HUTTON ENGINEERING, DATED DECEMBER 21, 2010.
8. A RIGHT OF WAY PLAT FOR BILBO CANAL DRAINAGE IMPROVEMENTS, BEING A PORTION OF PHASE I, SAVANNAH RIVER LANDING AND UNDEVELOPED LAND, PREPARED FOR THE CITY OF SAVANNAH, BY THOMAS & HUTTON ENGINEERING, DATED JUNE 20, 2016, LAST REVISED NOVEMBER 15, 2016.
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10. A RECOMBINATION & MAJOR SUBDIVISION OF SAVANNAH RIVER LANDING PREPARED FOR SAVANNAH RIVER LANDING LAND JV, LLC, BY THOMAS & HUTTON ENGINEERING CO., DATED AUGUST 8, 2017, RECORDED IN PLAT BOOK 51, PAGE 146, CHATHAM COUNTY RECORDS.

LINE-TYPE LEGEND

- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- INTERIOR PARCEL/LOT LINE
- PROPERTY LINE TO BE ABANDONED
- D.N.R. JURISDICTION LINE
- POWER LINE EASEMENT
- STORM DRAINAGE EASEMENT
- UTILITIES EASEMENT

LEGEND

- BENCHMARK
- BOUNDARY POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- 3/4" IRON PIPE (FOUND)
- IRON PIPE (SET)
- 1/2" IRON REBAR (FOUND)
- PARCEL IDENTIFIER
- R/W RIGHT OF WAY
- D.N.R. DEPARTMENT OF NATURAL RESOURCES
- S.F. SQUARE FEET
- AC. ACRES
- PIN PARCEL IDENTIFICATION NUMBER
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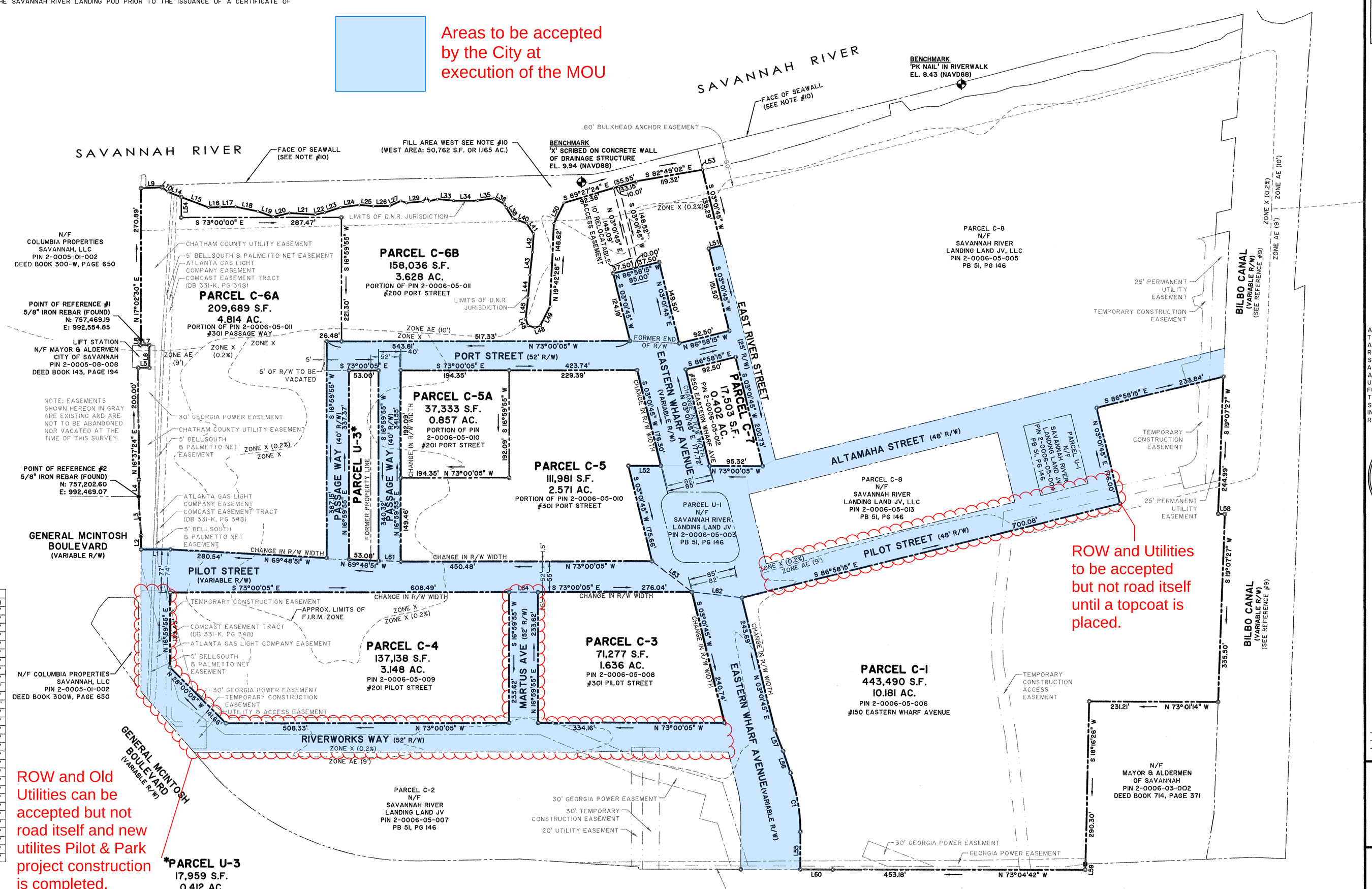
GRID NORTH (NAD83) GA SPC EAST ZONE



CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND IN ACCORDANCE WITH NOTE #15 HEREON, I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

6-25-19
OWNER (SIGNATURE) DATE

ASSIST CER MANA
(PRINT NAME)

CITY OF SAVANNAH APPROVAL

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

6/25/19
DIRE PITTS, DIRECTOR — DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH

7/9/19
JULIE MCLEAN, P.E., CITY ENGINEER — DATE

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH

7/27/2019
MARK MASSEY, CLERK OF COUNCIL — DATE

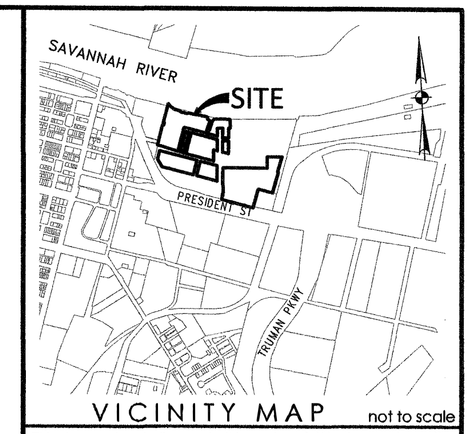
APPROVED BY THE METROPOLITAN PLANNING COMMISSION

7/31/19
MELANIE WILSON, EXECUTIVE DIRECTOR — DATE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 73°00'05" W	53.04'
L2	N 16°59'55" E	24.47'
L3	N 13°25'32" E	70.06'
L4	N 16°10'53" E	30.01'
L5	S 73°19'17" E	20.03'
L6	N 16°41'36" E	40.00'
L7	N 73°18'24" W	15.99'
L8	N 22°27'36" E	10.05'
L9	S 75°42'20" E	57.53'
L10	S 33°19'36" E	13.64'
L14	S 51°49'36" E	25.67'
L15	S 51°49'36" E	52.59'
L16	S 75°07'22" E	20.79'
L17	S 74°12'41" E	27.47'
L18	S 6°15'05" E	40.66'
L19	S 53°49'51" E	29.57'
L20	S 85°20'13" E	29.90'
L21	S 69°27'37" E	46.33'
L22	S 85°00'19" E	17.09'
L23	N 88°55'57" E	29.99'
L24	S 80°31'25" E	33.85'
L25	S 68°31'00" E	25.38'
L26	S 72°58'41" E	29.63'
L27	N 82°38'49" E	21.91'
L28	S 54°27'56" E	10.86'
L29	S 77°59'01" E	29.17'
L30	N 63°32'01" E	9.00'
L31	S 29°37'15" E	8.01'
L32	S 87°13'28" E	14.26'
L33	S 67°49'10" E	29.19'
L34	S 73°03'39" E	43.08'

LINE TABLE		
LINE	BEARING	LENGTH
L35	S 80°34'05" E	29.85'
L36	S 43°30'40" E	20.95'
L37	S 14°24'25" E	7.15'
L38	S 14°40'44" E	22.49'
L39	S 54°40'45" E	9.44'
L40	S 52°05'34" E	17.24'
L41	S 16°22'26" E	22.30'
L42	S 20°49'34" W	33.02'
L43	S 23°09'03" W	41.03'
L44	S 21°37'18" W	41.32'
L45	S 23°45'46" W	37.08'
L46	S 02°49'34" E	13.01'
L47	S 55°14'44" E	12.86'
L48	N 86°30'12" E	10.18'
L49	N 43°53'28" E	38.82'
L50	N 42°58'53" E	40.60'
L51	N 66°58'15" W	23.00'
L52	N 73°00'05" W	58.22'
L53	S 85°23'21" E	0.87'
L54	S 17°00'00" W	36.63'
L55	N 16°59'52" E	67.34'
L56	N 0°56'25" W	41.73'
L57	N 04°35'47" W	40.32'
L58	S 70°52'33" E	12.00'
L59	S 20°40'39" W	10.12'
L60	N 72°58'41" W	58.13'
L61	N 71°15'02" W	40.02'
L62	N 66°52'43" W	90.51'
L63	N 35°35'19" W	90.53'
L64	N 73°00'05" W	52.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	322.00'	106.43'	N 07°31'44" E	105.95'	18°56'17"



VICINITY MAP not to scale

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THE PURPOSE OF THIS PLAT IS TO INCREASE THE RIGHT OF WIDTH OF PILOT STREET WEST OF EASTERN WHARF AVENUE, INCREASE THE RIGHT OF WAY WIDTH OF EASTERN WHARF AVENUE, EXTEND EASTERN WHARF AVENUE NORTH INTO PARCEL C-6B, VACATE 5' OF THE WESTERN END OF PORT STREET BACK TO PARCEL C-6A, AND TO CHANGE THE RIGHT OF WAY OF PRESTON STREET INTO A NORTH/SOUTH RIGHT OF WAY TO BE KNOWN AS PASSAGE WAY. ALSO, REMNANTS OF WHAT WAS PARCEL C-6C WILL NOW BECOME PARCEL U-3.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3338 LAND SURVEYOR MATTHEW D. JONES

MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #145
jones.m@thomasandhutton.com
DATE: 6-20-2019

SUBDIVISION PLAT OF

EASTERN WHARF

PARCELS C-1, C-3, C-4, C-5, C-6 & C-7

FORMERLY THE SAVANNAH RIVER LANDING TRACT

2nd G.M. DISTRICT, LAMAR WARD,
CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA

prepared for
SRL LAND VENTURE, LLC

No.	Revision	By	Date

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

100 0 100 200
1 INCH = 100 FEET

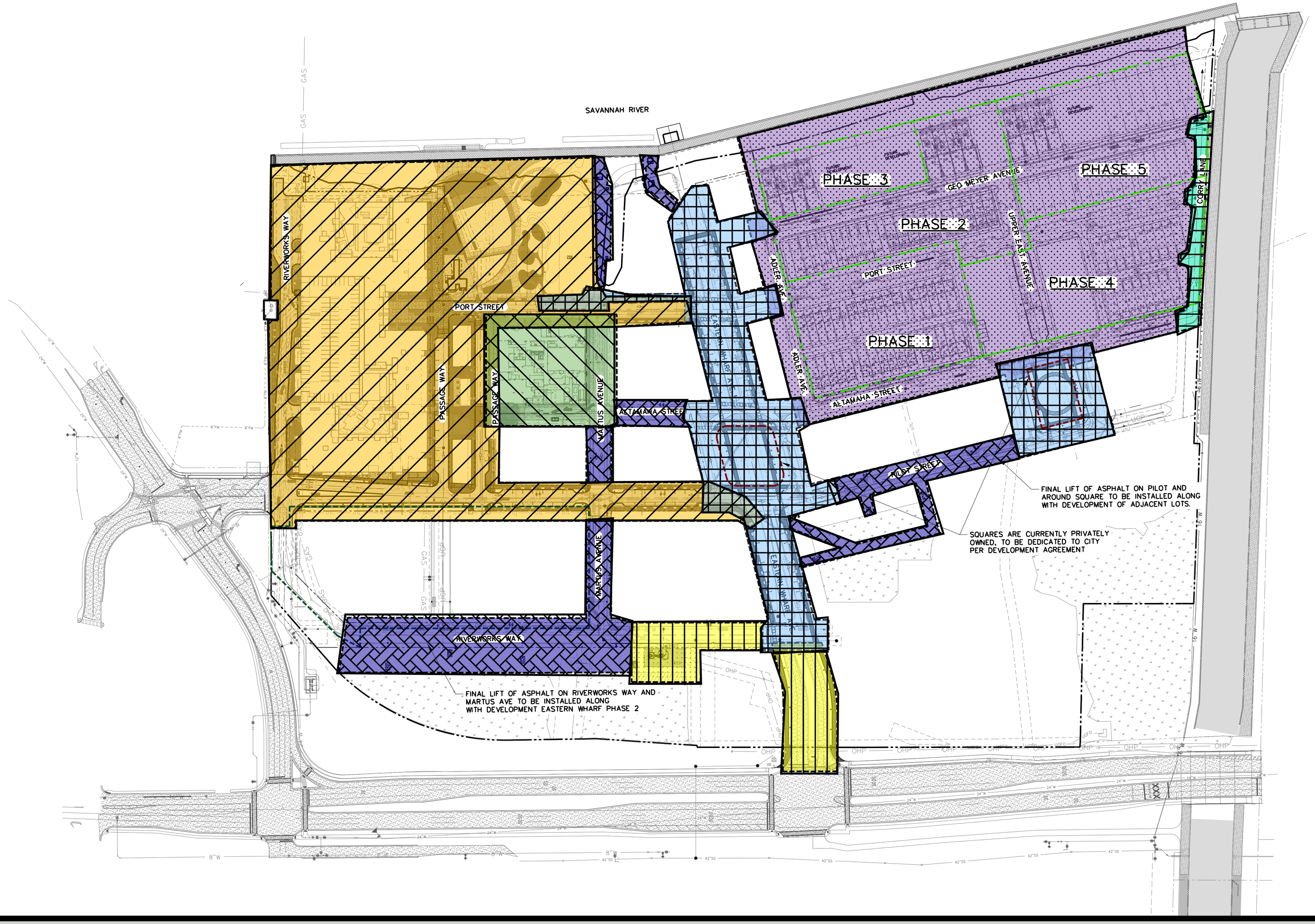
plat	drawn	reviewed	field	crew
06/20/2019	MDJ	RKM	11/30/2016	BL

job 26193.0000 SHEET 1 OF 1

EXHIBIT B-2

Installed Utilities

[see attached site plan]



BLOCK A (18-00509-SITE)
ACCEPTED BY CITY

INFRASTRUCTURE (18-02663-SITE)

HOTEL (18-10830-SITE)
ACCEPTED BY CITY

PATRICK MALLOY - RESIDENTIAL
(17-11141-SITE)
PHASE 1, 2, & 4 ACCEPTED

ROAD/UTILITY RECONSTRUCTED ALONG WITH BILBO CANAL IMPROVEMENTS

PUMP STATION AND ENTRANCE INCLUDED IN CITY'S PRESIDENT STREET PROJECT

AREAS WITH PUBLIC UTILITIES AND/OR ROADS NOT INCLUDED WITHIN ANY PERMIT TO BE ACCEPTED BY THE CITY

SQUARES
CURRENTLY PRIVATLY OWNED, TO BE DEEDED TO CITY PER DEVELOPMENT AGREEMENT

EASTERN WHARF PHASE 2
APPROXIMATE PROJECT BOUNDARY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

EASTERN WHARF

PERMITTED PROJECTS OVERLAY

SAVANNAH, GA

FEBRUARY 16, 2023

THOMAS & HUTTON

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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EXHIBIT C

City Quitclaim Deed

[see attached]

	Return To:	David G. Williams, Esq. Sheley, Hall & Williams, P.C. 303 Peachtree St., NE Suite 4440 Atlanta, Georgia 30308
STATE OF GEORGIA }		
}		
COUNTY OF CHATHAM }		

QUITCLAIM DEED

THIS INDENTURE is made this _____ day of _____, 2023 by and between **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**, a municipal corporation existing under the laws of the State of Georgia ("**Grantor**"), and **SRL LAND VENTURE LLC**, a Georgia limited liability company ("**Grantee**"), to include their respective successors, legal representatives and assigns where the context requires or permits.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at or before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, does hereby release and forever quitclaim unto Grantee all that tract or parcel of land lying and being in the City of Savannah, Chatham County, Georgia (the "**Property**") as is more particularly described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, improvements, easements and appurtenances thereof, and Grantor shall not at any time by any means or ways have, claim or demand any right or title to said tract or parcel of land or any improvements thereon, if any, or any of the rights, members and appurtenances thereof.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

_____
Unofficial Witness

_____
Notary Public

My commission expires: _____

[NOTARIAL SEAL]

GRANTOR:

CITY OF SAVANNAH,
a Georgia municipal corporation

By: _____
_____, its _____

<u>EXHIBIT A</u>
LEGAL DESCRIPTION

Any and all interest in the rights of way located on the property as shown and described on that plat recorded September 5, 2017 in Plat Book 51, Page 146, Chatham County records

EXHIBIT D

2023 Limited Warranty Deed

[see attached]

AFTER RECORDING RETURN TO: **Cross-Reference to: _____**
Hunter, Maclean, Exley & Dunn, P.C.
200 East Saint Julian Street
Savannah, GA 31401
Attn.: Harold B. Yellin

STATE OF GEORGIA

COUNTY OF CHATHAM

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into this _____ day of January, 2024, by and between **SRL LAND VENTURE LLC, a Georgia limited liability company, and SRL LAND VENTURE II LLC, a Georgia limited liability company** (collectively the "Grantor") and **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH, a municipal corporation of the State of Georgia** ("Grantee"), to include their respective successors, legal representatives and assigns where the context requires or permits.

Reference is hereby made to that certain Subdivision Plat of Eastern Wharf recorded July 31, 2019 in Plat Book 52, Page 96 with the Clerk of the Superior Court of Chatham County, Georgia (the "2019 Plat"). Note #15 on the 2019 Plat provides that "depicted rights of way shall not be conveyed to the City of Savannah until the execution, delivery and recording of a quitclaim deed from the owner. The roadways and infrastructure within the rights of ways are not the responsibility of the City of Savannah until such time as they are completed and accepted by the City of Savannah". This limited warranty deed is intended to evidence that the conditions set forth in Note #15 have been satisfied.

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the property described on **Exhibit A** attached hereto ("Property").

TO HAVE AND TO HOLD the Property together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, forever, in fee simple.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee, against the claims of any persons owning, holding or claiming by, through or under Grantor, excepting those matters listed as permitted title exceptions as set forth on Exhibit B attached hereto and hereby made a part hereof, and subject further to that certain Amended and Restated Development Agreement dated August 3, 2017, as amended by that certain First Amendment to Amended & Restated Development Agreement dated May 3, 2021, as further amended by that certain Second Amendment to Amended & Restated Development Agreement dated March 31, 2022, as further amended by that certain Third Amendment to Amended & Restated Development Agreement dated September 1, 2022.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be duly executed as of the day and year first above written.

Signed, sealed and delivered
this ___ day of January, 2024
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:

(AFFIX NOTARIAL SEAL)

SRL LAND VENTURE LLC

By: _____

Name: _____

Title: _____

Signed, sealed and delivered
this ___ day of January, 2024
in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:
(AFFIX NOTARIAL SEAL)

SRL LAND VENTURE II LLC

By: _____

Name: _____

Title: _____

EXHIBIT A

Those parks identified as Parcel U-1 (PIN 2-0006-05-003) and Parcel U-2 (PIN 2-0006-05-004) on that certain subdivision plat recorded on September 5, 2017 with the Recorder's Office in Plat Book 51, Page 146; together with the rights of way, including sidewalks and streetscape shown on Exhibit A-1 attached hereto; and together with the land on which the utilities have been installed, including storm sewer easements, electricity lines, sewer lines and other utilities, all as shown on Exhibit A-2 attached hereto.

<u>EXHIBIT A-1</u>
Rights of Way, Sidewalks and Streetscape

(See Attached)

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 483,470 FEET, AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 198,869 FEET OR BETTER.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
6. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0154G, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN SPECIAL FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 9 FEET).
7. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
8. TAX MAP NUMBER: 2-0006-05-006, 2-0006-05-008, 2-0006-05-009, 2-0006-05-010, 2-0006-05-012 AND 2-0006-05-011
   PROPERTY OWNER: SRL LAND VENTURE, LLC (PER TAX RECORDS)
   PLAT REFERENCE: PLAT BOOK 51, PAGE 146
9. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
10. THE D.N.R. JURISDICTIONAL LINE ALONG THE BANK OF SAVANNAH RIVER WAS DELINEATED BY SLIGH ENVIRONMENTAL CONSULTANTS, INC. IN JANUARY OF 2004 AND WAS VERIFIED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ON APRIL 7, 2004 (SEC#01-03-271). AREA BETWEEN EXISTING SEA WALL AND NORTHERN BOUNDARY LINE (D.N.R. JURISDICTIONAL LINE) HAS BEEN FILLED UNDER U.S.A.C.E. PERMIT NUMBER 200415260.
11. IMPROVEMENTS EXIST ON THE PROPERTY THAT ARE NOT SHOWN.
12. THIS PROPERTY TO BE SERVED BY THE CITY OF SAVANNAH WATER & SEWER SYSTEMS.
13. LINE AND CURVE TAG LABELS ARE NUMBERED CONSECUTIVELY. SOME LABEL TAGS HAVE BEEN OMITTED FOR CLARITY.
14. THE CITY OF SAVANNAH WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY ON ANY PARCEL OF LAND UNTIL ALL STREETS AND UTILITIES SERVING SAID PARCEL HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY OF SAVANNAH. THE CITY OF SAVANNAH RESERVES THE RIGHT TO REQUIRE PERFORMANCE BONDS FOR INFRASTRUCTURE REQUIRED TO SERVE SAID PARCELS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. DEPICTED RIGHTS-OF-WAY SHALL NOT BE CONVEYED TO THE CITY OF SAVANNAH UNTIL THE EXECUTION, DELIVERY AND RECORDING OF A QUITCLAIM DEED FROM THE OWNER. THE ROADWAYS AND INFRASTRUCTURE WITHIN THE RIGHT OF WAYS ARE NOT THE RESPONSIBILITY OF THE CITY OF SAVANNAH UNTIL SUCH TIME AS THEY ARE COMPLETED AND ACCEPTED BY THE CITY OF SAVANNAH.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS AS DEFINED IN SECTION 8-3351 GENERAL DEVELOPMENT STANDARDS LOCATED WITHIN THE SAVANNAH RIVER LANDING PUD.
17. SIDEWALKS SHALL BE INSTALLED ALONG ALL LOTS ON THE ABUTTING STREET RIGHT-OF-WAY IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS OF THE SAVANNAH RIVER LANDING PUD PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT

REFERENCES

1. A MAJOR SUBDIVISION PLAT OF SAVANNAH RIVER LANDING PHASE I, PREPARED FOR ALR OGLETHORPE, LLC, BY THOMAS & HUTTON ENGINEERING, DATED AUGUST 7, 2006, RECORDED IN SUBDIVISION MAP BOOK 40S, PAGES 80A-E, CHATHAM COUNTY, GEORGIA RECORDS.
2. AN EASEMENT EXHIBIT OF SAVANNAH RIVER LANDING PHASE I EASEMENTS, PREPARED FOR MMA/PSP SAVANNAH RIVER, LLC, BY THOMAS & HUTTON ENGINEERING, DATED JULY 12, 2010, RECORDED IN PLAT BOOK 44P, PAGE 81, AFORESAID RECORDS.
3. AN EASEMENT EXHIBIT OF SAVANNAH RIVER LANDING PHASE I, EASEMENTS, PREPARED FOR MMA/PSP SAVANNAH RIVER, LLC, BY THOMAS & HUTTON ENGINEERING, DATED SEPTEMBER 1, 2010, RECORDED IN PLAT BOOK 45P, PAGE 91, AFORESAID RECORDS.
4. A MINOR RECOMBINATION PLAT OF 56.48 ACRES, KNOWN AS SAVANNAH RIVER LANDING, BEING THE LANDS OF ALR OGLETHORPE, LLC, PREPARED FOR ALR OGLETHORPE, LLC, BY THOMAS & HUTTON ENGINEERING, DATED MAY 2, 2007, RECORDED IN SUBDIVISION MAP BOOK 38S, PAGE 83, AFORESAID RECORDS.
5. A EASEMENT PLAT OF UTILITY AND TEMPORARY CONSTRUCTION EASEMENT FOR PARCEL 19, SAVANNAH RIVER LANDINGS, PHASE I, PREPARED FOR CITY OF SAVANNAH, BY THOMAS & HUTTON ENGINEERING, DATED AUGUST 8, 2014.
6. A EASEMENT PLAT OF UTILITY EASEMENT FOR FUTURE DEVELOPMENT AREA, SAVANNAH RIVER LANDINGS, PHASE I, PREPARED FOR THE CITY OF SAVANNAH, BY THOMAS & HUTTON ENGINEERING, DATED AUGUST 8, 2014, LAST REVISED MARCH 19, 2015.
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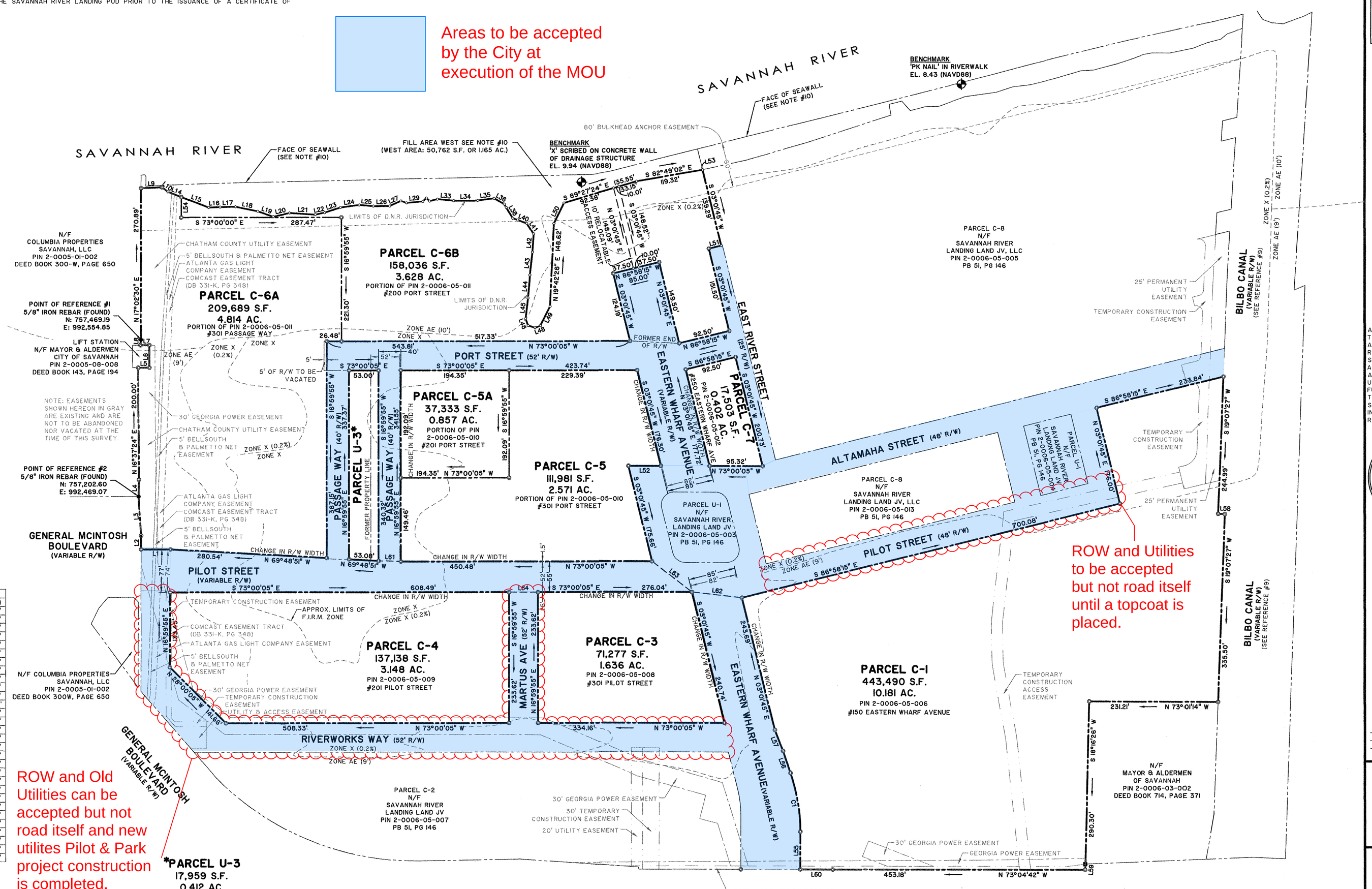


CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND IN ACCORDANCE WITH NOTE #15 HEREON, I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

6-25-19
OWNER (SIGNATURE) DATE

ASSIST CER MANA
(PRINT NAME)

CITY OF SAVANNAH APPROVAL

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

6/25/19
DIRE PITTS, DIRECTOR — DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH

7/9/19
JULIE MCLEAN, P.E., CITY ENGINEER — DATE

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH

7/27/2019
MARK MASSEY, CLERK OF COUNCIL — DATE

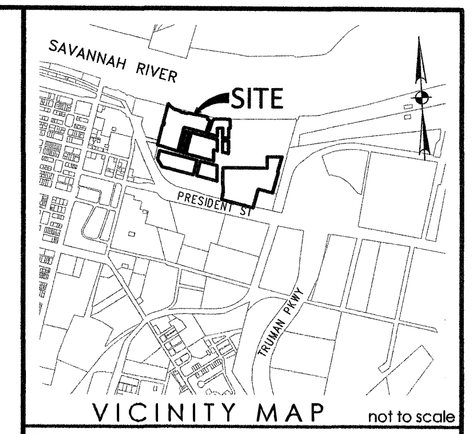
APPROVED BY THE METROPOLITAN PLANNING COMMISSION

7/31/19
MELANIE WILSON, EXECUTIVE DIRECTOR — DATE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 73°00'05" W	53.04'
L2	N 16°59'55" E	24.47'
L3	N 13°25'32" E	70.06'
L4	N 16°10'53" E	30.01'
L5	S 73°19'17" E	20.03'
L6	N 16°41'36" E	40.00'
L7	N 73°18'24" W	15.99'
L8	N 22°27'36" E	10.05'
L9	S 75°42'20" E	57.53'
L10	S 33°19'36" E	13.64'
L14	S 51°49'36" E	25.67'
L15	S 51°49'36" E	52.59'
L16	S 75°07'22" E	20.79'
L17	S 74°12'41" E	27.47'
L18	S 6°15'05" E	40.66'
L19	S 53°49'51" E	29.57'
L20	S 85°20'13" E	29.90'
L21	S 69°27'37" E	46.33'
L22	S 85°00'19" E	17.09'
L23	N 88°55'57" E	29.99'
L24	S 80°31'25" E	33.85'
L25	S 68°31'00" E	25.38'
L26	S 72°58'41" E	29.63'
L27	N 82°38'49" E	21.91'
L28	S 54°27'56" E	10.86'
L29	S 77°59'01" E	29.17'
L30	N 63°32'01" E	9.00'
L31	S 29°37'15" E	8.01'
L32	S 87°13'28" E	14.26'
L33	S 67°49'10" E	29.19'
L34	S 73°03'39" E	43.08'

LINE TABLE		
LINE	BEARING	LENGTH
L35	S 80°34'05" E	29.85'
L36	S 43°30'40" E	20.95'
L37	S 14°24'25" E	7.15'
L38	S 14°40'44" E	22.49'
L39	S 54°40'45" E	9.44'
L40	S 52°05'34" E	17.24'
L41	S 16°22'26" E	22.30'
L42	S 20°49'34" W	33.02'
L43	S 23°09'03" W	41.03'
L44	S 21°37'18" W	41.32'
L45	S 23°45'46" W	37.08'
L46	S 02°49'34" E	13.01'
L47	S 55°14'44" E	12.86'
L48	N 86°30'12" E	10.18'
L49	N 43°53'28" E	38.82'
L50	N 42°58'53" E	40.60'
L51	N 66°58'15" W	23.00'
L52	N 73°00'05" W	58.22'
L53	S 85°23'21" E	0.87'
L54	S 17°00'00" W	36.63'
L55	N 16°59'52" E	67.34'
L56	N 0°56'25" W	41.73'
L57	N 04°35'47" W	40.32'
L58	S 70°52'33" E	12.00'
L59	S 20°40'39" W	10.12'
L60	N 72°58'41" W	58.13'
L61	N 71°15'02" W	40.02'
L62	N 66°52'43" W	90.51'
L63	N 35°35'19" W	90.53'
L64	N 73°00'05" W	52.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	322.00'	106.43'	N 07°31'44" E	105.95'	18°56'17"



VICINITY MAP not to scale

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THE PURPOSE OF THIS PLAT IS TO INCREASE THE RIGHT OF WIDTH OF PILOT STREET WEST OF EASTERN WHARF AVENUE, INCREASE THE RIGHT OF WAY WIDTH OF EASTERN WHARF AVENUE, EXTEND EASTERN WHARF AVENUE NORTH INTO PARCEL C-6B, VACATE 5' OF THE WESTERN END OF PORT STREET BACK TO PARCEL C-6A, AND TO CHANGE THE RIGHT OF WAY OF PRESTON STREET INTO A NORTH/SOUTH RIGHT OF WAY TO BE KNOWN AS PASSAGE WAY. ALSO, REMNANTS OF WHAT WAS PARCEL C-6C WILL NOW BECOME PARCEL U-3.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3338 LAND SURVEYOR MATTHEW D. JONES

MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #145
jones.m@thomasandhutton.com
DATE: 6-20-2019

SUBDIVISION PLAT OF

EASTERN WHARF

PARCELS C-1, C-3, C-4, C-5, C-6 & C-7

FORMERLY THE SAVANNAH RIVER LANDING TRACT

2nd G.M. DISTRICT, LAMAR WARD,
CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA

prepared for
SRL LAND VENTURE, LLC

No.	Revision	By	Date

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

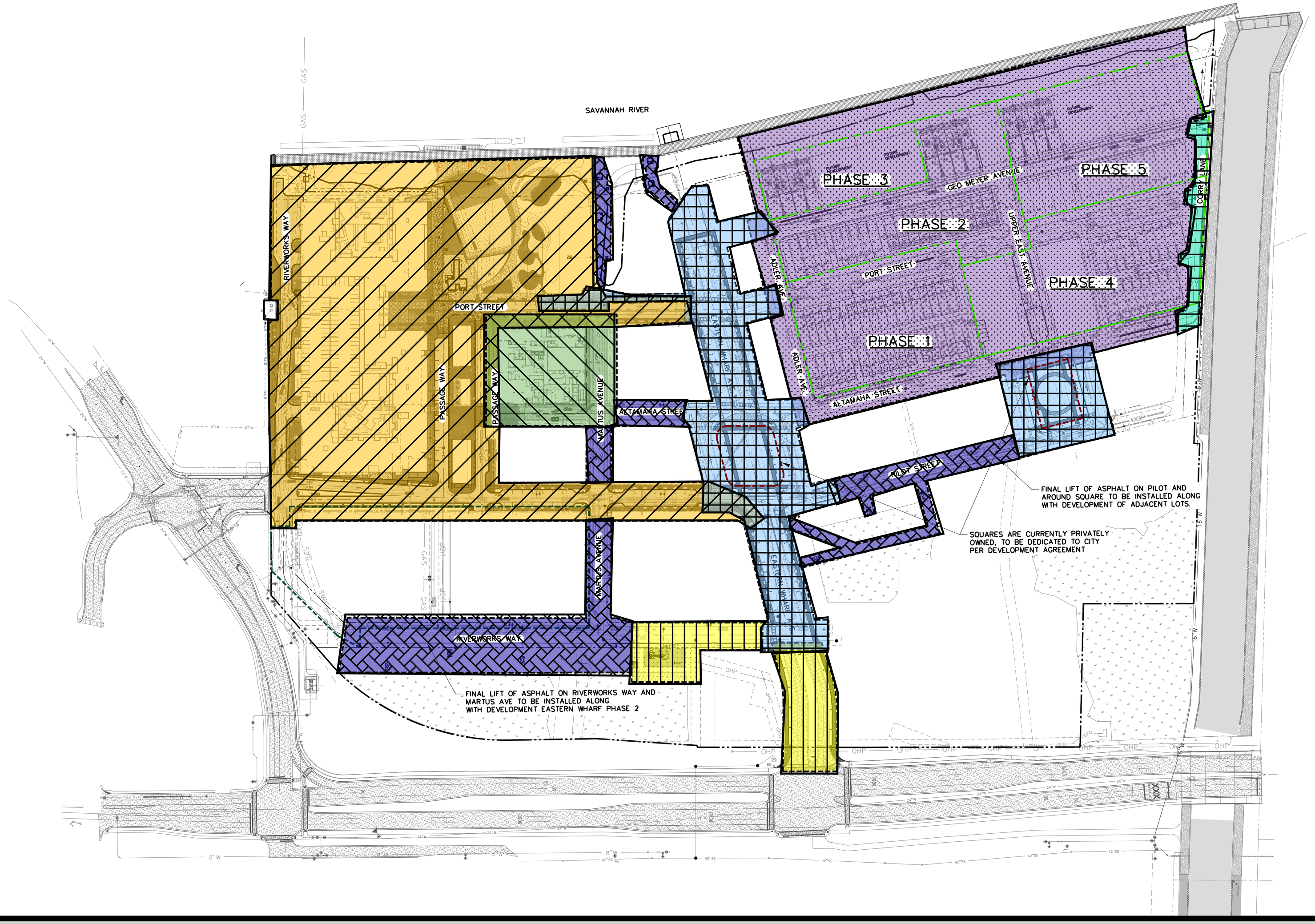
100 0 100 200
1 INCH = 100 FEET

plat	drawn	reviewed	field	crew
06/20/2019	MDJ	RKM	11/30/2016	BL

job 26193.0000 SHEET 1 OF 1

EXHIBIT A-2
Utilities

(See Attached)



BLOCK A (18-00509-SITE)
ACCEPTED BY CITY

INFRASTRUCTURE (18-02663-SITE)

HOTEL (18-10830-SITE)
ACCEPTED BY CITY

PATRICK MALLOY - RESIDENTIAL
(17-11141-SITE)
PHASE 1, 2, & 4 ACCEPTED

ROAD/UTILITY RECONSTRUCTED ALONG WITH BILBO CANAL IMPROVEMENTS

PUMP STATION AND ENTRANCE INCLUDED IN CITY'S PRESIDENT STREET PROJECT

AREAS WITH PUBLIC UTILITIES AND/OR ROADS NOT INCLUDED WITHIN ANY PERMIT TO BE ACCEPTED BY THE CITY

SQUARES
CURRENTLY PRIVATLY OWNED, TO BE DEEDED TO CITY PER DEVELOPMENT AGREEMENT

EASTERN WHARF PHASE 2
APPROXIMATE PROJECT BOUNDARY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

EASTERN WHARF

PERMITTED PROJECTS OVERLAY

SAVANNAH, GA

FEBRUARY 16, 2023

THOMAS & HUTTON

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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EXHIBIT B

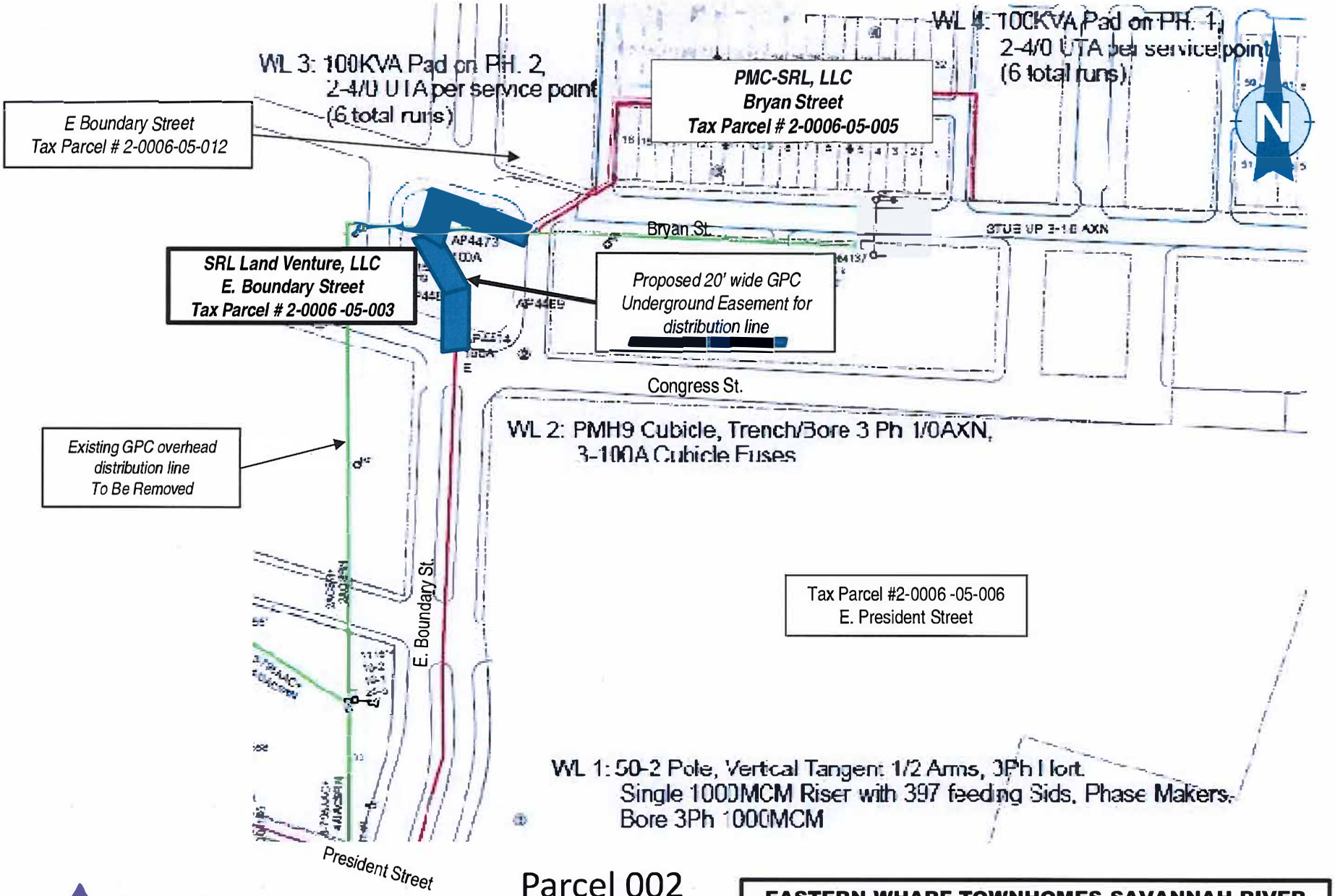
Permitted Exceptions

All title exceptions of record with respect to the Property to be found in the Recorder's Office for Chatham County, Georgia and all matters of survey with respect to the Property

EXHIBIT E

Georgia Power Equipment

[see attached site plan]



Georgia Power

Environmental & Natural Resources

Parcel 002

DRAWING NOT TO SCALE

EASTERN WHARF TOWNHOMES SAVANNAH RIVER (CHATHAM COUNTY) DISTRIBUTION LINE

LIMS # 2018120112

Work Locations 2