

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

GOULD?

EL DONADO SUB.

THE MARSHES

SAN PEDRO ST.

PARCEL "C"

HIGHGROUND 19.534
WETLAND

A	0.131
B	0.048
D	0.723
20.436 TOTAL	

0.902 TOTAL

3.550 AC.

Proposed Fill Site
20.380 AC.

DUNBAR CREEK

Parcel "B"

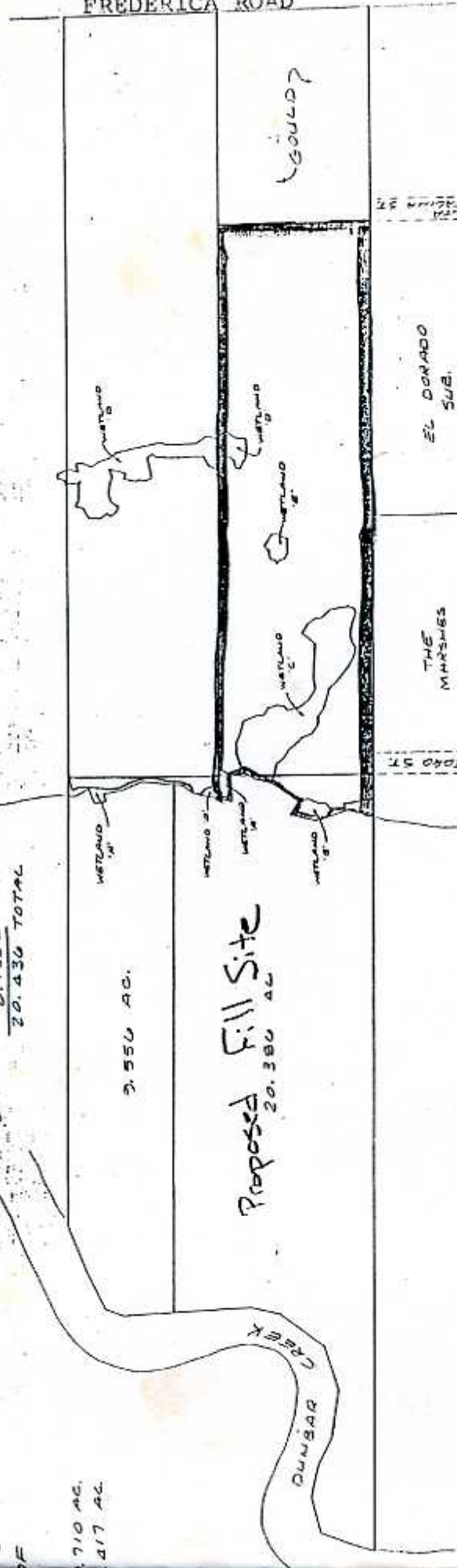
~~13.985~~

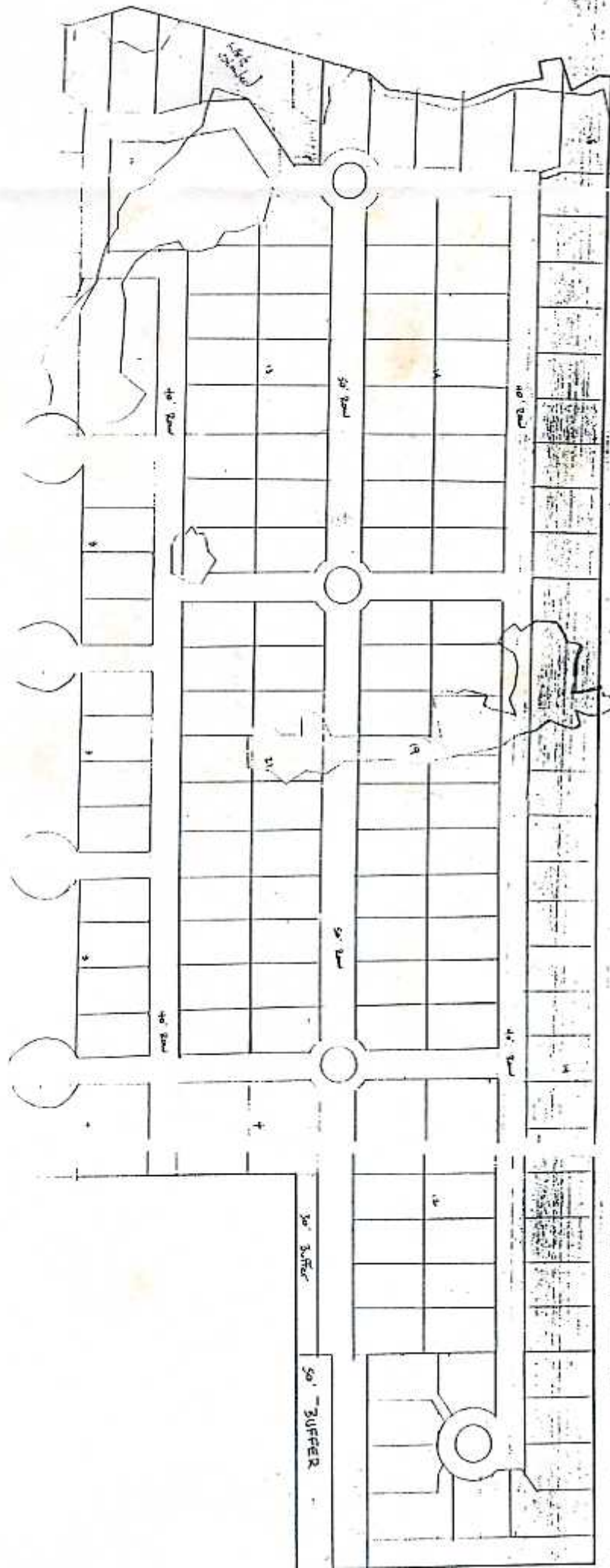
HIGHGROUND
WETLAND

A	0.058
B	0.185
C	1.276
D	0.122
E	0.091
15.617	

1.732 TOTAL

710 AC.
417 AC.





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 20th 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
Jelena 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.

000102

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.

[Signature]
Unofficial Witness

Kimberle W. 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.

[Signature]
Unofficial Witness

Kimberle S. Duke
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 Murrell (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 Murrell):

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

[Signature]
Unofficial Witness

Kimberle S. Duke
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):

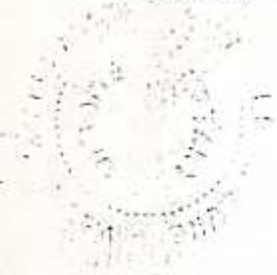
000104

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

[Signature]
Unofficial Witness

Kimberle A. Luke
Notary Public, Glynn County, Georgia
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.

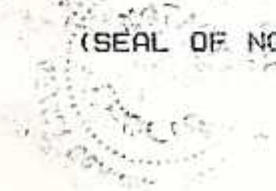
(As to Nathaniel Ingraham Hasell, Jr.):

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

[Signature]
Unofficial Witness

Kimberle A. Luke
Notary Public, Glynn County, Georgia
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.

[Signature]
Unofficial Witness

Kimberle D. Luke
Notary Public, Glynn County, Georgia
My Commission Expires: ~~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.

[Signature]
Unofficial Witness

Kimberle D. Luke
Notary Public, Glynn County, GA
My Commission Expires: ~~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. [Signature]
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
Joe Bruce 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. [Signature]
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)

