

Exhibit A

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Please Respond to the Dawsonville Office

February 19, 2007

Via Hand-Delivery

Joe Lane Cox, Mayor
City of Dawsonville
City Hall
P.O. Box 6
Dawsonville, GA 30534

Re: Gold Creek SL, LLC
Application to Amend Master Plan
ZA-11-06-1423

Dear Mayor Cox:

I represent Gold Creek SL, LLC.

Georgia law requires a zoning applicant, which includes an applicant seeking to amend a master plan, to preserve constitutional challenges. The purpose of this letter is to preserve such constitutional challenges on behalf of Gold Creek SL, LLC. Gold Creek SL, LLC hereby asserts the following constitutional challenges to preserve such rights if the Mayor and Council of the City of Dawsonville deny the request to amend the master plan for the planned unit development known as Gold Creek that Gold Creek SL, LLC recently submitted.

A denial of the application would be unconstitutional because such denial would deprive the applicant of its property without due process of law pursuant to Article I, Section I, Paragraphs I and II of the Georgia Constitution. Such deprivation of property without due process violates the constitutional prohibition against taking or damaging private property without just and adequate compensation in violation of Article I, Section III, Paragraph I of the Georgia Constitution; such denial would not bear a substantial relationship to the public health, safety, morality or general welfare and therefore would be confiscatory and void.

Also, the City of Dawsonville failed to adopt a valid zoning ordinance on July 19, 2004 because such ordinance as then adopted failed to set forth minimum time periods for hearings on proposed zoning decisions. See O.C.G.A. § 36-66-5; McClure v. Davidson, 258 Ga. 706, 373 S.E.2d 617 (1988); Tilley Properties, Inc. v. Bartow County, 261 Ga. 153, 401 S.E.2d 527 (1991). My client acquired vested rights to the proposed use of the property before such defect was remedied.

Also, the City designated a portion of the property owned by my client as PUD, Planned Unit Development District, and a portion of such property as HB, Highway Business District, pursuant to the ordinance the City adopted on July 19, 2004. The amendment to the official zoning map failed to comply with the notice requirements of Sections 9012 and 1101 of the City's 1999 Ordinance. My client received no notice whatsoever of any zoning or rezoning of such property as effected by the City of Dawsonville, and no signs regarding the rezoning were posted. Therefore, any such zoning by the City of Dawsonville was void.

Furthermore, the Planned Unit Development District requires "a site plan" as defined within the City's Land Use and Zoning Ordinance. In 2004, the City rezoned a portion of the property to PUD without a site plan of the property purportedly thereby rezoned. The site plan relied upon by the City that the City is requiring my client to petition to amend shows the entirety of the property being within the planned unit development and does not show any portion of the property as highway business district. Therefore, the City has amended any site plan previously submitted by my client or my client's predecessor pursuant to the 2004 Land Use and Zoning Ordinance without notice and without any plan being submitted.

My client has acquired vested rights to develop the property as my client proposes, and the City's denial of such rights violates the zoning procedure law (O.C.G.A. § 36-66-1, et seq.), the City's Land Use and Zoning Ordinance, and Article I, Section I, Paragraphs I and II of the Georgia Constitution.

If a Court determines that the City of Dawsonville Land Use and Zoning Ordinance is valid and constitutional and that the City's rezoning of my client's property is valid and constitutional, then the denial of the request to amend the master plan as requested by Gold Creek SL, LLC would be unconstitutional because such denial would be applied in a manner that is arbitrary and that results in the denial of due process and equal protection of law because the applicant has met all requirements of the City of Dawsonville Land Use and Zoning Ordinance.

Mayor Joe Lane Cox
City of Dawsonville
February 19, 2007
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I request that this constitutional objection be filed as part of the official record of the petition to amend the master plan as submitted by Gold Creek SL, LLC, which is scheduled to be heard by the City of Dawsonville Planning Commission and the Mayor and City Council of the City of Dawsonville.

Respectfully submitted this 19th day of February, 2007.



Joseph A. Homans
Attorney for Gold Creek SL, LLC

JAH/t
cc: Dana Miles, Attorney-at-Law
Mr. Bob Tablak

Exhibit B

To: City of Dawsonville Planning Commission
From: Jeff Tablak
Re: Gold Creek Master Plan Site Change
Date: February 19, 2007



Dear commissioners,

We are here tonight with a plan that we believe will make Gold Creek a better place to live and play. Our plan is intended to:

- Improve the quality of the amenities including the golf course and clubhouse.
- Enable the City of Dawsonville to move forward with the implementation of the Gold Creek Waste Water Treatment Plant.
- Increase the visibility of the Gold Creek real estate market allowing current homeowners to realize increased home values and creating a viable market for the re-sale of existing homes.
- Protect homeowners from facing the future closure of golf holes directly adjacent to their property.

Background

The golf industry in Northern Georgia is overbuilt. There are too many golf courses and not enough golfers. There are 50 golf courses within a 40 mile radius of Gold Creek all sharing from the same pool of golfers. In addition, nationwide golf rounds have decreased by over 15% since 2001.

The Crystal Falls golf course opened in November 2006 drawing even more golfers away from Gold Creek.

In order to get the Gold Creek golf course closer to profitability we have closed 9 of the 27 holes.

Highest and Best Land Use at Gold Creek.

We have designed a plan that we believe will significantly enhance the overall value of Gold Creek including:

The Golf Course

This program reduced costs while enabling us to focus on the quality of the remaining 18 holes increasing the value of the golfing experience for members.

The new site plan uses approximately 60 of the 354 acres as new residential property. The sale of residential lots will supplement the golf course losses until the point that private membership dues are adequate to sustain the golf course.

The City of Dawsonville Gold Creek WWTP

The plan leaves approximately 180 acres of irrigated golf course and rough plus 50 acres of dedicated spray field to support the engineering design for the new Gold Creek Waste Water Treatment Plant.

This site plan includes acreage we have agreed to deed to the City of Dawsonville to be used as a dedicated holding pond for the project. The pond is out of sight of existing and new residential properties maximizing the aesthetic appeal of the property.

This amendment to the existing PUD will allow us to comply with the goals of the WWTP Agreement and allow for a satisfactory completion to the lawsuit between the city of Dawsonville and Gold Creek.

All new homes will purchase sewer services from the City of Dawsonville.

Existing Gold Creek Homeowners

Home sales at Gold Creek are behind market trends. Some homes for re-sale at Gold Creek have been on the market for over 2 years. Many re-sale's have been sold below market price and some below the original purchase price because of the low amount of available buyers.

We believe the number one cause of this problem is the lack of sales and marketing dollars being spent to create market visibility for Gold Creek. Assuming we are successful in getting our zoning, we have budgeted almost \$3 million in sales and marketing over the next five years.

Existing homeowners will benefit at no cost to them from our sales and marketing campaign. Increased home buyer traffic will enable existing home owners wishing to sell their homes to demand fair market value and will significantly reduce the time their home is on the market.

The typical home buyer at Gold Creek is a couple where the children are grown and on their own, primarily Baby Boomers or older.

Over the past two years we have spent hundreds of hours researching the Baby Boomer housing market in Atlanta. The most important piece of information we discovered was that many Baby Boomer homeowners are looking for an upscale home on a low maintenance lot, meaning a smaller lot. Our design takes this into consideration and we have included examples of home prices at Chestatee on similar or smaller lot designs.

As the existing large lots are sold and the number of large lots available goes down, the scarcity should increase their value under the economic rules of supply and demand.

We expect, existing homeowners will see an increase in their home prices.

Site Design Considerations

Our proposed site plan is the best design available considering that we diligently prevented the closure of golf holes directly behind an existing home or residential lot. This design will cost us approximately \$1 million in course modifications. The alternative strategy of just closing down one of the existing 9 holes, such as El Dorado would have no cost, but would result in closing many holes adjacent to existing homes.

We submitted a preliminary design to the Gold Creek homeowners in February 2006 asking for input and the possibility of alternate golf course plans as long as the plan did not include closing holes adjacent to existing homes. We received one submission that did include closing holes behind many of the homes in the East Ridge development. This plan was unacceptable since it violated our primary rule.

More recently, we have met with the homeowners association as well as many individual homeowners on a one-on-one basis. We wanted to know what their concerns were about the plan and if they would like to submit an alternative plan that followed the guidelines of minimizing closing holes adjacent to existing home sites.

- We have received no alternative plans since we submitted our plans to the City last November.
- The most significant objection we heard was the concern that the lot sizes we were proposing would result in building lower value homes affecting (lowering) existing home values.

The examples enclosed in this booklet are homes on lots similar to our design in size and shape. These homes sell for the same as or more than existing homes at Gold Creek.

For the future buyer who is looking for a 1± acre lot, the future supply will be limited to existing home sites increasing existing home values due to the scarcity of availability.

Sales and Marketing

We have already prepared the old "general store" as a sales office and will have full time real estate sales people on site 7 days a week.

There are 1 million Baby Boomer homeowners in Metro Atlanta many of which will be retiring in the North Georgia Mountains. Our marketing program will direct their interest to Gold Creek enhancing visibility for Gold Creek and the City of Dawsonville.

We expect the completion of lot development and sales to take from 5 to 7 years.

Amenity Upgrades

If this new site plan is approved, upgrades are planned for the clubhouse and adjoining amenities including a new pool and a fitness center.

The Gold Creek entrance will need to be modified to meet DOT requirements and we intend on improving the look and feel of the initial approach to the property.

General upgrades to the clubhouse including new paint, windows, carpets and other features are included in the plan.

Roads and common areas will be managed by the new homeowners association.

We have recently contracted with *Edwin Watts Golf* to install a green grass golf shop at Gold Creek. This will greatly enhance the visibility and value of the Gold Creek golf community.

Benefits to the Region

The City of Dawsonville and Dawson County will benefit from the new design at Gold Creek.

- Gold Creek Baby Boomers do not create any significant increase on existing school systems but do pay taxes.
- Gold Creek Baby Boomers do not create significant demand on police or fire services.
- The City will sell sewer services to new homebuyers at Gold Creek.
- Etowah Water will sell water services to new homebuyers at Gold Creek.
- The county will receive taxes from new homeowners at Gold Creek.
- New homeowners will spend money with local businesses generating additional sales tax revenue as well as supporting a growing local economy.

This Plan Protects Gold Creek Homeowner Values

As I stated in the beginning of this presentation the golf industry is suffering from too many golf courses and not enough golfers.

2006 marked the first year in the past 2 decades that the amount of golf courses decreased in overall numbers. We can assume that the land became more valuable for other uses such as residential or commercial. A nearby example is the pending closure of Lanier Country Club in Cumming and the closing of Hidden Hills in Stone Mountain.

The approval of this new site plan will allow us to implement the plan for the new Gold Creek waste water treatment plant. The settlement and implementation of this agreement will ensure Gold Creek homeowners that the remaining golf holes at Gold Creek cannot be converted to residential land use.

Future Health of Gold Creek Golf

Many of the homeowners at Gold Creek are not club members or even golfers. At the same time they enjoy the groomed open space that is adjacent to their home and throughout the entire neighborhood. The upkeep and maintenance of the golf course is critical to both members and non-members at Gold Creek therefore the future health of the golf course is critical to all the homeowners.

The national average of homeowners in golf club communities who are members of the club is 25%. The average at Gold Creek is 40%. This site plan with the 197 new home sites will add about 80 new members to Gold Creek Golf Club.

Increased membership will help make sure that the golf course remains viable as a scenic part of the Gold Creek property.

Maintaining Open Space

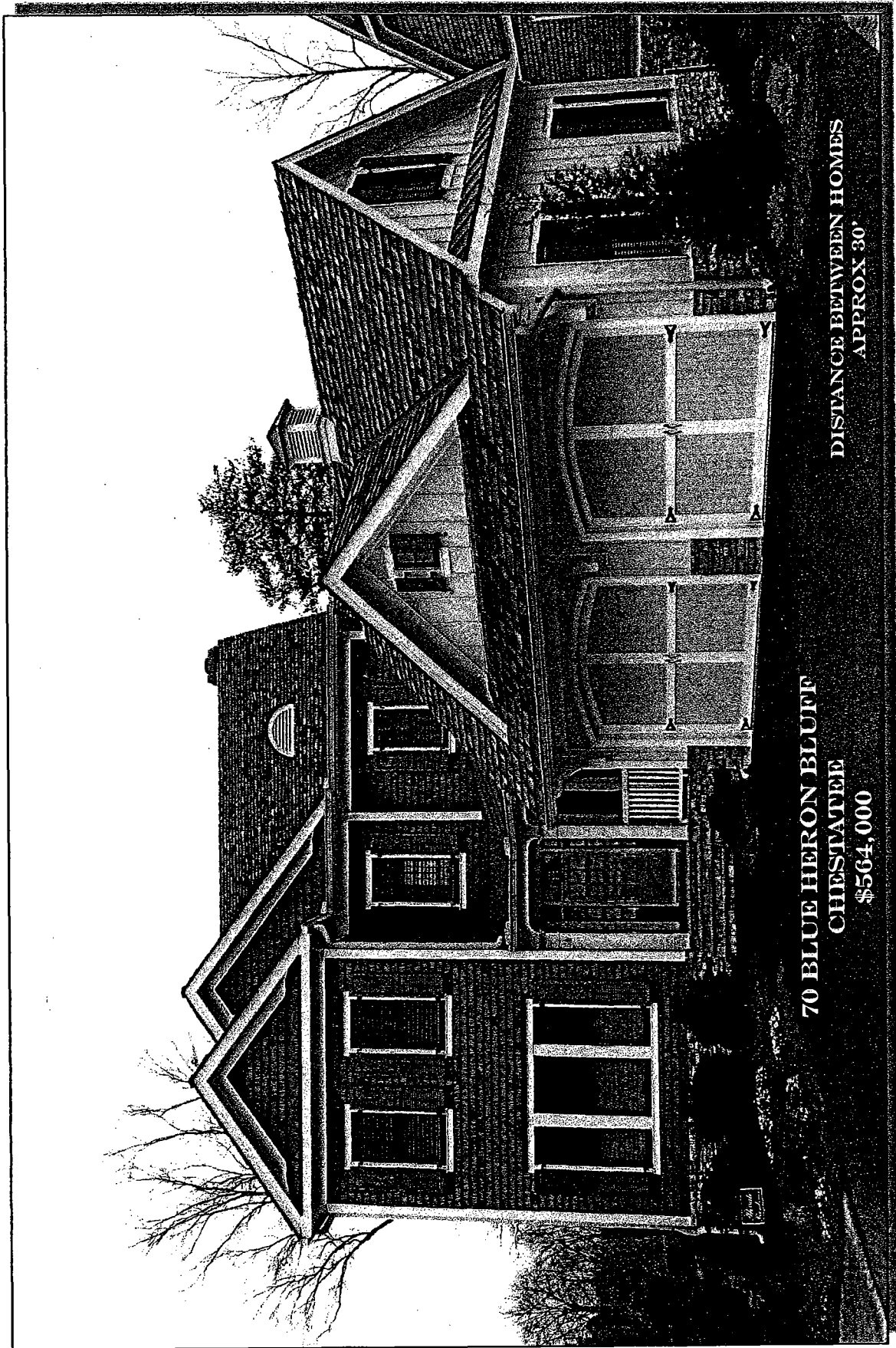
Most suburban golf courses are around 120 to 140 acres in size. The Gold Creek golf course property is 354 acres. This new site plan converts approximately 60 acres to residential leaving a remaining 294 acres of golf course and open space, twice the size of comparable golf course communities.

Summary

- This plan combined with a strong marketing and sales program will increase existing home values in Gold Creek.
- Existing homeowners will be able to sell their homes at fair market value and in a reasonable time frame.
- The City and County will benefit from new homeownership in Gold Creek in the form of taxes and other spending.
- Gold Creek homeowners do not add loads on schools, police and fire services.
- Gold Creek homeowners will be protected from the remaining 18-hole golf course being torn down and converted to residential property.
- New homes sales mean new members, which in turn means a healthier golf course.
- After new construction the golf course will contain 294 acres of open space.

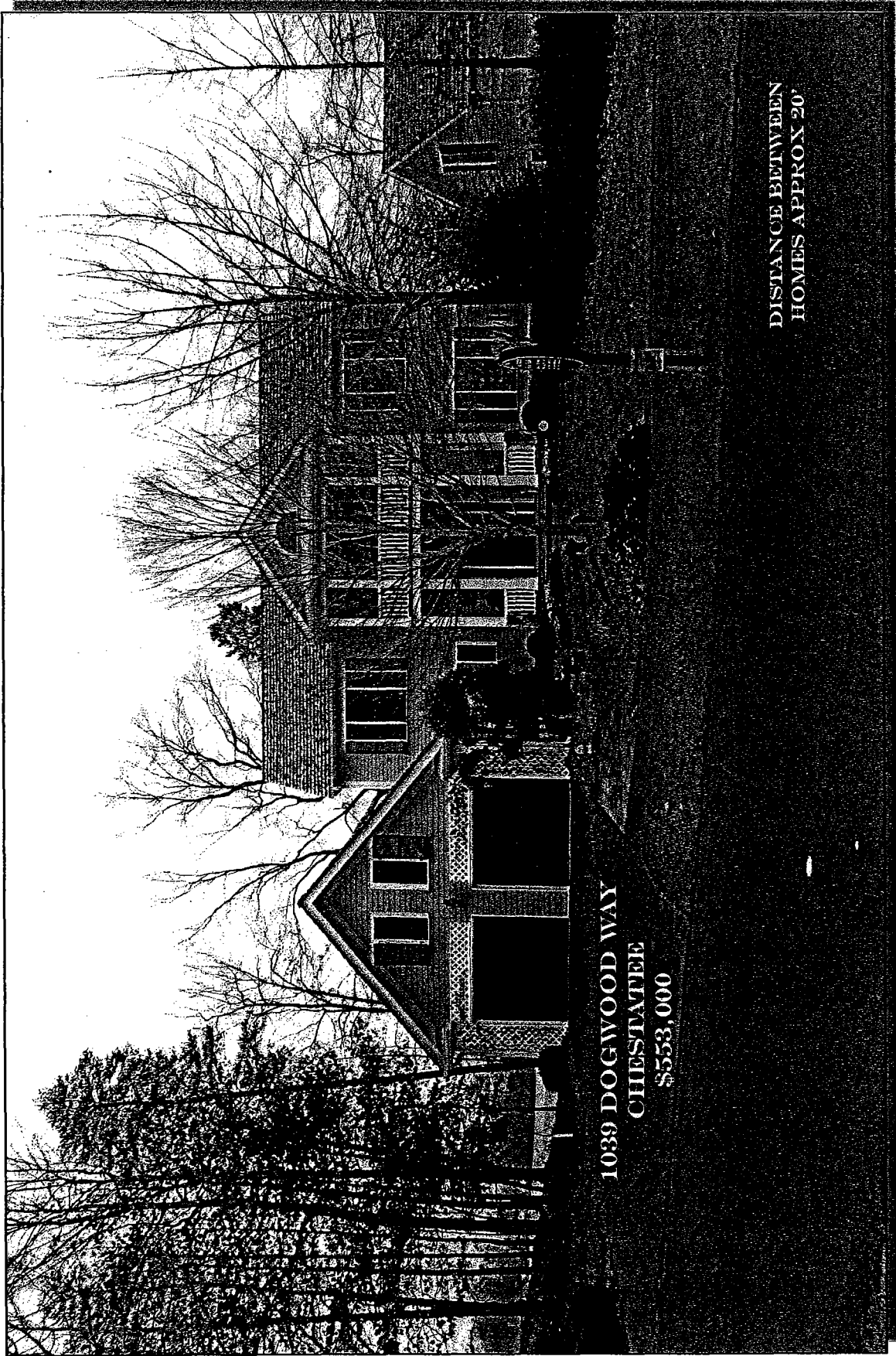
Sincerely,

Jeff Tablak
408.313.8451



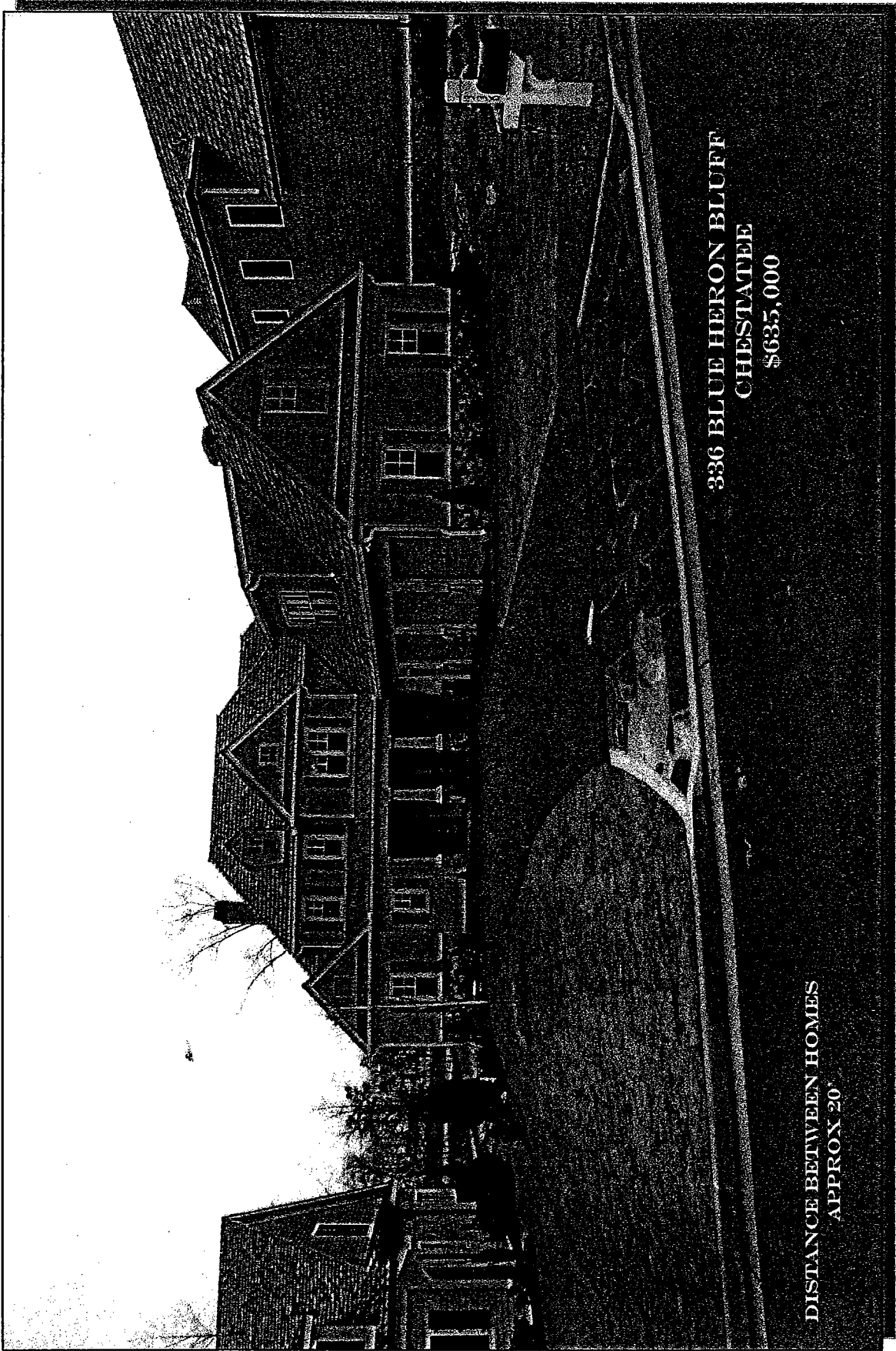
70 BLUE HERON BLUFF
CHESTATEEE
\$564,000

DISTANCE BETWEEN HOMES
APPROX 30'



1039 DOGWOOD WAY
CHESTATEE
\$553,000

DISTANCE BETWEEN
HOMES APPROX 20'



336 BLUE HERON BLUFF
CHESTATEE
\$635,000

DISTANCE BETWEEN HOMES
APPROX 20'