



NORTH CAROLINA
Environmental Quality

JOSH STEIN
Governor
D. REID WILSON
Secretary
DANIEL S. HIRSCHMAN
General Counsel

TO: The Coastal Resources Commission
FROM: Christine A. Goebel, DEQ Assistant General Counsel
DATE: February 23, 2026 (for the February 25-26, 2026 CRC Meeting)
RE: **Variance Requests by lot owners on Figure Eight Island, specifically (properties listed in order from south to north):**

26-01	Plybon, Robert/Mary	5 Comber Rd.	Lot 96, Blk B
26-02	Downes, Patrick/Sue	6 Comber Rd.	Lot 95, Blk B
26-03	Coastal Distancing, LLC	7 Comber Rd.	Lot 94, Blk B
26-04	North End, LLC	8 Comber Rd.	Lot 93, Blk B
26-05	Figure 8 Beach HOA Beach Accessway (8/9 Comber Rd.)		
26-06	Nine Comber Road, LLC	9 Comber Rd.	Lot 92, Blk B
26-07	10 Comber Road, LLC (PA)	10 Comber Rd.	Lot 91, Blk B
26-08	Carol J Farbolin 2015 Trust	11 Comber Rd.	Lot 90, Blk B
26-09	Nelson, James/Nancy	12 Comber Rd.	Lot 89, Blk B
26-10	Parbec, LLC	13 Comber Rd.	Lot 88, Blk B
26-11	Cagney Living Trust 2023	14 Comber Rd.	Lot 87, Blk B
26-12	Robert Zachery Trust 2024	15 Comber Rd.	Lot 86, Blk B
26-13	Figure 8 Pointe, LLC	16 Comber Rd.	Lot 85, Blk B
26-14	Gallan Holdings, LLC	17 Comber Rd.	Lot 84, Blk B
26-15	Figure 8 Beach HOA Beach Accessway (17 Comber/3 Inlet Hook)		
26-16	Alison Semenza	3 Inlet Hook Rd.	Lot 83, Blk B
26-17	28 Pelicans, LLC	4 Inlet Hook Rd.	Lot 82, Blk B
26-18	Armstrong Family Beach, LLC	5 Inlet Hook Rd.	Lot 81, Blk B
26-19	Joy Reese	6 Inlet Hook Rd.	Lot 80, Blk B
26-20	Sand Dollar Ventures, LLC	7 Inlet Hook Rd.	Lot 79, Blk B
26-21	Conn, William/Jane	8 Inlet Hook Rd.	Lot 78, Blk B
26-22	Inlet Hook Holdings, LLC	9 Inlet Hook Rd.	Lot 77, Blk B
26-23	Langford, Courtney/Ransom	10 Inlet Hook Rd.	Lot 76, Blk B

Petitioners are similarly situated owners of lots on the north end of Figure Eight Island subdivision as well as the HOA which owns two beach accessways within this group of lots. All Petitioners were issued permits for sandbag structures on their properties this fall. All Petitioners' permits were conditioned to alignments allowed to protect existing homes or the existing road right-of-way (not vacant lots) and were conditioned to be no larger than 6' x 20' in overall size. Following the permit issuances, Petitioners, through counsel, now seek variances from the Commission's rules in order to develop sandbag structures which have an overall larger size (12' x 40') than that



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allowed by rule (7H. 0308(b)(2)(L)), and in alignments that would protect vacant lots rather than structures (7H .0308(b)(2)(B)) as proposed in their permit applications.

The following additional information is attached to this memorandum:

Attachment A: Relevant Rules
Attachment B: Stipulated Facts
Attachment C: Petitioner's Positions and Staff's Responses to Variance Criteria
Attachment D: Petitioner's Variance Request Materials
Attachment E: Stipulated Exhibits including powerpoint

cc(w/enc.): Charles Baldwin, Esq., Petitioners' Attorney, electronically
Sarah Zambon, Assistant AG and CRC Counsel, electronically
Christine Bouffard, New Hanover Co. CAMA LPO, electronically
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ATTACHMENT A**RELEVANT RULES****SECTION .0300 - OCEAN HAZARD AREAS****15A NCAC 07H .0301 OCEAN HAZARD CATEGORIES**

The Ocean Hazard categories of AECs encompass the natural hazard areas along the Atlantic Ocean shoreline where, because of their vulnerability to erosion or other adverse effects of sand, wind, and water, uncontrolled or incompatible development could endanger life or property. Ocean hazard areas include beaches, frontal dunes, inlet lands, and other areas in which geologic, vegetative and soil conditions may subject the area to erosion or flood damage.

15A NCAC 07H .0302 SIGNIFICANCE OF THE OCEAN HAZARD CATEGORY

(a) Hazards associated with ocean shorelines are due to the constant forces exerted by waves, winds, and currents upon the unstable sands that form the shore. During storms, these forces are intensified and can cause changes in the bordering landforms and to structures located on them. Ocean hazard area property is in the ownership of a large number of private individuals as well as several public agencies and is used by a vast number of visitors to the coast. Ocean hazard areas are critical due to both the severity of the hazards and the intensity of interest in these areas.

(b) The location and form of the various hazard area landforms, in particular the beaches, dunes, and inlets, are in a permanent state of flux, responding to meteorologically induced changes in the wave climate. For this reason, the siting of development on and near these landforms shall be subject to the provisions in this Section in order to avoid their loss or damage. The flexible nature of these landforms presents hazards to development situated immediately on them and offers protection to the land, water, and structures located landward of them. The value of each landform lies in the particular role it plays in affording protection to life and property. Development shall not diminish the energy dissipation and sand storage capacities of the landforms essential to the maintenance of the landforms' protective function.

15A NCAC 07H .0303 MANAGEMENT OBJECTIVE OF OCEAN HAZARD AREAS

(a) The CRC recognizes that absolute safety from the destructive forces of the Atlantic Ocean shoreline is an impossibility for development located adjacent to the coast. The loss of life and property to these forces, however, can be greatly reduced by the proper location and design of structures and by care taken in prevention of damage to natural protective features particularly primary and frontal dunes. Therefore, it is the CRC's objective that development in ocean hazard areas shall be sited to minimize danger to life and property and achieve a balance between the financial, safety, and social factors that are involved in hazard area development.

(b) The rules set forth in this Section shall further the goals set out in G.S. 113A-102(b), to minimize losses to life and property resulting from storms and long-term erosion, prevent encroachment of permanent structures on public beach areas, preserve the natural ecological conditions of the barrier dune and beach systems, and reduce the public costs of development within ocean hazard areas, and protect common-law and statutory public rights of access to and use of the lands and waters of the coastal area.

15A NCAC 07H .0308 SPECIFIC USE STANDARDS FOR OCEAN HAZARD AREAS

(b) Ocean Shoreline Erosion Control Activities:

(1) Use Standards Applicable to all Erosion Control Activities:

(A) All oceanfront erosion response activities shall be consistent with 15A NCAC 07H .0308 and G.S.113A-115.1.

(B) Permanent erosion control structures may cause significant adverse impacts on the value and enjoyment of adjacent properties or public access to and use of the ocean beach, and, therefore, unless specifically authorized under the Coastal Area Management Act, are prohibited. Such structures include bulkheads, seawalls, revetments, jetties, groins, and breakwaters.

(C) Rules concerning the use of oceanfront erosion response measures apply to all oceanfront properties without regard to the size of the structure on the property or the date of its construction.

(D) Shoreline erosion response projects shall not be constructed in beach or estuarine areas that sustain habitat for fish and wildlife species, as identified by State or federal natural resource agencies during project review, unless mitigation measures are incorporated into project design, as set forth in Rule .0306(h) of this Section.

(E) Project construction shall be timed to minimize adverse effects on biological activity.

(F) Prior to completing any erosion response project, all exposed remnants of or debris from failed erosion control structures must be removed by the permittee.

(G) Permanent erosion control structures that would otherwise be prohibited by these standards may be permitted on finding by the Division that:

(i) the erosion control structure is necessary to protect a bridge that provides the only existing road access on a barrier island, that is vital to public safety, and is imminently threatened by erosion as defined in Part (a)(2)(B) of this Rule;

(ii) the erosion response measures of relocation, beach nourishment or temporary stabilization are not adequate to protect public health and safety; and

(iii) the proposed erosion control structure will have no adverse impacts on adjacent properties in private ownership or on public use of the beach.

(H) Structures that would otherwise be prohibited by these standards may also be permitted on finding by the Division that:

(i) the structure is necessary to protect a State or federally registered historic site that is imminently threatened by shoreline erosion as defined in Part (a)(2)(B) of this Rule;

(ii) the erosion response measures of relocation, beach nourishment or temporary stabilization are not adequate and practicable to protect the site;

(iii) the structure is limited in extent and scope to that necessary to protect the site; and

(iv) a permit for a structure under this Part may be issued only to a sponsoring public agency for projects where the public benefits outweigh the significant adverse impacts. Additionally, the permit shall include conditions providing for mitigation or minimization by that agency of significant adverse impacts on adjoining properties and on public access to and use of the beach.

(I) Structures that would otherwise be prohibited by these standards may also be permitted

on finding by the Division that:

(i) the structure is necessary to maintain an existing commercial navigation channel of regional significance within federally authorized limits;

(ii) dredging alone is not practicable to maintain safe access to the affected channel;

(iii) the structure is limited in extent and scope to that necessary to maintain the channel;

(iv) the structure shall not have significant adverse impacts on fisheries or other public trust resources; and

(v) a permit for a structure under this Part may be issued only to a sponsoring public agency for projects where the public benefits outweigh the significant adverse impacts. Additionally, the permit shall include conditions providing for mitigation or minimization by that agency of any significant adverse impacts on adjoining properties and on public access to and use of the beach.

(J) The Commission may renew a permit for an erosion control structure issued pursuant to a variance granted by the Commission prior to 1 July 1995. The Commission may authorize the replacement of a permanent erosion control structure that was permitted by the Commission pursuant to a variance granted by the Commission prior to 1 July 1995 if the Commission finds that:

(i) the structure will not be enlarged beyond the dimensions set out in the permit;

(ii) there is no alternative to replacing the structure that will provide the same or similar benefits as determined by DCM based on costs and engineering options; and

(iii) the replacement structure will comply with all applicable laws and with all rules, other than the rule or rules with respect to which the Commission granted the variance, that are in effect at the time the structure is replaced.

(K) Proposed erosion response measures using innovative technology or design shall be considered as experimental and shall be evaluated on a case-by-case basis to determine consistency with 15A NCAC 07M .0200 and general and specific use standards within this Section.

(2) Temporary Erosion Control Structures:

(A) Permittable temporary erosion control structures shall be limited to sandbags placed landward of mean high water and parallel to the shore.

(B) Temporary erosion control structures as defined in Part (A) of this Subparagraph may be used to protect only imminently threatened roads and associated right of ways and buildings and their associated septic systems. A structure is considered imminently threatened if its foundation, septic system, or right-of-way in the case of roads is less than 20 feet away from the erosion scarp. Buildings and roads located more than 20 feet from the erosion scarp or in areas where there is no obvious erosion scarp may also be found to be imminently threatened when site conditions, such as a flat beach profile or accelerated erosion, increase the risk of imminent damage to the structure.

(C) Temporary erosion control structures shall be used to protect only the principal structure and its associated septic system, but not appurtenances such as pools, gazebos, decks or any amenity that is allowed under Rule .0309 of this Section as an exception to the erosion setback requirement.

(D) Temporary erosion control structures may be placed waterward of a septic system when

there is no alternative to relocate it on the same or adjoining lot so that it is landward of or in line with the structure being protected.

(E) Temporary erosion control structures shall not extend more than 20 feet past the sides of the structure to be protected except to align with temporary erosion control structures on adjacent properties, where the Division has determined that gaps between adjacent erosion control structures may result in an increased risk of damage to the structure to be protected. The landward side of such temporary erosion control structures shall not be located more than 20 feet waterward of the structure to be protected or the right-of-way in the case of roads. If a building or road is found to be imminently threatened and at an increased risk of imminent damage due to site conditions such as a flat beach profile or accelerated erosion, temporary erosion control structures may be located more than 20 feet waterward of the structure being protected. In cases of increased risk of imminent damage, the location of the temporary erosion control structures shall be determined by the Director of the Division of Coastal Management or the Director's designee in accordance with Part (A) of this Subparagraph.

(F) Temporary erosion control structures may remain in place for up to eight years for a building and its associated septic system, a bridge or a road. The property owner shall be responsible for removal of any portion of the temporary erosion control structure exposed above grade within 30 days of the end of the allowable time period.

(G) An imminently threatened structure or property may be protected only once, regardless of ownership, unless the threatened structure or property is located in a community that is actively pursuing a beach nourishment project or an inlet relocation or stabilization project in accordance with Part (H) of this Subparagraph. Existing temporary erosion control structures may be permitted for additional eight-year periods provided that the structure or property being protected is still imminently threatened, the temporary erosion control structure is in compliance with requirements of this Subchapter, and the community in which it is located is actively pursuing a beach nourishment or an inlet relocation or stabilization project in accordance with Part (H) of this Subparagraph. In the case of a building, a temporary erosion control structure may be extended, or new segments constructed, if additional areas of the building become imminently threatened. Where temporary structures are installed or extended incrementally, the time period for removal under Part (F) or (H) of this Subparagraph shall begin at the time the initial erosion control structure was installed. For the purpose of this Rule:

(i) a building and its septic system shall be considered separate structures,
(ii) a road or highway may be incrementally protected as sections become imminently threatened. The time period for removal of each contiguous section of temporary erosion control structure shall begin at the time that the initial section was installed, in accordance with Part (F) of this Subparagraph.

(H) For purposes of this Rule, a community is considered to be actively pursuing a beach nourishment or an inlet relocation or stabilization project in accordance with G.S. 113A115.1 if it:

(i) has been issued an active CAMA permit, where necessary, approving such project; or

(ii) has been identified by a U.S. Army Corps of Engineers' Beach Nourishment Reconnaissance Study, General Reevaluation Report, Coastal Storm Damage Reduction Study, or an ongoing feasibility study by the U.S. Army Corps of Engineers and a commitment of local or federal money, when necessary; or

(iii) has received a favorable economic evaluation report on a federal project; or
(iv) is in the planning stages of a project designed by the U.S. Army Corps of Engineers or persons meeting applicable State occupational licensing requirements and initiated by a local government or community with a commitment of local or state funds to construct the project or the identification of the financial resources or funding bases necessary to fund the beach nourishment, inlet relocation or stabilization project.

If beach nourishment, inlet relocation, or stabilization is rejected by the sponsoring agency or community, or ceases to be actively planned for a section of shoreline, the time extension is void for that section of beach or community and existing sandbags are subject to all applicable time limits set forth in Part (F) of this Subparagraph.

(I) Once a temporary erosion control structure is determined by the Division of Coastal Management to be unnecessary due to relocation or removal of the threatened structure, it shall be removed to the maximum extent practicable by the property owner within 30 days of official notification from the Division of Coastal Management regardless of the time limit placed on the temporary erosion control structure. If the temporary erosion control structure is determined by the Division of Coastal Management to be unnecessary due to the completion of a storm protection project constructed by the U.S. Army Corps of Engineers, a large-scale beach nourishment project, or an inlet relocation or stabilization project, any portion of the temporary erosion control structure exposed above grade shall be removed by the property owner within 30 days of official notification from the Division of Coastal Management regardless of the time limit placed on the temporary erosion control structure.

(J) Removal of temporary erosion control structures is not required if they are covered by sand. Any portion of the temporary erosion control structure that becomes exposed above grade after the expiration of the permitted time period shall be removed by the property owner within 30 days of official notification from the Division of Coastal Management.

(K) The property owner shall be responsible for the removal of remnants of all portions of any damaged temporary erosion control structure.

(L) Sandbags used to construct temporary erosion control structures shall be tan in color and 3 to 5 feet wide and 7 to 15 feet long when measured flat. Base width of the temporary erosion control structure shall not exceed 20 feet, and the total height shall not exceed 6 feet, as measured from the bottom of the lowest bag.

(M) Soldier pilings and other types of devices to anchor sandbags shall not be allowed.

(N) Existing sandbag structures may be repaired or replaced within their originally permitted dimensions during the time period allowed under Part (F) or (G) of this Subparagraph.

1. Petitioners are similarly situated in that they own developed lots on the north end of Figure Eight Island (the “Threatened Properties”). The Petitioners and the Street Addresses of the Threatened Properties include:

Names of Petitioners	Address of Threatened Properties
Robert B. Plybon & Mary E. Plybon	5 Comber Road
Patrick Joseph Downes & Sue Ann Downes	6 Comber Road
Coastal Distancing, LLC, a North Carolina limited liability company	7 Comber Road
North End, LLC	8 Comber Road
Nine Comber Road, LLC	9 Comber Road
10 Comber Road, LLC, a Pennsylvania limited liability company	10 Comber Road
Carol J. Farbolin as Trustee of the Carol J. Farbolin 2015 Trust (currently governed by a trust instrument dated 12/22/2021)	11 Comber Road
James Gregory Nelson & Nancy Deyton Nelson	12 Comber Road
Parbec, LLC	13 Comber Road
Bill Cagney & Irene Cagney as Trustees of the Cagney Living Trust dated February 14, 2023	14 Comber Road
Robert Zachery Tucker, Trustee of the Robert Zachery Revocable Trust dated March 22, 2024	15 Comber Road
Figure 8 Pointe, LLC, a North Carolina limited liability company	16 Comber Road
Gallan Holdings, LLC, a North Carolina limited liability company	17 Comber Road
Alison Semenza	3 Inlet Hook Road
28Pelicans, LLC, a North Carolina limited liability company	4 Inlet Hook Road
Armstrong Family Beach, LLC, a North Carolina limited liability company	5 Inlet Hook Road
Joy Reese	6 Inlet Hook Road
Sand Dollar Ventures, LLC	7 Inlet Hook Road
William O. Conn & Jane O. Conn	8 Inlet Hook Road
Inlet Hook Holdings, LLC, a North Carolina limited liability company	9 Inlet Hook Road
Courtney Disch Langford & Ransom Langford	10 Inlet Hook Road
Figure “8” Beach Homeowners’ Association, Inc. (the “Figure 8 Beach HOA”)	Two HOA oceanfront beach pathways located between 8 & 9 Comber Road and between 17 Comber Road & 3 Inlet Hook Road

2. Copies of the deeds and Secretary of State filings for LLCs are attached as stipulated exhibits.

3. All of these lots are developed with homes (except the two HOA beach accesses and 13 Comber, on which the single family home was relocated and structures exist, including water and sewer lines, a patio, fenced area and driveway).
4. This group of Threatened Structures is bordered on the east by the Atlantic Ocean, to the west by Comber Road, Inlet Hook Road and Beach Road North. The first lot to the south who is not a Petitioner is 4 Comber Road (owned by 4 Comber Rd, LLC) and the first lot to the north who is not a Petitioner is 518 N. Beach Road (owned by Chris Venno).
5. The Threatened Structures are on lots which are within the Ocean Erodible Area of Environmental Concern (“AEC”). Also, the Northernmost 14 of the 21 Threatened Structures are within the currently applicable Inlet Hazard AEC shown on the 1978 Report referenced in 15A NCAC 7H .0304(2) and also shown as a purple/pink polygon on a DCM Map Viewer image, attached.
6. The North Carolina 2025 Inlet Hazard Area (IHA) Erosion Rate & Setback Factors: Update Study report, report, starting on p. 77 summarizes the information for the 2025 setbacks inside the proposed new IHA boundary defined starting on page 89 in the Inlet Hazard Area Boundaries, 2025 Update: Science Panel Recommendations to the NC Coastal Resources Commission for the area of the Threatened Structures. The yellow-shaded area and the orange shaded area are the proposed new IHA and encompasses all 21 of the 21 lots at issue (5 Comber Road through 10 Inlet Hook Road). The setbacks based on inlet erosion rates would start at 3.5’/year at 3 Comber Road, then increase to 5’/yr at 9 Comber Road then drop to 2’/yr at 9 Inlet Hook Road and continuing along Rich Inlet shoreline. A copy of the DCM Map Viewer is attached.
7. The Project is located within the Ocean Erodible Area of Environmental Concern and part of the Project is located within the Inlet Hazard Area (“AEC”) and so any development within this AEC requires approval through a CAMA permit per G.S. § 113A-118.
8. The Project area is not subject to a pre-project (static) vegetation line, and so setbacks are measured landward from the vegetation line defined in 15A NCAC 7H .0305(5).
9. The measured 2020 erosion rates are shown on a DCM Map Viewer image and show the rates ranging from 5.3’/year to 11.5’/year at the tip of the island. The various shorelines mapped in this area are shown on an image from the DCM Map Viewer, a copy of which is attached as a stipulated exhibit.
10. Ground-level and aerial photography of the area of the Threatened Structures is attached as a Power Point Presentation stipulated exhibit.
11. Petitioners have obtained the affidavit of Kevin R. Bodge, Ph.D., a copy of which is attached as a stipulated exhibit. Staff note that it is a sworn affidavit but are not able to stipulate to the truth of Dr. Bodge’s statements. Dr. Bodge is a coastal engineer and his education includes a Ph.D. in Engineering Science & Mechanics (Coastal Engineering specialty), Master of Civil Engineering (Ocean Engineering specialty), and Bachelor of Science in Aerospace & Ocean Engineering. (Bodge Aff., at ¶ 3.)

12. Dr. Bodge's affidavit states that the Threatened Properties are subject to cyclical patterns of erosion and accretion associated with the changes to the location and orientation of Rich Inlet. (See Bodge Aff., at ¶ 10.) From approximately 2014 to 2022, the north end of Figure Eight Island experienced sand accretion and growth of stable vegetation. However, since 2022, the Threatened Properties have experienced rapid erosion due to "unfavorable" configuration of the Rich Inlet channel. (See Bodge Aff., at ¶ 12.)

13. As explained in the Affidavit of Kevin R. Bodge, Ph.D., "[t]he cause of the current severe beach erosion along the north end of F8I . . . is (1) the temporarily degraded condition of the beach platform owing to the 'unfavorable' configuration of Rich Inlet from about 2021 to 2024, which did not have time to recover after the inlet returned to a more 'favorable' location by mid-2025, and (2) the acute impacts of sustained high water levels and seas from multiple storms that occurred from late September through mid-October 2025 (including effects from two offshore hurricanes Humberto & Imelda, and at least two nor'easters)." (Bodge Aff., at 14.)

14. The first sandbag permits were issued to 16 Comber Road (Rayfield) and 4 Inlet Hook (Taylor) on October 9, 2001. In 2003, the Commission granted a variance to the owners of 15 lots (9 Comber Rd. to 8 Inlet Hook Dr.) to allow them to install a larger sandbag structure that was no more than 10' above MHW and a width no more than 40' wide. A copy of the Commission's 2003 Variance Order is attached

15. In 2004, the Commission granted a variance to the owner of 6 Comber Rd. (Harazin) to allow for a sandbag revetment installation along a vacant lot at the time located at 7 Comber Road that was adjacent to the petitioner's property (CRC-VR-03-19) that had an existing sandbag revetment to protect their existing single-family residence.

16. New sandbag revetments were recently installed through CAMA General Permits authorized by DCM Field Staff on all the sites in early and late 2025, which were through accelerated erosion determinations by DCM Director Miller, except for 7 Inlet Hook (Hobbs) that the existing on-site septic system was deemed imminently threatened by DCM Field Staff. These sandbag revetments were conditioned to be constructed along the existing erosion escarpment at the time and as landward as feasible. After completion of the installation of the sandbag revetments, the North Carolina coastal area experienced substantial storm events in the fall of 2025 that caused further erosion on the landward side of the recently installed sandbag revetments of these properties. Until the erosion events in October 2025, most of previously existing sandbags have been covered with dunes and vegetation due to natural accretion and nourishment events since approximately 2015.

17. The proposed sandbag structure project ("Project") which Petitioners seek to be 40' base x 12' mean sea level (MSL) high.

18. Based on the proposed site plan, the proposed sandbag structure alignment would be located above normal high water (NHW) and waterward of the existing erosion escarpment, which would be within the footprint of the recently installed sandbag revetments.

19. In 2003, the General Assembly enacted G.S. § 113A-115.1, a hardened structures ban, which generally bans permanent erosion structures on the oceanfront, with some limited exceptions. The parties are aware that the HOA looked at the potential of a terminal groin on the north end of the island at one point after terminal groins were allowed by law, but a terminal groin has not been pursued by the HOA.

20. The Commission also had (and has) rules limiting erosion control structures on the oceanfront prior to the legislative action, including 7H .0308(b)(1)(B). The Commission's rules allow for the use of "temporary erosion control structures" made of sandbags at 7H .0308(b)(1).

21. Figure Eight Island does not have a pre-project vegetation line or static line on the island. Consequently, Figure Eight Island has not needed a Static Line Exception approval from the Commission.

22. Through communication with the HOA's representative David Kellam, he indicated the following:

-The HOA has a permit (No. 6-01) for dredging Nixon Channel which results in approximately 250,000 cubic yards of beach compatible material annually which they are planning to dredge in November of 2026 and place in the area of the variance request.

-The HOA is actively engaged working with the Corps for a supplement EIS for the Rich Inlet long term management plan including a 30-year nourishment permit similar to what the HOA has done for Mason Inlet. For these projects, they are working with Foth/Olsen Engineering, Davey Resource Group and TI Coastal.

-The HOA, through its consultants, continues to do monitoring of the beach.

-The HOA is not actively pursuing a terminal groin at this time.

A copy of Mr. Kellam's email is attached.

23. Beginning in or about December 2026, infill of eroded shoreline in and around the Threatened Properties is planned using dredging deposits obtained pursuant to Nixon Channel navigational dredging permits issued to the Figure 8 Beach HOA, including NC CRC Permit No. 6-01, U.S. Army Corps of Engineers Action Id. No. SAW 2000-00710, and NC DWR Project No. 2000 1199. That dredging project is expected to deposit 120 cubic yards of sand per linear foot of the Threatened Properties' oceanfront property lines. The Figure 8 Beach HOA is also in discussions with the U.S. Army Corps of Engineers for a longer-term dredging project that would utilize adaptive dredge management to place sand dredged from Rich Inlet on the north end of Figure Eight Island, where the Threatened Properties are located. (See Bodge Aff., at ¶ 22.)

24. Based on observations by DCM Wilmington Field Staff site visits at the sites starting on January 21, 2025, the erosion escarpment ranged from 18' to 69' to the existing buildings and septic system in the area of 7, 8 and 9 Inlet Hook. During a site visit on 2/5/2025 the erosion escarpment ranged from 42' to 109' to the existing buildings in the area of 4, 5, 6 and 10 Inlet Hook with an

average loss of approximately 123' of shoreline since January 2023. During a site visit on March 12, 2025, the erosion escarpment ranged from 24' to 75' to the existing buildings in the area of 9 through 17 Comber Rd. with an average loss of approximately 98' of shoreline since January 2023. During a site visit on October 13, 2025, the erosion escarpment ranged from 27' to 66' to the existing buildings in the area of 5 through 8 Comber Rd. with a recent loss of 25' of shoreline between October 10 through October 12, 2025.

25. Several of the lots in the Project Area received determinations from DCM Director Miller that they were subject to "accelerated erosion" as that term is used in 15A NCAC 7H .0308(b)(2)(E). This determination allows sandbags to be placed before the usual trigger of the erosion scarp being 20' from a structure. This determination does not allow the use of sandbags for protection of vacant lots without structures as that would violate 15A NCAC 7H .0308(b)(2)(B).

26. Notice was provided of these CAMA permit applications to the non-Petitioner adjacent riparian owners (as Petitioners and HOA officers all had notice), including the owner of 4 Comber Road (owned by 4 Comber Rd, LLC) and the owner of 518 N. Beach Road (owned by Chris Veno). DCM did not receive any objections from these adjacent riparian owners.

27. DCM issued the following CAMA General Permits for the lots at issue:

<u>Names of Petitioners</u>	<u>Address</u>	<u>CAMA Permit Numbers</u>
<u>Robert B. Plybon & Mary E. Plybon</u>	<u>5 Comber Road</u>	<u>99270-D issued 10-17-25</u>
<u>Patrick Joseph Downes & Sue Ann Downes</u>	<u>6 Comber Road</u>	<u>99766-D issued 10-17-25</u>
<u>Coastal Distancing, LLC, a North Carolina limited liability company</u>	<u>7 Comber Road</u>	<u>99271-D issued 10-17-25</u>
<u>North End, LLC</u>	<u>8 Comber Road</u>	<u>99272-D issued 10-17-25</u>
<u>Nine Comber Road, LLC</u>	<u>9 Comber Road</u>	<u>99608-D issued 3-28-25</u> <u>99252-D issued 10-30-25</u>
<u>10 Comber Road, LLC, a Pennsylvania limited liability company</u>	<u>10 Comber Road</u>	<u>96655-D issued 3-28-25</u> <u>992232-D issued 10-30-25</u>
<u>Carol J. Farbolin as Trustee of the Carol J. Farbolin 2015 Trust (currently governed by a trust instrument dated 12/22/2021)</u>	<u>11 Comber Road</u>	<u>99607-D issued 3-28-25</u> <u>99231-D issued 10-30-25</u>
<u>James Gregory Nelson & Nancy Deyton Nelson</u>	<u>12 Comber Road</u>	<u>99421-D issued 12-19-25</u>
<u>Parbec, LLC</u>	<u>13 Comber Road</u>	<u>99636-D issued 3-28-25</u> <u>99236-D issued 10-30-25</u>

<u>Bill Cagney & Irene Cagney as Trustees of the Cagney Living Trust dated February 14, 2023</u>	<u>14 Comber Road</u>	<u>99656-D issued 3-28-25</u> <u>99227-D issued 10-30-25</u>
<u>Robert Zachery Tucker, Trustee of the Robert Zachery Revocable Trust dated March 22, 2024</u>	<u>15 Comber Road</u>	<u>99639-D issued 3-28-25</u> <u>99230-D issued 10-30-25</u>
<u>Figure 8 Pointe, LLC, a North Carolina limited liability company</u>	<u>16 Comber</u>	<u>99637-D issued 3-28-25</u> <u>99229-D issued 10-30-25</u>
<u>Gallan Holdings, LLC, a North Carolina limited liability company</u>	<u>17 Comber</u>	<u>99454-D issued 01-13-26</u>
<u>Alison Semenza</u>	<u>3 Inlet Hook</u>	<u>99453-D issued 01-13-26</u>
<u>28Pelicans, LLC, a North Carolina limited liability company</u>	<u>4 Inlet Hook</u>	<u>90996-D issued 03-10-25</u> <u>99220-D issued 10-30-25</u>
<u>Armstrong Family Beach, LLC, a North Carolina limited liability company</u>	<u>5 Inlet Hook</u>	<u>91992-D issued 02-19-25</u> <u>99221-D issued 10-30-25</u>
<u>Joy Reese</u>	<u>6 Inlet Hook</u>	<u>90991-D issued 2-20-25</u> <u>99222-D issued 10-30-25</u>
<u>Sand Dollar Ventures, LLC</u>	<u>7 Inlet Hook</u>	<u>91048-D issued 3-18-25</u> <u>99223-D issued 10-30-25</u>
<u>William O. Conn & Jane O. Conn</u>	<u>8 Inlet Hook Road</u>	<u>90981-D issued 01-23-25</u> <u>99224-D issued 10-30-25</u>
<u>Inlet Hook Holdings, LLC, a North Carolina limited liability company</u>	<u>9 Inlet Hook</u>	<u>91049-D issued 02-04-25</u> <u>99225-D issued 10-30-25</u>
<u>Courtney Disch Langford & Ransom Langford</u>	<u>10 Inlet Hook</u>	<u>90994-D issued 02-21-25</u> <u>99226-D issued 10-30-25</u>
<u>Figure “8” Beach Homeowners’ Association, Inc. (the “Figure 8 Beach HOA”)</u>	<u>Two HOA beach pathways</u>	<u>99283-D issued 10-17-25</u>

28. Petitioners seek variances from the Commission’s oceanfront erosion setback rules found in order to develop sandbag structures no larger than 12’ tall x 40’ wide (vs. 6’ x 20’ per 7H .0308(b)(2)(L)). For the two accessways a variance is also sought from 7H .0308(b)(2)(B) where there is no structure to be protected within the accessway area).

29. Petitioners stipulate that the proposed Project is inconsistent with the Commission’s rules from which they seek variances—specifically, 7H .0308(b)(2)(L) (sandbags size limitation).

30. As part of the variance process described at 15A NCAC 7J. 0701, Petitioners notified the non-petitioner adjacent riparian property owners, 4 Comber Road (owned by 4 Comber Rd, LLC) and 518 N. Beach Road (owned by Chris Veno), that they are seeking this variance. The Notices and certified mail receipts are attached as stipulated exhibits. DCM has not received any responses.

STIPULATED EXHIBITS:

1. Plat Map
2. Deeds
3. Secretary of State LLC Filings for LLC Petitioners
4. DCM Map Viewer images: current Inlet AEC, proposed Inlet AEC, erosion rates, erosion, shorelines.
5. Bodge Affidavit
6. 2003 Variance Order
7. Kellam Email
8. Permits issued fall of 2025
9. Notice of Variance Request
10. PowerPoint Presentation

PETITIONERS' and STAFF'S POSITIONS

To qualify for a variance, Petitioner must show all of the following:

- I. Will Unnecessary Hardships result from strict application of the rules, standards, or orders? If so, Petitioner must identify the unnecessary hardships.**

Petitioners' Position: Yes.

Petitioners will suffer unnecessary hardship from strict application of the Coastal Resources Commission's (the "Commission") temporary erosion control structures rules to the Petitioners' properties that are the subject of the present variance petitions (the "Threatened Properties").

Strict application of 15A N.C. Admin. Code 07H .0308(b)(2) (Temporary Erosion Control Structures) would cause unnecessary hardship. The rule limits base width to 20 feet and total height to 6 feet, which—given the ongoing erosion on the oceanfront shoreline of the north end of Figure Eight Island associated with changes to Rich Inlet and the accelerated erosion due to recent storms—does not provide adequate interim protection to the residential structures located at the Threatened Properties.

Petitioners' General Permit applications sought a 12' x 40' sandbag revetment spanning the length of the oceanfront side of Petitioners' property lines to connect with a similar proposed revetment, which would span from 5 Comber Road to 10 Inlet Hook Road. Adjacent owners were notified, and no objections were received. The N.C. Division of Coastal Management ("DCM") granted the General Permits under 07H .0308(b)(2)(L) and (A), but with conditions, prompting these variance requests. Without relief to allow a larger oceanfront alignment, the existing rule's 6' x 20' limit will not prevent severe damage or loss to the residential structures located at the Threatened Properties and adjacent residential structures, as well as adjacent beach pathways.

Consistent with CRC practice in Shoals Club (CRC VR 25 02) and Palm Cove (CRC-VR-22-04), where the Commission and staff recognized that strict application of the 6' x 20' limitation would cause hardship amid accelerated erosion and overtopping, the Threatened Properties faces an analogous—but site-specific—hardship.

Staff's Position: Yes.

As an initial matter, while Petitioners reference past variances issued by the Commission for larger sandbag structures at other locations, Staff understand variances are fact-specific and cases at other locations on different facts are not binding on the Commission.

The Commission's rules allow sandbags to be installed once on a property in order to protect existing structures while a community pursues a beach nourishment project, inlet relocation or stabilization project. (See 7H .0308(b)(2)(G)). In this case, the Lots are located on the north end of Figure Eight Island, a site which had seen erosion causing past sandbag permits and variances to be issued in the early-2000's. While there are no plans for a terminal groin at Rich's Inlet, the HOA is pursuing other long-term responses to erosion outlined in Mr. Kellam's email in the exhibits.

Staff acknowledge that in this case, a strict application of Commission rules 15A NCAC 7H .0308 (b)(2)(L) which limits sandbag structures to 6' x 20', could cause the Petitioners an unnecessary hardship where the permitted 6' x 20' sandbag structure could be overtopped allowing damage to the existing houses and road rights-of-way long enough for potential nourishment or realignment of the inlet channel. Staff agree that limiting sandbag structure to the usual 6' x 20' dimensions to protect the existing structures could cause Petitioners hardship.

II. Do the hardships result from conditions that are peculiar to the property, such as the location, size, or topography of the property? Explain.

Petitioners' Position: Yes.

The Threatened Properties are subject to conditions peculiar to their location relative to Rich Inlet, which is explained in depth in the attached Affidavit of Kevin R. Bodge, Ph.D. Many of the Threatened Properties lie within the current Inlet Hazard Area ("IHA") for Rich Inlet, which was established in 1979, and all the Threatened Properties are in the 2025 Proposed Inlet Hazard Area of Rich Inlet. Additionally, the Threatened Properties are located in an Ocean Erodible Area ("OEA"). Therefore, the Threatened Properties' locations in both an IHA and OEA distinguish them from the broader Figure Eight Island oceanfront shoreline and from many other oceanfront lots not located near the current and proposed IHA for Rich Inlet.

As the Commission acknowledged in Shoals Club and Palm Cove, extreme or accelerated, site-specific shoreline dynamics can constitute peculiar conditions that justify variance relief; the same rationale applies here, with the proximity of the Threatened Properties to Rich Inlet, within and OEA and the IHA of Rich Inlet, which is the primary peculiarity driving hardship.

Staff's Position: No.

As an initial matter, while Petitioners reference past variances issued by the Commission for larger sandbag structures at other locations, Staff understand variances are fact-specific and cases at other locations on different facts are not binding on the Commission.

Staff disagrees that Petitioners' hardships are caused by conditions peculiar to the subject properties simply due to their location within the current IHA (and the proposed future IHA), and also their location within the Ocean Erodible AEC. While that IHA designation is different from the lots in the middle of the island, that alone is not a condition peculiar to Petitioners' property causing Petitioners hardships.

The fact that all of the Petitioners' lots are in an AEC designated because of "their vulnerability to erosion or other adverse effects of sand, wind, and water" and the Commission's rules note that "the siting of development on and near these landforms shall be subject to the provisions in this Section in order to avoid their loss or damage. (See 7H .0301 and .0302).

III. Do the hardships result from actions taken by the petitioner? Explain.**Petitioners' Position: No.**

The hardship did not result from Petitioners' actions. Petitioners have undertaken no action to accelerate erosion and seek only temporary sandbag protection to safeguard real property while longer-term shoreline management measures are implemented and evaluated by stakeholders. For example, the Figure "8" Beach Homeowners' Association, Inc. (the "Figure 8 Beach HOA") plans to undertake a dredging project in December 2026-March 2027 that will place approximately 120 cubic yards of sand per linear foot of Petitioners' oceanfront property lines, which will be dredged from Nixon Channel. The Figure 8 Beach HOA is also in discussions with the U.S. Army Corps of Engineers for a larger dredging project that would utilize adaptive dredge management to place sand dredged from Rich Inlet on the north end of Figure Eight Island, where the Threatened Properties are located. This mirrors findings in Shoals Club and Palm Cove, where petitioners were not the cause of the accelerated erosion yet required relief to avoid disproportionate loss.

Staff's Position: No.

Staff believe that the cause of the primary hardships at this Site is the accelerated erosion which appears to come in cycles at this Site and common in ocean hazard and inlet areas (whether located within the Commission's 1979 IHA "box" or not). Staff agrees that the Petitioners' hardships have resulted primarily from this current period of accelerated erosion at the Site based on the channel location within Rich's Inlet.

IV. Is the requested variance (1) consistent with the spirit, purpose, and intent of the rules, standards, or orders, (2) will secure public safety and welfare; and (3) will preserve substantial justice? Explain.**Petitioners' Position: Yes.**

(1) The sandbag provisions in 07H .0308 are a carefully limited temporary exception to North Carolina's prohibition on permanent erosion control structures, meant to protect imminently threatened structures and infrastructure until relocation, nourishment, inlet work, or natural recovery occurs. Here, authorized 6' x 20' revetments are insufficient under the accelerated conditions, just as the Commission recognized for Shoals Club and Palm Cove. A 12' at mean sea level x 40' oceanfront revetment spanning the Threatened Properties' oceanfront property lines—tied into a continuous system across the most threatened reach of the north end of Figure Eight Island—implements the rule's temporary-protection purpose in the only practicable way that addresses overtopping and back-cutting observed with smaller revetments, and that prevents loss or damage to residential structures, as well as beach pathways.

(2) The variance will materially reduce risk to the Threatened Properties and adjacent structures. The proposed continuous sandbag revetment will preserve beach pathways and ensure that the beach is safely accessible. Field observations place the active escarpment between 10 feet and 30 feet from most of the residential structures existing at the Threatened Properties, reflecting a present threat to the structure and access to the beach. By bridging the current protection gaps

and matching the adjacent installations, the requested structure will stabilize the corridor during active erosion and high-water events, thereby securing public safety and welfare with minimal additional effect on public trust use in front of an area already constrained by erosion.

(3) It would be unjust and inequitable for the affected property owners to suffer damage or loss of their properties and infrastructure due to migration of an inlet that the property owners cannot control. The requested variance preserves substantial justice by affording the Threatened Properties (and the immediately adjoining corridor) the same effective, temporary level of protection that CRC has allowed in similarly exigent settings—larger bags and continuous alignments—until longer-term solutions can be advanced. This parity mirrors the CRC’s justice analysis in Shoals Club and Palm Cove. Additionally, the work will be in line with and function in concert with adjacent existing sandbags.

To ensure fidelity to the rules’ temporary purpose and to minimize impacts, Petitioners are willing to accept conditions substantively consistent with those recommended/considered in Palm Cove and Shoals Club, including removal obligations, if a long-term measure is implemented that addresses shoreline erosion in this corridor and alignment and tie-in with existing and concurrently permitted segments on adjacent lots to form a continuous, uniform face from 5 Comber Road to 10 Inlet Hook Road, minimizing flanking and scour at interface points; and maintenance of safe, reasonable passage seaward of the structure to the extent feasible under prevailing beach conditions and tides.

Staff’s Position: Yes.

The Commission’s rules set limitations for use of sandbags such as size limits and time limits which are sufficient in most cases and are intended as a shorter-term erosion response only until a long-term response to protecting structures can be implemented, balanced with impacts to the use of public trust areas and to the oceanfront habitat. Staff agree that in this case, the larger sandbag structures will better protect the existing structures during this new erosion cycle on the north end while the HOA pursues longer term erosion responses.

Staff agree that the variance would protect public safety and welfare where the larger bags might better protect the existing road rights-of-way, existing structures and the two beach accessways. Staff also agree that the variance would preserve substantial justice to allow the Petitioners and the HOA more time to find a longer-term solution for the threatened structures in this area, including continuing work on the responses outlined in the stipulated facts.

Petitioner's Petition Materials
(without initial proposed facts or duplicative exhibits)

Addendum to CAMA Variance Request Form

Petitioner: Alison Semenza

- 1) The name and location of the development as identified in the permit application:

3 Inlet Hook Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "3 Inlet Hook Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "3 Inlet Hook Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 3 Inlet Hook Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 95 linear feet, at the oceanfront property line of 3 Inlet Hook Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 3 Inlet Hook Road.

The site plan is included in the file named "3 Inlet Hook Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Alison Semenza, through her attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioner's counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Alison Semenza (3 Inlet Hook Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

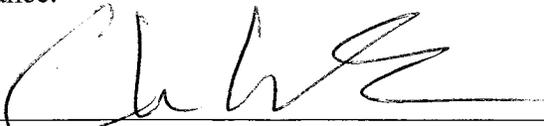
Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		January 14, 2026	
_____ Signature of Petitioner or Attorney		_____ Date	
Charles S. Baldwin, IV		cbaldwin@brookspierce.com	
_____ Printed Name of Petitioner or Attorney		_____ Email address of Petitioner or Attorney	
115 N. 3 rd St., Suite 301		(910) 444-2020	
_____ Mailing Address		_____ Telephone Number of Petitioner or Attorney	
Wilmington	NC	28401	(910) 444-2001
_____ City	_____ State	_____ Zip	_____ Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: 28Pelicans LLC

- 1) The name and location of the development as identified in the permit application:

4 Inlet Hook Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "4 Inlet Hook Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "4 Inlet Hook Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 4 Inlet Hook Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 95 linear feet, at the oceanfront property line of 4 Inlet Hook Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 4 Inlet Hook Road.

The site plan is included in the file named "4 Inlet Hook Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, 28Pelicans LLC, through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioner's counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **28Pelicans LLC (4 Inlet Hook Road)**COUNTY WHERE THE DEVELOPMENT IS PROPOSED **New Hanover County**

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

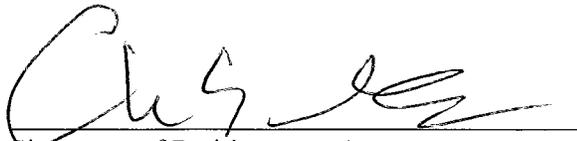
Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.



Signature of Petitioner or Attorney

January 13, 2026
Date

Charles S. Baldwin, IV
Printed Name of Petitioner or Attorney

cbaldwin@brookspierce.com
Email address of Petitioner or Attorney

115 N. 3rd St., Suite 301
Mailing Address

(910) 444-2020
Telephone Number of Petitioner or Attorney

Wilmington NC 28401
City State Zip

(910) 444-2001
Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

Contact Information for Attorney General's Office:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By Fax:

(252) 247-3330

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Email:

Check DCM website for the email
address of the current DCM Director
www.nccoastalmanagement.net

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Robert B. Plybon & Mary E. Plybon

- 1) The name and location of the development as identified in the permit application:
5 Comber Road, Wilmington, N.C. 28411
- 2) A copy of the permit decision for the development in question:
See file named "5 Comber Road CAMA Permit".
- 3) A copy of the deed to the property on which the proposed development would be located:
See file named "5 Comber Road Deed".
- 4) A complete description of the proposed development including site plan:
Petitioners respectfully request that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 5 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 5 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 5 Comber Road.
The site plan is included in the file named "5 Comber Road Site Plan".
- 5) A stipulation that the proposed development is inconsistent with the rule at issue:
Petitioners, Robert B. Plybon & Mary E. Plybon, through their attorney, Charles S. Baldwin, IV, stipulate for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).
- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):
See file named "5 Comber Road Notice to 4 Comber Road".
- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:
There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover

County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Robert B. Plybon & Mary E. Plybon (5 Comber Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

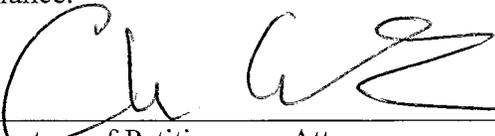
Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		January 14, 2026	
_____ Signature of Petitioner or Attorney		_____ Date	
Charles S. Baldwin, IV		cbaldwin@brookspierce.com	
_____ Printed Name of Petitioner or Attorney		_____ Email address of Petitioner or Attorney	
115 N. 3 rd St., Suite 301		(910) 444-2020	
_____ Mailing Address		_____ Telephone Number of Petitioner or Attorney	
Wilmington	NC	28401	(910) 444-2001
_____ City	_____ State	_____ Zip	_____ Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Armstrong Family Beach, LLC

- 1) The name and location of the development as identified in the permit application:

5 Inlet Hook Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "5 Inlet Hook Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "5 Inlet Hook Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 5 Inlet Hook Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 5 Inlet Hook Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 5 Inlet Hook Road.

The site plan is included in the file named "5 Inlet Hook Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Armstrong Family Beach, LLC, through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioner's counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Armstrong Family Beach, LLC (5 Inlet Hook Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

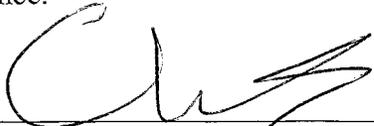
Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		January 14, 2026	
_____ Signature of Petitioner or Attorney		_____ Date	
Charles S. Baldwin, IV		cbaldwin@brookspierce.com	
_____ Printed Name of Petitioner or Attorney		_____ Email address of Petitioner or Attorney	
115 N. 3 rd St., Suite 301		(910) 444-2020	
_____ Mailing Address		_____ Telephone Number of Petitioner or Attorney	
Wilmington	NC	28401	(910) 444-2001
_____ City	_____ State	_____ Zip	_____ Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Patrick Joseph Downes & Sue Ann Downes

- 1) The name and location of the development as identified in the permit application:

6 Comber Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "6 Comber Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "6 Comber Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioners respectfully request that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 6 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 6 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 6 Comber Road.

The site plan is included in the file named "6 Comber Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioners, Patrick Joseph Downes & Sue Ann Downes, through their attorney, Charles S. Baldwin, IV, stipulate for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Patrick Joseph Downes & Sue Ann Downes (6 Comber Road)**COUNTY WHERE THE DEVELOPMENT IS PROPOSED **New Hanover County**

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

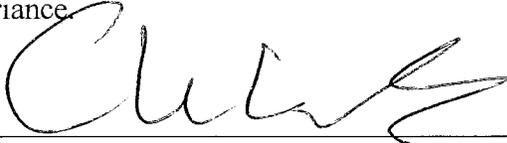
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For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
- X A copy of the deed to the property on which the proposed development would be located;
- X A complete description of the proposed development including a site plan;
- X A stipulation that the proposed development is inconsistent with the rule at issue;
- X Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- X Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- X A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- X This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.



Signature of Petitioner or Attorney

January 14, 2026

Date

Charles S. Baldwin, IV

Printed Name of Petitioner or Attorney

cbaldwin@brookspierce.com

Email address of Petitioner or Attorney

115 N. 3rd St., Suite 301

Mailing Address

(910) 444-2020

Telephone Number of Petitioner or Attorney

Wilmington

City

NC

State

28401

Zip

(910) 444-2001

Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
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Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Joy Reese

- 1) The name and location of the development as identified in the permit application:

6 Inlet Hook Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "6 Inlet Hook Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "6 Inlet Hook Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 6 Inlet Hook Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 95 linear feet, at the oceanfront property line of 6 Inlet Hook Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 6 Inlet Hook Road.

The site plan is included in the file named "6 Inlet Hook Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Joy Reese, through her attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioner's counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Joy Reese (6 Inlet Hook Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
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Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

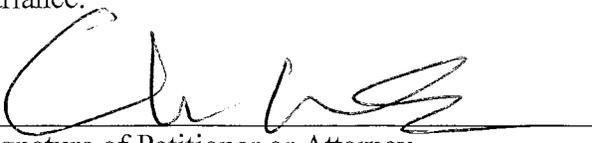
Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
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- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		<u>January 14, 2026</u>	
Signature of Petitioner or Attorney		Date	
<u>Charles S. Baldwin, IV</u>		<u>cbaldwin@brookspierce.com</u>	
Printed Name of Petitioner or Attorney		Email address of Petitioner or Attorney	
<u>115 N. 3rd St., Suite 301</u>		<u>(910) 444-2020</u>	
Mailing Address		Telephone Number of Petitioner or Attorney	
<u>Wilmington</u>	<u>NC</u>	<u>28401</u>	<u>(910) 444-2001</u>
City	State	Zip	Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Coastal Distancing, LLC

- 1) The name and location of the development as identified in the permit application:
7 Comber Road, Wilmington, N.C. 28411
- 2) A copy of the permit decision for the development in question:
See file named "7 Comber Road CAMA Permit".
- 3) A copy of the deed to the property on which the proposed development would be located:
See file named "7 Comber Road Deed".
- 4) A complete description of the proposed development including site plan:
Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 7 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 7 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 7 Comber Road.
The site plan is included in the file named "7 Comber Road Site Plan".
- 5) A stipulation that the proposed development is inconsistent with the rule at issue:
Petitioner, Coastal Distancing, LLC, through its attorney, Charles S. Baldwin, IV, stipulate for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).
- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):
The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Coastal Distancing, LLC (7 Comber Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		January 14, 2026	
_____ Signature of Petitioner or Attorney		_____ Date	
_____ Charles S. Baldwin, IV		_____ cbaldwin@brookspierce.com	
_____ Printed Name of Petitioner or Attorney		_____ Email address of Petitioner or Attorney	
_____ 115 N. 3 rd St., Suite 301		_____ (910) 444-2020	
_____ Mailing Address		_____ Telephone Number of Petitioner or Attorney	
_____ Wilmington	_____ NC	_____ 28401	_____ (910) 444-2001
_____ City	_____ State	_____ Zip	_____ Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

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By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Sand Dollar Ventures, LLC

- 1) The name and location of the development as identified in the permit application:

7 Inlet Hook Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "7 Inlet Hook Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "7 Inlet Hook Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 7 Inlet Hook Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 95 linear feet, at the oceanfront property line of 7 Inlet Hook Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 7 Inlet Hook Road.

The site plan is included in the file named "7 Inlet Hook Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Sand Dollar Ventures, LLC, through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioner's counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Sand Dollar Ventures, LLC (7 Inlet Hook Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

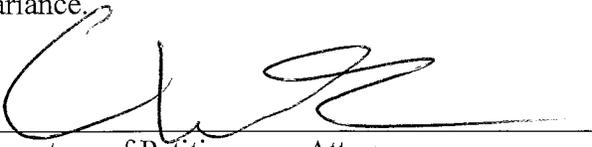
Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		January 14, 2026	
Signature of Petitioner or Attorney		Date	
Charles S. Baldwin, IV		cbaldwin@brookspierce.com	
Printed Name of Petitioner or Attorney		Email address of Petitioner or Attorney	
115 N. 3 rd St., Suite 301		(910) 444-2020	
Mailing Address		Telephone Number of Petitioner or Attorney	
Wilmington	NC	28401	(910) 444-2001
City	State	Zip	Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

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By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: North End, LLC

- 1) The name and location of the development as identified in the permit application:
8 Comber Road, Wilmington, N.C. 28411
- 2) A copy of the permit decision for the development in question:
See file named "8 Comber Road CAMA Permit".
- 3) A copy of the deed to the property on which the proposed development would be located:
See file named "8 Comber Road Deed".
- 4) A complete description of the proposed development including site plan:
Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 8 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 8 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 8 Comber Road.
The site plan is included in the file named "8 Comber Road Site Plan".
- 5) A stipulation that the proposed development is inconsistent with the rule at issue:
Petitioner, North End, LLC, through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).
- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):
The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **North End, LLC (8 Comber Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

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- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

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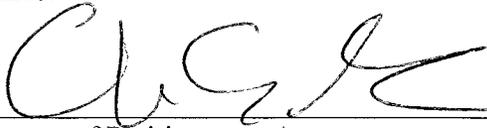
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For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
- X A copy of the deed to the property on which the proposed development would be located;
- X A complete description of the proposed development including a site plan;
- X A stipulation that the proposed development is inconsistent with the rule at issue;
- X Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- X Petitioner’s written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- X A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- X This form completed, dated, and signed by the Petitioner or Petitioner’s Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.



Signature of Petitioner or Attorney

January 14, 2026

Date

Charles S. Baldwin, IV

Printed Name of Petitioner or Attorney

cbaldwin@brookspierce.com

Email address of Petitioner or Attorney

115 N. 3rd St., Suite 301

Mailing Address

(910) 444-2020

Telephone Number of Petitioner or Attorney

Wilmington

NC

28401

City

State

Zip

(910) 444-2001

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DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

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Revised: July 2014

Addendum to CAMA Variance Request Form

Petitioners: William O. Conn & Jane O. Conn

- 1) The name and location of the development as identified in the permit application:

8 Inlet Hook Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "8 Inlet Hook Road CAMA Permit".

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See file named "8 Inlet Hook Road Deed".

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Petitioners respectfully request that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 8 Inlet Hook Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 100 linear feet, at the oceanfront property line of 8 Inlet Hook Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 8 Inlet Hook Road.

The site plan is included in the file named "8 Inlet Hook Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioners, William O. Conn & Jane O. Conn, through their attorney, Charles S. Baldwin, IV, stipulate for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

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- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

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CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **William O. Conn & Jane O. Conn (8 Inlet Hook Road)**COUNTY WHERE THE DEVELOPMENT IS PROPOSED **New Hanover County**

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

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Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

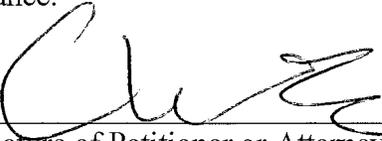
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For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
- X A copy of the deed to the property on which the proposed development would be located;
- X A complete description of the proposed development including a site plan;
- X A stipulation that the proposed development is inconsistent with the rule at issue;
- X Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- X Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- X A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- X This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		<u>January 14, 2026</u>	
Signature of Petitioner or Attorney		Date	
<u>Charles S. Baldwin, IV</u>		<u>cbaldwin@brookspierce.com</u>	
Printed Name of Petitioner or Attorney		Email address of Petitioner or Attorney	
<u>115 N. 3rd St., Suite 301</u>		<u>(910) 444-2020</u>	
Mailing Address		Telephone Number of Petitioner or Attorney	
<u>Wilmington</u>	<u>NC</u>	<u>28401</u>	<u>(910) 444-2001</u>
City	State	Zip	Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Nine Comber Road, LLC

- 1) The name and location of the development as identified in the permit application:
9 Comber Road, Wilmington, N.C. 28411
- 2) A copy of the permit decision for the development in question:
See file named "9 Comber Road CAMA Permit".
- 3) A copy of the deed to the property on which the proposed development would be located:
See file named "9 Comber Road Deed".
- 4) A complete description of the proposed development including site plan:
Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 9 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 9 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 9 Comber Road.
The site plan is included in the file named "9 Comber Road Site Plan".
- 5) A stipulation that the proposed development is inconsistent with the rule at issue:
Petitioner, Nine Comer Road, LLC, through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).
- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):
The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Nine Comber Road, LLC (9 Comber Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
- X A copy of the deed to the property on which the proposed development would be located;
- X A complete description of the proposed development including a site plan;
- X A stipulation that the proposed development is inconsistent with the rule at issue;
- X Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- X Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- X A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- X This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		January 14, 2026	
_____ Signature of Petitioner or Attorney		_____ Date	
Charles S. Baldwin, IV		cbaldwin@brookspierce.com	
_____ Printed Name of Petitioner or Attorney		_____ Email address of Petitioner or Attorney	
115 N. 3 rd St., Suite 301		(910) 444-2020	
_____ Mailing Address		_____ Telephone Number of Petitioner or Attorney	
Wilmington	NC	28401	(910) 444-2001
_____ City	_____ State	_____ Zip	_____ Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
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By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Inlet Hook Holdings, LLC

- 1) The name and location of the development as identified in the permit application:

9 Inlet Hook Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "9 Inlet Hook Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "9 Inlet Hook Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 9 Inlet Hook Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 110 linear feet, at the oceanfront property line of 9 Inlet Hook Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 9 Inlet Hook Road.

The site plan is included in the file named "9 Inlet Hook Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Inlet Hook Holdings LLC, through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioner's counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Inlet Hook Holdings, LLC (9 Inlet Hook Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

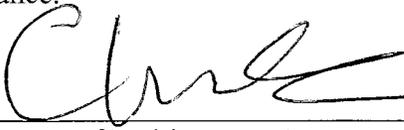
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For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
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**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.



Signature of Petitioner or Attorney

January 14, 2026

Date

Charles S. Baldwin, IV

Printed Name of Petitioner or Attorney

cbaldwin@brookspierce.com

Email address of Petitioner or Attorney

115 N. 3rd St., Suite 301

Mailing Address

(910) 444-2020

Telephone Number of Petitioner or Attorney

Wilmington

City

NC

State

28401

Zip

(910) 444-2001

Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

Contact Information for Attorney General's Office:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By Fax:

(252) 247-3330

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Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

By Fax:

(919) 716-6767

Revised: July 2014

Addendum to CAMA Variance Request Form

Petitioner: 10 Comber Road, LLC

- 1) The name and location of the development as identified in the permit application:

10 Comber Road, Wilmington, N.C. 28411
- 2) A copy of the permit decision for the development in question:

See file named "10 Comber Road CAMA Permit".
- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "10 Comber Road Deed".
- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 10 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 10 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 10 Comber Road.

The site plan is included in the file named "10 Comber Road Site Plan".
- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, 10 Comber Road, LLC, through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).
- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **10 Comber Road, LLC (10 Comber Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

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VARIANCE CRITERIA

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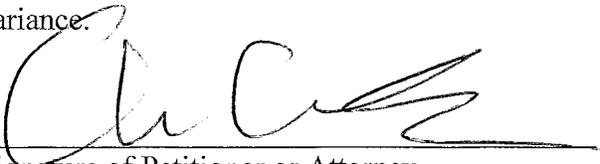
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For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
- X A copy of the deed to the property on which the proposed development would be located;
- X A complete description of the proposed development including a site plan;
- X A stipulation that the proposed development is inconsistent with the rule at issue;
- X Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- X Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- X A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- X This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		<u>January 14, 2026</u>	
Signature of Petitioner or Attorney		Date	
<u>Charles S. Baldwin, IV</u>		<u>cbaldwin@brookspierce.com</u>	
Printed Name of Petitioner or Attorney		Email address of Petitioner or Attorney	
<u>115 N. 3rd St., Suite 301</u>		<u>(910) 444-2020</u>	
Mailing Address		Telephone Number of Petitioner or Attorney	
<u>Wilmington</u>	<u>NC</u>	<u>28401</u>	<u>(910) 444-2001</u>
City	State	Zip	Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
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Check DCM website for the email address of the current DCM Director
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By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioners: Courtney Disch Langford and Ransom Langford

- 1) The name and location of the development as identified in the permit application:

10 Inlet Hook Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "10 Inlet Hook Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "10 Inlet Hook Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioners respectfully request that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 10 Inlet Hook Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 10 Inlet Hook Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 10 Inlet Hook Road.

The site plan is included in the file named "10 Inlet Hook Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioners, Courtney and Ransom Langford, through their attorney, Charles S. Baldwin, IV, stipulate for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

See file named "10 Inlet Hook Road Notice to 518 Beach Rd N".

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioner's counsel reached out to Christine Bouffard, New Hanover

County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____

PETITIONER'S NAME **Ransom Langford & Courtney Disch Langford
(10 Inlet Hook Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

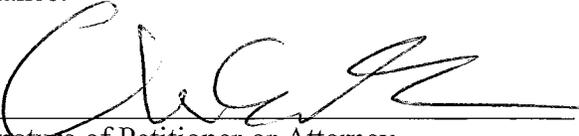
Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
- X A copy of the deed to the property on which the proposed development would be located;
- X A complete description of the proposed development including a site plan;
- X A stipulation that the proposed development is inconsistent with the rule at issue;
- X Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- X Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- X A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- X This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		January 14, 2026	
Signature of Petitioner or Attorney		Date	
Charles S. Baldwin, IV		cbaldwin@brookspierce.com	
Printed Name of Petitioner or Attorney		Email address of Petitioner or Attorney	
115 N. 3 rd St., Suite 301		(910) 444-2020	
Mailing Address		Telephone Number of Petitioner or Attorney	
Wilmington	NC	28401	(910) 444-2001
City	State	Zip	Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Carol J. Farbolin as Trustee of the Carol J. Farbolin 2015 Trust

- 1) The name and location of the development as identified in the permit application:

11 Comber Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "11 Comber Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "11 Comber Road Deeds".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 11 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 11 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 11 Comber Road.

The site plan is included in the file named "11 Comber Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Carol J. Farbolin as Trustee of the Carol J. Farbolin 2015 Trust, through her attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____

PETITIONER'S NAME **Carol J. Farbolin as Trustee of the Carol J. Farbolin 2015 Trust (11 Comber Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED **New Hanover County**

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

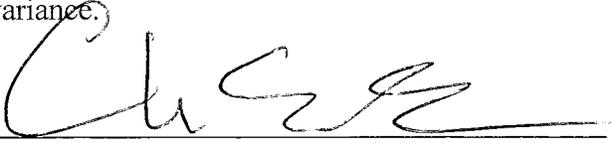
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For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
- X A copy of the deed to the property on which the proposed development would be located;
- X A complete description of the proposed development including a site plan;
- X A stipulation that the proposed development is inconsistent with the rule at issue;
- X Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- X Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- X A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- X This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.)

		<u>January 14, 2026</u>	
Signature of Petitioner or Attorney		Date	
<u>Charles S. Baldwin, IV</u>		<u>cbaldwin@brookspierce.com</u>	
Printed Name of Petitioner or Attorney		Email address of Petitioner or Attorney	
<u>115 N. 3rd St., Suite 301</u>		<u>(910) 444-2020</u>	
Mailing Address		Telephone Number of Petitioner or Attorney	
<u>Wilmington</u>	<u>NC</u>	<u>28401</u>	<u>(910) 444-2001</u>
City	State	Zip	Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: James Gregory Nelson & Nancy Deyton Nelson

- 1) The name and location of the development as identified in the permit application:

12 Comber Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "12 Comber Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "12 Comber Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioners respectfully request that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 12 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 12 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 12 Comber Road.

The site plan is included in the file named "12 Comber Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioners, James Gregory Nelson & Nancy Deyton Nelson, through their attorney, Charles S. Baldwin, IV, stipulate for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____

PETITIONER'S NAME **James Gregory Nelson & Nancy Deyton Nelson
(12 Comber Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
- X A copy of the deed to the property on which the proposed development would be located;
- X A complete description of the proposed development including a site plan;
- X A stipulation that the proposed development is inconsistent with the rule at issue;
- X Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- X Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- X A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- X This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.



Signature of Petitioner or Attorney

January 14, 2026

Date

Charles S. Baldwin, IV

Printed Name of Petitioner or Attorney

cbaldwin@brookspierce.com

Email address of Petitioner or Attorney

115 N. 3rd St., Suite 301

Mailing Address

(910) 444-2020

Telephone Number of Petitioner or Attorney

Wilmington

NC

28401

City

State

Zip

(910) 444-2001

Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

Contact Information for Attorney General's Office:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By Fax:

(252) 247-3330

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Parbec, LLC

- 1) The name and location of the development as identified in the permit application:

13 Comber Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "13 Comber Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "13 Comber Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 13 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 13 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 13 Comber Road.

The site plan is included in the file named "13 Comber Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Parbec, LLC, through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Parbec, LLC (13 Comber Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

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VARIANCE CRITERIA

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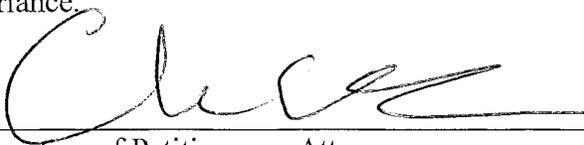
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For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
- X A copy of the deed to the property on which the proposed development would be located;
- X A complete description of the proposed development including a site plan;
- X A stipulation that the proposed development is inconsistent with the rule at issue;
- X Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- X Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- X A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- X This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		January 14, 2026	
Signature of Petitioner or Attorney		Date	
Charles S. Baldwin, IV		cbaldwin@brookspierce.com	
Printed Name of Petitioner or Attorney		Email address of Petitioner or Attorney	
115 N. 3 rd St., Suite 301		(910) 444-2020	
Mailing Address		Telephone Number of Petitioner or Attorney	
Wilmington	NC	28401	(910) 444-2001
City	State	Zip	Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

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Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Bill & Irene Cagney as Trustees of the Cagney Living Trust

- 1) The name and location of the development as identified in the permit application:

14 Comber Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "14 Comber Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "14 Comber Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 14 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 14 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 14 Comber Road.

The site plan is included in the file named "14 Comber Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioners, Bill & Irene Cagney as Trustees of the Cagney Living Trust, through their attorney, Charles S. Baldwin, IV, stipulate for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____

PETITIONER'S NAME **Bill & Irene Cagney as Trustees of the Cagney Living Trust dated February 14, 2023 (14 Comber Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

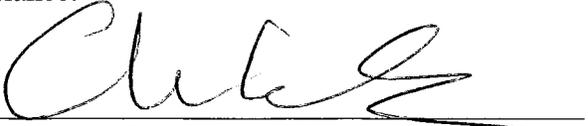
Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		<u>January 14, 2026</u>	
Signature of Petitioner or Attorney		Date	
<u>Charles S. Baldwin, IV</u>		<u>cbaldwin@brookspierce.com</u>	
Printed Name of Petitioner or Attorney		Email address of Petitioner or Attorney	
<u>115 N. 3rd St., Suite 301</u>		<u>(910) 444-2020</u>	
Mailing Address		Telephone Number of Petitioner or Attorney	
<u>Wilmington</u>	<u>NC</u>	<u>28401</u>	<u>(910) 444-2001</u>
City	State	Zip	Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Robert Zachery Tucker, Trustee of the Robert Zachery Revocable Trust

- 1) The name and location of the development as identified in the permit application:

15 Comber Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "15 Comber Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "15 Comber Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 15 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 15 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 15 Comber Road.

The site plan is included in the file named "15 Comber Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Robert Zachery Tucker, Trustee of the Robert Zachery Revocable Trust, through his attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____

PETITIONER'S NAME **Robert Zachery Tucker, Trustee of the Robert Zachery Revocable Trust dated March 22, 2024 (15 Comber Rd)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		January 14, 2026	
_____ Signature of Petitioner or Attorney		_____ Date	
Charles S. Baldwin, IV		cbaldwin@brookspierce.com	
_____ Printed Name of Petitioner or Attorney		_____ Email address of Petitioner or Attorney	
115 N. 3 rd St., Suite 301		(910) 444-2020	
_____ Mailing Address		_____ Telephone Number of Petitioner or Attorney	
Wilmington	NC	28401	(910) 444-2001
_____ City	_____ State	_____ Zip	_____ Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

Addendum to CAMA Variance Request Form

Petitioner: Figure 8 Pointe, LLC

- 1) The name and location of the development as identified in the permit application:

16 Comber Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "16 Comber Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "16 Comber Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 16 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 16 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 16 Comber Road.

The site plan is included in the file named "16 Comber Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Figure 8 Pointe, LLC, through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Figure 8 Pointe, LLC (16 Comber Road)**COUNTY WHERE THE DEVELOPMENT IS PROPOSED **New Hanover County**

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

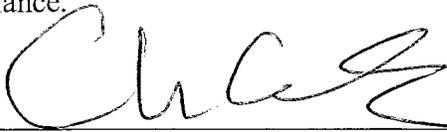
Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- X The name and location of the development as identified on the permit application;
- X A copy of the permit decision for the development in question;
- X A copy of the deed to the property on which the proposed development would be located;
- X A complete description of the proposed development including a site plan;
- X A stipulation that the proposed development is inconsistent with the rule at issue;
- X Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- X Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- X A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- X This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.



Signature of Petitioner or Attorney

January 14, 2026

Date

Charles S. Baldwin, IV

Printed Name of Petitioner or Attorney

cbaldwin@brookspierce.com

Email address of Petitioner or Attorney

115 N. 3rd St., Suite 301

Mailing Address

(910) 444-2020

Telephone Number of Petitioner or Attorney

Wilmington

City

NC

State

28401

Zip

(910) 444-2001

Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received by** the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

Contact Information for Attorney General's Office:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By Fax:

(252) 247-3330

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Email:

Check DCM website for the email
address of the current DCM Director
www.nccoastalmanagement.net

By Fax:

(919) 716-6767

Revised: July 2014

Addendum to CAMA Variance Request Form

Petitioner: Gallan Holdings, LLC

- 1) The name and location of the development as identified in the permit application:

17 Comber Road, Wilmington, N.C. 28411

- 2) A copy of the permit decision for the development in question:

See file named "17 Comber Road CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "17 Comber Road Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for 17 Comber Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 90 linear feet, at the oceanfront property line of 17 Comber Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect the residential structure located at 17 Comber Road.

The site plan is included in the file named "17 Comber Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Gallan Holdings, LLC, through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioner's counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____PETITIONER'S NAME **Gallan Holdings, LLC (17 Comber Rd)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance



January 14, 2026

Signature of Petitioner or Attorney

Date

Charles S. Baldwin, IV

cbaldwin@brookspierce.com

Printed Name of Petitioner or Attorney

Email address of Petitioner or Attorney

115 N. 3rd St., Suite 301

(910) 444-2020

Mailing Address

Telephone Number of Petitioner or Attorney

Wilmington

NC

28401

(910) 444-2001

City

State

Zip

Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

Contact Information for Attorney General's Office:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By Fax:

(252) 247-3330

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

By Fax:

(919) 716-6767

Revised: July 2014

Addendum to CAMA Variance Request Form

Petitioner: Figure "8" Beach Homeowners Association, Inc.

- 1) The name and location of the development as identified in the permit application:

HOA oceanfront property within the project limits of 5 Comber Road and 10 Inlet Hook Road, Wilmington, NC 28411, including two beach pathways located between 8 Comber Road & 9 Comber Road and between 17 Comber Road & 3 Inlet Hook Road

- 2) A copy of the permit decision for the development in question:

See file named "8-9 Comber Road Pathway CAMA Permit".

- 3) A copy of the deed to the property on which the proposed development would be located:

See file named "Figure 8 Beach HOA, Inc. Deed".

- 4) A complete description of the proposed development including site plan:

Petitioner respectfully requests that the Commission grant a variance from 15A N.C. Admin. Code 07H .0308(b)(2)(L) to authorize, for the HOA oceanfront property/beach pathways between 8 Comber Road & 9 Comber Road and between 17 Comber Road & 3 Inlet Hook Road, the following temporary erosion control structure: a 12-foot high (at mean sea level) by 40-foot base width sandbag revetment, approximately 20 linear feet per pathway, at the oceanfront property line of the beach pathways within the project limits of 5 Comber Road and 10 Inlet Hook Road, positioned to tie into adjacent installations to create a continuous oceanfront face within the endangered corridor, in order to protect access to the beach provided by the pathways.

The site plan is included in the file named "8-9 Comber Road Pathway Site Plan" and "17 Comber Road Site Plan".

- 5) A stipulation that the proposed development is inconsistent with the rule at issue:

Petitioner, Figure "8" Beach Homeowners Association, Inc., through its attorney, Charles S. Baldwin, IV, stipulates for the purposes of this proceeding that the proposed development that is the subject of the variance petition is inconsistent with Coastal Resources Commission Rules 15A N.C. Admin. Code 07H .0308(b)(2)(L).

- 6) Proof that notice was sent to adjacent owners and objectors, as required by 15A N.C. Admin. Code 07J.0701(c)(7):

The adjacent riparian property owners are Petitioners in a related, parallel proceeding, and as such are aware of the instant Petition.

- 7) Proof that a variance was sought from the local government per 15A N.C. Admin. Code 07J.0701(a), if applicable:

There are no applicable local requirements that would require a variance from New Hanover County. Petitioners' counsel reached out to Christine Bouffard, New Hanover County Zoning Compliance Officer, who confirmed that there is no county regulation from which relief may be sought in connection with the placement of sandbags as erosion control devices.

- 8) Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria:

See file named "Petitioners' Joint Positions on Variance Criteria".

- 9) A draft set of proposed stipulated facts and stipulated exhibits:

See file named "Petitioners' Proposed Stipulated Facts and Exhibits".

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____

PETITIONER'S NAME **Figure "8" Beach Homeowners' Association, Inc.
(Oceanfront HOA Property/Beach Pathways within
Project Area of 5 Comber Road to 10 Inlet Hook Road)**

COUNTY WHERE THE DEVELOPMENT IS PROPOSED New Hanover County

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: **www.nccoastalmanagement.net**

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

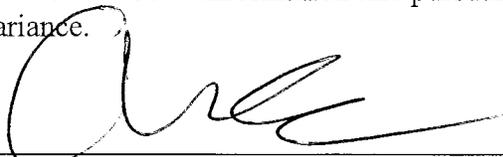
Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- The name and location of the development as identified on the permit application;
- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

		January 14, 2026
_____ Signature of Petitioner or Attorney		_____ Date
Charles S. Baldwin, IV		cbaldwin@brookspierce.com
_____ Printed Name of Petitioner or Attorney		_____ Email address of Petitioner or Attorney
115 N. 3 rd St., Suite 301		(910) 444-2020
_____ Mailing Address		_____ Telephone Number of Petitioner or Attorney
Wilmington	NC	28401
_____ City	_____ State	_____ Zip
		(910) 444-2001
		_____ Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:

(252) 247-3330

By Email:

Check DCM website for the email address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:

Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:

Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:

(919) 716-6767

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HAVE ADOPTED THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND PRIVATE USE AS NOTED. I (WE) ALSO CERTIFY THAT THE LAND SHOWN ON THIS PLAT FALLS WITHIN THE SUBDIVISION JURISDICTION OF NEW HANOVER COUNTY.

DATE 12/28/77 OWNER CONTINENTAL ILLINOIS REALTY BY RICHARD S. ROBINSON, ASSISTANT SECRETARY

CERTIFICATE OF APPROVAL OF SEWAGE DISPOSAL SYSTEM I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN SECTION EIGHTEEN BLOCK B FIGURE EIGHT ISLAND SUBDIVISION IS APPROVED BY THIS DEPARTMENT.

DATE 12/28/77

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE NEW HANOVER COUNTY BOARD OF COMMISSIONERS PROVIDED THAT THIS PLAT IS RECORDED WITHIN NINETY (90) DAYS OF FINAL APPROVAL

DATE 7/17/78 CLAUD O. SHIELDS, JR., CHAIRMAN

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WILMINGTON-NEW HANOVER PLANNING COMMISSION HEREBY APPROVES THE FINAL PLAT OF SECTION EIGHTEEN BLOCK B FOR THE FIGURE EIGHT ISLAND SUBDIVISION.

DATE 12/28/77 CHAIRMAN, PLANNING COMMISSION

I, FERD F. HOBBS, CERTIFY THAT THIS MAP WAS COMPUTED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE MEAN HIGH WATER LINE AND OTHER CONTROL POINTS AS SHOWN. ERROR OF CLOSURE AS CALCULATED BY COMPUTER EXCEEDS 1 IN 10,000 AND IS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESSED MY HAND AND SEAL THIS 10th DAY OF November 1977.



FERD F. HOBBS, R.L.S. REG. NO. 1782 6112 ST. GILES ST. RALEIGH, N.C. 27612

WAKE COUNTY PERSONALLY APPEARED BEFORE ME, FERD F. HOBBS, WHO BEING DULY SWORN SAYS THAT THE CERTIFICATION SHOWN IS TRUE AND CORRECT. THIS 10th DAY OF November 1977. MY COMMISSION EXPIRES October 1, 1980



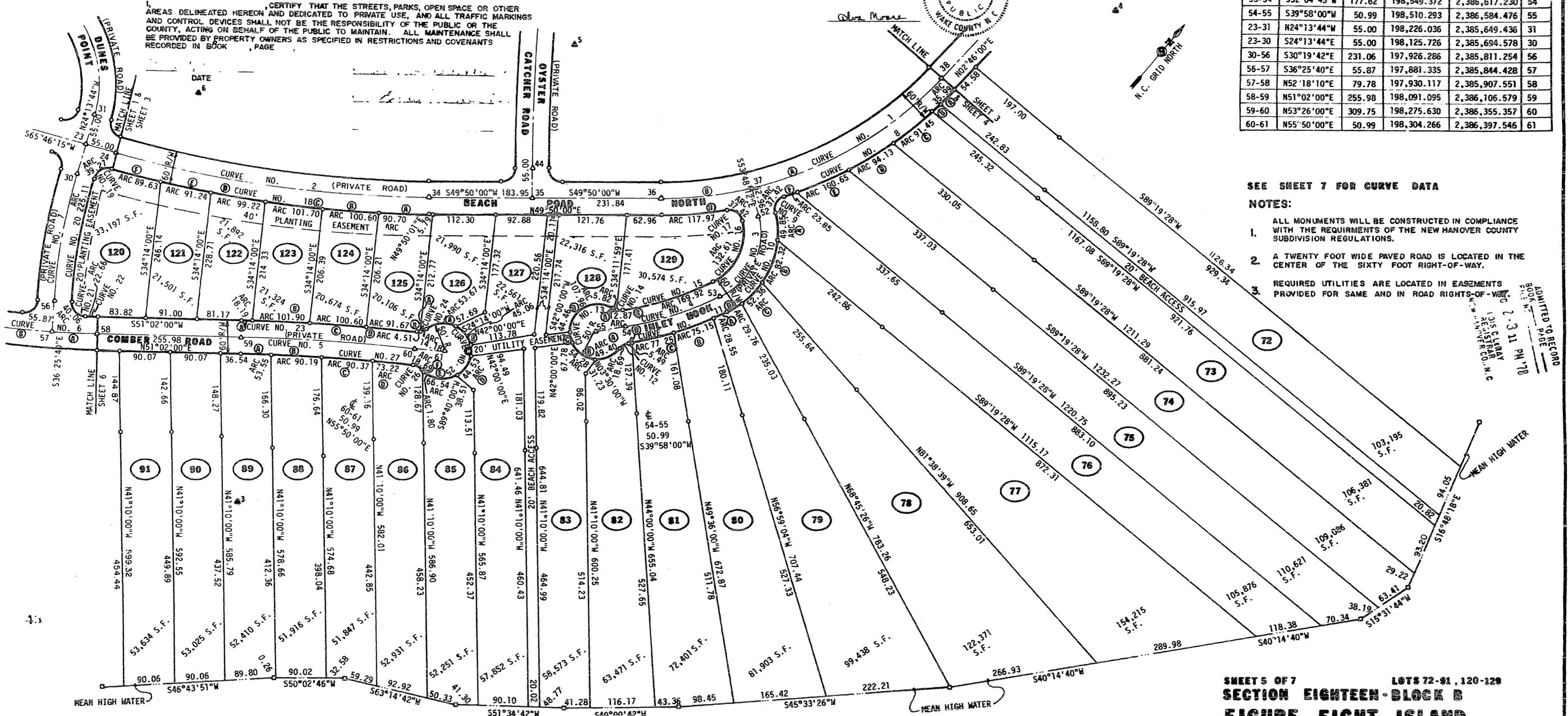
THE FOREGOING CERTIFICATE OF NOTARY PUBLIC OF WAKE COUNTY IS CERTIFIED TO BE CORRECT THIS 2 DAY OF August 1978

LOIS C. LERAY, REGISTER OF DEEDS BY Debra J. Clark, Deputy

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS NEW HANOVER COUNTY: FILED FOR REGISTRATION ON THE 2 DAY OF August 1978 AT 9:11 AM/PM AND DULY RECORDED IN MAP BOOK 28 AT PAGE 89

Table with 5 columns: POINTS, BEARING, DISTANCE, NORTH, EAST, POINT. Lists coordinates for points 23-61.

CERTIFY THAT THE STREETS, PARKS, OPEN SPACE OR OTHER AREAS DELINEATED HEREON AND DEDICATED TO PRIVATE USE, AND ALL TRAFFIC MARKINGS AND CONTROL DEVICES SHALL NOT BE THE RESPONSIBILITY OF THE PUBLIC OR THE COUNTY, ACTING ON BEHALF OF THE PUBLIC TO MAINTAIN. ALL MAINTENANCE SHALL BE PROVIDED BY PROPERTY OWNERS AS SPECIFIED IN RESTRICTIONS AND COVENANTS RECORDED IN BOOK PAGE



SEE SHEET 7 FOR CURVE DATA

NOTES:

- 1. ALL MONUMENTS WILL BE CONSTRUCTED IN COMPLIANCE WITH THE REQUIREMENTS OF THE NEW HANOVER COUNTY SUBDIVISION REGULATIONS.
2. A TWENTY FOOT WIDE PAVED ROAD IS LOCATED IN THE CENTER OF THE SIXTY FOOT RIGHT-OF-WAY.
3. REQUIRED UTILITIES ARE LOCATED IN EASEMENTS PROVIDED FOR SAME AND IN ROAD RIGHTS-OF-WAY.

ADMITTED TO RECORD BOOK 28 PAGE 89 2-3-11 PM '78 LOIS C. LERAY REGISTER OF DEEDS WAKE COUNTY, N.C.

SHEET 5 OF 7 SECTION EIGHTEEN - BLOCK B FIGURE EIGHT ISLAND NEW HANOVER CO. HARNETT TOWNSHIP N.C.

OWNER CONTINENTAL ILLINOIS REALTY LOS ANGELES, CA.

DEVELOPER FIGURE EIGHT DEVELOPMENT, INC. WILMINGTON, N.C.

SURVEYED BY PRECISE CONTROL, INC. RALEIGH, N.C.

SCALE 1" = 100'

NOVEMBER 10, 1977

CONTROL MONUMENT GRID COORDINATES table with columns for Monument, North, and East.

- LEGEND: EXISTING IRON PIPE, NEW 2" CONCRETE MONUMENTS, CONTROL MONUMENTS, ROAD CENTERLINE P.C. & P.T. MONUMENTATION, POINT ON MEAN HIGH WATER LOCATED BY SURVEY MAY, 1977

NOTE: ALL LOTS ARE SUBJECT TO A 30 FT. MINIMUM SETBACK LINE AT THE STREET AND A 15 FT. MINIMUM SIDE YARD SETBACK AND 25 FT. MINIMUM BACK YARD SETBACK.



Figure 8 Island – properties owned by LLCs 1/13/2026

28Pelicans LLC (4 Inlet Hook Rd.)	Current/Active
Armstrong Family Beach, LLC (5 Inlet Hook Rd.)	Current/Active
Sand Dollar Ventures, LLC (7 Inlet Hook Rd.)	Administratively Dissolved 12/19/2025 (Annual Report)
Inlet Hook Holdings LLC (9 Inlet Hook Rd.)	Current/Active
Coastal Distancing, LLC (7 Comber Rd.)	Current/Active
North End, LLC (8 Comber Rd.)	Administratively Dissolved 6/15/2021 (Annual Report)
Nine Comber Road, LLC (9 Comber Rd.)	Current/Active
10 Comber Road, LLC (10 Comber Rd.)	Revoked 12/12/2025 (Annual Report)
ParBec, LLC (13 Comber Rd.)	Current/Active
Figure 8 Pointe, LLC (16 Comber Rd.)	Current/Active
Gallan Holdings, LLC (17 Comber Rd.)	Current/Active

3
20
0

BK: RB 6788

PG: 203-206

RECORDED:
07-17-2025

01:18:15 PM

BY: SAMANTHA SPEAKER
DEPUTY



2025018455

NEW HANOVER COUNTY, NC

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

NORTH CAROLINA SPECIAL WARRANTY DEED

PREPARED BY: ADRIAN J. DAVIS, ATTORNEY

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$0.00

Tax ID #

Parcel Identifier No. R03811-002-006-000

Verified by

County on the _____ day of _____

by

Mail after recording to Alison Semenza, 3 Inlet Hook, Wilmington, North Carolina 28411

This instrument was prepared by Adrian J. Davis, Attorney, (without examination of title)
5101 Dunlea Ct, Ste 202, Wilmington, NC 28405

Brief Description for the index

Lot 83 Figure Eight

THIS DEED made the _____ day of October, 2024 by and between

GRANTOR

George P. King

GRANTEE

Alison Semenza f/k/a Alison King
3 Inlet Hook
Wilmington, North Carolina 28411

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in City of Wilmington, New Hanover County, North Carolina and more particularly described as follows:

~~BEING ALL of Lot 83, Block B, Section 18, Figure Eight Island Subdivision, as the same is shown on a map entitled, "Figure Eight Island", recorded in Map Book 18, page 89 of the New Hanover County Registry, reference to which is hereby made for a more particular description of said property.~~

WHEREAS the purpose of this conveyance is to sever the tenancy by the entirety in the property described herein under N.C.G.S. §39-13.3 (c) and to vest sole title in the name of the Grantee and allow the Grantee henceforth to convey and encumber said property or any portion thereof without the consent or joinder of the Grantor.

This conveyance is made pursuant to a Separation Agreement and Property Settlement Agreement executed by Alison Semenza f/k/a Alison King and George P. King on or about the 12th day of August, 2024 and is intended to dissolve the joint ownership in the above-described property and to vest title to said property solely in the Grantee pursuant to N.C.G.S. §50-20 *et seq*

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5779, Page 240, New Hanover County Registry.

A map showing the above described property is recorded in Plat Book 18, Page 89, New Hanover County Registry.

All or a portion of the property herein conveyed does include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions set forth below.

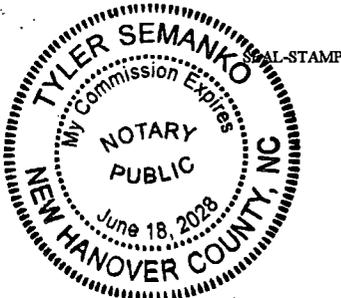
1. Ad valorem taxes for 2024 and subsequent years.
2. Easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, this day and year first above written.

By: _____
 _____ President

USE BLACK INK ONLY

 George P. King (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)



Use Black Ink Only

NORTH CAROLINA, _____ County.

I, Tyler Semanko a Notary Public of New Hanover County, North Carolina, certify that George P. King Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18 day of October, 2024.

My commission expires: June 18th, 2028

 Notary Public Tyler Semanko

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By: _____ Deputy/Assistant-Register of Deeds.

MORGHAN GETTY
COLLINS
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
 Filed For Registration: 07/17/2025 01:18:15 PM
 Book: RB 6788 Page: 203-206
 4 PGS \$26.00
 Real Property \$26.00
 Recorder: SAMANTHA SPEAKER
 Document No: 2025018455

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

BK: RB 6714

PG: 2349 - 2351

2024015807

NC FEE \$26.00

RECORDED:

06/28/2024

12:38:33 PM

BY: ANDREA CRESWELL

ASSISTANT

NEW HANOVER COUNTY,

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

EXTX \$0.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No.: R03811-002-007-000

Mail after recording to: 28Pelicans, LLC, 1733 Futch Creek Road, Wilmington, NC 28411

This instrument prepared by: Aaron D. Lindquist, Coastal Legal Counsel, 1904 Eastwood Road, Suite 316, Wilmington, NC 28403, a licensed North Carolina attorney.

Brief Description from the Index: LOT 82, BL B, Sec 18, Figure Eight

THIS DEED made this 11th day of June, 2024, by and between

GRANTOR	GRANTEE
Bryan Stephany and April Rieger Stephany, husband and wife 1733 Futch Creek Road Wilmington, NC 28411	28Pelicans, LLC, a North Carolina Limited Liability Company 1733 Futch Creek Road Wilmington, NC 28411

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in City of Wilmington, New Hanover County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 6709, Page 591, New Hanover County Registry.

A map showing the above described property is recorded in Plat Book 18, Page 89, and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes, not yet due and payable;
2. Matters shown of record on Plat Book 18 at Page 89;
3. Any other restrictions of record and any amendments thereto;
4. All applicable zoning and land use ordinances, statutes, and regulations; and
5. All other valid and enforceable easements, restrictions, and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



 Bryan Stephany



 April Rieger Stephany

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Maribel Landa-Urcino, Notary Public, do hereby certify that Bryan Stephany and April Rieger Stephany personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 26th day of June, 2024.



 Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: Nov. 10, 2026

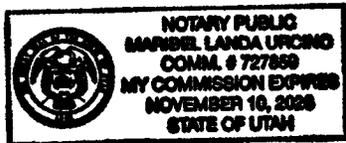


Exhibit "A"

BEING all of Lot 82, Block B, Section 18, Figure Eight Island as per map thereof recorded in Map Book 18 at Page 89, New Hanover County Registry, to which map reference is made for a more particular description.

TOGETHER WITH a right-of-way in common with others over, through or upon streets and walks shown on the above referenced map, and any all existing streets and walks providing access to this tract.

Tax Parcel Number: R03811-002-007-000

Property Address: 4 Inlet Hook Road, Wilmington, NC 28411

2053 139
0774

12
635
RETURNED TO

This instrument prepared by W. A. Raney, Jr., Attorney at Law, Post Office Box 1049, Wilmington, North Carolina 28402.

NEW HANOVER COUNTY NC 07/01/96

Parcel #R03815-001-021-000

\$635.00

NORTH CAROLINA
NEW HANOVER COUNTY



Real Estate
Excise Tax

WARRANTY DEED

DATE: June 21st, 1996

000216

GRANTORS: ROCHELLE T. GRUBB, Widow, Individually and as Executrix Under the Will of Robert L. Grubb, Jr.; ROBERT GORDON GRUBB and wife, SALLIE JONES GRUBB; GEORGE THOMASON GRUBB (Unmarried); and WILLIAM CLAY GRUBB and wife, DEIDRE GROGAN GRUBB

GRANTEES: ROBERT B. PLYBON and wife, MARY E. PLYBON

ADDRESS: 5116 Hedrick Drive
Greensboro, NC 27410

W I T N E S S E T H:

THAT WHEREAS, Robert L. Grubb, Jr. died in Davidson County, North Carolina on October 16, 1995 seized and possessed of the real property described hereinbelow; and

WHEREAS, the Last Will and Testament of Robert L. Grubb, Jr. was duly probated and recorded in File No. 95-E-800, office of the Clerk of Superior Court for Davidson County, and therein named Rochelle T. Grubb as Executrix and authorized the Executrix to determine a pecuniary amount from the estate to be distributed first to the spouse of Robert L. Grubb, Jr. (Rochelle T. Grubb) with the remainder to his children; and

WHEREAS, the first publication of the general notice to creditors as provided for in G.S. 28A-14-1 occurred on November 4, 1995, a time within two years after the death of Robert L. Grubb, Jr.; and

WHEREAS, Rochelle T. Grubb joins in the execution of this Warranty Deed in her capacity as Executrix under the Last Will and Testament of Robert L. Grubb, Jr.; and

WHEREAS, Sallie Jones Grubb and Deidre Grogan Grubb join in the execution of this Warranty Deed to release their marital interests in the property.

NOW, THEREFORE, the Grantors, in consideration of the sum of TEN DOLLARS and other good and valuable considerations, the receipt of which is acknowledged, have and by these presents do hereby grant, bargain, sell and convey unto the Grantees, their heirs and assigns, the lot or parcel of real property situated in Harnett Township, New Hanover County, North Carolina, described as follows:

BEING all of Lot 96, Block B, Section 18, Figure Eight Island as per map thereof recorded in Map Book 18 at Page 90, New Hanover County Registry, to which map reference is made for a more particular description.

TOGETHER WITH a right-of-way in common with others over, through or upon streets and walks shown on the above referenced map, and any and all existing streets and walks providing access to this tract.

TO HAVE AND TO HOLD the above described lot or parcel of real property, together with all privileges and appurtenances thereunto belonging, unto the Grantees, their heirs and assigns, in fee simple forever, subject to the following: ad valorem taxes for 1996 and subsequent years; utilities easements and restrictive covenants of record, if any; and all applicable zoning and land use ordinances, statutes and regulations.

AND the Grantors, Rochelle T. Grubb, Robert Gordon Grubb, George Thomason Grubb and William Clay Grubb, for themselves, their heirs and assigns, covenant to and with the Grantees, their heirs and assigns, that the said named Grantors are seized of the premises in fee and have the right to convey the same in fee simple; that the same is free and clear from all encumbrances, except as set forth herein; and that the said named Grantors do hereby and will forever WARRANT and DEFEND the title to the same against the lawful claims of all persons whomsoever.

AND the Grantor, Rochelle T. Grubb, as Executrix under the Last Will and Testament of Robert L. Grubb, Jr., deceased, joins in the execution of this Deed to convey such title as she is able to convey in that capacity.

IN TESTIMONY WHEREOF the Grantors have hereunto set their hands and seals the day and year first above written.

RECORDED AND VERIFIED
 MARY SUE OOTS
 REGISTER OF DEEDS
 NEW HANOVER CO. NC
 '96 JUL 1 PM 3 43

Rochelle T. Grubb (SEAL)
 Rochelle T. Grubb, individually and as
 Executrix under the Will of Robert L.
 Grubb, Jr.

Robert Gordon Grubb (SEAL)
 Robert Gordon Grubb

Sallie Jones Grubb (SEAL)
 Sallie Jones Grubb

George Thomason Grubb
 George Thomason Grubb



William Clay Grubb (SEAL)
 William Clay Grubb

Deidre Grogan Grubb (SEAL)
 Deidre Grogan Grubb

NORTH CAROLINA
-DAVIDSON COUNTY

Mecklenburg I, Mary Haggerty, a Notary Public, do hereby certify that ROCHELLE T. GRUBB, individually and as Executrix under the Will of Robert L. Grubb, Jr., Deceased, personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes set forth therein.

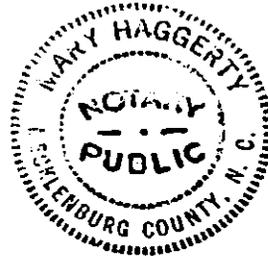
WITNESS my hand and notarial seal, this 26th day of June, 1996.

Mary Haggerty
Notary Public

My Commission Expires:

5/1/99

(SEAL)



NORTH CAROLINA
-WAKE COUNTY

Mecklenburg I, Mary Haggerty, a Notary Public, do hereby certify that ROBERT GORDON GRUBB and wife, SALLIE JONES GRUBB personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes set forth therein.

WITNESS my hand and notarial seal, this 27th day of June, 1996.

Mary Haggerty
Notary Public

My Commission Expires:

5/1/99

(SEAL)



CALIFORNIA
Los Angeles COUNTY

I, Thanoo Sungsavana, a Notary Public, do hereby certify that GEORGE THOMASON GRUBB, Unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes set forth therein.

WITNESS my hand and notarial seal, this 21st day of June, 1996.

Thanoo Sungsavana
Notary Public

My Commission Expires:

Jan. 15, 1998

(SEAL)



NORTH CAROLINA
MECKLENBURG COUNTY

I, Mary Haggerty, a Notary Public, do hereby certify that WILLIAM CLAY GRUBB and wife, DEIDRE GROGAN GRUBB personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes set forth therein.

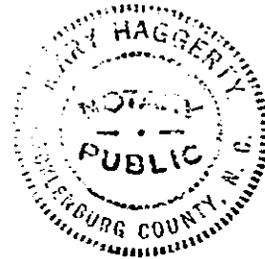
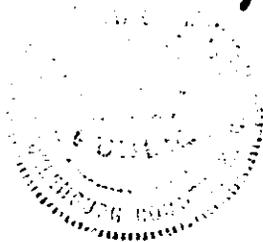
WITNESS my hand and notarial seal, this 25th day of June, 1996.

Mary Haggerty
Notary Public

My Commission Expires:

5/1/99

(SEAL)



STATE OF NORTH CAROLINA
New Hanover County

The Foregoing / Annexed Certificate(s) of
MARY Haggerty and
Thanoo Sungsavana

Notary (Notaries) Public is/ are certified to be correct.

This the 1 day of July, 1996

Patricia Barnes
Deputy/Assistant

BK: RB 6220

PG: 871 - 873

RECORDED:

06/05/2019

01:54:37 PM

BY: ANDREA CRESWELL

ASSISTANT

2019016654

NEW HANOVER COUNTY,

TAMMY THEUSCH BEASLEY

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$4200.00

ELECTRONICALLY RECORDED

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

REVENUE STAMPS: \$4,200.00

GENERAL WARRANTY DEED

Tax Parcel ID # R03811-002-008-000

Mail After Recording To: Armstrong Family Beach, LLC
 (Grantee's Address) 2709 Thorngrove Court Suite 2
 Fayetteville, NC 28303

DRAWN BY: CALDER LAW, PLLC

1410 Commonwealth Drive, #205, Wilmington, NC 28403

RETURNED TO: REAVES LAW, PLLC - File 19 LHR 4447

P. O. Box 53187, Fayetteville, NC 28305

DRAWN WITHOUT OPINION ON TITLE

Grantor's Address: 4 Inlet Hook Road, Wilmington, NC 28411

Brief Description: Lot 81, Block B, Sec. 18, Figure Eight Island

N/A If checked, the property includes the primary residence
 of at least one of the Grantors, otherwise, note as N/A. (per NC
 GS § 105-317.2)

This Deed, made and entered into this, the 29th day of May,
 2019, by and between #5 Inlet Hook NCR, LLC, a North Carolina
 limited liability company, the GRANTOR herein; and Armstrong
 Family Beach, LLC, a North Carolina Limited Liability Company, the
 GRANTEE herein.

W I T N E S S E T H:

That the Grantor, for and in the consideration of the sum of
 One Dollar and other valuable consideration, the receipt of which
 is hereby acknowledged, has and by these presents, does grant,
 bargain, sell and convey unto the Grantees in fee simple, that
 real estate located in the County of New Hanover, State of North
 Carolina, more particularly described as follows:

Being that tract located at 5 Inlet Hook Road in Wilmington, New Hanover County, NC having Tax Parcel ID Number R03811-002-008-000; described in instrument recorded in Book 4764, Page 453 in the said New Hanover County Registry, as the same being more particularly described in that Exhibit A attached hereto and incorporated herein by reference.

To have and to hold the aforesaid lot or parcel, together with all privileges and appurtenances thereto, heretofore belonging to the Grantee in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: ad valorem taxes for the year 2019 (which have been prorated through the date of settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

In witness whereof, the Grantor(s) have hereunto set their hands and seals this the day and year first above written.

#5 Inlet Hook NCR, LLC

BY: Ralph C. Taylor, Jr.

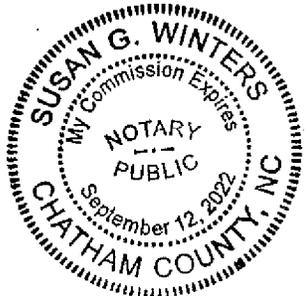
ITS: Manager

STATE OF NORTH CAROLINA

COUNTY OF Chatham

I, a Notary Public of the County and State aforesaid, certify that Ralph C. Taylor, Jr., Manager for #5 Inlet Hook NCR, LLC, a North Carolina limited liability company, personally appeared before me this day, having been identified by a driver's license or other photographic identification, and acknowledged the voluntary execution of the foregoing instrument for the purposes contained therein and in the capacity indicated.

Witness my hand and official stamp or seal, this the 29 day of May, 2019.



Susan G. Winters
Notary Public

Printed Name: Susan G. Winters

My Commission Expires: 9.12.2022

EXHIBIT A
LEGAL DESCRIPTION DEED
#5 Inlet Hook NCR, LLC
TO
Armstrong Family Beach, LLC

That real estate located in the County of New Hanover, State of North Carolina, more particularly described as follows:

All of Lot 81 in Figure Eight Island Subdivision, Section 18, Block B, as the same is shown on maps recorded in Map Book 18 at Page 86 through 90, at Page 89, in the New Hanover County Registry, TOGETHER WITH AND SUBJECT TO all of the rights, covenants, easements, conditions and restrictions contained in the declaration recorded in Book 5012 at Page 74 and following pages in said Registry, and all amendments and supplements thereto, and being the same lands described in the deed recorded in Book 4764, Page 453 in said Registry, and having the Tax Parcel Identification Number R03811-002-008-000.

Together with a right of way in common with others over, through, or upon the streets and walks shown on the above referenced maps, and any and all existing streets and walks providing access to, or otherwise benefiting, this lot.

3-26
6200 R/S

BK: RB 6419
PG: 2609-2612
RECORDED:
03-04-2021
02:50:02 PM
BY: STEPHANIE PEREZ
DEPUTY



2021010728
NEW HANOVER COUNTY, NC
TAMMY THEUSCH PIVER
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$6200.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$6,200.00

Parcel Identifier No. R03815-001-022-000 Verified by _____ County on the _____ day of _____, 20____

By: _____

RETURN TO

SIEGEL & RHODENHISER

Mail/Box to: Grantee

This instrument was prepared by: William G. Burgin, III (w/out title examination)

Brief description for the Index: Lot 95, Block B, Section 18, Figure Eight Island (6 Comber Road)

THIS DEED made this 3rd day of March, 2021, by and between

GRANTOR

GRANTEE

**MARK R. CRAIG, Successor Trustee of the.
JASIE S. BARRINGER REVOCABLE TRUST
u/a/d December 13, 2012, as amended
(the "Trust")**

**PATRICK JOSEPH DOWNES and
wife, SUE ANN DOWNES**

AND

**MARK R. CRAIG, Executor of the Estate of
Jasie Shelton Barringer
(21 E 320, New Hanover County Clerk of Court)
(the "Estate")**

**Property Address:
6 Comber Road
Wilmington, NC 28411-9230**

Address:
1620 Fairfax Road
Greensboro, NC 27407

Mailing Address:
1950 Old Gallows Road, Suite 520
Vienna, VA 22182

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Wilmington, Harnett Township, New Hanover County, North Carolina and more particularly described as follows:

BEING in the County of New Hanover and State of North Carolina, and being described as follows:

All of Lot 95 in Block B of Section 18 in Figure Eight Island Subdivision, as the same is shown on that map recorded in Map Book 18, Page 86-90 in the New Hanover County Registry, TOGETHER WITH AND SUBJECT TO all of the rights, covenants, easements, conditions and restrictions contained in the declaration recorded in Book 789 beginning at Page 358 and following pages in said Registry, and all amendments and supplements thereto, and also together with a non-exclusive right of way over the streets and walks on the plat and all other streets and walks providing access to this lot, and being the same lands described or intended to be described in the deed recorded in Book 2881, Page 1031 in said Registry, and having the Tax Parcel Identification Number R03815-001-022-000.

Together with a right of way in common with others over, through, or upon the streets and walks shown on the above referenced maps, and any and all existing streets and walks providing access to, or otherwise benefiting, this lot.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5810 page 1867
All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 18 page 86-90.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Restrictions, easements, rights of way of record, if any, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Mark R. Craig

(SEAL)

Mark. R. Craig, Successor Trustee of the Trust

Mark R. Craig

(SEAL)

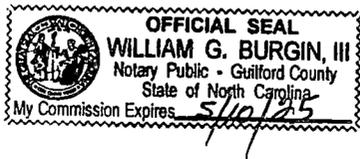
Mark R. Craig, Executor of the Estate

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Mark R. Craig, Successor Trustee of the Trust and Mark R. Craig, Executor of the Estate personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this March 3 day of March 3, 2021.

My Commission Expires: 5/10/25
(Affix Seal)

William G. Burgin, III
William G. Burgin, III Notary Public
Notary's Printed or Typed Name



TAMMY THEUSCH
PIVER
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
 Filed For Registration: 03/04/2021 02:50:02 PM
 Book: RB 6419 Page: 2609-2612
 4 PGS \$6,226.00
 Real Property \$26.00
 Excise Tax \$6,200.00
 Recorder: STEPHANIE PEREZ
 Document No: 2021010728

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

BK: RB 6580
PG: 1049 - 1051

RECORDED:

07/15/2022

02:31:51 PM

BY: ANDREA CRESWELL

ASSISTANT

2022026207

NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

STATE OF NORTH CAROLINA

QUITCLAIM DEED

COUNTY OF NEW HANOVER

NO TITLE EXAMINATION PERFORMED BY PREPARER

PREPARED BY & RETURNED TO: SIEGEL & RHODENHISER, PLLC (ATTORNEYS)

PARCEL # R03811-002-009-000

NO REVENUE STAMPS

THIS QUITCLAIM DEED, made this 25 day of June, 2022, by **TED REESE, and wife, JOY NOEBEL REESE**, of 1504 N. PARK AVENUE, INDIANAPOLIS, IN 46202, GRANTOR, to **TED REESE and wife, JOY NOEBEL REESE**, of 1504 N. PARK AVENUE, INDIANAPOLIS, IN 46202, GRANTEE;

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars to him in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey and forever quitclaim unto the Grantees and their heirs and/or successors and assigns all of Grantor's right, title, claim, and interest of the Grantor in and to a certain tract or parcel of land lying and being in NEW HANOVER County, State of North Carolina, and more particularly described as follows:

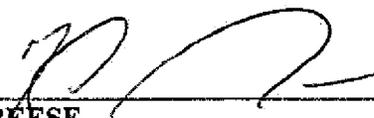
ALL OF LOT 80 IN FIGURE EIGHT ISLAND SUBDIVISION, SECTION 18, BLOCK B, AS THE SAME IS SHOWN ON MAPS RECORDED IN MAP BOOK 18 AT PAGES 86 THROUGH 90 IN THE NEW HANOVER COUNTY REGISTRY, TOGETHER WITH AND SUBJECT TO ALL OF THE RIGHTS, COVENANTS, EASMENTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION RECORDED IN BOOK 1135 AT PAGE 954 AND FOLLOWING PAGES IN SAID REGISTRY, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, AND ALSO TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY PROVIDING ACCESS TO THIS LOT, AND BEING THE SAME LANDS DESCRIBED OR INTENDED TO BE DESCRIBED IN THE DEED RECORDED IN BOOK 2650 AT PAGE 427 IN SAID REGISTRY, AND HAVING THE TAX PARCEL IDENTIFICATION NUMBER R03811-002-009-000.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to them, the Grantees and their heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of Grantor or anyone claiming by, through, or under him.

Submitted electronically by "Siegel & Rhodenhiser"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

The Designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

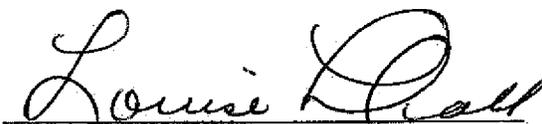
 (SEAL)
TED REESE

STATE OF Indiana
COUNTY OF Marion

I, Louise Duvall, a Notary Public of the State of Indiana and County of Marion, do hereby certify that **TED REESE** personally appeared before me this day and acknowledged due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 25th day of June, 2022.

My Commission Expires: 11/28/2023


Notary Public

(Notary Seal)

Louise Duvall
Notary Public, State of Indiana
My Commission Expires 11/28/2023

Joy Nobel Reese (SEAL)
JOY NOEBEL REESE

STATE OF Indiana

COUNTY OF Marion

I, Louise Duval, a Notary Public of the State of ^{Indiana}~~North Carolina~~ and County of Marion, do hereby certify that **JOY NOEBEL REESE** personally appeared before me this day and acknowledged due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 25th day of June, 2022.

My Commission Expires: 11/28/2023

Louise Duval
Notary Public

(Notary Seal)

Louise Duval
Notary Public, State of Indiana
My Commission Expires 11/28/2023

BK: RB 6446
PG: 62 - 63

RECORDED:

05/07/2021

11:04:01 AM

BY: KELLIE GILES

DEPUTY

2021023040

NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$4250.00

ELECTRONICALLY RECORDED

GENERAL WARRANTY DEED

REVENUE: \$ 4250.00

Prepared by & Return to: Collins & Collins Law Offices, PLLC

Grantor's Primary Residence
No

NORTH CAROLINA
 COUNTY OF **New Hanover**
 Parcel: R03815-001-023-000

THIS DEED made this 6th day of May, 2021, by and between **American Coastal Development, LLC, a North Carolina Limited Liability Company**, hereinafter called **GRANTORS**, and **Coastal Distancing, LLC, a North Carolina Limited Liability Company**, with a mailing address of 251 E. 61st Street New York, NY 10065, hereinafter called **GRANTEE**:

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **New Hanover County**, North Carolina and more particularly described as follows:

BEING ALL OF LOT 94, BLOCK B. SECTION 18, FIGURE EIGHT ISLAND AS PER MAP THEREOF RECORDED IN MAP BOOK 18 AT PAGES 89 & 90, NEW HANOVER COUNTY REGISTRY, TO WHICH MAP REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH A RIGHT OF WAY IN COMMON WITH THE OTHERS OVER, THROUGH OR UPON STREETS AND WALKS SHOWN ON THE ABOVE-REFERENCED MAP AND ANY AND ALL EXISTING STREET AND WALKS PROVIDING ACCESS TO THIS TRACT.

The property hereinabove described, was acquired by Grantor by instrument recorded in Book 6408, Page 1804, **New Hanover County** Registry, North Carolina.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

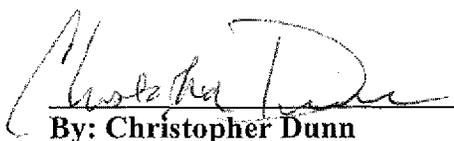
AND the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

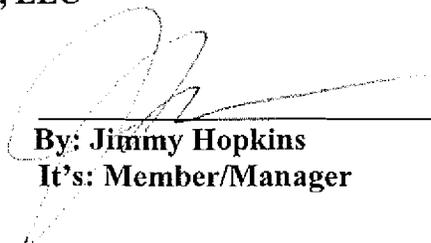
Restrictive covenants, easements and rights of way as may appear of record in the aforesaid Registry, ad valorem taxes and all applicable zoning and land use ordinances.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

AMERICAN COASTAL DEVELOPMENT, LLC



By: **Christopher Dunn**
It's: **Member/Manager** (SEAL)



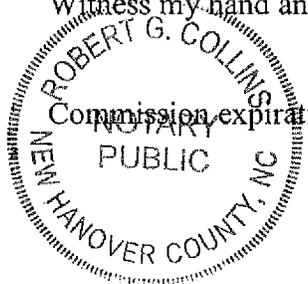
By: **Jimmy Hopkins**
It's: **Member/Manager** (SEAL)

State of North Carolina

County of New Hanover

I, Robert G Collins, **Notary Public**, certify that Christopher Dunn and Jimmy Hopkins personally came before me this day and acknowledged they are Member/Managers of **American Coastal Development, LLC**, and by that authority duly given to them and as the act of the company, the foregoing instrument was signed in its name by them.

Witness my hand and official seal, this the 6 day of May, 2021.



Commission expiration 9/19/25



Notary Public

A
26



2012003589

FOR REGISTRATION REGISTER OF DEED
JENNIFER H MACNEISH
NEW HANOVER COUNTY, NC
2012 FEB 06 11 25 59 AM
BK 5616 PG 164-168 FEE \$26 00

INSTRUMENT # 2012003589

THIS PAGE IS LEFT INTENTIONALLY BLANK AND IS
FOR RECORDING PURPOSES ONLY

HOBBS TO SAND DOLLAR VENTURES, LLC

PREPARED BY AND RETURN TO : DOUGLAS A. FOX

PREPARED BY AND RETURN TO YOW, FOX & MANNEN, PO BOX 479,
WILMINGTON, NC 28402

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

REVENUE STAMPS \$0 00

Tax ID No **R03811-002-010-000**

Preparer has been informed that this is not the primary residence of the Grantor

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED, made this 27th day of January, 2012, by **MICHAEL D. HOBBS, JR.** and wife, **VIRGINIA D. HOBBS**, of 2 Harris Glen, Atlanta, Georgia 30327, and **IAN M. HOBBS** and wife **DIANE D. HOBBS**, of 255 Main Street, New Canaan, CT 06480, **GRANTORS**, to **SAND DOLLAR VENTURES, LLC** of 2 Harris Glen, Atlanta GA 30327, **GRANTEE**,

WITNESSETH:

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in the County of NEW HANOVER and State of North Carolina, and more particularly described as follows

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, an all privileges and appurtenances thereto belonging to the said Grantee in fee simple, subject, however~ to the exceptions, reservations and conditions herein referred to

And the Grantor makes no warranty, express or implied, as to title to the property hereinabove described

Title to the property hereinabove described is subject to the following exceptions (A) subject to County and Local Zoning Ordinances, (B) subject to standard easements for utilities, (C) restrictive covenants of record, if any, (0) ad valorem taxes for current year

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context

**THE ATTORNEY PREPARING THIS INSTRUMENT
HAS MADE NO RECORD SEARCH OR TITLE
EXAMINATION AS TO THE PROPERTY HEREIN
DESCRIBED, UNLESS THE SAME IS SHOWN BY
HIS WRITTEN AND SIGNED CERTIFICATE.**

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written

[Signature] (SEAL)
Michael D. Hobbs, Jr.
[Signature] (SEAL)
Virginia D. Hobbs

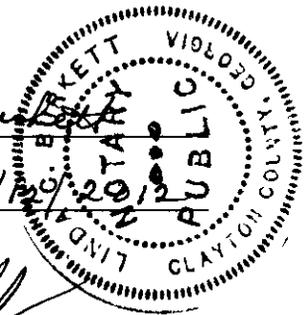
STATE OF GEORGIA

COUNTY OF FULTON

I, LINDA C. BURKETT, a Notary Public of the County and State aforesaid, do hereby certify that **Michael D. Hobbs, Jr.** and **Virginia D. Hobbs** personally came before me this day and acknowledged the execution of the foregoing instrument

Witness my band and seal, this 2nd day of FEBRUARY 2012

[Signature]
NOTARY PUBLIC
Commission Expires 10/12/2012



[Signature] (SEAL)
Ian M. Hobbs
[Signature] (SEAL)
Diane D. Hobbs

STATE OF Connecticut

COUNTY OF Fairfield

I, Kathleen J. McConnell, a Notary Public of the County and State aforesaid, do hereby certify that **Ian M. Hobbs**, and **Diane D. Hobbs** personally came before me this day and acknowledged the execution of the foregoing instrument

Witness my band and seal, this 27th day of January 2012

[Signature]
NOTARY PUBLIC
Commission Expires 7/31/2015

KATHLEEN J. McCONNELL
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 31, 2015

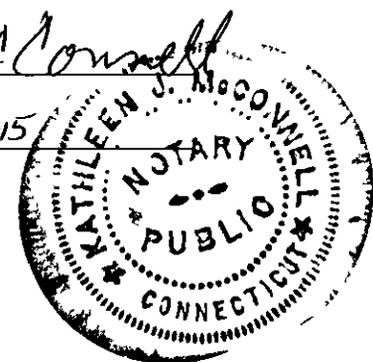


EXHIBIT "A"

BEING all of Lot 79, Block B, Section 18 of Figure Eight Island Subdivision as shown and described on that certain plat entitled "Figure Eight Island" recorded in Map Book 18 at Page 89 in the Office of the Register of Deeds of New Hanover County, N C to which said plat reference is hereby made for a complete description of said lot, TOGETHER with a right of way in common with others, over, through or upon streets and walks shown on the above referenced map, and any and any existing streets and walks providing access to the Tract. This property is conveyed subject to the following exception,

- (A) RESTRICTIONS Subject to Restrictions as appear of record in Book 1135 at Page 954 of the New Hanover County Registry
- (B) TAXES Subject to real estate and valorem taxes for the current year
- (C) EASEMENTS, Subject to a right of way in favor of Carolina Power and Light Company recorded in Book 794 at Page 617 of the New Hanover County Registry
- (D) Subject to an easement in favor of Figure Eight Utility Company dated 1124/68 and recorded in Book 829 at Page 846 of the New Hanover County Registry
- (E) Subject to all laws of the State of North Carolina and rules and regulations of the United States Corps of Engineers with respect to dredging, filling and developing lands within or adjacent to navigable waters and marshes
- (F) Subject to an annual Homeowner's Assessment as provided for in the Restrictions
- (G) The Figure Eight Island Bridge and its abutments and approaches are within the right of way of the Intracoastal Waterway and the developer has no title thereto, however, the Department of Transportation, acting by and through the U S Coast Guard has granted a bridge permit approving plans for the existing bridge and granting permission for the same



JENNIFER H MACNEISH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 02/06/2012 11 25 59 AM
Book RE 5616 Page 164-168
Document No.: 2012003589
5 PGS \$26 00
Recorder JOHNSON, CAROLYN

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

2012003589

2012003589

BK: RB 6205
PG: 1830 - 1832

RECORDED:
04/03/2019
02:07:50 PM
 BY: KELLIE GILES
 DEPUTY

2019009437

NEW HANOVER COUNTY,
TAMMY THEUSCH BEASLEY
 REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$1100.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,100.00 

Parcel Identifier No. R03815-001-024-000
 Property Address: 8 Comber Road, Wilmington, NC 28411
 Prepared By: Colby & Mincey, PLLC
 Return to: 1001 Military Cutoff Rd., Suite 204
 Wilmington, NC 28405

Brief Description for the Index: **Lt 93 Blk B Sec 18 Fig Eight**

THIS DEED made this 2nd day of April, 2019, by and between

GRANTOR	GRANTEE
Philip M. Murphy and wife, Margaret R. Murphy	North End, LLC
Mailing Address: 97 Macleods Road Glen Moore, PA 19343	Mailing Address: 948 Drovers Lane Chester Springs, PA 19425

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in New Hanover County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

PARCEL ID: R03815-001-024-000]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1236 page 1948.

A map showing the above described property is recorded in Plat Book 18 page 90.

submitted electronically by "Colby & Mincey, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)
By: _____
Title: _____
By: _____
Title: _____
By: _____
Title: _____

Philip M. Murphy (SEAL)
Philip M. Murphy
This property is ___ is not my primary residence
Margaret R. Murphy (SEAL)
Margaret R. Murphy
This property is ___ is not ___ my primary residence

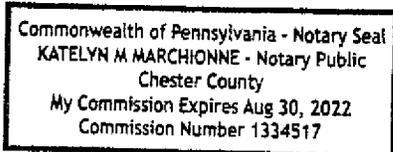
(SEAL)

(SEAL)

USE BLACK OR BLUE INK

SEAL-STAMP _____ Chester County State of PA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Philip M. Murphy and Margaret R. Murphy



Dated: 04/02/2019 _____
My commission expires: Aug 30, 2023 Printed Name: Katelyn Marchionne, Notary Public

SEAL-STAMP _____ County State of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Dated: _____
My commission expires: _____ Printed Name: _____, Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant -- Register of Deeds

EXHIBIT A PROPERTY DESCRIPTION

THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING IN HARNETT TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 93, BLOCK B, SECTION 18, OF FIGURE EIGHT ISLAND SUBDIVISION AS SHOWN AND DESCRIBED ON THAT CERTAIN PLAT ENTITLED "FIGURE EIGHT ISLAND" RECORDED IN MAP BOOK 18, AT PAGE 90, IN THE OFFICE OF THE REGISTER OF DEEDS OF NEW HANOVER COUNTY, NORTH CAROLINA, TO WHICH SAID PLAT REFERENCED IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF SAID LOT, TOGETHER WITH A RIGHT-OF-WAY IN COMMON WITH OTHERS, OVER, THROUGH OR UPON STREETS AND WALKS SHOWN ON THE ABOVE REFERENCED MAP, AND ANY AND ALL EXISTING STREETS AND WALKS PROVIDING ACCESS TO THIS TRACT.

③
2.5
+1480 RS



2010037618

FOR REGISTRATION REGISTER OF DEEDS
JENNIFER H. MACNEISH
NEW HANOVER COUNTY, NC
2010 DEC 29 04:17:12 PM
BK: 5536 PG: 2297-2300 FEE: \$25.00
NC REV STAMP: \$1,480.00
INSTRUMENT # 2010037618

SPECIAL WARRANTY DEED

Mail to:

William O. Conn and Jane O. Conn
1300 Cross Beam Dr
Charlotte, NC 28217

Drawn by:

SHAPIRO & INGLE
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

Wilm-
RETURNED TO

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

Tax ID#: R03811-002-011-000

\$1,480.00 REVENUE STAMPS

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

THIS INDENTURE Made this 16 day of December, 2010, between Wells Fargo Bank, N.A. as Trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-E, hereinafter GRANTOR, whose address is 2270 Lakeside Blvd, 3rd floor / RLS - 3-32, Richardson, Texas 75082 and William O. Conn and Jane O. Conn, hereafter GRANTEE, whose address is 1300 Cross Beam Dr, Charlotte, NC 28217, The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in New Hanover County, North Carolina and more particularly described as follows:

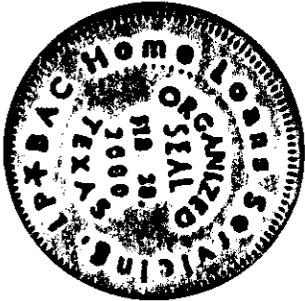
BEING all of Lot 78, Block B, Section 18, Figure Eight Island Subdivision, as shown and described on that certain plat entitled "Figure Eight Island" recorded in Map Book 18, Page 89, New Hanover County Registry, reference to said map being hereby made for a more particular description. Together with a right of way in common with others, over, through or upon streets and walks as shown on the above referenced map, and any and all existing streets and walks providing access to this tract.

Property Address: 8 Inlet Hook Rd, Wilmington, NC 28411

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

Wells Fargo Bank, N.A. as Trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-E, as Trustee for the Pooling and Servicing Agreement referenced above, has delegated certain authority to the undersigned. The undersigned hereby warrants that Wells Fargo Bank, N.A. as Trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-E has the authority to delegate its authority to execute all contracts, agreements, deeds, and other instruments necessary to effect any such sale, transfer, or disposition of assets held by the Trust. This deed is a disposition within the authority so delegated.



Wells Fargo Bank, N.A. as Trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-E, by and through its attorney in fact BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

Tania Ramos
By: Tania Ramos, Assistant

Vice President

STATE OF _____)
COUNTRY OF _____)

(see attached)

On this ____ day of _____, 2010, before me, the undersigned Notary Public, personally appeared _____ personally known to me to be the _____ President of BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for Wells Fargo Bank, N.A. as Trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-E and acknowledged to me that he/she subscribed the name of Wells Fargo Bank, N.A. as Trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-E thereto as principal and the name of BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as attorney-in-fact for said Wells Fargo Bank, N.A. as Trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-E and that said Company executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, County of Mecklenburg, State of North Carolina, on the 19 day of October, 2010 Book 25981, Page 632.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

Property Address: 8 Inlet Hook Rd, Wilmington, NC 28411

10-005374 - CS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

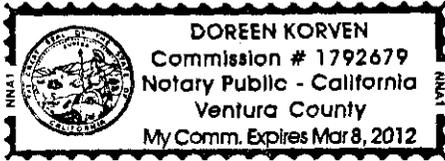
State of California

County of Ventura

On Dec 16, 2010 before me, Doreen Korven, notary public

personally appeared Tania Ramos

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SWD

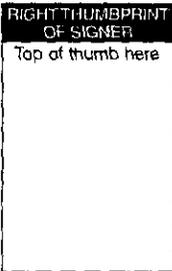
Document Date: 12-16-2010 Number of Pages: 2

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tania Ramos

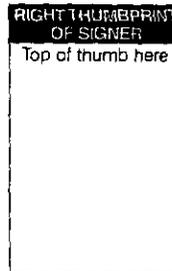
- Individual
- Corporate Officer — Title(s): Asst VP
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____



JENNIFER H. MACNEISH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 12/29/2010 04:17:12 PM
Book: RE 5536 Page: 2297-2300
Document No.: 2010037618
4 PGS \$25.00
NC REAL ESTATE EXCISE TAX: \$1,480.00
Recorder: CARTER, CAROLYN

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

2010037618

2010037618

②
17
1260 RS



FOR REGISTRATION REGISTER OF DEEDS
JENNIFER H MACNEISH
NEW HANOVER COUNTY, NC
2009 JUL 21 03:55:41 PM
BK:5425 PG:1761-1763 FEE:\$17.00
NC REV STAMP:\$1,260.00
INSTRUMENT # 2009026408

Prepared by: **THOMAS A. EARLS, ATTORNEY AT LAW**
After recording mail to **GRANTEE**

Revenue Stamps: \$1260.00 *an*
Tax I.D. No(s): R03815-001-025-000

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

WARRANTY
DEED

THIS DEED, made this 15th day of July, 2009, by and between **ROBERT J. KENEFICK and wife, CHARLOTTE H. KENEFICK** ("Grantor"), and **NINE COMBER ROAD, LLC** ("Grantee"), having an address of: 111 MacKenan Drive, Cary, NC 27511.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in New Hanover County, North Carolina, and more particularly described as follows:

BEING all of Lot 92, Block B, Section 18, of Figure Eight Island Subdivision, as shown and described on those certain plats entitled "Figure Eight Island" recorded in Map Book 18, at Pages 86 through 90, in the Office of the Register of Deeds of New Hanover County, North Carolina, to which reference is hereby made for a complete description of said lot.

TOGETHER WITH a right of way in common with others, over, through or upon streets and walks shown on the above referenced maps, and any and all existing streets and walks providing access to this tract.

Return to Calder & Calder, LLP

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions and rights-of-way of record, and ad valorem taxes for 2009 and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Robert J. Kenefick (SEAL)
ROBERT J. KENEFICK

Charlotte H. Kenefick (SEAL)
CHARLOTTE H. KENEFICK

STATE OF Virginia
COUNTY OF Albemarle

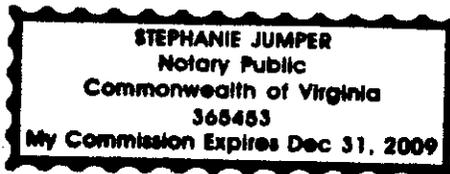
I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that ROBERT J. KENEFICK and wife, CHARLOTTE H. KENEFICK, personally known to me or known to me by presentation of his/her Va. Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 15 day of July, 2009.

Stephanie Jumper
Notary Public

Notary's Printed or typed name: Stephanie Jumper

My commission expires:
(Affix Notarial Seal)





JENNIFER H. MACNEISH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 07/21/2009 03:55:41 PM

Book: RE 5425 Page: 1761-1763

Document No.: 2009026408

3 PGS \$17.00

NC REAL ESTATE EXCISE TAX: \$1,260.00

Recorder: JOHNSON, CAROLYN

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

2009026408

2009026408

329
18



FOR REGISTRATION REGISTER OF DEEDS
TAMMY THEUSCH BEASLEY
NEW HANOVER COUNTY, NC
2012 DEC 27 04 40 42 PM
BK 5700 PG 387-390 FEE \$26 00

INSTRUMENT # 2012045168

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$0 00

Tax Lot No _____ Parcel Identifier No R03811-002-012-000

Mail after recording to Robinson, Bradshaw & Hinson, P A , 101 N Tryon Street, Suite 1900, Charlotte, NC 28246(JMH1)

This instrument was prepared by Robinson, Bradshaw & Hinson, P A. (JMH1) (No Title Examination)

Brief description for the Index

9 Inlet Hook

THIS DEED made as of the 31 day of December, 2012, by and between

GRANTOR

**BRIAN A. O'LEARY and wife,
JUDITH M. O'LEARY**

2343 Roswell Avenue
Charlotte, NC 28207

GRANTEE

**INLET HOOK HOLDINGS LLC, a
North Carolina limited liability company**

1928 South Boulevard, Suite 310
Charlotte, NC 28203

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in the City _____, Harnett Township, New Hanover County, North Carolina and more particularly described as follows

Lot 77, Block B, Section 18 of Figure Eight Island Subdivision as shown and described on that certain plat entitled "Figure Eight Island" recorded in Map Book 18, Page 89, in the Office of the Register of Deeds of New Hanover County, North Carolina, to which said plat reference is hereby made for a complete description of said lot, together with a right-of-way in common with others, over, through or upon streets and walks shown on the above referenced map, and any and all existing streets and walks providing access to this tract

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1233, Page 1231 in the Registry

A map showing the above-described property is recorded in Plat Book 18 page 89

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated

Title to the property hereinabove described is subject to the following exceptions

Easements and restrictions of record and the lien of ad valorem taxes for the year 2013 and years subsequent

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written

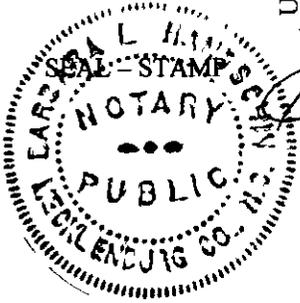
[SIGNATURES FOLLOW ON NEXT PAGE]

Brian A O'Leary (SEAL)
Brian A O'Leary

MECKLENBURG
NORTH CAROLINA, _____ County

Use Black Ink

I, BARBARA L HANDSCHIN, a Notary Public of the County and State aforesaid, certify that Brian A O'Leary, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my hand and official stamp or seal, this 20th day of DEC, 2012



Barbara L Handschin
Signature of Notary Public

BARBARA L HANDSCHIN
Printed name of Notary Public

My commission expires OCTOBER 26, 2015

Judith M O'Leary (SEAL)
Judith M O'Leary

MECKLENBURG
NORTH CAROLINA, _____ County

Use Black Ink

I, BARBARA L HANDSCHIN, a Notary Public of the County and State aforesaid, certify that Judith M O'Leary, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my hand and official stamp or seal, this ___ day of DEC, 2012



Barbara L Handschin
Signature of Notary Public

BARBARA L HANDSCHIN
Printed name of Notary Public

My commission expires OCTOBER 26, 2015



TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration. 12/27/2012 04:40:42 PM
Book: RE 5700 Page: 387-390
Document No.: 2012045168
4 PGS \$26.00

Recorder: CRESWELL, ANDREA

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

2012045168

2012045168

BK: RB 6572
PG: 2447 - 2449

RECORDED:

06/14/2022

09:37:39 AM

BY: ANGELA ENGLISH

DEPUTY

2022022418

NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

Prepared by:

Brian W. Byrd
 Fox Rothschild LLP
 230 N. Elm Street, Suite 1200
 Greensboro, NC 27401
 (no title examination performed)

Record and Return to:

Claudia B. Reif, Pa.C.P.
 Fox Rothschild LLP
 747 Constitution Dr., Ste. 100
 Exton, PA 19341

Brief description for the Index:

Lot 91, Block B, Sec. 18, Figure Eight Island

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Tax Parcel Identifier # R03815-001-026-000

Verified by New Hanover County on the
 ___ day of _____, 2022

By: _____

THIS DEED made this 6th day of June, 2022, by and between

GRANTOR	GRANTEE
<p>Christopher M. Veno and Margaret M. Veno, husband and wife</p> <p>Address: 1750 N. Valley Road Malvern, PA 19355</p>	<p>10 Comber Road, LLC, a Pennsylvania limited liability company</p> <p>Address: 1750 N. Valley Road Malvern, PA 19355</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

106371541.2

submitted electronically by "Fox Rothschild LLP - Denver"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of New Hanover, State of North Carolina, more particularly described as follows:

BEING ALL Lot 91 in Block B of Section 18 of Figure Eight Island Subdivision, as the same is shown and described on map thereof recorded in Map Book 18 at Pages 86-90 in the office of the Register of Deeds of New Hanover County, North Carolina, subject to those Restrictive Covenants recorded in Book 1162, Page 1883 and following pages in said Registry, and all amendments and supplements thereto; and being the same property having Tax ID Number R03815-001-026-0000.

Together with a right of way in common with others over, through, or upon the streets and walks shown on the above referenced maps, and any and all existing streets and walks providing access to, or otherwise benefiting this lot.

The Property herein described was conveyed to Grantor by:

(i) deed of Laura W. Hearn, unmarried, dated June 8, 2009 and recorded in the Office of the Register of Deeds for New Hanover County, North Carolina on June 9, 2009 in Book 5413, Page 2666, et. seq., being Instrument #2009020895, as to a 50% tenant-in-common interest; and

(ii) deed of Steven P. Cherok, unmarried, dated February 5, 2019 and recorded in the Office of the Register of Deeds for New Hanover County, North Carolina on February 27, 2019 in Book 6197, Page 2076, et. seq., being Instrument #2019005406, as to the other 50% tenant-in-common interest.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all easements, rights, privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property herein described is subject to the following exceptions: The provisions of all applicable zoning and land use ordinances, statutes and regulations; ad valorem taxes for the current year; all applicable restrictive covenants and rights reserved or granted therein; and all applicable utility, drainage and other easements and rights of way of record.

The property described herein does does not include the primary residence of the Grantor. IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[Signature] (SEAL)
Christopher M. Veno

[Signature] (SEAL)
Margaret M. Veno
13 (MRV)
CMV

STATE OF Pennsylvania):
):SS.
COUNTY OF CHESTER):

On this, the 6th day of June, 2022, before me, the undersigned officer, personally appeared **CHRISTOPHER M. VENO**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Stacey D. McKnew, Notary Public
Chester County
My commission expires October 14, 2023
Commission number 1256093
Member, Pennsylvania Association of Notaries

[Signature] 10:46 AM
Notary Public
My commission expires: 10-14-2023

STATE OF Pennsylvania):
):SS.
COUNTY OF CHESTER):

On this, the 6th day of June, 2022, before me, the undersigned officer, personally appeared **MARGARET M. VENO**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

CMV
MRV

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Stacey D. McKnew, Notary Public
Chester County
My commission expires October 14, 2023
Commission number 1256093
Member, Pennsylvania Association of Notaries

[Signature] 10:46 AM
Notary Public
My commission expires: 10-14-2023

BK: RB 6658
PG: 223 - 225

RECORDED:

08/16/2023

02:38:07 PM

BY: ANDREA CRESWELL

ASSISTANT

2023020658

NEW HANOVER COUNTY,

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$26000.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared By
MIDTOWN LAW



Excise Tax: \$26,000.00

PIN: R03811-002-013-000

Return to: Midtown Law, 1712 Eastwood Rd., Ste. 210, Wilmington, NC 28403,

Brief Description for Index: Lot 76 Block B Section 18 Figure 8 Island

Title Insured by: Beacon Title Agency, LLC, 5919 Oleander Drive, Suite 123, Wilmington, NC 28403

THIS DEED made this 2 day of August 2023, by and between

GRANTOR(S):

GRANTEE(S):

**John Preston McConnell, and
Rebekah Bennett McConnell, AKA Rebeka
Bennett McConnell, a married couple**

Ransom Langford and wife, Courtney Disch Langford

Mailing Address:
654 Carter Street
New Canaan, CT 06840

Forwarding Address:
2801 Lakeview Drive
Raleigh, NC 27609

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in New Hanover County, North Carolina and more particularly described as follows:

Being all of Lot 76, Block B, Figure Eight Island, Section 18 as recorded in Book of Maps 18, page 89, New Hanover County Registry.

TOGETHER WITH a right-of-way in common with others over, through or upon streets and walks shown on the above-referenced map, and any and all existing streets and walks providing access to this tract.

submitted electronically by "Midtown Property Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the New Hanover County Register of Deeds.

Property Address: 10 Inlet Hook Road, Wilmington, NC 28411

Tax Parcel Identification Number: R03811-002-013-000

The property herein described is or is not the primary residence of the Grantors.

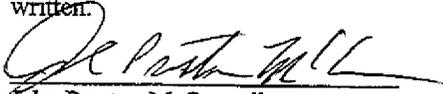
The property herein described was acquired by Grantor by instrument recorded in Book 6317, Page 244.

A map showing the above described property is recorded in Plat Book 18, Page 89.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. Furthermore, the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property, any items that would be revealed by a true, accurate, and current survey.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


John Preston McConnell

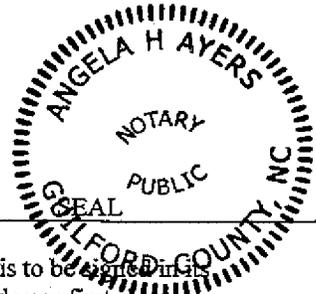
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Angela H. Ayers Notary Public, do hereby certify that John Preston McConnell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 2nd day of August, 2023

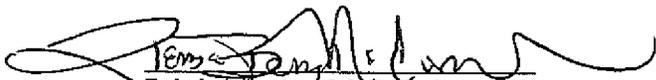
Angela H. Ayers
Official Signature of Notary
Printed or typed name of Notary Angela H. Ayers

My Commission Expires: July 24, 2024



IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

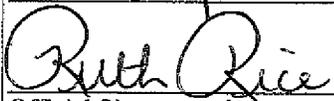
GENERAL WARRANTY DEED – SIGNATURE NOTARY PAGE (continued)


 Rebekah Bennett McConnell

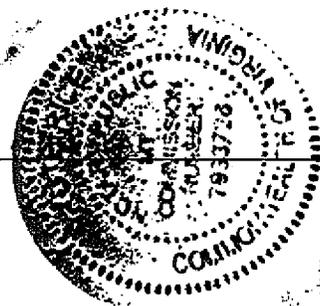
STATE OF NORTH CAROLINA
 COUNTY OF NEW HANOVER

I, Ruth Rice, Notary Public, do hereby certify that
 Rebekah Bennett McConnell personally appeared before me this day and
 acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 28 day of
July, 2023

 RUTH RICE
 Official Signature of Notary # 7933726
 Printed or typed name of Notary

My Commission Expires: My Commission Expires June 30, 2025



5
24
P

BK: RB 6735

PG: 292-297

RECORDED:
10-14-2024

04:55:45 PM

BY: SAMANTHA SPEAKER
DEPUTY



2024025618

NEW HANOVER COUNTY, NC

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel ID: R03815-001-027-000

After recording return to: Grantee

This instrument was prepared by: Carol J. Farbolin

Brief description for the Index: Lot 90, B1 B, Sec 18, Figure Eight

THIS NON-WARRANTY DEED is made on the 12 day of December, 2023, by and between

GRANTOR	GRANTEE
CAROL J. FARBOLIN	Carol J. Farbolin as Trustee of the Carol J. Farbolin 2015 Trust (currently governed by a trust instrument dated 12/22/2021)
4555 Mansell Road, Suite 120 Alpharetta, Georgia 30022	4555 Mansell Road, Suite 120 Alpharetta, Georgia 30022

The property conveyed by this instrument does not include the primary residence of Grantor.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

Immediately before giving effect to this deed, title to the Property referenced below is vested solely in Grantor as the sole surviving tenant by the entirety. As explanation: The deed dated April 24, 1991 and recorded on April 26, 1991 in Book 1546, page 238, in the New Hanover County Registry, executed by William S. Foster, Jr. and Joanne M. Foster as grantors to Richard P. Farbolin and Carol J. Farbolin as grantees, conveyed the Property to Richard P. Farbolin and Carol J. Farbolin as tenants by the entirety. North Carolina General Statutes Annotated § 41-56(a). Richard P. Farbolin (the same Richard P. Farbolin named in the above-referenced deed as one of the two grantees) died on September 26, 1999. See the attached certified copy of the official death certificate.

Grantor, as a gift, hereby grants and conveys to Grantee in fee simple, all of that certain lot or parcel of land situated in the Harnett Township, New Hanover County, North Carolina, and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 1546, Page 238, New Hanover County Registry.

A map showing the Property is recorded in Plat Book 18, Page 89, New Hanover County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE PROPERTY HEREIN CONVEYED, IF ANY.

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.



(SEAL)

Carol J. Farbolin

State of Georgia, County of Fulton

I, Julie Nelson, a notary public of Fulton County, Georgia, certify that Carol J. Farbolin in her capacity as Trustee of the Carol J. Farbolin 2015 Trust, personally known to me or identified by me through satisfactory evidence, personally appeared before me this day and acknowledged that she signed the foregoing document.

Witness my hand and official seal or stamp, this 12 day of December, 2023.



Notary Public

My commission expires: July 27, 2027

[NOTARIAL SEAL OR STAMP]



Exhibit A

Legal Description

BEING all of Lot 90, Block B, Section 18 of Figure Eight Island as per map thereof recorded in Map Book 18 at Page 89, New Hanover County Registry, to which map reference is made for a more particular description.

CERTIFICATE OF DEATH/STATE OF GEORGIA

Birth Number

Local File Number

State File Number

1a. DECEASED TYPE OR PRINT IN PERMANENT BLACK OR BLUE-BLACK INK DECEDENT'S NAME (First, Middle, Last) Richard Paul FARBOLIN		1b. IF DECEDENT IS FEMALE, ENTER MAIDEN LAST NAME 1984		2. SEX Male		3. DATE OF DEATH (Mo., Day, Year) September 26, 1999	
4. RACE (White, Black, Amer. Indian, etc.) (Specify) White		5. ORIGIN OF DECEDENT (Italian, Mex., Franch, English, etc.) German/Italian		6. DATE OF BIRTH (Mo., Day, Year) April 20, 1930		7a. AGE-Last Birthday (Years) 69	
8b. CITY, TOWN or LOCATION OF DEATH Austell		9a. HOSPITAL OR OTHER INSTITUTION NAME (If not in either, give street and No.) Presbyterian Village		7b. UNDER 1 YEAR Mos. Days Hours Mins.		7c. UNDER 1 DAY Hours Mins.	
10a. STATE AND COUNTY OF BIRTH (If not in USA, name Country) MI. Wayne Co		10b. CITIZEN OF WHAT COUNTRY? U.S.A.		11. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) Married		12. SPOUSE (If married or widowed, give spouse's name—if wife, give maiden name) Carol Hoenselaar	
14. SOCIAL SECURITY NUMBER [REDACTED]		15a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) President, Owner, CEO		15b. KIND OF INDUSTRY OR BUSINESS Honey Baked Ham Co.		13. WAS DECEDENT EVER IN U.S. ARMED FORCES (Yes or No) Yes	
16a. RESIDENCE - STATE Georgia		16b. COUNTY Fulton		16c. CITY, TOWN or LOCATION Atlanta 30328		16d. STREET AND NUMBER 6787 Riverside Dr.	
17. FATHER'S NAME First Middle Last Joseph P. Farbolin		18. MOTHER'S MAIDEN NAME First Middle Last Marie Mueller		19a. INFORMANT'S NAME First Middle Last Carol Jean Farbolin		19b. MAILING ADDRESS (Street, R.F.D. No., City or Town, State, Zip) 6787 Riverside Dr. Atlanta, GA. 30328	
20a. BURIAL, CREMATION, REMOVAL (Specify) Cremation		20b. DISPOSITION DATE (Mo., Day, Year) Sept 28, 1999		20c. CEMETERY OR CREMATORY NAME American Crematory		20d. LOCATION (City or Town, State, Zip, County) Roswell, Georgia 30076 Fulton Co.	
21a. FUNERAL DIRECTOR (Signature) Morris V. Moore		21b. FUN. DIR. LICENSE NO. 2392		21c. NAME AND ADDRESS OF FACILITY (Street, R.F.D. No., City or Town, State, Zip) Sandy Springs Chapel 136 Mt. Vernon Hwy. P.O. Box 28523 Atlanta, Georgia 30358		21d. EST. LICENSE NO. 421	
21e. EMBALMER (Signature) No Embalming Done		21f. EMBALMER LICENSE NO.		21g. Atlanta, Georgia 30358		21h.	
23. IMMEDIATE CAUSE: PART I A. ANOXIA Due to, or as a consequence of: B. INFLUENZA Due to, or as a consequence of: C. ALZHEIMER'S DISEASE		Approximate interval between onset and death Hours 45 - 72 hrs 4 years		24. OTHER SIGNIFICANT CONDITIONS - conditions contributing to death but not related to cause given in Part IA. (If female, indicate if pregnant or birth occurred within 90 days of death.)		25a. AUTOPSY (Yes or No) No	
26a. WAS OPERATION PERFORMED? (Yes or No) No		26b. DATE OF OPERATION (Mo., Day, Year)		26c. CONDITIONS FOR WHICH OPERATION WAS PERFORMED (Specify)		25b. IF YES, WERE FINDINGS CONSIDERED IN DETERMINING CAUSE OF DEATH? (Yes or No)	
27. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) M.		28a. DATE OF INJURY (Mo., Day, Year)		28b. DESCRIBE HOW INJURY OCCURRED		28c. HOUR OF INJURY M	
28d. INJURY AT WORK? (Yes or No) M.		28e. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		28f. LOCATION (Street, R.F.D. No., City or Town, State, Zip, County)		28g.	
29a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) [Signature]		29b. DATE SIGNED (Mo., Day, Year) Sept. 30 1999		29c. HOUR OF DEATH 2:30 P.M.		30a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) [Signature]	
29d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER None		30b. DATE SIGNED (Mo., Day, Year)		30c. HOUR OF DEATH M		30d. DATE PRONOUNCED DEAD (Mo., Day, Year)	
31a. NAME, TITLE, AND LICENSE NO. OF CERTIFIER (Physician, Medical Examiner, or Coroner) Charles D. Markle M.D.		PHYS. LIC. NO. 011417		31b. ADDRESS OF CERTIFIER (Street, R.F.D. No., City or Town, State, Zip) 1805 Mulkey Road suite A Austell, Georgia 30106		30e. HOUR PRONOUNCED DEAD AT	
22a. REGISTRAR (Signature) [Signature]		22b. DATE RECEIVED BY REGISTRAR (Mo., Day, Year) OCT 12 1999		31c.		31d.	

DECEASED

PARENTS

INFORMANT

DISPOSITION

CAUSE OF DEATH

CERTIFIER

REGISTRAR

1903 (Rev. 9-91)

GEORGIA DEPARTMENT OF HUMAN RESOURCES/VITAL RECORDS SERVICE

DO NOT FOLD THIS CERTIFICATE

"CERTIFICATE OF RECORD"

THIS IS AN EXACT COPY OF THE DEATH CERTIFICATE RECEIVED FOR FILING IN COBB COUNTY, GEORGIA.

THIS DOCUMENT IS NOT AN OFFICIAL (BIRTH OR MARRIAGE) DOCUMENT

LOCAL CUSTODIAN
DATE OCT 12 1999
(SEAL)

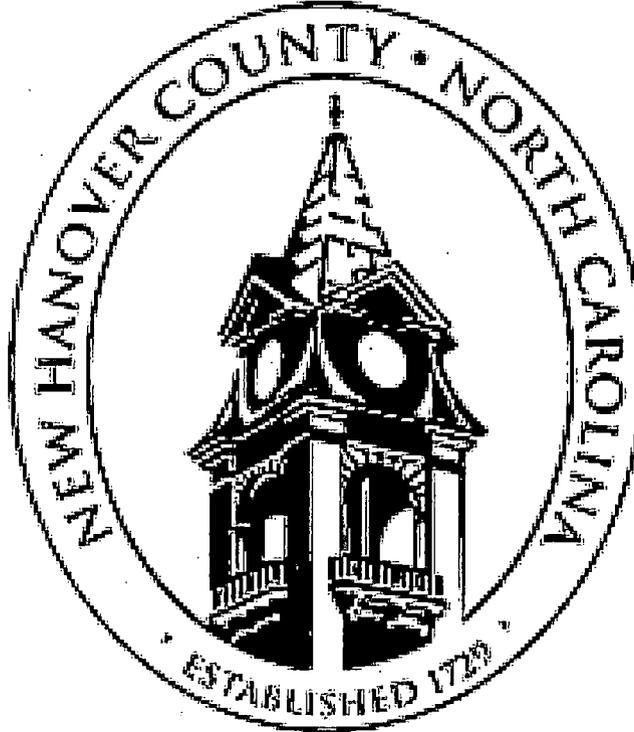
BY LOCAL CUSTODIAN OFFICE

MORGHAN GETTY
COLLINS
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 10/14/2024 04:55:45 PM
Book: RB 6735 Page: 292-297
6 PGS \$26.00
Real Property \$26.00
Recorder: SAMANTHA SPEAKER
Document No: 2024025618

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

4
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BK: RB 6735
PG: 298-302
 RECORDED:
 10-14-2024
 04:55:46 PM
 BY: SAMANTHA SPEAKER
 DEPUTY



2024025619
NEW HANOVER COUNTY, NC
 MORGHAN GETTY COLLINS
 REGISTER OF DEEDS

NC FEE \$26.00

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$0.00
Parcel ID: R03815-001-027-000

After recording return to: Grantee

This instrument was prepared by: Carol J. Farbolin

Brief description for the Index: Lot 90, B1 B, Sec 18, Figure Eight

THIS QUITCLAIM DEED is made as of the 12 day of December, 2023, by and between

GRANTOR	GRANTEE
<p>CAROL J. FARBOLIN</p> <p>4555 Mansell Road, Suite 120 Alpharetta, Georgia 30022</p>	<p>Carol J. Farbolin as Trustee of the Carol J. Farbolin 2015 Trust (currently governed by a trust instrument dated 12/22/2021)</p> <p>4555 Mansell Road, Suite 120 Alpharetta, Georgia 30022</p>

The property conveyed by this instrument does not include the primary residence of Grantor.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee in fee simple, all of that certain lot or parcel of land situated in the City of Wilmington, New Hanover County, North Carolina, and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 1546, Page 238, New Hanover County Registry.

A map showing the Property is recorded in Plat Book 18, Page 89, New Hanover County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

THE GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE PROPERTY HEREIN CONVEYED, IF ANY.

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

[Signature] (SEAL)
Carol J. Farbolin

STATE OF GEORGIA

COUNTY OF Fulton

I certify that the Carol Farbolin grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s), or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a drivers license or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated.

Witness my hand and official seal or stamp, this 12 day of December, 2023.

Notary Public: [Signature]

Printed Name: Julie Nelson

My Commission Expires July 27, 2027

(NOTARY SEAL)

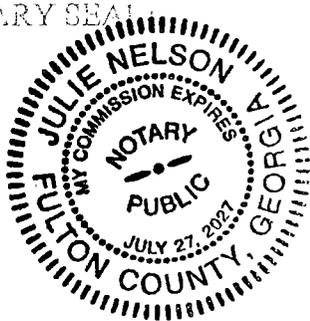


Exhibit A

Legal Description

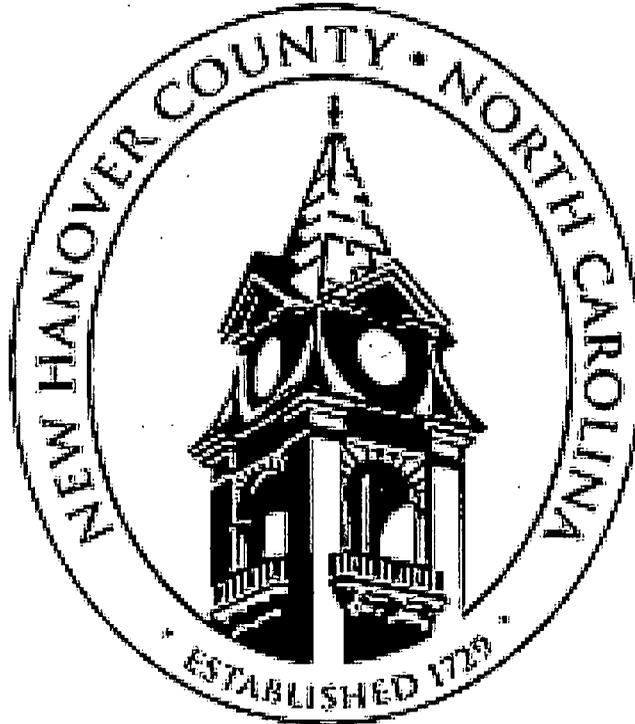
BEING all of Lot 90, Block B, Section 18 of Figure Eight Island as per map thereof recorded in Map Book 18 at Page 89, New Hanover County Registry, to which map reference is made for a more particular description.

MORGHAN GETTY
COLLINS
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 10/14/2024 04:55:46 PM
Book: RB 6735 Page: 298-302
5 PGS \$26.00
Real Property \$26.00
Recorder: SAMANTHA SPEAKER
Document No: 2024025619

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

8
2
1230RS

BOOK PAGE
2479 0816

NEW HANOVER CITY NC 12/02/98

\$1230.00



Real Estate Excise Tax

'98 DEC 2 PM 3 03

RECORDED & VERIFIED
MARY SUE OOTS
REGISTER OF DEEDS
NEW HANOVER CO. NC

000209

Excise Tax \$1,230.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. R03815-001-028-000
Verified by County on the day of 19
by

Mail after recording to *

DRAWN BY

This instrument was prepared by Stephen B. Cone, 1430 Commonwealth Drive, Suite 204, Wilmington, NC

Brief description for the Index

LT 89, BLK B, SEC 18, FIGURE EIGHT ISLAND

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of November, 19 98, by and between

GRANTOR

John I. Heise (widower)

GRANTEE

James Gregory Nelson and wife,
Nancy Deyton Nelson

317 Stoneybrook Road
Rocky Mount, NC 27804

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Township,

New Hanover County, North Carolina and more particularly described as follows:

BEING all of Lot 89, Block B, Section 18, Figure Eight Island as per map thereof recorded in Map Book 18 at Pages 86-90, New Hanover County Registry, to which map reference is made for a more particular description.

TOGETHER WITH a right of way in common with others over, through or upon streets and walks shown on the above-referenced map and any and all existing streets and walks providing access to this tract.

Returned To

Jim Ballentine
(910) 763-0673

BOOK PAGE
2479 0817

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1848, Page 153

A map showing the above described property is recorded in Plat Book 18 page 86-90

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:
Easements and Restrictions of record.

1998 ad valorem taxes.

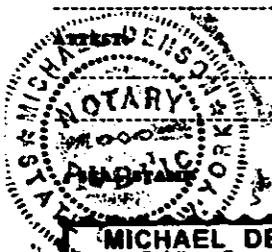
Applicable zoning and land use restrictions, ordinances and regulations.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)
By:

John I. Heise
..... (SEAL)
John I Heise
..... (SEAL)
..... (SEAL)
..... (SEAL)

USE BLACK INK ONLY



Secretary (Corporate Seal)
NEW YORK
..... Queens County.

I, a Notary Public of the County and State aforesaid, certify that John I. Heise

MICHAEL DENSON
Notary Public - State of New York
No. 01DE5077028
Qualified in Queens County
My Commission Expires Apr 28, 1999

Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of OCTOBER, 1998.
My commission expires: 4/28/99 *Michael Denson* Notary Public

SEAL-STAMP NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....
My commission expires: I, Notary Public

The foregoing Certificate(s) of Michael Denson, Notary Public

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

MARY SUE OOTS REGISTER OF DEEDS FOR NEW HANOVER COUNTY
By *Mavis Ann Storen* Deputy/Assistant Register of Deeds

BK: RB 6636
PG: 1784 - 1786
RECORDED:
05/01/2023
12:32:18 PM
BY: SAMANTHA SPEAKER
DEPUTY

2023010377

NC FEE \$26.00

NEW HANOVER COUNTY,
MORGHAN GETTY COLLINS
REGISTER OF DEEDS

EXTX \$0.00

ELECTRONICALLY RECORDED

(Space Above for Recorder's Use)

NORTH CAROLINA SPECIAL WARRANTY DEED
NEW HANOVER COUNTY

This instrument prepared by:
Christian E. Porter, Attorney
1698 E. Arlington Blvd., Greenville, NC 27858

EXCISE TAX: \$0.00
PID: R03811-002-001-000

*No Title Examination has been performed by this preparing attorney.

The property herein conveyed does not include the primary residence of the Grantor.

Mail/Box: Grantee, 3933 Mobley's Bridge Road, Grimesland, NC 27837

THIS DEED made and entered into this 1ST day of May, 2023, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>V. PARKER OVERTON and wife, BECKY H. OVERTON, 3933 Mobley's Bridge Road Grimesland, NC 27837</p>	<p>PARBEC, LLC, a North Carolina limited liability company 3933 Mobley's Bridge Road Grimesland, NC 27837</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter, as required by context.

WITNESSETH:

00377404-1

Submitted electronically by "Colombo Kitchin Dunn Ball & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the New Hanover County Register of Deeds.

Deed
Page 2

That, Grantors for Ten Dollars (\$10.00) and other good and valuable consideration, has bargained and sold and by these presents does hereby bargain, sell, and convey unto Grantee that certain lot or parcels of land more particularly described as follows:

BEING all of Lot 88, Block B, Section 18, Figure Eight Island as per map thereof recorded in Map Book 18 at Pages 89 and 90, New Hanover County Registry, to which map reference is made for a more particular description.

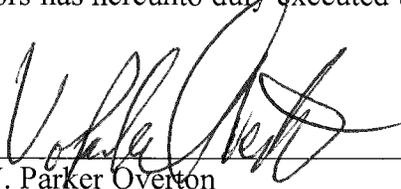
TOGETHER WITH a right of way in common with others over, through or upon streets and walks shown on the above-referenced map and any and all existing streets and walks providing access to this tract.

TO HAVE AND TO HOLD the foregoing described lot or parcel of land and all privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee in fee simple forever.

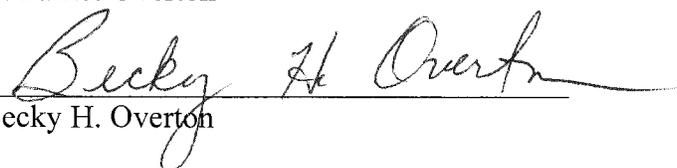
And the said Grantors do hereby covenant that they have done nothing to impair such title as they received and that they will warrant and defend the title to the same against the lawful claims of all persons claiming by, through under or on account of it, other than the following exceptions:

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable;
2. Easements and general utility easements affecting the property of record in the New Hanover County Registry;
3. Any and all federal, state or local regulations related to zoning, land use or development of the property; and
4. Highway or road rights of way affecting the property of record in the New Hanover County Registry.

IN TESTIMONY WHEREOF, the said Grantors has hereunto duly executed this instrument this the day and year first above written.



V. Parker Overton



Becky H. Overton

Deed
Page 3

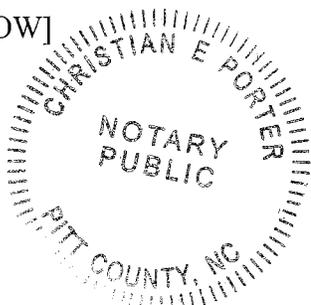
STATE OF NORTH CAROLINA

COUNTY OF PITT

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: V. PARKER OVERTON.

Witness my hand and Notary Seal this the 1st day of May, 2023.

[AFFIX NOTARY SEAL BELOW]



Signature: *Christian E. Porter*
Print Name: Christian E. Porter
Notary Public

My Commission Expires: 2/6/2028

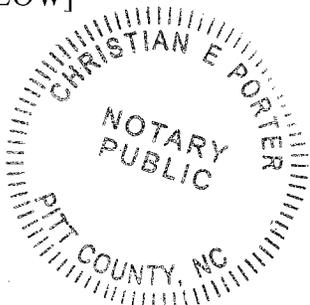
STATE OF NORTH CAROLINA

COUNTY OF PITT

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: BECKY H. OVERTON.

Witness my hand and Notary Seal this the 1st day of May, 2023.

[AFFIX NOTARY SEAL BELOW]



Signature: *Christian E. Porter*
Print Name: Christian E. Porter
Notary Public

My Commission Expires: 2/6/2028

BK: RB 6627

PG: 349-351

RECORDED:
03-14-2023

01:47:07 PM

BY: HALEY MOOSE
DEPUTY



2023005957

NEW HANOVER COUNTY, NC

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax NONE

Tax Lot No Parcel Ref. No. Parcel Identifier No. R03801-002-002-000

Verified by County on the day of 20

By

Mail after recording to Gregory Herman-Giddens, 1340 Environ Way, Chapel Hill, NC 27517

This instrument was prepared by: Gregory Herman-Giddens, Attorney at Law (without title examination)

Brief description for the index Lot 87, Block B, Sec 18, Figure Eight Island

All or a portion of the property herein conveyed does does not include the primary residence of the Grantor. (N.C.G.S. § 105-317.2)

THIS DEED made this 14th day of February, 2023, by and between

GRANTOR	GRANTEE
Irene T. Cagney, Trustee of the Irene T. Cagney Declaration of Trust dated September 24, 1993 403 Silver Creek Trail Chapel Hill, NC 27514	William E. Cagney and Irene Trembl Cagney, Trustees of the Cagney Living Trust dated February 14, 2023 403 Silver Creek Trail Chapel Hill, NC 27514

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot, parcel of land, or condominium unit situated in New Hanover County, North Carolina and more particularly described as follows:

Lot 87, Block B, Section 18, Figure Eight Island Subdivision, as shown and described on that certain plat entitled "Figure Eight Island" recorded in Map Book 18, Page 89, in the office of the Register of Deeds of New Hanover County, North Carolina, to which said plat reference is hereby made for a complete description of said lot, together with a right-of-

way in common with others, over, through and upon streets and walks shown on the above-referenced map, and any and all existing streets and walks providing access to this tract.

Subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of way, conditions and covenants of whatever nature applicable to the above property, including, without limiting the generality of the foregoing, that certain Declaration of Restrictive Covenants filed August 2, 1978, in Deed Book 1135, Page 954, and all amendments thereto, of the Registry of New Hanover County, North Carolina.

The property described herein was acquired by Grantor by instrument recorded in Book 2683, Page 744.

A map showing the property described herein is recorded in Map Book 18, Page 89.

TO HAVE AND TO HOLD the lot or parcel of land described herein and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

This conveyance is made pursuant to N.C.G.S. § 39-13.7. The Grantee is a joint trust of the Grantors, who are married to each other and remain the beneficial owners of the real property.

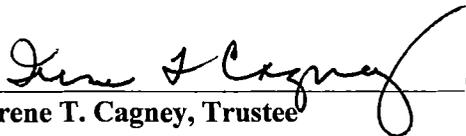
The Trustees, and their successors, shall have the power and authority under the Trust to protect, conserve and to sell or convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property described herein is subject to the following exceptions:

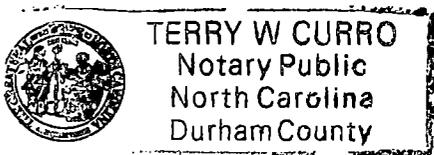
- 1. Ad valorem taxes for 2023 and subsequent years.
- 2. Easements, restrictions and rights-of-way of record, if any.

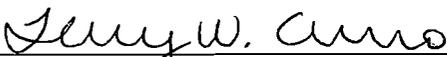
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

 (SEAL)
 Irene T. Cagney, Trustee

SEAL-STAMP STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Irene T. Cagney**.
 This the 14th day of February, 2023.



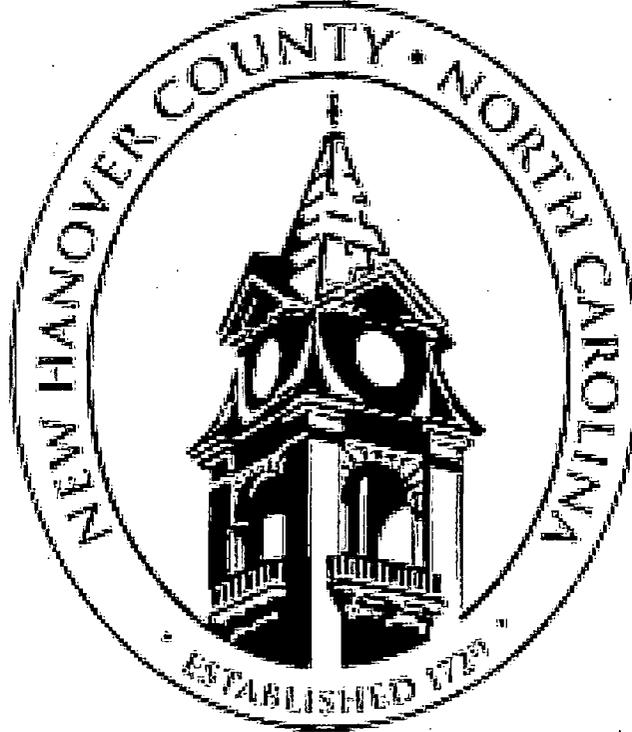

 Terry W. Curro, Notary Public
 My commission expires: 02/04/2028

Morghan Getty Collins
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 03/14/2023 01:47:07 PM
Book: RB 6627 Page: 349-351
3 PGS \$26.00
Real Property \$26.00
Recorder: HALEY MOOSE
Document No: 2023005957

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

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BK: RB 6700

PG: 2521-2524

RECORDED:

04-18-2024

12:12:37 PM

BY: SAMANTHA SPEAKER
DEPUTY



2024009128

NEW HANOVER COUNTY, NC

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

(Space above reserved for Register of Deeds)

This Coversheet is a vital part of the recorded document.

Please retain with original document and submit for rerecording.

Document Type: DEED - North Carolina General Warranty Deed

Name of the individual who prepared the document: Darren W. Bentley, Esquire

Return to: Darren W. Bentley
DARREN W. BENTLEY, PLLC
P. O. Box 10238
Danville, VA 24543

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0

Parcel Identifier No. R03811-002-003-000 Verified by _____ County on the ____ day of _____, 20____
By: _____Return to: Darren W. Bentley, Esq., DARREN W. BENTLEY, PLLC, Post Office Box 10238, Danville, VA 24543This instrument was prepared by: Darren W. Bentley, Esq. **WITHOUT TITLE EXAMINATION**Brief description for the Index: Lot 86, Block B, Section 18, Figure Eight Island

THIS DEED made as of the 22nd day of February 2024, by and between

GRANTOR	GRANTEE
Robert Zachery Tucker, a married man 211 Four Locust Lane Keysville, VA 23947	Robert Zachery Tucker, Trustee of the Robert Zachery Tucker Revocable Trust dated <u>March 22</u> , 2024 211 Four Locust Lane Keysville, VA 23947

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in New Hanover County, North Carolina and more particularly described as follows:

BEING ALL OF Lot 86, Block B, Section 18, Figure Eight Island Subdivision, as shown and described on those certain plats entitled "Figure Eight Island" recorded in Map Book 18 at Pages 86-90 in the Office of the Register of Deeds of New Hanover County, North Carolina, to which plats reference is hereby made for a more complete description of said Lot, together with a right of way in common with others over, through or upon streets and walks shown on the above referenced map, and any and all existing streets and walks providing access to this tract.

If Grantee, by acceptance of this Deed, shall be a member of an Owners Association, he shall abide by all the rules and regulations of the Association, specifically including payment of all assessments when due. Failure to pay such dues may result in liens being placed against the property and could result in foreclosure.

This conveyance is made subject to all easements, rights of way, covenants, and restrictions now of record or affecting the property herein conveyed.

The property described hereinabove was acquired by Grantor by instrument recorded in Deed Book 6391 at Page 1618 in the Register of Deeds of New Hanover County, North Carolina.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- (1) Ad valorem taxes for the current tax year, (2) easements, rights of way, covenants, and restrictions now of record or affecting the property herein conveyed, and (3) zoning and/or subdivision ordinances and regulations, if any.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

ROBERT ZACHERY TUCKER

(SEAL)

State of Virginia - County or City of Franklin

I, the undersigned Notary Public of the County or City of Franklin and State aforesaid, certify that ROBERT ZACHERY TUCKER personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22nd day of March, 2024.

My Commission Expires: 10-31-27
(Affix Seal)

Mariah Irene Moles
Mariah Irene Moles Notary Public
Notary's Printed or Typed Name



MORGHAN GETTY
COLLINS
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 04/18/2024 12:12:37 PM
Book: RB 6700 Page: 2521-2524
4 PGS \$26.00
Real Property \$26.00
Recorder: SAMANTHA SPEAKER
Document No: 2024009128

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1500



FOR REGISTRATION REGISTER OF DEEDS
JENNIFER H. MACNEISH
NEW HANOVER COUNTY, NC
2009 SEP 30 03:39:34 PM
BK:5441 PG:649-651 FEE:\$17.00
NC REV STAMP:\$1,500.00
INSTRUMENT # 2009034179

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

REVENUE STAMPS: \$1,500.00 ^{CM} GENERAL WARRANTY DEED

Tax Map #R03815-001-025-000

Mail After Recording To: Figure 8 Pointe, LLC
5310 S. Alston Ave., Ste. 210
Durham, NC 27703

DRAWN BY AND RETURN TO: CALDER & CALDER, LLP
611 Princess Street, Wilmington, NC 28401

Brief Description: Lot 85 Figure Eight Island § 18, Block B

This deed, made and entered into this, the 24th day of September 2009, by and between **Rayfield Beachside, LLC**, a North Carolina Manager-managed limited liability company, the GRANTOR herein; and **Figure 8 Pointe, LLC**, a North Carolina limited liability company, the GRANTEE herein.

W I T N E S S E T H :

That the Grantor, for and in the consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, has and by these presents, does grant, bargain, sell and convey unto the Grantees in fee simple, that real estate located in the County of New Hanover, State of North Carolina, more particularly described as follows:

All of Lot 85 in Figure Eight Island Subdivision, Section 18, Block B, as the same is shown on maps recorded in Map Book 18 at Pages 86 through 90 in the New Hanover County Registry, TOGETHER WITH AND SUBJECT TO all of the rights, covenants, easements, conditions and restrictions contained in the declaration recorded in Book 1135 at Page 954 and following pages in said Registry, and all amendments and supplements thereto, and also together with a non-exclusive right of providing access to this lot, and being the same lands described or intended to be described in the deed recorded in Book 5282 at Page 2612 in said Registry, and having the Tax Parcel Identification Number R03811-002-004-000.

To have and to hold the aforesaid lot or parcel, together with all privileges and appurtenances thereto, heretofore belonging to the Grantee in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove

described is subject to the following exceptions: The provisions of all applicable zoning and land use ordinances, statutes and regulations; 2009 ad valorem taxes; and all applicable restrictive covenants and utility easements of record.

In witness whereof, the Grantor(s) have hereunto set their hands and seals this the day and year first above written.

Rayfield Beachside, LLC, a North Carolina limited liability company

By: *H. E. Rayfield, Jr.*
H. E. Rayfield, Jr.

Its: Manager
Manager

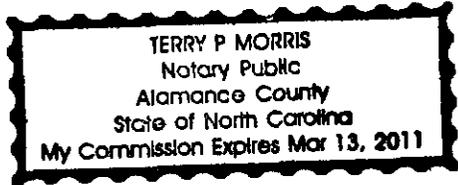
STATE OF NORTH CAROLINA

COUNTY OF Alamance

I, a Notary Public of the County and State aforesaid, certify that H. E. Rayfield, Jr. of Rayfield Beachside, LLC, a North Carolina Manager-managed limited liability company personally appeared before me this day, having been identified by a driver's license or other photographic identification, and acknowledged the voluntary execution of the foregoing instrument for the purposes contained therein and in the capacity indicated.

Witness my hand and official stamp or seal, this the 24th day of September 2009.

Terry P. Morris
Notary Public
Name: Terry P. Morris
My Commission Expires: March 13, 2011





JENNIFER H. MACNEISH
 REGISTER OF DEEDS, NEW HANOVER
 216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 09/30/2009 03:39:34 PM

Book: RE 5441 Page: 649-651

Document No.: 2009034179

3 PGS \$17.00

NC REAL ESTATE EXCISE TAX: \$1,500.00

Recorder: CARTER, CAROLYN

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

2009034179

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26
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BK: RB 6134
PG: 2976-2979



RECORDED:
04-18-2018
12:40:44 PM
BY: CAROL HUGHLEY
DEPUTY

2018011583
NEW HANOVER COUNTY, NC
TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS

NC FEE \$26.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 0.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. R03811-002-005-000

Mail after recording to: Alan M. Solana

This instrument prepared By: Alan M. Solana, a licensed NC Attorney
1650 Military Cutoff Rd., #200 Wilmington, NC 28403

NO TITLE EXAM REQUESTED OR PERFORMED

THIS DEED made this 17th day of April, 2018, by and between

GRANTOR

Yuki Gallan
And spouse,
Martin Gallan

Address: 2116 Anson Drive
Wilmington, NC 28405

GRANTEE

Gallan Holdings, LLC
A North Carolina limited liability company

Address: 1926 Oleander Drive
Wilmington, NC 28403

PLEASE CHECK ONE: This property does [] / does not [] include the primary residence of at least one of the Grantors. (NCGS § 105-317.2)

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO AD VALOREM TAXES; ALL APPLICABLE ZONING AND LAND USE ORDINANCES, STATUTES AND REGULATIONS; AND TO THE PROVISIONS OF ALL APPLICABLE RESTRICTIVE COVENANTS AND UTILITY EASEMENTS OF RECORD.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6067, Page 1607, New Hanover County Registry.

A map showing the above described property is recorded in Plat Book 18, Page 89, and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

N/A

(ENTITY NAME)

Yuki Gallan (SEAL)
Yuki Gallan

By: _____
Title: _____

[Signature] (SEAL)
Martin Gallan

By: _____
Title: _____

(SEAL)

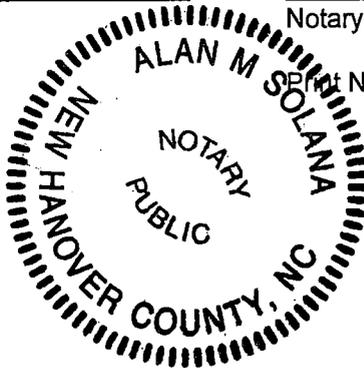
STATE OF North Carolina, COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Yuki Gallan and Martin Gallan

Witness my hand and official stamp or seal, this the 17th day of April 2018.

My Commission Expires: 5/30/2019

[Signature]
Notary Public



Print Notary Name: Alan M. Solana

EXHIBIT A

Legal Description

Being all of Lot 84, Block B, Section 18 of Figure Eight Island Subdivision as shown and described on that certain plat entitled "Figure Eight Island" recorded in Map Book 18, Page 89, in the Office of the Register of Deeds of New Hanover County, North Carolina, to which said plat reference is hereby made for a complete description of said lot.

Together with a right-of-way in common with others over, through or upon streets and walks shown on the above referenced map, and any and all existing streets and walks providing access to this tract.

Together with improvements located thereon; said property being located at 17 Comber Rd, Wilmington, NC 28411 North Carolina

TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 04/18/2018 12:40:44 PM
Book: RB 6134 Page: 2976-2979
4 PGS \$26.00
Real Property \$26.00
Recorder: CAROL HUGHLEY
Document No: 2018011583

DO NOT REMOVE!

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Prepared by Jerry C. Woodell of the firm of MARSHALL, WILLIAMS, GORHAM & BRAWLEY - After recording mail to : Figure "8" Beach Homeowners Association, Route 1, 15 Bridge Road, Figure Eight Island, Wilmington, North Carolina 28405

BOOK PAGE
1172 0566

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

DEED

LOIS C LERAY
REGISTRAR
NEW HANOVER CO., N.C.

THIS DEED, made this 30th day of June, 1980, by and between THE LYON REALTY COMPANY, a California Corporation doing business in North Carolina as WILLIAM LYON REALTY COMPANY, party of the first part, and FIGURE "8" BEACH HOMEOWNERS' ASSOCIATION, INC., a North Carolina corporation with its principal place of business in New Hanover County, North Carolina, party of the second part;

15 BRIDGE ROAD South, Route 1, Wilmington, 28405

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable considerations to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has given, granted, bargained and sold, aliened and conveyed and by these presents, does hereby give, grant, bargain, sell, alien, convey and confirm unto the said party of the second part, its successors and assigns, that certain lot or parcel of land, lying and being in the State of North Carolina, County of New Hanover, and more particularly described as follows:

TRACT A:

Being all of that certain parcel or tract of real property designated as TRACT 15 as the same is described on Page 4 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228, et seq, of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

48
47

TRACT B:

Being all of that certain parcel or tract of real property designated as TRACT 16 as the same is described on Pages 5 and 6 of that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228, et seq, of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

ADMITTED TO RECORD
BOOK PAGE
FILE NO.

AUG 15 1 12 PM '80

LOIS C LERAY
REGISTRAR
NEW HANOVER CO., N.C.

RETURNED TO

William L. Hill

TRACT C:

1172 0567

Being all of that certain parcel or tract of real property designated as TRACT 17 as the same is described on Pages 5 and 6 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228, et seq, of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT D:

Being all of that certain parcel or tract of real property designated as TRACT 18 as the same is described on Page 6 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228, et seq, of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT E:

Being all of that certain parcel or tract of real property designated as TRACT 19 as the same is described on Pages 6 and 7 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228, et seq, of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description; subject however, to that certain drainage easement.

TRACT F:

Being all of that certain parcel or tract of real property designated as TRACT 20 as the same is described on Page 7 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228, et seq, of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT G:

1172 0568

Being all of that certain parcel or tract of real property designated as TRACT 21 as the same is described on Pages 7 and 8 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228, et seq, of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description; subject, however to a drainage easement thereon.

TRACT H:

Being all of that certain parcel or tract of real property designated as TRACT 22 as the same is described on Page 8 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228, et seq, of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT I:

Being all of that certain parcel or tract of real property designated as TRACT 23 as the same is described on Pages 8 and 9 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228, et seq, of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT J:

Being all of that certain parcel or tract of real property designated as TRACT 24 as the same is described on Pages 9 and 10 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228, et seq, of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description, saving and excepting from this conveyance the following tract or parcel of real property:

BEGINNING at a point which is the southernmost corner of Lot 1 Section 10 Figure Eight Island in the eastern right of way line of Skimmer Road all as shown on the map of Sections Eight, Nine and Ten Figure Eight Island recorded in Map Book 13 at Page 47 of the New Hanover County Registry, State of North Carolina; running thence along and with the southern line of said Lot 1, Section 10, Figure Eight Island, North 54° 17' 57" East 200 feet to a point in said southern line of said Lot 1 Section 10; running thence in a southeastwardly direction to a point in the Western right of way of Beach Road South which said point is North 36° 52' 14" East 250 feet from the beginning point of a curve to the right in the said Western right of way line of Beach Road South where the northern right of way line of the connecting road between Skimmer Road and Beach Road South intersects with the said Western right of way line of said Beach Road South; as shown

on said map of Sections 8, 9 and 10 running thence along and with the said Western right of way line of said Beach Road South, South 36° 52' 14" West 250 feet to a point of curvature; running thence with a curve to the right having a radius of 20 feet an arc distance of 31.42 feet to a point in the northern right of way line of a 60 foot right of way leading to Skimmer Road as shown on said map of Sections 8, 9 and 10 Figure Eight Island; running thence with the northern right of way line of said 60 foot right of way North 53° 07' 46" West 148.66 feet to a point of curvature; running thence with a curve to the right having a radius of 20 feet an arc distance of 21.81 feet to a point in the eastern right of way line of said Skimmer Road as the same is shown on said map of Sections 8, 9 and 10, Figure Eight Island and a point of curvature; running thence along said eastern right of way line of Skimmer Road and a curve to the left having a radius of 530 feet an arc distance of 107.38 feet to the point of Beginning; the same being the southern end of said TRACT 24 in the deed recorded in Book 1163 at Page 228, et seq.

TRACT K:

Being all of that certain parcel or tract of real property designated as TRACT 25 as the same is described on Pages 10 & 11 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT L:

Being all of that certain parcel or tract of real property designated as TRACT 26 as the same is described on Page 11 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT M:

Being all of that certain parcel or tract of real property designated as TRACT 27 as the same is described on Page 12 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT N:

Being all of that certain parcel or tract of real property designated as TRACT 28 as the same is described on Page 12 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT O:

Being all of that certain parcel or tract of real property designated as TRACT 29 as the same is described on Page 13 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT P:

Being all of that certain parcel or tract of real property designated as TRACT 31 as the same is described on Page 14 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT Q:

Being all of that certain parcel or tract of real property designated as TRACT 34 as the same is described on Page 16 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT R:

Being all of that certain parcel or tract of real property designated as TRACT 35 as the same is described on Page 16 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT S:

Being all of that certain parcel or tract of real property designated as TRACT 36 as the same is described on Pages 16 and 17 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

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TRACT T:

Being all of that certain parcel or tract of real property designated as TRACT 37 as the same is described on Page 17 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT U:

Being all of that certain parcel or tract of real property designated as TRACT 38 as the same is described on Page 17 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT V:

Being all of that certain parcel or tract of real property designated as TRACT 39 as the same is described on Page 17 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT W:

Being all of that certain parcel or tract of real property designated as TRACT 40 as the same is described on Pages 17 and 18 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT X:

Being all of that certain parcel or tract of real property designated as TRACT 41 as the same is described on Page 18 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

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TRACT Y:

Being all of that certain parcel or tract of real property designated as TRACT 42 as the same is described on Pages 18 and 19 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT Z:

Being all of that certain parcel or tract of real property designated as TRACT 43 as the same is described on Page 19 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT AA:

Being all of that certain parcel or tract of real property designated as TRACT 44 as the same is described on Page 19 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT BB:

Being all of that certain parcel or tract of real property designated as TRACT 45 as the same is described on Page 20 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT CC:

Being all of that certain parcel or tract of real property designated as TRACT 46 as the same is described on Page 20 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

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TRACT DD:

Being all of that certain parcel or tract of real property designated as TRACT 47 as the same is described on Page 20 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT EE:

Being all of that certain parcel or tract of real property designated as TRACT 48 as the same is described on Page 21 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT FF:

Being all of that certain parcel or tract of real property designated as TRACT 49 as the same is described on Page 21 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT GG:

Being all of that certain parcel or tract of real property designated as TRACT 50 as the same is described on Page 21 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT HH:

Being all of that certain parcel or tract of real property designated as TRACT 51 as the same is described on Page 22 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

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TRACT II:

Being all of that certain parcel or tract of real property designated as TRACT 52 as the same is described on Page 22 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT JJ:

Being all of that certain parcel or tract of real property designated as TRACT 53 as the same is described on Page 22 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT KK:

Being all of that certain parcel or tract of real property designated as TRACT 54 as the same is described on Page 23 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT LL:

Being all of that certain parcel or tract of real property designated as TRACT 55 as the same is described on Page 23 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT MM:

Being all of that certain parcel or tract of real property designated as TRACT 56 as the same is described on Page 23 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT NN:

Being all of that certain parcel or tract of real property designated as TRACT 57 as the same is described on Page 24 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT OO:

Being all of that certain parcel or tract of real property designated as TRACT 58 as the same is described on Pages 24 and 25 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description; saving and excepting, however, from this conveyance the hereinbelow described tract of land:

BEGINNING at a point which is the southwestern corner of Lot 84, Block B, Section 18-(Lots 72-91, 120-129), Figure Eight Island as the same is shown on a map thereof recorded in Map Book 18, Page 90, of the New Hanover County Registry, State of North Carolina, which said southwestern corner is in the right of way of a cul-de-sac on the north end of Comber Road and which said point is also the southeast corner of a 20 foot utility easement as shown on said map; running thence along and with the right of way line on the cul-de-sac on the northend of said Comber Road with a curve to the left having a radius of 50 feet an arc distance of 20.24 feet to the southeast corner of Lot 127, Block B, Section 18 as shown on said map; running thence along and with the eastern line of said Lot 127, Block B, Section 18 and the Western line of said 20 foot utility easement North 42° 00' 00" East 178.35 feet, more or less, to a corner of Lot 128, Block B, Section 18, as shown on said map, which said corner of said Lot 128 is in the right of way line of a cul-de-sac on the southern end of Inlet Hook Road as shown on said map; running thence with the said right of way line of said cul-de-sac on the southern end of Inlet Hook Road and a curve to the left having a radius of 50 feet an arc distance of 20.20 feet to the Westernmost corner of Lot 83, Block B, Section 18, Figure Eight Island, on the said cul-de-sac on the south end of Inlet Hook Road, all as shown on said map; running thence with the western line of said Lot 83 and the eastern line of said 20 foot utility easement South 42° 00' 00" West 182.29 feet, more or less, to the Point of Beginning; the same being that portion of land on said map which is designated as a 20 foot utility easement; provided, however that the Grantors herein do hereby grant and convey to the Grantees, its successors and assigns the right of ingress and egress over and through the hereinabove described tract of land for use as a beach access walkway.

TRACT PP:

Being all of that certain parcel or tract of real property designated as TRACT 59 as the same is described on Pages 25 and 26 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and

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existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT QQ:

Being all of that certain parcel or tract of real property designated as TRACT 60 as the same is described on Page 26 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT RR:

Being all of that certain parcel or tract of real property designated as TRACT 61 as the same is described on Page 26 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT SS:

Being all of that certain parcel or tract of real property designated as TRACT 62 as the same is described on Page 26 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description.

TRACT TT:

Beginning at a point which is the southeastern corner of Lot 9, Block B, Section 13, Figure Eight Island, as the same is shown on a map thereof recorded in Map Book 14, Page 4, of the New Hanover County Registry, State of North Carolina, which said point is in the northern right of way line of a cul-de-sac on the north end of Beachbay Lane as shown on said map; running thence from said Beginning Point North 29° 37' 40" West along the eastern line of said Lot 9, Block B, Section 13, 133.80 feet to the northeastern corner of said Lot 9, Block B, Section 13, running thence along a line the same as though the said eastern line of said Lot 9 was extended northwardly, North 29° 37' 40" West to a Point in the centerline of Bridge Road as the same is shown on said map; running thence in an eastwardly direction along and with the centerline of said Bridge Road to the point of intersection of the centerline of said Bridge Road with the centerline of Beach Road South as shown on said map;

running thence with ^{172.0577} the centerline of said Beach Road South South 18° 19' 19" East 145.23 feet to a point of curvature; running thence with the said centerline of Beach Road South and a curve to the left having a radius of 301.32 feet a tangent of 100 feet, an arc distance of 193.11 feet and a chord distance of 189.82 feet to another point of curvature; running thence with the said centerline of Beach Road South and a curve to the right having a radius of 383.91 feet, a tangent of 130 feet, an arc distance of 250.70 feet and a chord distance of 246.26 feet to the point of intersection of the centerline of Beach Road South with the centerline of Beachbay Lane, as shown on said map; running thence South 72° 22' 22" West with the centerline of said Beachbay Lane 53.76 feet to a point of curvature; running thence with the centerline of said Beachbay Lane and a curve to the right having a radius of 167.68 feet, a tangent of 140.93 feet, an arc distance of 234.4 feet and a chord distance of 215.78 feet to a point; running thence with the centerline of said Beachbay Lane North 27° 32' 00" West 48.99 feet to the center of a cul-de-sac on the North end of said Beachbay Lane; running thence in a northeastwardly direction 50 feet, more or less, to the point of Beginning; saving and excepting, however, from the operation of this conveyance so much of the right of ways of Beachbay Lane, Bridge Road and Beach Road South as may be within the hereinabove described tract of land.

TRACT UU:

Being all of that certain tract of real property designated as TRACT 67 as the same is described on Page 30 in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980 in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description; excepting, however, from this conveyance all drainage easements.

TRACT VV:

Being all of the right, title and interest of the Grantor herein, if any in and to all streets, roads and road rights of way located on Figure Eight Island; excepting, however, from this conveyance all of the right, title and interest of Grantor in and to the roadways and road rights of way on the Mainland Tract and the Causeway Tract described as Tract 68 and Tract 65 respectively in that certain deed from Continental Illinois Realty, a California Real Estate Investment (Business) Trust, and Continental Illinois Realty, a corporation organized and existing under and by virtue of the laws of the State of California, dated November 23, 1979, and recorded on January 16, 1980, in Book 1163 at Page 228 et seq of the New Hanover County Registry, reference to which said deed is hereby made for a more particular description; and, further, reserving to the Grantor herein, its successors and assigns, a perpetual right of way and easement for ingress and egress across and upon all of the said streets, roads, and road rights of way herein conveyed.

THE RESTRICTIONS AND LIMITATIONS set forth in (a) and (b) on the following page (#13) shall not prohibit the construction, repair and/or maintenance of uncovered wooden plank type walkways on any tract of land hereinabove conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS: 72 0578

(a) The tracts of real property excepting, however TRACT B and TRACT VV, hereinabove described shall be used solely and exclusively for the planting of shrubs, trees, flowers, grass and other plants, and, in general, for landscaping purposes only.

(b) No structure of any kind or nature shall be constructed on any part, portion or whole of any one or more of the tracts of real property hereinabove described.

(c) These restrictions and limitations shall be binding upon the Grantee herein and its successors and assigns.

(d) TRACT B herein shall be only for use as tennis courts.

This conveyance and each tract herein conveyed, is also made subject to all easements of any kind and nature, rights of way, restrictions of record, assessments, leases, reservations of oil and mineral rights, agreements of any kind and nature, rights of others, if any, to the use and benefits and ingress and egress over, along and across the streets and roadways on Figure Eight Island, ad valorem taxes for 1980 and any other matter or thing of record affecting said real property herein conveyed.

TO HAVE AND TO HOLD the above granted and described premises together with all and singular the rights, privileges, easements and appurtenances thereunto belonging, or in anywise appertaining unto the said party of the second part, its successors, and assigns, in fee simple forever subject to the restrictions and limitations hereinabove set forth.

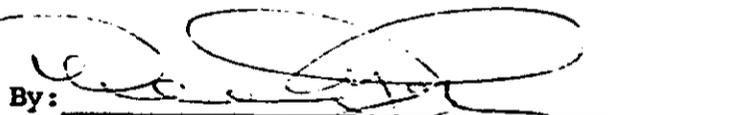
IN WITNESS WHEREOF, the party of the first part has caused this instrument to be signed in its corporate name by its _____ President, attested by its _____ Secretary, and its corporate seal to be hereto affixed, all the day and year first above written.

THE LYON REALTY COMPANY, a California Corporation Doing Business in North Carolina as WILLIAM LYON REALTY COMPANY

ATTEST:


Secretary

By:


President.



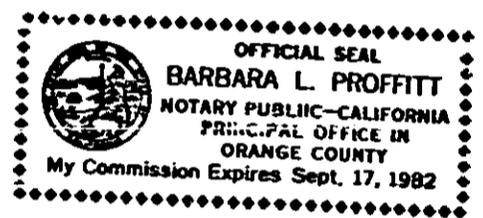
CALIFORNIA
STATE OF NORTH-CAROLINA
ORANGE
COUNTY OF NEW-HANOVER

I, Barbara L. Proffitt, a Notary Public of said
County and State, do hereby certify that ~~William Lyon~~ Richard Robinson
personally came before me this day and acknowledged that he/she is
Secretary of THE LYON REALTY COMPANY, a California corporation doing
business in North Carolina as WILLIAM LYON REALTY COMPANY, and that by
authority duly given and as the act of the corporation, the foregoing
instrument was signed in its name by its _____ President, sealed with
its corporate seal, and attested by himself/herself as its _____ Secretary.

WITNESS my hand and notarial seal this 3rd day of July
_____, 1980.

Barbara L. Proffitt
Notary Public

My Commission Expires:
Sept. 17, 1982



STATE OF NORTH CAROLINA, New Hanover County
The Foregoing Certificate (s) of Barbara L. Proffitt a Notary Public

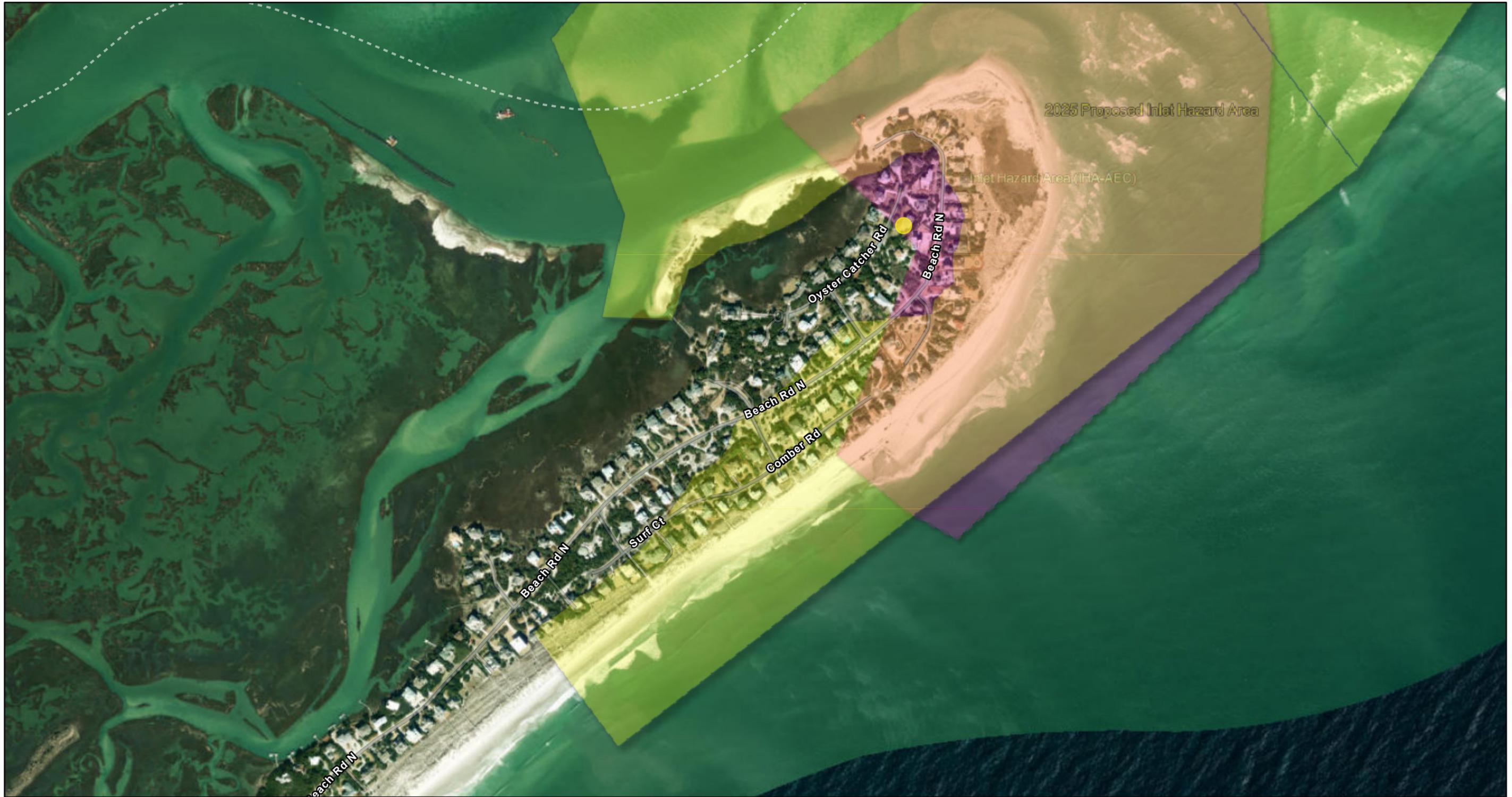
This 15th day of August _____ A.D., 19 80 _____ (is)(are) certified to be correct.

Drawn By Jerry C. Woodell

Lois C. LeRay, Register of Deeds
By Lois C. LeRay

Received and Recorded
8/15/80 at 1:12 PM
Lois C. LeRay
Register of Deeds

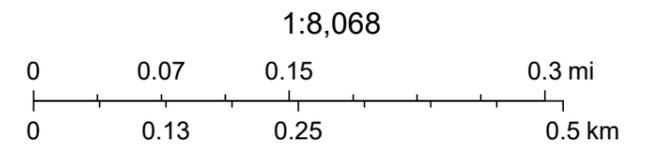
inlet hazard areas



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- ArcGIS World Geocoding Service
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor

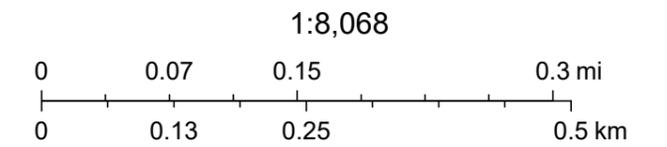
erosion setback factors 2025



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-  ArcGIS World Geocoding Service
-  Setback Factors (2025) - Pending
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor

erosion 2020

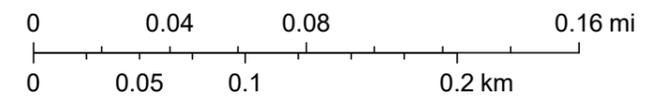


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- ArcGIS World Geocoding Service
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor

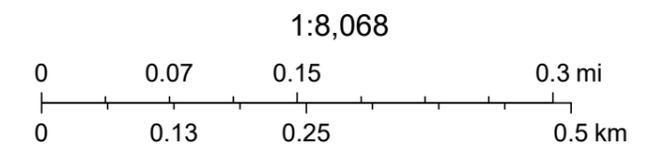
shorelines



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- ArcGIS World Geocoding Service
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor

STATE OF FLORIDA
COUNTY OF DUVAL

AFFIDAVIT OF KEVIN R. BODGE, Ph.D.

Comes now the Affiant, and being duly sworn, states as follows:

1. I am over eighteen (18) years of age and under no legal disability.
2. I am competent to testify to the matters set forth herein, which are based on my personal knowledge and professional experience.
3. My name is Kevin R. Bodge, and I am a coastal engineer employed by Foth Infrastructure & Environment, LLC (f/k/a Olsen Associates, Inc.), whose local address is 2618 Herschel Street, Jacksonville, Florida 32204. Through my employment with that firm, I have been a practicing coastal expert, engineer and consultant for 39 years, specializing in the study and resolution of site-specific problems involving beach erosion, shore protection, oceanfront development, and navigation throughout the southeast United States, Caribbean basin, and globally. In that role, I have been a coastal engineering consultant to the Figure “8” Beach Homeowners’ Association, Inc. (“F8B HOA”) since fall 2017, with specific regard to developing strategies for inlet management and mitigation of beach erosion attendant to Figure Eight Island (“F8I”).
4. Beyond my consulting experience, my education includes a Ph.D. in Engineering Science & Mechanics (Coastal Engineering specialty), Master of Civil Engineering (Ocean Engineering specialty), and Bachelor of Science in Aerospace & Ocean Engineering. I have taught university curricula in physical oceanography, marine geology, and coastal engineering at the University of Florida, Jacksonville University, and University of North Florida. Although this Affidavit is neither an engineering report nor an engineering design document, I am a registered professional engineer in the states of Florida, Virginia, and Hawaii. Additionally, I am a certified Port Engineer and Ocean Engineer by the Academy of Coastal, Ocean, Port, and Navigation Engineers (ASCE/ACOPNE).
5. From 2017 through the present, I have studied the contemporary history of (1) the changes in shoreline, shoal, inlet, and channel locations at Rich Inlet and along northern F8I, (2) dredging, beach nourishment, and shore protection activities at F8I, and (3) hydraulic tidal flows through Rich Inlet, Nixon and Green Channels. These studies have included analysis of detailed physical surveys of the inlet seabed and F8I beach shoreline from 2014 through 2025; and, they have included analysis of concurrent changes in inlet morphology and shoreline locations along F8I per aerial photographs from 1950 through present. I am currently assisting the F8B HOA in the implementation of the community’s contemporary dredging and beach fill projects, and in the development of a long-term “adaptive inlet management plan” for strategic dredging at Rich Inlet and related beach nourishment along the north ocean shoreline of F8I. As such, I am familiar with the coastal processes and conditions along northern F8I.

6. The ocean shoreline along at least the northern 3,000 feet of F8I is currently experiencing significant beach erosion. The erosion is of sufficient severity to threaten existing oceanfront homes along about 1,875 feet of this shoreline (e.g., from about 5 Comber Road to 10 Inlet Hook Road). This beach erosion is not a permanent, chronic historical condition; but instead occurs intermittently and with varying severity and duration on a more or less decadal basis depending, in part, upon conditions at Rich Inlet. Unabated, the beach erosion would undercut the existing residential buildings.

7. The shoreline location and sand beach width fluctuates along the north end of F8I from year to year. Along the area that is currently experiencing severe erosion (i.e., from 5 Comber Road to 10 Inlet Hook Road), evaluation of historical aerial photographs indicates that the approximate mean sea level (“MSL”) shoreline location varied between about 5 and 350 feet seaward of the existing limit of the existing oceanfront houses (about 150± feet on overall average), from November 1950 through present.

8. Analysis of detailed annual summer surveys of the F8I shoreline and Rich Inlet complex indicate the following contemporary changes in the location of the mean high water shoreline (“MHWL”) from June 2014 through August 2025:

- a. Near the north end of the area currently experiencing severe erosion (c. 8 Inlet Hook Road), the MHWL was mostly net stable from 2014 to 2017, then eroded landward by about -120 feet between 2017 and 2022, then eroded landward by another -265 feet from 2022 to August 2025. The August 2025 MHWL was eroded by -385 feet landward of its 2014 location, after having been relatively stable from 2014 to 2017.
- b. Near the south end of the area currently experiencing severe erosion (c. 11 Comber Rd), the MHWL advanced by about +50 feet from 2014 to 2016, then remained relatively stable at about -18 feet landward of its 2014 location (on average) from 2017 through 2022, and then eroded landward by another -92 feet in 2023 through August 2025. The August 2025 MHWL was eroded by -110 feet landward of its 2014 location, after having been accretional or mostly stable from 2014 through 2022.

9. These values include the effect of approximately 387,000 cubic yards (cy) of beach fill placement along the north end of F8I in January-March 2024, from dredging within Nixon Channel. These values do *not* include the additional significant shoreline erosion that occurred after August 2025, which exposed previously constructed sandbag shore protection (c. early 2000’s) and eroded the shoreline to the line, or landward, of the sandbags, within 10 to 30 feet of the existing houses.

10. The historical causation of shoreline advances and erosion along the north end of F8I appears to be related to the location and orientation of Rich Inlet – particularly the inlet throat and the morphology of the interior flow channels. Specifically:

- a. When the Rich Inlet channel (between F8I and Hutaff Island) is located *south* of the Wild Dayrell shipwreck and oriented “clockwise” toward the southeast, shoreline conditions along the north end of F8I are “favorable”; i.e., a wider, hale beach.
- b. In contrast, when the Rich Inlet channel is located *north* of the Wild Dayrell shipwreck and/or oriented “counter-clockwise” toward the east, shoreline conditions along the north end of F8I are “unfavorable”; i.e., a narrow, eroded beach.

11. This observation is believed to be due to the presence of the inlet’s ebb tidal shoal platform. The ebb shoal platform is closest to the F8I shoreline during “favorable” inlet conditions, at which time the ebb shoal shields the shoreline, bypasses sand to the beach, and minimizes marginal flood channels that otherwise cut along the toe of the F8I north shoreline. The observed correlation between the inlet configuration and the F8I shoreline is not universally true, but appears to be predominantly true per available data.

12. The configuration of Rich Inlet naturally changes from year to year, and/or after storms, in irregular (non-periodic) cycles. From at least 2014 through 2019, the inlet was in a “favorable” location for F8I beach conditions; but in 2020, it began migrating north to an “unfavorable” location. The inlet was in an “unfavorable” configuration from 2022 through 2024 (and the north end beach of F8I eroded); but by summer 2025, it had begun shifting southward to a more “favorable” configuration. However, this shift was not yet enough to have restored the north end of F8I which had already eroded during the prior three years of “unfavorable” inlet configuration. As such, the shoreline was in an eroded condition in 2024-2025, and thereby highly susceptible to the severe beach erosion stress caused by high tides and seas in autumn 2025. Had the autumn 2025 storms not occurred, it is probable that the beach would have otherwise slowly continued recovery (and not eroded) presuming that the inlet continued to settle into its “favorable” configuration.

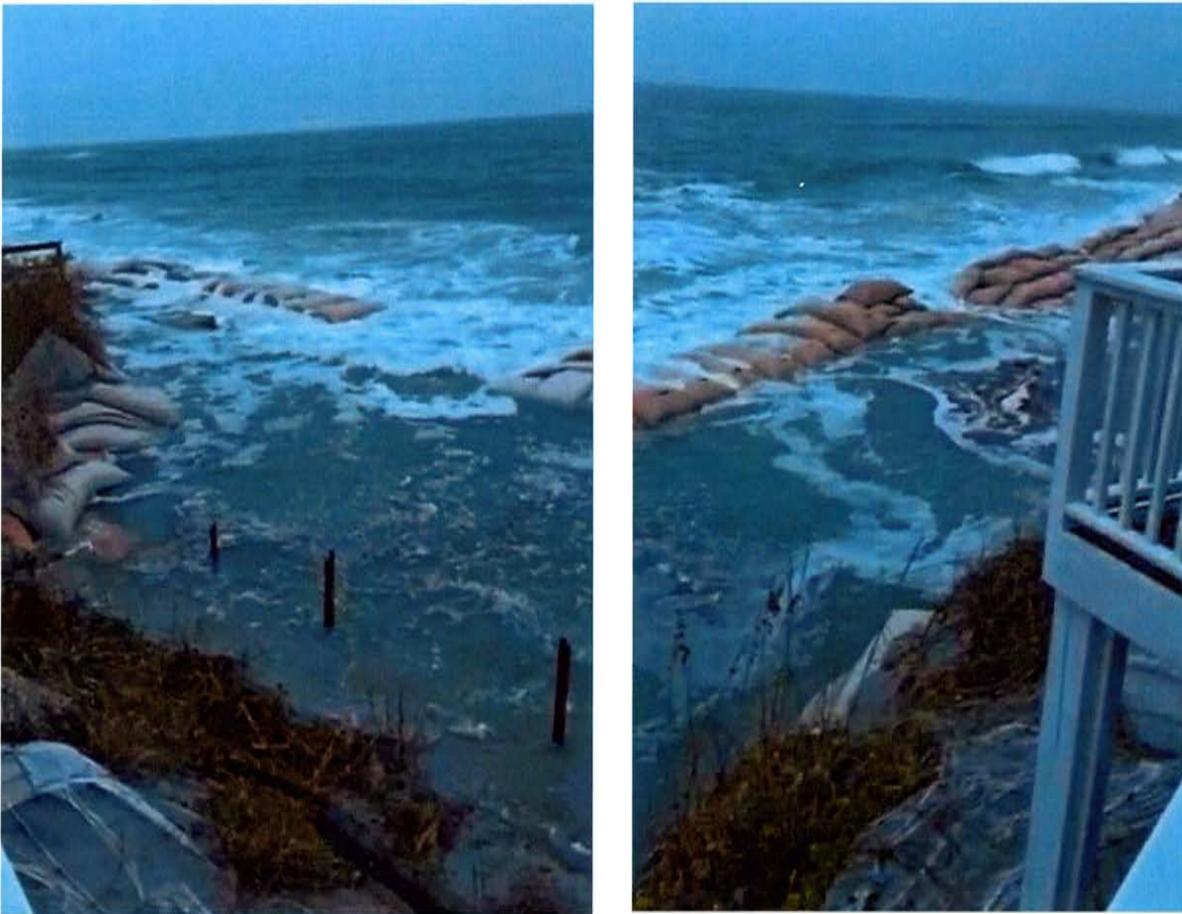
13. The most recent prior episode of severe erosion along the ocean shoreline of northern F8I was principally during 2001-2008, during which the inlet was in an “unfavorable” configuration for F8I beach width. The shoreline was otherwise mostly hale from at least 2012 through at least 2021, during which there was no beach nourishment (until January-March 2024).

14. The cause of the current severe beach erosion along the north end of F8I, as described above, is (1) the temporarily degraded condition of the beach platform owing to the “unfavorable” configuration of Rich Inlet from about 2021 to 2024, which did not have time to recover after the inlet returned to a more “favorable” location by mid-2025, and (2) the acute

impacts of sustained high water levels and seas from multiple storms that occurred from late September through mid-October 2025 (including effects from two offshore hurricanes Humberto & Imelda, and at least two nor'easters).

15. The high ocean water levels and seas in September-October 2025 were driven by the storms and coincided with the second highest astronomical tides of 2025, and were no doubt exacerbated by rising sea levels. Measured sea levels at multiple tide stations along Florida's east coast unambiguously show a 0.6-ft increase in the average annual mean sea level from 2001/2004 through 2024. These levels can be presumed to be similar to those along the east coast of North Carolina.

16. The autumn 2025 storms severely eroded the beach and exposed previously constructed sandbags. The lack of a beach platform in front of the sandbags (and presumably some settlement of the bags) results in wave slamming and overtopping against and across the sandbags, which thence erodes the narrow margin of upland between the existing sandbags and the oceanfront homes. This is illustrated in the photographs, below.



Wave overtopping, inundation, and beach erosion behind existing sandbag revetments along northern F8I ocean shoreline; north (left) and south (right) from 3 Inlet Hook Road on 5 December 2025.

Photographs captured from video provided by B. Stephany.

17. In the absence of any action, the existing sandbag structures along the north end of F8I will likely continue to be overtopped and/or fail, and the upland erosion escarpment behind the sandbags will continue to erode to and under the oceanfront houses, in the near-term. Presuming that the Rich Inlet channel remains in a mostly “favorable” location, gradual recovery of the beach can be expected – but this will be through a longer-term natural process that cannot be expected to alleviate the current beach erosion stress that will continue in the coming months or year.

18. The Figure 8 Island community undertook pre-emptive actions prior to the autumn 2025 storms toward mitigation of shoreline erosion. Approximately 387,000 cy of sand fill was placed along the north end of F8I in January-March 2024 (along the existing severely eroded shoreline area) from dredging of Nixon Channel. This improved conditions pursuant to the beach erosion observed in 2022-2023, but it was not sufficient to prevent the severe erosion from the autumn 2025 storms.

19. Interim shore protection works are proposed along the north end of F8I. It is my understanding that this action is to consist of placement of a sandbag revetment along approximately 1,875 feet of shoreline (more or less) where the existing shoreline erosion is worse and threatens upland homes, spanning from 5 Comber Road through 10 Inlet Hook Road, along which all of this shoreline already includes existing sandbags. Per my understanding, the proposed action consists of a pyramid-shaped construction of sandbags with 40-ft wide shore-perpendicular base and 12-ft vertical height above MSL, along approximately 1,875-ft of shoreline. The purpose of the action is to enhance the existing sandbags, which are otherwise breached and overtopped by waves. The breaching and overtopping of the existing sandbags results in further erosion of the upland behind the sandbags, reaching toward and ultimately under the oceanfront homes. The existing sandbags appear inadequate for shore protection until such time that the beach can be renourished or naturally recovered.

20. The size and scope of the proposed interim sandbag enhancement activity appear reasonable given the scope, magnitude, and immediacy of the observed conditions along the north end of F8I.

21. In the meantime, F8I has already developed a mid- and long-term strategy for inlet management and beach renourishment, and is not intending to rely upon an interim sandbag solution for long-term shoreline management.

22. In the near- to mid-term, beach nourishment is planned from dredging of Nixon Channel per F8I’s existing permit for navigation dredging and beneficial use placement to the beach (such as most recently completed in January-March 2024). Pragmatically, however, calendar schedules do not allow for this to occur prior to the environmental windows that limit such dredging from April 1 or May 1 through at least October. It is my understanding that F8B HOA intends to pursue implementation of such dredging and beach renourishment in December 2026-March 2027. This would greatly accelerate beach recovery and ameliorate the exposure of

the sandbag shore protection – but this action is not yet definitive; and as noted, it would not address the immediacy of the erosion problem that currently exists and will prevail through much of 2026. Instead, more immediate direct shore protection actions are warranted.

23. In the longer term, F8I is pursuing an “adaptive inlet dredge management plan” that will provide for as-needed strategic dredging within prescribed limits of Rich Inlet and Nixon Channel that will minimize environmental impacts and promote “favorable” inlet flow configurations (for F8I beach stability) with strategic placement of the dredged sand upon the ocean shoreline of north F8I and/or within the inlet complex. This plan has been developed, with specific proposed guidelines for implementation, and is currently working its way through Supplemental EIS formulation and review, and subsequent permitting. The timeline for approval and implementation of this plan is subject to regulatory agency actions that are beyond the control of F8I. As such, if and after approval, the plan will serve as a long-term strategy, but it cannot otherwise address the immediate needs for shore protection along the north end of F8I.

24. This Affidavit states my understanding of the historical and current erosion causes and conditions along the north end of Figure Eight Island and the appropriateness of proposed actions to enhance the sandbag shoreline protection there along as an interim measure pending anticipated near- and long-term strategies for inlet management and beach nourishment.

Further Affiant sayeth not.

This the 12th day of January, 2026.


Kevin R. Bodge, Ph.D.

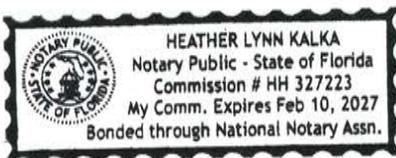
State of Florida
County of Duval

Sworn to and subscribed before me on this 12th day of January 2026, by Kevin R. Bodge who is personally known to me or produced _____ as identification.


Notary Public

Heather Lynn Kalka
(Typed/Printed Name of Notary Public)

My Commission Expires: February 10, 2027
(NOTARIAL SEAL/STAMP)





*Jm
F4I
Damm*

ROY COOPER
ATTORNEY GENERAL

State of North Carolina
Department of Justice
P. O. Box 629
RALEIGH
27602-0629

Reply to:
Jill B. Hickey
Environmental Division
Tel: (919)716-6600
Fax: (919)716-6767
jhickey@mail.jus.state.nc.us

July 25, 2003

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

RECEIVED

JUL 28 2003

**DIV. OF COASTAL MANAGEMENT
RALEIGH**

W.A. Raney, Jr.
Wessell & Raney, LLP
107-B North Second St.
PO Box 1049
Wilmington, NC 28402

Re: Variance Request to Coastal Resources Commission
By Figure Eight Island Homeowners
CRC-VR-03-09

Dear Mr. Raney:

At its July 23, 2003 meeting, the Coastal Resources Commission voted to grant the above referenced variance request. Attached is a copy of the Final Order, signed by the Chairman of the Coastal Resources Commission.

Sincerely,

Jill B. Hickey
Special Deputy Attorney General
Counsel to the Commission

c: Mack Paul
Meredith Jo Alcoke
Charles Jones
Donna Moffitt
Eugene Tomlinson

STATE OF NORTH CAROLINA
 COUNTY OF NEW HANOVER

BEFORE THE NORTH CAROLINA
 COASTAL RESOURCES COMMISSION
 CRC-VR-03-09

IN THE MATTER OF:)
 PETITION FOR VARIANCE)
 BY FIGURE EIGHT ISLAND)
 HOMEOWNERS ROBERT)
 KENEFICK, ET AL)

FINAL ORDER

This matter was heard on oral arguments and stipulated facts at the regularly scheduled meeting of the North Carolina Coastal Resources Commission (hereinafter CRC) on July 23, 2003, in Raleigh, North Carolina pursuant to N.C.G.S. § 113A-120.1 and T15A NCAC 7J.0700, *et seq.* Assistant Attorney General Meredith Jo Alcoke appeared for the Department of Environment and Natural Resources, Division of Coastal Management. Mack Paul, Esq. and William A. Raney, Jr., Esq. appeared on behalf of the Petitioners.

Upon consideration of the stipulated facts, record documents and the arguments of the parties, the CRC adopts the following:

STIPULATED FACTS

1. Petitioners are fifteen lot owners on the northern end of Figure Eight Island in New Hanover County, North Carolina. The individual Petitioners are listed in Petitioners' variance request materials.
2. Fifteen lots on the north end of Figure Eight Island extending from 9 Comber Road on the south to 8 Inlet Hook on the north (inclusive) have been sandbagged under the general permit provisions on 15A NCAC 7H .1700 *et seq.* The site is depicted in Petitioners' site plan and enlarged site plan submitted with the variance petition.

3. Lots 9 through 12 Comber Road and 5 through 7 Inlet Hook were the subject of a variance petition in July 2002. The 2002 petition requested permission to install emergency sandbags prior to the erosion escarpment being located within 20' of the foundation of the houses on these lots. The variance petition was denied. All of the houses later qualified for sandbags under the general permit when the continued erosion caused the escarpment to be located within 20' of the foundation of the structures. Some houses qualified as imminently threatened where accelerated erosion increased the risk of imminent damage to the structure. 15A NCAC 7H .0308(a)(2)(B).
4. The lots are within the Ocean Hazard Area of Environmental Concern (AEC). All lots are located within the Ocean Erodible AEC and all lots except lots 9, 10, and 11 Comber Road are also located within the Inlet Hazard AEC.
5. The long-term annual erosion rate for this ocean hazard area is 2 feet per year. The setback for the inlet hazard area is equal to the setback required in the adjacent ocean hazard area.
6. The first emergency sandbag permits were issued to 16 Comber Road (Rayfield) and 4 Inlet Hook (Taylor) on October 9, 2001. The last CAMA General Permit for sandbags was issued to 8 Inlet Hook (Woodbury) on January 31, 2003. The CAMA General Permits for Petitioners are provided in Petitioners' variance request materials.
7. Petitioners' sandbags are eligible to remain in place until at least May 2008 because the Figure "8" Beach Homeowner's Association, Inc. has an active CAMA Major Permit for beach nourishment. 15A NCAC 7H .1705(a)(7)(A).
8. In accordance with the provisions of 7H .1705(a)(10), the base width of the sandbag structure "shall not exceed 20 feet, and the height shall not exceed six feet."

9. Certifications of Exemption have been issued for maintenance or repair of the emergency sandbags on April 19, 2002 (16 Comber), June 3, 2002 (13 – 16 Comber), November 22, 2002 (16 Comber), January 6, 2003 (15 Comber – 6 Inlet Hook), January 30, 2003 (9 Comber – 14 Comber), and April 28, 2003 (9 Comber – 6 Inlet Hook).
10. The sandbag structures have been overtopped by waves on numerous occasions since their installation with significant erosion occurring to the property behind at least some of the bags in August 2002, October 2002, January 2003, April 2003.
11. The sandbags were originally installed above the mean high water line as required by the rules. Erosion from subsequent storm event and lunar tides have lowered the beach profile so that portions of some of the bags are covered by the waters of a normal high tide event.
12. Since 1996 this stretch of shoreline has been subject to chronic erosion as a result of the northward movement of the main channel of Rich Inlet.
13. This stretch of shoreline has also been subject to erosion from storms, including two hurricanes in 1996, one hurricane in 1998, one hurricane in 1999 as well as numerous northeasters.
14. The sand displaced from behind the bags, when storms or high tides caused waves to overtop the base, has not visibly remained on the ocean beach seaward of the bags but has apparently been swept into the inlet system by inlet-related currents.
15. On June 14, 2003, the top elevation of the highest sandbag at 5 Inlet Hook, 3 Inlet Hook walkover, 12 Comber Road, and 9 Comber Road ranged from 6' above mean high water to 2.4' above mean high water.
16. On June 14, 2003, the elevation of the beach surface at the seaward toe of the exposed

sandbags in these four locations ranged from -0.1' mean high water to -2.8' mean high water.

Petitioners have not measured the remaining lots. The elevations appear to be similar.

17. The average elevation of the top of the bags in the four locations referenced above was 4.3' above mean high water and the average elevation of the beach surface at the seaward toe of the bags was -1.5' mean high water.
18. The sandbag structures of the size permitted under the general permit, and presently existing on the lots, have not prevented waves from overtopping the bags and eroding the area behind the bags.
19. The photographs submitted by the Petitioners are accurate depictions of the conditions of the properties on the dates indicated on the photographs.
20. The location of the main ebb channel of Rich Inlet as depicted on the photographic exhibit is a generally accurate depiction of the location of the inlet channel on the dates indicated.
21. The main ebb channel of Rich Inlet has moved significantly to the south since the winter of 2002 and appears to be in a favorable position for the Petitioners' shoreline to begin to rebuild.
22. Dr. William Cleary, coastal Geologist and professor at the University of North Carolina at Wilmington serves as a consultant to the Figure "8" Beach Homeowners' Association. In the summer of 2002, Dr. Cleary provided an analysis of the reasons for the shoreline erosion at the Petitioners' properties. This analysis is attached as Exhibit A. Illustrative photographs will be presented at the Commission's hearing on this matter.
23. In May of 2003 Dr Cleary provided an addendum to his analysis containing information gathered since the analysis of the summer of 2002. This addendum is attached as Exhibit B.

Illustrative photographs will be presented at the Commission's hearing on this matter.

24. The data and opinions of Dr. Cleary represent the best information available to explain the causes of the erosion and the likelihood of a natural recovery of this stretch of shoreline.
25. The Figure "8" Beach Homeowners' Association is not proposing beach nourishment of this stretch of shoreline because the inlet related erosion would make nourishment ineffective at this time and because Petitioners believe natural processes provide the best long-term solution to the erosion problems.
26. The Petitioners request a variance from the provisions of 15A NCAC 7H 1705(a)(10) that limit the height and width of the bags to 6' x 20' to allow a higher and wider sandbag structure for the temporary protection of their houses from erosion.
27. The specific variance requested is to vary the limits on the height and width of the sandbag structures as follows:
 - i. The height of the topmost bag of the structure shall not exceed 10 feet above the mean high water.
 - ii. The seaward toe of the structure shall not extend farther seaward than its original location.
 - iii. The total width of the structure shall not exceed 40 feet.
28. The proposed expansion of the sandbags is depicted on engineered drawings located in Petitioners' variance request materials.
29. Additional facts were presented by the parties at the hearing on the variance request and are further stipulated facts upon which this Final Order is based. Those additional facts are recorded on the audio tape of the hearing and incorporated herein by reference.

The Coastal Resources Commission makes the following:

CONCLUSIONS OF LAW

1. The CRC has jurisdiction over the parties and the subject matter.
2. The parties have been correctly designated.
3. All notices for the proceeding were adequate and proper.
4. The Commission concludes that the Petitioners have demonstrated that strict application of Rule 15A NCAC 7H .1705(a)(10) to their permit applications will result in unnecessary hardships. The Petitioners' variance request materials, the staff recommendation, and the stipulated facts are incorporated by reference as support for this conclusion.
5. The Commission concludes that the Petitioners have demonstrated that their hardships result from conditions peculiar to the project properties. The Petitioners' variance request materials, the staff recommendation, and the stipulated facts are incorporated by reference as support for this conclusion.
6. The Commission concludes that the Petitioners have demonstrated that their hardships do not result from their own actions. The Petitioners' variance request materials, the staff recommendation, and the stipulated facts are incorporated by reference as support for this conclusion.
7. The Commission concludes that the Petitioners have demonstrated that their proposed development is within the spirit, purpose and intent of the Commission's rules; that it will secure public safety and welfare; and that it will preserve substantial justice. The Petitioners' variance request materials, the staff recommendation, and the stipulated facts are incorporated by reference as support for this conclusion.

ORDER

THEREFORE, the petition for variance from T15A NCAC 7H .1705(a)(10) is GRANTED.

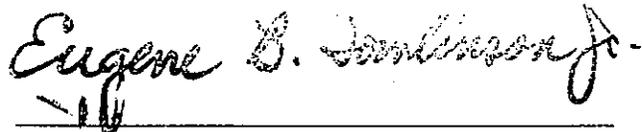
The Petitioners may vary the height and width of Petitioners' sandbag structures as follows:

- (1) The height of the topmost bag of the structure shall not exceed 10 feet above mean high water.
- (2) The seaward toe of the structure shall not extend farther seaward than its original location.
- (3) The total width of the structure shall not exceed 40 feet.

The variance is subject to the following conditions:

- (a) The elevation of the top of the sandbags may not exceed the elevation of the land around the houses; and
- (b) In the event that any sandbag structure fails, the Petitioners shall remove the sandbags from the public beach.

This the 25th day of July, 2003.



Eugene B. Tomlinson, Jr., Chairman
Coastal Resources Commission

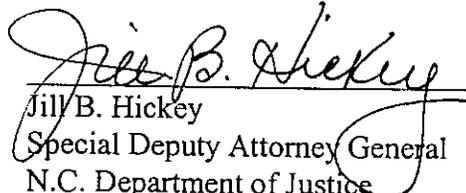
CERTIFICATE OF SERVICE

This is to certify that I have caused the foregoing Final Order to be served upon the Petitioners by depositing a copy thereof in the U.S. Postal Service with sufficient postage for delivery by first class mail and addressed to:

W.A. Raney, Jr.
Wessell & Raney, LLP
107-B North Second St.
PO Box 1049
Wilmington, NC 28402

Meredith Jo Alcock
Assistant Attorney General
Environmental Division
PO Box 629
Raleigh, NC 27602

This the 25th day of July, 2003.


Jill B. Hickey
Special Deputy Attorney General
N.C. Department of Justice
P.O. Box 629
Raleigh, NC 27602-0629
(919) 716-6942
Counsel to the Commission

From: david@figure8homeowners.com
To: [Goebel, Christine A](#)
Cc: [Mairs, Robb L](#); [MacPherson, Tara](#); [Bodnar, Gregg](#)
Subject: [External] RE: Figure eight long-term?
Date: Wednesday, February 18, 2026 4:54:56 PM
Attachments: [image001.png](#)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Christy,

We are not actively pursuing the terminal groin at this time. We do not believe it to be the best over-all option. We are actively engaged and diligently working with the Corps for a supplement EIS for a Rich Inlet long term management plan. We are well underway to establishing a plan for a 30 year permit much like we have done with New Hanover County for Mason Inlet. I would like to think our long term plan will be permitted with in the next 18 months. Kevin Bodge with Foth/Olsen Engineering out of Florida is designing the inlet plan. Davey Resource group is the 3rd party contractor working at the direction of the Corps. TI Coastal is the local hands on – on site engineering firm.

This long term plan is to manage and maintain the inlet in an optimum location for natural beach restoration and some minor dredging. We would anticipate in the planning stages of an estimated 300,000 cubic yards every 3 to 4 years. It is an inlet manage plan that will assist these homeowners.

We have done and continue to do extensive monitoring of this area of the beach and water areas. We do know what to expect and what the needs are likely to be. We are also undertaking much more elaborate scientific work that will better prepare us for managing our beach.

We also have a Nixon Channel permit for navigation to maintain that products approximately 250,000 cubic yards of beach compatible material annually that can be placed on the beach. We are planning to dredge under that permit in November of 26 season. We are anticipating putting sand in the current variance location as soon as feasible adhering to the moratorium.

We do not get any sand from the Corps.

We do not have condemnation authority.

I hope that helps. I am glad to discuss or answer any questions or concerns you may have. Excuse the quick response but I know you are trying diligently to get this variance package completed.

My phone number is 910.686.0635.

Much thanks for your inquiry.
David Kellam

From: Goebel, Christine A <Christine.Goebel@deq.nc.gov>
Sent: Wednesday, February 18, 2026 4:30 PM
To: Kellam, David <david@figure8homeowners.com>
Cc: Mairs, Robb L <robb.mairs@deq.nc.gov>; MacPherson, Tara <tara.macpherson@deq.nc.gov>; Bodnar, Gregg <gregg.bodnar@deq.nc.gov>
Subject: Figure eight long-term?

Hi David-

I'm working on facts for the sandbags variance.

What long-term efforts is the HOA taking to address erosion? Do yall get shallow draft sand from the corps when they clean out the inlet? No new efforts for a groin, right? You have the ownership/no condemnation power problem with one/more of the owners, right? If they are asking for sandbags....they are intended as a temporary measure....so what's the plan? Hoping the inlet will shift again to a more favorable position or anything else?

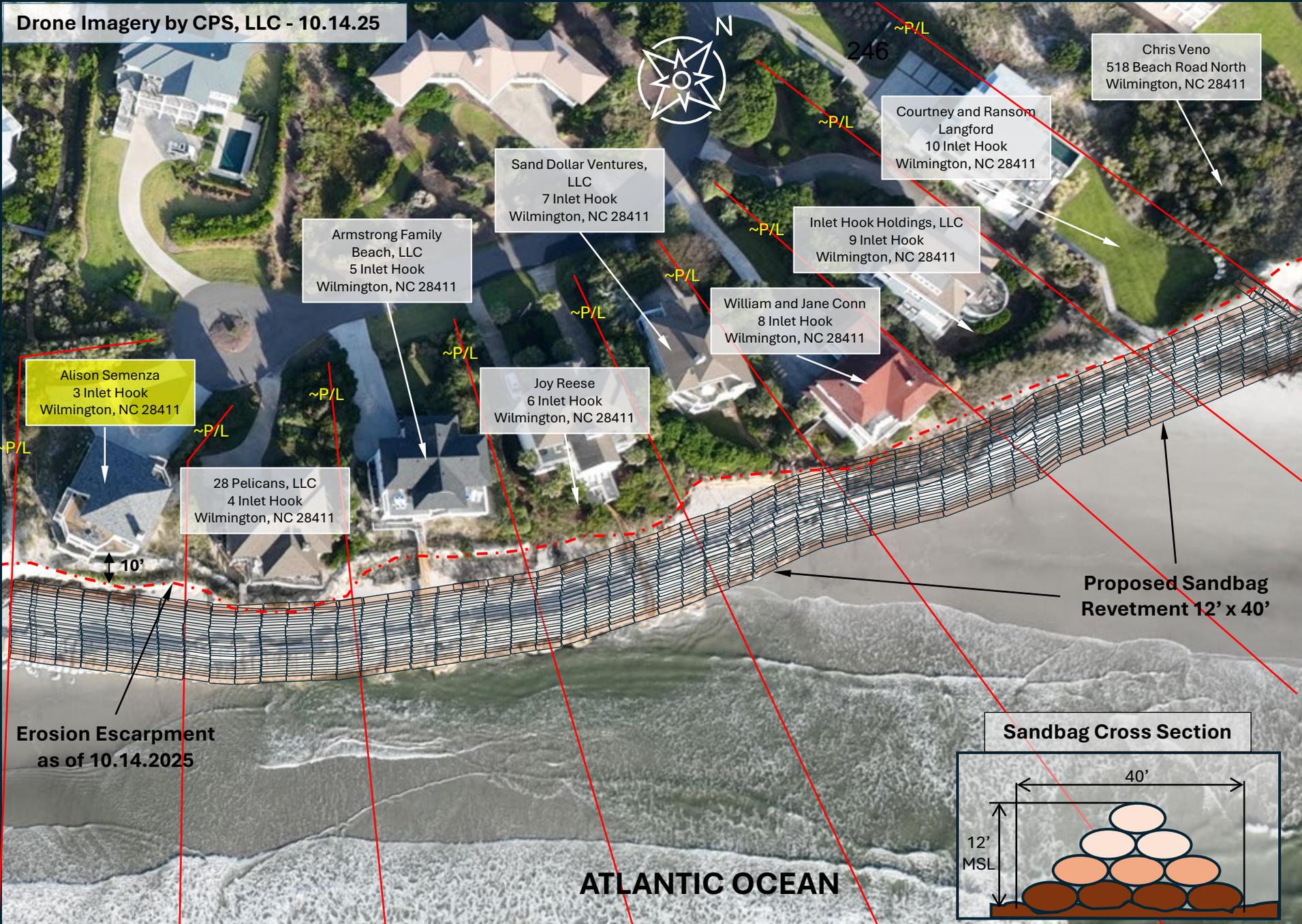
Thanks for any help you can give me-
Christy

Christine A. Goebel, *Assistant General Counsel*
North Carolina Department of Environmental Quality
(919) 707-8554

PLEASE NOTE MY NEW EMAIL ADDRESS AS OF 6/1/23: Christine.Goebel@deq.nc.gov



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.



Property Owner: Alison Semenza

Property Address: 3 Inlet Hook, Wilmington, NC 28411

Mailing Address: 3 Inlet Hook, Wilmington, NC 28411

Proposal: Emergency sandbag revetment for 3 Inlet Hook, Wilmington, NC 28411

Sandbag Size – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/-95’)

Approx Property Lines –

Erosion Escarpment -

Proposed Sandbags –

Current width of property along escarpment is approximately 95’

DRAWING IS NOT TO SCALE

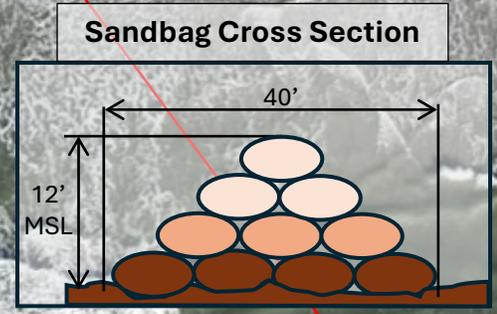
Date of Imagery: 10/14/2025

Date: 12/29/2025

Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
1423 Setter Court
Wilmington, NC 28411
Ph: 910-540-0319
Email: Coastalpermittingspecialist@gmail.com



NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.



Robert & Mary Plybon
3021 Verbena Lane
Greensboro, NC 27410

Patrick & Sue Downes
3416 Williamsborough Ct
Raleigh, NC 27609

Coastal Distancing, LLC
39 72nd Street E, Unit 1
New York, NY 10021

North End, LLC
948 Drovers Lane
Chester Springs, PA 19425

Nine Comber Road, LLC
616 Oxfordshire Ct
Raleigh, NC 17606

4 Comber Road, LLC
1929 Lunar Lane
Wilmington, NC 28405

4 Comber
~P/L

5 Comber
~P/L

6 Comber
~P/L

7 Comber
~P/L

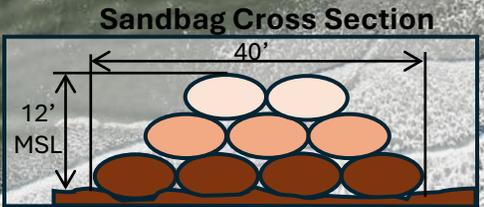
8 Comber
~P/L

9 Comber
~P/L

Erosion Escarpment
as of 10.14.2025

Proposed Sandbag
Revetment 12' x 40'

ATLANTIC OCEAN



Property Owner: Robert and Mary Plybon

Property Address: 5 Comber Road, Wilmington, NC 28411

Mailing Address: 3021 Verbena Lane, Greensboro, NC 27410

Proposal: Emergency sandbag revetment for 5 Comber Road, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/- 90').

Approx Property lines –
Erosion Escarpment -
Proposed Sandbags -

Current width of property along escarpment - ~90'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/15/2025

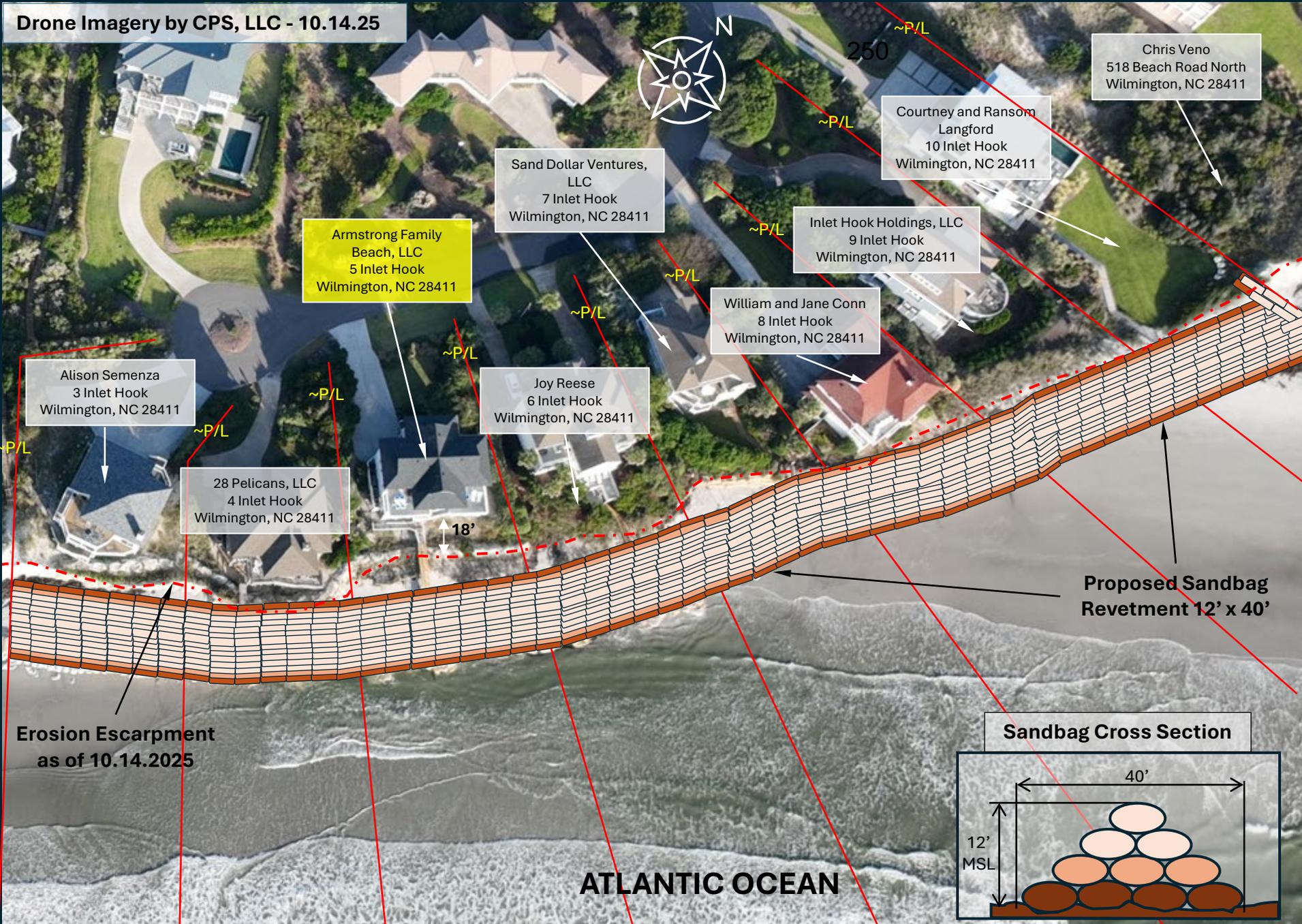
Prepared by:

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Property Owner: Armstrong Family Beach, LLC

Property Address: 5 Inlet Hook, Wilmington, NC 28411

Mailing Address: 2709 Thorngrove Ct., Suite 2, Fayetteville, NC 28303

Proposal: Emergency sandbag revetment for 5 Inlet Hook, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/-90')

Approx Property Lines – 

Erosion Escarpment - 

Proposed Sandbags – 

Current width of property along escarpment is approximately 90'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/20/2025

Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319



Email: Coastalpermittingspecialist@gmail.com

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Patrick & Sue Downes
 3416 Williamsborough Ct
 Raleigh, NC 27609

Coastal Distancing, LLC
 39 72nd Street E, Unit 1
 New York, NY 10021

North End, LLC
 948 Drivers Lane
 Chester Springs, PA 19425

Nine Comber Road, LLC
 616 Oxfordshire Ct
 Raleigh, NC 17606

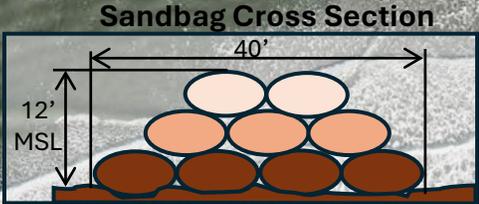
Robert & Mary Plybon
 3021 Verbena Lane
 Greensboro, NC 27410

4 Comber Road, LLC
 1929 Lunar Lane
 Wilmington, NC 28405

Erosion Escarpment
 as of 10.14.2025

Proposed Sandbag
 Revetment 12' x 40'

ATLANTIC OCEAN



Property Owner: Patrick and Sue Downes

Property Address: 6 Comber Road, Wilmington, NC 28411

Mailing Address: 3416 Williamsborough Ct., Raleigh, NC 27609

Proposal: Emergency sandbag revetment for 6 Comber Road, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/- 90').

- Approx Property lines – ———
- Erosion Escarpment - - - - - -
- Proposed Sandbags –

Current width of property along escarpment - ~90'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/15/2025

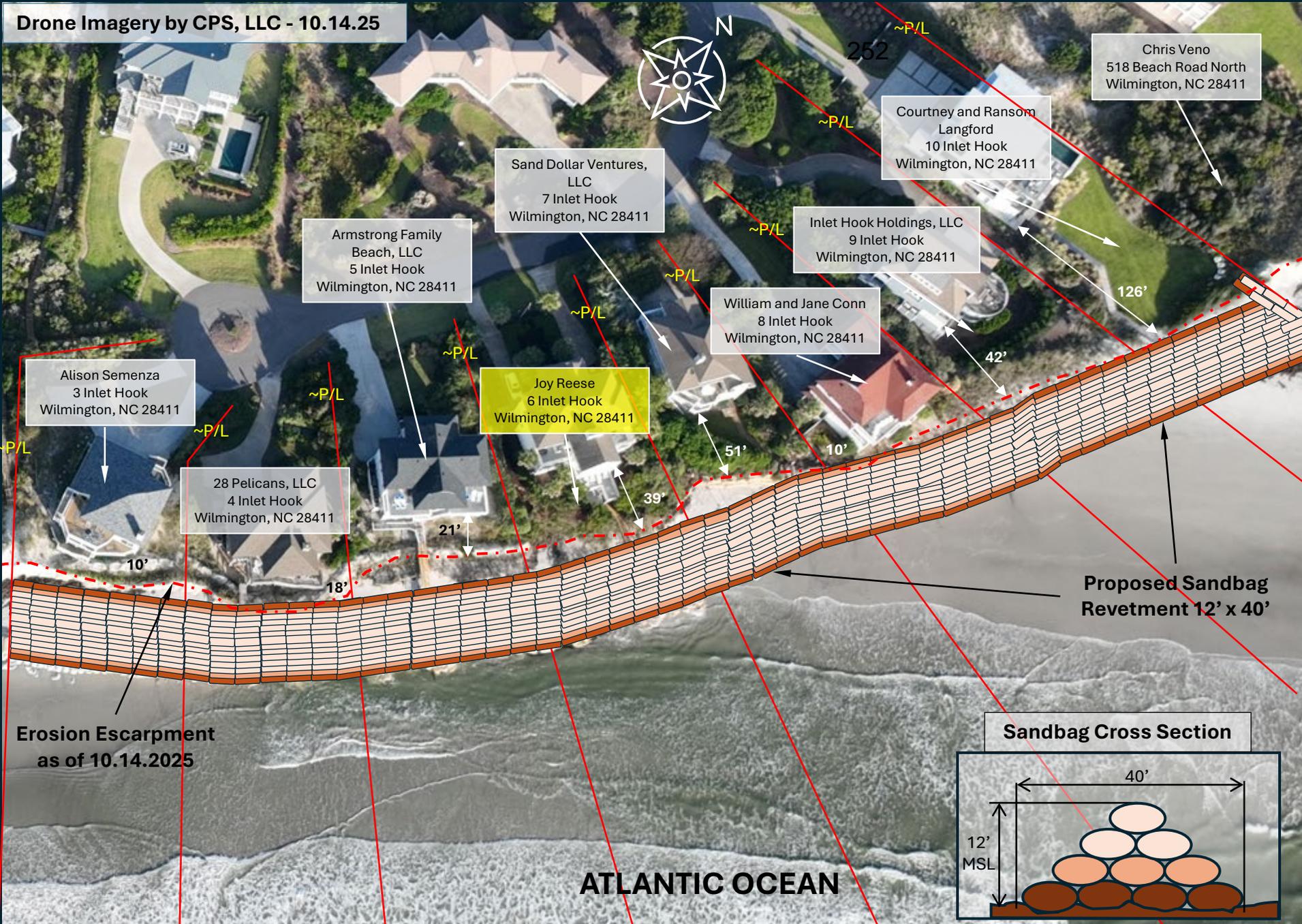
Prepared by:

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 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
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SITE PLAN DRAWING:

Property Owner: Joy Reese

Property Address: 6 Inlet Hook, Wilmington, NC 28411

Mailing Address: 1504 N. Park Ave., Indianapolis, IN 46202

Proposal: Emergency sandbag revetment for 6 Inlet Hook, Wilmington, NC 28411

Sandbag Size – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/-95’)

Approx Property Lines – 

Erosion Escarpment - 

Proposed Sandbags – 

Current width of property along escarpment is approximately 95’

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/20/2025

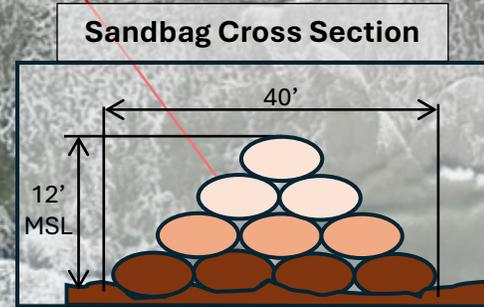
Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
1423 Setter Court
Wilmington, NC 28411

Ph: 910-540-0319

Email: Coastalpermittingspecialist@gmail.com



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3021 Verbena Lane
Greensboro, NC 27410

Patrick & Sue Downes
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Raleigh, NC 27609

Coastal Distancing, LLC
39 72nd Street E, Unit 1
New York, NY 10021

North End, LLC
948 Drovers Lane
Chester Springs, PA 19425

Nine Comber Road, LLC
616 Oxfordshire Ct
Raleigh, NC 17606

4 Comber Road, LLC
1929 Lunar Lane
Wilmington, NC 28405

4 Comber
~P/L

5 Comber
~P/L

6 Comber
~P/L

7 Comber
~P/L

8 Comber
~P/L

9 Comber
~P/L

~66'

~63'

~90'

~27'

~90'

~27'

~90'

~90'

~90'

~90'

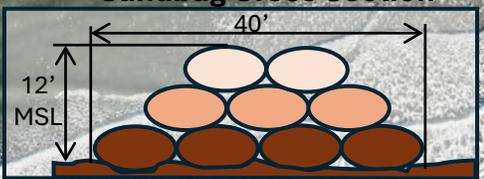
~90'

Erosion Escarpment
as of 10.14.2025

Proposed Sandbag
Revetment 12' x 40'

ATLANTIC OCEAN

Sandbag Cross Section



Property Owner: Coastal
Distancing, LLC C/o Justin Jenkins

Property Address: 7 Comber Road,
Wilmington, NC 28411

Mailing Address: 39 E 72nd Street,
Apt 1, New York, NY 10021

Proposal: Emergency sandbag
revetment for 7 Comber Road,
Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean
Sea Level - MSL), 40' base width to
span length of shoreline (+/- 90').

Approx Property lines –
Erosion Escarpment - 
Proposed Sandbags - 

Current width of property along
escarpment - ~90'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/15/2025

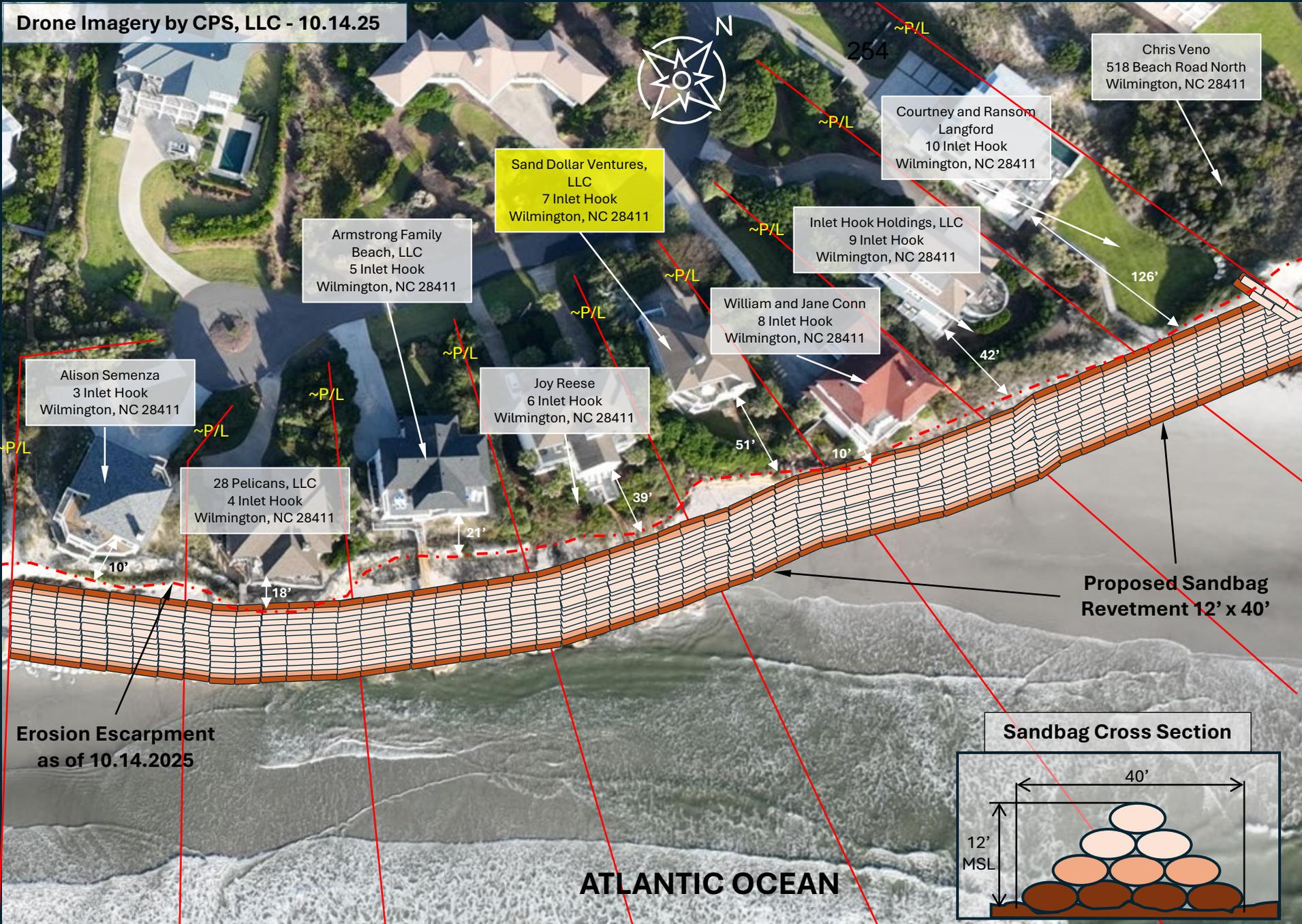
Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
1423 Setter Court
Wilmington, NC 28411
Ph: 910-540-0319
Email: Coastalpermittingspecialist@gmail.com



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SITE PLAN DRAWING:

Property Owner: Sand Dollar Ventures, LLC C/o Michael & Ginny Hobbs

Property Address: 7 Inlet Hook, Wilmington, NC 28411

Mailing Address: 2 Harris Glen, Atlanta, GA 30327

Proposal: Emergency sandbag revetment for 7 Inlet Hook, Wilmington, NC 28411

Sandbag Size – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/-95’)

Approx Property Lines –

Erosion Escarpment -

Proposed Sandbags –

Current width of property along escarpment is approximately 90’

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/20/2025

Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319



Email: Coastalpermittingspecialist@gmail.com

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Property Owner: North End, LLC C/o Eric Diccico

Property Address: 8 Comber Road, Wilmington, NC 28411

Mailing Address: 948 Drovers Lane, Chester Springs, PA 19425

Proposal: Emergency sandbag revetment for 8 Comber Road, Wilmington, NC 28411

Sandbag Size – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/- 90’).

Approx Property lines –
Erosion Escarpment - 
Proposed Sandbags - 


Current width of property along escarpment - ~90’

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

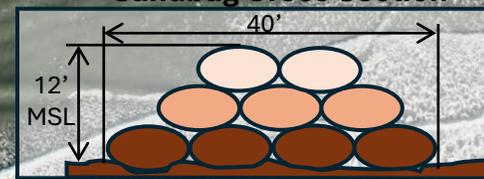
Date: 10/15/2025

Erosion Escarpment as of 10.14.2025

Proposed Sandbag Revetment 12' x 40'

ATLANTIC OCEAN

Sandbag Cross Section



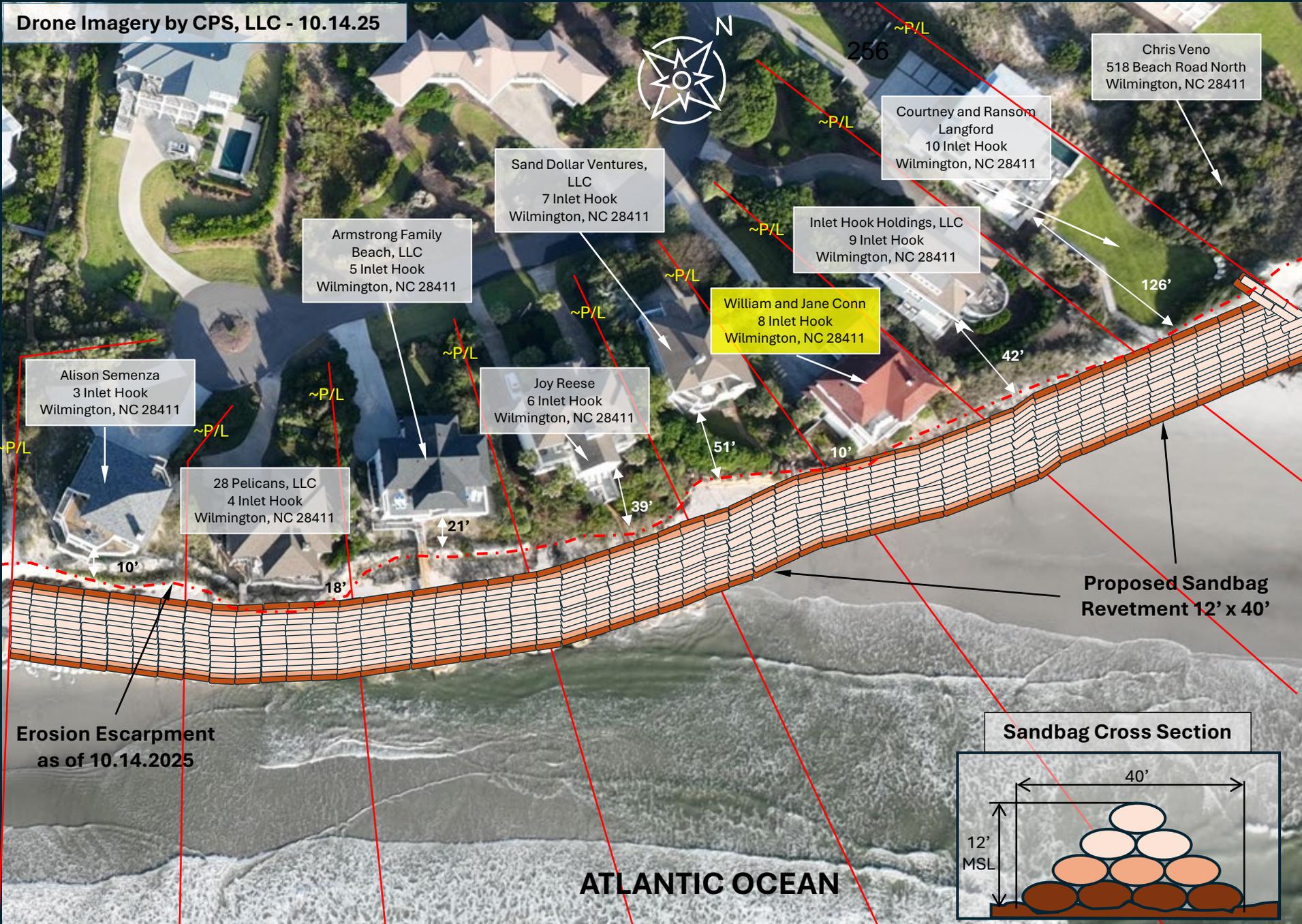
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Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
1423 Setter Court
Wilmington, NC 28411
Ph: 910-540-0319
Email: Coastalpermittingspecialist@gmail.com





SITE PLAN DRAWING:

Property Owner: William & Jane Conn

Property Address: 8 Inlet Hook, Wilmington, NC 28411

Mailing Address: 435 S. Tyron St, Unit 308, Charlotte, NC 28202

Proposal: Emergency sandbag revetment for 8 Inlet Hook, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/-100')

Approx Property Lines –

Erosion Escarpment -

Proposed Sandbags –

Current width of property along escarpment is approximately 100'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/20/2025

Prepared by:

Coastal Permitting Specialist, LLC

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1423 Setter Court
Wilmington, NC 28411
Ph: 910-540-0319



Email: Coastalpermittingspecialist@gmail.com

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Robert & Mary Plybon
3021 Verbena Lane
Greensboro, NC 27410

Patrick & Sue Downes
3416 Williamsborough Ct
Raleigh, NC 27609

North End, LL257
948 Drovers Lane
Chester Springs, PA 19425

Figure Eight Beach HOA
15 Bridge Road
Wilmington, NC 28411

Nine Comber Road, LLC
616 Oxfordshire Ct
Raleigh, NC 17606

4 Comber Road, LLC
1929 Lunar Lane
Wilmington, NC 28405

Coastal Distancing, LLC
39 72nd Street E, Unit 1
New York, NY 10021

4 Comber
~P/L

5 Comber
~P/L

6 Comber
~P/L

7 Comber
~P/L

8 Comber
~P/L

9 Comber
~P/L

~66'

~63'

~90'

~90'

~27'

~90'

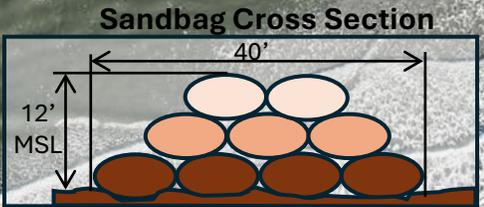
~27'

~90'

Erosion Escarpment
as of 10.14.2025

Proposed Sandbag
Revetment 12' x 40'

ATLANTIC OCEAN



Property Owner: Figure Eight Beach HOA, Inc. C/o David Kellam

Property Address: Beach accesses @ Comber Road and Inlet Hook, Wilmington, NC 28411

Mailing Address: 15 Bridge Street, Wilmington, NC 28411

Proposal: Emergency sandbag revetment for Beach Accesses at Comber and Inlet Hook, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/- 20').

Approx Property lines – 

Erosion Escarpment - 

Proposed Sandbags – 

Current width of property along escarpment - ~20'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/15/2025

Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
1423 Setter Court
Wilmington, NC 28411
Ph: 910-540-0319
Email: Coastalpermittingspecialist@gmail.com



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Property Owner: Nine Comber Road, LLC

Property Address: 9 Comber Road, Wilmington, NC 28411

Mailing Address: 616 Oxfordshire Ct, Raleigh, NC 27606

Proposal: Emergency sandbag revetment for 9 Comber Road, Wilmington, NC 28411

Sandbag Size – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/- 90’).

Approx Property lines – 
 Erosion Escarpment - 
 Proposed Sandbags – 

Current width of property along escarpment - ~90’

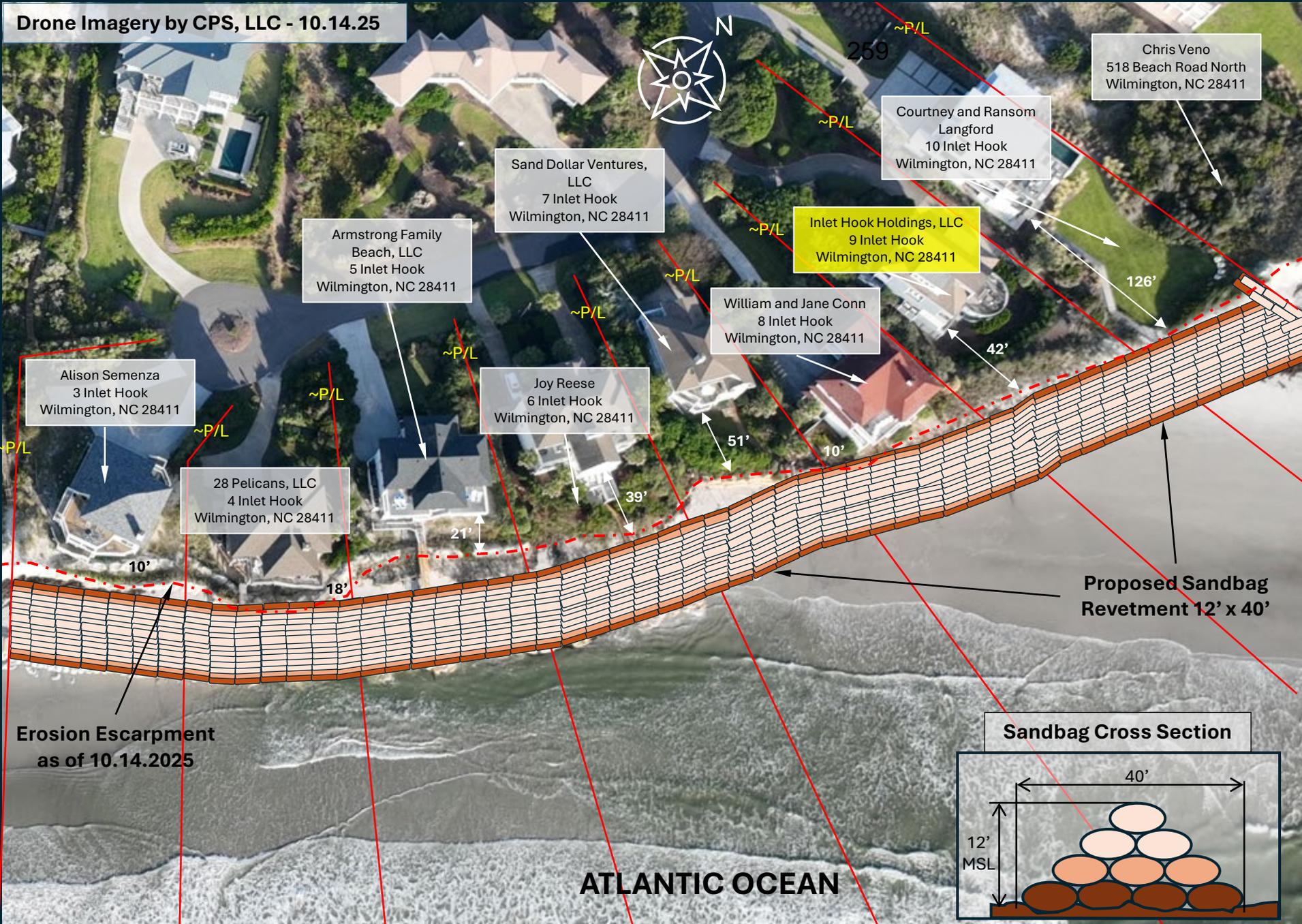
DRAWING IS NOT TO SCALE
Date of Aerial Imagery: 10/14/2025
Taken by: CPS, LLC
Date: 10/18/2025

Prepared by:
Coastal Permitting Specialist, LLC

Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
 Email: Coastalpermittingspecialist@gmail.com



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SITE PLAN DRAWING:

Property Owner: Inlet Hook Holdings, LLC C/o Brian & Denny O'Leary

Property Address: 9 Inlet Hook, Wilmington, NC 28411

Mailing Address: 1844 Pinewood Circle, Charlotte, NC 28211

Proposal: Emergency sandbag revetment for 9 Inlet Hook, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/-110')

Approx Property Lines –

Erosion Escarpment -

Proposed Sandbags –

Current width of property along escarpment is approximately 110'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/20/2025

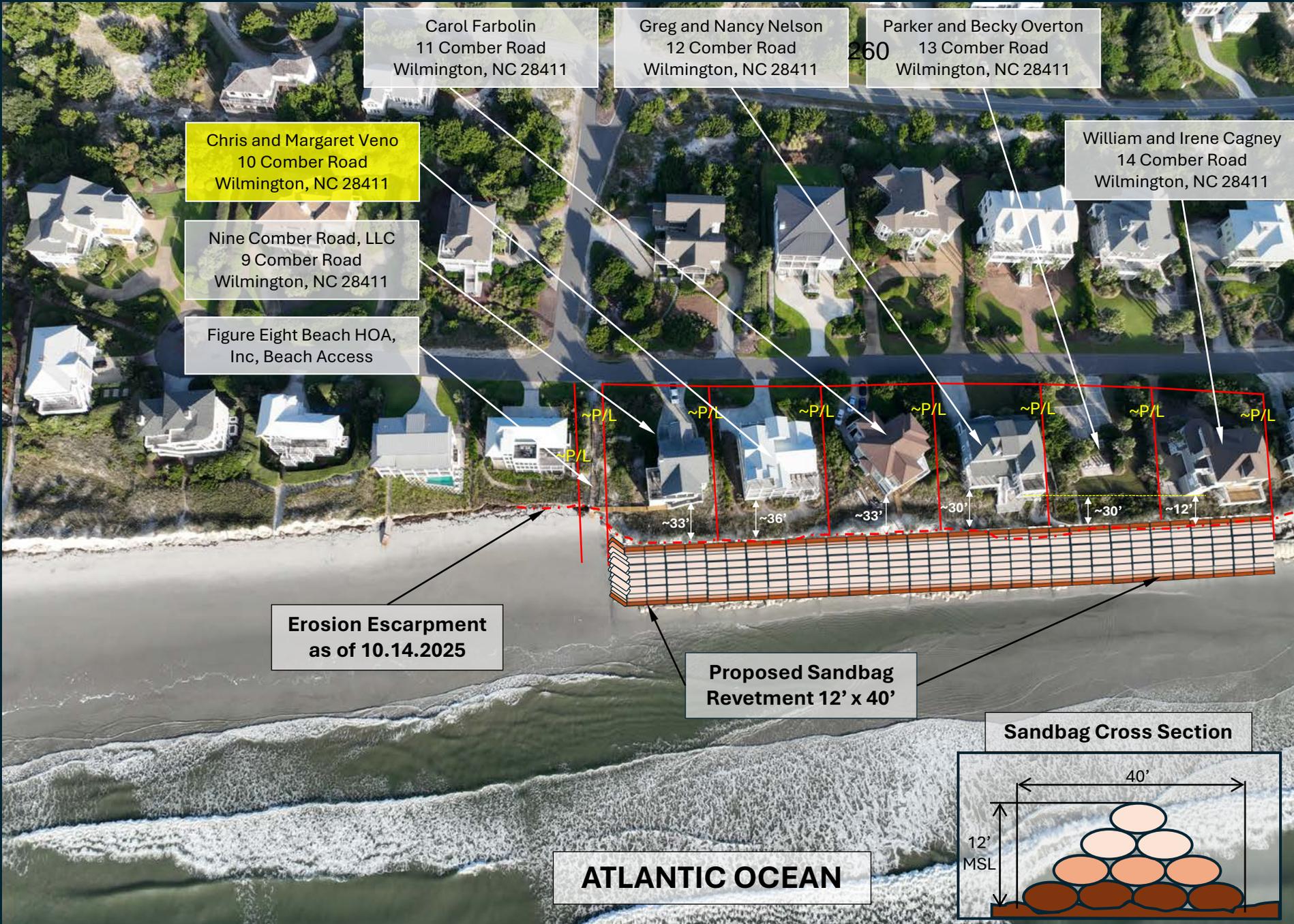
Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
1423 Setter Court
Wilmington, NC 28411
Ph: 910-540-0319
Email: Coastalpermittingspecialist@gmail.com



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Property Owner: Chris and Margaret Veno

Property Address: 10 Comber Road, Wilmington, NC 28411

Mailing Address: 1750 North Valley Road, Malvern, PA 19355

Proposal: Emergency sandbag revetment for 10 Comber Road, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/- 90').

Approx Property lines –
 Erosion Escarpment -
 Proposed Sandbags –

Current width of property along escarpment - ~90'

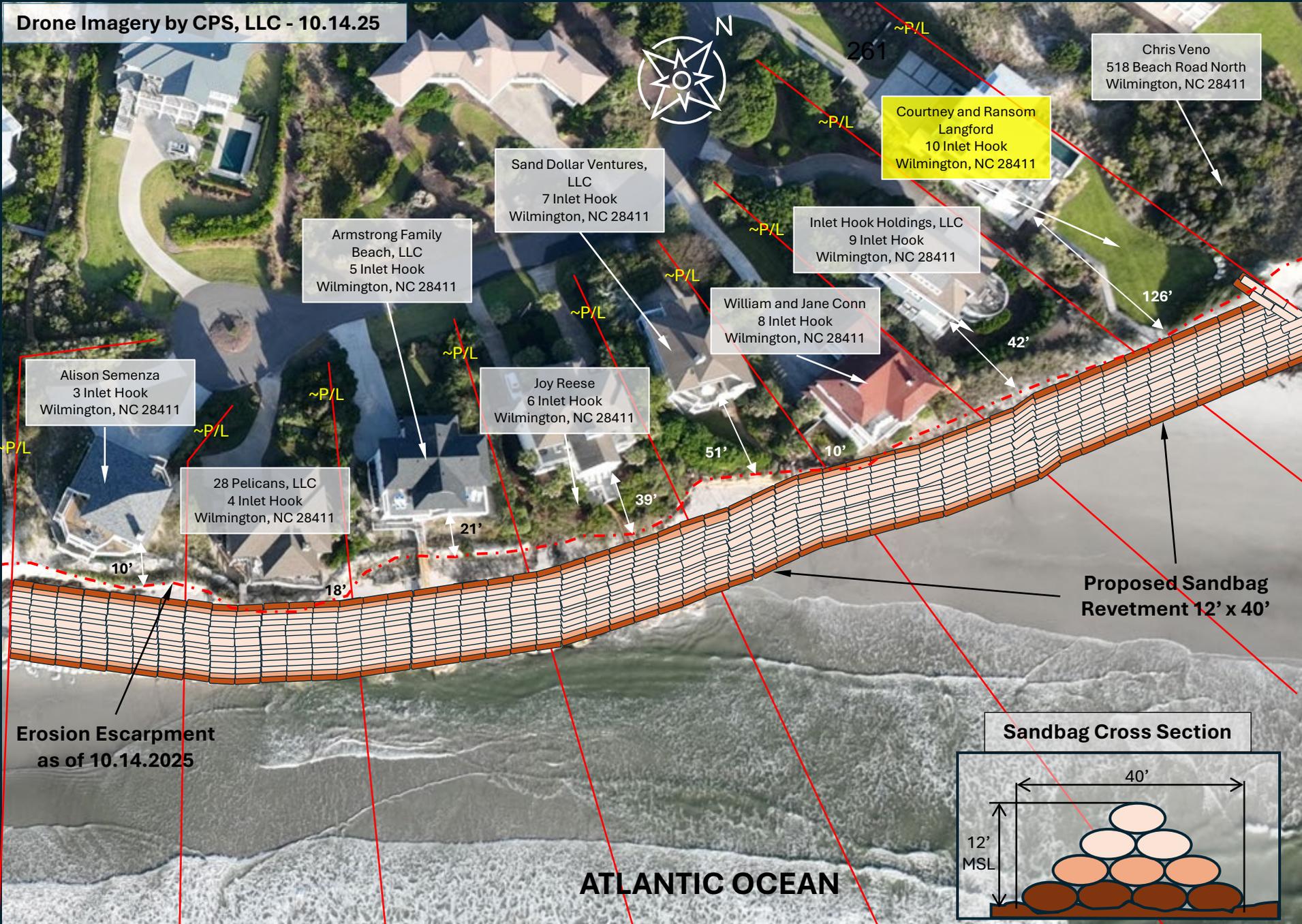
DRAWING IS NOT TO SCALE
Date of Aerial Imagery: 10/14/2025
Taken by: CPS, LLC
Date: 10/18/2025

Prepared by:
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 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
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SITE PLAN DRAWING:

Property Owner: Courtney and Ransom Langford
Property Address: 10 Inlet Hook, Wilmington, NC 28411
Mailing Address: 654 Carter St., New Canaan, CT 06840

Proposal: Emergency sandbag revetment for 10 Inlet Hook, Wilmington, NC 28411

Sandbag Size – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/-90’)

Approx Property Lines – 
 Erosion Escarpment - 
 Proposed Sandbags – 

Current width of property along escarpment is approximately 90’

DRAWING IS NOT TO SCALE
Date of Imagery: 10/14/2025
Date: 10/20/2025

Prepared by:
Coastal Permitting Specialist, LLC

Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
 Email: Coastalpermittingspecialist@gmail.com



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Property Owner: Carol Farbolin

Property Address: 11 Comber Road, Wilmington, NC 28411

Mailing Address: 14920 East Bluff Road, Charlotte, NC 30004

Proposal: Emergency sandbag revetment for 11 Comber Road, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/- 90').

Approx Property lines – 

Erosion Escarpment - 

Proposed Sandbags – 

Current width of property along escarpment - ~90'

DRAWING IS NOT TO SCALE

Date of Aerial Imagery: 10/14/2025

Taken by: CPS, LLC

Date: 10/18/2025

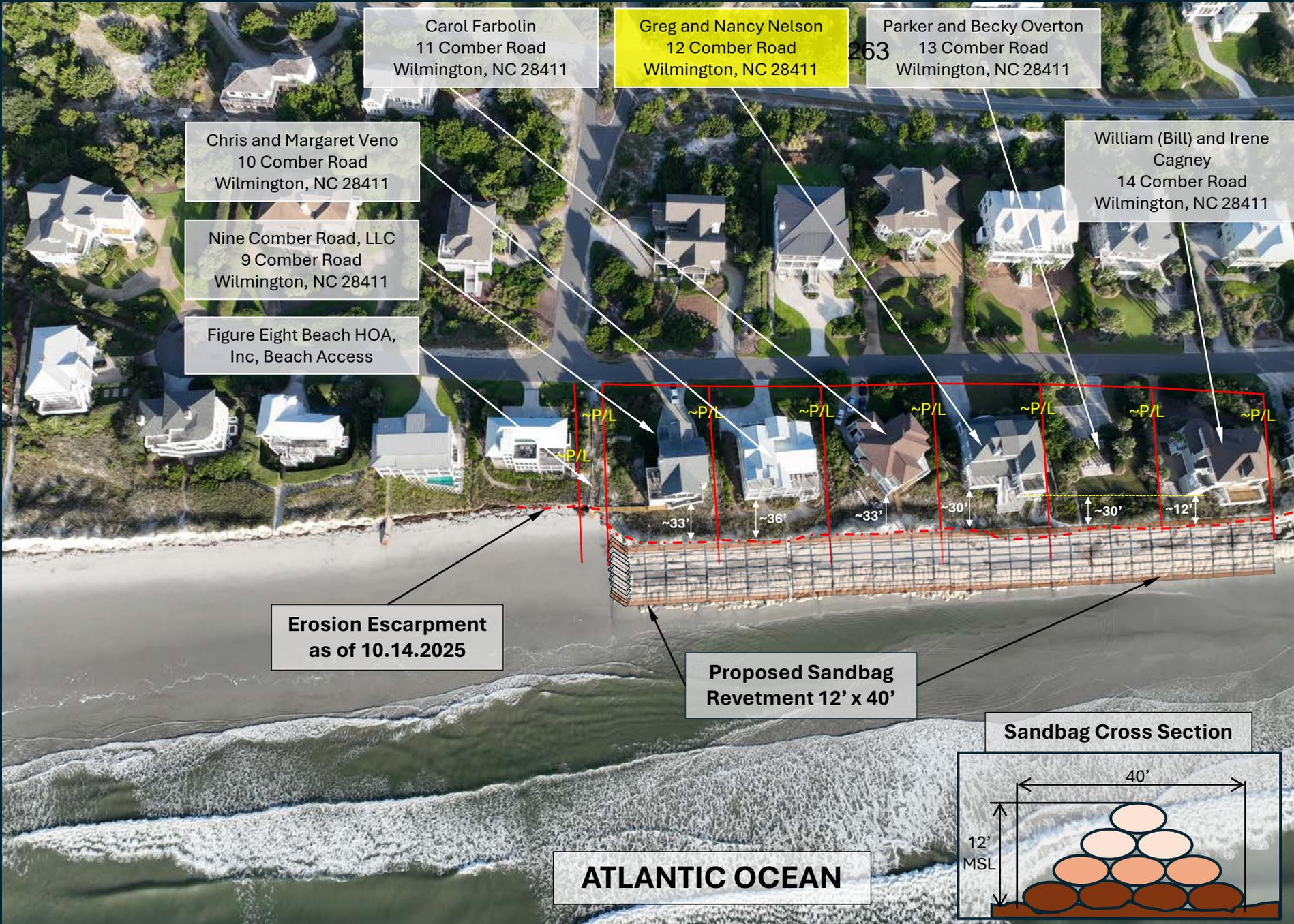
Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
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 Wilmington, NC 28411
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Property Owner: James 'Greg' and Nancy Nelson

Property Address: 12 Comber Road, Wilmington, NC 28411

Mailing Address: 317 Stonyborok Road, Rocky Mount, NC 27804

Proposal: Emergency sandbag revetment for 12 Comber Road, Wilmington, NC 28411

Sandbag Size - 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/- 90').

Approx Property lines - ———
 Erosion Escarpment - - - - - -
 Proposed Sandbags -

Current width of property along escarpment - ~90'

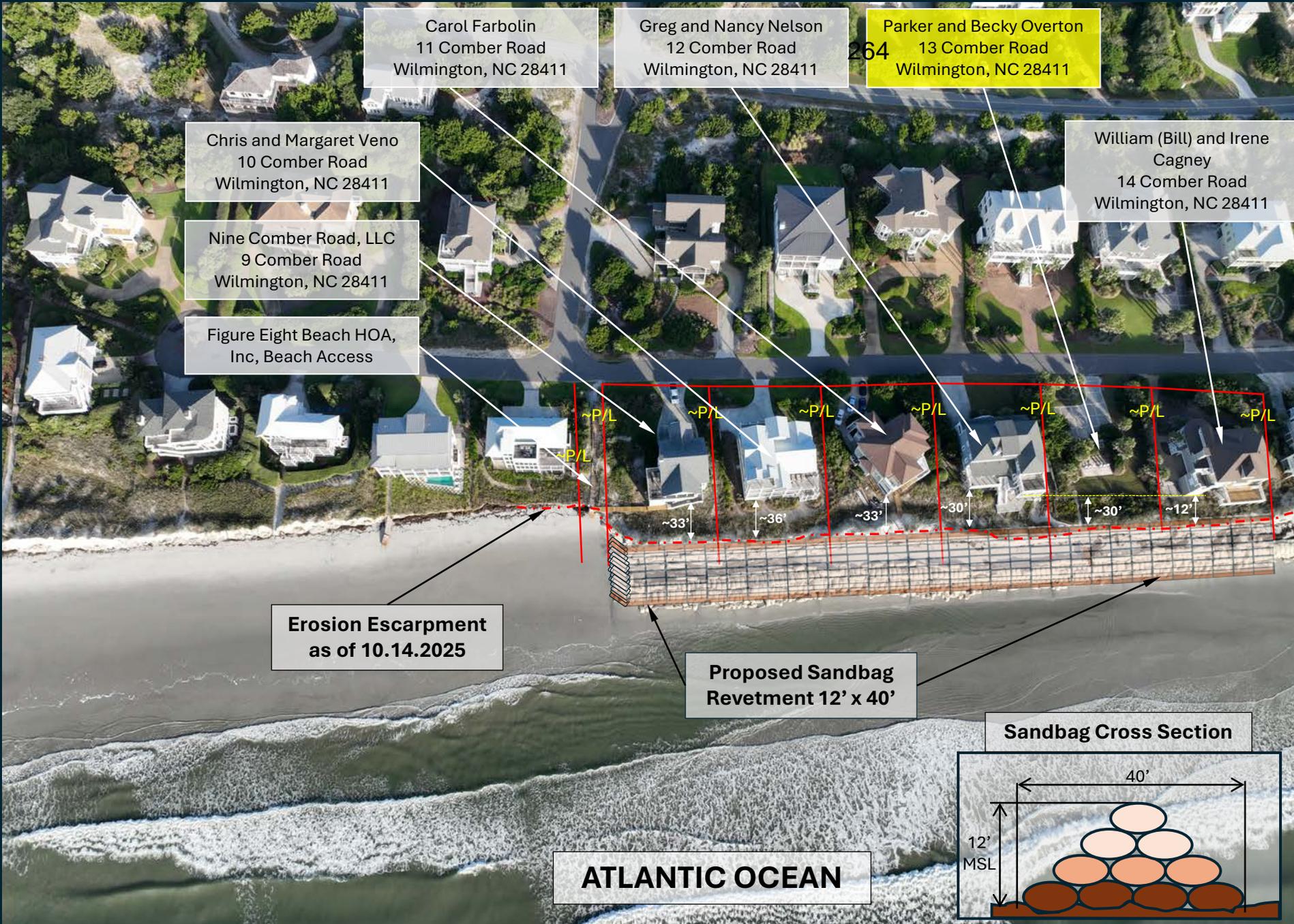
DRAWING IS NOT TO SCALE
Date of Aerial Imagery: 10/14/2025
Taken by: CPS, LLC
Date: 10/18/2025

Prepared by:
Coastal Permitting Specialist, LLC

Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
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Property Owner: Vance (Parker) and Becky Overton

Property Address: 13 Comber Road, Wilmington, NC 28411

Mailing Address: 3933 Mobleys Bridge Rd., Grimesland, NC 27837

Proposal: Emergency sandbag revetment for 13 Comber Road, Wilmington, NC 28411

Sandbag Size - 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/- 90').

Approx Property lines - ———
 Erosion Escarpment - - - - - -
 Proposed Sandbags -

Current width of property along escarpment - ~90'

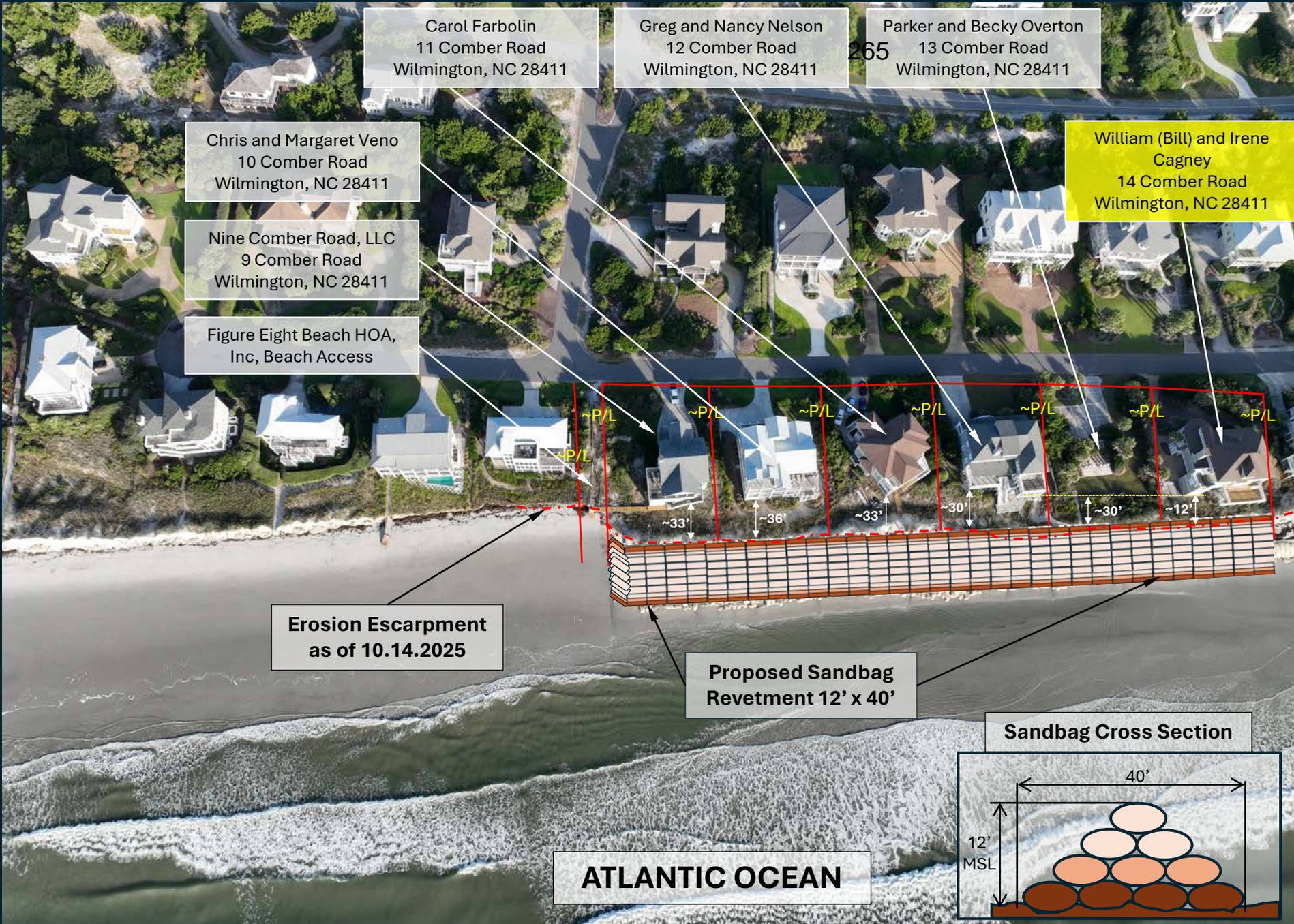
DRAWING IS NOT TO SCALE
Date of Aerial Imagery: 10/14/2025
Taken by: CPS, LLC
Date: 10/18/2025

Prepared by:
Coastal Permitting Specialist, LLC

Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
 Email: Coastalpermittingspecialist@gmail.com



NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.



Property Owner: Bill and Irene Cagney

Property Address: 14 Comber Road, Wilmington, NC 28411

Mailing Address: 721 West Barbee Chapel Road, Chapel Hill, NC 27517

Proposal: Emergency sandbag revetment for 14 Comber Road, Wilmington, NC 28411

Sandbag Size – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/- 90’).

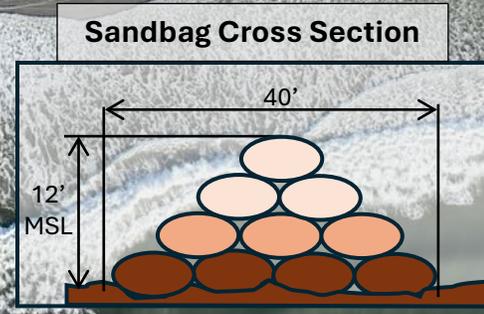
Approx Property lines –
 Erosion Escarpment -
 Proposed Sandbags –

Current width of property along escarpment - ~90’

DRAWING IS NOT TO SCALE
Date of Aerial Imagery: 10/14/2025
Taken by: CPS, LLC
Date: 10/18/2025

Prepared by:
Coastal Permitting Specialist, LLC

Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
 Email: Coastalpermittingspecialist@gmail.com



Erosion Escarpment as of 10.14.2025

Proposed Sandbag Revetment 12' x 40'

ATLANTIC OCEAN

NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.

Bill and Irene Cagney
14 Comber Road
Wilmington, NC 28411

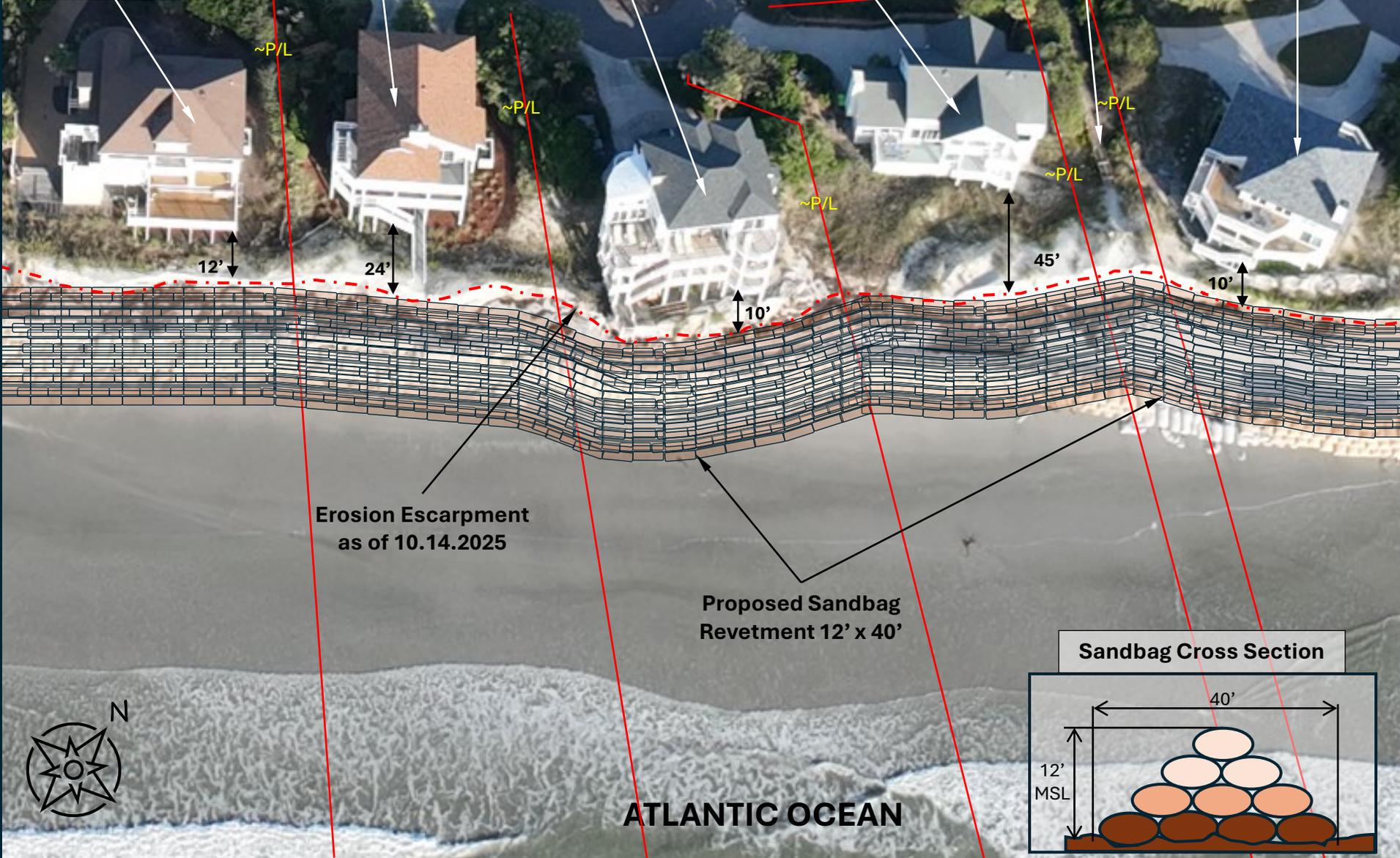
Robert Tucker Trustee
15 Comber Road
Wilmington, NC 28411

Figure 8 Pointe, LLC
16 Comber Road
Wilmington, NC 28411

Gallan Holdings
17 Comber Road
Wilmington, NC 28411

266
Figure Eight Beach
HOA, Inc.
Comber Beach Access
Wilmington, NC 28411

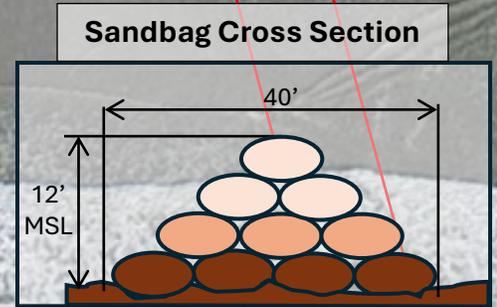
Alison Semenza
3 Inlet Hook
Wilmington, NC 28411



Erosion Escarpment
as of 10.14.2025

Proposed Sandbag
Revetment 12' x 40'

ATLANTIC OCEAN



SITE PLAN DRAWING:

Property Owner: Robert and Dara Tucker

Property Address: 15 Comber Road, Wilmington, NC 28411

Mailing Address: 211 Four Locust Lake Lane, Keysville, VA 53947

Proposal: Emergency sandbag revetment for 15 Comber Road, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/-90')

Approx Property Lines –
Erosion Escarpment -
Proposed Sandbags –

Current width of property along escarpment is approximately 90'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/20/2025

Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
1423 Setter Court
Wilmington, NC 28411
Ph: 910-540-0319
Email: Coastalpermittingspecialist@gmail.com



NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.

Bill and Irene Cagney
14 Comber Road
Wilmington, NC 28411

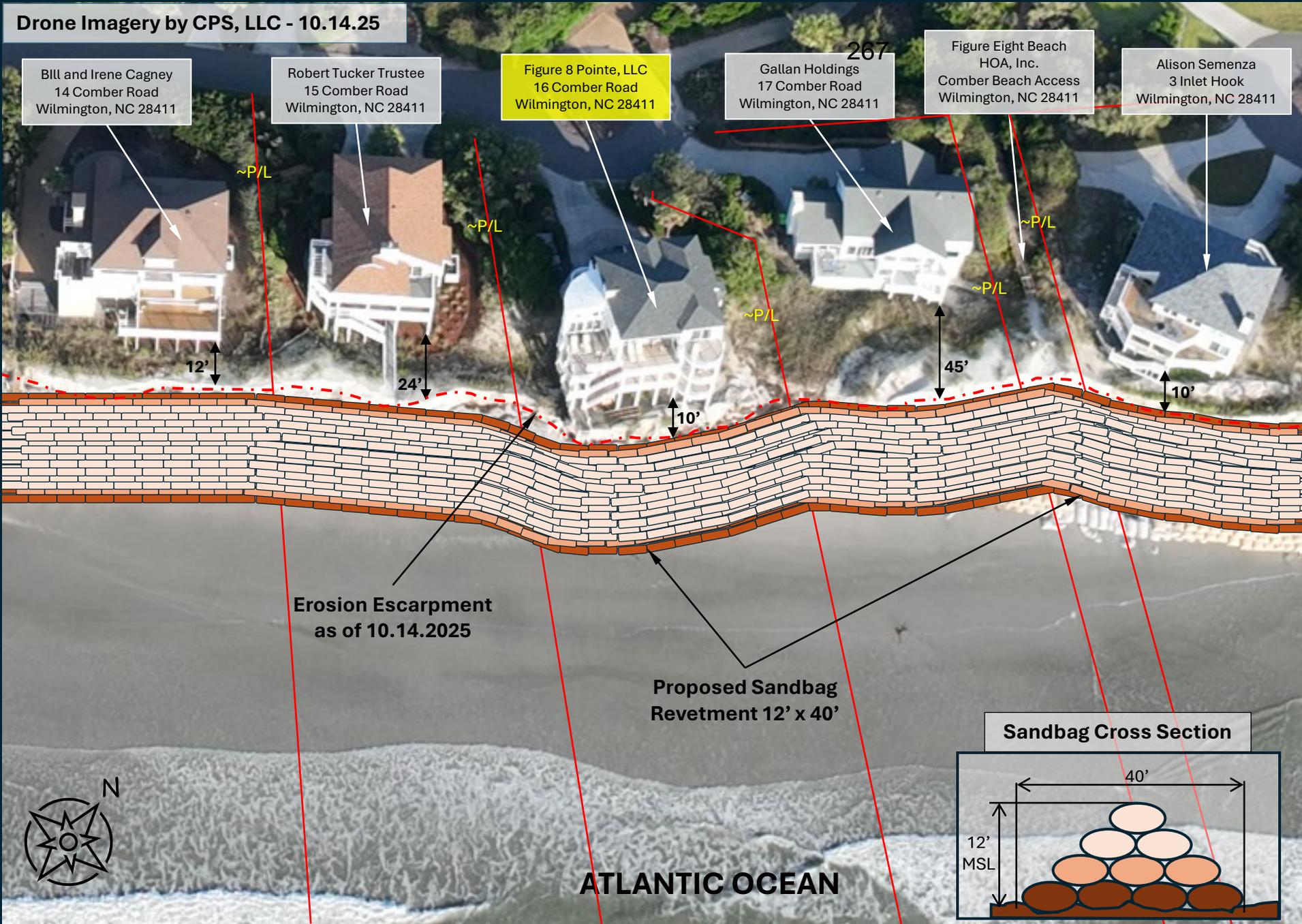
Robert Tucker Trustee
15 Comber Road
Wilmington, NC 28411

Figure 8 Pointe, LLC
16 Comber Road
Wilmington, NC 28411

Gallan Holdings
17 Comber Road
Wilmington, NC 28411

267
Figure Eight Beach
HOA, Inc.
Comber Beach Access
Wilmington, NC 28411

Alison Semenza
3 Inlet Hook
Wilmington, NC 28411



~P/L

~P/L

~P/L

~P/L

~P/L

12'

24'

10'

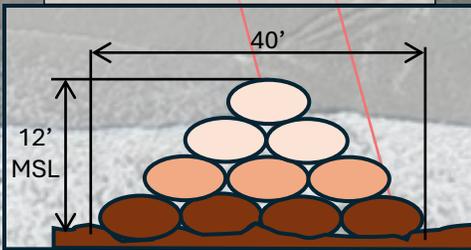
45'

10'

Erosion Escarpment
as of 10.14.2025

Proposed Sandbag
Revetment 12' x 40'

Sandbag Cross Section



ATLANTIC OCEAN

NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.

SITE PLAN DRAWING:

Property Owner: Figure 8 Point, LLC
C/o David Urben

Property Address: 16 Comber Road,
Wilmington, NC 28411

Mailing Address: 412 Gambit Circle,
Wake Forest, NC 27587

Proposal: Emergency sandbag
revetment for 16 Comber Road,
Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean
Sea Level - MSL), 40' base width to
span length of shoreline (+/-90')

Approx Property Lines – 
Erosion Escarpment - 
Proposed Sandbags – 

Current width of property along
escarpment is approximately 90'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

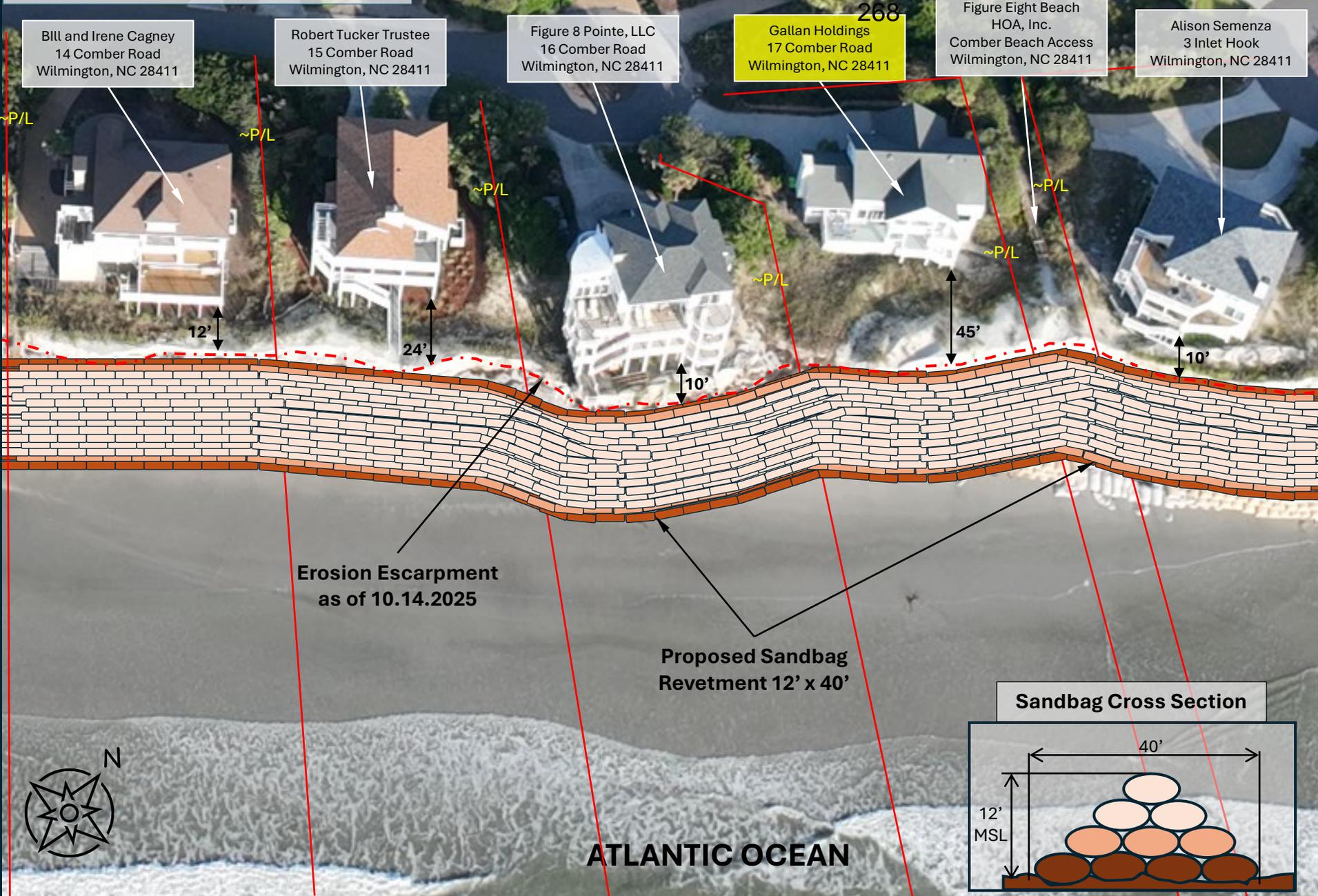
Date: 10/20/2025

Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
1423 Setter Court
Wilmington, NC 28411
Ph: 910-540-0319
Email: Coastalpermittingspecialist@gmail.com





SITE PLAN DRAWING:

Property Owner: Gallan Holdings, LLC C/o Martin & Yuki Gallan
Property Address: 17 Comber Road, Wilmington, NC 28411
Mailing Address: 9116 Point Cypress Drive, Orlando, FL 32836
Proposal: Emergency sandbag revetment for 17 Comber Road, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/-90')

Approx Property Lines –
 Erosion Escarpment -
 Proposed Sandbags –

Current width of property along escarpment is approximately 90'

DRAWING IS NOT TO SCALE
Date of Imagery: 10/14/2025
Date: 12/29/2025

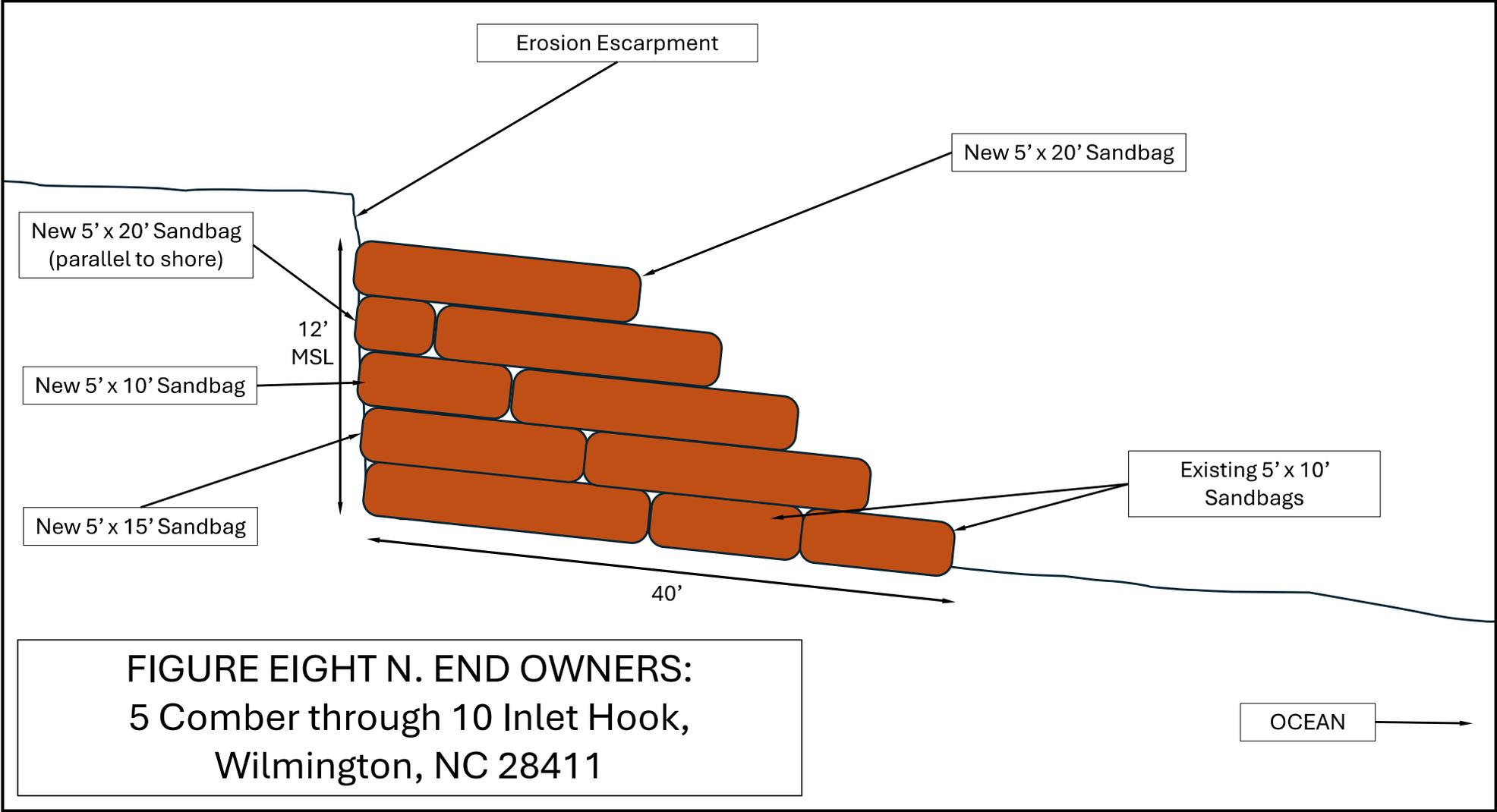
Prepared by:
Coastal Permitting Specialist, LLC

Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
 Email: Coastalpermittingspecialist@gmail.com



NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.

CRC Variance Form was sent as an attachment to email from CPS, LLC dated 10/17/2025.





CAMA DREDGE & FILL GENERAL PERMIT

271

No 99453

A B C **(D)**

Previous permit _____

Date previous permit issued _____

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Alison Semenza
Address 3 Inlet Hook
City Wilmington State NC ZIP 28411
Phone # (818) 414-0010
Email thesemenza@gmail.com

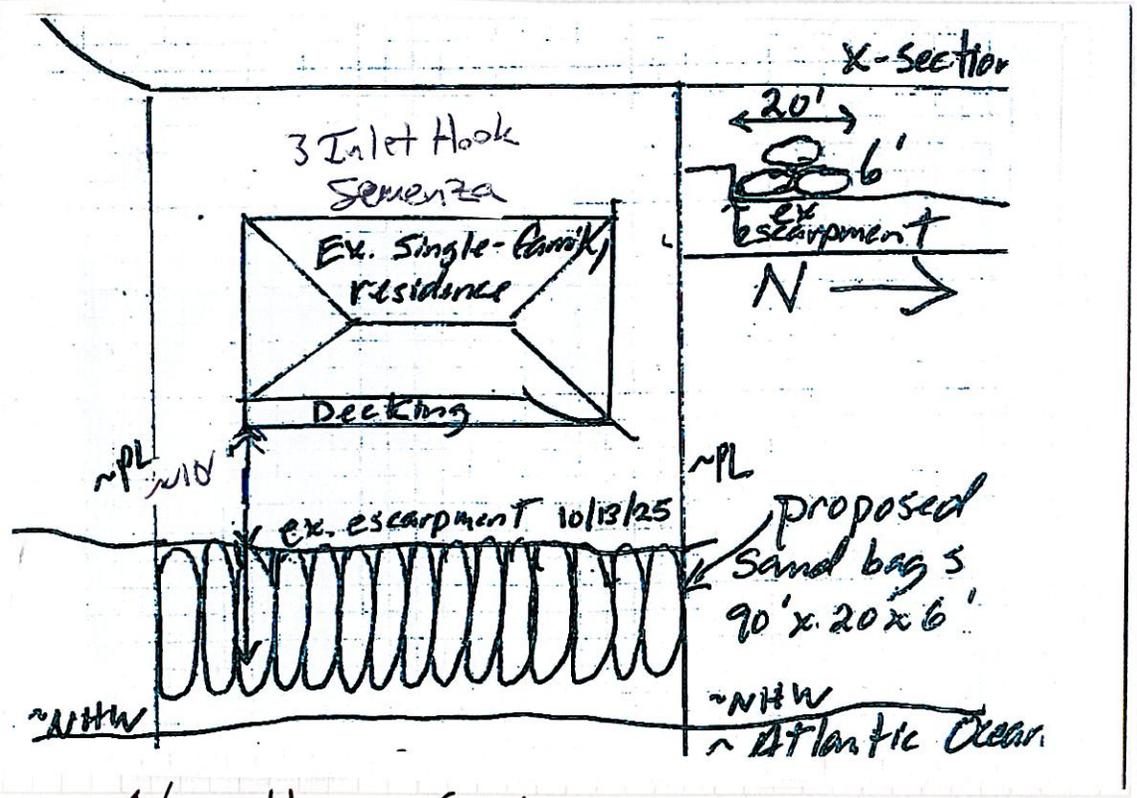
Authorized Agent Jason Dail Jba CPS LLC
Project Location (County): New Hanover
Street Address/State Road/Lot #(s) *Same as address*
Subdivision Figure 8 Island
City _____ ZIP _____

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes/no PNA: yes/no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity Install Emergency Sandbag Retention to protect existing house. (Scale: N.T.S.)

Shoreline Length 7/-90
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other 90' x 20' x 6'



SAV observed: yes no
Moratorium: n/a yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover County
Permit Conditions Rules of 07H.1700 apply per NC DCM Director
Sandbags shall be no more than 20' waterward of the existing escarpment.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) XJD
Agent or Applicant PRINTED Name Jason dail (agent)
Signature Jason Dail
Application Fee(s) \$ 474.00 Check #/Money Order 1268
Permit Officer's PRINTED Name Philip D'Angelis
Signature [Signature]
Issuing Date 01/13/2026 Expiration Date 02/13/2026



CAMA DREDGE & FILL GENERAL PERMIT

272

No 99220

A B C D

Previous permit 90996-D
Date previous permit issued 3/10/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

ISA NCAC 14.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name 28 Pelican LLC c/o Bryan
Address 1733 Futch Creek Rd. Stephany
City Wilmington State NC ZIP 28411
Phone # (910) 227-1501
Email bryanstephany@gmail.com

Authorized Agent Coastal Permitting Specialist
Project Location (County): NH Co
Street Address/State Road/Lot #(s) 4 inlet hook, Figure 8 island
Subdivision _____
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body "
ORW: yes/no _____ PNA: yes/no _____

Replace existing Sandbag

Type of Project/ Activity _____ (Scale: NTS)

Shoreline Length +/- 95'
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____

* No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions.

Beach Bulldozing _____
Other Sandbags
25' x 20' x 16'
SAV observed: yes no
Moratorium: n/a yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover Co.
Permit Conditions Rules of 14.1700 apply.
Sandbag alignment shall be no greater than 20' in base width & 16' in height. Any work done prior to Nov 15th will require coordination w/ NCWRC & USACE.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) [Signature]
Agent of Applicant PRINTED Name JASM DAW
Permit Officer's PRINTED Name Robb Mairs
Signature [Signature]
Issuing Date 10/30/25 Expiration Date 11/30/25
Application Fee(s) 5474 Check #/Money Order # 12391



CAMA DREDGE & FILL GENERAL PERMIT

273

No 99270

A B C D

Previous permit _____
Date previous permit issued _____

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

ISA NCAC 7H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Robert & Mary Plybon
Address 3021 Verbena Lane
City Greensboro State NC ZIP 27410
Phone # (336) 207-7188
Email rplybon@plybon.com

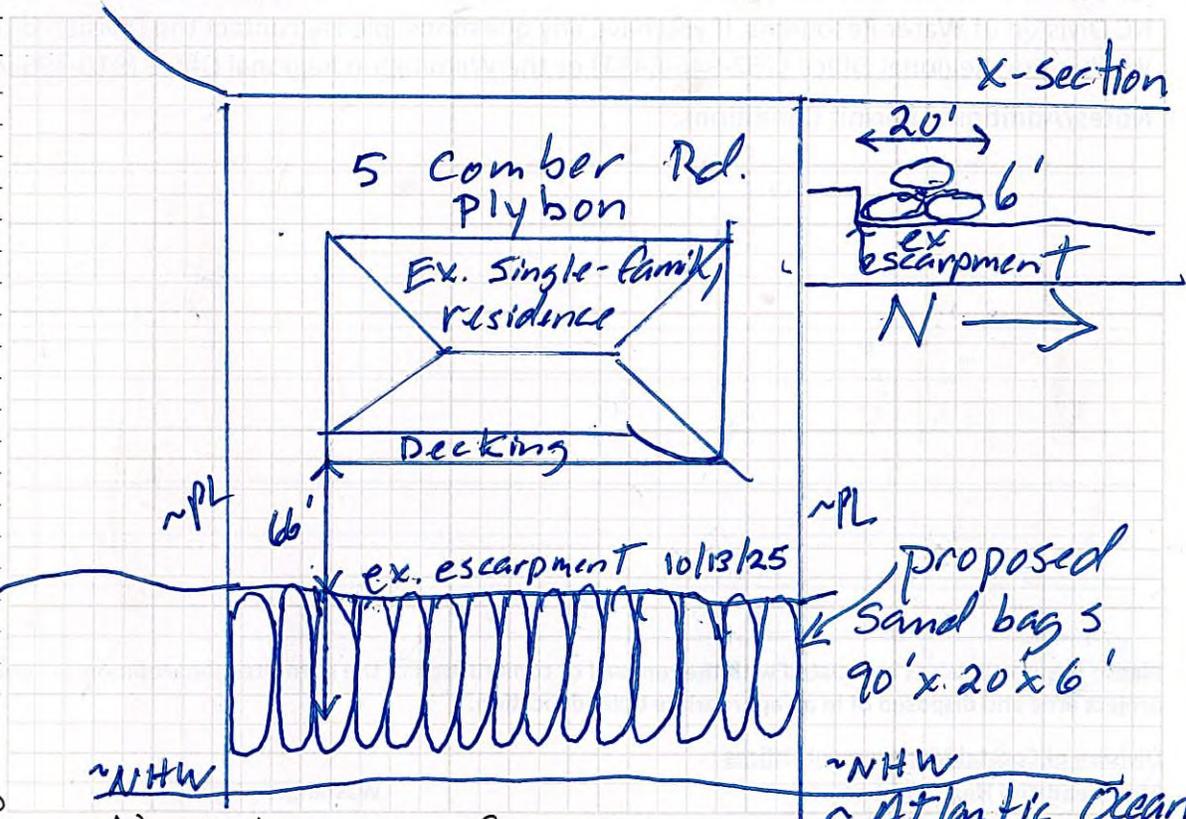
Authorized Agent CPS, LLC. c/o Jason Dail
Project Location (County): New Hanover
Street Address/State Road/Lot #(s) 5 Comber Rd
Subdivision Figure Eight
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes no PNA: yes no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity Install emergency sandbag revetment to protect the existing house. (Scale: N.T.S.)

- Shoreline Length +1-90'
- Access Length _____
- Pier (dock) length _____
- Fixed Platform(s) _____
- Floating Platform(s) _____
- Finger pier(s) _____
- Total Platform area _____
- Groin length/# _____
- Bulkhead/ Riprap length _____
- Avg distance offshore _____
- Breakwater/Sill _____
- Max distance/ length _____
- Basin, channel _____
- Cubic yards _____
- Boat ramp _____
- Boathouse/ Boatlift _____
- Beach Bulldozing _____
- Other 90' x 20' x 6' sandbags



SAV observed: yes no
Moratorium: n/a yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover County
Permit Conditions Rules of 7H.1700 apply per DCM Director. Sandbags shall be no more than 20' waterward of the existing escarpment, with final dimensions 90' x 20' x 6'.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) X

X Jason Dail (agent) Agent or Applicant PRINTED Name
X Jason Dail Signature
\$474 Application Fee(s)

Tara MacPherson Permit Officer's PRINTED Name
Robb Mairs Signature
10/17/25 Issuing Date
11/16/25 Expiration Date

1220 Check #/Money Order



CAMA DREDGE & FILL GENERAL PERMIT

274

No 99221

A B C D

Previous permit 91992-D
Date previous permit issued 2/19/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:
15A NCAC 7H-1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Armstrong Family Beach, LLC
Address 2709 Thorngrove Ct
City Fayetteville State NC ZIP 28303
Phone # (910) 303-6353
Email brianna@c-sprp.com

Authorized Agent Coastal Permitting Specialist
Project Location (County): NHCo
Street Address/State Road/Lot #(s) 5 inlet hook
Figure 8 island
Subdivision _____
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes/no PNA: yes/no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body " "

Type of Project/ Activity Replace existing sandbag (Scale: NTS)

Shoreline Length +1-90'
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/bill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other Sandbags
90' x 20' x 6'

★ No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions.

SAV observed: yes no
Moratorium: yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: A New Hanover Co.
Permit Conditions Rules of 7H-1700 apply.
Sandbag alignment shall be no greater than 20' in base width & 6' in height. Any work done prior to Nov 15th will require coordination w/NCWRC & USACE.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) X
JASu Ddu
Agent or Applicant PRINTED Name
Signature [Signature]
Application Fee(s) \$404 Check #/Money Order #1237

Robb Wains
Permit Officer's PRINTED Name
[Signature]
Signature
Issuing Date 10/30/25 Expiration Date 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

275

No 99766

A B C **(D)**

Previous permit _____
Date previous permit issued _____

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:
15A NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Patricia & Sue Downes
Address 416 Williamsborough Ct.
City Raleigh State NC ZIP 27609
Phone # (_____) _____
Email pdownes@essilorusa.com
sdownes@essilorusa.com

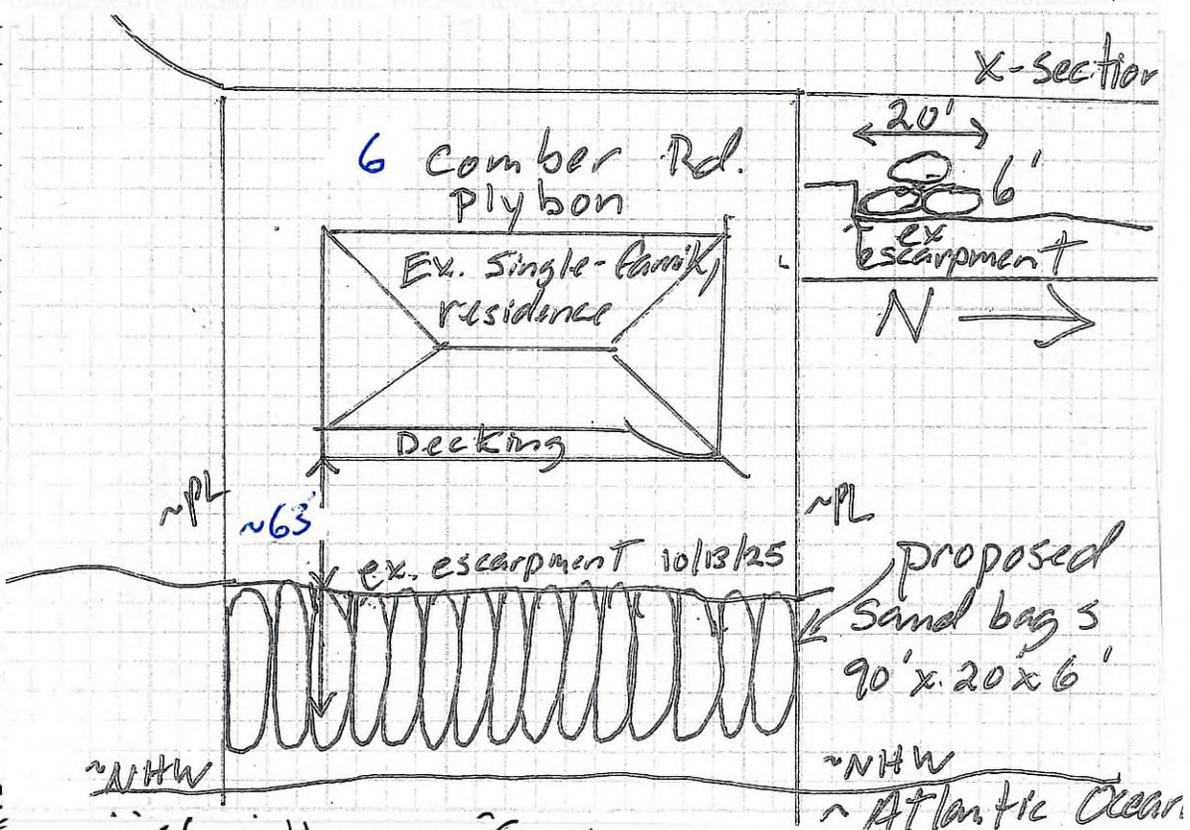
Authorized Agent Jason Dail, CPS, LLC
Project Location (County): New Hanover
Street Address/State Road/Lot #(s) 6 Comber Rd.
Subdivision Figure Eight Island
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes no PNA: yes no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity Install Emergency sandbag revetment to protect existing house (Scale: NTS)

Shoreline Length ~90'
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other 90' x 20' x 6' sandbags



SAV observed: yes no
Moratorium: n/a yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover County
Permit Conditions Rules of 07H.1700 Apply per NCDCM Director. Sandbags shall be no more than 20' waterward of existing escarpment

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) X

X Jason Dail (agent)
Agent or Applicant PRINTED Name

Philip D'Angelis
Permit Officer's PRINTED Name

Signature Jason Dail
Please read compliance statement on back of permit
\$ 474.00 1222

Signature Philip D'Angelis
Issuing Date 10/17/2025 Expiration Date 11/17/2025

Application Fee(s) _____ Check #/Money Order _____

Issuing Date _____ Expiration Date _____



CAMA DREDGE & FILL
GENERAL PERMIT

276

No. 99222 A B C D
 Previous permit 90991-D
 Date previous permit issued 2/20/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:
 15A NCAC 7H. 1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Joy Reese
 Address 1504 N. Park Ave
 City Indianapolis State IN ZIP 46202
 Phone # (317) 607-1050
 Email joyreese@gmail.com

Authorized Agent Coastal permitting spec.
 Project Location (County): NHCO
 Street Address/State Road/Lot #(s) Le inlet Hook
Figure 8 Island
 Subdivision _____
 City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
 AEC(s): OEA IHA UW SPIMA PWS
 ORW: yes/no PNA: yes/no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
 Closest Maj. Wtr. Body ll ll

Type of Project/ Activity Replace existing Sandbag (Scale: NTS)

Shoreline Length ± 95'
 Access Length _____
 Pier (dock) length _____
 Fixed Platform(s) _____
 Floating Platform(s) _____
 Finger pier(s) _____
 Total Platform area _____
 Groin length/# _____
 Bulkhead/ Riprap length _____
 Avg distance offshore _____
 Breakwater/Sill _____
 Max distance/ length _____
 Basin, channel _____
 Cubic yards _____
 Boat ramp _____
 Boathouse/ Boatlift _____
 Beach Bulldozing _____
 Other 95' x 20' x 1' Sandbags
 SAV observed: yes no
 Moratorium: yes no
 Site Photos: yes no
 Riparian Waiver Attached: yes no

No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions

A building permit/zoning permit may be required by New Hanover Co.
 Permit Conditions: Rules of 7H. 1700 apply. Sandbag alignment shall be no greater than 20' in base width & 1' in height. Any work done prior to Nov 15 - will require coordination w/ NCWRC & USACE

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) X
 Agent of Applicant PRINTED Name JAN DAW
 Signature [Signature]
 Application Fee(s) \$474- Check #/Money Order #1233

Permit Officer's PRINTED Name Robb Wairs
 Signature [Signature]
 Issuing Date 10/30/25 Expiration Date 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

277

No 99271

A B C **D**

Previous permit _____
Date previous permit issued _____

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Coastal Distancing LLC.
Address 39 E 72nd St, Apt 1
City New York State NY ZIP 10021
Phone # (512) 415-2996
Email justin.h.jenkins@gmail.com

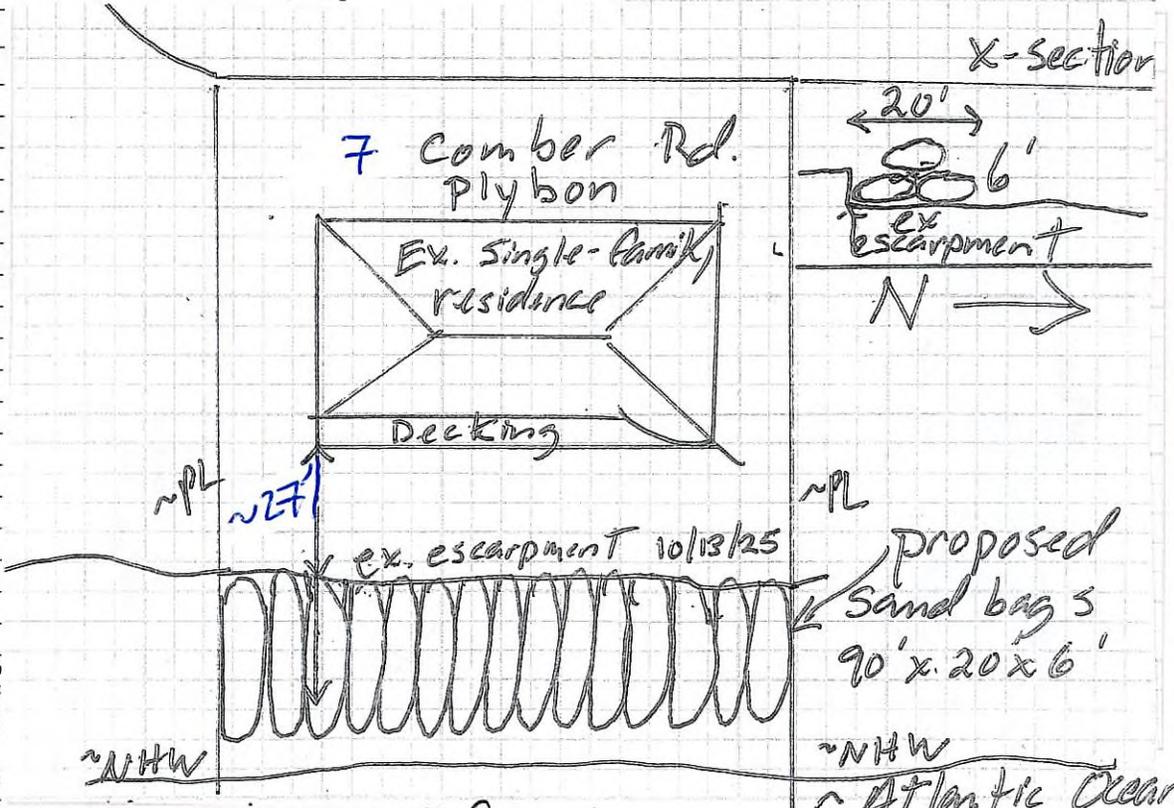
Authorized Agent CPS, LLC - % Jason Dail
Project Location (County): New Hanover
Street Address/State Road/Lot #(s) 7 Comber Rd
Subdivision Figure Eight
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes/ no PNA: yes/ no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity Install emergency sandbag revetment to protect the existing house. (Scale: N.T.S.)

- Shoreline Length +1-90'
- Access Length _____
- Pier (dock) length _____
- Fixed Platform(s) _____
- Floating Platform(s) _____
- Finger pier(s) _____
- Total Platform area _____
- Groin length/# _____
- Bulkhead/ Riprap length _____
- Avg distance offshore _____
- Breakwater/Sill _____
- Max distance/ length _____
- Basin, channel _____
- Cubic yards _____
- Boat ramp _____
- Boathouse/ Boatlift _____
- Beach Bulldozing _____
- Other 90' x 20' x 6' sandbag



SAV observed: yes no
Moratorium: n/a yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover County
Permit Conditions Rules 7H.1700 apply per DCM Director. Sandbags shall be no more than 20' waterward of the existing escarpment.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) X
X Jason Dail (agent)
Agent or Applicant PRINTED Name
X Jason Dail
Signature **Please read compliance statement on back of permit**
\$474 1219
Application Fee(s) Check #/Money Order
Tara MacPherson & Phil D'Angelis
Permit Officer's PRINTED Name
[Signature]
Signature
10/17/2025 11/17/2025
Issuing Date Expiration Date



CAMA DREDGE & FILL GENERAL PERMIT

278

No 99223

A B C D

Previous permit 91048-D
Date previous permit issued 3/18/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:
15A NCAC 1H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Sand Dollar Ventures, LLC Authorized Agent Coastal permitting spec.
Address 2 Harris Glen Project Location (County): N. Hoke
City Atlanta State GA ZIP 30327 Street Address/State Road/Lot #(s) Figure 8 Island
Phone (404) 369-5620 Subdivision
Email michael.hobbs@brantman.com City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes/no PNA: yes/no
Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body " "

Type of Project/ Activity Replace existing Sandbags (Scale: NTS)

Shoreline Length +1-90'
Access Length
Pier (dock) length
Fixed Platform(s)
Floating Platform(s)
Finger pier(s)
Total Platform area
Groin length/#
Bulkhead/ Riprap length
Avg distance offshore
Breakwater/Sill
Max distance/ length
Basin, channel
Cubic yards
Boat ramp
Boathouse/ Boatlift
Beach Bulldozing
Other Sandbags
90' x 20' x 6'

★ No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions.

SAV observed: yes no
Moratorium: yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover Co.
Permit Conditions: Rules of 1H.1700 apply
Sandbag alignment shall be no greater than 20' on base width & 10' in height. Any work done prior to Nov 15th will require coordination w/ NCHWRC & USACE.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) JM
Agent of Applicant PRINTED Name: ASU Dau Permit Officer's PRINTED Name: Robb Hairs
Signature: [Signature] Signature: [Signature]
Application Fee(s): \$424- Check #/Money Order: 1220 Issuing Date: 10/30/25 Expiration Date: 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

279

No 99272

A B C **D**

Previous permit _____

Date previous permit issued _____

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07H.1700 Rules attached.

General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name North End LLC.
Address 948 Drovers Lane
City Chester Springs State PA ZIP 19425
Phone # (610) 453-5929
Email ericdicicco@gmail.com

Authorized Agent CPS, LLC. c/o Jason Dail
Project Location (County): New Hanover
Street Address/State Road/Lot #(s) 8 Comber Road
Subdivision Figure Eight
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)

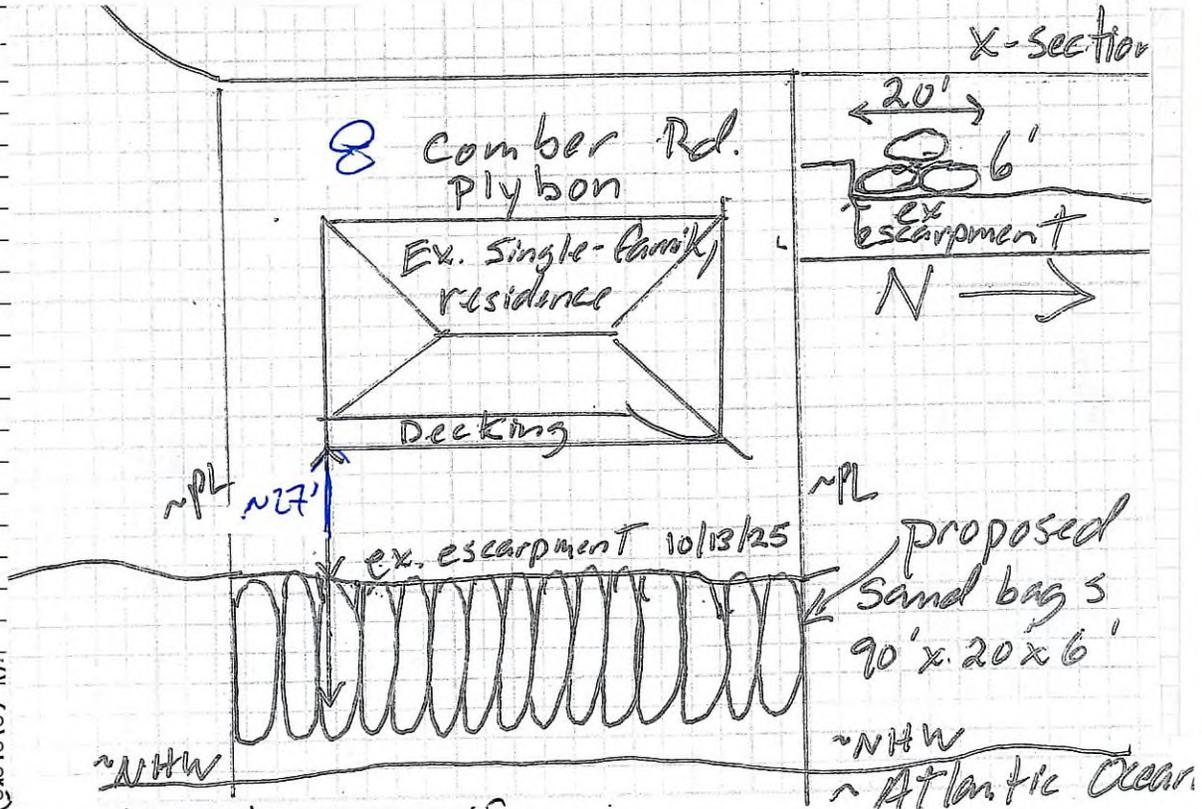
Closest Maj. Wtr. Body Atlantic Ocean

ORW: yes no

PNA: yes no

Type of Project/ Activity Install emergency sandbag revetment to protect existing house. (Scale: N.T.S.)

- Shoreline Length +1-90'
- Access Length _____
- Pier (dock) length _____
- Fixed Platform(s) _____
- Floating Platform(s) _____
- Finger pier(s) _____
- Total Platform area _____
- Groin length/# _____
- Bulkhead/ Riprap length _____
- Avg distance offshore _____
- Breakwater/Sill _____
- Max distance/ length _____
- Basin, channel _____
- Cubic yards _____
- Boat ramp _____
- Boathouse/ Boatlift _____
- Beach Bulldozing _____
- Other 90' x 20' x 6' sandbags



SAV observed: yes no
Moratorium: n/a yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover County
Permit Conditions Rules of 7H.1700 apply per NC DCM Director. Sandbags shall be no more than 20' waterward of the existing escarpment.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial)

Jason Dail (agent)

Tara MacPherson & Phil D'Angelis

Agent or Applicant PRINTED Name

Permit Officer's PRINTED Name

Signature **Please read compliance statement on back of permit**

Signature

\$474 1218

10/17/2025 11/17/2025

Application Fee(s) Check #/Money Order

Issuing Date Expiration Date



CAMA DREDGE & FILL GENERAL PERMIT

280

No 99224

A B C D

Previous permit 90981-D
Date previous permit issued 1/23/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:
15A NCAC H. 1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Bill Conn
Address 435 S. Tryon St. Unit 308
City Charlotte State NC ZIP 28202
Phone # 704 524-7704
Email wocle17@msn.com

Authorized Agent Coastal permitting spec
Project Location (County): NHCO
Street Address/State Road/Lot #(s) Figure 8 inlet hook
Subdivision Figure 8 Island
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes/no PNA: yes/no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body " "

Type of Project/ Activity Replace existing Sandbag (Scale: NTS)

- Shoreline Length 7'-90'
- Access Length _____
- Pier (dock) length _____
- Fixed Platform(s) _____
- Floating Platform(s) _____
- Finger pier(s) _____
- Total Platform area _____
- Groin length/# _____
- Bulkhead/ Riprap length _____
- Avg distance offshore _____
- Breakwater/Sill _____
- Max distance/ length _____
- Basin, channel _____
- Cubic yards _____
- Boat ramp _____
- Boathouse/ Boatlift _____
- Beach Bulldozing _____

* No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions*

Other Sandbags
10' x 20' x 6'

SAV observed: yes no
Moratorium: yes no
Site Photos: yes no
Riparian Waiver Attached: yes no
A building permit/zoning permit may be required by: New Hanover Co.
Permit Conditions: Rules of H. 1700 apply
Sandbag alignment shall be no wider than 20' in base width or higher than 6' in height. Any work done prior to Nov 15th will require coordination w/ NCWCCA & USACE.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial)

Agent of Applicant PRINTED Name JAN DAN Signature [Signature]
Permit Officer's PRINTED Name Robb Wain's Signature [Signature]
Application Fee(s) 1231 Check #/Money Order _____
Issuing Date 10/30/25 Expiration Date 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

281

No 99283

A B C **(D)**

Previous permit _____

Date previous permit issued _____

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

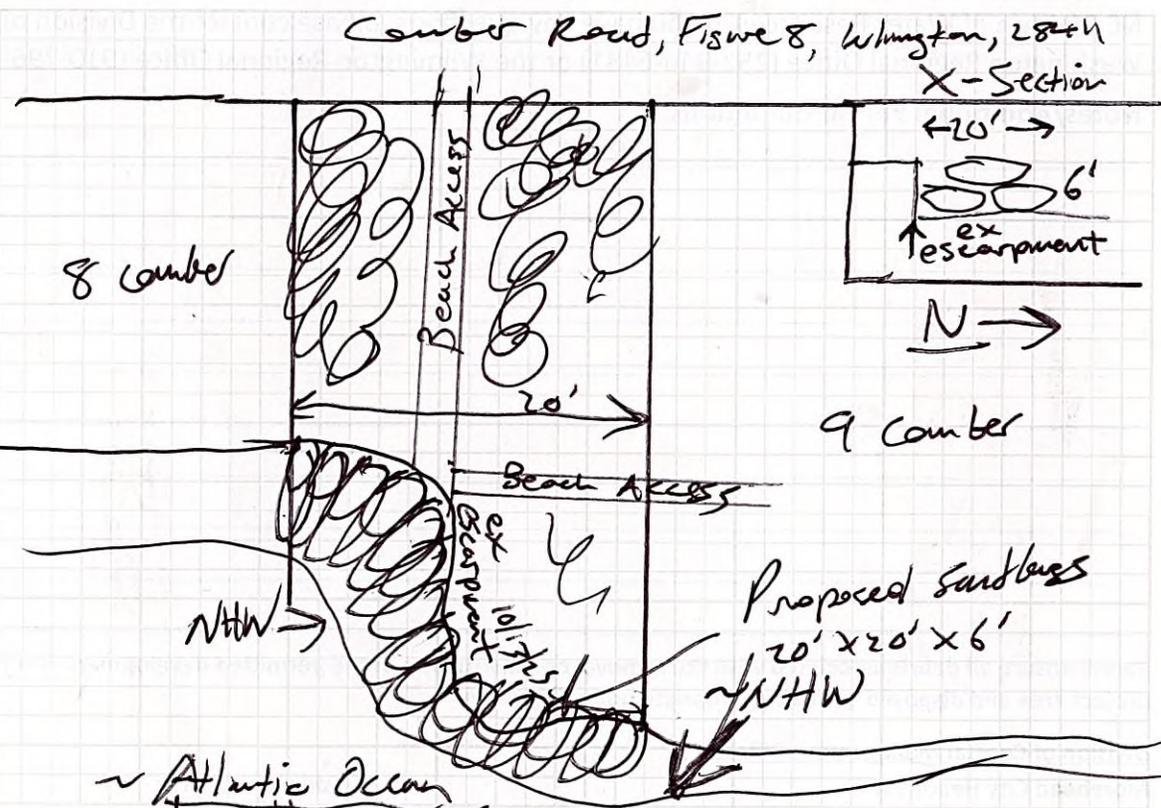
15A NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Figure Eight Beach Homeowners Assoc c/o David Kellum Authorized Agent Jason Dail dba CPS, LLC
Address 15 Bridge Road Project Location (County): New Hanover
City Wilmington State NC ZIP 28411 Street Address/State Road/Lot #(s) Comber Rd, Beach Access
Phone # 910-286-0635
Email david@figure8homeowners.com Subdivision Figure Eight Island
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS Adj. Wtr. Body Atlantic Ocean (na/man/unk)
AEC(s): OEA IHA UW SPIMA PWS Closest Maj. Wtr. Body Atlantic Ocean
ORW: yes/no PNA: yes/no

Type of Project/ Activity Install emergency sandbag revetment to protect existing house. (Scale: NTS)

Shoreline Length ~20'
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other 20' x 20' x 6' Sand bags



SAV observed: yes no
Moratorium: n/a yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover County
Permit Conditions Rules of 07H.1700 Apply per NCDCM Director. Sand bags shall be no more than 20' waterward of the existing escarpment.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) X JD

X Jason Dail (agent)

Philip D'Angelis
Permit Officer's PRINTED Name

X Jason Dail
Signature **Please read compliance statement on back of permit**

[Signature]
Signature

\$ 474.00
Application Fee(s)

10/17/2015
Issuing Date

1221
Check #/Money Order

11/17/2015
Expiration Date



CAMA DREDGE & FILL
GENERAL PERMIT

282

No 99252

Previous permit 991608^{A B C (D)}
Date previous permit issued 3/28/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:
15A NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Nine Comber Rd, LLC.
Address 6116 Oxforshire Ct
City Raleigh State NC ZIP 27606
Phone # (919) 868-9084
Email newithers@gmail.com

Authorized Agent CPS, LLC. % Jason Dail
Project Location (County): New Hanover
Street Address/State Road/Lot #(s) 9 Comber Rd
Subdivision Figure Eight
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes no PNA: yes no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity

Replacement of existing Sandbags (Scale NTS)

Shoreline Length ~90'
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other Sandbags
40' x 30' x 16'

No portion of the proposed Sandbag replacement project shall exceed previously permitted dimensions.

SAV observed: yes no
Moratorium: yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover Co.

Permit Conditions
Rules of 7H.1700 apply. Sandbag alignment shall be no greater than 20' in base width & 16' in height. Any work done prior to NOV. 15th will require coordination with NCWRC & USACE

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) [Signature]
Agent or Applicant PRINTED Name JASON DAIL
Signature [Signature]
Signature Robb Mairs
Signature [Signature]
Application Fee(s) 1230 Check #/Money Order
Issuing Date 10/30/25 Expiration Date 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

283

No 99225

A B C (D)

Previous permit 91049-D
Date previous permit issued 2/4/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:
15A NCAC 1H.1700 Rules attached, General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Inlet Hook Holdings LLC Authorized Agent CPS, LLC
Address 1844 Pinewood Circle Project Location (County): NHCo
City Charlotte State NC ZIP 28211 Street Address/State Road/Lot #(s) 9 Inlet Hook
Phone # 704-930-1041 Figure 8 Island
Email brannan@inlethook.com Subdivision _____
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes/no PNA: yes/no
Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body _____

Type of Project/ Activity Replace existing Sandbags (Scale: NTS)

Shoreline Length + 125'
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other sandbags
125' x 20" x 6"

* No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions.

SAV observed: yes no
Moratorium: yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover Co.
Permit Conditions: Rules of 1H.1700 apply
Sandbag alignment shall be no greater than 20' in base width
or 6' in height. Any work done prior to Nov 15th will require coordination w/ NCEM & USACE.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) XJM
Agent or Applicant PRINTED Name: JASON DAN
Signature: [Signature]
Application Fee(s): \$414- Check #/Money Order: 1235
Permit Officer's PRINTED Name: Robb Mairs
Signature: [Signature]
Issuing Date: 10/30/25 Expiration Date: 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

284

No 99232

A B C (D)

Previous permit 99655
Date previous permit issued 3/28/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07+1.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Chris + Margaret Veno
Address 1750 N. Valley Rd
City Malvern State PA ZIP 19355
Phone # (610) 389-0041
Email CMVeno44@gmail.com

Authorized Agent CPS, LLC. c/o Jason Dail
Project Location (County): New Hanover
Street Address/State Road/Lot #(s) 10 Comber Rd
Subdivision Figure Eight
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes/ no PNA: yes/ no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity

Replace existing sandbag

(Scale: NTS)

Shoreline Length +/- 90'
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other Sandbags
10 x 20' x 6"

* No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions *

SAV observed: yes no
Moratorium: yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover Co.
Permit Conditions: Rules of 1700 apply
Sandbag alignment shall be no greater than 20' in base width x 6" in height
any work done prior to NOV. 15th will require coordination with NCWRC & USACE

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT.

(Please Initial)

X Jason Dail
Agent of Applicant PRINTED Name

Rebs Wairs
Permit Officer's PRINTED Name

Signature [Signature]
Application Fee(s) \$474

Signature [Signature]
Issuing Date 10/30/25

Check #/Money Order 1227

Expiration Date 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

285

No 99226

Previous permit 90994-D
Date previous permit issued 2/21/25

A B C D

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:
15A NCAC 7H. 1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Courtney Langford
Address 1054 Carter St
City New Canaan State CT ZIP 06840
Phone # 203 912-5492
Email CourtneyLangford@gmail.com

Authorized Agent CPS, LLC
Project Location (County): NH Co
Street Address/State Road/Lot #(s) Figure 8 Island
Subdivision _____
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes/no PNA: yes/no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body 4'' 1''

Type of Project/ Activity Replace existing Sandbags (Scale: NTS)

Shoreline Length ± 95'
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other Sandbags
95' x 20' x 10'

No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions

SAV observed: yes no
Moratorium: yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover Co
Permit Conditions Rules of 7H. 1700 apply
Sandbag alignment shall be no greater than 20' in base width & 4' in height. Any work done prior to Nov 15th will require coordination w/ NCWRC + USACE

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) [Signature]
Agent or Applicant PRINTED Name [Signature]
Signature [Signature] Please read compliance statement on back of permit**
Application Fee(s) 1232 Check #/Money Order

Permit Officer's PRINTED Name Robb Wajirs
Signature [Signature]
Issuing Date 10/30/25 Expiration Date 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

286

No 99231

Previous permit 91607 A B C D

Date previous permit issued 3/28/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Carol Farbolin
Address 4555 Mansell Rd, Ste 120
City Alpharetta State GA ZIP 30022
Phone # 888 566-9534
Email jcizek@ffhold.com

Authorized Agent CPS, LLC c/o Jason Dail
Project Location (County): New Hanover
Street Address/State Road/Lot #(s) 11 Comber Rd
Subdivision Figure Eight
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes no PNA: yes no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity

Replace existing sandbag (Scale: NTS)

Shoreline Length +1-90'
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other Sandbags
90' x 20' x 6'

★ No portion of the proposed sandbag replacement project shall exceed previously permitted dimensions.

SAV observed: yes no
Moratorium: no yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by New Hanover Co.
Permit Conditions Rules of 17H.1700 apply
Sandbag alignment shall be no greater than 30' in base width.
a 6' in height.
any work done prior to NOV. 15** will require coordination with NCWRC & USACE

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) [Signature]
Agent or Applicant PRINTED Name JASON DAIL
Signature [Signature] Permit Officer's PRINTED Name Kyle Harris
Signature [Signature] Signature [Signature]
Application Fee(s) \$474 Check #/Money Order 1234
Issuing Date 10/30/25 Expiration Date 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

287

No 99421

A B C **D**

Previous permit _____
Date previous permit issued _____

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

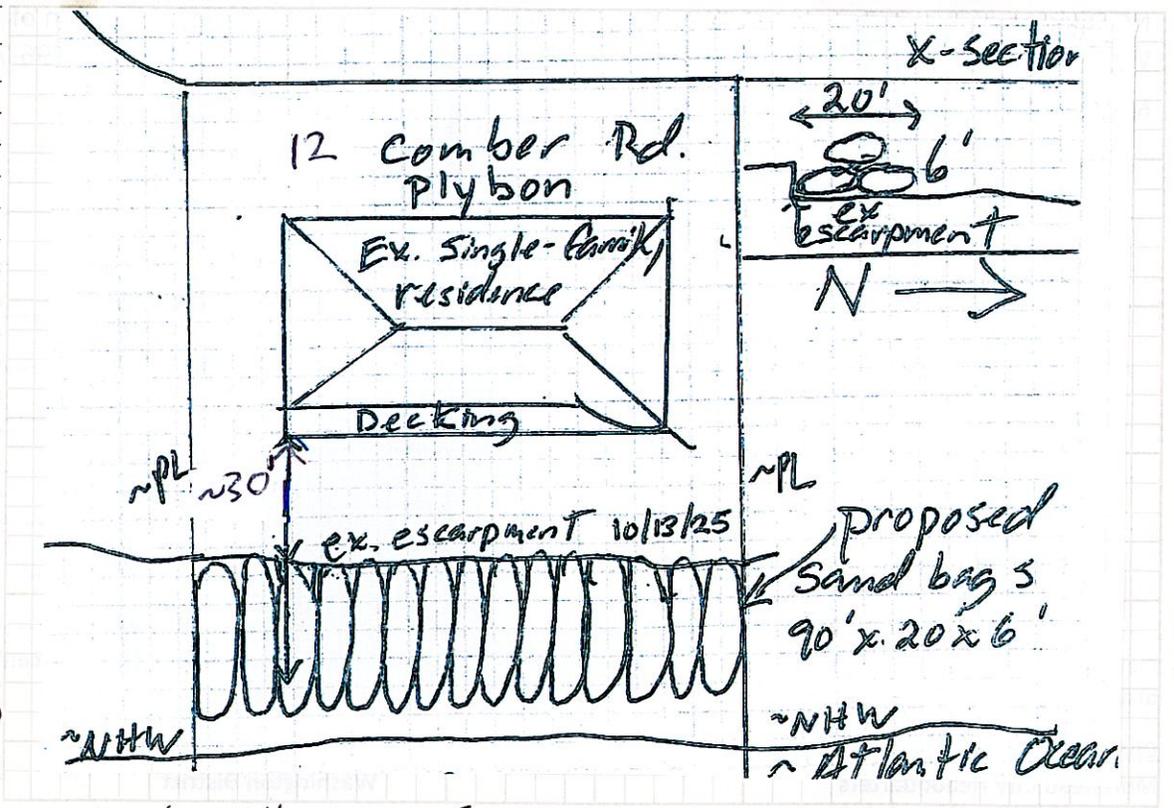
15A NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Grea & Nancy Nelson Authorized Agent CPS LLC, c/o Jason Dail
Address 317 Stonybrook Rd. Project Location (County): New Hanover
City Rochy Mount State NC ZIP 27804 Street Address/State Road/Lot #(s) 12 Comber Road
Phone # 252 903 2796 Subdivision Figure Eight Island
Email nancy11nelson@suddenlink.net City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes/no PNA: yes/no
Adj. Wtr. Body Atlantic Ocean (na/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity Install emergency sandbag revetment to protect existing house. (Scale: NTS)

- Shoreline Length 1/- 90'
- Access Length _____
- Pier (dock) length _____
- Fixed Platform(s) _____
- Floating Platform(s) _____
- Finger pier(s) _____
- Total Platform area _____
- Groin length/# _____
- Bulkhead/ Riprap length _____
- Avg distance offshore _____
- Breakwater/Sill _____
- Max distance/ length _____
- Basin, channel _____
- Cubic yards _____
- Boat ramp _____
- Boathouse/ Boatlift _____
- Beach Bulldozing _____
- Other 90' x 20' x 6' Sandbags



SAV observed: yes no
Moratorium: n/a no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover County
Permit Conditions Rules of 07H.1700 Apply per NC DCM Director
Sandbags shall be no more than 20' waterward of the existing escarpment.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) X JD
X Jason Dail (agent)
Agent or Applicant PRINTED Name
X Jason Dail
Signature **Please read compliance statement on back of permit**
Application Fee(s) \$ 474.00 1255 Check #/Money Order
Permit Officer's PRINTED Name Philip D'Angels
Signature [Signature]
Issuing Date 12/19/2025
Expiration Date 01/19/2026



CAMA DREDGE & FILL
GENERAL PERMIT

288

No 99236

A B C D

Previous permit 99636-D

Date previous permit issued 3/28/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07H .1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Vance and Becky Overton
 Address 3933 Mobley's Bridge Rd.
 City Grimesland State NC ZIP 27037
 Phone # (252) 714-8700
 Email vpoverton@embarqmail.com

Authorized Agent CPS, LLC c/o Jason Dail
 Project Location (County): New Hanover
 Street Address/State Road/Lot #(s) 19 Comber Rd.
 Subdivision Figure 8 Island
 City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
 AEC(s): OEA IHA UW SPIMA PWS
 ORW: yes/no PNA: yes/no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
 Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity Replacement of existing sandbags. (Scale: NTS)

Shoreline Length -90'
 Access Length _____
 Pier (dock) length _____
 Fixed Platform(s) _____
 Floating Platform(s) _____
 Finger pier(s) _____
 Total Platform area _____
 Groin length/# _____
 Bulkhead/ Riprap length _____
 Avg distance offshore _____
 Breakwater/Sill _____
 Max distance/ length _____
 Basin, channel _____
 Cubic yards _____
 Boat ramp _____
 Boathouse/ Boatlift _____
 Beach Bulldozing _____
 Other Sand bags
90' x 20' x 6"
 SAV observed: yes no
 Moratorium: n/a yes no
 Site Photos: yes no
 Riparian Waiver Attached: yes no

** No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions**

A building permit/zoning permit may be required by: New Hanover
 Permit Conditions Rules of 07H.1700 apply.
Sand bag alignment shall be no greater than 20' in base width and 6' in height.
any work done prior to NOV. 15th will require coordination with

TAR/PAM/NEUSE/BUFFER (circle one)
 See note on back regarding River Basin rules
 See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) X

Agent or Applicant PRINTED Name Jason Dail
 Signature [Signature]
 Application Fee(s) 1244 Check #/Money Order

Permit Officer's PRINTED Name Robb Mains
 Signature [Signature]
 Issuing Date 10/30/25 Expiration Date 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

289

No 99227 ^{A B C D}
Previous permit 99256
Date previous permit issued 3/28/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Irene Cagney Trust
Address 721 W. Barbee Chapel Rd
City Chapel Hill State NC ZIP 27517
Phone # (919) 323-5405
Email irene.cagney@gmail.com

Authorized Agent CPS, LLC. /o Jason Dail
Project Location (County): New Hanover
Street Address/State Road/Lot #(s) 14 Comber Rd
Subdivision Figure Eight
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes no PNA: yes no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity Replacement of existing sandbags (Scale: NTS)

Shoreline Length +1-90'
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other sandbags
90' x 20' x 6'

** No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions.*

SAV observed: yes no
Moratorium: n/a yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover Co.
Permit Conditions Rules of 7H.1700 apply. Sandbag alignment shall be no greater than 20' in base width + 6' in height. any WORK done prior to NOV 15th will require coordination with NCWRC & USACE

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) JH
Agent or Applicant PRINTED Name Jason Dail
Signature [Signature]
Application Fee(s) \$424
Check #/Money Order 1243
Permit Officer's PRINTED Name Robb Majors
Signature [Signature]
Issuing Date 10/30/25
Expiration Date 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

290

No. 99230

A B C (D)

Previous permit 99639
Date previous permit issued 3/28/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Robert Tucker
Address 211 Four Locust Lake Lane
City Keysville State VA ZIP 53947
Phone # (434) 547-8163
Email zach@spauldingequipment.net

Authorized Agent CPS, LLC. c/o Jason Dail
Project Location (County): New Hanover
Street Address/State Road/Lot #(s) 15 Comber Rd
Subdivision Figure Eight
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes/ no PNA: yes/ no

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity

Replace existing sandbags

(Scale: NTS)

Shoreline Length 1/2-90'
Access Length /
Pier (dock) length /
Fixed Platform(s) /
Floating Platform(s) /
Finger pier(s) /
Total Platform area /
Groin length/# /
Bulkhead/ Riprap length /
Avg distance offshore /
Breakwater/Sill /
Max distance/ length /
Basin, channel /
Cubic yards /
Boat ramp /
Boathouse/ Boatlift /
Beach Bulldozing /
Other Sandbags
90' x 20' x 20'

** No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions **

SAV observed: yes no
Moratorium: yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by New Hanover Co.
Permit Conditions Rules of 7H.1700 apply
Sandbag alignment shall be no greater than 20' in base width & 6' in height. ANY WORK done prior to NOV 15th will require coordination with NCWRC & USACE

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) [Signature]
Agent of Applicant PRINTED Name [Signature]
Signature [Signature]
Signature [Signature]
Application Fee(s) \$474 Check #/Money Order 1223
Issuing Date 10/30/25 Expiration Date 11/30/25



CAMA DREDGE & FILL
GENERAL PERMIT

291

No 99229

A B C D

Previous permit 99637-D
Date previous permit issued 3/28/25

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:
15A NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Figure Eight Point, LLC. c/o David Urban Authorized Agent CPS, LLC. c/o Jason Dail
Address 412 Gambit Circle Project Location (County): New Hanover
City Wake Forest State NC ZIP 27587 Street Address/State Road/Lot #(s) 16 Colmer Rd
Phone # (919) 601-6458
Email urbanomics@aol.com Subdivision Figure Eight
City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes no PNA: yes no
Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

Type of Project/ Activity Replace existing sandbag (Scale: N.T.S.)

Shoreline Length 7-90'
Access Length /
Pier (dock) length /
Fixed Platform(s) /
Floating Platform(s) /
Finger pier(s) /
Total Platform area /
Groin length/# /
Bulkhead/ Riprap length /
Avg distance offshore /
Breakwater/Sill /
Max distance/ length /
Basin, channel /
Cubic yards /
Boat ramp /
Boathouse/ Boatlift /
Beach Bulldozing /
Other Sandbags
90' x 20' x 6'

No portion of the proposed sandbag alignment replacement project shall exceed previously permitted dimensions

SAV observed: yes no
Moratorium: yes no
Site Photos: yes no
Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by New Hanover Co.
Permit Condition: Rules of 7H.1700 apply
Sandbag alignment shall be no greater than 20' in base width & 6' in height. ANY WORK done PRIOR TO NOV. 15th will require coordination with NCWRC & USACE

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) JH
Agent or Applicant PRINTED Name Jason Dail Permit Officer's PRINTED Name Robb Vain's
Signature [Signature] Signature [Signature]
Application Fee(s) \$474.00 Check #/Money Order 1228 Issuing Date 10/30/25 Expiration Date 11/30/25



CAMA DREDGE & FILL GENERAL PERMIT

292

No 99454

A B C **(D)**

Previous permit _____

Date previous permit issued _____

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

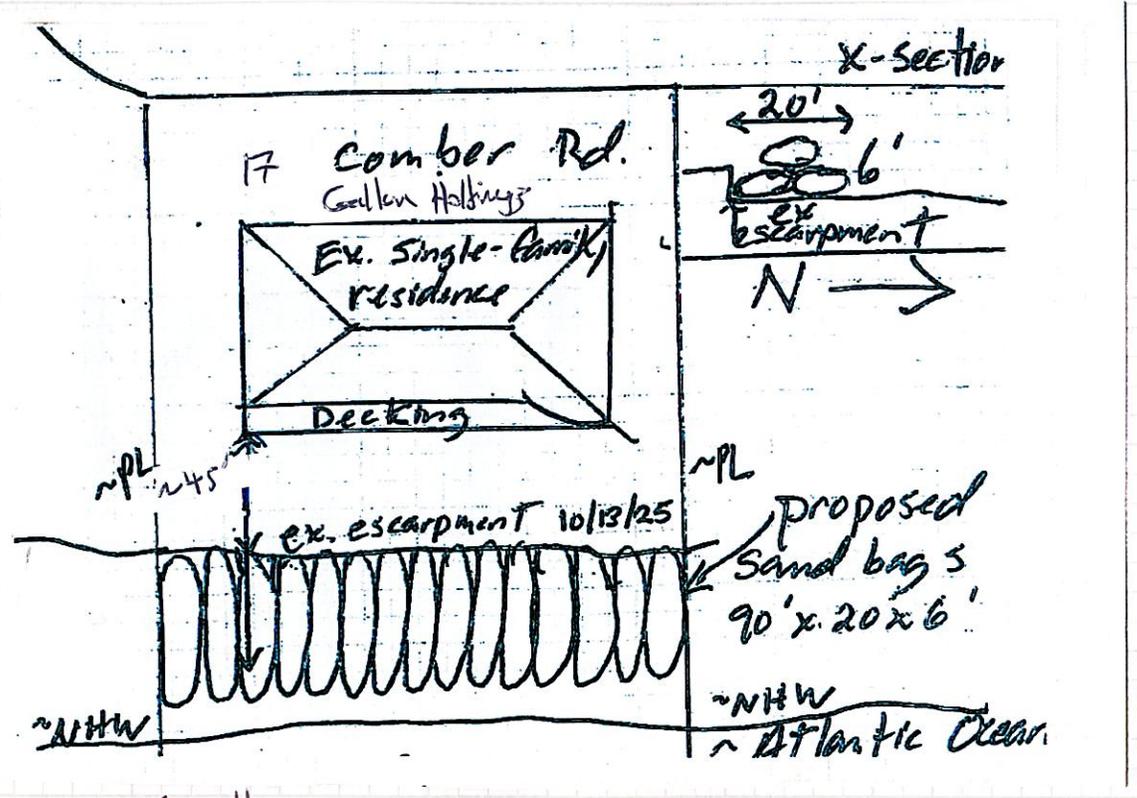
ISA NCAC 07H.1700 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Martin Gallan (Gallan Holdings) Authorized Agent Jason Dail DBA CPS, LLC
 Address 8810 Commodore Circle Suite 1 Project Location (County): New Hanover
 City Orlando State FL ZIP 32819 Street Address/State Road/Lot #(s) 17 Comber Rd
 Phone # (910) 297-6110 Subdivision Figure 8 Island
 Email bizgallan@gmail.com City Wilmington ZIP 28411

Affected CW EW PTA ES PTS
 AEC(s): OEA IHA UW SPIMA PWS
 Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
 Closest Maj. Wtr. Body Atlantic Ocean
 ORW: yes/no PNA:

Type of Project/ Activity Install emergency sandbag revetment to protect existing house. (Scale 1/5)

- Shoreline Length +/- 90'
- Access Length _____
- Pier (dock) length _____
- Fixed Platform(s) _____
- Floating Platform(s) _____
- Finger pier(s) _____
- Total Platform area _____
- Groin length/# _____
- Bulkhead/ Riprap length _____
- Avg distance offshore _____
- Breakwater/Sill _____
- Max distance/ length _____
- Basin, channel _____
- Cubic yards _____
- Boat ramp _____
- Boathouse/ Boatlift _____
- Beach Bulldozing _____
- Other 90' x 20' x 6' Sandbags



SAV observed: yes no
 Moratorium: n/a no
 Site Photos: yes no
 Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: New Hanover County
 Permit Conditions Rules of 07H.1700 Apply per NC DCM Director
 Sandbags shall be no more than 20' waterward of the existing escarpment.

- TAR/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) XJD

Jason Dail (agent)
 Agent or Applicant PRINTED Name
Jason Dail
 Signature **Please read compliance statement on back of permit**
\$474.60 1269
 Application Fee(s) Check #/Money Order

Philip Angelis
 Permit Officer's PRINTED Name
PLA
 Signature
01/13/2026 02/13/2026
 Issuing Date Expiration Date



CHARLES S. BALDWIN, IV, ESQ.
115 NORTH 3RD STREET, SUITE 301
WILMINGTON, NC 28401
T 910.444.2000
F 910.444.2001
CBALDWIN@BROOKSPIERCE.COM

Applicants: Robert and Mary Plybon

Property Address: 5 Comber Road, Wilmington NC 28411

January 13, 2026

*Sent by certified mail
return receipt requested*

4 Comber Rd LLC
Robbie Hodges
1929 Lunar Lane
Wilmington, NC 28405

Dear Mrs. Hodges:

I represent Robert and Mary Plybon, who are applying for a CAMA Variance in order to construct a 12 'x 40' sandbag revetment oceanward at the above property address in New Hanover County, North Carolina. The specifics of the proposed work are in the enclosed site plan.

As you are the adjacent riparian property owner to the aforementioned project, I am required to notify you of the development to give you the opportunity to comment on the project. Please review the enclosed site plan.

Should you have any objections to this proposal, please send your written comments to Tara MacPherson, 127 Cardinal Drive Extension, Wilmington, NC 28405 within ten (10) days of your receipt of this notice. Such comments will be considered by the Department in reaching a final decision on the application. No comment within thirty (30) days of your receipt of this notice will be considered as no objection. If you have any questions on this project, please call me at (910) 444-2020, or email me at cbaldwin@brookspierce.com.

Sincerely,

A handwritten signature in black ink that reads "Charles".

Charles S. Baldwin, IV
Counsel for the Applicants

CSBIV/ck
Encl.



Property Owner: Robert and Mary Plybon

Property Address: 5 Comber Road, Wilmington, NC 28411

Mailing Address: 3021 Verbena Lane, Greensboro, NC 27410

Proposal: Emergency sandbag revetment for 5 Comber Road, Wilmington, NC 28411

Sandbag Size – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/- 90’).

Approx Property lines –
 Erosion Escarpment –
 Proposed Sandbags –

Current width of property along escarpment - ~90’

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/15/2025

Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319



Email: Coastalpermittingspecialist@gmail.com

NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.

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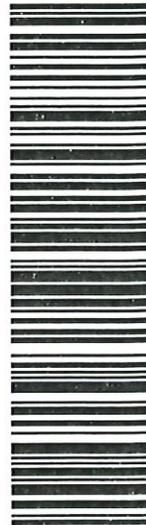
9214 7969 0099 9790 1658 9884 05

Postage	\$	
\$5.30		
Certified Fee		\$4.40
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		
\$0.740		
Total Postage & Fees	\$	\$10.440

Postmark
Here

File: PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL™



9214 7969 0099 9790 1658 9884 05

Robbie Hodges
4 Comber Rd LLC
1929 Lunar Lane
Wilmington, NC 28405

Batch #: 9
Article #: 92147969009997901658988405
Date/Time: 1/13/2026 12:41:21PM

File: 116040.1
Internal File #: 5 Comber
Internal Code:

Sent To
Robbie Hodges
4 Comber Rd LLC
1929 Lunar Lane
Wilmington, NC 28405
1/13/2026 12:41:21PM

PS Form 3800, January 2013 See Reverse for Instructions

2. Article Number

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES enter delivery address below: No

1. Article Addressed to:
Robbie Hodges
4 Comber Rd LLC
1929 Lunar Lane
Wilmington, NC 28405

1/13/2026 12:41:21PM



9290 9969 0099 9758 9884 12

3. Service Type Certified

4. Restricted Delivery? (Extra Fee) Yes

9214 7969 0099 9790 1658 9884 05

PS Form 3811 Domestic Return Receipt

UNITED STATES POSTAL SERVICE



File: 116040.1 5 Comber

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

Charles S. Baldwin, IV
Brooks Pierce
115 N. 3rd Street
Suite 301
Wilmington, NC 28401

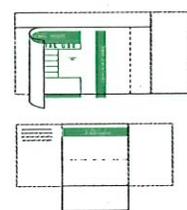


9290 9969 0099 9758 9884 12

1 SEPARATE AT PERFORATION



2 REMOVE LABEL AND RECEIPT FROM BACKING. PLACE LABEL AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS



OPTIONAL LABEL

Batch #: 9
Article #: 92147969009997901658988405
Date/Time: 1/13/2026 12:41:21PM

File: 116040.1
Internal File #: 5 Comber
Internal Code:

3 LIFT HERE

Reorder Form LCD-811 rev. 07/14
1-800-538-4900
www.printcertifiedmail.com



CHARLES S. BALDWIN, IV, ESQ.
115 NORTH 3RD STREET, SUITE 301
WILMINGTON, NC 28401
T 910.444.2000
F 910.444.2001
CBALDWIN@BROOKSPIERCE.COM

Applicants: Ransom and Courtney Disch Langford

Property Address: 10 Inlet Hook Rd., Wilmington, NC 28411

January 13, 2026

*Sent by certified mail
return receipt requested*

Chris Venno
518 Beach Rd. N
Wilmington, NC 28411

Dear Mr. Venno:

I represent Ransom and Courtney Langford, who are applying for a CAMA Variance in order to construct a 12' x 40' sandbag revetment oceanward at the above property address in New Hanover County, North Carolina. The specifics of the proposed work are in the enclosed site plan.

As you are the adjacent riparian property owner to the aforementioned project, I am required to notify you of the development to give you the opportunity to comment on the project. Please review the enclosed site plan.

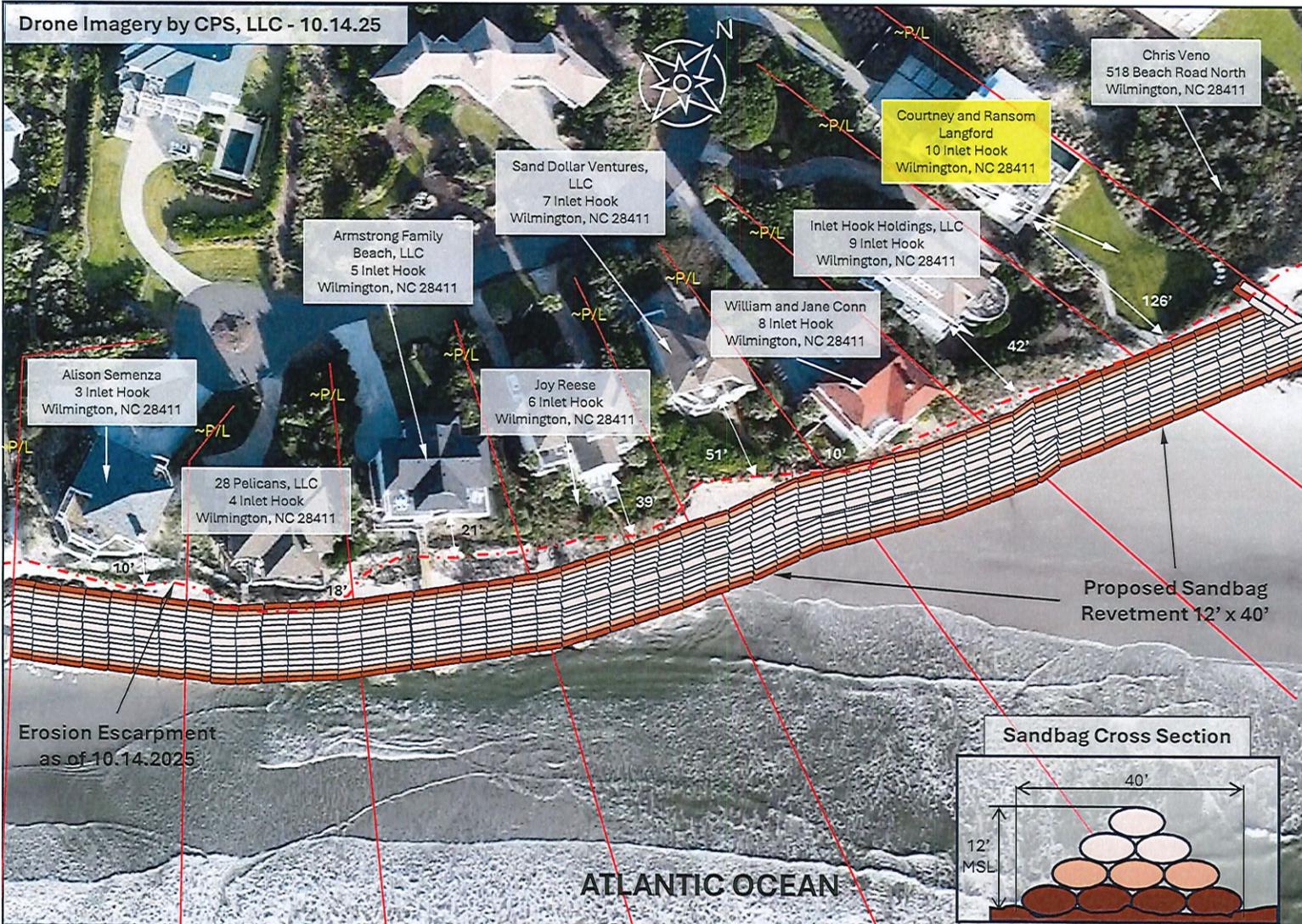
Should you have any objections to this proposal, please send your written comments to Tara MacPherson, 127 Cardinal Drive Extension, Wilmington, NC 28405 within ten (10) days of your receipt of this notice. Such comments will be considered by the Department in reaching a final decision on the application. No comment within thirty (30) days of your receipt of this notice will be considered as no objection. If you have any questions on this project, please call me at (910) 444-2020, or email me at cbaldwin@brookspierce.com.

Sincerely,

A handwritten signature in black ink that reads "Charles".

Charles S. Baldwin, IV
Counsel for the Applicants

CSBIV/ck
Encl.



SITE PLAN DRAWING:

Property Owner: Courtney and Ransom Langford
Property Address: 10 Inlet Hook, Wilmington, NC 28411
Mailing Address: 654 Carter St., New Canaan, CT 06840

Proposal: Emergency sandbag revetment for 10 Inlet Hook, Wilmington, NC 28411

Sandbag Size – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/-90’)

Approx Property Lines – 
 Erosion Escarpment - 
 Proposed Sandbags – 

Current width of property along escarpment is approximately 90’

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025
Date: 10/20/2025

Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
 Email: Coastalpermittingspecialist@gmail.com



NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.

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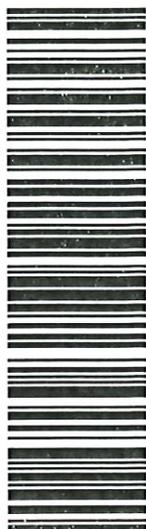
9214 7969 0099 9790 1658 9884 98

Postage	\$	
\$5.30		
Certified Fee		\$4.40
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		
\$0.740		
Total Postage & Fees	\$	\$10.440

Postmark
Here

File: 116040.1
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL™



9214 7969 0099 9790 1658 9884 98

Chris Venio
518 Beach Rd. N
Wilmington, NC 28411

Batch #: 9
Article #: 92147969009997901658988498
Date/Time: 1/13/2026 12:43:05PM

File: 116040.1
Internal File #: 10 Inlet Hook Rd
Internal Code:

Sent To
Chris Venio
518 Beach Rd. N
Wilmington, NC 28411
1/13/2026 12:43:05PM

PS Form 3800, January 2013 See Reverse for Instructions

2. Article Number

1. Article Addressed to:
Chris Venio
518 Beach Rd. N
Wilmington, NC 28411
1/13/2026 12:43:05PM

9290 9969 0099 9758 9885 04

COMPLETE THIS SECTION ON DELIVERY

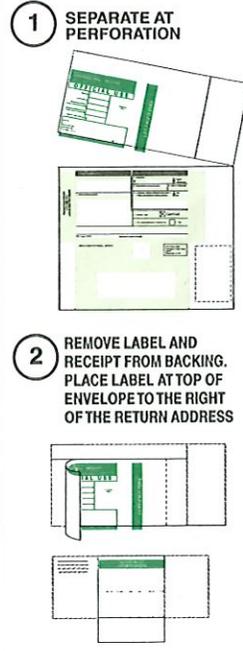
A. Signature
X Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES enter delivery address below:

3. Service Type Certified

4. Restricted Delivery? (Extra Fee) Yes



Reorder Form LCD-811 rev. 07/14
1-800-538-4900
www.printcertifiedmail.com

9214 7969 0099 9790 1658 9884 98

PS Form 3811 Domestic Return Receipt

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

File: 116040.1 10 Inlet Hook Rd

Charles S. Baldwin, IV
Brooks Pierce
115 N. 3rd Street
Suite 301
Wilmington, NC 28401



9290 9969 0099 9758 9885 04

OPTIONAL LABEL

Batch #: 9
Article #: 92147969009997901658988498
Date/Time: 1/13/2026 12:43:05PM
File: 116040.1
Internal File #: 10 Inlet Hook Rd
Internal Code:

3
LIFT HERE



NC COASTAL RESOURCES COMMISSION MEETING

February 25, 2026

Figure Eight Island

(5 Comber Rd through 10 Inlet Hook)

**Figure Eight Island
Ocean Hazard AEC
Sandbag Revetment**





**Project area on
Figure 8 Island**





Image Source: DCM
Interactive Map
Viewer GIS 2025

**Project Area Location
Comber Rd. & Inlet Hook
Rd.**

Figure 8 Island



**Project area:
extends from
5 -17 Comber
Rd. & 3- 10
Inlet Hook**





5-17 Comber Rd. Project area including two **ROW's**.

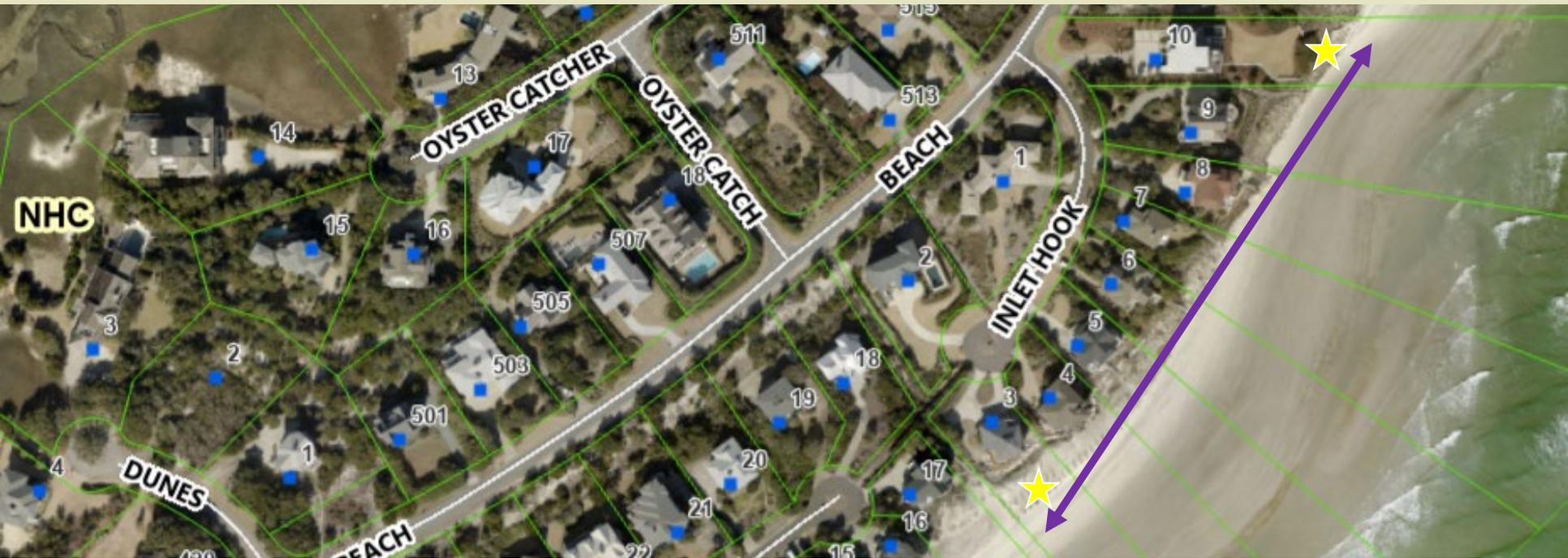




Comber Rd. Project area

Image Source: Figure 8 HOA
DroneDeploy 1.28.26





3-10 Inlet Hook Project area





Jan 28, 2026

Exterior

Interior

10 Inlet Hook

306



3 Inlet Hook

50 ft

Image Source: Figure 8 HOA
DroneDeploy 1.28.26



Division of Coastal Management

307



Drone Imagery by CPS, LLC - 10.14.25



Property Owner: Robert and Mary Plybon

Property Address: 5 Comber Road, Wilmington, NC 28411

Mailing Address: 3021 Verbena Lane, Greensboro, NC 27410

Proposal: Emergency sandbag revetment for 5 Comber Road, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/- 90').

Approx Property lines –
Erosion Escarpment –
Proposed Sandbags –

Current width of property along escarpment - ~90'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/15/2025

Prepared by:

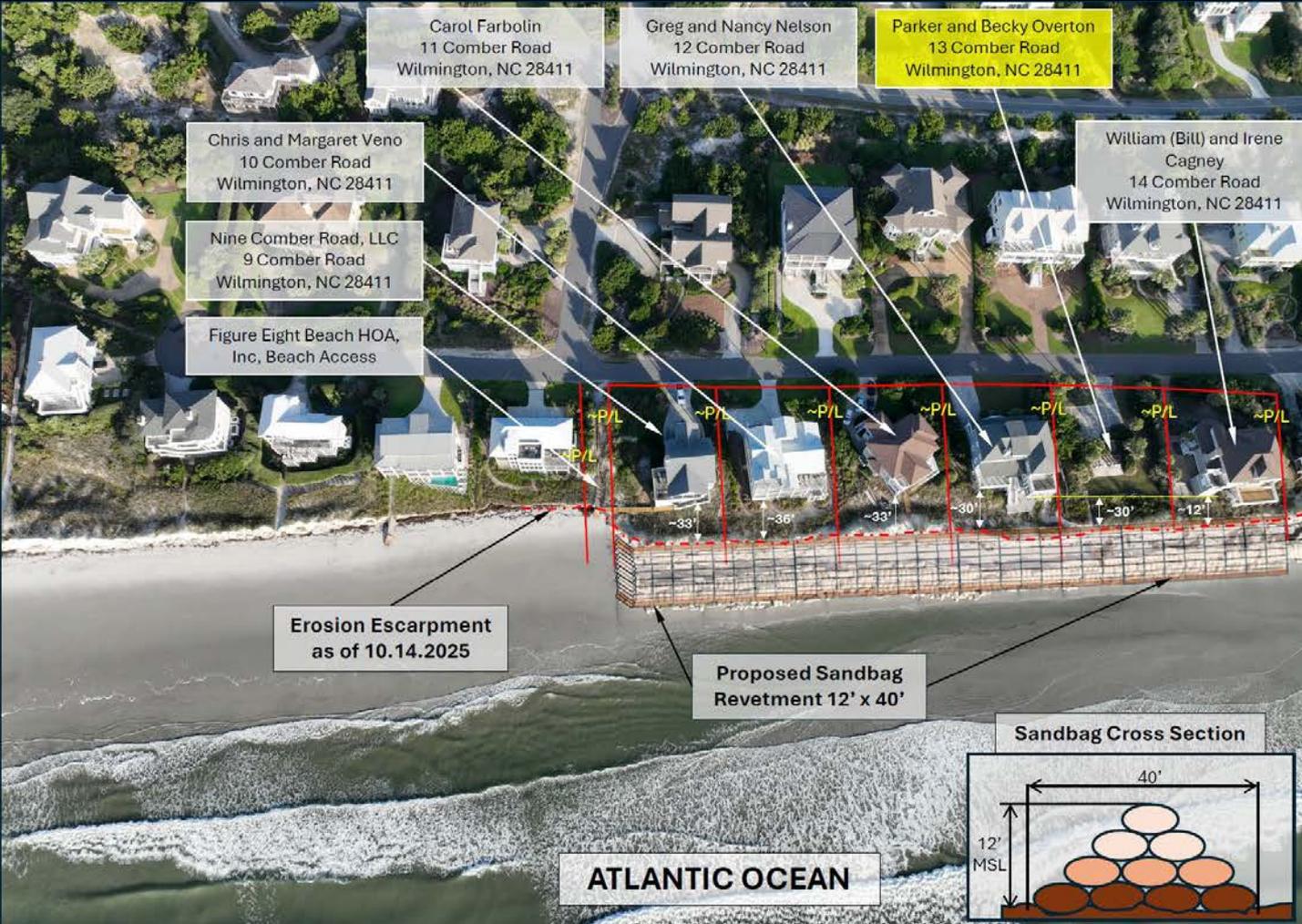
Coastal Permitting Specialist, LLC

Jason Dail, Owner
1423 Setter Court
Wilmington, NC 28411
Ph: 910-540-0319

Email: Coastalpermittingspecialist@gmail.com



NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.



Property Owner: Vance (Parker) and Becky Overton

Property Address: 13 Comber Road, Wilmington, NC 28411
Mailing Address: 3933 Mobleys Bridge Rd., Grimesland, NC 27837

Proposal: Emergency sandbag revetment for 13 Comber Road, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/- 90').

Approx Property lines –
 Erosion Escarpment -
 Proposed Sandbags –

Current width of property along escarpment - ~90'

DRAWING IS NOT TO SCALE
Date of Aerial Imagery: 10/14/2025
Taken by: CPS, LLC
Date: 10/18/2025

Prepared by:
Coastal Permitting Specialist, LLC

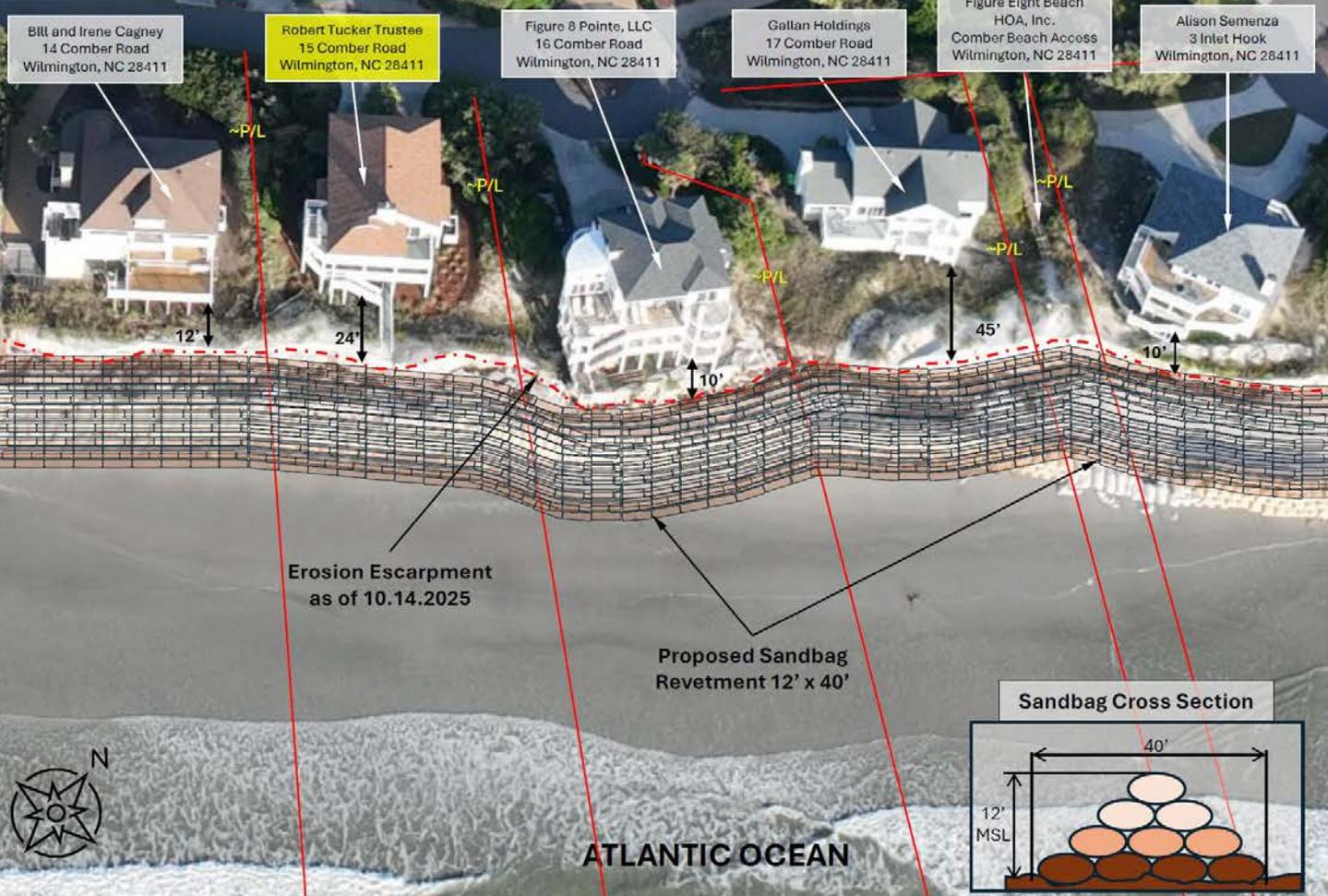
Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
 Email: Coastalpermittingspecialist@gmail.com



NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.



Drone Imagery by CPS, LLC - 10.14.25



SITE PLAN DRAWING:

Property Owner: Robert and Dara Tucker
Property Address: 15 Comber Road, Wilmington, NC 28411
Mailing Address: 211 Four Locust Lake Lane, Keysville, VA 53947

Proposal: Emergency sandbag revetment for 15 Comber Road, Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/-90')

Approx Property Lines –
 Erosion Escarpment -
 Proposed Sandbags -

Current width of property along escarpment is approximately 90'

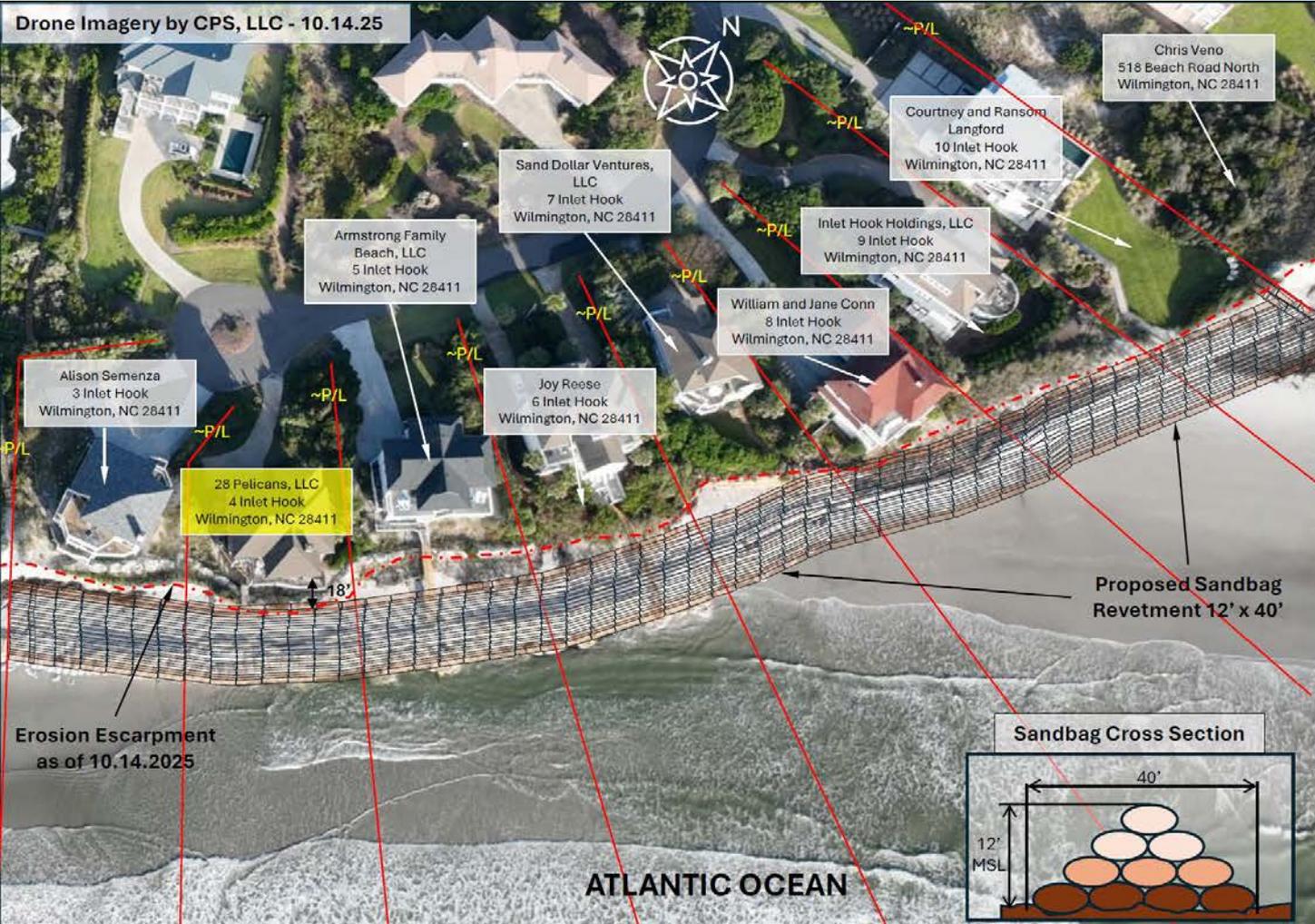
DRAWING IS NOT TO SCALE
Date of Imagery: 10/14/2025
Date: 10/20/2025

Prepared by:
Coastal Permitting Specialist, LLC
 Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: 910-540-0319
 Email: Coastalpermittingspecialist@gmail.com

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Drone Imagery by CPS, LLC - 10.14.25



Property Owner: 28 Pelicans, LLC
C/o Bryan and April Stephany

Property Address: 4 Inlet Hook,
Wilmington, NC 28411

Mailing Address: 1733 Futch Creek
Road, Wilmington, NC 28411

Proposal: Emergency sandbag
revetment for 4 Inlet Hook,
Wilmington, NC 28411

Sandbag Size – 12' height (@ Mean
Sea Level - MSL), 40' base width to
span length of shoreline (+/-95')

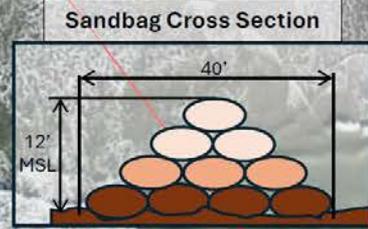
Approx Property Lines – 
Erosion Escarpment - 
Proposed Sandbags – 

Current width of property along
escarpment is approximately 95'

DRAWING IS NOT TO SCALE

Date of Imagery: 10/14/2025

Date: 10/20/2025



Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner
1423 Setter Court
Wilmington, NC 28411

Ph: 910-540-0319

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DCM Image of Project Area 5-8 Comber Road & HOA Access Facing South 2-6-26





DCM Image of Project Area 9-10 Comber Road Facing North 2-6-26





DCM Image of Project Area 11-13 Comber Road Facing South 2-6-26





DCM Image of Project Area 14-15 Comber Road Facing North 2-6-26





DCM Image of Project Area 16-17 Comber Road Facing South 2-6-26





DCM Image of Project Area 3-4 Inlet Hook Facing North 2-6-26





DCM Image of Project Area 5-6 Inlet Hook Facing North 2-6-26





DCM Image of Project Area 7-8 Inlet Hook Facing South 2-6-26





DCM Image of Project Area 9-10 Inlet Hook Facing South 2-6-26





G.S. 113A-120.1

To grant a variance, the Commission must affirmatively find Petitioner must show each of the four factors listed in G.S. 113A-120.1(a).

- (1) that unnecessary hardships would result from strict application of the development rules, standards, or orders issued by the Commission;**
- (2) that such hardships result from conditions peculiar to the petitioner's property such as location, size, or topography;**
- (3) that such hardships did not result from actions taken by the petitioner; and**
- (4) that the requested variance is consistent with the spirit, purpose and intent of the Commission's rules, standards or orders; will secure the public safety and welfare; and will preserve substantial justice.**

(b) The Commission may impose reasonable and appropriate conditions and safeguards upon any variance it grants.