

LAW OFFICES  
NIGHTINGALE, LILES, DENNARD & LIGON  
1528 ELLIS STREET  
P. O. BOX 1496  
BRUNSWICK, GEORGIA 31521

EDWARD B. LILES (GA. & D. C.)  
THOMAS E. DENNARD, JR.  
WILLIAM T. LIGON, JR. (GA. & TX.)

BERNARD N. NIGHTINGALE  
1907 - 1981

TELEPHONE (912) 265-0220  
FAX (912) 264-1716

December 12, 1991

Ms. Catherine Grider  
305 Kelsall  
St. Simons Island, GA 31522

Dear Ms. Grider:

Enclosed is a copy of Mr. DeLoach's site plan which he intends to submit to the Zoning Commission this month. As you are aware the Sales Contract provides that Mr. DeLoach may submit a specific designated area of the property for commercial zoning; however, Mr. DeLoach informs me that he is not going to request any commercial zoning of the property at this time. I would point out that Mr. DeLoach may still submit the said designated area of the property for commercial zoning at a later date.

Also enclosed is a copy of the sketch of the survey which Mr. DeLoach has provided. The Wetland determinations made on the survey are subject to the approval of the United States Corps of Engineers. Assuming no changes are required by the United States Corps of Engineers, there is approximately Thirty Three and Four Tenths (33.419) acres of Highland property and only around Two and Six Tenths (2.634) acres of jurisdictional Wetland property.

As the closing date draws closer we will all need to meet to discuss and to finalize the exact acreage the heirs will keep as security under the Deed to Secure Debt. Also, we need to examine the benefits and disadvantages of granting Mr. DeLoach an easement from Frederica Road to the back of the property across the Northern portion of the property held under the Deed to Secure Debt. I feel that this easement would be beneficial to the heirs since the heirs would have a road constructed across the property held under the Deed to Secure Debt at no cost.

I would like to thank you for taking the time to come by our office and sign the authorization for the zoning application.

Please do not hesitate to contact me if you have any questions or if I may be of further assistance.

Sincerely,



Lee A. Carmical

LAC/wsl

Enclosures

Copy: Susan Hardwick



## **Development Concept**

The goal of the project is the creation of a family oriented neighborhood comprised of smaller homes in which both the homes and the neighborhood look back to the 1920's for architectural design, lot dimensions, and street layout.

With regard to homes constructed within the project, the number one priority will be the quality of both the construction and the architecture. The design guidelines (presently in draft form) will prohibit the use of certain construction materials which would not be consistent with the overall scheme of the neighborhood. In addition, these guidelines will necessitate the homes be constructed in such a way as to soften their street appearance with minimum disturbance of the existing tree coverage. The homes within the project should range in size from 1400 to 2200 square feet.

Approximately 150 lots will be developed over a projected six year period. The standard lot dimension will be 65 feet front and rear and 100 feet deep. These narrower lots will help promote homes with a more interesting street facade as well as add to the overall sense of a neighborhood community which is the goal of the project. Many of the lots will be afforded the additional benefit of natural buffers and marsh views as a part of their backyard.

Streets within the project have been designed in a basic grid as was popular prior to 1950. Neighborhoods with this basic design tend to be better organized which makes orientation for the first time visitor easier. Located on the main boulevard are three traffic circles which provide access to the secondary streets. The traffic circles will be one-way with movement in a counterclockwise fashion. The use of traffic circles accomplishes three primary objectives. First, they slow down the speed of traffic through the neighborhood. Secondly, the circles become directional reference points within the project. And finally, within each circle is a well landscaped island adding flowering color to the main boulevard.

Presently, St. Simons Island lacks a moderately priced neighborhood in which the combination of quality homes and the accompanying infrastructure represent sound buys for future appreciation while fulfilling the need for a sense of community.

GOULD TRACT

DECEMBER 1991

FREDERICA ROAD

SEA "ISLAND COMPANY

PARCEL "C"

HIGHGROUND 19.534

WETLAND

A	0.131
B	0.048
C	0.723
D	0.902
TOTAL	1.804

20.436 TOTAL

3.550 AC.

Proposed Fill Site  
20.380 AC.

DUNBAR CREEK

710 AC.  
217 AC.

GOULD?

EL DORADO SUB.

THE MARSHES

SAN PEDRO ST.

Parcel "B"

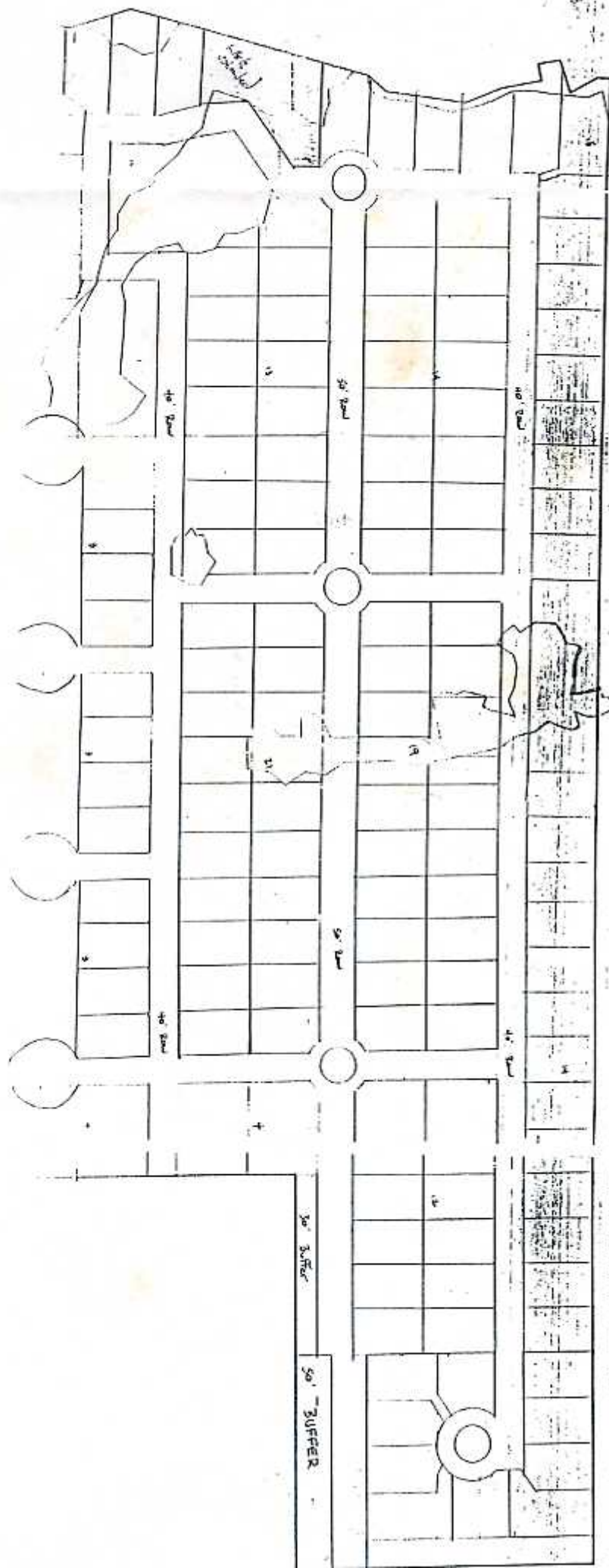
HIGHGROUND 13.985

WETLAND

A	0.068
B	0.185
C	1.276
D	0.122
E	0.081
TOTAL	1.732

15.617





DISTRIBUTION OF FINAL PAYMENT TO GOULD HEIRS  
FOR PROMISSORY NOTE DATED 3/20/92

NOTE AMOUNT:	\$698,130.00
INTEREST F/ 3-20-93 to 3-9-94	\$ 67,709.05
LESS NLD&C:	\$ 550.00
LESS COST:	\$ <u>125.00</u>
Total to be Disbursed	\$765,164.05

\*\*\*\*\*

1. Gould Properties x .4258946%	\$325,879.22
2. Mary Jane Howe x .1076448%	\$ 82,365.92
3. Livingston W. Everett, Jr. x .1076448%	\$ 82,365.92
4. Catherine M. Grider x .1076448%	\$ 82,365.92
5. Hasell Trust x .1076448%	\$ 82,365.92
6. David H.G. Gould x .0358816%	\$ 27,455.29
7. Joseph E. Gould x .0358816%	\$ 27,455.29
8. Grace Gould Carver x .0358816%	\$ 27,455.29
9. Robert Werner x .0179408%	\$ 13,727.64
10. Laura Werner x .0179408%	\$ 13,727.64

STATE OF GEORGIA,  
COUNTY OF GLYNN.

QUITCLAIM DEED

000100

THIS QUITCLAIM DEED, made and entered into on this 20<sup>th</sup> day of March, 1992, by and between JAMES D. GOULD, III, and DAVID HAMILTON GREENE GOULD, both of Glynn County, Georgia, and BARBARA HASELL MURRAH, of Orange County, Florida, JACQUELINE HASELL DAVIS, of Leon County, Florida, and NATHANIEL INGRAHAM HASELL, JR., of Dallas County, Texas, as Trustees under Item Four of the Last Will and Testament of Nathaniel Ingraham Hasell late of Glynn County, Georgia, LIVINGSTON WATSON EVERETT, JR., MARY JANE EVERETT HOWE, CLARA MARIE GOULD, CATHERINE M. GRIDER, JOSEPH EDWARD GOULD, of Glynn County, Georgia, GRACE GOULD CARVER, of Lumpkin County, Georgia, ROBERT WERNER, of Pickens County, South Carolina, and LAURA WERNER, of Cleburne County, Alabama, (hereinafter referred to as "Grantors"), and JAMES D. GOULD, III, and DAVID HAMILTON GREENE GOULD, both of Glynn County, Georgia, and BARBARA HASELL MURRAH, of Orange County, Florida, JACQUELINE HASELL DAVIS, of Leon County, Florida, and NATHANIEL INGRAHAM HASELL, JR., of Dallas County, Texas, as Trustees under Item Four of the Last Will and Testament of Nathaniel Ingraham Hasell late of Glynn County, Georgia, LIVINGSTON WATSON EVERETT, JR., MARY JANE EVERETT HOWE, CLARA MARIE GOULD, CATHERINE M. GRIDER, JOSEPH EDWARD GOULD, all of Glynn County, Georgia, GRACE GOULD CARVER, of Lumpkin County, Georgia, ROBERT WERNER, of Pickens County, South Carolina, and LAURA WERNER, of Cleburne County, Alabama, (hereinafter referred to as "Grantees").

Glynn County, Georgia  
Real Estate Transfer Tax  
Paid \$ 1.00  
This 23rd day of March 1992  
Jalena G. Jones, deputy  
Clerk of Superior Court



W I T N E S S E T H:

WHEREAS, the Grantors and Grantees in this deed of conveyance are the sole and only heirs at law of Potter F. Gould, Berta Gould Taylor, Mary Gould Everett, and James D. Gould, Jr., all of whom are deceased;  
and, **000101**

WHEREAS, the above heirs at law are conveying the real property hereinafter described to HARRISON POINTE DEVELOPMENT CO., a Georgia corporation, and the purpose of this deed of conveyance is to reconvey to each other all real estate described as Parcel B and Parcel C in deeds of conveyance dated September \_\_\_\_\_, 1962, and recorded in Deed Book 10-X, Page 619, and Deed Book 10-X, Page 622, and to allot the correct percentages to each individual ownership.

NOW THEREFORE, for a good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have and by these presents do remise, release and forever quitclaim to the said Grantees, their heirs and assigns, the amount of their right, title, interest, claim or demand that Grantors have, or may have had, to the following described property in order to vest the Grantees with the following percent interest in the real property hereinafter described:  
James D. Gould, III - 21.29473%; Clara Marie Gould - 21.29473%; Mary Jane Howe - 10.76448%; Livingston W. Everett, Jr. - 10.76448%; Catherine Grider - 10.76448%; Nathaniel Ingraham Trust - 10.76448%; David Hamilton Greene Gould - 3.58816%; Joseph Edward Gould - 3.58816%; Grace Gould Carver - 3.58816%; Robert Werner - 1.79408%; and Laura Werner - 1.79408%.

PROPERTY: See Exhibit "A" Attached Hereto

TOGETHER with all the rights, members and appurtenances to the



said Grantee in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described property to the said Grantee so that neither the said Grantors nor their heirs, nor any other person or persons claiming under Grantors shall at any time, by any means, or ways, have, claim or demand any right or title to the aforesaid property, or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, on the day and year first above written.

SELLERS:

James D. Gould III (L.S.)  
JAMES D. GOULD, III

(As to James D. Gould, III)

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

Kimberle A. Luke  
Unofficial Witness

Kimberle A. Luke  
Notary Public, Glynn County, GA

My Commission Expires: \_\_\_\_\_  
Notary Public, Glynn County, Georgia  
My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)

David Hamilton Greene Gould (L.S.)  
DAVID HAMILTON GREENE GOULD

000103

(As to David Hamilton Greene Gould):

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

Lee A. R.  
Unofficial Witness

Kimberle D. Luke  
Notary Public, Glynn County, GA  
My Commission Expires: \_\_\_\_\_  
Notary Public, Glynn County, Georgia  
My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)

Jacqueline Vickers Hasell for  
Barbara Hasell Murrah (L.S.)

BARBARA HASELL MURRAH, As a Co-  
Trustee under Item Four of the  
Last Will and Testament of  
Nathaniel Ingraham Hasell, by  
and through her duly authorized  
Attorney-in-Fact, Jacqueline  
Vickers Hasell.

(As to Barbara Hasell Murrah):

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

Lee A. R.  
Unofficial Witness

Kimberle D. Luke  
Notary Public, Glynn County, GA  
My Commission Expires: \_\_\_\_\_  
Notary Public, Glynn County, Georgia  
My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)

*Jacqueline Vickers Hasell for*  
*Jacqueline Hasell Davis* (L.S.)  
JACQUELINE HASELL DAVIS, As a Co-  
Trustee under Item Four of the  
Last Will and Testament of  
Nathaniel Ingraham Hasell, by  
and through her duly authorized  
Attorney-in-Fact, Jacqueline  
Vickers Hasell.

(As to Jacqueline Hasell Davis):

000104

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

*LAC*  
Unofficial Witness

*Kimberle A. Luke*  
Notary Public, Glynn County, Georgia  
My Commission Expires: My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)

*Jacqueline Vickers Hasell for*  
*Nathaniel Ingraham Hasell Jr.* (L.S.)  
NATHANIEL INGRAHAM HASELL, JR., As a  
Co-Trustee under Item Four of the  
Last Will and Testament of  
Nathaniel Ingraham Hasell, by  
and through his duly authorized  
Attorney-in-Fact, Jacqueline  
Vickers Hasell.

(As to Nathaniel Ingraham  
Hasell, Jr.):

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

*LAC*  
Unofficial Witness

*Kimberle A. Luke*  
Notary Public, Glynn County, Georgia  
My Commission Expires: My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)



Livingston Watson Everett, Jr. (L.S.)  
LIVINGSTON WATSON EVERETT, JR.

(As to Livingston Watson  
Everett, Jr.):

Sworn to and subscribed before  
me this \_\_\_\_ day of March, 1992.

000105

[Signature]  
Unofficial Witness

Kimberle D. Duke

Notary Public, Glynn County, GA

My Commission Expires: Notary Public, Glynn County, Georgia  
My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)

Mary Jane Everett Howe (L.S.)  
MARY JANE EVERETT HOWE

(As to Mary Jane Everett Howe):

Sworn to and subscribed before  
me this \_\_\_\_ day of March, 1992.

[Signature]  
Unofficial Witness

Kimberle D. Duke

Notary Public, Glynn County, GA

My Commission Expires: Notary Public, Glynn County, Georgia  
My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)

Clara Marie Gould (L.S.)  
CLARA MARIE GOULD

(As to Clara Marie Gould):

000106

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

Lee A. R.  
Unofficial Witness

Kimberle D. Luke

Notary Public, Glynn County, Georgia  
My Commission Expires: Sept. 19, 1995

(SEAL OF NOTARY)

Catherine M. Grider (L.S.)  
CATHERINE M. GRIDER

(As to Catherine M. Grider):

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

Lee A. R.  
Unofficial Witness

Kimberle D. Luke

Notary Public, Glynn County, GA  
My Commission Expires: Sept. 19, 1995

(SEAL OF NOTARY)

Joseph Edward Gould (L.S.)  
JOSEPH EDWARD GOULD

(As to Joseph Edward Gould):

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

000107

Lee A. R.  
Unofficial Witness

Kimberle B. Luke  
Notary Public, Glynn County, GA

My Commission Expires: \_\_\_\_\_  
Notary Public, Glynn County, Georgia  
My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)

David H. Gould  
For Grace Gould Carver (L.S.)  
GRACE GOULD CARVER, by and through  
her duly authorized Attorney-in-Fact,  
David Hamilton Greene Gould.

(As to Grace Gould Carver):

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

Lee A. R.  
Unofficial Witness

Kimberle B. Luke  
Notary Public, Glynn County, GA

My Commission Expires: \_\_\_\_\_  
Notary Public, Glynn County, Georgia  
My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)



*David H Gould*

*for Robert Werner*

(L.S.)

ROBERT WERNER, by and through  
his duly authorized Attorney-in-Fact,  
David Hamilton Greene Gould.

(As to Robert Werner):

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

000108

*See AR*  
Unofficial Witness

*Kimberle D. Luke*

Notary Public, Glynn County, GA

My Commission Expires: Notary Public, Glynn County, Georgia  
My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)

*David H Gould*

*for Laura Werner*

(L.S.)

LAURA WERNER, by and through  
her duly authorized Attorney-in-Fact,  
David Hamilton Greene Gould.

(As to Laura Werner):

Sworn to and subscribed before  
me this \_\_\_\_\_ day of March, 1992.

*See AR*  
Unofficial Witness

*Kimberle D. Luke*

Notary Public, Glynn County, GA

My Commission Expires: Notary Public, Glynn County, Georgia  
My Commission Expires Sept. 19, 1995

(SEAL OF NOTARY)

EXHIBIT "A"

All that part or parcel of land situate, lying and being in Glynn County, Georgia, and on the Island of St. Simons therein and known and described according to a plat by Robert N. Shupe, Registered Land Surveyor No. 2224, titled "Survey of a Portion of the Gould Tract," dated 12/11/91, recorded in Plat Drawer \_\_\_\_\_, Plat No. \_\_\_\_\_, in the office of the Clerk of Superior Court of Glynn County, Georgia (herein the "Plat") and being shown on said Plat as Tract I, Tract II, and Tract III, and more particularly described as follows:

000109

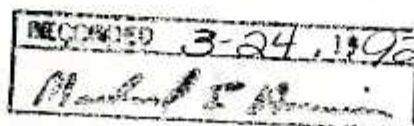
Commencing at an iron pin at the intersection of the southern right-of-way of the Sea Island Causeway and the western right-of-way of Frederica Road on the Island of St. Simons and thence running south 03 degrees 42 minutes 57 seconds west for a distance of 380.40 feet along the western right-of-way line of Frederica Road to a point; thence south 86 degrees 14 minutes 04 seconds east for a distance of 3.80 feet to a rod on the western right-of-way line of Frederica Road and the Place and Point of Beginning; thence from said place and point of beginning south 03 degrees 25 minutes 04 seconds west for a distance of 421.65 feet to a point; thence north 86 degrees 00 minutes 00 seconds west for a distance of 561.54 feet to a point; thence south 04 degrees, 00 minutes 00 seconds west for a distance of 421.48 feet to a point; thence north 86 degrees 00 minutes 00 seconds west for a distance of 100 feet to a point and an iron pin; thence north 85 degrees 10 minutes 06 seconds west for a distance of 350 feet to a point and a pipe; thence north 88 degrees 57 minutes 31 seconds west for a distance of 145.84 feet to a point and a concrete monument; thence north 86 degrees 10 minutes 55 seconds west for a distance of 1,059.68 feet to a point; thence north 18 degrees 27 minutes 18 seconds east for a distance of 73.11 feet to a point; thence north 14 degrees 37 minutes 28 seconds west for a distance of 92.85 feet to a point; thence north 17 degrees 59 minutes 06 seconds east for a distance of 71.54 feet to a point; thence south 55 degrees 43 minutes 53 seconds east for a distance of 31.44 feet to a point; thence north 48 degrees 45 minutes 48 seconds east for a distance of 96.33 feet to a point; thence north 19 degrees 32 minutes 16 seconds east for a distance of 46.74 feet to a point; thence north 35 degrees 44 minutes 36 seconds east for a distance of 34.67 feet to a point; thence north 08 degrees 20 minutes 20 seconds west for a distance of 39.70 feet to a point; thence north 89 degrees 09 minutes 38 seconds west for a distance of 77.13 feet to a point; thence north 17 degrees 59 minutes 06 seconds east for a distance of 90.25 feet to a point; thence north 17 degrees 38 minutes 02 seconds east for a distance of 22.50 feet to a point; thence north 44 degrees 12 minutes 19 seconds east for a distance of 34.60 feet to a point; thence north 10 degrees 16 minutes 52 seconds east for a distance of 112.85 feet to a point; thence north 20 degrees 56 minutes 27 seconds west for a distance of 54.76 feet to a point; thence north 09 degrees 00 minutes 21 seconds west for a distance of 57.61 feet to a point; thence south 80 degrees 24 minutes 55 seconds west for a distance of 24.66 feet to a point; thence north



06 degrees 59 minutes 52 seconds west for a distance of 30.43 feet to a point; thence north 71 degrees 57 minutes 02 seconds east for a distance of 18.45 feet to a point; thence north 74 degrees 56 minutes 42 seconds east for a distance of 30.53 feet to a point; thence north 28 degrees 06 minutes 17 seconds west for a distance of 43.12 feet to a point; thence north 05 degrees 12 minutes 42 seconds east for a distance of 19.01 feet to a point and an iron pin; thence south 86 degrees 14 minutes 04 seconds east for a distance of 2,143.22 feet to a point and an iron pin; thence continuing south 86 degrees 14 minutes 04 seconds east for a distance of 3.8 feet to the Place and Point of Beginning.

The above referenced Plat is incorporated herein and made a part hereof by reference for purposes of description and other purposes.

000110





ASSIGNMENT OF CONTRACT

RECITALS:

A. M. FRANK DeLOACH, III as "Purchaser" entered into a Real Estate Sales Contract dated November 14, 1991 (the "Contract") with JAMES D. GOULD, III, ET AL. as "Sellers."

B. Paragraph 25 of the Contract provided for M. FRANK DeLOACH, III to assign his interest under the Contract to a Georgia corporation in which he has a material and substantial interest of not less than one-third of the capital stock.

C. M. FRANK DeLOACH, III is more than a one-third owner of the capital stock of HARRISON POINTE DEVELOPMENT CO., which is a Georgia corporation and desires to assign all of his right, title and interest in the Contract to said corporation.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, M. FRANK DeLOACH, III (the "Assignor") does hereby sell, assign and transfer to HARRISON POINTE DEVELOPMENT CO., a Georgia corporation (the "Assignee"), all of the Assignor's right, title and interest in and to the Contract and all right, title, interest, powers and privileges thereunder.

Assignor represents that he has not previously assigned the Contract and has the sole ownership and right to make this Assignment.

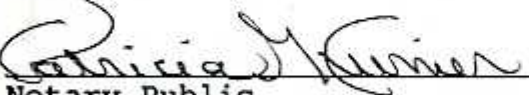
IN WITNESS WHEREOF, the Assignor has executed this Assignment of Contract as of the 6th day of March, 1992.

ASSIGNOR:

  
\_\_\_\_\_  
M. FRANK DeLOACH, III

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4/18/92