

MORGAN COUNTY COMMISSION A G E N D A November 05, 2024 10:00 AM 150 East Washington Street, Madison, GA 2nd Floor Board Room

Pledge and Invocation

Agenda Approval

Presentations

1. Madison Morgan County Convention & Visitors Bureau Annual Report

Minutes

<u>2.</u> 10-15-2024 BOC Meeting

Planning Commission Unfinished Business

<u>3.</u> Wes Bancroft, on behalf of Towers, LLC, is requesting conditional use approval for a telecommunications tower on 149.6 acres located on Paxson Dairy Road (Tax Parcel 007-026)

Planning Commission New Business

- <u>4.</u> Latrice Franklin is requesting a zoning map amendment, from R1 to AR, for 2 acres located at 1491 Peppers Road (Tax Parcel 008-027A).
- 5. Michael Conrads, on behalf of the Georgia Safari Conservation Park, is requesting conditional use approval for an event facility on approximately 436 acres located at 1761 Monticello Highway (Tax Parcels 037-014D, 038-002A & 038-003A).

New Business

- 6. Walton Global LLC is requesting an five (5) year extension of the Madison Lakes Development Agreement as it was approved on November 2, 1999.
- 7. Farmland Protection Advisory Board
- 8. County Manager Report
- 9. Public Comments on Agenda Items
- 10. Commissioner Comments



MADISON MORGAN CVB

23-24 Annual Report Fiscal Year: July 1, 2023 – June 30, 2024

Presented by: Jennifer Rosa León Executive Director



OUR MISSION

To boost economic vitality and development by inspiring tourists to come, stay and take part in the local tourism economy.





11/1/2024

TOURISM SPENDING & ECONOMIC IMPACT MORGAN COUNTY 2023



\$61.1M Total Visitor Spending YOY: ▲ 1.3%



3.9% is the share of jobs directly sustained by visitor spending in county



Visitors generated **\$5.6M** in state and local taxes which is equivalent to **\$733** in tax savings for every household

Source: 2023 Economic Impact of Tourism in Georgia Report, commissioned by Explore Georgia and conducted by Tourism Economics, LLC.









PAID ADVERTISING

FY 23-24 SMART Goal

Utilize digital content activation to target contextual keyword travelers and destination competitors within the target drive market. Goal to increase visitors acquired by paid advertising to visitmadisonga.com by 21 percent over the previous year's goal,

equivalent to 15,800 visits.

Delivered: 22,263 Paid Sessions 27% over goal!



- 8 -

11/1/2024

145,496 TOTAL VISITS (SESSIONS) ORGANIC +PAID + REFERRAL + OTHER



8

- 9 -





a

11/1/2024

<u>ANOTHER</u> BEST YEAR EVER FOR VISITMADISONGA.COM



- 11 -

ACQUISITION BREAKDOWN





By engagement, AVG Time on Page: 5 min 5 sec (740 Views)

TOP PERFORMING

12

MADISON MORGAN COUNTY CONVENTIONS VISITORS BUREAU



EARNED MEDIA (PR)

- Hosted seven individual media visits, including *The Atlanta Journal-Constitution*, Garden & Gun, Southern Living, Atlanta Magazine, Resy, ATL Best Bites, Lake Oconee Living, Cobb Life, and Rome Life.
- Leveraged the openings of new restaurants and the Georgia Safari Conservation Park, which had its soft opening in June 2024.
- Generated high profile national, regional, and local feature coverage.



EARNED MEDIA (PR)

- <u>FY24 goals:</u> 100MM impressions \$100,000 advertising equivalency value
- Despite having a budget reduced by 33%, the PR team generated 197,185,320 impressions with an advertising equivalency value of \$284,890.
- Outperformed impressions goal by 197% and AVE goal by 285%.



Atlanta

The transformation of Madison, Georgia's town square reveals a culinary destination

Starting in 2020, restaurants from MAD Hospitality began opening on Madison's town square

BY CHRISTIANE LAUTERBACH - JULY 26, 2024



The Sinclair, is a coffee shop by day and lounge by night.

Type "Madison" into your favorite search engine, and you will have to scroll past countless entries pointing you toward the fourth president of the United States and the flagship campus of the University of Wisconsin. Finally, what you are looking for will appear: Madison, Georgia, in central Morgan County (not in Madison County, thanks to Georgia's usual naming practices, in which a town is rarely in the county that shares its name). I have gone multiple times to this delightfully pretty little town with one of the largest historic districts in Georgia, home to many breathtaking old mansions. My daughter's mother-in-law lived there for several years, and it seemed to me a perfect short excursion on the rarely crowded I-20.

During the pandemic, things began to change rapidly, and for the better. Starting in 2020 and continuing into 2023, a whole bunch of restaurants and a market joined a town square I could hardly recognize. First came The Sinclair, a coffee shop and lounge in a former gas station; then Community Roots Market, a terrific gourmet store equal to The Buttery and Floral Park Market in Atlanta; Hart and Crown Tavern, a glorious British pub decorated in the traditional English style; The Dining Room, a fine homage to Atlanta's once incomparable restaurant of the same name in the former Ritz-Carlton in Buckhead; Patisserie on Main, a pastry shop run by Edouard Fenouil, a star French baker; and, finally, Betty Gene's, a 70's-style small-town breakfast-and-lunch cafe where one can have a cup of coffee and traditional Southern comfort food.

EARNED MEDIA WINS



16

- 17 -

GARDENGGUN



PHOTO: COURTESY OF GEORGIA SAFARI CONSERVATION PARK Southern white rhinos at Georgia Safari Conservation Park.

Madison, Georgia, Debuts an Ambitious New Safari Park

The Georgia Safari Conservation Park offers up-close animal encounters and luxury glamping. Plus, where to eat when you're in town.

> By CARLY COOPER June 5, 2024

EARNED MEDIA WINS



17

- 18 -





PHOTO: VAN JONES MARTIN

Population: 4,447

Picture-perfect <u>Madison</u> has been doubling as a movie and TV set since the 1970s. Remember it from *My Cousin Vinny, Goosebumps*, or *Hidden Figures*? You can sample this town's charming shops, regional fare, and outdoor fun to feel part of the magic yourself. Don't skip a visit to <u>Oconee</u> <u>Coffee Roasters, The Madison Produce Co. Deli and Provisions, or Patisserie</u> <u>on Main</u> while you're in town.

RESY

The Hit List Atlanta

The Resy Hit List: Where In Atlanta You'll Want to Eat in April 2024

By Su-Jit Lin Updated: April 1, 2024

19. The Dining Room

Madison Historic District

() map

Before team Michelin gets wind of The Dining Room, we're scooping it first as a great reason for a field trip. This 36-seat fine dining restaurant in historic Madison's town square sparkles in every way, from crushed velvet seating to dishes inspired by farms down the road. Led by chef Russell Hays, its à la carte selections and a three- and four-course prix fixe with paired wines changes weekly. Find roasted halibut with potato pavé and saffron mussel jus, or plump spinach gnocchi with lobster knuckles and curried lobster cream. And count on the perennial local cheese plate with apple red wine jam for dessert. Traditional sweet endings, including complimentary petits fours, are by renowned pastry chef Edouard Fenouil, another former Atlantan making country life steps above simple.

Book Now RESY

EARNED MEDIA WINS

MADISON MORDAN COUNTY CONFERITORA FISITORS BUREAU

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The Atlanta Journal-Constitution

Travel

Politically Georgia Olympics Braves Falcons

Overnight safari park opens in Madison

Plus a taste of what else is new in this historic small town.



Teo Grant's active seen on the guided sature tour or the recently opened Georgia Satur Conservation Part Madison, Georgia, "Courtexy of Georgia Batari Conservation Park).

The park had a soft-opening June 1 and is permitted a limited number of visitors this month to ensure the animals have time to acclimate to their new surroundings before a wider opening later in July. Finishing touches were still being applied, mostly landscaping and road work around the parking areas and on a trail leading to the safari-style tents where overnight guests stay.

The Georgia Salari Concernation Park has the distinction of being the first overlight eather park in the state and the only one in the Southeast. One and two-bedroom tents represent glamping at its finest with air-conditioning, lourious fornishing and linens, walk-in tield showers, stand-store soaker tubs, kitcheneties, dens, floor-to-ceiling windows and waparound decks overloaking a private sevana not included on the day safari tours. A onebedroom suits inside the griaffe bam has large picture-frame windows with views of the griaffe habitat and a belong overcloaking private suitane. Standing on the deck of the safet tent after checking in I, was greated by three curious ostriches who wandered up to the fance lina. With the provided binoculars I spetted water bucks and watus nearby, and two Southern while thinoceros in the distance. The fhinos were in their own enclosed field relaxing under a salicisch shade next to a giant mud hole they seemed to reliain folling acrouds In. It was hard to tell their actual color since both were fully caked in Georgia red clay mud.

The thinos were also visible from a closer standpoint on the daily guided safari tour, which is included with all overnight tays. This is the main wildlife experience offered by the park where guests are led through the grassland habitat in a covered open-air vehicle by an expert guide on a 90-minute tour.



The lawary tailer texts at the George Natan Conservation Park in Madator swednick a private severa. Of sortesy of flake Gentrie)



The restored near of the former Ool South Mean from now lights up again at Madison's New South Motor ren. (Courteey of Blain Souther)

"I went back into the restaurant business," said Snyder, whose first job as a young man was working as a server at the Dining Room in the old Ritz-Caniton Buckhead location during its Günter Seeger glory days. Atlanta patrons of a certain age may feel like they've walked through a time portal upon entering the Dining Room in Madison, its interior design an horsage to the former Ritz-Canton Dining Room of the late 1980s. Across the square, Betty Gene's, named after Snyder's mother, is an affordable breakfast and lunch spot that serves the best biscuit this side of Athens.

EARNED MEDIA WINS



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Madison is pulling out all the stops for the holidays



TRAVEL By Ebony Williams

Nov 1, 2023

If long lines and cancelled flights sound like a holiday nightmare, perhaps a little road trip to a charming small town packed with holiday cheer is more your speed. If so, Madison, Georgia is the perfect place for it. Madison is a small town just under two hours outside of Atlanta. While it's known for its smalltown charm and laid-back eateries, it's also a must-visit destination during the holiday season. Starting November 11, the town will transform into an enchanting village filled with holiday sprit.

According to a press-release shared with The Atlanta Journal-Constitution, here are a few events happening in Madison this November and December:

Shop, Sip and Stroll

This event on November 11 and 18 promises a day of holiday shopping in beautiful downtown Madison while enjoying complimentary beverages, live music in the streets, and special retail and restaurant promotions. More information can be found here.

Christmas Tour of Homes

This event, hosted by the Morgan County Historical Society on December 1 and 2, features lavishly decorated private homes dating back to the early and mid-19th century, a time when Madison was described as "the most cultured and aristocratic town on the stagecoach route from Charleston to New Orleans." There are daytime tours and candle-lit evening tour options. Purchase tickets here.

Holiday Parade & Caroling by Candlelight

The December 9 Holiday Parade through Downtown Madison features festively decorated floats, vintage cars and dancers, all decorated to this year's theme, "A Parade of Trees." After the parade, visit Town Park for the annual Caroling by Candlelight celebration featuring choral groups and musicians performing holiday carols. Santa Claus, Mrs. Claus and the elves will be on hand to hear Christmas wishes. More information can be found here.

Jack's Creek Christmas Tree Farm

In addition to picking out and cutting down your very own Christmas tree, pulled on wagons by adorable giant Newfoundland dogs, Jack's is known for fun family entertainment, including hayrides through a tunnel of twinkling lights, shopping for handmade crafts, sweets, and ornaments at Grandma's Christmas Shoppe, and photos with Santa Claus on weekends in November and December. For more information click here.

Atlanta Symphony Orchestra Holiday Concert

Atlanta Symphony Orchestra will perform a program of classic holiday favorites at the Madison-Morgan Cultural Center on December 14. There's a special pre-party (\$150 per person) in the festively decorated Hall on Foster, where guests can meet the conductor and enjoy cocktails and hors d'oeuvres. Ticket information can be found here.

EARNED MEDIA WINS







SOCIAL MEDIA

FY 23-24 SMART Goal

Engage audiences across platforms to grow followers and

increase impressions of organic and paid marketing.





SOCIAL MEDIA (META) PAID

- <u>Facebook:</u> Paid goal to increase reach by 5 percent to 313,820
- <u>Instagram:</u> Paid/organic goal to increase reach by 5 percent to 71,980

Paid reach (i)	Paid impressions (i)				
323,548 🕇 100%	808,313 ↑ <u>100%</u>				
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					MADISC
					MORGAN COUNT CONPENTIONA VISITORS BUREA



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SOCIAL MEDIA: PINTEREST

• Focus on building organic content, sharing at least two posts per month

21.12k 1.0	7k 23	11				
		1	0 12.4	l4k	546	



TOP PERFORMING







MADISON

See & Do Events Stay



Siney 201

Discover Summer in Madison

Whether you that your encoupe employing the procreations, interest to but make on a scarm numeer's one, or emply netter heat, and taking music neove the small owner out of the - pat interest with our incretic scenary security takes.





5 Fun Things to Do with Kids

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Find 4th of July Fun and More Madison Events Plat s <u>adults in the 141</u> etc. Plan your Trip The 2024-21 Nation-Morgan Camp Hotoer Guide is our next l'autorite maps, than and

eNewsletter

FY24-25 SMART Goals:

- Increase Subscribers by 25 percent. *Actual 76% increase!* Current Subscribers: 2,759
- Maintain open rate above industry average (20.4 percent). Actual 50.9% average open rate for all eNewsletters delivered!





DESTINATION GUIDE

24-25 Guide Ad Sales

Sales Goal: \$15,000

Total Sales: \$16,400

Total Distribution: 35,000

Sold 9% over ad sales goal!





REGIONAL TRAVEL CO-OPS

- Executive Director elected Chair of Georgia's Lake Country Inc.
- New regional travel association of seven communities from Athens to Macon Georgia's Trail of Legacy and Lore - launched May 2024

LEADERSHIP/DEVELOPMENT

- Southeast Tourism Society Executive Director earned Travel Marketing Professional (TMP) Certificate
- Madison Morgan Arts, Culture, Tourism Collab Graduated inaugural class of Tourism Ambassadors and supported launch of second annual Tourism Ambassador Program
- Morgan County Charter Schools Presented on travel industry for Student Ambassador Program's tourism day and for Young Morgan.

MADISON



OUR BOARD FY 23-24



•**Pat Hodgetts– Chair** (7/2018-6/2024)

•Joshua Alexander – Vice Chair Kelly Products, Inc. & Affiliates (7/2022-6/2025)

• Brandie Anderson– Secretary Georgia Safari Conservation Park (7/2023 – 6/2026)

• Carol Sanchez – Treasurer Hard Labor Creek State Park (County-elect, 7/2021-6/2024)

Executive Committee

• Lance Alexander Morgan County Parks & Recreation (County-elect, 7/2019 – 6/2025)

> • Ron Collins James Madison Inn (7/2023 – 6/2026)

• Charles Marvil MAD Hospitality (City-elect, 7/2021-6/2024) • Lance Van Rheenen Southern Cross Guest Ranch (11/2021-6/2023)

• Karen Wibell Lane Conrads Corp. (City-elect, 7/2019 – 6/2025)
OUR BOARD FY 24-25



• Carol Sanchez – Chair Hard Labor Creek State Park (County-elect, 7/2021-6/2027)

• Charles Marvil – Vice Chair MAD Hospitality (City-elect, 7/2021-6/2027)

• **Brandie Anderson– Secretary** Georgia Safari Conservation Park (7/2023 – 6/2026)

• Krista Williams - Treasurer (7/2024 – 6/2027) Harvest & Honey

Executive Committee

• **Ron Collins** James Madison Inn (7/2023 – 6/2026)

• Joshua Holland Hampton Inn Madison (7/2024 – 6/2025)

• Jay Homan Morgan County Charter Schools (County-elect, 7/2024 – 6/2025) • Karen Wibell Lane Conrads (City-elect, 7/2019 – 6/2025)

Hallie Jane Zimmerman
 Empire Mills/Hallie Janes
 Catering
 (7/2024 – 6/2026)

OUR TEAM





•Jennifer Rosa León

Executive Director Started August 2019



• Crystal Jackson Social Media/Marketing Specialist Started September 2024

Marketing



Information Specialists

- Mary Cox Started March 2023
- Dianne Lewis Started May 2023
- Susie Koller Started May 2023
- Jan Borregard Started June 2024

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Lead Information Specialist

Jeannie Clark Started May 2019 Promoted to Lead March 2020



THE HONORABLE BOARD OF COUNTY COMMISSIONERS, MADISON, GEORGIA, MET THIS DAY IN REGULAR SESSION.

MEETING WAS HELD ON THE SECOND FLOOR OF THE ADMINISTRATION BUILDING.

- **PRESENT:** Chairman Bill Kurtz, Vice-Chair Blake McCormack, Commissioners Philipp von Hanstein, Ben Riden, Jr., Donald Harris
- **STAFF:** County Manager Adam Mestres, Assistant County Manager Mark Williams, County Attorney Christian Henry and County Clerk Kim Cox.

The meeting was called to order at 5:00 p.m., followed by the Pledge of Allegiance and Invocation.

AGENDA APPROVAL

<u>Motion</u> by Commissioner Harris and seconded by Commissioner McCormack to approve the agenda as presented. Motion Passed Unanimously.

PRESENTATIONS

The Governor of Georgia has officially recognized Sunday, November 3, 2024, as Retired Educators Day in the state. Chairman Bill Kurtz presented the proclamation for Retired Educators Day. The event was attended by retired teachers Sonya Meyer, Mona Howard, Carol Anderson, Maxine Simmons, and Commissioner Donald Harris.

MINUTES

Oct 1, 2024, BOC Meeting

<u>Motion</u> by Commissioner Riden and seconded by Commissioner McCormack to amend the minutes from the Oct. 1, 2024, meeting. Motion Passed Unanimously.

Agriculture Conservation Easement Program Funding Request for Hunter Farms

On July 16, 2024, the Board of Commissioners (BOC) approved resolution 2024-RES-006, establishing the Farmland Protection Program. This program outlines a process for the BOC to allocate funding to Agricultural Conservation Easement Program (ACEP) applicants. Hunter Farms' proposal under consideration requested \$61,250. Wynn Howard from the Madison-Morgan Conservancy was present to present this request.

Christine Watts announced that the application deadline for the Farmland Advisory Board, which will consist of five members, is October 30, 2024.

MOTION by Commissioner Riden and seconded by Commissioner von Hanstein to approve potential funding for the ACEP applicant, Hunter Farms, in an amount not to exceed \$61,250, payable in the FY26 fiscal year from the general fund non-taxable revenues contingent on federal funds being approved. Motion Passed Unanimously.

Purchase of Scissor Lift and Trailer

Alan Cagle previously requested a scissor lift in his capital budget proposal. For \$10,800, he can purchase a 2015 Genie GA1930 with 365 hours of use and a tilt trailer from United Rentals. Alan has reviewed the specifications and confirmed that this equipment will meet his needs, eliminating the necessity for us to rent one. SPLOST will fund the purchase.

MOTION by Commissioner McCormack, Seconded by Commissioner von Hanstein, to approve the purchase of a scissor lift and trailer for \$10,800 from United Rental utilizing SPLOST funds. Motion Passed Unanimously.

Corrective Warranty Deed

County Manager Adam Mestres proposed a corrective deed for the Board to consider between Morgan County, Georgia, and Pearl-Burney High Alumni Center, Inc. The original deed from the 1990s was from the County to the wrong entity. This deed corrects the prior deed recorded on August 11, 1998, in Deed Book 236, Page 166, to reflect the proper name of the grantee.

<u>Motion</u> by Commissioner McCormack and seconded by Commissioner Harris to approve the corrective deed. Motion Passed Unanimously.

AGRICULTURE CENTER AUTHORITY BOARD

Carol Ann Williams and Suzanne Cottongim have submitted applications to be reappointed for the Agricultural Center Board.

<u>MOTION</u> by Commissioner Riden, Seconded by Commissioner McCormack, to reappoint Carol Ann Williams and Suzanne Cottongim to the Agricultural Center Board.

PUBLIC COMMENTS ON AGENDA ITEMS

No public comments were made.

COMMISSIONER COMMENTS

Commissioners made comments and gave updates on liaison assignments.

MOTION by Commissioner McCormack, seconded by Commissioner von Hanstein to exit the regular session and adjourn at 5:56 p.m. Motion Passed Unanimously.

Bill Kurtz, Chairman

ATTEST:

Kim Cox, County Clerk

RE: Petition for Conditional Use - Paxon Dairy Road Telecommunication Tower (Pricemill)



← Reply	Reply All	\rightarrow Forward	•••
			-

Mon 10/21/2024 7:15 PM

Mr. Jarrell,

Attached is the updated RF information with a forecast for the American Tower site the County Commissioners requested. As you can see, Verizon highlighted Price Mill Road to show the area they seek to service and how the American Tower location does not adequate service Price Mill Road where the requested location well services Price Mill Road with both the best coverage and good coverage. The new site would allow nearly all of Price Mill Road to have fair or better coverage.

If you can confirm receipt, I would appreciate it.

Best, Ivy

Ivy Cadle, Esq. CPA CRE | Baker Donelson | 404-956-3233

PRICEMILL_RD

Propagation Maps

Victor Mata

RF Design Engineer

July 12th 2024





Distance of proposed site to existing VZ neighboring sites

VZ Proposed Location

33.747603, -83.499575

Existing VZ tower coordinates

A: 33.77825, -83.599889 B: 33.823306, -83.497833 C: 33.755556, -83.416389 D: 33.660667, -83.453167 E: 33.621058, -83.623844

No co-location opportunities within 1 mile of the targeted location. Objective is to improve coverage along Price Mill Rd, the city of Bostwick, GA and the northern portion of Morgan county.

It should be noted that there are towers over 1 mile from the proposed site but they are too distant from the targeted location to be considered. Co-locating on the ATC site does not sufficiently improve coverage along Price Mill Rd.

Site Owner	Site Type	Site Height (ft)	Distance from VB (miles)	Latitude	Longitude
Vertical Bridge	Monopole	195	0	33.7476	-83.4996
American Tower	Monopole	120	1.75	33.74879	-83.53
Crown Castle	Guyed	460	2.5	33.71344	-83.4851
United Tower Company	Guyed	270	3.15	33.79228	-83.5106
Bostwick Broadcasting Group	Guyed	330	3.25	33.74717	-83.5561





Current 700 MHz Coverage Prediction





Green = Best Coverage Yellow = Good Coverage Red = Fair Coverage = Price Mill Rd



700 MHz Coverage Prediction with site at VZ proposed location (CL 190')

Coverage greatly improved along Price Mill Rd







700 MHz Coverage Prediction with site at ATC location (CL 110')

Little to no improvement in coverage along Price Mill Rd





Yellow = Good Coverage Red = Fair Coverage

🛶 🛛 = Price Mill Rd



Verizon Legal Disclaimer

These maps are not a guarantee of coverage and may contain areas with no service. These maps reflect a depiction of predicted and approximate wireless coverage of the network and is intended to provide a relative comparison of coverage. The depictions of coverage do not guarantee service availability as there are many factors that can influence coverage and service availability. These factors vary from location to location and change over time. The coverage areas may include locations with limited or no coverage. Even within a coverage area shown, there are many factors, including but not limited to, usage volumes, service outages, customer's equipment, terrain, proximity to buildings, foliage, and weather that may impact service ("Factors"). The representations of "fair", "good" and "best" are qualitative representations of relative wireless outdoor signal strength at the network facilities level. Generally, calls can be made and received within all three categories, however, these Factors will likely have greater impact in areas of "fair" coverage. You can only make and receive calls when digital service is available. [When digital service is not available your device will not operate or be able to make 911 calls.]





MORGAN COUNTY AGENDA REQUEST

Meeting Date: Type of Request: Old Business Wording for the Agenda: West Bancroft, on behalf of Towers, LLC, is requesting conditional use approval for a telecommunications tower on 149.6 acres located on Paxon Dairy Road (Tax Parcel 007-026). BackgroundHistory/Details: The problem and the formation memory and administration and the optimizers was intermpting the scane current easing toward adversage maps were not administration was intermpting the formation memory and adversage maps were and administration was intermpting the scane current easing toward adversage maps were and administration was intermpting the scane current easing toward adversage maps were and administration was adversage maps. The formation memory adversage maps were and administration was adversage maps. The formation memory adversage maps were and administration was adversage maps. The formation the scane current easing maps were and administration was adversage maps. The formation memory adversage maps were and administration was adversage maps. The formation memory adversage maps were adversage maps. The formation the maps adversage maps were adversage maps. The formation the scale maps adversage maps were adversage maps. The formation memory adversage maps were adversage maps. The formation memory adversage maps were adversage maps were adversage maps. The formation memory adversage maps were adversage maps were adversage maps. The formation memory adversage maps were adversage maps were adversage maps. The formation memory adversage maps were adversage maps were adversage maps. The formation memory adversage maps were adversage maps were adversage maps. The formation memory adversage maps were adversage maps were adversage maps. The formation memory adversage maps were adversage maps. The formation memory adversage maps wereent adversade maps were adversage maps were adversade m	Department:	Planning & Zoning	Presenter(s):	Chuck Jarrell
Wess Bancroft, on behalf of Towers, LLC, is requesting conditional use approval for a telecommunications tower on 149.6 acres located on Paxon Dairy Road (Tax Parcel 007-026). Background/History/Defails: The application was able of the Oxder 1, 2008 INC: extent, The Commission and the application was incomplete because correct cating tower and overage maps were to able the application was incomplete because and overage maps were to able to a provide division of the application was able of the Oxder 2008 Interface and the application was incomplete because correct cating tower and overage maps were to able to application was able of the oxder 1008 Interface and the application was able of the application wa	Meeting Date: mm/dd/yyyy	11/5/2024	Type of Request:	Old Business
on 149.6 acress located on Paxon Dairy Road (Tax Parcel 007-026). Background/History/Details: The application was abled of the Oxdeed 1, 2014 BIC metrics. The Commissioner speed of the the special data was incomplete background was an exceeded ba	Wording for the Agenda:			
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In the discrete section are baseling. The Commissioner required distribution were and everygene only be advected was a submer discrete and the proposed former to another sense on the property. The Proceed direct section of the Specific on Specifi	Background/History/Details	:		
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Part & expection was at the IDC menting. Part 27, 2014 the Planning Commission hard the application requests for the subject property. Staff presented the staff report to the Planning Commission and anoted that the applications was almost identical to an application approval to 201. The 2019 the 2019 and 2010 the 20				
In 2020. The 2020 approved tower was not constructed within the time frame allowed by the ordinance and the approved expiris. The applicants representative spoke in appointion to the application, stang that the proposed tower beatine would be algored to the staffic representation. In 2020. The first Bornick spoke in appointion to the application by a vote of 6-0, with the recommendation to the BOC to recommend to the applicant to investigate relocating the tower across Passen Dairy Read or elsewhere on the application or a vote of 6-0, with the recommendation to the BOC to recommend to the applicant to investigate relocating the tower across Passen Dairy Read or elsewhere on the applicant to investigate relocating the tower across Passen Dairy Read or elsewhere on the applicant to investigate relocating the tower across Passen Dairy Read or elsewhere on the applicant to application by a vote of 6-0, with the recommendation to the BOC to recommend to the applicant to investigate relocating the tower across Passen Dairy Read or elsewhere on the applicant to investigate relocating the tower across Passen Dairy Read or elsewhere on the applicant to any across the applicant to a set of 6-0. What action are you seeking from the Board of Commissioners? A final decision concerning whether the proposed cell tower should be approved on Southwest side of Paxson Dairy Road on Tax Parcel 007-026. If this item requires funding, please describe:			LC for a new cell tower to be located on 149.6 acres located	on Paxon Dairy Road (Tax Parcel 007-026). Neither the applicant
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	Approved by Purchasing	Not Applicable		
Staff Notes:	Manager's Approval	No		
	Staff Notes:			
				- 4



MORGAN COUNTY AGENDA REQUEST

Department:	Planning & Zoning	Presenter(s):	Chuck Jarrell
Meeting Date: mm/dd/yyyy	10/1/2024	Type of Request:	Old Business
Wording for the Agenda:			
the second	alf of Towers, LLC, is reque d on Paxon Dairy Road (Tax	-	for a telecommunications tower
Background/History/Details			
The application has been tabled/deferre	ed three times since July 2, 2024 at the request of the		oplicant time to address possibly relocating the proposed original application that the Planning Commission heard on
July 2, 2024 the Board of Commission 007-026). Neither the applicant nor the		of Towers, LLC for a new cell tower to be located on 1	49.6 acres located on Paxon Dairy Road (Tax Parcel
		rty. Staff presented the staff report to the Planning Con ne time frame allowed by the ordinance and the approv	mission and noted that the application was almost identical al expired.
The applicants representative spoke in	favor of the request and agreed to the staff condition	s that a engineered analysis and landscaping plan subm	ittal with the building permit application.
	led denial of the application by a vote of 8-0, with th	ower location would be adjacent to their future home p e recommendation to the BOC to recommend to the ap	lace, in which they have already invested. plicant to investigate relocating the tower across Paxson
	g from the Board of Commissioners	s? cell tower should be approved	on Southwest side of Payson
Dairy Road on Tax Pa	-		
If this item requires funding	, please describe:		
Has this request been cons	sidered within the past two years?	No If so, when	n?
Is Audio-Visual Equipment	Required for this Request?*	No Backup Pr	rovided with Request? Yes
		Clerk's Office no later than 48 hou udio-visual material is submitted at	
Approved by Finance	Not Applicable		
Approved by Purchasing	Not Applicable		
Manager's Approval	No		
Staff Notes:			
			- 49

BAKER DONELSON

FICKLING BUILDING · 577 MULBERRY STREET · SUITE 1420 · MACON, GEORGIA 31201 478.750.0777 · bakerdonelson.com

IVY N. CADLE PHONE: 478-765-1823 E-Mail Address: icadle@bakerdonelson.com

September 24, 2024

VIA FEDERAL EXPRESS

Chuck Jarrell Director of Planning and Development Morgan County, GA 150 East Washington Street Suite 200 Madison, Georgia 30650

Re:	Conditional Use Application for new Telecommunications Facility
Site Name:	Pricemill Road
Site Address:	Paxson Dairy Road, Bishop, Georgia 30621

To Whom It May Concern:

In order to improve coverage and alleviate capacity issues due to increased wireless demand and congestion in Morgan County, Verizon Wireless requires a new cell site in the vicinity of the above-referenced site address. Upon concluding there are no available suitable structures in the area upon which to co-locate Verizon Wireless' equipment, the only option is to build a new telecommunications tower. The Towers, LLC, a Vertical Bridge entity ("Vertical Bridge") will construct and own the new tower and lease antenna space on the structure and necessary ground space to Verizon Wireless and other wireless providers.

Vertical Bridge hereby supplements its Application for a Conditional Use Permit to construct a new wireless telecommunications facility on property located on Paxson Diary Road (Parcel 007 026) in Bishop, Georgia. The parcel has an Agricultural District (AR-1) zoning classification. The property owner is Mark George Ruark and J. Marvin Ruark.

Section 7.26.2 Placement of Telecommunications Facilities of the Morgan County, Georgia Zoning Ordinance states that towers up to a height of three hundred feet (300') are permitted as a conditional use in Agricultural (AG) zoning districts. The proposed facility will be a one hundred ninety-five-foot (195') monopole telecommunications tower with a three-foot (3') lightning rod at its top. It will be designed based on EIA/TIA Code for at least three (3) total tenants with the required separation between tenants.

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As required by the County's Code, attached with this application please find the following:

(1) Site plan or plans to a scale specifying the location of telecommunications facilities, transmission building and/or other accessory uses, access, parking fences, landscaped areas, and adjacent uses. Applicants shall submit both a paper location map and a digitized location map in a format compatible with the GIS software currently utilized by the Director of Planning and Development.

Response: Please see Tab A.

(2) Landscape plan to scale indicating size, spacing and type of plantings required in this Chapter;

Response: A landscape plan has been added to the Site Plan under Tab A.

(3) A full description of the environment surrounding the proposed telecommunications facility, including any adjacent residential structures and districts, structures and sites of historic significance, streetscapes or scenic view corridors

Response: Please see Tab A for Site Plan and aerial map below:



(4) A description of anticipated maintenance needs for the telecommunication facility, including frequency of service, personnel needs, equipment needs, and traffic, noise or safety impacts of such maintenance

<u>Response</u>: Vertical Bridge's routine maintenance procedures for all cell sites, both towers and co-locates, are quarterly site visits by the assigned Cell Site Technician(s). The assigned technician is available for regularly scheduled maintenance as well as troubleshooting. The second quarterly visit during a year is an annual inspection which including additional items to be inspected such as the antenna support structure and feeder system.

(5) Written report from a qualified, independent engineer licensed in the State of Georgia, documenting the following:

• Telecommunications facility height and design, including technical, engineering, economic and other pertinent facts governing selection of the proposed design;

• Total anticipated capacity of the telecommunications facility, including number of types of antenna which can be accommodated;

• Evidence of structural integrity of the tower structure; structural failure characteristics of the telecommunications facility and demonstration that site and setbacks are of adequate size to contain debris;

<u>Response</u>: Please see Tab A for Site Plans and Tab B for Letter regarding structural integrity, both stamped and certified by a licensed Professional Engineer in the State of Georgia.

(6) A definition of the area of service to be served by the antenna or tower and whether such antenna or tower is needed for coverage or capacity

Response: Please see Tab C for RF Justification.

(7) Information showing the proposed facility would provide the needed coverage or capacity.

Response: Please see Tab C for RF Justification.

(8) The identity of a community liaison appointed by the applicant to resolve issues of concern to neighbors and residents relating to the construction and operation of the facility. The information shall include this individual's name, address, telephone number, fax number and email address, if applicable

<u>Response</u>: During the zoning process of this Application, I will be the community liaison appointed to resolve issues of concern to neighbors and residents relating to the construction and operation of the facility.

After approval of zoning, the National Operations Center ("NOC") will be the single point of contact and party responsible for Vertical Bridge's on-going compliance with all of the provisions of the zoning ordinance. The NOC can be reached twenty-four (24) hours a day, seven (7) days a week at 1-877-589-6411 or email to <u>operations@verticalbridge.com</u>

(9) Identification of the geographic service area for the subject installation, including a map showing the site and the nearest or associated telecommunications facility sites within the network.

Response: Please see Tab C for RF Justification.

(10) Additional Information Requirements for Towers: The applicant must provide evidence of the lack of space on all suitable existing towers to locate the proposed antenna and the lack of space on all existing tower sites to construct a tower for the proposed antenna. If co-location on any such towers would result in less visual impact than the visual impact of the proposed tower, the applicant must justify why such colocation is not being proposed.

<u>Response</u>: Please see RF Justification Report in Tab C demonstrating the evidence of need. Per such Report, there are no existing towers that would meet Verizon Wireless' coverage objectives, thereby prohibiting wireless services in the geographic area to be served by the proposed tower.

The radio signal emitted from the tower is a fixed technology dictated by physics. The location of this tower is dictated by such physics, as the signal from each tower must work in tandem with the signal from other nearby towers. Moving a tower "down the street" or "to the next corner" is not frequently an option when attempting to complete the "network" of cell sites. In order to meet Verizon Wireless' engineering requirements for this site and to continue to provide service similar to that which has been provided in this area and to keep up with its capacity issues, Verizon Wireless needs the proposed tower, at the proposed location, at the proposed height, and at the requested signal levels, to deliver a consistently reliable signal in this geographic area.

The following statements also are provided in support of the request for the proposed telecommunications facility:

1. The wireless telecommunications facility and antennas will be secured in a manner that prevent unauthorized access. The intended fencing is shown on the enclosed Site Plan.

- 2. The facility, as planned, will not constitute a safety or health hazard, a nuisance, or have a noxious effect on the surrounding area either due to appearance and/or operations.
- 3. The facility will have proper signage as required by law.
- 4. The antennas to be installed on the tower will be in compliance with current Federal Communications Commission standards.
- 5. The proposed telecommunications facility will be in compliance with all applicable Federal Aviation Administration regulations. Since this proposed facility is less than 200' in height and is not located within the required distances to an airport, lighting is not required by the FAA.

In accordance with the Morgan County Zoning Ordinance, Section 21.3.1 Required Findings for Conditional Use Approval, the Applicant certifies the following:

- 1. Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;
- 2. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;
- 3. Off-street parking and loading, and the entrance to and exit from such parking and loading, will be adequate in terms of location, amount and design to service the use;
- 4. Public facilities and utilities are capable of adequately serving the proposed use;
- 5. Granting the request would not be an illogical extension of a use which would introduce damaging volumes of (1) agricultural, (2) commercial, (3) industrial, or (4) high density apartment use into a stable neighborhood of well-maintained single family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, and additional requests of a similar nature which would expand the problem;
- 6. Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;
- 7. Granting the request would conform to the general expectation for the area population growth and distribution according to the Comprehensive Land Use Plan;
- 8. Granting the request would not lead to a major negative change in existing (1) levels of public service, (2) government employees or (3) fiscal stability;

- 9. Granting the request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Land Use Plan.
- 10. This will be an unmanned facility, visited after construction only for routine maintenance reasons. The manner of operation, including noise, lighting, glare, odor, site design and scale are consistent with adjacent and nearby uses, and complies with all applicable ordinances and does not constitute a nuisance to nearby and adjacent properties.

The granting of the requested Conditional Use will not be detrimental to the public safety, health, or welfare, or injurious to other property. The proposed facility will benefit public health, safety, and welfare as it will provide expanded reliable wireless and broadband service to Morgan County, Georgia residents and businesses, as well as more reliable emergency 911 access.

Furthermore, the approval of the Conditional Use will not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. The physical and environmental effects of allowing the Conditional Use have been considered.

Please process this request as required in the County's Code and under federal and state regulations pertaining to such development.

Should you require any additional information to assist your review, or if you should have any questions, please feel free to contact me.

Very truly yours,

BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C.

ng N Cadle

Ivy N. Cadle, Esq.

INC:msp02

Enclosures

TAB A

(SEE ATTACHED SITE PLAN/ CONSTRUCTION DRAWINGS)



TITLE EXCEPTIONS

THS SURVEY WAS COMPLETED WITH THE AD OF TITLE WORK PREPARED BY MERRIT LAW FRM, DATED JANJARY 22, 2020, BENG FILE NO. MRE 19520, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF DISTING TITLE DICEPTIONS.

A ANY STATE OF FACTS AS WOLLD BE REVEALED BY AN ACCURATE SURVEY OR PHYSICAL EXAMINATION OF THE PROFERTY INCLUDING THE ACTUAL LOCATION OF THE PROFERTY LIBES OR CORNERS ON THE ORIDINO, THE EQUICT MOUNT OF ORDERED IN SUBJECT FROMEWORK AND ANY ESSEMISTIS, ENCARAMENTIS, MASSIMENTIS, PARTY WOLLD DISCLOSS, INCLUDING, BUT AND TUMEY TO ALL MATTERED ESCLOSED ON THE ORIDINO, THE CORDINATION OF THE PREVINED BY JAMES M. MOVIE, C.E., DATED NOVEMBER 27, 1907, OF RECORD IN DEED BOOK 10, AT PAGE 68, CLEWYS OFFICE, MORENT, ON THE CONCT. MOUNTING PACIFICATION, WITHOUT LORING IN ATO IN CONSCIPANCES IN SAO PLAT, ANY COSCIEMENTS IN THE EXACT MAXIM OF ACREASE IN THE SUBJECT PROFERITY AND SUBJECT SOCIEMENT OFFICE. IN A RECORD DURING SUBJECT ON THE ORDER OF THE SUBJECT PROFERING NOR IN CONSCIPANCES ON THE ORDER OF THE SUBJECT PROFENSION OF OF THE SUBJECT PROF

[THERE ARE NO ITEMS ON THIS PLAT WHICH ARE APPLICABLE TO THE LEASE AREA OR THE INGRESS EGRESS, FIBER & UTUITY EASEMENT].

4. RIGHT-OF-WAY DEED BY G. L. RUARK, EUGENE T. RUARK AND J. MARWN RUARK TO MORGAN COUNTY, GEORGA, UNTED AUGUST 12, 1974, OF RECORD IN DEED BOOK 86, AT PAGE 583, CLERK'S OFFICE, MORGAN COUNTY SUFFICING COUNTS

[THIS ITEM IS NOT APPLICABLE TO THE LEASE AREA OR THE INGRESSEGRESS, FIBER & UTILITY EASEMENT].

 EASEMENT FOR REHT-OF-WAY BY MARKIN RUARK AX/A J. MARKIN RUARK AND E. T. RUARK AX/A EUGENE T. RUARK TO GEORGA TRANSMISSION COMPONINTON, DATED ARRIE 6, 2010, OF RECORD IN DEED BOOK 477, AT PAGES 554-557, CLERNS OFFICE, MORGAN COUNTY SUPERIOR COURT.

(THIS ITEM IS NOT APPLICABLE TO THE LEASE AREA OR THE INGRESSEGRESS, FIBER & UTILITY EASEMENT].

6. APPLICATION AND QUESTIONNARE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY, FLED BY THE MORGAN COUNTY TAX ASSESSION ON APRIL33, 2018, OF RECORD IN DEED BOOK 606, AT PAGES 1049-1050, CLERK'S OFFICE, MORGAN COUNTY SUPERIOR COUNT EPIRES DECEMBER 31, 2022.

(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL).

7. DEED TO SECURE DEBT BY J. MARNIN RUARK AND EUGENE T. RUARK TO AGSOUTH FARM CREDIT, ACA, DATED APRIL 2008, OF RECORD IN DEED BOOK 447, AT PAGES 85-91, CLERK'S OFFICE, MORGAN COUNTY SUPERIOR COURT,

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL].

 DEED TO SECURE DEBT BY J. MARWIN RUARK AND EUGENE T, RUARK TO AGSOUTH FARM CREDIT, ACA, DATED DECEMBER 7, 2012, OF RECORD IN DEED BOOK 508, AT PAGES 512-518 CLERK'S OLI ICC, MORGAN COUNTY SUPERIOR COURT.

(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL).

9. DEED TO SECURE DEBT BY J. MARWN RUARK AND EUGENE T. RUARK TO AGSOUTH FARM CREDIT, ACA, DATED APRIL 24, 2017, OF RECORD IN DEED BOOK 590, AT PAGES 280-286 CLERK'S OFFICE, MORGAN COUNTY SUPERIOR COURT.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL].

10. AGREEMENT FOR CROSS COLLATERALIZATION AND ASSOCIETAULT BY AND BETWEEN J. MARVIN RUARK AND MAR RUARY AVA, A GEORGA MARK RUARY, AND ASSOLITH FAM CREET, AG, DATED APRIL 24, 2017, OF RECORD IN DEED BOOK 590, AT PAGES 287 2880, CLERKS OFFICE, MORGAN COLNTY SUPERIOR COURT.

(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL).

11. UNFORM COMMERCIAL CODE FINANCING STATEMENT SHOWING J. MARVIN RUARK AND MARK RUARK AND RUMAK TARMS AS THE DEBITORS AND AGSOUTH FARM CREDIT, ACA, AS THE SECURED PARTY, FILED FOR RECORDING ON MAY 3, 2017, OF RECORD IN DEED BOOK 590, AT PAGES 289-283, CLEWS OFFICE, MORGAN COUNTY SUPERAR COURT.

ITHIS ITEM IS APLICABLE TO THE PARENT PARCELL

12. UNFORM COMMERCIAL CODE FINANCING STATEMENT NO. 104-2017-000158, SHOWNG J. MARVIN RUARK AND MARK RUARK AND RUARK FANISAS THE DEBITIORS AND ASSOLTH FARM CREDIT, ACA, AS THE SECURED PARTY, FLED FOR RECORDING ON MAY 3, 2017, OF RECORD IN THE CLERKS OFFICE, MORGAN COUNTY SUFFERIC COLURT AND IN THE GENGRA SUFFICIE COLURT CLERKS COOFERINTINE AUTHORYT MEDISTIE.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL].

GENERAL NOTES

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THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THE FELD DATA UPON WHICH THIS EXHIBIT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

FOUPMENT LISED FOR ANGULAR & LINEAR MEASUREMENTS: LEXCA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. IDATE OF LAST FIELD VISIT: 01/21/191

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EXHIBIT SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID 128) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EXHIBIT SURVEY ARE BASED ON GRID NORTH (NAD 83) GEORGIA WEST.

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA (ZONE 'A' - NO BASE FLOOD ELEVATIONS DETERMINED) AS PER F.I.R.M. COMMUNITY PANEL NO. 13211C0085A & 13211C0105A DATED 2/15/2001.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EXHBIT SURVEY

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY INDERGROUND UITLIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FELD SURVEY NFORMATION. THE SURVEYOR MAVES NO GUARANTEES THAT ANY LADERGOUND UITLIES SHOWN COMPRES ALL SUCH UITLIES IN THE ARXA ETHER IN NERVICE OR ABANCOND. THE SURVEYOR RETHER DOES NOT WARRANT THAT ANY LIDERGROUND UITLIES SHOWN ARE IN THE CAREL COLOTION ROUGHTED ALTIVOLATE ALL AS ACCURATELY AS POSSIBLE FROM INFORMATION AWALABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UITLIES.

CERTIFICATE OF AUTHORIZATION: LSF000843





PARENT PARCEL

(AS PROVIDED IN TITLE REPORT FILE NO. MRE 19520)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON SITUATE, LYING AND BEING IN LAND LOTS 195, 196 AND 197 OF THE 2811 (WELLINGTON) GMD, MORGAN COUNTY, GEORGIA, CONTAINING ONE HUNDRED FORTY-NINE AND 6/10THS (149.6) ACRES, MORE OR LESS, KNOWN AT ONE TIME AS THE "OLD DAVENPORT PLACE" LYING ON BOTH SIDES OF PRICE MILL ROAD, BEING BOUNDED ON THE NORTH BY LAND NOW OR FORMERLY OF ROBIN PAXSON AND HARRY WHITAKER; BOUNDED ON THE EAST BY LANDS OF HARRY WHITAKER; BOUNDED ON THE SOUTH BY LANDS OF LEWIS A. CRONIC AND JOHN BOSTWICK, III; AND BOUNDED ON THE WEST BY LANDS OF ROBIN PAXSON, BEING THE SAME TRACT OF LAND SHOWN BY PLAT OF JAMES M. MOYNE, C.E., DATED NOVEMBER 27, 1907, OF RECORD IN DEED BOOK 10, PAGE 69, CLERK'S OFFICE, MORGAN COUNTY SUPERIOR COURT, WHICH IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THIS IS THE SAME PROPERTY CONVEYED BY DEED FROM MRS. OVELLA A. NOLAN. INDIVIDUALLY AND AS EXECUTRIX OF THE WILL OF THOMAS HOWELL NOLAN. DECEASED, TO GEORGE L. RUARK, ELATED JUNE 13, 1960, OF RECORD IN DEED BOOK 55, AT PAGE 214 IN SAID CLERK'S OFFICE; LESS AND EXCEPT 2.761 ACRES CONVEYED TO MORGAN COUNTY, GEORGIA, BY RIGHT-OF-WAY DEED DATED AUGUST 12, 1974, AND RECORDED IN DEED BOOK 86, AT PAGE 583, IN SAID CLERK'S OFFICE. ALSO REFERENCE IS MADE TO TWO DEEDS AS FOLLOWS: (I) WARRANTY DEED FROM GEORGE L. RUARK TO EUGENE T. RUARK, DATED FEBRUARY 19, 1974, OF RECORD IN DEED BOOK 84, AT PAGE 927, CONVEYING A ONE-THIRD (1/3) UNDIVIDED INTEREST IN AND TO THE SUBJECT DESCRIBED PROPERTY; AND (2) WARRANTY DEED FROM GEORGE L. RUARK TO J. MARVIN RUARK, DATED FEBRUARY 19, 1974, RECORDED IN DEED BOOK 84, AT PAGE 925, CONVEYING A ONE-THIRD (1/3) UNDIVIDED INTEREST IN AND TO THE SUBJECT DESCRIBE PROPERTY

INGRESS-EGRESS, FIBER AND & UTILITY EASEMENT

TOGETHER WITH AN INGRESS EGRESS, FIBER AND UTILITY EASEMENT, LYING AND BEING IN THE 281ST G.M. DISTRICT, MORGAN COUNTY, GEORGIA AND BEING PART OF THE LANDS OWNED BY J. MARNIN RUARK AND GEORGE MARK RUARK AND AS RECORDED IN DEED BOOK 84 PAGE 925 AND DEED BOOK 530 PAGE 276, MORGAN COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCREDE DY THE FOLLOWING DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTERLIKE INTERSECTION OF PRICE MILL ROAD FLWWIG AN BEOPOT PIBLIC REGITOR FWYN AND PAXSON DURY ROAD GHWING AN BOFOOT PUBLIC RIGHT-OF-WAY) HAVING A GEORGIA GRID NORTH, NAD 83, WEST ZONE VALUE OF N: 1362977.1837 E: 2500118.7376, THENCE RUNNING ALONG A TIE LWE, NORTH 35'06 21 WEST, 12054, 31 O A FOINT ON THE SOUTHERV, RIGHT-OF-WAY AND FLWSION DURY ROAD AND THE TRUE FOINT OF BEGINNING, THENCE LEAVING SAD RIGHT-OF-WAY AND RUNNING, SOUTH 30'52 23' WEST, 40.30 FEET TO A POINT; THENCE, SOUTH 50'07'37' LEST, 25.00 FEET TO A POINT; THENCE, SOUTH 30'5223' WEST, 30.00 FEET TO A POINT ON THE NORTH LWE OF THE LEASE AREA, SAD POINT THWING A GEORGIA GRID NORTH, NO 83, WEST ZONE VALUE OF N: 1363890.1703 E: 2499410.8953; THENCE LLONG SAD LESSE AREA, NORTH 59'07'37' LEST, EAST, 30.00 FEET TO A POINT; THENCE LEAVING SAD LESSE AREA, NORTH 59'07'37' LEST, EAST, 30.00 FEET TO A POINT; THENCE LEAVING SAD LESSE AREA, NORTH 59'07'37' LEST, EAST, 30.00 FEET TO A POINT; THENCE LEAVING SAD LESSE AREA, NORTH 59'07'37' LEST, EAST, 30.00 FEET TO A POINT; THENCE LEAVING SAD LESSE AREA, NORTH 30'5223' EAST, 30.00 FEET TO A POINT; THENCE SOUTH 59'07'37' EAST, 25.00 FEET TO A POINT; THENCE, NORTH 30'5223' SEST, 47.41 FEET TO A POINT THE NORTH JUTY? 2' EAST, 30.00 FEET TO A POINT; THENCE BLONG SAD RIGHT-OFWAY, SOUTH 45'47'42' EAST, 30.83 FEET TO A POINT THENCE ALONG SAD RIGHT-OFWAY, SOUTH 45'47'42' EAST, 30.83 FEET TO A POINT THE GEIGNING.

SAID TRACT CONTAINS 0.0853 ACRES (3,716 SQUARE FEET), MORE OR LESS.

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 281ST G.M. DISTRICT, MORGAN COUNTY, GEORGIA AND BEING PART OF THE LANDS OWNED BY J. MARVIN RUARK AND GEORGE MARK RUARK AS RECORDED IN DEED BOOK 84 PAGE 925 AND DEED BOOK 590 PAGE 276, MORGAN COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTERLINE INTERSECTION OF PRICE MILL ROAD (HAVING AN BEOPOT PUBLIC) (RIGHTOF WAY) AND PAXSON DARY ROAD (HAVING AN BOFOOT PUBLIC) RIGHTOF WAY) HAVING A CEORGIA GRID NORTH, AND B3, WEST ZONE VALUE OF N: 1362977, 13837 E: 5500118, 7336; THENCE (NUNNING, ALONG A TIE LURG, NORTH 35'05'62' WEST, 1205, A3 TO A POINT ON THE SOLTHERLY RIGHTOF WAY OF PAXSON DARY ROAD; THENCE LEAWING SAD RIGHTOF WAY AND RUNNING, SOLTH 30'52'23' WEST, 40:30 FEET TO A POINT; THENCE, SOLTH 59'07'37' LEST; 25:00 FEET TO A POINT; THENCE, SOLTH 30'52'23' WEST, 30:00 FEET TO A POINT ON THE NORTH LINE OF THE LEASE AREA, SAND POINT HAVING A CEORGIA GRID NORTH, NAB, WEST ZONE VALUE OF N: 136390, 1703 E: 249410, 26'93 AND BEING THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOLTH 30'52'23' WEST, 80:00 FEET 10 A POINT; THENCE, NORTH HAVE 9'0'37' WEST, 80:00 FEET TO A POINT; 30'52'23' EAST, 80:00 FEET TO A POINT; THENCE, SOLTH 50'737' EAST, 80:00 FEET 10 A POINT; HENCE, NORTH FO'737' WEST, 80:00 FEET TO A POINT; THENCE, NORTH 30'52'23' EAST, 80:00 FEET TO A POINT; THENCE, SOLTH 50'737' EAST, 80:00 FEET TO A POINT AND THE FORT OF BEGINNING.

SAID TRACT CONTAINS 0.1469 ACRES (6,400 SQUARE FEET), MORE OR LESS.



GENERAL NOTES:

- THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
- 2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- 3. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE INCESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THE WORK.
- 4. CONSTRUCTION CONTRACTOR AGRESS THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE FROURED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB STE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS EQUIRENEMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LUBLITY, FRAL OR ALLEGED IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- 5. STE GROUNDING SHALL COMPLY WITH VERIZON WIRELESS GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH VERIZON WIRELESS GROUNDING CHECKLIST, LATEST VERSION, WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.
- 6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXSTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVAILON ADMINISTANTION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.
- ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
- 8. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A WINNUM OF 24 HOURS OF NOTICE SHALL BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE STESS BE SCHEDULED AT ONE TIME IF POSSIBLE.
- 10, CONSTRUCTION MANAGER WILL CONFIRM FAA APPROVAL OF TOWER LOCATION BY ISSUING TOWER RELEASE FORM. NO TOWER SHALL BE CONSTRUCTED UNTIL THE TOWER RELEASE FORM IS ISSUED TO THE CONTRACTOR.
- 11. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE FINAL RF DESIGN AND TOWER STRUCTURAL ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.
- 12. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION
- 13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTORS SERVENSE.
- 14. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPARED BY THE CONTRACTOR.
- 15. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID, EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DSPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DSPOSAL.
- 16. SEEDING AND MULCHING OF THE STE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE STE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE STE FOR A DNE YEAR PERIOD.
- 17. PERMITS: OBTAIN AND PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC.
- 18, RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED, RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.
- 19. THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED IN THIS DESIGN PACKAGE.

EXCAVATION & GRADING NOTES:

1. ALL CUT AND FILL SLOPES SHALL BE 3 : 1 MAXIMUM.

- ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOLL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.
- 3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH. THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
- 4. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OF CONCRETE OF THE SAME GUALITY SPECIFIED OR THE FOUNDATION, CRUS-FED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THECKESS.
- AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND SEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SQ FORTH.

6. BACK FILL SHALL BE:

- APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND, GRAVEL, OR SOFT SHALE;
 REE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS;
 IN LAYRES AND COMPACTED.
- 7. SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM & DEEP BEFORE COMPACTION, EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OPERATED OR MACHINE TAMPERS TO 95% OF MAXIMUM DENSITY, AT THE OPTIMUM MOSTURE COMENT: 2% AS DETERMINED BY ASTIM DESIGNATION D-698, UNLESS OTHERWISE APPROVED, SUCH BACK FILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER FILACEMENT OF CONCRETE.
- B. THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING, THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AND SHALL THEN BE COVERD WITH A" DEPC COMPACTED STONE OR GRAVEL.
- 9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL CITY, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STAW BALE SEDIMENT BARRIESS AND CHECK DAMS.
- 10. FILL PREPARATION
 - REMOVE ALL VEGETATION. TOPSOLL DEBRS, WET AND UNKARISFACTORY SOIL MATERIALS OBSTRUCTIONS, AND DE ETEROIDS MATERIALS FROM GROUND SURFACE PROP OF DI ACING PILL MATERIALS (DA BREAK UP SLOPED SURFACES STEPPER THAT I VERICAL TO 4 HORIZONTAL SO PILL MATERIAL WILL BOND WITH EXSTING SURFACE. WHEN SURGRADO ER ISSTING GROUND SURFACE TO DEFONE TO RECEVE PILL HAS A DENSITY LESS T-HAN THAT REQUIRED FOR FILL BREAK UP GROUND SURFACE TO DEFITH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AREATE SOIL AND RECOMPACTTO TREQUIRED DENSITY.
- 11. REPLACE THE EXISTING WEARING SUBFACE ON AREAS WHICH HAVE BEEN DAMAGED OR REMOVED DURING CONSTRUCTION OPERATIONS. SUBFACE SHALL BE REPLACE TO MATCH RESITING ADJACENTIS USFACING AND SHALL BE OF THE SAME THECKNESS. NEW SUBFACE SHALL BE FREE FOOM CORFUGATIONS AND WAVES. EXISTING SUBFACING MAY BE EXCAVATED SPERATE: Y AND PREJSCI IF HUMINOUS AMOUNTS OF EARTH. ORGANIC MATERIAL, OF OTHER DELETEROUS MATERIALS ARE REMOVED PRIOR TO REUSE. FUNNIS AND AND SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DOTURED MATERIALS SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DOTURED MATERIALS SHALL BE THOROUGHY COMPACTED DURED SUBGRADE ELEVATIONS, AND LOOSE OR DOTURED MATERIALS SHALL BE APPROVED SELECTED MATERIAL, SUBFACING SHALL NOT BE USED FOR FILING DURED AND COMPACTED WITH APPROVED SELECTED MATERIAL, SUBFACING SHALL NOT BE USED FOR FILING DEPRESSIONS IN THE SUBFACING.
- 12. PROTECT EXISTING SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGET TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGETS DUE TO THE CONTRACTORS OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THECKNESS.
- DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED / REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
- 14. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
- 15. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
- 16. RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFF, FRABLE, HIM, ELONGATED OR LUMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OL. ALKALL, OR OTHER DELETERIOUS SUBSTANCE.

LEG	END			
-	FENCE	v	erti	calbridge
-	CONTOUR LINE			0
-	PROPERTY LINE / ROW	-		
-	LEASE AREA			
-	EASEMENT			
	DISCONNECT SWITCH		D)	N ON
	METER			VOL
	CIRCUIT BREAKER			
	CODED NOTE NUMBER			MARSHALL & SSOCIATES
	CHEMICAL GROUND ROD		4	ASSOCIATES
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	GROUND ROD WITH INSPECTION SLEEVE			
	CADWELD TYPE CONNECTION			SITE NAME:
	COMPRESSION TYPE CONNECTION	F		MILL ROAD
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	CICCUT THE		VERTIC	CAL BRIDGE SITE #:
			US-	GA-5501
			NEAR	PRICEMILL ROAD
			BIS	HOP, GA 30621
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				00059262
			300	00037282
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		٨	1/2/2024	PRELIM ISSUE
		в	1/12/2024	REVISED PER CM COMMENTS
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		1	8/16/2024	ADDED LANDSCAPE PLAN
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					FINAL ANTENNA &	CABLE C	ONFIGURA	TION			
	RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANTITY	AWS LTE/AWS3 LTE (2100 MHZ) ANTENNAS	MECHANICAL	HYBRID CABLE SIZE & QUANT.	HYBRID JUMPER SIZE & QUANT.	OVP MODEL & QUANT.	RRH MODEL & QUANT.	verticalbridge
		1	0	SHARED	SHARED W/ 700 LTE & 850 LTE	0					
	190'	2	120	SHARED	SHARED W/ 700 LTE & 850 LTE	o					
		3	240	SHARED	SHARED W/ 700 LTE & 850 LTE	0					
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		1	0	1	PROPOSED COMMSCOPE NHH-65C-R2B	0					P. MARSHALL &
	190'	2	120	1	PROPOSED COMMSCOPE NHH-65C-R2B	0					ASSOCIATES
		3	240	1	PROPOSED COMMSCOPE NHH-65C-R2B	0		PROPOSED (3)		PROPOSED (3)	
	RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANTITY	700 LTE (700 MHZ) ANTENNAS	MECHANICAL DOWNTILT		1X2 HYBRID JUMPERS FOR 8843 RRHs		ERICSSON RADIO 4449 (B5/B13)	SITE NAME:
		1	D	1	PROPOSED COMMSCOPE NHH-65C-R2B	0	PROPOSED (2) 6X12 HYBRID		PROPOSED (1)		PRICEMILL ROAD
	190	2	120	1	PROPOSED COMMSCOPE NHH-65C-R2B	0	DC / FIBER	PROPOSED (3)	RAYCAP RVZDC-6627-PF-48 12-CIRCUIT		VERTICAL BRIDGE SITE #:
		3	240	1	PROPOSED COMMSCOPE NHH-65C-R2B	0	(HFT1206-24549-XXX) (LENGTH: ±210')	1X2 HYBRID JUMPERS FOR 4449 RRHs	OVP	PROPOSED (3)	US-GA-5501
	RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANTITY	PCS LTE (1900 MHZ) ANTENNAS	MECHANICAL DOWNTILT		9997 85.113		ERICSSON RADIO 8843 (32/866A)	
		1	0	SHARED	SHARED W/ 700 LTE & 850 LTE	0		PROPOSED (3)		(52/566A)	NEAR PRICEMILL ROAD BISHOP, GA 30621
	190'	2	120	SHARED	SHARED W/ 700 LTE & 850 LTE	0		JUMPERS FOR AIR6449 INTEGRATED			VERIZON MDG LOCATION CODE
ANTENNA MOUNT MUST ≤ MEET NSTD-445 STANDARDS,		3	240	SHARED	SHARED W/ 700 LTE & 850 LTE	0		ANTENNAS			5000059262
S B ATA MINIMUM	RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANTITY	L-SUB6 (6 GHZ) ANTENNAS	MECHANICAL DOWNTILT		-			
700 LTE/ 700 LTE/		1	0	1	PROPOSED SAMSUNG AIR6449 INTEGRATED ANTENNAS	0					NO. DATE DESCRIPTION: A 1/2/2024 PRELIM ISSUE
700 ITE/ 700 ITE/ PROPOSED VERIZON 850 ITE/850 SGNR/ PROPOSED VERIZON 5G LS6 PCS LTE AWS LTE/AWS3 LTE [ITY-2 PER SECIOR, 6 TOTAL]	190	2	120	1	PROPOSED SAMSUNG AIR6449 INTEGRATED ANTENNAS	0					8 1/12/2024 REVISED PER CM COMMENT
		3	240	1	PROPOSED SAMSUNG AIR6449 INTEGRATED ANTENNAS	0		1 - C			0 2/1/2024 ISSUED FOR FINAL CDS 1 8/16/2024 ADDED LANDSCAPE PLAN
PROPOSED LOW PROFILE PLATEORM MOUNT AND HANDRAL SHE PRO I MODEL: RANG P494-HI, MOUNT MUST MEET NSTDA45 STANDARDS AT A MINIMUM. BSD LIF/RSD SORP/ AWS LIF/RSD SORP/ TOO LIF/ BSD LIF/RSD SORP/ AWS LIF/RSD SORP/ AWS LIF/RSD SORP/ AWS LIF/RSD SORP/ BSD LIF/RSD SORP/ AWS LIF/RSD SORP/ AW	tHs									E C C	
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PIEDMONT VEGETATIVE COVERS

CALENDAR	TEMPORARY SEED	APPLICATION RATE/ACRE		PPLICATION
1. JANUARY	RYE GRASS	40-50 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDEZA WEEPING LOVE GRAS	2-3 BU. 20-25 LB. \$ 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MILLET ANNUAL LESPEDEZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEEPING LOVE GRAS SUDAN GRASS BROWN TOP MILLET	3 4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEEPING LOVE GRAS SUDAN GRASS BROWN TOP MILLET	3 4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEEPING LOVE GRAS SUDAN GRASS BROWN TOP MILLET	5 4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEEPING LOVE GRAS	40-50 LB. IS 4-6 LB.	1.29	
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.

USE A MINIMUM OF 40 LBS. SCARIFIED SEED. THE REMAINDER MAY BE UNSCARIFIED, CLEAN HULLED SEED

² USE EITHER COMMON SERALA OR INTERSTATE SERICEA LESPEDEZA



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(WITH TEMPORARY SEEDING)

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAULY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTION. THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAUUC SEEDING EQUIPMENT: WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OR SEEDBED PREPARATION WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND APPLIED IN A SLURRY, ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75 FERTILIZER, 5-10-15 MULCH (STRAW OR HAY) OR WOOD CELLULOSE FIBER MULCH	4000 LB5./ACI 1500 LB5./ACI 5000 LB5./ACI 1000 LB5./ACI	RE
SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICEA LESPEDEZA, SCARIFIED WEEPING LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS. 4 LBS. 6 LBS.	3/1 - 6/15
FESCUE SERICEA LESPEDEZA, UNSCARIFIED	40 LBS. 60 LBS.	9/1 - 10/31
FESCUE SERICEA LESPEDEZA, UNSCARIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15 - 8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS / ACRE

C. SECOND-YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS./ACRE

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CERTED BY CONSTRUCTION. SEEDING WILL BE DONE AS 300M AS CONSTRUCTION IN AN AREA IS COMPLETED, PLANTINGS WILL BE MADE TO CONTROL. EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTION. THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIPMENT: GRADE, SHAPE, AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND TIRMED, STEDING WILL BE DONE WITH A CULTIPACKERS SEEDER, DR OTHEL BE DONE WITH AND SEEDER. OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY, WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD LIGHTLY HITHY SYER HOUSE AFLES ALLERANG, SAROLT 25 PERCENT OF THE GROUND SUPPORE EXPOSED, MULCH WILL BE SPEAD WITH BLOWER YTPE MULCH EQUIPMENT OR BY HAND AND ANCHORED MINEDATELY ATTER IT IS SPEAD, A DISK HARRON WITH HE DISK SET STRAGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

50 LBS.

50 LBS. 50 LBS.

AGRICULTURAL LIMESTONE #75 4000 185 /ACRE FERTILIZER, 5-10-15 MULCH (STRAW OR HAY) 1500 185 /ACR 5000 LBS./ACRE APPLICATION SEED SPECIES RATE/ACRE HULLED COMMON BERMUDA GRASS 10185

HAY MULCH FOR TEMPORARY COVER 5000 LBS

8 TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS /ACRE

C. SECOND-YEAR TREATMENT:

FESCUE

FESCUE RYE GRASS

FERTILIZER (5-10-15 OR EQUIVALENT) 800 LBS./ACRE

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DISTURBED AREA STABILIZATION Ds3 (WITH PERMANENT VEGETATION)

Ds2



PLANTING DATES

3/1 - 6/15

9/1 - 10/31

11/1 - 2/28

6/15 - 8/31

verticalbridge

P. MARSHALL &

ASSOCIATES

SITE NAME:

PRICEMILL ROAD

VERTICAL BRIDGE SITE #:

US-GA-5501

NEAR PRICEMILL ROAD

BISHOP, GA 30621

VERIZON MDG LOCATION CODE:

5000059262

DESCRIPTION:

REVISED PER CM COMMENTS

ISSUED FOR FINAL COS

ADOED LANDSCAPE PLAN

PRELIM ISSUE

DESIGNED: CTW

NO. DATE

8 2/1/2024

1/2/2024

/12/2024

8/16/2024

23VBV23N-003

.08 #:








- 73 -







- 76 -













ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.

2. CONDUIT ROUTINGS ARE SCHEMATIC, SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.

3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA

4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA

5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.

6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND TI CONDUCTOR AND CABLE SHALL BE (ABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR GUIAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.

7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THER VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACTLY RATING, AND BRANCH CIRCUTI TO NUMBERS (LE, PAREDOARD AND CIRCUTI TOS).

8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.

9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.

10, POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 Y, ODL RESISTANT THEN OR THWN 2, CLASS & STRANDED COPPER CASLE RATED FOR 90'C (WET AND DRY) OPERATION; LISTED OR VIEWS SPECIFIED.

11, SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#& AWG OR LARGER), 600 V, OL RESSTANT THIN OR THIMN-2 GREEN INSULATION, CL38 B STRANDED COPPER CASLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY \$151TEM LISED. UNLESS ONTERWISE \$\$PECIFIED.

12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 Y, OLI, RESISTANT THIN OR THWN-2, CLASS & STRANDED COPPER CABLE RATED FOR 80'C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTE DO LABLEED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.

13. ALL POWER AND POWER GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL), LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).

14, RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.

15. ELECTRICAL METALLIC TUBING [EMT] OR RIGID NONMETALLIC CONDUIT [I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE] SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.

17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.

18. RIGID NONMETALUC CONDUT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL UGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.

19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.

20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW HITTINGS ARE NOT ACCEPTABLE.

21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.

22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E [OR EQUAL]; AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.

23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS

24. METAL RECEPTACLE. SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 [OR BETTER] INDOORS, OR WEATHER PROTECTED [WP OR BETTER] OUTDOORS.

25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.

27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS [INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES 5] SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.

2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND BI) FOR GROUND ELECTRODE SYSTEMS, TESTING SHALL BE IN ACCORDANCE WITH SPECIFICATION 24782-000-395-EC00-00001, USE OF OTHER METHODS MUST BE PRE-APPROVED BY COMRACTOR IN WEITING.

3. THE SUBCONTRACTOR SHALL FURNER AND INSTALL SUPPLEMENTAL CROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS, WHEN ADDING ELECTRODES, CONTRACTOR SHALL ANNITAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO THE BURED LENGTH OF THE ROD.

4. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.

5. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH USTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

6. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR, STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.

7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.

8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.

9. USE OF 90" BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45" BENDS CAN BE ADEQUATELY SUPPORTED. IN ALL CASES, BENDS SHALL BE MADE WITH A MINIMUM BEND RADIUS OF 8 INCHES.

10. EACH INTERIOR BTS CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH #6 AWG STRANDED, GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, EACH OLIDOOR CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE BURED GROUND RING WITH # 2 AWG SOLD TINFLATED COPPER WIRE.

11. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE #2 AWG SOLID TIN-PLATED COPPER UNLESS OTHERWISE INDICATED.

12. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. CONNECTIONS TO ABOVE GRADE EXTERIOR UNITS SHALL BE MADE WITH EXOTHERMIC WELDS WHERE PRACTICAL OR WITH 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS, HIGH PRESSURE CRIMP CONNECTORS MAY ONLY BE USED WITH WRITTEN PERMISSION FROM VERTION MAKET REPRESENTATIVE.

13. EXOTHERMIC WELDS SHALL BE PERMITTED ON TOWERS ONLY WITH THE EXPRESS APPROVAL OF THE TOWER MANUFACTURER OR THE CONTRACTORS STRUCTURAL ENGINEER.

14. ALL WIRE TO WIRE GROUND CONNECTIONS TO THE INTERIOR GROUND RING SHALL BE FORMED USING HIGH PRESS CRIMPS OR SPLIT BOLT CONNECTORS WHERE INDICATED IN THE DETAILS.

15. ON ROOFTOP SITES WHERE EXOTHERMIC WELDS ARE A RRE HAZARD COPPER COMPRESSION CAP CONNECTORS MAY BE USED FOR WIRE TO WIRE CONNECTORS, 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STIANLESS STELL HARDWARE, INCLUDING SET SCREWS SHALL BE USED FOR CONNECTION TO ALL ROOFTOP BTE SEQUIPMENT FAN D STRUCTURAL STELL.

16. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR USING TWO HOLED MECHANICAL TYPE BRASS CONNECTORS AND STAINLESS STEEL HARDWARE.

17. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND

18. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL

IS ALL EXTERIOR GROUND CONNECTIONS SHALL BE CONTED WITH A CORROSION RESISTANT MATERIA

19. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.

20. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF THE BURIED GROUND RING WITH #2 SOLID AWG TIN-PLATED COPPER GROUND CONDUCTOR.

21. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CUPS OR SUEVEST THROUGH WALLS OR FLOORS, WHEN IT IS REQUERED TO BE HOUSED IN CONDUIT ON BEET CODE REQUIREMENTS OR SUCH CONDURTS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUITS UNAVOIDABLE [E.G., NON-METALLIC CONDUCTOR SHALL CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE [E.G., NON-METALLIC CONDUIT PROHBIET DRY LOCAL CODE] THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT WITH LISTED BONDING FITTINGS.



GENERAL ELECTRICAL & GROUNDING NOTES

E-1

P. MARSHALL & ASSOCIATES

verticalbridge

PRICEMILL ROAD

VERTICAL BRIDGE SITE #: US-GA-5501

NEAR PRICEMILL ROAD BISHOP, GA 30621

VERIZON MDG LOCATION CODE: 5000059262

DESCRIPTION

REVISED PER CM COMMENTS

SUED FOR FINAL COS

ADDED LANDSCARE PLAN

1084

23VBV23N-003

PRELIM ISSUE

DATE

1/2/2024

/12/2024

2/1/2024

8/16/202

DESIGNED:

DRAWN

C-ECCED

CTW

CTW

PWN



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Morgan County, GA September 24, 2024 Page 8

TAB B

(SEE ATTACHED PE LETTER REGARDING STRUCTURAL INTEGRITY)

Morgan County, GA September 24, 2024 Page 10



Morgan County, GA September 24, 2024 Page 11

TAB C

(SEE ATTACHED RF JUSTIFICATION)

PRICEMILL_RD

Propagation Maps

Victor Mata

RF Design Engineer

July 12th 2024

verizon

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

*Not for public distribution

Distance of proposed site to existing VZ neighboring sites

VZ Proposed Location

33.747603, -83.499575

Existing VZ tower coordinates

A: 33.77825, -83.599889 B: 33.823306, -83.497833 C: 33.755556, -83.416389 D: 33.660667, -83.453167 E: 33.621058, -83.623844

No co-location opportunities within 1 mile of the targeted location. Objective is to improve coverage along Price Mill Rd and the city of Bostwick, GA.

It should be noted that there are towers over 1 mile from the proposed site but they are too distant from the targeted location to be considered.

Site Owner	Site Type	Site Height (ft)	Distance from VB (miles)	Latitude	Longitude	
Vertical Bridge	Monopole	195	0	33.7476	-83.4996	
American Tower	Monopole	120	1.75	33.74879	-83.53	
Crown Castle	Guyed	460	2.5	33.71344	-83.4851	
United Tower Company	Guyed	270	3.15	33.79228	-83.5106	
Bostwick Broadcasting Group	Guyed	330	3.25	33.74717	-83.5561	



verizon

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2

Current 700 MHz Coverage Prediction



Green = Best Coverage Yellow = Good Coverage Red = Fair Coverage

Legend

verizon

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

3

700 MHz Coverage Prediction with site at VZ proposed location (CL 190')



Green = Best Coverage Yellow = Good Coverage Red = Fair Coverage

Legend

verizon

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Site Owner	Site Type	Site Height (ft)	Distance from VB (miles)	Latitude	Longitude
Vertical Bridge	Monopole	195	0	33.7476	-83.4996
American Tower	Monopole	120	1.75	33.74879	-83.53
Crown Castle	Guyed	460	2.5	33.71344	-83.4851
United Tower Company	Guyed	270	3.15	33.79228	-83.5106
Bostwick Broadcasting Group	Guyed	330	3.25	33.74717	-83.5561



MORGAN COUNTY PLANNING AND DEVELOPMENT



150 East Washington Street, Suite 200 P.O. Box 1357 Madison, Georgia 30650 (706)342-4373 Office · (706)343-6455 Fax

Memorandum

Date: November 1, 2024 To: Morgan County Board of Commissioners From: Tara Cooner RE: October Planning Commission recommendations

The following is a summary of Planning Commission discussions and recommendations from the October 24, 2024 Planning Commission meeting.

I. Michael Conrads, on behalf of the Georgia Safari Conservation Park, is requesting conditional use approval for an event facility on approximately 436 acres located at 1761 Monticello Highway (Tax Parcels 037-014D, 038-002A & 038-003A).

This is the second time the applicant has requested event facility approval for the Safari Park; the first was in 2015. The 2015 application included a proposal for buildings to be used for events, but no information was provided about the buildings and the application was tabled until plans were submitted. The use of Clack Road as an entrance to the event area was also a concern at the time. The direction of the Safari development changed, and the application did not move forward.

The current application seeks to use tents for events until the larger park build-out. All traffic is proposed to be routed through the main Monticello Highway entrance with no event guest traffic coming through the Clack Road entrance. The areas proposed for event use are identified in the application, including an area within the City of Madison, which is not part of the approval discussion. One small portion of the circled areas is within the 500' setback from a residence, but tent location may be verified by staff when inspections take place. The applicant is also requesting that the event facility approval apply to the entire park, including the future build-out, with administrative approval for event locations and buildings. Staff confirmed that this is the method of operation and approval used by other approved event facilities in the county, albeit on a larger scale. Mike Conrads and Brandie Anderson spoke for the application. No one spoke in favor of, or in opposition to, the application. The Planning Commission agreed that administrative approval for future event locations or buildings would simplify the process and prevent the applicant from having to re-apply with every new development phase. The Planning Commission voted unanimously to recommend approval of the conditional use application for an event facility at 1761 Monticello Highway.

II. Latrice Franklin is requesting a zoning map amendment, from R1 to AR, for 2 acres located at 1491 Peppers Road (Tax Parcel 008-027A).

The applicant is seeking to rezone property so she can locate a manufactured home on the lot, a use that is prohibited in her current zoning designation of R1. The configuration of the existing parcel does not meet the requirements for AR, but the applicant is willing to rearrange property lines to give her the appropriate acreage and proximity to AR zoning to meet the regulations. Latrice Franklin and Anita Franklin spoke for the application. No one spoke in favor of, or in opposition to, the application. The Planning Commission felt the proposed rearrangement of property was an appropriate solution and voted unanimously to recommend approval for the zoning map amendment, for AR to R1 for property located at 1491 Peppers Road.



STAFF REPORT morgan county planning commission

PETITION FOR: ZONING MAP AMENDMENT

Property location:	1491 Peppers Road
Property tax parcel:	008-027A
Acreage:	2 acres
Applicant:	Latrice Franklin
Applicant's Agent:	
Property Owner:	Latrice Franklin
Existing Zoning:	R1 (Low Density Residential)
Proposed Zoning:	AR (Agricultural Residential)

Summary



regulations for which a variance cannot be granted.

Latrice Franklin is requesting a zoning map amendment, from R1 to AR, for 2 acres located at 1491 Peppers Road. The edge of the green circle, seen in the aerial image at left, represents the city limits of Bostwick.

The impetus for the request is the applicant's desire to locate a double wide manufactured home on the property. The property contained a stick-built home which burned in 2019. Double wide manufactured homes are prohibited in the R1 zoning district, but are permitted in the AR zoning district.

The existing property, shown outlined in blue, is only .97 acres. AR zoning requires a minimum of 2 acres. The applicant discussed requesting a variance with Staff, but a reduction in property size is one of the few





amendment for the subject parcel.

Staff worked with the applicant to determine possible solutions. The applicant's family owns two adjacent properties, shown outline in blue, above left. The subject property is a non-conforming lot with .97 acres, while the other lot is compliant with the current R1 zoning with 2.14 acres. The second lot, being over 2 acres, is also compliant with AR zoning. The larger of the two lots is adjacent to the desired AR zoning district, as shown on the zoning map at left.

The applicant worked with a surveyor to rearrange the lot configuration to give the subject lot the 2 acres necessary for the rezoning request, while leaving the remaining 1.1 acres with the second parcel, see plat above and attached. The result is still one conforming lot and one non-conforming lot, but provides the applicant with the size and proximity to existing AR zoning to qualify for a zoning map



The Character Area Map from the Comprehensive Plan shows the area is forecast to be Rural. In this regard, the proposed zoning designation of AR complies with the Comprehensive Plan more than the existing zoning designation of R1.

Rural in the Comprehensive Plan is represented by AR and AG zoning districts, while R1 zoning typically is shown in the Comprehensive Plan as Single Family Residential. This parcel is located within a very small node of R1 zoning which was included in the Rural forecast area because of the large surrounding areas of AR and AG zoning.

Criteria for Consideration

From Section 19.3.1, Required Findings for Zoning Map Amendment Approval

- The zoning proposal is suitable in view of the use of adjacent and nearby property and the zoning proposal will not affect the existing uses or usability of adjacent or nearby uses; With the reconfiguration of the lots, the request will not be spot zoning.
- 2. The property to be affected by the zoning proposal has a reasonable and economic use as currently zoned; The property was used as residential and the request is to continue to use as residential.
- 3. The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing transportation facilities, utilities, educational facilities or public safety; An individual dwelling should not cause a burden.
- 4. The zoning proposal is in conformity with the policies and intent of the Comprehensive Plan; The proposed zoning designation is more in conformity than the existing zoning designation.
- There are existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and See the applicant's supporting documents.
- 6. Granting the request would not have a "domino effect," in that it becomes the opening mechanism for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan. While it is unlikely that neighboring properties would seek rezoning to AR, especially due to their non-conforming size, potential requests would align with the Comprehensive Plan.

Staff Comments

The proposed solution meets the ordinance, maintains the conformity status of the two parcels, brings one parcel into compliance with the Comprehensive Plan and allows the applicant to stay within budget and on family land.

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COUNTY CROKER

MORGAN COUNTY PLANNING COMMISSION

Submit to: Morgan County Planning & Development 150 E. Washington Street, Suite 200 Madison, Georgia 30650

APPLICATION FOR ZONING ACTION: ZONING MAP AMENDMENT

Applican	t Information (same as owner Yes□ No□)
Name:	lathce tranklin,
Address:	1491 PEDDEVS Rd
	BUSTWIK Gt 30423
Phone:	700.280-6099
Fax:	
Email:	Latrice-Frankling46 your com

Property Information	al Auchined as
Address: 1441 PODAS	Rd. Bustwick At 30,023
Tax Parcel: 608027	4
Acreage: <u>0.97</u>	
Current Zoning:	
Proposed Zoning: <u>AV</u>	

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents <u>must</u> be submitted with this application prior to the application deadline. **Partial applications will not be accepted**.

- 1. Recorded plat of property. A deed may not be submitted in lieu of a recorded plat. If a zoning map amendment is requested for a property that is being split, the plat drawn by a Georgia registered Land Surveyor must be submitted showing the proposed new parcel.
- 2. Written description of your request in letter format, addressed to the Morgan County Planning Commission. The description must meet the requirements of Section 19.2.2.
- 3. A concept plan, when applicable. If a concept plan is necessary, the plan must meet all the requirements listed in the Morgan County Zoning Ordinance, Section 19.2.2.
- 4. Payment of appropriate fee (please make checks payable to Morgan County).

The documents listed above are the minimum requirements. Location within a Watershed or Groundwater Recharge Area may require additional documentation. Staff may require additional information depending on the nature of the Zoning Map Amendment request. All submitted documents are public records and subject to Open Records Law. Staff is not responsible for providing any of the information or documents necessary for this application. Deadlines for submitted will not be waived. Please see attached for a copy of Chapter 19 from the Morgan County Zoning Ordinance.

Has applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? $Y \square N \square$) If yes, please complete contribution affidavit.

I have received and reviewed the application procedures and all applicable criteria in Chapter 19 of the Morgan County Zoning Ordinance and associated regulations for the above requested Zoning Map Amendment. I understand that, should this request be approved, I am not exempt from needing further approvals or permits, depending on the nature of my request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature:

Date: 9-3-24

Morgan County Planning Commission,

We Mr. and Mrs. Latrice Franklin are in desperate need of a Variance from the county. Permitting a beautiful Manufactured home to be placed at the address of 1491 Peppers Road. Bostwick Georgia 30623. Our family suffered hardship when our family home burned down. We would love to give my mother a gift of having something placed on the land she once called home.

Attached is a complete application or zoning approval, or a variance for the purposed lot and parcel. We have considered this development planning and would like to ask for an exception in this case. Prier to being approved we tried other outlets but the cost was higher than what we were approved for. A modular home is priced 15,000 more.

The lenders approved us for a manufactured home with the same description of materials would apply for both home type. But unfortually the modular would put us out of our overall approval.

Attached to these documents is an appraisal of the home, showing t would definitely not devalue other homes around, but quite the opposite. Also, a picture showing what older homes looked like versus some proposed model homes that has been set up in our county.

Please take into consideration that my family owns land on both sides and across the street, and for us to keep our family legacy going. This will bring great joy to us as a whole.

Sincerely, Stargell and Latrice THIS SERVICE TO OBTAIN A COPY OF YOUR PROPERTY ASSESSMENT PROFILE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED FOR A NOMINAL FEE.

RECORDED DEED NOTICE

Franklin Latrice L Sherelle & Stargell G PennMIXED AADC 926 1491 Peppers Rd Bishop, GA 30621-2059

Record ID#	808-19759889
Service Fee	\$123.00
Please Respond By	09/20/2024

Detach and mail

\square	September 2024
\int	Please Respond by
	09/20/2024
\square	Parcel Number
	00802700A
ſ	PAY BY PHONE
	1-888-959-1204

Se habla español

Property Site recommends that all homeowners obtain a copy of their **Property Assessment Profile** which includes a complimentary copy of **your current Grant Deed or other record of title**. These documents can provide evidence that the property at 1491 Peppers Rd - Bishop, GA 30621-2059 was, in fact, transferred and/or has interest to the individual(s) Franklin Latrice L Sherelle & Stargell G Penn.

The "Property Assessment Profile" is a comprehensive property report that provides a wealth of information on the property that can be used to verify property information is recorded correctly, as mistakes can affect property taxes. Legal description and information, flood information and maps, home valuations and projections, history, comparable properties, and more are included.

Records obtained through public information show a Grant Deed or other record of title was recorded in your name Franklin Latrice L Sherelle & Stargell G Penn on 08/06/2024, which indicates your ownership and/or interest in the specified property below.

MORGAN COUNTY PUBLIC INFORMATION

Recording Date: 08/06/2024 **Transaction Amount:** N/A Year Built: N/A Document #: N/A

Land Use Desc: RESIDENTIAL (NE Carrier Code: R332

Legal Property Address: 1491 Peppers Rd, Bishop, GA 30621-2059

808-19759889

To obtain a copy of your Property Assessment Profile and complimentary Grant Deed or other record of title, Please detach and return in the enclosed envelope with your service fee of \$123.00 You will receive your documents and report within 21 business days.

Upon receipt of your service fee, your request will be submitted for document preparation and review. If for any reason your request for a Property Assessment Profile and complimentary Grant Deed or other record of title cannot be obtained, your service fee will be immediately refunded.

- Total Assessed Value
- Total Assessor Market Value
- Total Tax Amount
- Tax Year
- Subject Property legal Description
- Comparable Sales Data
- Area Sales & Tax Analysis
- Tax Delinquency
- Homeowners Exemption
- Tax Exemption

- Prior Transfer Recording Date
- Flood Report
- Shows the Recorded Transfer Date
- Shows the Sale Amount
- Shows the Square Footage

Property Site uses powerful software and cutting edge algorithms to analyze public information to create Property Assessment Profile Report. Due to the costs associated, we charge a service fee of \$123.00 for the Property Assessment Profile Report. As an additional benefit to our clients, we also include a complimentary copy of the current Grant Deed or other record of title. This is a complimentary copy and is not part of the \$123.00 service fee. This is not a bill. This is a solicitation. You are under no legal obligation to pay the amoun unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

TRUE CERTIFIED COPY

QUARTERMAN, HODSON, TRIPLETT & LEACH, P.C. Attorneys and Counselors at Law 2053 Experiment Station Rd, Bldg 1100 Watkinsville, Georgia 30677 TEL: (706) 543-7777 FAX: (706) 543-1844 File No. 240402

(Space Above Line Reserved For Recording Information)

STATE OF GEORGIA OCONEE COUNTY

LIMITED WARRANTY DEED

THIS INDENTURE, made this <u>2</u> day of <u>Main</u>, in the year 2024 between LENITA S. FRANKLIN, as party of the first part, hereinunder called Grantor, and LATRICE LASHONDA SHERELLE FRANKLIN AND STARGELL GLENAI PENN, as Joint Tenants with Rigth of Survivorship, as party of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, alien, convey and confirm unto the said Grantee:

SEE EXHIBIT "A" ATTACHED

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land with improvements thereon, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons claiming by through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Undersigned Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of : Lenita S. Franklin Notary Public (SEAL)

6/13/24, 12:16 PM

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1491 PEPPERS RD BO	STWICK, GA 30	623 D	RECTIONS:						
									the start
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construction and before a	polving final co	Ispection i	s required a	and will notify	the County He	ealth, Ch	apter 511-3 artment upo	-1 and	this permit.
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PROPERTY OWNER'S NAME	PHONE NUMBER	and the second	PROPER	THE			ida Ang		
Latrice Franklin	(111) 111-111	1	1491 P	EPPERS RD	BOSTWICK	GA 30625			
NOTICE AGENT S NAME	PHONE NUMBER		RELATIO	NSHIP TO OWNER	R	JA 00023			
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OT SIZE (SQ FT/Acres)		3 LEVEL O	F PLUMBING O	ITIET	State State	SOIL TEST PERFORMED BY			
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		Sec	tion C - Se	condary Trea	itment				
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ABSORPTION FIELD PRODUCT	16			DEPTH OF TREN 24 to 36	ICHES (range in in		OTAL ABSOR	PTION F	ELD SQ FT
				2410 30		A CONTRACTOR OF A	585		
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Issued permits expire twe the Georgia Department of	Ive (12) months	from appro	oval date an	d are not valid	d unless signe	d below b	y authorize	ed rep	resentative
		12 2 2 2 2 2							
Any grading, filling, or othe permit void. Any grading, I	er landscaping a	fter issuan	ce of a perr	nit may rende	r permit void.	Failure to	follow site	plan r	nay render
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required setbacks are mer									
Issuance of a construction	permit for an or	n-site sewa	ige manage	ment system	and subseque	ent approv	val of same	by re	Dresentatio
function notice of the	torr ubic riean	I OI COUIN	y Doard Or	I contronantati	or be construe	u as a gu	larantee th	at suc	h systems
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and the second se	ecialist -	5 1	ePK	. 11		08	SC1040100	1	Approved
Environmental Health Sp	A REAL PROPERTY OF			and the second se					A CONTRACTOR OF

- 108 -
AMERICAN BAY ERS INSURANCE COMPANY 'OF FLORIDA 1122' JAIL ROOST DRIVE, MIAMI, FL 331! 596 (305) 253-2244

HOMEOWNERS PLUS APPLICATION

POLICY NUMBER

Policy Period: 12:0		Time at th	he locati	ion of YOUR										
POLICY	EFFECTIVE D		XPIRAT	ION DATE	T	ERM IN MC	NTHS		AG	ÉNCY /	ACCOL	JNT NU	MBER	
INFORMATION	4/10/2			0/25		12				_				
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ADDICEGO	LOAN NO.			800-804-9389										
LOCATION OF YOUR HOME (IF DIFFERENT THAN MAILING ADDRESS)	1491 PEPPERS BOSTWICK, GA					1								
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INFORMATION	IS HOME T DOWN?				D	ISCOUNT	SURCH	AR	GE (MARK A	LL THA		LY)		
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				urrently under ., the applica					ss of reposses aram	ssion?		i	🗆 YES	🖾 NO
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AB1802APC-06	11 IIN:	SP124			Pa	ge 1 of 2			EIN	IEKEB		9:5	9:03-04/	10/2004

- 109 -

Insurance for Mobile Homes, Manufactured Homes, Factory-Built Housing and Modular Housing

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COVERAGES: THIS POLICY PROVIDES ONLY THE INSURANCE FOR WHICH A SPECIFIC PREMIUM CHARGE IS INDICATED BELOW OR WHICH IS INDICATED AS INCLUDED WITHOUT SPECIFIC CHARGE EITHER BELOW OR IN YOUR POLICY. DETAILED DESCRIPTIONS AND ANY LIMITATIONS WILL BE FOUND IN YOUR POLICY.

	BASIC COVE	RAGES			COVERAGES/ ADD	ITIONAL
	PHYSICAL D	AMAGE			ENDORSEME	NTS
LIMIT OF LIABILITY	COVERAGE	DEDUCTIBLE	PREMIU	М	COVERAGE	PREMIUM
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	LIABIL	ITY		—		
LIMIT OF LIABILITY	COVER	AGE	PREMIU	М		
\$ <u>100,000</u>	Personal Liability, Personal Liability, Personal (Includes \$ 500 for E Property of Others)		S Incl	·		
\$ 2,500	Medical Payments to C	Others	\$ Incl.	<u>. </u>		
	\$, 500 Per Person a Accident					
THIS AREA TO BE U	SED TO SHOW ADDITION	AL ENDORSEMENTS	AND/OR INFO	RMATION:	ADDITIONAL PREMIUM	TOTAL POLICY PREMIUM
					\$	\$ 1,300.00
Wind Deductible	Hail Deductible	Earthquake	Deductible	Flood Deductible	Hurricane Deductible	All Other Perils
\$ 500	\$ 500	\$ 14,452	2	\$ 500	\$ 2,890	\$ 500
			FRAUD	NOTICE		

INSURED'S SIGNATURE	INSURED NAME		DATE
X Per Recorded Call on 04/11/24 @4:05pm	LATRICE L. FRANKLIN		
ADDITIONAL INSURED'S SIGNATURE	ADDITIONAL INSURED NAME		DATE
X	STARGELL G. PENN		
AGENT SIGNATURE/LICENSE NUMBER	PRINT AGENT NAME		TELEPHONE NUMBER
× Brittany Einske 3657170			(800) 804-9389
3667170 <u>3667170</u>	BRITTANY A EINEKE		
AB1802APC-0611 IINSP125	Page 2 of 2	EINEKEB	9:59:03-04/10/2

HOME SERVICE CONTRAC

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CONTRACT	EFFEC	TIVE DATE	EX	PIRATION DATE					ACCO	DUNT	CODE]	
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RATING INFORMATION					COVERAG						Ψ				
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DESCRIPTION OF YOUR HOME	YEAR 2024	LENGTH 56 _{FT}	width 28 _{ft}	SE CAP04194	RIAL NUMB					CHASE		PU \$	RCHA	SE PRI	
		1		NOTICE	το βυγ	'ER						_i			
The purchase of	this service	contract is	not manda	atory and may be	waived. T	he purc	hase o	f a co	ntract	is not	require	ed to (obtair	n fina	ncing.
DECLARATION presently in plac coverage. Exclud	e and wor	king prope	rly and wil	ll be at the time	the buye										
DEDUCTIBLE:	A \$50 ded	uctible app	lies to each	loss and to each	covered o	ompone	ent.								
BUYER'S SIGNATÜR X	E			DATE	,	PRINT BL	JYER'S	NAME							
SELLER'S SIGNATUR	۶E			DATE				NAME							
X					1										

DISCLOSURE OF INFORMATION CONCERNING MY SERVICE CONTRACT PURCHASE

Applicant Name: LATRICE L. FRANKLIN

I understand that:

- 1. This application and/or service contract is subject to acceptance by the administrator. Upon receipt, applications are processed unless the application is incomplete, incorrect, or ineligible for the program. If the administrator cannot process your application, it will be returned to the dealer.
- 2. The purchase of this service contract is not a condition of the extension of credit. I have voluntarily chosen to purchase the service contract at the price shown on the application.
- 3. Certain agents, agencies, the dealer and/or service providers, possibly including my lender, may have received some compensation and/or benefit in connection with the sale of this service contract to me.
- 4. I am paying the cost of this service contract. If I choose to finance the cost of this service contract, my lender will pay it and add the cost to my loan. I will repay the cost to the lender, plus interest, over the life of my loan. This will increase my monthly payment throughout the entire life of my loan.
- 5. The effective date and term of coverage for this service contract are shown on the declarations page and defined in the service contract. The term of this service contract begins on the effective date and runs concurrently with any applicable manufacturer's warranty. This service contract does not provide coverage or benefits otherwise available under any manufacturer's warranty or other applicable warranty; it does not replace the manufacturer's warranty, but may provide certain additional benefits during the term of the manufacturer's warranty. As this service contract provides coverage in excess of any other applicable warranty, you will be required to pursue those warranties which are available to you without this contract.

Manufactured H	ne Appraisal	Report
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1139-4839188

The purpose of this summary appraisal report is to		
The second se	provide the lender/client with an accurate, and adequately s	upported, opinion of the market value of the subject property.
Property Address 1491 Peppers Road	City Bostwick	Stata Zin Cada
Borrower Latrice Franklin	Owner of Public Record	
Land Dava dation	Franklin, Tracy & Lenita	S County Morgan
Accessor's Davial #		
Alainhhadhad klama	Tax Year 2023	R.E. Taxes \$ 198
Norm uorgan	Map Reference Count	Map Census Tract 0101.00
	roject Type (if applicable) PUD Condominium	Cooperative Other (describe)
5 Special Assessments \$ 0	HOAS	per year per month
Property Rights Appraised 🔀 Fee Simple Lease	hold Other (describe)	
	linance Transaction Other (describe)	·
vanueruit Murtuage & Finance, Inc	Address 500 Alcoa Trail, Maryville, TN 37804	
Is the subject property currently offered for sale or has it been offered for	sale in the twelve months prior to the effective date of this appraisal?	Yes X No
Report data source(s) used, offering price(s), and date(s).	The Subject Property Has Not Been Listed On Gamis Or Fr	nis in The Past Twelve Months.
Manufactured homes located in either a condominium	or cooperative project require the appraiser to inspect the	project and complete the Project Information section of the
Individual Condominium Unit Appraisal Report or the	Individual and the second second	
	urchase transaction. Explain the results of the analysis of the contract for sale or	
performed.	orcrose parisaction, explain the results or the analysis of the contract for sale or	why the analysis was not
Contract Price S Date of Contract	Is the property seller the owner of public record?	Yes No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or d	ownpayment assistance, etc.) to be paid by any party on behalf of the borrower?	Yes
If Yes, report the total dollar amount and describe the items to be paid,		100
I I The state of t	······································	
I did did not analyze the manufacturer's invoice. Explain the	e results of the analysis of the manufacturer's invoice or why the analysis was n	t performed.
	· · · · · · · · · · · · · · · · · · ·	
Retailer's Name (New Construction) Clayton Homes	·	
Note: Race and the racial composition of the neighborhood are not ap	praisal factors.	
Neighborhood Characteristics		
	Manufactured Housing Trends	Manufactured Housing Present Land Use %
	Property Values Increasing X Stable De	clining PRICE AGE One-Unit 60 %
Built-Up Over 75% X 25-75% Under 25%	Demand/Supply Shortage 🗙 In Balance 🔅 On	rer Supply \$ (000) (yrs) 2-4 Unit %
Growth Rapid X Stable Stow	Marketing Time Under 3 mths 🔀 3-6 mths 0	er 6 mths 90 Low 0 Multi-Family %
Neighborhood Boundaries The Subject Is Bound To The	North And West By The County Line, East By Highway 441, Sout	
Interstate 20.	Thorn you wear by the county Line, East by Highway 441, Sout	
Naishbard Description		200 Pred. 15 Other 35 %
The Subject Property is Loca	ited In An Area Of The County, 60 (+/-) Miles From Downtown Atl	anta. Schools, Shopping, Recreational And Medical Facilities Are In
Close Proximity, Employment Stability Is Average, Marketal	pility And Appeal Are Average. The 35% Other in Vacant/Agricultu	ral Land.
Market Conditions (including support for the above conclusions)	(See Market Conditions Addendum.)	
	(See Marker Conditions Addenoum.)	
— · · · · · ·		
Dimensions		
Dimensions 199x240x159x242 Specific Znaina (Zassification	Area 42,253 Sf Shape Re	ictangular View Res/Typical
Specific Zoning Classification R-1	Area 42,253 Sf Shape Re Zoning Description Single Family Residential	ictangular View Res/Typical
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Manufactured	Home	Appraisal	Report
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1139-4839188

A				ne Appraisai H		File / Nan1602	.401000
General Descripti			oundation	Exterior Description	materials/condit		materials/condition
	iditions	Poured Concrete	Concrete Runners	Skirting	Concrete/Prop	Floors	Cpl/Vnl/Prop
# of Stories 🗙 1 🛛 2	2 Other	Block & Pier	Other-atl. description	Exterior Walls	Vinyl/Prop	Walls	Drywall/Prop
Design (Style) Manufactured		Full Basement	Partial Basement	Roof Surface	Comp. Shng./Prop	Trim:Finish	Wood/Paint/Prop
# of Sections 👘 1 🗙		asement Area	0 \$Q.f	. Gutlers & Downspouls	None	Bath Floor	Vinyl/Prop
Other		asement Finish	0	& Window Type	Metal Dh/Dp / Prop	Bath Wainscot	Fiberglass/Prop
Type 🗙 Oet. Att.	S-Det./End Unit	Oulside Entry Exit	Sump Pump	Storm Sash Insulated	None	Car Storage	None
Existing X Proposed	Under Const. E	vidence of	Infestation	Screens	Mesh/Prop	X Driveway	# of Cars 2
Year Built 2024 Effective Age	e (Yrs) o	Dampness	Settlement	Doors	Metal/Prop	Driveway Surface	
Attic X		leating 🗙 FWA	HW88 Radiant	Amenities	Woodslove(s) #	0 Garage	# of Cars 0
Drop Stair S	Stairs	Dther	Fuel Electric	Fireplace(s) #	0 Fence None	Carport	# of Cars 0
Floor S	Scuttle C	ooling 🗙 Centr	al Air Conditioning	Y Patio Deck Deck		Atlached	Detached
Finished H	Heated	Individual	Other	Pool None	Other None	Built-in	
Appliances Refrigerator	X Range/Oven	X Dishwasher	Disposal Micro	10010	140/16		
Finished area above grade contains:	A	<u> </u>	3 Bedrooms			Fast of Cross Living As	
Describe any additions or modificatio	as identits rooms remor			2.0 Bath(s)	1,568 Square	Feet of Gross Living Ar	
	no (abero, rouno, renoc	······	None No	led			
			·		•••••••••••••••••••••••••••••••••••••••		
Installer's Name Claudon H				Data Installed			
				Dale Installed tod			2024
Is the manufactured home attached to	o a permanent toundauor	i System?	X Yes	No If No, describe the fou	ndation sytem and the manner of a	itlachment.	
Have the towing hitch, wheels, and a	udes been removed?	X	fes No II No, explain				
ls the manufactured home	permanently connecte	d lo a septic	tank or sewage system	and other utilities?	🗙 Yes 🛛 No lf No, expla	ain	
Does the dwelling have suff	ficient gross living	area and room	dimensions to be accept	able to the market?	🗙 Yes 🛛 No If No, expla	ain	
					· · - · · · · · · · · · · · · · ·	·	
Additional leatures (special energy eff	ficient items, non-realty it	erns, etc.)	None Noted	····	. –		
				<u></u>			
The appraiser must rate th	e quality of cons	truction for the	subject unit based on	objective criteria (such	as N.A.D.A. Manufactured	Housing Appraisal	Guide®, Marshall &
Swift Residential Cost Handb			rvice). The appraiser mu			•	
Quality Poor Fai		Good		Durce of quality rating			
Describe the condition of the property	·····	2			Marshall & Swift		
	<u> </u>				The Subject Property Is	Proposed Constru-	ction
Are there are abundant definition of					···· ··		
Are there any physical deficiencies or	r adverse conditions that	affect the livability, sou	ndness, or structural integrity of t	he property?	····	Yes 🗙 N	o If Yes, describe
Are there any physical deficiencies or	r adverse conditions that	affect the livability, sou	ndness, or structural integrity of I	he property?	· · · · · · · · · · · · · · · · · · ·	Yes 🔀 N	o li Yes, describe
				he property?	· · · · · · · · · · · · · · · · · · ·		o It Yes, describe
Are there any physical deficiencies or Does the property generally conform				he property?	X Yes	Yes 🗙 N No II No, describe	o If Yes. describe
				he property?	X Yes		o IIYes.describe
Does the property generally conform	to the neighborhood (fun	ctional utility, style, cor	dition, use. construction, etc.)?	he property?	<u>X</u> Yes		o IIYes.describe
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Manufactured Home Appraisal Report

1139-4839188

		Ivianutactured Home Ap	praisal Report	File # Nan1602457590
There are 1 comparable	· · · · · · · · · · · · · · · · · · ·		ranging in price from \$ 375,000	to \$ 375,000
There are <u>11</u> comparable	sales in the subject		ranging in sale price from \$ 130,000	lo \$ 325.000
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address 1491 Peppers Rd		1430 Peppers Rd	2781 Chandler Rd	4238 Pannell Rd
Bostwick, GA 30623 Proximity to Subject		Bostwick, GA 30623	Good Hope, GA 30641	Social Circle, GA 30025
Sale Price	s	0.14 Miles Se	3.33 Miles Nw	4.87 Miles Sw
Sale Price/Gross Liv. Area	\$ sq.fl	\$ 323,000 \$ 183.94 \$q.ft.	\$ 280,000 \$ 166.67 \$0.fl	\$ 257,000
Manufactured Home		Yes X No	\$ 166.67 sq.ft. X Yes No	\$ 139.07 sq.ft.
Data Source(s)	<u> </u>	Gamls#20130965;Dom 3		
Verification Source(s)		Gsccca.Org Db 717-813	Gamls #:20139621;Dom 32 Gsccca.Org Db 5406-104	Gamis#10224307;Dom 19
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment	OESCRIPTION + (-) \$ Adjustment
Sales or Financing		Armith		Armith
Concessions		Conv;0		Conv;7000 0
Date of Sale/Time		07/24/2023	12/04/2023	01/31/2024
Location	Rural	Rural	Rural	Rural
Leasehold Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site View	42,253 Sf	. <u>92 Ac</u> 0	5.00 Ac	1.00 0
Design (Style)	Res/Typical	Res/Typical	Res/Typical	Res/Typical
Quality of Construction	Manufactured		Manufactured	Manufactured
Actual Age	Average	Average	Average	Average
Condition	0 -		<u>25</u>	44+11,000
Above Grade	Good Total Bdrms, Baths	Average O Total Bolms. Baths	Average 0 Total Borns, Baths	AverageO Total Bokms, Baths
Roam Count	6 3 2.0	6 3 2.0		
Gross Living Area	1,568 sq.ft.	6 3 2.0 1,756 sq.ft4,700	6 3 2.0 1,680 ^{sq.ft} -2,800	6 3 2.1 -1,500 1 848 ^{50,11} -7 000
Basement & Finished	0		<u>1,680</u> <u>30.11</u> -2,800 0	1,848 ^{50,11} -7,000
Rooms Below Grade	0		0	0
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Fwa / Cac		Fwa / Cac	Fwa / Cac
Energy Efficient Nerns	None		None	None
Garage/Carport	None	None	None	None
Porch Patio/Deck	Deck	2porches -3,000	2decks -1,000	1pch,1dk -2,000
Other	None	Fence -2,000	1-Fp	
		+		<u></u>
Net Adjustment (Total)				·····
Adjusted Sale Price		+ X · \$ -80,200	+ X · \$ -39,800	+ X \$1,500
of Comparables			Net Adj. 14.2 %	Net Adj. 0.6 %
	l sale or transfer history of the	Gross Adj. 27.6 % \$ 242,800 subject property and comparable sales. If not, explain	Gross Adj. 18.7 % \$ 240,200	Gross Adj. 9,1 % \$ 255,500
Data source(s) Gsccca.Org My research X did did ni Data source(s) Gsccca.Org Report the results of the research and anal	ot reveal any prior sales or h ysis of the prior sale or trans	ansfers of the subject property for the three years prior to ansfers of the comparable sales for the year prior to the da fer history of the subject property and comparable sales (te of sale of the comparable sale.	
ITEM	S	UBJECT COMPARABLE SAL	E #1 COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer Price of Prior Sale/Transfer				0
Data Source(s)			0	
Effective Date of Data Source(s)	Gsccca.Org/Crs	Gsccca.Org/Crs	Gsccca.Org/Crs	Gsccca.Org/Crs
Analysis of prior sale or transfer history of	04/02/2024 We subject property and cor	nparable sales	04/02/2024	04/02/2024
		The Date Of The Last Sale. Comp 4 Had A Tran	arch Revealed No Prior Sales Of The Subject	
<u> </u>		The Date of the Last Gale, Comp 4 has A frag	ing on tozorzozo, comp o Had A Lot Sale (011 0 1/00/2023 FOF \$24,000.
			·	
			····	
Summary of Sales Comparison Approach	The Com	parable Search Parameters Were A Gamis Sea	arch For Single Family Homes Sold Within The	Prior Twelve Months, Located On The
Subject's Street, No Sales Were Fo		ted Number Of Sales The Search Was Expande		
Sales That Bracket The Subject's N	Aajor Fealures (Age, G	la, And Bed/Bath Count) Were Used As The Co	mparables Above. The Estimated Percentage	Of Reo/Short Sales Versus Arms Length
Sales is 5%. All 3 Sold Comps We		On The Least Amount Of Gross Adjustments:		
5=19.00% And Comp 6=15.23%.			· · · · · · · · · · · · · · · · · · ·	
·				· · · · · · · · · · · · · · · · · · ·
Indicated Value by Sales Comparison Appre			·	
	oach s 24 Iomparison Approach \$	0.000		- Cital and a state of the
		240,000 Cost Approach \$	210,000	ch (if developed) \$
		Rental Data And This Being Primarily An Own		
10 Ine Current Market Conditions	And The Age Of The H	ome. Therefore, The Sales Comparison Approa	ch To <u>Value Was The</u> Only Approach <u>Conside</u>	red.
This appraisal is made as is	", 🗙 subject lo	completion per plans and specifications on	the basis of a hypothetical condition lha	1 the improvements have been
	- A - A	afterations on the basis of a hypothetical c		been completed, or [] subject to the
tollowing required inspection based	on the extraordinary			Is Being Made Subject To Completion Per
Plans And Specs.				
		interior and exterior areas of the subje		talement of assumptions and limiting
l. "	• • •	pinion of the market value, as defined, , which is the date of inspectio	of the real property that is the su n and the effective date of this app	bject of this report is
<u>as or 240,000</u> , as or	04/02/2024	+ mean is one pare or inspection	who use ensure pare of units app	(6)06),

Freddie Mac Form 70B March 2005

Manufactured Home Appraisal Report

	File # Nan1602457590
The Appraiser Certifies And Agrees That This Appraisal Was Prepared In Accordance With The Requirements Of Title Xi Of The Financial Institutions (Firrea) Of 1989, As Amended (12 U.S.C. 3331 Et Seg.), And Any Applicable Implementing Regulations in Effect At The Time The Appraiser Signs Th	e Appraisal Certification.
I Certify, As The Appraiser, That I Have Completed All Aspects Of This Valuation, Including Reconciling My Opinion Of Value, Free Of Influence From Borrower, Or Any Other Party To The Transaction.	The Client, Client's Representatives,
Competency Statement: The Appraiser Is Knowledgeable Of The Geographic Locale, Has Access To The Local Mis For Where The Property Is Located And Has Appraised Other Properties In The Overall Location.	
Intended Use: The Intended Use OI This Appraisal Report Is For The Lender/ Client To Evaluate The Subject Property For Purchase Or Refinancing P	
Intended User: The Intended User Of This Appraisal Report Is The Lender/ Client Specified On Page One Of This Report.	·
The Most Probable Buyer For The Subject Is An Owner/Occupant.	
No Value Given To Personal Property In The Opinion Of Value For The Subject.	
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INCOME APPROACH TO VALUE (not required by Fannie Mae.) Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The Income Approach Was Not Utilized Due To The Lack Of R Occupied Market.	Rental Data And This Being An Owner
PROJECT INFORMATION FOR PUDs (11 applicable)	
Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Delached Attached	·····
Provide the following information for PUDs ONLY If the developer/builder is in control of the HOA and the subject property is an attached dwelling unit. Legal name of project	
Total number of units sold Total number of units sold Total number of units rented Total number of units is sale Data source(s)	
Was the project created by the conversion of existing building(s) into a PUD? Yes No II Yes, date of conversion	
Does the project contain any multi-dwelling units? Yes No Data source(s)	· · · · · · · · · · · · · · · · · · ·
Are the units, common elements, and recreation facilities complete? Yes No II No, describe the status of completion.	· · · · · · · · · · · · · · · · · · ·
	·······
Are the common elements leased to or by the Homeowners' Association? Yes No II Yes, describe the rental lemms and options.	······································
Describe common elements and recreational facilities.	···· · ···· ··· ··· ··· ····

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This report form is designed to report an appraisal of a one-unit manufactured home; including a manufactured home in a planned unit development (PUD). A Manufactured home located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the Intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of tille from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market: (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law,

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deticiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property, i reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I also developed the cost approach to value as support for the sales comparison approach. I have adequate comparable market and cost data to develop reliable sales comparison and cost approaches for this appraisal assignment. I further certify that I considered the income approach to value but did not develop it, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property,

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area,

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction In value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report. I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgage or its successors and sestings; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER // Kingst	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Richard Marcus Knight	Name
Company Name Reachable Appraisal Services	Company Name
Company Address P.O. Box 1197, Oxford, Ga 30054	Company Address
Felephone Number (770) 760-1967	Telephone Number
mail Address Reachableappraisals@Gmail.Com	Email Address
Date of Signature and Report 04/05/2024	Date of Signature
ffective Date of Appraisal 04/02/2024	State Certification #
State Certification # CR3934	or State License #
or State License #	State
or Other	Expiration Date of Certification or License
State GA	
expiration Date of Certification or License 10/31/2024	SUBJECT PROPERTY
	Did not inspect subject property
ADDRESS OF PROPERTY APPRAISED	Did inspect exterior of subject property from street
1491 Peppers Road	Date of Inspection
Bostwick, GA 30623	Did inspect interior and exterior of subject property
PPRAISED VALUE OF SUBJECT PROPERTY \$ 240,000 ENDER/CLIENT	Date of Inspection
arme Nationwide Appraisal Network	COMPARABLE SALES
Company Name Vanderbilt Mortgage & Finance, Inc	Did not inspect exterior of comparable sales from street
Company Address 500 Alcoa Trail, Maryville, TN 37804	Did inspect exterior of comparable sales from street
	Date of Inspection

		Manufact	ured Home A	opraisal Re	eport	1139-483918 File // Nan1602457	
FEATURE	SUBJECT	COMPARAG	ELE SALE # 4	COMPA	RABLE SALE # 5	140111001.4011	BLE SALE # 6
Address 1491 Peppers Rd	<u></u>	120 Heelstone Pl		99 Arnold Rd		1011 Mailard Ct	
Bostwick, GA 30623		Alhens, GA 30606		Statham, GA 3066	66	Madison, GA 30650	
Proximity to Subject	T	13.97 Miles N		17.20 Miles N	<u>.</u>	5.37 Miles Se	·
Sale Price	\$		\$ 194,800		\$ 266,000		\$ 300,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 169.10 ^{\$q.ft}		\$ 150.45		\$ 146.20 ^{sq,ft}	L.
Manufactured Home	1	Yes No	-1	X Yes	io	X Yes No	
Dala Source(s)	f	Gamis#10065511;Do	um 28	Gamis#10213097	Dom 7	Gamis #:20156384;D	00m 4
Verification Source(s)	1	Gsccca.Org Db 5540		Garman 102 10031		Db 722-1085 / Appra	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing	1	Armith		Armith		Armith	+
Concessions		Conv;0		Fha; 0		Fha;5000	0
Date of Sale/Time	·	11/09/2023	1	11/16/2023	· · · · · · · · · · · · · · · · · · ·	12/01/2023	
Location	Rural	Rural		Rural		Rurat	-
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	+
Site	42,253 Sf	21780 Sf	+4,700	34412 Sf	0	5.00 Ac	-40,300
View	Res/Typical	Res/Typical		Res/Typical		Res/Typical	
Design (Style)	Manufactured	Manufactured		Manufactured		Manufactured	
Quality of Construction	Average	Average		Average		Average	
Actual Age	0	25	+6,300			26	+6,500
Condition	Good	Average		Good		Average	0,000
Above Grade	Tolal Bdrms. Baths	Total 8drms. Baths	1	1 5	aths -10,000		
Room Count	6 3 2.0	5 3 2.0	o	7 4 2	2.0 0		0
Gross Living Area	1,568 ^{sq.fl.}	1,152 ^{\$Q,ft}			sq.ft5,000		
Basement & Finished	0	Osf		0		Osf	
Rooms Below Grade	0			0			
Functional Utility	Average	Average		Average		Average	
Reating/Cooling	Fwa / Cac	Fwa / Cac		Fwa / Cac		Fwa/Cac	
Energy Efficient Items	None	None		None		None	Ţ
Garage/Carport	None	None		None		None	
Porch/Patio/Deck	Deck	Deck		Deck		2decks	-1,000
<u>Other</u>	None	None	ļ	None		1-Fp	-2,000
	ļ						
	L						
Net Adjustment (Total)	Į	X + .	\$21,400	£			\$ -58,900
Adjusted Sale Price		Net Adj. 11.0 %		Net Adj. 5.6		Net Adj. 19.6 *	
of Comparables		Gross Adj. 11.0 %	\$ 216,200	Gross Adj. 5.6	K K	Gross Adj. 24.0 🛪	a \$ 241,100
5	to the state of the state of the		10,200	, 0.0	5 \$ 251,000	· · · · · · · · · · · · · · · · · · ·	241,100
Report the results of the research and ana		fer history of the subject p	roperty and comparable sales	(report additional prior	sales on page 3).		
ПЕМ		fer history of the subject p UBJECT	roperty and comparable sales COMPARABLE SAL	(report additional prior : E # 4	sales on page 3). COMPARABLE SALE #	5 COMP/	ARABLE SALE # 6
ITEM Date of Prior Sale/Transfer		fer history of the subject p	roperty and comparable sales COMPARABLE SAL 10/25/2023	(report additional prior : E # 4 01/	sales on page 3). COMPARABLE SALE # 106/2023	5 COMP/	
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Borrower/Client	Latrice Franklin		 			
Property Address	1491 Peppers Road					
City	Bostwick	County Morgan	 State Ga	Zip Code	30623	
Lender	Vanderbilt Mortgage & Finance, Inc.					

This Appraisal Was Performed Following Public Awareness That Covid-19 Was Affecting Residents In The United States. At The Time Of The Appraisal, Covid-19 Was Beginning To Have Widespread Health And Economic Impacts. The Effects Of Covid-19 On The Real Estate Market In The Area Of The Subject Property Were Not Yet Measurable Based On Reliable Data. The Analyses And Value Opinion In This Appraisal Are Based On The Data Avaitable To The Appraiser At The Time Of The Assignment And Apply Only As Of The Effective Date Indicated. No Analyses Or Opinions Contained In This Appraisal Should Be Construed As Predictions Of Future Market Conditions Or Value.

Subject Section

No Additional Comments,

Contract Section No Additional Comments.

Neighborhood Section

Predominant Price Versus Opinion Of Market Value - The Predominant Price On Page One Is The Median Of The Value Range For All Residential Properties Within The Subject Neighborhood. By Definition 50% Of All Homes In The Subject Neighborhood Will Be Priced Below The Indicated Predominant Price And 50% Of All Homes Will Be Priced Above The Indicated Predominant Price. The Appraiser's Opinion Of Market Value Is Between The High And The Low End Of The Price Spectrum For Homes In The Subject Neighborhood. The Relationship Between The Indicated Predominant Price And The Copinion Of Market Value Is Not A Recognized Method Of Determining Whether A Property Is An Over Improvement For The Area. The Predominant Price Is Not Related In Any Manner To The Median Sale Price For Comparable Properties.

Furthermore, The 1004mc Is Based On Sales Of Homes Similar To The Subject Based On Size, Age, And Location. These Sales Have Not Been Verified Or Adjusted For Any Amenities, Sales Concessions, Or Any Other Significant Value Related Differences, Therefore, The Median Sale Prices Of Homes Comparable To The Subject Is Often Not Indicative Of The Appraiser's Opinion Of Market Value For The Subject. Thus, These Three Numbers Are Not Directly Related To The Appraiser's Opinion Of Market Value, Since The Relationship Of The Neighborhood's Predominant Price To The Appraiser's Opinion Of Market Value Is Not An Indication Of Whether The Subject Is An Over/under Improvement, Then If The Appraiser Deems The Subject To Actually Be An Over/under Improvement Adequate Discussion Will Be Made Under Such Heading, Absent Such A Narrative, The Reader Should Understand That The Subject Is Not Significantly Larger/smaller Than The Surrounding Homes To Be Considered An Over/under Improvement,

Note: The Primary Reason The Subject Exceeds The Predominant Value For This Market Is Due To It Being At The Upper End Of The Age Range. The Subject Is Not An Over Improvement As There Are Similar Homes In The Subject's Development As Well As Surrounding Developments In The Market,

Site Section

The Subject Has Been Used As A Residential Property And That Is The Appropriate Use Of The Subject As Of The Date Of Appraisal. The Site Is Developed For Residential Uses And The Current Zoning, Demand And Past History Was As A Residential Site Or Vacant Land Which Has A Highest And Best Use As If Vacant Of Residential Uses. I Concluded The Highest And Best Use Is Residential And Is The Maximally Productive Use Of The Property.

Septic Systems And Wells Are Common And Accepted In This Market. The Septic System Appeared To Be In Proper Working Condition With No Foul Odors Or Ponding Observed. The Septic System Is Located More Than 10 Feet From The Lot Line, 50 Feet From The Well And 100 Feet From The Drain Field. Public Sewer And Water Are Not Available At The Road. All Comps Utilized Are Also On Septic Systems. Comps 1, 3 And 6 Also Utilize Wells.

Improvement Section

Footage Of Gross Living Area Was Derived From Provided Plans e Of Georgia For Homes Built Prior To 2009.

The Square

Sales Comparison Approach Section

All Of The Adjustments That Were Applied In This Report Were Based On A Detailed Comparative Market Analysis Of Sales That Have Occurred In This Market, Which Included, Market Trend, Grouped Data, Multiple / Linear Regression, And Paired Sales Data. The Contributory Value Of The Bed And Bath Count, Gla, Site Size, Condition, View, Quality, Basement, Etc, As Well As Any External Feature Can Be Determined By The Use Of These Methodogies.

No Concession Adjustments Were Made Due To Them Being Typical For This Market Based On Data In The Mca.

Site Adjustments Mede On Comps 2, 4 And 6 Were Based On Vacent Land Sales In The Area And The Standard Rule Of Paired Sales.

Comp 1 Sold Over The Preferred 6 Month Sale Date. This Comp Was Utilized Due To Location And Similarities.

Design And Appeal Adjustment Made On Comp 1 Was Due To It Being A Site Built Home Versus The Subjects Manufactured Home. This Comp Was Used Due To Location.

Exceeded The Preferred Distance On Comps 2, 3, 4, 5 And 6 Due To Locating Similar Manufactured Home Sales Within A Sparsely Built Up Area.

Age Adjustments Made On Comps 1, 2, 3, 4 And 6 Was Based On A Percentage Of Depreciation And The Standard Rule Of Paired Sales.

No Condition Adjustments Were Made On Comps 1, 2, 3, 4 And 6 Due To It Being Considered In The Age.

The Preferred 15% Net, 25% Gross, 10% Line Item And 20% Gla Variance Adjustments Were Exceeded Due To A Minimum Amount Of Similar Home Sales Within The Subjects Sparsely Built Up Area.

Comps 2, 3, 4, 5 And 6 Are Located In Neighboring Cities And Across Major Roadways. However, They Have Similar Rural Locations And The Same Buyer Pool.

Comparable Comments

It Should Be Noted That Traditional Data Sources (Mdc Via Appraisersuite & Compfie) Utilized By Appraisers Within The Atlanta Market To Obtain Physical Characteristics Have Been Historically Considered To Be Superior Data Sources In Terms Of Accuracy. If Utilized The Appraiser Has Relied On The Extraordinary Assumption That The Tax Record Data Is Reliable. Should Any Substantial Differences Be Discovered. The Integrity Of This Appraisal Could Be Compromised. The Appraiser Should Be Notified Immediately So That The Differences Can Be Verified And Incorporated Into A Revised Report. The Information From Compflo And Appraisersuite (When Available) Are Considered Supplemental Addendum

Borrower/Client	Latrice Franklin							
Property Address	1491 Peppers Road							
City	Bostwick	Coun	MOLOSH	 State	Ga	Zip Code	30623	
Lender	Vanderbilt Mortgage & Finance, In			 				

Reliable. Compflo And Appraisersuite Data May Differ From Public Records Data.

Subject/comparable Sales History No Additional Comments.

Summary Of Sales Comparison

All Comparables Were Adjusted To The Market Based On The Standard Rule Of Paired Sales And Were Chosen Out Of The Potential Sales Available By Being The Most Like The Subject And That Sold In The Least Amount Of Time.

Market Conditions "1004mc"

No Additional Comments.

Cost Approach

The Cost Approach To Value Was Included In This Report At The Request Of The Lender/client. It is Not Applicable And is Not Useful Information In The Appraisal Process. The Appraiser Used Only The Sales Comparison Approach In Estimating Market Value.

Replacement Cost Used In An Appraisal May Be Significantly Less Than Replacement Cost For Insurance Purposes, The Replacement Cost Estimate Used In This Appraisal Estimates The Cost Of A Single House In A New Subdivision In Which Numerous Houses Are Under Construction Simultaneously, Construction Cost Of A House That Has Been Leveled Does Not Include The Economies Of Scale Of A Tract Built House, Additionally, The Replacement Cost Estimated Used In This Appraisal Does Not Include;

1. Removal Of Debris 2. Replacement And Testing Of Underground Components (Instead Of Installation) 3. Cost Of Bringing An Older House In Compliance With Current Code,

Update 04/05/2024

The manufacturing information was added per the client. The appraiser's software indicated the subject is not in a flood plain. However, the map indicates a portion of the lot is. The cleared area on the left side of the lot does not appear to be in a flood plain. A flood map has been added.

The purpose of this addendum is to provide the lender/client with	a clear and accurate understanding	of the market trends and condition	ons prevalent in the subject						
neighborhood. This is a required addendum for all appraisal repo			one preventing the souject						
Property Address 1491 Peppers Road		City Bostwick		St	^{ate} Ga	7	ZIP Code 306	0.0	
Borrower Latrice Franklin		BOSTWICK			Ga	4	306	23	
Instructions: The appraiser must use the information required on	this form as the basis for his/her co	nclusions, and must provide sup	port for those conclusions, regard	ling	_				
housing trends and overall market conditions as reported in the h									
it is available and reliable and must provide analysis as indicated									
explanation. It is recognized that not all data sources will be able			The second s	ata					
in the analysis. If data sources provide the required information a									
average. Sales and listings must be properties that compete with									
subject property. The appraiser must explain any anomalies in the									
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current - 3 Months	T		0	verall Trend	-	-
Total # of Comparable Sales (Settled)	8	1	2		Increasing	X	Stable		Declini
Absorption Rate (Total Sales/Months)	1.33	0.33	0.67	Π	Increasing	-	Stable	П	Declini
Total # of Comparable Active Listings	2	2	1	X	Declining		Stable	П	Increas
Months of Housing Supply (Total Listings/Ab.Rate)	1.5	6.1	1.5	Ē	Declining	X	Stable	h	Increas
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current - 3 Months			0	verall Trend		
Median Comparable Sale Price	214,000	300,000	264,500	Π	Increasing	X	Stable		Declini
Median Comparable Sales Days on Market	4	4	102	TT	Declining		Stable	X	Increas
Median Comparable List Price	254,900	299,500	375,000	X	Increasing	T	Stable	h	Declini
Median Comparable Listings Days on Market	4	102	56	T	Declining	X	Stable	ħ	Increas
Median Sale Price as % of List Price	100.00	100.00	95.12	Th	Increasing		Stable	X	Declini
Seller-(developer, builder, etc.)paid financial assistance prevalent		No	00.12	H	Declining			ħ	Increas
Explain in detail the seller concessions trends for the past 12 mo	25		se of buydowns, closing casts of	ondo		IN			
fees, options, etc.). Sellers Concession Has St	ayed The Typical 1-4% Over	The Past Year. The Trends	Above Are Not Concidered	Reliab	le As There				
Are Not Many Homes At This Price Point Being Sold	Within The Community Thoug	h Gamls. Increasing, Stab	le And Declining Trends No	ted Abc	ove Are				
Based On Information Provided Within Gamls. Most .	Accurate Information Is With T	The Urar.						_	
Are foreclosure sales (REO sales) a factor in the market?	Yes X No) If yes, explain (including t	the trends in listings and sales of	foreclose	d properties).	_			
						_			
Cite data sources for above information									
Cite data sources for above information. Gam	Is The Subjects County, Man	ufactured Homes				_		-	
Cite data sources for above information. Gam	Is The Subjects County, Man	ufactured Homes							
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Cite data sources for above information. Gam			d any additional information, such	n as					
Gam	s in the Neighborhood section of the	appraisal report form. If you use	and a second second second second	n as					
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- 123 -

SUBJECT PHOTO PAGE

Borrower/Client	Latrice Franklin						
Property Address	1491 Peppers Road						
City	Bostwick	County	Morgan	State	Ga	Zip Code	30623
Lender	Vanderbilt Mortgage & Finance, Inc						



SUBJECT FRONT

SUBJECT REAR

1491 Peppers Rd	
SALES PRICE	
GROSS LIVING AREA	1,568
TOTAL ROOMS	6
TOTAL BEDROOMS	3
TOTAL BATHROOMS	2.0
LOCATION	Rural
VIEW	Res/Typica
SITE	42,253 Sf
QUALITY	Average
AGE	0



SUBJECT STREET

- 124 -

Photograph Addendum

Borrower/Client	Latrice Franklin						
Property Address	1491 Peppers Road						
City	Bostwick	County	Morgan	State	Ga	Zip Code	30623
Lender	Vanderbilt Mortgage & Finance, Inc						





Alternate Street View

Address Verification

COMPARABLE PHOTO PAGE

Borrower/Client	Latrice Franklin						
Property Address	1491 Peppers Road						
City	Bostwick	County	Morgan	State	Ga	Zip Code	30623
Lender	Vanderbilt Mortgage & Finance, Inc						



COMPARABLE 1

1430 Peppers Rd	
PROX. TO SUBJECT	0.14 Miles Se
SALES PRICE	323,000
GROSS LIVING AREA	1,756
TOTAL ROOMS	6
TOTAL BEDROOMS	3
TOTAL BATHROOMS	2.0
LOCATION	Rural
VIEW	Res/Typical
SITE	.92 Ac
QUALITY	Average
AGE	18



COMPARABLE 2

2781 Chandler Rd	
PROX. TO SUBJECT	3.33 Miles Nw
SALES PRICE	280,000
GROSS LIVING AREA	1,680
TOTAL ROOMS	6
TOTAL BEDROOMS	3
TOTAL BATHROOMS	2.0
LOCATION	Rural
VIEW	Res/Typical
SITE	5.00 Ac
QUALITY	Average
AGE	25



GROSS LIVING AREA	1,848
TOTAL ROOMS	6
TOTAL BEDROOMS	3
TOTAL BATHROOMS	2.1
LOCATION	Rural
VIEW	Res/Typical
SITE	1.00
QUALITY	Average
AGE	44

COMPARABLE 3



COMPARABLE PHOTO PAGE

Borrower/Client	Latrice Franklin						
Property Address	1491 Peppers Road						
City	Bostwick	County	Morgan	State	Ga	Zip Code	30623
Lender	Vanderbilt Mortgage & Finance, Inc					2. A 4	



COMPARABLE 4

120 Heelstone PI	
PROX. TO SUBJECT	13.97 Miles N
SALES PRICE	194,800
GROSS LIVING AREA	1,152
TOTAL ROOMS	5
TOTAL BEDROOMS	3
TOTAL BATHROOMS	2.0
LOCATION	Rural
VIEW	Res/Typical
SITE	21780 Sf
QUALITY	Average
AGE	25



COMPARABLE 5

99 Arnold Rd	
PROX. TO SUBJECT	17.20 Miles N
SALES PRICE	266,000
GROSS LIVING AREA	1,768
TOTAL ROOMS	7
TOTAL BEDROOMS	4
TOTAL BATHROOMS	2.0
LOCATION	Rural
VIEW	Res/Typical
SITE	34412 Sf
QUALITY	Average
AGE	0



COMPARABLE 6

1011 Mallard Ct	
PROX. TO SUBJECT	5.37 Miles Se
SALES PRICE	300,000
GROSS LIVING AREA	2,052
TOTAL ROOMS	8
TOTAL BEDROOMS	4
TOTAL BATHROOMS	2.0
LOCATION	Rural
VIEW	Res/Typical
SITE	5.00 Ac
QUALITY	Average
AGE	26



240402

Exhibit "A"

All that tract or parcel of land lying and being in the 281st GMD, Morgan County, Georgia, containing 1.0 acre, more ore less, according to survey by Sherald G. Sharp, RLS, dated January 27, 1986 and being more particularly described as follows:

Beginning at a corner in center of Nunn Street .20 mile from the centerline of Gilbert Road, continuing along centerline of said road North 59 degrees 20' West, 200.0 ft. to corner in road, thence North 42 degrees 47' East, 240.19 ft. to a corner; thence South 61 degrees 07' 01'' East 159.43 ft. to a corner; thence South 33 degrees 00' West, 240.0 ft. to the point of beginning.

Property bounded on the North and West by Brown, on the East by Peppers Estate, on the South by centerline of Nunn Street.

(

Location Map

Borrower/Client	Latrice Franklin							
Property Address	1491 Peppers Road							_
City	Bostwick	County	Morgan	State	GA	Zip Code	30623	
Lender	Vanderbilt Mortgage & Finance, Inc							



Aerial Map

Borrower/Client	Latrice Franklin						
Property Address	1491 Peppers Road						
City	Bostwick	County	Morgan	State	GA	Zip Code	30623
Lender	Vanderbilt Mortgage & Finance, Inc						00020



subject plat



https://gamls.crsdata.com/mls/Map/Y4d293rGnpJ3Q8JgA6-Y-Mlz-euEImcPuPrfHntWZkbO6rs8d6TbTGeUNWeg-Li4Nv2g1AG2tlg1Weg-Li4Nv2g1Ag2tlg1Weg-Li4Nv2g1Ag2tlg1Weg-Li4Nv2g1Ag2tlg1Weg-Li4Nv2g1Ag2tlg1Weg-Li4Nv2g1Ag2tlg1Weg-Li4Nv2g1Ag2tlg1Weg-Li4Nv2g1Ag2tlg1Wgg-Li4Nv2g1Wgg-Li4Nv2g1Ag2tlg1Wgg-Li4Nv2g1Ag2tlg1Wgg-Li4Nv2g1Ag2tlg1Wgg-Li4Nv2g1Ag2tlg1Wgg-Li4Nv2g1Ag2tlg1Wgg-Li4Nv2g1Ag2tlg1Wgg-Li4Nv2g1Ag2tlg1Wgg-Li4Nv2g1Ag2tlg1Wgg-Li4Nv2g1Ag2tlg1Wgg-Li4Nv2g2tlg1Wgg-Li4Nv2g2tlg1Wgg-Li4Nv2g2tlg1Wgg-Li4Nv2g2tlg1Wgg4Ag2tlg1Wgg-Li4Nv2g2tlg1Wgg-Li4Nv2g4Ag2tlg1Wgg-Li4Nv2g4Ag2tlg1Wgg4Ag2tlg1Wgg4Ag2tlg1Wgg+Li4Nv2g2tlg1Wgg-Li4Ng2tlg1Wgg-Li4Nv2g2

1/1

4/1/24, 12:30 PM	i.		CRS Data - Prope	erty Report for Parcel/Tax	ID 008 027 A			
							Monday,	April 01, 2024
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				199.	/	Casting		-
				© 2024 Tom	Tom, © 2024 Microsof	t Corporat	ion, © OpenStr	eetMap
LOCATION			P	ROPERTY SUMMARY				
Property Address	149 GA	1 Peppers Rd		roperty Type	Residential			
Subdivision				and Use provement Type	Residential Lot			
County		gan County, GA	S	quare Feet				
GENERAL PARCEI Parcel ID/Tax ID		027 A		URRENT OWNER	Erneldin Treasil a	alla C Frank	aller.	
Alternate Parcel ID	590			alling Address	Franklin Tracy Le Po Box 272		Min	
Account Number District/Ward	Unir	corporated			Bostwick, GA 306	523-0272		
2020 Census Trct/Bl	k 101,	/1	M	CHOOL ZONE INFORMATIC organ County Primary School			10.8 mi	
Assessor Roll Year	202	3	B	ementary: Pre K to 2			Distance	
			E	organ County Elementary Sch lementary: 3 to 5	001		11.1 mi Distance	
			M	organ County Middle School			9.9 mi	
				iddle: 6 to 8 organ County High School			Distance 10.8 ml	
			н	igh: 9 to 12			Distance	
	HROUGH 03/07/202							
Date	Amount	Buyer/Owners	Se	eller	Instrument		No. Parcels	Book/Page Or
1/30/1986		Franklin Tracy	Br	own George C	Nol On Open Ma Than 1,000) Und	rket (Less		Or Document# 126/812
TAXASSESSMENT	r				man noody one	annou -		
Appraisal		Amount		Assessment		Amount		
Appraisal Year Appraised Land		2023 \$20,000		Assessment Year Assessed Land		2023 \$8,000		
Appraised Improvem	nents	\$900		Assessed Improvement	ts	\$360		
Total Tax Appraisal		\$20,900		Total Assessment Exempt Amount Exempt Reason		\$8,360		
TAXES			and and					
Tax Year 2023	City	Taxes	County Taxes		Total Tax \$196.47	es		
2022					\$74.62			
2021 2020					\$107.09 \$117.50			
2019					\$855.40			
2018 2017					\$815.42 \$848.79			
2016					\$778.50			
2014 2013					\$654.99			
MORTGAGE HIST	DRY				\$533.44			
Date	Loan Amount	Borrower	Lenc		Book/Page or Docur	nent#		
05/22/2006	\$95,000	Franklin Tracy Franklin Lenita S	Ame	rican Equity	402/513			
06/09/2005	\$73,575	Franklin Tracy Franklin Lenila S	Ame	rican Equity	377/800			
FORECLOSURE H No foreclosures were	found for this parcel							
No Buildings were fou								
No extra features were								
Land Use	ACTERISTICS: LOT	Residential Lot		Lot Dimensions				
Block/Lot				Lot Square Feet		42,253		
Latitude/Longitude		33.738476"/-83.532411"		Acreage		0.97		
PROPERTY CHAR Gas Source	ACTERISTICS: UTIL	ITIES/AREA Tank Gas		oad Type		Court	Davad	
Electric Source		Electricity		opography		County I Rolling	F # VEO	
Water Source		Well	D	istrict Trend		Static		
Course Day		Septic Tank R1		pecial School District 1 pecial School District 2				
Sewer Source Zoning Code								
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1/2

4/1/24, 12:30 PM			CRS Data - Property Report for Parcel/Tax ID 008 027 A					
FEMA FLOOD ZON								
Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date			
A	High		Areas subject to inundation by the 1-percent-annual-chance faced event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no base Flood Elevations (BF Es) or flood depths are shown. Mandatory flood insurance purchase requirements and loodplain management learndards apply.	13211C00858	01/26/2023			
x	Minimal		Area of minimal flood Nazard, usually depicted on FIRMs as above the 500-year flood level.	13211000858	01/26/2023			
0.2 PCT	Moder sla		An erea inundated by 500-year flooding; en area inundated by 100-year flooding with everage depths of less than 1 tool or with dealnage areas less than 1 equare mile; or an area projected by levees from 100- year flooding.	13211000858	01/26/2023			

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cma

CMA Summary Report

High Low Average Median LP:\$329,900 \$130,000 \$232,872 \$249,000 SP:\$315,000 \$130,000 \$227,363 \$249,000 **Residential - Sold** Number of Properties: 11 Address LN STAT AR BR BAF BAH SUBD Num aø SQFT_A_SQFT_B_SQFT_TOT_DOM_LP LP/SQFT_TOT 5P SP/SQFT_TOT 1 5780 Dixle 20111421 S Union Springs 4/12/2023 0 2 1 0 \$130,000 \$130,000 0 0 ŧ0 : 2 1011 Aqua Lane 10158148; S 3 None 7/3/2023 1,133 0 0 1,133 0 \$145,000 \$127.98 \$145,000 \$127.98 11 3 497 W Main Street 10138921 5 2 2 none 4/13/2023 1,064 1,064 \$155,000 \$145.68 \$155,000 \$145.68 0 0 4 4 5 1101 Pintail Lane 10136977 S 3 2 0 Majlard Ridge 4/28/2023 1,404 1,404 16 \$179,000 \$127.49 0 \$179,900 \$128.13 1051 Fraction Bottom 20134207 S 3 2 1/30/2024 1,248 0 none 0 1,248 149 \$254,900 \$204.25 \$230,000 \$184,29 Road 6 2931 Godfrey Road 20135154 S 4 2 0 B/10/2023 2,128 2,128 ło None 3 \$249,000 \$117.01 \$249,000 \$117.01 7 1081 Pintali Lane 20136898 5 8/21/2023 1,512 2 Mailard Ridge 4 \$249,000 \$154.68 3 1,512 \$249,000 \$164.68 0 0 1081 Fraction Bottom Road 8 10165406 S З 0 None 6/16/2023 1,248 4 1,248 \$269,900 \$216.27 \$250,000 \$200,32 9 3 1260 Brown Lane 10223057 5 2 0 2/13/2024 1,482 1,482 None 0 56 \$299,000 \$201.75 \$299,000 \$201.75 1Q 1011 Mallard Court 20156384 \$ Mallard Ridge 12/1/2023 2,052 2 \$300,000 \$146.20 \$300,000 \$146.20 4 0 0 2,052 4 3011 Mallard Ridge Road z 11 10187634 S Mallard Ridge 9/25/2023 0 3 0 0 0 9 \$329,900 \$315.000 Avg 3 1 0 1206 0 1206 \$232,873 \$161.33 \$227,364 \$157.27 22 Hin 2 1 0 0 Q 0 0 \$130,000 \$117.01 \$130,000 \$117.01 Маж 4 2 0 2128 0 2128 \$329,900 \$216.27 \$315,000 \$201.75 149 Med 3 2 4 0 1248 0 1248 \$249,000 \$146.20 \$249,000 \$146.20

Residential Summary Statistics

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

Ç1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered *new* if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, retinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high-level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

02

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

04

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

05

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-contorming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of lifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These afterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete guiting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the feft of the period and the half bath count is represented to the right of the period.

Example: 3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL OATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
AmiLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sate/Firme
Conv	Conventional	Sale or Financing Concessions
CitOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GliCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfi	Landfill	
LtdSght	Limited Sight	Location View
Listing	Listing	
Mtn	Mountain View	Sale or Financing Concessions
N	Neutral	
NonArm	Non-Arms Length Sale	Location & View
BsyRd		Sale or Financing Concessions
	Busy Road	Location
o Prk	Other	Basement & Finished Rooms Below Grade
	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTm	Public Transportation	Location
ir	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
\$	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
st	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
WO	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear		
	. <u></u>			

			USPAP ADDI	ENDUM		File No.	Nan160245	7590
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er	Vanderbilt Mortgage & Finance	, Inc						
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Restrict	ed Appraisal Report	This report was pr	epared in accordance with USP.	AP Standards Rule 2-2(b).				
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	THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43:39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.
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RICHARD MARCUS KNIGHT

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THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REOUIRED EDUCATION IN A TIMELY MANNER

State of Georgia Real Estate Commission Suite 1000 - International Tower 229 Paachines Street, N.E. Alianta, GA 30303-1605

RICHARD WARCUS KNIGHT

Status 3934 Active

CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

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END OF RENEWAL 10/31/2024



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END OF RENEWAL



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KNIGHT, RICHARD MARCUS PO BOX 1197 OXFORD, GA 30054

Borrower/Client	Latrice Franklin						
Property Address	1491 Peppers Road						
City	Bostwick	County	Morgan	State	GA	Zip Code	30623
Lender	Vanderbilt Mortgage & Finance, Inc						






Sent from my iPhone

(No subject)

Michael <homesales706@gmail.com>

Thu 8/8/2024 6:53 PM

To:Janes, Josh <Josh.Janes@ClaytonHomes.com>



(No subject)

Michael <homesales706@gmail.com> Thu 8/8/2024 6:46 PM To:Janes, Josh <Josh.Janes@ClaytonHomes.com>









Sent from my iPhone





MORGAN COUNTY PLANNING AND DEVELOPMENT



150 East Washington Street, Suite 200 P.O. Box 1357 Madison, Georgia 30650 (706)342-4373 Office · (706)343-6455 Fax

Memorandum

Date: November 1, 2024 To: Morgan County Board of Commissioners From: Tara Cooner RE: October Planning Commission recommendations

The following is a summary of Planning Commission discussions and recommendations from the October 24, 2024 Planning Commission meeting.

I. Michael Conrads, on behalf of the Georgia Safari Conservation Park, is requesting conditional use approval for an event facility on approximately 436 acres located at 1761 Monticello Highway (Tax Parcels 037-014D, 038-002A & 038-003A).

This is the second time the applicant has requested event facility approval for the Safari Park; the first was in 2015. The 2015 application included a proposal for buildings to be used for events, but no information was provided about the buildings and the application was tabled until plans were submitted. The use of Clack Road as an entrance to the event area was also a concern at the time. The direction of the Safari development changed, and the application did not move forward.

The current application seeks to use tents for events until the larger park build-out. All traffic is proposed to be routed through the main Monticello Highway entrance with no event guest traffic coming through the Clack Road entrance. The areas proposed for event use are identified in the application, including an area within the City of Madison, which is not part of the approval discussion. One small portion of the circled areas is within the 500' setback from a residence, but tent location may be verified by staff when inspections take place. The applicant is also requesting that the event facility approval apply to the entire park, including the future build-out, with administrative approval for event locations and buildings. Staff confirmed that this is the method of operation and approval used by other approved event facilities in the county, albeit on a larger scale. Mike Conrads and Brandie Anderson spoke for the application. No one spoke in favor of, or in opposition to, the application. The Planning Commission agreed that administrative approval for future event locations or buildings would simplify the process and prevent the applicant from having to re-apply with every new development phase. The Planning Commission voted unanimously to recommend approval of the conditional use application for an event facility at 1761 Monticello Highway.

II. Latrice Franklin is requesting a zoning map amendment, from R1 to AR, for 2 acres located at 1491 Peppers Road (Tax Parcel 008-027A).

The applicant is seeking to rezone property so she can locate a manufactured home on the lot, a use that is prohibited in her current zoning designation of R1. The configuration of the existing parcel does not meet the requirements for AR, but the applicant is willing to rearrange property lines to give her the appropriate acreage and proximity to AR zoning to meet the regulations. Latrice Franklin and Anita Franklin spoke for the application. No one spoke in favor of, or in opposition to, the application. The Planning Commission felt the proposed rearrangement of property was an appropriate solution and voted unanimously to recommend approval for the zoning map amendment, for AR to R1 for property located at 1491 Peppers Road.



STAFF REPORT morgan county planning commission

PETITION FOR: CONDITIONAL USE - EVENT FACILITY

1761 Monticello Highway		
037D-014, 038-002ª & 038-003A		
436+ in the unincorporated county		
Mike Conrads		
J&J Safari Land, LLC & Georgia Safari Conservation Park		
Zoo Facility		
Zoo Facility and Event Facility		

Summary



Mike Conrads, on behalf of the Georgia Safari Conservation Park, is requesting conditional use approval for an event facility for the 436+ acres of the park within the unincorporated county. This request does not address the 92+ acres within the city limits of Madison. The Park is only partially constructed, consisting mainly of the Safari Park at

this time. An expanded walk-through park is to be constructed in later phases, along with additional lodging and amusement rides, per the approved Master Plan for the project. Because of the expanding nature of the Park and its approval to grow in phases, the applicant is requesting that the event facility approval ,if granted, would also allow for growth in phases without requiring reapplication for each phase, and rely on Staff approval of individual event locations to comply with setback regulations for event facilities.



The applicant's letter states they will hold open air events or utilize temporary structures, such as tents, as Phase 1 of the Park does not have suitable permanent structures for events. The above aerial with plan shows the areas proposed for events. Please note the circled area closest to the main entrance on Monticello Highway, indicated by the red arrow, is within the City of Madison and is not included in this request.

This is the second request for an event facility at this project. The applicant, under the name of the Georiga Zoo, LLC, requested event facility approval in 2015. While the Planning Commission recommended approval, various concerns were voiced prior to the Board of Commissioners meeting, prompting the applicant to request a table of the application. The applicant did not submit the requested information and the application expired. A major concern at the time was the use of the entrance on Clack Road. The applicant has stated that, with this request, use of the Clack Road entrance, indicated by the blue arrow, will continue to be for service and employees and all event guests will be routed from the main Monticello Highway entrance.



The zoning map, left, shows the subject properties as AG-Agricultural. The white area to the northeast indicates the City of Madison. The Character Area Map from the Comprehensive Plan, right, shows the majority of the property as a Regional Activity Center, indicated by the striped area. It was the intention of Staff to incude the entire zoo property in the Regional Activity Center, but the omission of one part of the zoo was accidental. Regional Activity Centers are areas where the county expects to see mixed-use growth anchored by tourism and entertainment uses (see attached).

Excerpts from Previous Meetings

From October 22, 2015 Planning Commission meeting:

I. The Georgia Zoo, LLC, is requesting Conditional Use approval to operate an Event Facility on property located at 1881 Monticello Highway (Tax Parcels 037D-014, 038-002A, 038-003A).

Mr. Jarrell presented the staff report and reviewed the types of events and locations requested by the applicant. He noted that Staff had concerns regarding events in the parking lot and preferred that events not extend into the lodging area unless all of the lodging units were booked with the event.

Bill Killmer and Mike Conrads argued against Staff's concerns regarding the lodging, stating that it should be a business decision for the zoo administrators. They also noted the noise ordinance and the dispersion of noise over distance. The Planning Commission discussed variables that affect noise transmission and if the zoo's application should differ from other event facilities. Staff confirmed that their concerns related to events in the parking lot were regarding safety. The Planning Commission dismissed those concerns by stating that Staff could inspect the event area if necessary.

Andrew O'Connell, Georgia Zoo CFO, explained the need for a pavilion in the lodging area and how it would affect fundraisers and educational activities if it were not allowed.

Ed Price spoke in opposition to the application and chastised the Planning Commission for giving the applicant everything that was requested. He stated that he had not heard any discussion regarding animals and felt the Planning Commission was not living up to its obligation.

The Planning Commission discussed the business responsibilities of the Zoo and noted that other event facilities did not have restrictions on where events could be held.

Motion: Mr. Campbell made a motion to recommend approval of the Conditional Use application to allow an Event Facility at 1881 Monticello Highway with no conditions. Second: Mr. Cardwell

Vote: 8:0 The vote to recommend approval of the Conditional Use application unanimous.

From the November 3, 2015 Board of Commissioners meeting:

7. The Georgia Zoo, LLC, is requesting Conditional Use approval to operate an Event Facility on property located at 1881 Monticello Highway (Tax Parcels 037D-014, 038-002A, 038003A.

Tara Cooner, Senior Planner, stated the applicant is seeking to table the application for conditional use approval for an event facility at 1881 Monticello Highway until such time as the following documentation may be submitted: A detailed site plan showing the location of lodging and event structures, parking locations in the lodging area, distances between structures and property lines in the lodging area, and proximity of wetlands and floodplains to structures in the lodging area; examples of the types of lodging to be constructed with approximate square footage; examples of the event structures to be constructed in the lodging area with approximate square footage; traffic study for Clack Road, and an illustration or depiction of how the proposed entrance would look from Clack Road. The County Manager requested additional documentation, such as a site plan, be provided that gives the Board of Commissioners a more complete view of the entire zoo and safari park. Mr. Killmer verbally agreed to provide documentation as requested by the County Manager.

MOTION by Comm. Warren, seconded by Comm. Harris to approve the applicant's request to table the conditional use application for an event facility at 1881 Monticello Highway until such time as the documents requested by staff have been submitted and presented. Unanimously Approved.

Criteria for Consideration

Section 21.3.1 Required Findings from Conditional Use Approval from the Morgan County Zoning Ordinance (Staff comments in blue):

- 1. The proposed use is suitable in view of the use of adjacent and nearby property and the proposed use will not affect the existing uses or usability of adjacent or nearby uses; The desire to host events has been expressed by the applicant since the original zoo facility approval meeting in 2014. Concerns voiced by neighbors centered on noise and the use of Clack Road. Since that time, noise regulations have been added to the event facility ordinance, which requires a facility to keep noise to an established level or below, as measured at the property line. The applicant stated in the application submittal that Clack Road will not be used by the public to access events.
- 2. The proposed use will not cause an excessive or burdensome use of public facilities or services, current or planned, including but not limited to transportation facilities, utilities, educational facilities or public safety; The Park has worked with GA DOT regarding their entrance on Highway 83/Monticello Highway and must follow the demands placed on them by DOT. The Park size at this time does not warrant turning or deceleration lanes.
- 3. Off street parking and loading will be adequate, ingress and egress are suitable and safe, and vehicular traffic and pedestrian movement on adjacent streets is not substantially hindered; The

Park has adequate space for parking on the property. While the Clack Road entrance may not be used for guest access, it is an all-weather access for emergency vehicles.

- 4. Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use; and The proposed areas for events are outside of the floodplain and wetland areas on the property. Land disturbance permits are not expected to be necessary for temporary structures or open air events.
- 5. The hours and manner of operation, including noise, lighting, glare, odor, site design and scale are consistent with adjacent and nearby uses, as long as the manner of operation complies with all applicable ordinances and does not constitute a nuisance to nearby and adjacent properties. The zoo facility, by nature of its approval as a tourism attraction, is inconsistent with the surrounding uses. The facility must comply with the regulations for a zoo facility, along with the conditions placed on its approval. If approved as an event facility, then the corresponding ordinance would also apply.

Staff Comments

The use of the property as an event facility has been discussed for the last 10 years, although this application marks the first time utilization of the Clack Road entrance has not been proposed. The dedicated use of the Monticello Highway entrance and the inclusion of the noise restrictions in the event facility ordinance since the 2015 application should address the main concerns associated with the 2015 application. If the Planning Commission recommends approvals of the request, Staff agrees with the applicant that a condition should be included to address the growth of the Park. Existing approval which allows the Park to proceed with phases without the need for additional conditional use approval for each phases lends itself to similar approval for events.

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August 28, 2024

Morgan County Planning & Zoning 150 E Washington St. Madison, GA 30650

Dear Members of the Morgan County Planning Commission,

I am writing to formally submit this application on behalf of GSCP, LLC, and Georgia Safari Conservation Park, LLC ("Park") located at 1761 Monticello Highway, for a conditional use permit to allow us to hold events at our Park. We believe that these events will provide significant benefits to our community by offering unique experiences that celebrate wildlife and nature, promote local tourism, bring incremental income to our local businesses and foster greater community engagement.

Proposed Events

Our proposed events include, but are not limited to, the following:

- 1. **Community Events**: We plan to organize community-oriented events such as wildlife education seminars, conservation awareness workshops, seasonal and cultural festivals, school and children's activities, group travel events, and holiday celebrations. These events are intended to bring the community together while promoting wildlife conservation and environmental stewardship.
- 2. Weddings and Other Religious/Cultural Events: Our Park offers a beautiful and unique setting for various celebrations, including wedding ceremonies, bar/bat mitzvahs, and other religious or cultural gatherings. We aim to host intimate celebrations that make full use of the Park's natural beauty, creating unforgettable experiences for guests and their families.
- 3. **Teambuilding and Corporate Events:** We also propose hosting corporate team-building events and meetings that feature guided safari tours, interactive challenges, and group activities. These events are designed to enhance teamwork and communication skills among participants in a natural and inspiring environment.

Event Logistics and Facilities

Events will be conducted in designated areas within the Park that have been specifically chosen to minimize any impact on the Park's animal population and natural habitat while providing an optimal experience for guests. Should an event location be distant from our existing restroom facilities, or if the anticipated number of participants exceeds the capacity of current restroom facilities, we will provide additional portable restrooms to ensure the comfort and convenience of all attendees.

We acknowledge the need to accommodate emergency services on-site during events with attendance exceeding 500 people and are prepared to coordinate accordingly as our Park continues to grow.

For events requiring sheltered spaces, we may utilize temporary rental tents. These tents will be installed and maintained by certified professionals to ensure safety and compliance with all applicable regulations.

All events will adhere to County noise ordinances and will be conducted in accordance with industry standards concerning the noise sensitivity and well-being of our animal population. Furthermore, all event attendees will be directed through the Park's front entrance. Access via Clack Road will continue to be restricted exclusively to service vehicles, staff, and deliveries.

Future Expansion

As the Park expands in alignment with our master plan, we seek to extend our event offerings to additional areas, such as our walk-through zoo, similar to practices common in the zoological industry (e.g., "Boo at the Zoo," "Holiday Lights," Earth Day celebrations). We, therefore, request that this conditional use application also include approval for future event locations to be added in subsequent phases. These additions will be reviewed with Staff to ensure compliance with all setback requirements.

We believe these events will enhance the offerings of the Georgia Safari Conservation Park and provide valuable opportunities for community engagement, education, and celebration. We are committed to operating events in a manner that respects the local environment, adheres to County rules and regulations, and aligns with our community values.

We respectfully request your consideration of our application for a conditional use permit to hold events at the Georgia Safari Conservation Park. We are available to provide any additional information or answer any questions you may have regarding this request.

Thank you for your time and consideration.

Sincerely,

Michael ¢. Conrads President GSCP, LLC

MORGAN COUNTY PLANNING COMMISSION



Submit to: Morgan County Planning & Development 150 E. Washington Street, Suite 200 Madison, Georgia 30650

APPLICATION FOR ZONING ACTION: CONDITIONAL USE

Applicant Information (same as owner Yes□ No□) Name: MICHAEL C. CONRADS Address: 255 N. MAIN ST. STEB MADISON, GA 30650 706 717-1540 Phone: 342-3366 Fax:

GEORGINSAFARI CONSERVATION PARK Property Information JYJ SAFARI LAND, LLC Address: 176 Monnewo Hwy MADISON, GA 30650 Tax Parcel: 038-003 Zoning Designation: AG Acreage: 436 + "COUNTY ACRE

Email:

MCONRADS @LANECONRADS. CON

In Conservation Use: Yes□ No State Waters on Property: YesX No□

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. Partial applications will not be accepted.

- 1. Written description of your request in letter format, addressed to the Morgan County Planning Commission. The description must meet the requirements of Section 21.2.2.
- 2. Recorded plat of property. A deed may not be submitted in lieu of a recorded plat.
- 3. Concept plan or site plan. See Section 21.2.2 of the Morgan County Zoning Ordinance for plan requirements. Hand drawn plans will not be accepted.
- 4. Payment of appropriate fee (please make checks payable to Morgan County).

The documents listed above are the minimum requirements. Location within a Watershed or Groundwater Recharge Area may require additional documentation. Staff may require additional information depending on the nature of the Conditional Use request. All submitted documents are public records and subject to Open Records Law.

Staff is not responsible for providing any of the information or documents necessary for this application. Deadlines for submittal will not be waived. Please see attached for a copy of Chapter 21 from the Morgan County Zoning Ordinance.

Has applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No🗙 If yes, please complete contribution affidavit.

I have received and reviewed the application procedures and all applicable criteria in Chapter 21 of the Morgan County Zoning Ordinance and associated regulations for the above requested Conditional Use. I understand that, should this request be approved, I am not exempt from needing further approvals or permits, depending on the nature of my request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature:

Date:



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H: 00678 Pr 0653 Grantor: J & J Conrads Farm, LLC Signed, sealed and delivered in the presence of us the day and year above written J & J Partners, L.P., a Georgia Limited Partnership, its Member By: Lane Conrads Corporation, a Georgia Corporation, lis: General Partner 100 official winess sota Ň (SEAL) By: By: Michael C. Conrads, President Ĺ \cap Notary Public (Affix Notary Seal) CON n 711111 Grantor: 1 & J Clack Tract, LLC Signed, scaled and delivered in the presence of us the day and year above written J & J Legacy, LLC, a Georgia Limited Liability Company, its sole member By: Lane Conrads Corporation, a Georgia Corporation, Its: Manager K (SEAL) By: By: Michael C. Conrads, President min ORA Notary Public (Affix Notary Seal) ٩٨, CO 12.

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R: 00678 Fe 0655

feet to a point; thence North 70 degrees 45 minutes 58 seconds West for a distance of 82.06 feet to a point; thence North 65 degrees 08 minutes 09 seconds West for a distance of 68.95 feet to a point; thence North 74 degrees 37 minutes 49 seconds West for a distance of 31.92 feet to a point; thence South 84 degrees 30 minutes 24 seconds West for a distance of 41.30 feet to a point; thence South 76 degrees 43 minutes 15 seconds West for a distance of 39.90 feet to a point; thence South 68 degrees 42 minutes 58 seconds West for a distance of 38.94 feet to a point; thence South 43 degrees 04 minutes 57 seconds West for a distance of 28.63 feet to a point; thence South 18 degrees 29 minutes 36 seconds West for a distance of 42.81 feet to a point; thence South 11 degrees 33 minutes 23 seconds West for a distance of 81.14 feet to a point; thence South 27 degrees 51 minutes 05 seconds West for a distance of 65.56 feet to a point; thence South 52 degrees 33 minutes 52 seconds West for a distance of 50.75 feet to a point; thence South 84 degrees 28 minutes 43 seconds West for a distance of 28.56 feet to a point; thence North 81 degrees 44 minutes 47 seconds West for a distance of 39.26 feet to a point; thence North 72 degrees 58 minutes 26 seconds West for a distance of 79.13 feet to a point; thence North 84 degrees 11 minutes 40 seconds West for a distance of 87.24 feet to a point; thence South 83 degrees 59 minutes 43 seconds West for a distance of 59.42 feet to a point; thence South 84 degrees 42 minutes 14 seconds West for a distance of 45.21 feet to a point; thence South 77 degrees 35 minutes 06 seconds West for a distance of 39.46 feet to a point; thence South 72 degrees 07 minutes 24 seconds West for a distance of 90.27 feet to a point; thence South 51 degrees 37 minutes 28 seconds West for a distance of 32.81 feet to a point; thence South 39 degrees 33 minutes 35 seconds West for a distance of 13.63 feet to a point; thence South 08 degrees 52 minutes 44 seconds West for a distance of 22.02 feet to a point; thence South 24 degrees 32 minutes 18 seconds East for a distance of 27.01 feet to a point; thence South 58 degrees 28 minutes 05 seconds East for a distance of 54.87 feet to a point; thence South 43 degrees 24 minutes 42 seconds East for a distance of 40.98 feet to a

point; thence departing said creek, proceed the following: thence South 55 degrees 58 minutes 17 seconds West for a distance of 38.55 feet to a 5/8" rebar found; thence South 55 degrees 58 minutes 17 seconds West for a distance of 799.14 feet to a 1/2" rebar found at a rock, being the Land Lot Corner common to Land Lots 34, 67, 293 and 311; thence running along the common Land Lot Line of Land Lots 34 and 67, North 45 degrees 12 minutes 25 seconds West for a distance of 1461,81 feet to a 3/4" solid found; thence departing said Land Lot Line, proceed the following: thence North 45 degrees 00 minutes 24 seconds East for a distance of 2088.82 feet to a 5"x10" rock found; thence North 53 degrees 08 minutes 57 seconds West for a distance of 73.92 feet to a 1/2" rebar found; thence North 53 degrees 08 minutes 57 seconds West for a distance of 1185.15 feet to a 1" flat iron found; thence North 53 degrees 08 minutes 57 seconds West for a distance of 1.46 feet to a point on the southemmost variable right of way of Clack Road; thence proceed along the southernmost variable right of way of Clack Road, the following: thence North 57 degrees 22 minutes 47 seconds East for a distance of 63.94 feet to a broken concrete marker found; thence with a curve turning to the right with an arc length of 927.51 feet, a radius of 1910.65 fee, a chord bearing of North 71 degrees 40 minutes 16 seconds East and a chord length of 918.43 feet, to a concrete marker found; thence North 85 degrees 56 minutes 38 seconds East for a

Be 00678 Pr 0657

34.46 feet to a point; thence South 47 degrees 13 minutes 11 seconds East for a distance of 886.78 feet to a point; thence South 72 degrees 14 minutes 44 seconds East for a distance of 775.07 feet to a 1/2" rebar set on the on the Northwestern most 60' right of way of Georgia Highway No.83 (A/K/A Monticello Highway) and THE TRUE **POINT OF BEGINNING**.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 526.306 Acres more or less.

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ND TITLE SURVEY	THE PURPOSE OF THIS PLAT IS AN ALTA/NSPS LAND TITLE SURVEY ON FOUR EXISTING TRACTS KNOWN AS THE	A	
ITICELLO HWY AND CLACK ROAD ADISON, GA. 30650	FOLLOWING:		
AND TITLE CERTIFICATION: A CREDIT UNION and FIRST AMERICAN TITLE	TAX MAP PARCELS 037D-014, MORGAN COUNTY, GEORGIA, CONTAINING 321.277 ACRES. THE SOURCE OF TITLE DESCRIPTION IS PER DB 678, PG 652, AFORE SAID COUNTY. THE CURRENT OWNED AS PED THE INDICATED	В	
sors and assigns: THE CURRENT ZONING CLASSIFICATION IS AG, AGRICULTURAL DISTRICT. D21 Minimum Standard Detail Requirements for SOURCE OF ZONING INFORMATION:	OWNER AS PER THE INDICATED TAX RECORDS IS J&J SAFARI LAND, LLC. THE PROPERTY ADDRESS IS 1851 MONTICELLO HIGHWAY, MADISON, GEORGIA		
ACRECTIONAL DISTRICT.	30650.		georgia civil CIVIL ENGINEERING
A. MINIMUM ACRES:	TRACT NO.2: TAX MAP PARCELS 038-003 A, MORGAN COUNTY, GEORGIA, CONTAINING 24.732 ACRES. THE SOURCE OF TITLE DESCRIPTION IS PER DB 325, PG 155 & DB 678, PG 652 AFORE SAID COUNTY. THE CURRENT OWNER AS PER THE INDICATED TAX RECORDS IS J&J CONRADS FARM LLC. THE PROPERTY ADDRESS IS CLACK	С	LANDSCAPE ARCHITECTURE LAND SURVEYING
GEORGA D. MINIMUM SIDE YARD SETBACK:	PG 652 AFORE SAID COUNTY. THE CURRENT OWNER AS PER THE INDICATED TAX RECORDS IS J&J CONRADS FARM LLC. THE		311 North Main Street, Unit C, Suite 101 P.O. Box 896 Madison, GA 30650
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TRACT NO.4 (CITY OF MADISON): THE CURRENT ZONING CLASSIFICATION IS AR,	A PORTION OF TAX MAP PARCELS 038-002-A, MORGAN COUNTY, GEORGIA, CONTAINING 87.887 ACRES, THE SOURCE OF TITLE	-	ORG
AGRICULTURAL/SINGLE-FAMILY RESIDENTIAL DISTRICT. SOURCE OF ZONING INFORMATION:	A PORTION OF TAX MAP PARCELS 038-002-A, MORGAN COUNTY, GEORGIA, CONTAINING 87.887 ACRES. THE SOURCE OF TITLE DESCRIPTION IS PER DB 473, PG 394 & DB 678, PG 652 AFORE SAID COUNTY. THE CURRENT OWNER AS PER THE INDICATED TAX RECORDS IS J&J CLACK TRACT LLC. THE PROPERTY ADDRESS IS CLACK ROAD, MADISON, GEORGIA 30650.	E	GROFESSION T
VARIABLE R/W WAY NO.83 DELLO HWY) CATED R/W DE W, PG 658		-	Stran Stran
B DISTANCE DB 59, PG 467 A. MINIMUM LOT AREA:	TRACT NO.4: A PORTION OF TAX MAP PARCELS 037D-014-Z, MORGAN COUNTY, GEORGIA, CONTAINING 92.410 ACRES. THE SOURCE OF TITLE	F	SURVEYED BY:
3* 38:76' 5* W 38:76' 2* W 42:88' DB 492, PG 372 DB 47:W 42:88' 4* W 42:54' PB 3, PG 108 7* W 23:30' PB 3, PG 108 PB 3, PG 108 F MINIMUM SIDE YARD SETBACK: 15 FEET. 5* W 3:0' PB 4, PG 76-79 G MINIMUM EAR YARD SETBACK: 30 FEET. 3* 116,75'	DESCRIPTION IS PER DB 325, PG 155 & DB 678, PG 652 AFORE SAID COUNTY, THE CURRENT OWNER	-	G. BRIAN SLATE, RLS#2629 C: 706-201-0996 bslate@georgiacivil.com
3' W 116.75' 3' W 224.04' PB 9, PG 159 3' W 186.48' 3' W 86.38' 3' W 453.29'	AS PER THE INDICATED TAX RECORDS IS J&J SAFARI LAND, LLC. THE PROPERTY ADDRESS IS 1851A MONTICELLO HIGHWAY, MADISON, GEORGIA 30650.	G	"THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
7' E 15.00' 3' W 305.50' FIRST AMERICAN TITLE		1	GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
COMMITMENT FOR COMMITMENT N COMMITMENT DATE: API	TITLE INSURANCE O. 2-41616(A)(M)	н	ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, AS AMENDED BY HB1004 (2016)".
the second se	B, PART II <u>btions</u> other matter that appears for the first time in the sed between the Commitment Date and the date on		CERTIFICATE OF AUTHORIZATION LSF001055 Project Information
which all of the Schedule B, Part I Requirements a 2. Standard Exceptions:	re met.	r.	₽
(a) Rights or claims of the parties in possession (NO EVIDENCE W (b) Easements, or claims of easements, not single (NO EVIDENCE W (b) Easements or claims of easements, not single (NO EVIDENCE W	(AS OBSERVED). hown by the public records.	Ľ	N LAI
(c) Encroachments, overlaps, boundary line d disclosed by an accurate survey or inspec (NO EVIDENCE W	isputes, or other matters which would be tion of the premises.	F.	AND IN ICT RGIA
(d) Any lien, or right to a lien, for services, lab furnished, imposed by law and not shown lie (e) Taxes or special assessments which are not	or, or material heretofore or hereafter by the public records.	J	N PANY STRICT AND STRICT GEORGIA GEORGIA
records. 3. Special Exceptions: (a) All taxes for the year 2022 which are liens,		F	
(b) Any and all unpaid water bills associated v NOTE: The above item may be removed of	with subject property.	К	or: REDIT UNI NNCE CON LAND DIS ^T Sth LAND DIS ^T Sth LAND DIS ^T MADISON SAN COUN
	nount of acreage contained in the property described	-	
(e) Rights of tenants in possession under unre	ecorded leases. ity, defect, lien, encumbrance, adverse claim, or inaccessibility of the Records of Morgan County, o search the Public Records after April 25, 2022, (ii) ure Debt in the Public Records, or (iii) any claim	L	EVADA C EVADA C E INSUR OF THE 1 IMITS OF CT, MOR
(a) Right of Way Deed from W. A. Prior to Mor	roan County, Georgia, dated June 19, 1954, filed for	-	
Morgan County, Georgia. (DOES NOT AFFECT SUBJEC	Corded in Deed Book 47, Page 302, Records of T PROPERTY - AS SHOWN). T OF WAY OF BROWNWOOD ROAD).	М	SPS LAND TI EATER N CAN TITI & 68 OF & 68 OF & 68 OF 23 & 324 1E CITY I 1E CITY I 1. DISTR
(h) Right of Way Easement from W. A. Prior to dated March 23, 1956, recorded May 15, 19 Records.	o American Telephone and Telegraph Company, 956, recorded in Deed Book 51, Page 55, aforesaid		5. N T 3. 3.
(DOES NOT AFFECT S	jan County, dated October 7, 1960, recorded April 562, aforesaid Records. UBJECT PROPERTY).	N	o, LLC, G ST AME ST AME D LOTS 312, 313, WITHIN WITHIN
(i) Right of Way Deed from William Pryor to Murrecorded October 16, 1963, recorded in Deeplat is not attached to the above document. (DOES NOT AFFECT SUBJEC	organ County, Georgia, dated May 11, 1962, ed Book 59, Page 467, aforesaid Records. NOTE: A	L	
(AREA WITHIN CURRENT RIGH (AREA WITHIN CURRENT RIGH (k) Right of Way Deed from William Pryor to M recorded October 16, 1963, recorded in De	IT OF WAY OF CLACK ROAD). lorgan County, Georgia, dated August 30, 1963, ed Book 59, Page 468, aforesaid Records, NOTE: A	0	NND ON S 33 S 34 C B
15'8.8.1 Priddare BPE	T PROPERTY - AS SHOWN). IT OF WAY OF CLACK ROAD).	L	CES LO1 ATEI
EX. 0 RBS/7	Morgan County, Georgia, dated August 2, 1963, ed Book 59, Page 469, aforesaid Records; as rom Z. W. Fitzpatrick to Morgan County, Georgia, at 11: a.m., recorded in Deed Book 63, Page 196,	Р	399 A 10C
(DOES NOT AFFECT SUBJEC (AREA WITHIN CURRENT RIGH	T PROPERTY - AS SHOWN). IT OF WAY OF CLACK ROAD).	L	525.
aforesaid Records.	D American Telephone and Telegraph Company, her 8, 1965, recorded in Deed Book 64, Page 233, ERTY - UNABLE TO PLOT).	Q	CREW CHIEF: JC
1-STORY + The BRICK + The BRIC	Indian Creek Holdings, Inc., a Georgia corporation and Sisters of Love, a/k/a Indian Creek Baptist cord August 29,1977 at 12:45 p.m., recorded in Deed		SURVEYED: 7/17/2014-06/07/2022 PROJECT #: ZOO
(o) Right of Way Easement from J & J Partner Corporation, a Georgia corporation, dated I a.m., recorded in Deed Book 324, Page 87.	s and The Central Georgia Electric Membership May 8, 2003, filed for record June 25, 2003 at 9:00 5, aforesaid Records.		DRAWING DATE: 06/24/2022 DRAWN BY: GBS
(AFFECTS SUBJECT PRO (p) Right-of-Way Deed from J & J Conrads Far January 15, 2016, filed for record March 18, Page 1093, aforesaid Records.		R	CHECKED BY: GBS REVISIONS
(DOES NOT AFFECT SUBJEC (AREA WITHIN CURRENT RIGHT (q) All those matters as disclosed by that certa			DATE: DESCRIPTION: 07/10/2021 ADD PARCEL
(AFFECTS TRACT I (r) All those matters as disclosed by that certai Records.		S	08/24/2021 RV. FOR RECORDING 06/23/2022 ALTA/NSPS 07/01/2022 REV. ALTA/NSPS
(AFFECTS TRACT NO.1 & T (OLD COUNTY ROAD - / (s) All those matters as disclosed by that certa		-	SCALE: 1"=450' © Copyright 2022 georgia civil, inc.
(AFFECTS TRACT NO.1 & T (t) All those matters as disclosed by that certa	Records. RACT NO.4 - BLANKET). in plat recorded in Plat Book 12, Page134, aforesaid	Т	This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.
(AFFECTS TRACT I (u) All those matters as disclosed by that certa	Records. NO.2 - BLANKET). ain plat recorded in Plat Book 40, Page 19, aforesaid Records.	-	Sheet Title
(AFFECTS TRACT N (v) Survey as attached to that contain Warranty		U	ALTA/NSPS
August 20, 2021 at 4:49 p.m., recorded in D (AFFECTS SUBJECT PR (w) All matters as disclosed by that certain sun	eed Book 678, Page 652, atoresaid Records. OPERTY - BLANKET). /ev entitled "ALTA/ACSM Land Title Boundary	-	LAND TITLE SURVEY
Survey To The Georgia Zoo, LLC, J&J Cor Stewart Title Guaranty Company", prepare certification of G. Brian Slate, Georgia Reg 2014, being designated as Project No. ZOC	rads Farm, LLC J&J Clack Tract, LLC, and to d by Georgia Civil, Inc., bearing the seal and istered Land Surveyor No. 2629, dated August 4,).	۷	
Credit Union, dated May , 2022, filed for	eorgia limited liability company to Greater Nevada	-	Sheet Number
in Deed Book, Page, aforesaid	Al Bring SIZ	w	A-2/2
25 26 27 28 29 30	PROFESSIONAL LAND SURVEYOR, RLS#2629	-	- 166 -





MORGAN COUNTY AGENDA REQUEST

Department:	Planning & Zoning	Presenter(s):	Chuck Jarrell
Meeting Date: mm/dd/yyyy	11/5/2024	Type of Request:	New Business
Wording for the Agenda:			
Walton Global reque	st a five (5) extension to the M	Madison Lakes Development A	Agreement as originally executed
on November 2, 1999	9.		
Background/History/Detail	S:		
Madison Lakes Development was County Board of Commissioners.	approved November 2, 1999 under a Concept Pla	an and Development Agreement mutually agreed u	pon by the Developer, Paul Donnelly, and the Morgan
April 26, 2011, Clayton Street LLC November 2, 1999.	C assumed the assignment for the Madison Lakes	Development Project, which included the Concept	t Plan and Development Agreement, as approved on
January 19, 2016, Walton Georgia November 2, 1999.	LLC assumed the assignment for the Madison La	akes Development Project, which included the Con	acept Plan and Development Agreement, as approved on
October 1, 2019, Walton Georgia I Morgan County Board of Commiss		n and Development Agreement to be extended unt	il November 2, 2024, which was approved by the
Walton Georgia LLC has requested the agreement until November 6, 2		ept Plan and Development Agreement, as approve	d on November 2, 1999. The extension would extend
What action are you seeking	ng from the Board of Commissioner	s?	
Consideration for app	proval of the five (5) year ext	ension of the Madison Lakes I	Development Agreement as
	2, 1999 to extend the agreem		
L If this item requires funding	a, please describe:	11	
Has this request been con	sidered within the past two years?	No If so, whe	in?
Is Audio-Visual Equipmen	t Required for this Request?*	No Backup P	Provided with Request? Yes
All audio-visual material	must be submitted to the County	Clerk's Office no later than 48 hou	urs prior to the meeting. It is also
		udio-visual material is submitted a	
Approved by Finance	Not Applicable		
Approved by Purchasing	Not Applicable		
Manager's Approval	No		
Staff Notes:			
			- 168



One Bulldog Drive Monroe, GA 30655 p. 678.635.3800 f. 678.635.3805 *www.gwa.com*

October 10, 2024

To Whom it May Concern:

George Walton Academy, Inc owns two parcels of land at the entrance to Madison Lakes Subdivision in Madison, Georgia. The parcel numbers are 046C 001D and 046C 001A. Currently, our property is listed with Shane Seabolt and NBC Realty. If you need to contact him, his number is 706-342-6278.

It has come to our attention that the current development agreement for Madison Lakes is set to expire in early November 2024. We are writing in support of extending the current development agreement, as it concerns our property.

Please do not hesitate to contact me or GWA Board Chairman Roy Roberts Jr. if you have any questions.

Sincerely,

John D. Marshall Head of School

cc: Roy Roberts, Jr.

Membe

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Georgia High School Association Georgia Independent School Association Southern Association of Independent Schools Georgia Accrediting Commission, Inc

AdvancEd (Southern Associations of Colleges and Southern Association of Independent Schools

DEVELOPMENT AGREEMENT

BETWEEN

MORGAN COUNTY, GEORGIA

AND

MADISON LAKES, LLC

Executed

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November 2, 1999

DEVELOPMENT AGREEMENT BY AND BETWEEN MORGAN COUNTY, GEORGIA AND MADISON LAKES, LLC

EXHIBIT "A"

41-142-14

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DEFINITIONS

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DEVELOPMENT AGREEMENT

BY AND BETWEEN

MORGAN COUNTY, GEORGIA AND

MADISON LAKES, LLC

This Development Agreement (hereinafter the "Agreement") is made and entered into this ______ day of _______ 1999, by and between the County of Morgan, a political subdivision of the State of Georgia (hereinafter the "County") and Madison Lakes, LLC, a Georgia limited liability company (hereinafter the "Developer").

WITNESSETH:

WHEREAS, the Developer is the owner of the Madison Lakes Property, hereinafter defined, which is zoned as a Planned Unit Development under the Zoning Ordinance of Morgan County, Georgia (the "Ordinance"); and

WHEREAS, the County and Developer recognize that development of the Project hereinafter defined will create significant opportunities for economic growth in the County and the region; and

WHEREAS, the Project will provide new Residential, Golf, Commercial, Hotel, Retail, Dining and Entertainment Uses in the County, which will provide new revenues to the County intended to offset some of the incremental County costs associated with such uses; and

WHEREAS, the County desires some assurances that the Project will be built-out at such a rate and in such a manner so that the County infrastructure will not be negatively impacted; and

WHEREAS, Developer, in consideration of the benefits and opportunities provided to Developer by the Permitted Uses hereinafter defined and the cooperation and assistance of the County in connection therewith, will provide assurances to the County that the public infrastructure, amenities and design features of the Project are implemented in a timely manner as set forth in this Agreement; and

WHEREAS, in order to provide certainty and render development of the Project more feasible in light of the large capital investment and time necessary to coordinate and implement the Project, Developer requires assurance from the County that the governmental entitlements to use contained herein, to the extent specified herein, not be amended or supplemented with fees, burdens and exactions not otherwise permitted by this Agreement and to the extent such are within the authority of the County to impose; and

WHEREAS, for the foregoing reasons, the Parties desire to enter into this Agreement.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I

DEFINITIONS

- 1.1 <u>Definitions</u>. All capitalized terms referenced or used in this Agreement and not specifically defined herein shall have the meaning set forth in the alphabetical listing on **Exhibit "A"** which is attached hereto and incorporated herein by reference.
- 1.2 <u>Construction</u>. Whenever the context requires, the gender of all words used in this Agreement includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Agreement, and all references to Exhibits are to Exhibits attached hereto, each of which is incorporated herein by reference and made a part hereof for all purposes. The captions used herein are intended for convenience of reference only, shall not constitute any part of the Agreement and shall not modify or affect

in any manner the meaning or interpretation of any of the provisions of the Agreement. Every covenant, term and provision of this Agreement shall be construed simply according to its fair meaning and not strictly for or against any party.

ARTICLE II

PROPERTY, PURPOSE AND INTENT

2.1 <u>Property Description</u>. The property which is the subject of this Development Agreement is the Madison Lakes Property which is more particularly described on Exhibit "B" attached hereto and incorporated herein by reference. Developer shall have the right to annex additional property (which is immediately adjacent to the Madison Lakes Property and shown on the Overall Site Plan and more particularly designated on the following tax maps of Morgan County: Map 46-20; Map 46-36 and 36A; Map 46-38A; Map 46-38B; Map 47-11; Map 47-11B; Map 54-65; and Map 55-1) into the existing Madison Lakes Property and subject such property to the terms of this Agreement, provided that Developer shall (i) provide to the County notice of the purchase or Lease or joint venture of such additional property by Developer or an Affiliate of Developer, (ii) provide to the County evidence of Developer's or an Affiliate's ownership, Lease or other interest in such additional property; and (iii) record in the Official Records of the County of Morgan a Declaration of Annexation which provides that the additional property, which is described in such Declaration, is now subject to the Agreement, effective upon compliance with the requirements of this Section 2.1. Nothing contained in this Development Agreement shall allow any property within the unincorporated areas of Morgan County, Georgia to be rezoned to any zoning district including but not limited to PUD without complying with all legal requirements including but not limited to public hearings.

- 2.2 <u>County Objectives</u>. The County desires that the Madison Lakes Property be developed as provided for in the Existing Approvals to: (i) create additional retail sales and transient occupancy tax base for the County in accordance with all applicable government laws, regulations and ordinances in effect at the time of the Agreement, subject to changes required by all federal and state mandated laws, regulations, and ordinances; (ii) provide additional quality Residential, Golf, Commercial, Retail, Hotel, Dining and Entertainment Uses that will expand on existing and planned tourist attractions and will cause Morgan County visitors to extend the length of stays in Morgan County; (iii) provide a fully integrated and coordinated development based on comprehensive planning principles; (iv) assure that the density of the Project shall not increase; (v) minimize County expenditures; and (iv) assure that the Project will be developed as described in the Existing Approvals and all applicable government laws, regulations and ordinances.
- 2.3 <u>Developer Objectives</u>. This Agreement is necessary to assure Developer that the Project will not be (i) reduced in density, intensity, or use; and (ii) subjected to new rules, regulations, ordinances or official policies or delays which are not permitted by this Agreement.
- 2.4 <u>Representation of Fee or Equitable Ownership</u>. Developer represents that it owns, directly or through its Affiliates, the fee, equitable interest in the Madison Lakes Property listed in
 Exhibit "B" attached hereto, and that the parties executing this Agreement on behalf of

Developer have been authorized to do so.

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ARTICLE III

AGREEMENT AND ASSURANCES

- 3.1 <u>Agreement and Assurances on the Part of Developer</u>. In consideration for the County entering into this Agreement, and as an inducement for the County to obligate itself to carry out the covenants and conditions set forth in this Agreement, and in order to effectuate the purposes and intentions set forth in Article II of this Agreement, Developer hereby agrees as follows:
 - 3.1.1 <u>Construction of Project</u>. Developer agrees to complete construction of the Project in accordance with the terms and conditions of this Agreement and the Overall Site Plan attached hereto and incorporated herein by reference as **Exhibit "C"**.
 - 3.1.2 <u>Design of Project</u>. The design of the Project will be consistent with this Agreement and the Overall Site Plan.
 - 3.1.3 <u>Mitigation Measures</u>. In order to mitigate the impacts of the development on the County, Developer hereby agrees to take the measures outlined on Exhibit "D" attached hereto and incorporated herein by reference.
- 3.2 <u>Agreement and Assurances on the Part of the County</u>. In consideration for Developer entering into this Agreement, and as an inducement for Developer to obligate itself to carry out the covenants and conditions set forth in this Agreement, the County hereby agrees during the Term as follows:
 - 3.2.1 <u>Entitlement to Development</u>. Developer has a vested right to develop the Project as a Planned Unit Development in accordance with this Agreement and the Overall Site Plan, the County's current Zoning Ordinances and

Subdivision Regulations, and all applicable government laws, rules and regulations.

3.2.2 <u>Permitted Uses</u>. Developer shall be permitted all of the uses described within section 7.10 of the Amended Morgan County Zoning Ordinance and as shown on the Overall Site Plan including a hotel and movie theatre as presented to the Planning Commission on October 28, 1999 and the Commissioners on November 2, 1999. Subsection 7.10 (24), however, shall allow recreational areas closer than 250 feet of residential areas if they are shown on the Overall Site Plan or subsequent preliminary plat maps. All Conditional Uses will be governed by the County's zoning ordinance.

3.2.3 Existing Approvals:

- a. Residential Density: The Project shall be entitled to no more than 1,471 residential units, including cottages and residential units in the retirement village.
- b. Density of Housing Types: Up to 294 residential units in the Project may be multi-family and two family units. Developer acknowledges that "unit" for purposes of this Development Agreement means a dwelling unit that houses one family. For example, if a multi-family unit could house four families, then said multiple-family unit would be considered to be four units for purposes of determining density.

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- c. Open Space: No less than thirty-three percent (33%) of the Project, including lakes, golf courses and other designated open space areas, shall be designated as open space.
- d. Building Coverage: Building coverage shall not exceed 30% of the total ground area of the Project.
- e. Building Height: Building Height of structures in the Project shall not exceed thirty-five (35) feet unless the County determines that adequate and appropriate fire protection devices and services are available to the structure.
- f. Density of retail and service uses: No more than ten percent (10%) of the floor space of the total space allowed in the PUD as described in section (d) above, shall be used for retail or service establishments.
- g. Street standards: All streets located within the Project shall be built in accordance with the Overall Site Plan and in accordance with applicable County laws, regulations, and ordinances.
- h. Sanitary Sewer: Sewage treatment shall be in conformance with the Overall Site Plan and must be permitted if in accordance with all State and local regulations.
- i. No less than fifteen percent (15%) of the occupancy of the Project shall be reserved for the exclusive use of individuals age 55 or greater.
- 3.2.4 <u>Subdivision Submission and Approval Procedure.</u> All individual subdivision approvals including preliminary and final plat approvals with

۰ . the Project shall be administrative approvals by the building inspector, road superintendent, sanitarian, and chairman of the Board of Commissioners of Morgan County in accordance with all applicable laws, ordinances, and regulations of Morgan County including but not limited to the County Subdivision Regulations. The County Building Inspector shall be the point of contact for Developer in applying for and receiving all such approvals and permits.

- 3.2.5 <u>Privatization of the Project</u>. The Project shall be allowed private roads and utilities and the County will permit the Project to be a gated community.
- 3.2.6 <u>Public Services</u>. The County agrees to provide the Project with all standard public services currently available to all residents of the County, except that the County shall have no responsibility for the maintenance of roads within the Project.
- 3.2.7 <u>Modification of the Project</u>. The Overall Site Plan is a conceptual plan in nature and some of the subdivisions and exact locations of the improvements, amenities, and commercial uses, may change from time to time. Additions and deletions shall be allowed so long as such changes stay within the current Zoning Ordinance, Subdivision Regulations, the Overall Site Plan and all applicable government laws, regulations, and ordinances (the "Permitted Changes"). The Developer must obtain the administrative approval for any such Permitted Changes from the County Building Inspector which approval shall not be unreasonably withheld.

All other changes ("Substantive Changes") cannot occur unless Developer has submitted a written proposal to the Planning Commission for a Conditional Use Permit, variance, or amendment to the Zoning Ordinance. The Planning Commission shall consider Developer's submission and shall forward such submission to the Board of Commissioners for consideration. The Parties shall monitor the build out of the Project and in no event shall the uses and densities of development exceed those outlined above (unless additional land is annexed into the Project as set forth in section 2.1 herein).

- 3.2.8 <u>Changes in Applicable Rules</u>.
 - 3.2.8.1 Non-Application of Changes in Ordinance. Any change in, or addition to, the Ordinance, any other building regulation adopted or becoming effective after the Effective Date, including, without limitation, any such change by means or ordinance, County initiative, referendum, resolution, motion, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the Board of Commissioners, Planning Commission, or County Agency, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project and which would conflict with the Ordinance or this Agreement, shall not be applied to the Project unless otherwise expressly allowed by this Agreement. County acknowledges that subject to this Development Agreement, Developer shall have
received all zoning and Development Application approvals from County necessary to receive building permits in accordance with the Overall Site Plan and that no further zoning or Development Application submission shall be required. The County shall not require Developer to obtain any approvals or permits for the development of the Project other than those permits which are required by the Zoning Ordinance, Subdivision Regulations and state and federal laws, rules and regulations. The County agrees that with respect to the Project it is bound to permit development of the Project in accordance with this Development Agreement (including but not limited to the uses, intensity and density as provided in the Overall Site Plan) and the current Zoning Ordinance, Subdivision Regulations, and federal and state laws, rules and regulations. Moreover, subject to this Agreement, the Zoning Ordinance, Subdivision Regulations, and federal and state laws, rules, and regulations, the County hereby agrees that it will not unreasonably withhold any discretionary action which must be issued by the County in order for the Project to proceed, provided that Developer reasonably and satisfactorily complies with all County-wide standard procedures and policies of the County, for processing any such discretionary action and pays any applicable processing fees and charges. ÷

3.2.8.2 <u>Conflicts with Agreement</u>. All applicable county laws ordinances, and regulations which (as determined by the County), are adopted due to requirements of the federal and/or state government and/or agencies, and all state and federal laws, rules and regulations shall supersede this Development Agreement. Subject to the foregoing, all applicable county laws, ordinances and regulations govern the Project, but in the event of a conflict between the same and this Development Agreement, the terms of this Development Agreement shall govern.

ARTICLE IV

GENERAL PROVISIONS

- 4.1 <u>Effective Date</u>. This Agreement shall become effective on the Effective Date.
- 4.2 <u>Term</u>. The Term of this Agreement shall commence on the date this Agreement is executed and shall extend for a period of fifteen (15) years after the Effective Date. The Agreement is terminable by mutual written agreement of the Parties.
- 4.3 <u>Time Line Exhibit</u>. Attached hereto as Exhibit "G" is a chronological listing of all date oriented deadlines set forth in this Agreement and any and all attachments thereto for the benefit of the parties. If any deadlines set forth onExhibit "G" conflict with this Agreement, this Agreement shall govern.
- 4.4 <u>Force Majeure: Extension of Time of Performance</u>. In addition to specific provisions of this Agreement, whenever a period of time is designated within which either Party hereto is required to do or complete any act, matter or thing, the time for doing or completion thereof shall be extended by a period of time equal to the number of days which such

Party is prevented from, or is unreasonably interfered with the doing or completion of such act, matter or thing because of causes beyond the reasonable control of the Party to be excused including: war; insurrection; strikes; walk-outs; riots; floods; earthquakes; fires; unavoidable casualties; acts of God; third party litigation and administrative proceedings which are brought against the Project by a third party (not including any administrative proceedings contemplated by this Agreement in the normal course of affairs); any approval required by the County (not including any period of time normally expected for the processing of such approvals in the ordinary course of affairs); restrictions imposed or mandated by other governmental entities; enactment of conflicting state or federal laws or regulations judicial decisions; or similar bases for excused performance which is not within the reasonable control of the party to be excused. This Section shall not be applicable to, and the required time of performance shall not be extended by, any proceedings with respect to bankruptcy or receivership initiated by or on behalf of Developer or, if not dismissed within ninety (90) days, by any third parties against Developer. If written notice of such delay is given to either Party within thirty (30) days of commencement of such delay, an extension of time for such cause will be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon; provided, however, in the event no such notice is given, such claim or delay from that cause shall be deemed waived and no extension shall be granted on that basis.

4.5 <u>Governing Law: Severability</u>. This Agreement is governed by and shall be construed in accordance with the laws of the State of Georgia, excluding any conflict of laws rule or

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principle that might refer the governance or the construction of this Agreement to the law of another jurisdiction.

- 4.6 <u>Amendment or Modification</u>. Subject to the express limitations contained in other Sections of this Agreement, this Agreement may be amended or modified from time to time only by a written instrument adopted by the Parties.
- Assignment. The Parties acknowledge and agree that one of the principal inducements to 4.7 the County in entering into this Agreement is the assurance that the Project will be developed in accordance with the quality standards set forth in the Agreement and the Overall Site Plan. In furtherance of these objectives, the Parties agree that Developer shall not be entitled to transfer any of the Madison Lakes Property together with its rights or obligations hereunder without the written consent of the County, which consent shall not be unreasonably withheld, conditioned or delayed. The County shall consent to such transfer if the assignment is (i) proposed to be made to an entity, alone or in combination with contractually related entities, having at least the net worth of the Developer and a demonstrated track record having developed and operated first-class commercial facilities of a similar nature to the Project use, or those Project uses, to which such proposed assignment pertains; and (ii) the County receives written evidence that such assignment is being undertaken in accordance with this Section. Prior to the County granting its consent to said assignment, the assignee will be required to execute a written document agreeing to be bound by the terms of this Agreement. Notwithstanding the foregoing, Developer shall have the right to lease space for Permissible Uses to Retail, Residential, Golf, Dining, Commercial and Entertainment Use tenants, and assign, lease, transfer, convey or hypothecate all or any partial interest in all or any portion any Affiliate of

Developer without the consent of the County. Any such assignment, lease, transfer, conveyance, or hypothecation may include all of Developer's rights, duties and obligations under this Agreement. Notwithstanding the foregoing, no assignment shall be effective regardless of whether or not the County's consent is otherwise required, unless and until the proposed assignee accepts and agrees in writing to assume and be bound by the obligations set forth in this Agreement and all applicable government laws, regulations and ordinances which apply to the Madison Lakes Property, the Project, or interest therein being assigned.

- 4.8 Mortgage Rights. The Parties hereto agree that this Agreement shall not prevent or limit Developer, in any manner, at Developer's sole and absolute discretion, from encumbering the Madison Lakes Property or any portion thereof or any improvements thereon with any security interest. Developer is hereby given the express right, in addition to any other rights herein granted, to grant a security interest in this Agreement or any part or parts hereof, under one or more Deeds to Secure Debt and to assign this Agreement as collateral security for any such Deed to Secure Debt. The County shall, upon request, execute, acknowledge and deliver to each secured party, an agreement prepared at the sole cost and expense of the Developer, in form satisfactory to each secured party, between County, Developer, and each secured party, agreeing to all of the provisions hereof.
- 4.9 <u>Covenants</u>. The provisions of this Agreement shall constitute covenants which run with the land comprising the Madison Lakes Property for the benefit thereof and as a burden thereon, and, subject to the restrictions on transfer as set forth in this Article, the burdens

and benefits hereof shall bind and inure to the benefit of all assignees, transferees and successors to the Parties.

- 4.10 <u>Implementation</u>. Upon satisfactory completion by Developer of all required applications, the County and Developer shall commence and diligently process all required steps necessary for the implementation of this Agreement and development of the Project in accordance with the terms of this Agreement. Developer shall, in a timely manner, provide the County with all documents, plans and other information necessary for the County to carry out its processing obligations hereunder.
- 4.11 <u>Relationship of the Parties</u>. It is understood and agreed by the Parties that the contractual relationship created between the Parties hereunder is that Developer is an independent party and not an agent of the County. Further, the County and Developer hereby renounce the existence of any form of joint venture or partnership between them and agree that nothing herein or in any document executed in connection herewith shall be construed as making the County and Developer joint venturers or partners.
- 4.12 <u>Cooperation in the Event of Third Party Litigation</u>. In the event legal action is instituted by a third party, including any other governmental entity or official challenging the validity or enforceability of any provision of this Agreement, or any other action by either Party in performing hereunder, the Parties hereby agree to affirmatively cooperate in defending said action; provided, however, that Developer agrees to and shall defend, indemnify, save and hold the County harmless from and all claims, costs and liability, including without limitation, court costs and attorneys' fees awarded to any party, to the extent they result from any Litigation. As the indemnifying Party, Developer shall at all times retain final authority and control over all documents to be filed in such Litigation

and notwithstanding the provisions of this Section, the County shall be deemed to have waived its rights to be indemnified hereunder if the County settles any litigation in whole or in part, or files any documents in such Litigation without Developer's prior written approval, which approval shall not be unreasonable withheld.

4.13 <u>Notices</u>. Except as may otherwise be expressly provided in this Agreement, all Notices shall be in writing and shall be sent by certified mail, return receipt requested, facsimile, courier, or overnight delivery service addressed to the parties at the address set out below or to such other address which any party shall have given to the other party for such purpose. Notices may be made by facsimile transmission, with originals being send by overnight delivery service. Any Notices shall be deemed to be given on the Effective Date of such Notice. Signatures shall be deemed sufficient if transmitted on a facsimile.

If to County:

Mark Craig, County Manager 355 Hancock Street Madison, Georgia 30650 If to Developer:

Paul N. Donnelly Madison Lakes, LLC 6 Upper Newport Plaza Newport Beach, California 92669

Copy to:

Copy to:

Allan Roffman	Robert T. Prior
Lambert & Roffman, LLC	Prior & Associates, LLC
126 East Washington Street	286 Hancock Street, Suite 100
Madison, Georgia 30650	Madison, Georgia 30650

4.14 <u>Developer Hold Harmless</u>. Developer hereby agrees to and shall indemnify, save, hold harmless and defend the County, and its elected and appointed representatives, agents, and employees (collectively the "County" in this Section), from any and all claims, costs, and liability of any kind which may arise, directly or indirectly, including court costs and reasonable attorney fees, from Developer or Developer's contractors, subcontractors, agents, or employees' operations, acts or omissions in connection with the construction and operation of the Project, whether such operations, acts or omissions are by Developer or any of Developer's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for Developer or any of Developer's contractors or subcontractors. Nothing in this Section shall be construed to mean that Developer shall hold the County harmless and/or defend it to the extent that such claims, costs or liability arise from or are alleged to have arisen from, the willful or reckless acts, or willful or reckless failure to act, on the part of the County. County agrees that it shall fully cooperate with Developer in the defense of any matter in which Developer is defending and/or holding the County harmless. The obligations set forth herein shall survive the Term, termination or earlier expiration of this Agreement.

4.15 Insurance. Without limiting its obligation to hold the County harmless, Developer shall provide and maintain at its own expense, at all times during the Term the following program of insurance concerning its operations hereunder. The insurance shall be placed with Georgia-admitted insurers that carry a Best's rating equal to A VII or higher. The program of insurance provided shall specifically identify this Agreement and shall contain express conditions that the County is to be given written notice at least thirty (30) days prior to any modification or termination of coverage. Such insurance shall be primary to and not contributing with any insurance of self-insurance maintained by the County, shall name the County, its officers, officials, employees, representatives and agents, as additional insureds, shall be written on a comprehensive or commercial general liability insurance form, and shall include coverage for, but not limited to, completed operations, premises/project site operations, products/completed operations, contractual,

independent contractors broad form property damage, and personal injury, with a per occurrence limit of not less than two million dollars (\$2,000,000) written on an occurrence basis. Developer shall provide County with a copy of such insurance policy.

- 4.16 <u>Successors and Assigns</u>. Subject to the limitations on transfer set forth in this Agreement, the provisions of this Agreement shall be binding upon and shall inure to the benefit of the Parties, and their respective successors, assigns and transferees.
- 4.17 <u>Severability</u>. If any provisions, conditions, or covenants of this Agreement, or the application thereof to any circumstances of either Party, shall be held invalid or unenforceable, the remainder of this Agreement or the application of such provision, condition, or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.
- 4.18 <u>Time of the Essence</u>. Time is of the essence for each provision of this Agreement of which time is an element.
- 4.19 <u>Waiver</u>. No waiver of any provision of this Agreement shall be effective unless in writing and signed by the party against whom enforcement of a waiver is sought and such waiver refers expressly to the Section containing the waived provision. No waiver of any right or remedy in respect of any occurrence or event shall be deemed a waiver of any right or remedy in respect of any other occurrence or event.
- 4.20 <u>No Third Party Beneficiaries</u>. There are no third party beneficiaries to this Agreement and this Agreement is not intended, and shall not be construed to benefit or be enforceable by any other persons or entities other than the Parties.

- 4.21 <u>Expedited Processing</u>. Developer and County agree to cooperate in the expedited processing of any legal action seeking mandamus, specific performance, declaratory relief or injunctive relief, to set court dates at the earliest practicable date(s) and not cause delay in the prosecution/defense of the action, provided such cooperation shall not require any Party to waive any rights.
- 4.22 Entire Agreement. This Agreement and the documents, agreements and exhibits referenced herein or attached hereto set forth and contain the entire understandings and agreements of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein and no testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceedings of any kind or nature to interpret or determine the provisions or conditions of this Agreement.
- 4.23 <u>Conflict of Laws</u>. To the extent the Force Majeure provisions set forth in this Article conflict with any provision of this Agreement, the Force Majeure provisions shall govern. To the extent that Exhibit "D" conflicts with any provisions of this Agreement, Exhibit "D" shall govern; to the extent that this Agreement conflicts with other exhibits attached hereto, this Agreement shall govern.
- 4.24 <u>Legal Advice: Neutral Interpretation: Headings and Table of Contents</u>. Each Party has received independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof. The provisions of this Agreement shall be construed as to their fair meaning, and not for or against any Party based upon any attribution to such Party as the source of the language in question.

The headings and table of contents used in this Agreement are for the convenience of reference only and shall not be used in construing this Agreement.

- 4.25 <u>Counterparts</u>. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original.
- 4.26 <u>Entire Agreement</u>. This Agreement constitutes the entire agreement of the Parties relating to the Project and supersedes all prior contracts or agreements with respect to the Project, whether oral or written. Every exhibit, schedule or other appendix attached to this Agreement or referred to herein is hereby incorporated in this Agreement by reference.
- 4.27 Effect of Waiver or Consent. A waiver or consent, express or implied, to or of any breach or default by any Person in the performance by that Person of its obligations with respect to the Company is not a consent or waiver to or of any other breach or default in the performance by that Person of the same or any other obligations of that Person with respect to the Company. Failure on the part of a Person to complain of any act of any Person or to declare any Person in default with respect to the Company, irrespective of how long that failure continues, does not constitute a waiver by that Person of its rights with respect to that default until the applicable statute of limitations period has run.
- 4.28 <u>Binding Effect</u>. Subject to the restrictions on Dispositions set forth in this Agreement, this Agreement is binding on and inures to the benefit of the Members and their respective heirs, legal representatives, successors, and assigns.
- 4.29 <u>Effective Date</u>. This Agreement shall be effective upon its execution by the last signing Party and shall be construed according to the laws of the State of Georgia.

IN WITNESS WHEREOF, the Parties, by their authorized representatives, have set their hands and affixed their seals the date and year first above written.

COUNTY

MORGAN COUNTY, a political subdivision of the State of Georgia BEAL) (SEAL) SEAL) (SEAL) (SEAL)

(SEAL)

(SEAL) Attes

DEVELOPER

MADISON LAKES By: (SEAL) Parul 1 Its: Member

By: NB2T, LLC, a Washington Limited Liability Company:

(SEAL) By: Nicholas B. Temple Its: Member

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EXHIBIT "A"

DEFINITIONS

"Affiliate of Developer" or "Affiliate" means a sole proprietorship, limited liability company, partnership, limited partnership, joint venture, trust, unincorporated organization, association, corporation, institution, or any other entity controlled by the Developer or with which the Developer has contracted for any of the following purposes: (i) financing and construction of the Project Elements; (ii) effectuating any transaction on behalf of or in conjunction with Developer; or (iii) directing the management and/or carrying out the policies of the Developer with respect to the timely completion of the Project, provided that such entity must have a net worth and relevant experience to enable such entity to carry out its applicable function. "Control" for purposes of this paragraph means fifty (50) percent ownership.

"Madison Lakes Property" means that certain tract or parcel of land located in Morgan County, Georgia and more particularly described in Exhibit "B" which exhibit is incorporated herein for a more complete description

"County" means Morgan County, Georgia.

"County Agency" means each and every agency, department, board, commission, authority, employee, and/or official acting under Agreement is recorded with the County of Morgan Registrar-Recorder's Office.

"Effective Date" means the date the Agreement is executed by both parties.

"Existing Approvals" means those approvals defined in Section 3.2.3 of the Agreement.

"Inspections" means all field inspections and reviews by County officials during the course of construction of the Project and the processing of certifications of occupancy (permanent or temporary).

"Litigation" means any lawsuit (including and cross-action) filed against the County and/or Developer to the extend such lawsuit challenges the validity, implementation or enforcement of, or seeks any other remedy directly relating to, all or any party of the Existing Approvals, this Agreement or the Finance Agreement.

"Mitigation Measures" means those mitigation measures defined in Exhibit "D" and no others.

"Ordinance" means the Zoning Ordinance of Morgan County, Georgia.

"Overall Site Plan" means the Overall Site Plan of the Project attached as Exhibit "C" to the Agreement and incorporated herein by reference.

"Parties" means collectively Developer and the County.

"Party" means any one of Developer or the County.

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"Permitted Changes" means (i) realignment of roads which realignment does not cause such roads to not conform to the Subdivision Regulations or the approved design standards shown on the Overall Site Plan, (ii) adjustment of location or number of building pods when such adjustment does not cause an increase of more than 10% of the maximum number of units or families in the building pod as shown on the Overall Site Plan, or (iii) adjustment in the location of amenity features or golf courses.

"Permitted Uses" means those permitted uses defined in the Zoning Ordinance, this Agreement, the Subdivision Regulations, and other State and Federal regulations.

"Planning Commission" means the Planning Commission of the County.

"Project" means the development of the project on the Madison Lakes Property in accordance with this Agreement.

"Residential, Golf, Retail, Dining and Entertainment Uses" means those retail, residential, golf, dining and entertainment uses built or caused to be built by Developer on the Madison Lakes Property in accordance with this Agreement.

"Subdivision Regulations" means the Subdivision Regulations of Morgan County, Georgia as most recently amended on September 8, 1999.

"Substantive Changes" means all those changes which are not "Permitted Changes".

"Term" means the term of this Agreement as defined in Section 4.2.

"Zoning Ordinance" means the Zoning Ordinance of Morgan County, Georgia as most recently amended on September 8, 1999, except for the amendments applicable to Planned Unit Developments adopted on said date.

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DEVELOPMENT AGREEMENT BY AND BETWEEN MORGAN COUNTY, GEORGIA AND MADISON LAKES, LLC

EXHIBIT "B"

DESCRIPTION OF PROPERTY

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B-1 Legal Description of Property.

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B-2 Boundary Line Survey of Property.

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Exhibit "B-1"

LEGAL DESCRIPTION OF REAL PROPERTY

Tract I

- 19 - 19 - 19

All that tract or parcel of land lying and being in Land Lots 119, 120, 150, 151, 152, 153, 154, 155, 185 and 186 of the 4th Land District, and in Land Lots 1, 5 and 6 of the 5th Land District, Morgan County, Georgia, being 1,096.73 acres as shown on that plat of Boundary Survey for Churn Properties, L.L.C. dated December 15, 1994, revised January 4, 1995 by Halligan & Associates Surveyors & Planners, Prince S. Halligan, Jr., R.L.S. No. 2516, recorded in Plat Book 15, Page 251, Clerk's Office, Morgan County, Georgia Records.

LESS AND EXCEPT:

All of the parcels of lots of land situate, lying and being in Land Lots 153 and 186 in the 4th Land District, Morgan County, Georgia, the same being Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 39, 40, 30A and 30B, as shown on Plat and Survey entitled "Madison Lakes Subdivision, Phase One," prepared by Halligan & Associates, Surveyors & Planners, Prince S. Halligan, Jr., R.L.S. No. 2516, recorded in Plat Book 15, Page 278-279, Clerk's Office, Morgan County Superior Court.

AND FURTHER LESS & EXCEPT:

All that Tract or Parcel of Land lying and being in Land Lot 6 of the 5th Land District of Morgan County, more particularly described in Warranty Deed recorded in Deed Book 200, Pages 73-74, aforesaid records, containing .0251 acres, between Churn Properties, L.L.C. and the Department of Transportation, State of Georgia.

TRACT 2

All that tract or parcel of land lying and being in Land Lots 153 and 186 in the 4th Land District, and in Land Lots 12, 13, 14, 15, 16, 17, 18, 19, 21, 23, 24, 27, 28, 29, 30, 31, 39, 40, 30A and 30B, as shown on Plat and Survey entitled "Madison Lakes Subdivision, Phase One," prepared by Halligan & Associates Surveyors & Planners, Prince S. Halligan, Jr., R.L.S. No. 2516, recorded in Plat Book 15, Page 278-279, Clerk's Office, Morgan County, Georgia Records.

Also conveyed herewith is all of the road right-of-way for the roads known as Madison Lakes Parkway (100 foot right-of-way and 60 foot right-of-way); Quail Run Way (60 foot right-of-way); Mockingbird Lane (60 foot right-of-way); and Mockingbird Circle (60 foot right-of-way); all as shown on the above-described plat and survey of Madison Lakes Subdivision, Phase One, together with a ten (10) foot general utility easement to be selected by Churn Properties, L.L.C. for the location of a water system to serve all of the lots on Madison Lake subdivision, Phase One.





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DEVELOPMENT AGREEMENT BY AND BETWEEN MORGAN COUNTY, GEORGIA AND MADISON LAKES, LLC

EXHIBIT "C"

AND AND

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OVERALL SITE PLAN

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EXHIBIT "C"

OVERALL SITE PLAN

The Preliminary PUD Development Plan prepared by PBS&J dated October 22, 1999 (referred to as "Overall Site Plan" in Agreement) is submitted herewith and incorporated hereby by reference as follows:

(1) Conceptual Overall Site Plan	Page 1
(2) Conceptual Phasing Plan	Page 2
(3) Conceptual Thoroughfare Plan	Page 3
(4) Conceptual Utility Plan	Page 4
(5) Conceptual Stormwater Management and Drainage Plan	Page 5
(6) Lot Configuration and Setback Standards	Page 6 & 7

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DEVELOPMENT AGREEMENT BY AND BETWEEN MORGAN COUNTY, GEORGIA AND MADISON LAKES, LLC

EXHIBIT "D"

- CLT-49----

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MITIGATION MEASURES

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EXHIBIT "D"

MITIGATION MEASURES

- 1. No later than December 31, 1999, Developer shall grant, in a form acceptable to the County, a fifty (50) foot right-of-way from the center line of Mission Road and Pierce Dairy Road to the County, where those roads adjoin the Madison Lakes Property. Until such time as the County widens the respective roads, Developer shall be able to utilize the right of way on a non-exclusive basis for bike trails, horse trails and other recreational purposes. Upon such road widening, all use by Developer shall immediately cease. No compensation shall be paid by the County.
- 2. Developer shall reduce the severe curve on Mission Road as shown on Exhibit "C", so long as the straightening does not result in more than two (2) acres of Developer's property being located on the west side of Mission Road.
- 3. Developer agrees to donate to County no more than two (2) acres of property on a County public road containing at least 150 feet of road frontage within one-half (1/2) mile of the Pierce Dairy Road/Aqua Road/Mission Road intersection. If the Developer has not secured and transferred an off-site parcel to the County within twelve (12) months from the date of this Agreement, then Developer shall donate the two (2) acre parcel within the Project, subject to the above requirements. Said donated property shall be used as a fire station which shall be used to serve the Project as well as other areas of the County and potentially for the following other uses: public safety uses, a solid waste dumpster (with sufficient buffering as reasonably determined by County), maintenance facilities and office space. If the County desires to use such on-site property as a dumpster, then the facility shall be

substantially similar to the one located at the intersection of Brownwood and Clack Roads. Developer shall have the right to review (but not approve) the plans for the dumpster.

- 4. Increased traffic from the Project may require realignment of the intersection of Mission Road, Aqua Road and Pierce Dairy Road. The County shall be responsible for the condemnation or other taking of any property necessary for such realignment and the total cost thereof. Developer agrees to promptly pay fifty percent (50%) of the cost of grading, drainage, base, paving and engineering associated with such realignment.
- 5. In the event that the Georgia Department of Transportation (the "DOT") has not installed a traffic light at the southern intersection of U. S. Highway 441 and Interstate 20 by January 1, 2004, the Developer hereby agrees to install a traffic light at said intersection. Should funds become available from the DOT, County and Developer agree to use their best efforts to seek reimbursement to the Developer for the costs of said installation.
- 6. Developer shall develop the Project substantially in accordance with the Overall Site Plan attached hereto as Exhibit "C" and incorporated herein by reference. Developer shall be entitled to build up to 200 units per year (exclusive of the proposed Retirement Village (Parcel 1)) cumulatively and shall submit to the County on November 15th of each calendar year the number of units projected to be built-out during the following calendar year and an updated Development Plan for the remainder of the Project. Any undeveloped dwelling units within the year shall be carried forward and added to the 200 units allowed for the following year. The limit on the annual number of units described above shall not apply to the retirement village, which shall be constructed separately from the remainder of the Project, and depending on need, may be constructed at a faster rate. The Developer shall be

entitled to have all uses listed as Permitted Uses in a Planned Unit Development in the Zoning Ordinances of Morgan County as they currently exist.

- 7. Developer shall execute an agreement with the Morgan County Board of Education regarding any impact the Project may have on the County school system. A draft of said agreement is attached hereto as Exhibit "E" and incorporated herein by reference.
- 8. Sewage treatment at the site shall be through septic systems and leech fields and/or at some future time either an on-site or off-site sewage treatment facility. Developer agrees that all such systems will be appropriately permitted by the various State and Local regulatory agencies.
- 9. Developer shall provide the County with copies of all covenants and Homeowner Association documents related to the Project by December 31, 2000. County shall review said covenants and Homeowners Association documents to ensure for maintenance of roads and amenities within the Project, and County access in the Project and for a no access strip on all lots or property that abut existing roadways and that they otherwise comply with this Agreement. The documents to be provided are (1) Summary of Basic Operational Matters, (2) Declarations of Covenants, Conditions, and Restrictions for Madison Lakes, (3) Bylaws and Articles of Incorporation, and (4) Architectural Review Guidelines for Madison Lakes.
- 10. All roads within the project shall be private roads and shall be maintained at the expense of the Developer. Typical cross sections of the roads and their widths are part of the plans attached hereto as Exhibit "C".

- 11. The Project shall be a gated community. Developer shall provide to the County at no cost to the County public safety access through entrance cards, remote control devises or lock boxes with keys to all County fire, police, ambulance, emergency rescue, ordinance enforcement officers and any other public safety entities.
- 12. Developer shall construct acceleration and deceleration lanes on Highway 441 at the entrance to the Project and deceleration lanes on the Mission Road and Pierce Dairy Road entrances to the Project. Traffic issues relating to whether acceleration and turn lanes are necessary on Mission and Pierce Dairy Roads, and the minimum roadway central line radii within the Project, shall be determined jointly by traffic engineers for the County and the Developer. If the engineers for the Developer and the County cannot agree on such traffic issues, then they will jointly appoint a third traffic engineer to examine the Project to make a determination as to whether acceleration and turn lanes or other necessary changes are necessary. The cost of the third engineer shall be divided equally between the Developer and the County. The decision of said third engineer shall be binding.
- 13. Developer shall promptly provide the County with a copy of its contract with its engineers indicating compliance with any wetland issues in regard to the Project. Developer shall promptly provide the County with a copy of all wetlands delineation surveys.
- 14. Developer shall promptly provide the County with a boundary survey sealed by a Georgia Registered Land Surveyor showing the entire boundary of the Madison Lakes Property. This survey shall conform in all material respects with Exhibit "B" of the Development Agreement.

- 15. Developer shall provide County with acceptable documentation that Developer has a fee simple interest or a perpetual, exclusive easement in the portion of the proposed right-ofway on the north side of the Project, which is currently shown on an adjacent property. Developer shall present such vesting deed or easement to the County for approval prior to execution and recording.
- 16. Developer agrees that all utilities must be constructed in accordance with Morgan County and City of Madison standards and Developer shall provide written proof of water, electricity, and phone utility services to the Madison Lakes Project. Such written proof is attached hereto as **Exhibit "F"** and incorporated herein by reference
- 17. Developer agrees to submit all proposed street names to the County for approval as soon as possible.

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DEVELOPMENT AGREEMENT BY AND BETWEEN MORGAN COUNTY, GEORGIA AND MADISON LAKES, LLC

Exhibit "E"

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DRAFT OF AGREEMENT BY AND BETWEEN MORGAN COUNTY BOARD OF EDUCATION AND MADISON LAKES, LLC

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AGREEMENT

BY AND BETWEEN

MORGAN COUNTY BOARD OF EDUCATION

AND

MADISON LAKES, LLC

This Agreement (hereinafter the "Agreement") is made and entered into this _____ day of ______, 1999, by and between the Board of Education of Morgan County, Georgia, (hereinafter the "Board") and Madison Lakes, LLC, a Georgia limited liability company (hereinafter the "Developer").

WITNESSETH:

WHEREAS, the Developer is the owner and developer of a Planned Unit Development known as Madison Lakes, located within Morgan County, Georgia (the "Project"); and

WHEREAS, the Developer has entered into a Development Agreement with the Board of Commissioners of Morgan County, Georgia for development of the Project; and

WHEREAS, Developer recognizes that it is in the mutual best interest of the Board and Developer that the Morgan County School system maintain the high educational standards and provide the quality of education currently provided to the students of Morgan County, Georgia; and

WHEREAS, Developer desires to cooperate with the Board to provide certain economic and development services that will assist in ensuring that the students of future residents of Madison Lakes will be afforded quality public education.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I

DEVELOPMENT OF FACILITIES

- 1.1 The Board is in the process of acquiring a parcel of real property in the west end of Morgan County, consisting of approximately 44 acres, more or less, for the future construction of a new school (the "Future School Site"). Developer agrees to provide inkind development services at the Future School Site during the development of the Project as follows:
 - 1.1.1 <u>Site Assessment</u>. Developer will provide the Board with a Phase I Environmental Site Assessment of the Future School Site prepared following the methodology of ASTM Practice E 1927-97 to assist in state approval of the Future School Site for construction of a new school. Said Assessment shall be prepared by a risk/hazard engineer licensed in the State of Georgia which shall be employed by the Developer at the Developer's sole discretion. The Developer shall assume all costs associated with the preparation of the Assessment.
 - 1.1.2 <u>Topographical Study</u>. Developer will provide topographical studies as the County works toward state approval of the Future School Site for eventual school construction.
 - 1.1.3 <u>Service Road</u>. Developer will construct a gravel service road from Dixie Highway to the proposed school location at the Future School Site.
 - 1.1.4 <u>Utility Access</u>. Developer will provide preliminary grading at the Future School Site for the purpose of future utility access.

- 1.2 <u>Report to Board</u>. Upon completion of each of the in-kind development services described above, Developer shall provide the Board with the cost to Developer of such in-kind service.
- 1.3 Monetary Contribution. Developer shall pay to the Board a Monetary Contribution for purchase of easements and other related improvements to the Future School Site so that the total sum of in-kind services described above and this Monetary Contribution shall equal but not exceed the sum of SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00). All in-kind services shall be complete and Developer shall make said payment within twelve (12) months from the date of this Agreement, or at such later date as the parties may mutually agree upon; provided, however, that should the Board need the Monetary Contribution to purchase such easements or make such improvements prior to the expiration of twelve (12) months from the date hereof, then the Board may give written notice of such need any time after six (6) months from the date of this Agreement and the Developer shall promptly make such payment.

ARTICLE II

TRANSPORTATION SERVICE ASSISTANCE

- 2.1 <u>Replacement Cost</u>. The Board and the Developer acknowledge that for each additional 75 bus riders within Morgan County, an additional bus route is required. Madison Lakes agrees to assume one-third (1/3rd) of the replacement cost of each new bus that must be purchased by the Board based on bus ridership generated by the Project. The payment of such cost shall be as follows:
 - 2.1.1 <u>Initial Payment</u>. Developer shall pay to the Board the sum of Seventeen Thousand Five Hundred and 00/100 Dollars (\$17,500.00) on or before July 1, 2001, for the

Board's initial acquisition of a bus. This payment shall satisfy Developer's obligation under this Agreement for the first seventy-five (75) students that enroll and are continuously enrolled in the Morgan County school system who are residents of the Project and who ride a bus.

- 2.1.2 <u>Additional Purchases</u>. The Developer shall pay to the Board the sum of Seventeen Thousand Five Hundred and 00/100 Dollars (\$17,500.00) upon the enrollment of each additional seventy-five (75) students in the Morgan County school system who are residents of the Project and who ride a bus. The maximum cumulative amount the Developer shall contribute toward the purchase of buses shall be Eighty Seven Thousand Five Hundred and 00/100 Dollars (\$87,500.00).
- 2.1.3 <u>Annual Reports</u>. The Board shall be responsible for making an annual report no later than July 15th of each year to the Developer reporting the number of students in the Morgan County school system who are residents of the Project and who ride a bus. If necessary, the Developer shall have thirty (30) days upon receipt of such written notification to make payments required pursuant to the increased number of bus riders to the Board.
- 2.2 <u>Construction of Shelter</u>. The Developer shall construct a covered shelter at the entrance to the Project suitable to protect all bus riders from inclement weather.

ARTICLE III

STUDENT PRIVILEGES

3.1 Developer agrees to grant use privileges for the golf course to the Morgan County High School golf team for a minimum of four (4) scheduled golf matches per year, so long as said matches do not unreasonably interfere with member's rights and privileges. All

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 dates and times for such matches shall be approved at the sole discretion of the Director of Golf at Madison Lakes.

ARTICLE IV

DURATION

4.1 The Board and Developer agree that this Agreement is subsequent and subject to the Development Agreement entered by the Developer and the Board of Commissioners of Morgan County, Georgia. Every provision of this Agreement, including payments and development services, is contingent upon the Development Agreement continuing in full force and effect. In the event of any termination or default by County under the Development Agreement or should Morgan County ever illegally deny Developer a building permit or a Permitted Change to the plans and uses contained in the Development Agreement, then such action shall constitute an automatic termination of the obligations of the Developer hereunder.

IN WITNESS WHEREOF, the Parties, by their authorized representatives, have set their hands and affixed their seals the date and year first above written.

BOARD

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DEVELOPER

MORGAN COUNTY BOARD OF EDUCATION

Its: Chairman

Its: Superintendent

MADISON LAKES, LLC

By: _____ Paul N. Donnelly Its Manager

(SEAL)

(SEAL)

(SEAL)

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DEVELOPMENT AGREEMENT BY AND BETWEEN MORGAN COUNTY, GEORGIA AND MADISON LAKES, LLC

Exhibit "F"

DOCUMENTS RELATING TO UTILITIES

- F-1 Copy of Plan Approval for City of Madison water line extension by Drinking Water Permitting and Engineering Program of the EPD.
- F-2 Copy of the Water and Gas Will Serve letter from the City of Madison.
- F-3 Copy of a recent Electrical Bill.
- F-4 Copy of a recent Phone bill.

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 205 Butler Street, S.E., East Floyd Tower, Atlanta, Georgia 3033.

Reply To: Drinking Water Engineering and Permitting Program 205 Butter SL,S.E., Suite 1362 Atlanta, Georgia 30334 Lonice C. Berrett, Commissions Harold F. Roheis, Directs Environmental Protection Divisio

June 28, 1999

Mr. Charles Young, City Manager City of Madison P. O. Box 32, City Hall Madison, GA 30650-0032

VUN 3 e 1993

RE: Plan Approval "Water Main Extension along U.S. Highway 441" City of Madison Water System, WSID# 2110002 Morgan County, Georgia

Dear Mr. Young:

Plans and specifications for the above referenced project, prepared by Post, Buckley, Schuh & Jernigan, Inc. have been reviewed and are hereby approved by the Drinking Water Permitting and Engineering Program of the Environmental Protection Division.

Please be reminded, following disinfection of the installed water lines, water samples must be collected and submitted to the Division's Water Supply Laboratory or other Division approved laboratory for microbiological analysis. Satisfactory results must be obtained prior to placing the new water lines into service.

The approved project consists of 7,000 LF of 10" water main extension along U.S. Highway 441 for City of Madison Water System, including fire hydrants, valves and related appurtenances. This approval is valid for a period of one year from the date of this letter and only pertains to the potable water supply portion of the project. If the construction has not begun by that date, the Division may choose to reevaluate the project with regard to the Rules and Regulations in effect at that time.

One set of the approved plan and specification is returned herewith and one set is being retained for our files. If you have any questions concerning the above, please contact this office at the number below.

Sincerely,

- info amerite-

Samantha Luo Environmental Engineer Drinking Water Permitting & Engineer Program Phone: (404) 657- 8773

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cc: Post, Buckley, Schuh & Jernigan, Inc.

A PPROVED STATE OF GEORGIA ENVIRONMENTAL PROTECTION DIVISION JUN 2 8 1999 DRINKING WATER PROGRAM SAMANTHA LUO

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date: MAY 20,1999

PROJECT NO.: 06-958.04 December 30, 1998

MAYOR Brusse E. Gubart CITY COUNCIL Typ Hunt barre N. Europy root of thirdy root of thirdy for a National Course State

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Re: Water and Gas Utility Service for Madison Lakes, LLC

Dear Paul:

This letter serves as notice that the City of Madison will serve potable water to the above referenced project that lies within the City's service boundary. In addition to serving your houses, the City would allow, subject to notification, Madison Lakes to use potable water in certain circumstances to replenish its irrigation lakes for the golf course. We understand that you are relying on this service in order to proceed with the development.

Before we provide the services, you will be responsible for getting construction water easements from the city limits to your property site and for installing the water line to city specifications to your site. Additionally, all plans and specifications for proposed water lines must be submitted to the Georgia Department of Natural Resources for approval before any work can commence. The City will either provide the water to a meter at the property line of the development and you can re-sell it to your residents, or you can build a water system in the development to the City's specifications and deed that water system to the City. The City would then provide service directly to your residents.

The current rate for potable water in the City of Madison is \$3.00 per 1000 gallons. The City currently charges a \$750 connection fee per house served.

Regarding natural gas, before the City will commit to providing that service to the development, we would require a bonded commitment from you on a minimum number of houses to be connected.

Sincerely,

CITY OF MADISON

Charles Young

Charles Young City Manager





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923 South Mulberry Street, Jackson, GA 30233-2398

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923 South Mulberry Street, Jackson, GA 30233-2398

OFFICE HOURS

8:00 AM - 5:00 PM Monday through Friday Outside depository is available after hours for your convenience

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Account Number: 706 342-8121 339 0639

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Bill Period Date: Sep 25, 1999

MADISON LAKES LLC

Thank you for choosing BellSouth. We sincerely appreciate your business.

Summary of Charges	
Previous Charges	Amount
Amount of Last Bill	47.90
Less Payments	• 47.90CREDIT
Balance - Thank You for Your Payment	• .00
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Nonregulated Charges 6.60	₽ ° .
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Important Notice(s)

Late Charge Reminder: A 1.5% additional charge will apply to any unpaid halance carried over after Oct 25.

Helpful Numbers

BellSouth Telecommunications, Inc. (BST)

NOTE: Numbers for other companies are listed on their bill pages.

(continued on page 2) 🕨







Page 2 MADISON LAKES LLC Account Number: 706 342-8121 339 0639 Bill Period Date: Sep 25, 1999

Helpful Numbers (continued) .

BellSouth Telecommunications, Inc. (BST)

NOTE: Numbers for other companies are listed on their bill pages.

Detailed Statement of Regulated Charges

Repair:

If calling from within the Georgia BellSouth service area

780-2222

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ALC: A CONSTRUCTION OF

You Can Also Review and Pay Your Bill at www.smlbiz.belisouth.com

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2. Business Line	1	26.65	26.6
3. FCC Charge for Network Access	1	3.50	3.50
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You Can Also Review and Pay Your Bill at www.smibiz.belisouth.com AV A000761



Page 4 MADISON LAKES LLC Account Number: 706 342-8121 339 0639 Bill Period Date: Sep 25, 1999

For MCI WorldCom Billing Questions, Call 800 444-2222. Or, for Automated Touch Tone Service, Call 1 800 888-PRESS (1 800 888-7737).

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This portion of your bill is provided as a service to MCI WorldCom.

DEVELOPMENT AGREEMENT BY AND BETWEEN MORGAN COUNTY, GEORGIA AND MADISON LAKES, LLC

Exhibit "G"

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TIME LINE CHRONOLOGY

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EXHIBIT "G"

TIME LINE CHRONOLOGY

11/01/1999	Effective Date of Agreement (Article IV, Section 4.1)
12/31/1999	Grant of Right-of-Way Easement from Developer to County (50' ROW at Mission Road and Pierce Dairy Road) (Exhibit D, Mitigation Measures, Paragraph 1)
11/02/2000	Developer to donate 2 acre tract to County (fire station) (Exhibit D, Mitigation Measures, Paragraph 3)
11/02/2000	Developer to complete all in-kind services for Board of Education; Developer's payment of \$75,000.00 monetary contribution to Board of Education (Exhibit E, Board of Education Agreement, Article I, Section 1.3)
11/15/2000	Developer to submit updated Development Plan to County including number of building units projected during next year <i>(Exhibit D, Mitigation Measures, Paragraph 6)</i>
12/31/2000	Developer to submit copies of all Homeowner's Association documents to County (Exhibit D, Mitigation Measures, Paragraph 9)
7/1/2001	Developer to pay to Board of Education initial payment of \$17,500.00 for bus acquisition (Exhibit E, Board of Education Agreement, Article II, Section 2.1.1)
7/15/2001	Board of Education to submit annual report to Developer concerning bus ridership; Developer to make payment accordingly within 30 days of notice <i>(Exhibit E, Board of Education Agreement, Article II, Section 2.1.3)</i>
11/15/2001	Developer to submit updated Development Plan to County including number of building units projected during next year <i>(Exhibit D, Mitigation Measures, Paragraph 6)</i>
7/15/2002	BOE annual report to Developer
11/15/2002	Developer submits updated Development Plan to County
- 7/15/2003	BOE annual report to Developer
11/15/2003	Developer submits updated Development Plan to County
1/1/2004	Installation of traffic light by Georgia DOT or Developer (Exhibit D, Mitigation Measures, Paragraph 5)
7/15/2004	BOE annual report to Developer
11/15/2005	Developer submits updated Development Plan to County
	Annual reports from BOE and Development Plans from Developer to End of Term



October 7, 2024

Mr. Chuck Jarrell / Director Morgan County Planning & Development 150 E. Washington St., Suite 200 P.O. Box 1357 Madison, Georgia 30650

Re: Madison Lakes Development Agreement Extension Request

Dear Mr. Jarrell:

I have recently taken over management of assets in Georgia for Walton Georgia, LLC (Walton) given Anthony Sparrows retirement. I had a chance to meet Adam Mestres (County Manager) with Anthony before his departure where we had a brief discussion about the Madison Lakes property (Madison Lakes) relating to the status of the sewer system and Development Agreement (DA). Adam indicated that you were the appropriate contact regarding the DA.

Per our discussions, this is a formal request to extend the Development Agreement between Morgan County and Madison Lakes, LLC, originally executed on November 2, 1999, extended to November 2, 2019 when assigned to Walton Georgia, LLC in January of 2016 and extended to November 2, 2024 pursuant to an extension request letter sent September 9, 2019.

Walton has been pursuing homebuilders and developers to partner in building out and creating a community that will be enjoyed by all. Although the market has been slower to move into Madison Lakes than expected, we are excited about the recent increase in builder and developer interest. This is most likely due to the continued growth in the Atlanta market. That all said, we respectfully request a five year extension of the agreement to November 2, 2029 to allow us to continue efforts in identifying a viable partner.

Thank you for your help and please let me know when it will be heard so that I can attend the meeting or arrange to have a representative present.

Sincerely,

Bv:

Walton Georgia, LLC, a Georgia limited liability company By: Walton International Group, Inc., a Nevada corporation Its: Manager

Name: Barry Dluzen Title: Authorized Signatory

C: 480.276.6752 / E:bdluzen@walton.com

RE: Walton - Madison Lakes Development Agreement

BD	Barry Dluzen <bdluzen@walton.com> To OChuck Jarrell Cc OShane Doherty</bdluzen@walton.com>	٢	← Reply	≪ Reply All	→ Forward Mon 10/3	 37 PN	
PDF	Walton Madison Lakes Development Agreement Extension Request 98 KB	10.7.24	.pdf 🗸				

Good afternoon Mr. Jarrell – Please see attached letter requesting an extension to the Madison Lakes Development Agreement. Let me know if you have any questions or need additional information. All of us at Walton look forward to continuing to work with Morgan County on this community.

Best,



BARRY DLUZEN | EVP LAND (AZ, GA & Mid-Atlantic) Walton Global 8800 N. Gainey Center Dr., Suite 345, | Scottsdale, AZ 85258 Direct: 480.586.9224 | Mobile 480.276.6752 bdluzen@walton.com | walton.com

2024-RES-00X

RESOLUTION – To Extend the Development Agreement between Morgan County and Madison Lakes LLC, assigned to Walton Georgia LLC in January 2016, as it was originally executed on November 2, 1999

STATE OF GEORGIA

COUNTY OF MORGAN

WHEREAS, Madison Lakes LLC, Madison Lakes Development was approved November 2, 1999 under a Concept Plan and Development Agreement mutually agreed upon by the Developer, Paul Donnelly, and the Morgan County Board of Commissioners; and

WHEREAS, on April 26, 2011, Clayton Street LLC assumed the assignment for the Madison Lakes Development Project, which included the Concept Plan and Development Agreement, as approved on November 2, 1999; and

WHEREAS, on July 2, 2013, Clayton Street LLC was granted an extension to the Concept Plan and Development Agreement to be extended until November 2, 2019, which was approved by the Morgan County Board of Commissioners; and

WHEREAS, on January 19, 2016, Walton Georgia LLC assumed the assignment for the Madison Lakes Development Project, which included the Concept Plan and Development Agreement, as approved on November 2, 1999; and

WHEREAS, on October 1, 2019, Walton Georgia LLC, Developer, was granted an extension to the Concept Plan and Development Agreement to be extended until November 2, 2024, which was approved by the Morgan County Board of Commissioners; and

WHEREAS, Walton Georgia LLC, Developer, has requested a second extension of five (5) years to the Concept Plan and Development Agreement, as approved on November 2, 1999. The extension would extend the agreement until November 6, 2029.

NOW, THEREFORE, BE IT RESOLVED as follows:

1.

Upon approval by the Morgan County Board of Commissioners, the Madison Lakes Development Concept Plan and Development Agreement, as approved on November 2, 1999, will be extended until November 6, 2029 as requested by Barry Dluzen, EVP Land (AZ, GA & Mid Atlantic) for Walton Global Holdings, LTD on October 7, 2024.

2.

The Madison Lakes Development Concept Plan and Development Agreement will remain unchanged, until such time the project is completed, defined as the subdivision and associated ancillary uses are completely constructed as shown on the Concept Plan and described in the Development Agreement, or until a formal request is submitted for approval to the Morgan County Board of Commissioners to change the scope and direction of the development.

3.

This resolution shall become effective immediately upon passage.

SO RESOLVED, this 5th day of November, 2024.

MORGAN COUNTY, GEORGIA, Acting by and through its Board of Commissioners

Bill Kurtz, Chairman

Blake McCormack, Vice-Chairman

Philipp von Hanstein, Commissioner

Donald B. Harris, Commissioner

Ben M. Riden, Jr., Commissioner

Attest: Kim Cox, County Clerk



MORGAN COUNTY AGENDA REQUEST

Department:	Administration	Presenter(s):	Adam Mestres	
Meeting Date: mm/dd/yyyy	11/5/2024	Type of Request:	New Business	
Vording for the Agenda:				
Farmland Protection	Advisory Board			
Background/History/Detail	S:			
Applications to fill F The following applic	armland Protection Advisory Boants are:	ard were accepted until Oc	t. 30, 2024.	
Katelin Benkoski				
Rachel Kinsaul				
Jay Moon				
Lee Nunn				
Lucy Ray				
Jamie Waldrip				
f this item requires fundin	g, please describe:			
Has this request been cor	nsidered within the past two years?	lo lf so, whe	en?	
Is Audio-Visual Equipmen	It Required for this Request?*	lo Backup F	Provided with Request?	Yes
	must be submitted to the County Cle nsibility to ensure all third-party audio		the second se	
our department s respon		-visual material is submitted t	at least 40 nours in davan	
Approved by Finance	Not Applicable 🕶			
Approved by Purchasing	Not Applicable 🗸			
Manager's Approval	No			
Staff Notes:				



Morgan County Advisory Board Application

Katelin Benkoski	
Full Name	
	Madison, GA 30650
Address	
Mailing Address (If different)	
Telephone-Home	Telephone-Work
Board interested in serving on:	Commission District District 3
rmland Protection Advisory Board	
Background Information:	
Occupation/Employer	Credit, ACA, University of Georgia, Big Sandy Creek Dairy Farm
Occupation/Employer AgSouth Farm	
Occupation/Employer AgSouth Farm	High School, University of Georgia- BS Animal Science, BS
Occupation/Employer AgSouth Farm	

What do you feel will be your biggest contribution if appointed to this board/position? <u>I am very passionate about agriculture and keeping Morgan County an agricultural county. I am active</u> <u>in the ag community and bring a younger perspective and ideas for diversification to preserve ag.</u>

Other Comments or Information:

My family has farmed in Morgan County for 75 years. I hope to continue that for many more generations.

Policy:

I understand the obligations and commitments required by this board/position. If appointed by the Morgan County Board of Commissioners, I agree to serve and faithfully execute the obligations and commitments of said board/position for the duration of the term of appointment. In all respects, I will uphold the ordinances and policies of Morgan County and all municipalities in a professional and courteous manner and fully divulge any and all potential conflicts of interest. I understand that advisory boards offer advice and recommendations, but policy decisions are the sole responsibility of the Board of Commissioners.

alelin Driberki

Signature

10/14/2024

Date

Applicant Information: Rachel Kinsaul Full Name Address Mailing Address (If different) Participant Information: The base Westerney The base
Telephone-Home Telephone-Work
Board interested in serving on: Farmland Protection Advisory Board Background Information:
Morgan County High School - Agriculture Teacher
Education: Bachelors of Science in Agriculture - Animal Science - UGA 2009 Master of Agricultural Leadership - UGA 2011
Do you have any experience in the field you are applying for? If so explain. Yes - I have worked with the conservation fund specifically the working Farms Fund to help transition working farms to new farmers in order to maintain <u>contribution/Intentions</u> : productive Agriculture land use.
What do you feel will be your biggest contribution if appointed to this board/position? Knowledge of conservation easements and the agricultural industry.
Other Comments or Information: <u>J have also sched on the State Fairm Bureau Jang Farmer</u> & Rancher Board, Madison-Morgan Conservancy Board, and am the current Morgan County Farm Bureau President. <u>Policy</u> :
I understand the obligations and commitments required by this board/position. If appointed by the Morgan County Board of Commissioners, I agree to serve and faithfully execute the obligations and commitments of said board/position for the duration of the term of appointment. In all respects, I will uphold the ordinances and policies of Morgan County and all municipalities in a professional and courteous manner and fully divulge any and all potential conflicts of interest. I understand that advisory boards offer advice and recommendations, but policy decisions are the sole responsibility of the Board of Commissioners.
Rachel Kman Signature 10/13/2024 Date

Morgan County Advisory Board Application **Applicant Information:** Wilson Moon au Full Name Buckchead GA 30625 Address Mailing Address (If different) none Telephone-Work Telephone-Home Commission District 5 Board interested in serving on: County Farmland Protection Advisory Doord Mordan Background Information: Occupation/Employer Occupation/Employer VSDA - Farm Servite Agency & Moon Dairy Farm (Buckhead) Thave a Batchelins degree in Ag. Education with Emphasis in Education Ag. Studies. Do, you have any experience in the field you are applying for? If so explain. Ves. Lifelong former advocate, & correr in agriculture hliping & assisting producers excert in agriculture. Premarly worked for morgan wing Extension Service in Ag. Also worke Contribution/Intentions: USDA with formery in Programs. What do you feel will be your biggest contribution if appointed to this board/position? I believe my biggest contribution would be my concertion to local formers / Landowned. I also believe I bring a wealth of Know ledge of agriculture that in happening in the community of what is being tarmed. Other Comments or Information: My family dairy formed in Brucheved. I am a 4Th generation duing former, Policy! I understand the obligations and commitments required by this board/position. If appointed by the Morgan County Board of Commissioners, I agree to serve and faithfully execute the obligations and commitments of said board position for the duration of the term of appointment. In all respects, I will uphold the ordinances and policies of Morgan County and all municipalities in a professional and courteous manner and fully divulge any and all potential conflicts of interest. I understand that advisory boards offer advice and recommendations, but policy decisions are the sole responsibility of the Board of Commissioners. - Jon Mom Signature 10/22/2-1 * other Information Includes: -> Chairman of morgan County Young forming & Ranchers - 231 -> Board Member of Morgan County Farm Bureau

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Morgan County Advisory Board Application

Applicant Information:
Samuel Lee Num
Full Name Sishop GA 30621
Address Maddin GA 30654
Mailing Address (If different)
Telephone-Home Telephone-Work
Board interested in serving on: Commission District 4
Farmland Protection Advisory Board
Background Information:
Occupation/Employer Self Employed Farmer / Ag Construction
Education: HS Riploma, Some College
Do you have any experience in the field you are applying for? If so explain. Ves 20 year Farmer + 27 years in the By Construction Business
Contribution/Intentions:
What do you feel will be your biggest contribution if appointed to this board/position? My prowledge of the farming community and relationships with the local readership.
Other Comments or Information:

Policy:

I understand the obligations and commitments required by this board/position. If appointed by the Morgan County Board of Commissioners, I agree to serve and faithfully execute the obligations and commitments of said board/position for the duration of the term of appointment. In all respects, I will uphold the ordinances and policies of Morgan County and all municipalities in a professional and courteous manner and fully divulge any and all potential conflicts of interest. I understand that advisory boards offer advice and recommendations, but policy decisions are the sole responsibility of the Board of Commissioners.

<u>A Min</u> Signature

0-10-2024 Date

Morgan County Advisory Board Application Applicant Information Eleanor Ray UCU Address montice 0 31064 Mailing Address (If different) Telephone-Home Telephone-Work Board interested in serving on: **Commission District** Prot Farmland visory Board Background Information: Occupation Employer Count nraam BOC Education: P Do you have any experience in the field you are applying for? If so explain. Worked in agriculture for VI years rear aan Coun Contribution/Intentions: What to you feel will be your biggest contribution if appointed to this board/position? me knowledge agricu hoad Other Comments or Information: agrecu S preserveit Policy: I understand the obligations and commitments required by this board/position. If appointed by the Morgan County

Board of Commissioners. I agree to serve and faithfully execute the obligations and commitments of said board/position for the duration of the term of appointment. In all respects, I will uphold the ordinances and policies of Morgan County and all municipalities in a professional and courteous manner and fully divulge any and all potential conflicts of interest. I understand that advisory boards offer advice and recommendations, but policy decisions are the sole responsibility of the Board of Commissioners.

Q1 Signature

Morgan County Advisory Board Application Applicant Information: Waldrip ame Madison GA 30650 Full Nam Address Mailing Address (If different) Telephone-Home Terephone-Work Commission District Board interested in serving on: Margon Farmland Protection board Background Information: Occupation/Employer General Manager Ag-Pro Madison since 1994 Education: BS Agriculture University of Georgia-1993 Do you have any experience in the field you are applying for? If so explain. Involved in Margan Count, and Surrandon Country Agriculture since 1994 us a John Deero deole Contribution/Intentions: What do you feel will be your biggest contribution if appointed to this board/position? Local lancwedge of Agriculturgi Community Other Comments or Information: Policy:

I understand the obligations and commitments required by this board/position. If appointed by the Morgan County Board of Commissioners, I agree to serve and faithfully execute the obligations and commitments of said board/position for the duration of the term of appointment. In all respects, I will uphold the ordinances and policies of Morgan County and all municipalities in a professional and courteous manner and fully divulge any and all potential conflicts of interest. I understand that advisory boards offer advice and recommendations, but policy decisions are the sole responsibility of the Board of Commissioners.

Signature

10/24/2