

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 3, 2022
5:00 P.M.

1. **CALL TO ORDER:** Mayor Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember William Illg, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utilities Crew Chief Blake Croft, Finance Administrator Robin Gazaway, Interim Planning Director Diane Callahan and Director of Downtown Development Amanda Edmondson.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Phillips.
4. **ANNOUNCEMENTS:** Mayor Eason announced and congratulated the recent wins for Georgia's sports teams; the Falcons, Georgia Tech, the Braves and UGA. He also congratulated Chase Elliott for winning at Talladega. He stated the Farmer's Market will be open through October 15th and the Health Department will hold a drive-thru flu vaccination event on Thursday, October 6th from 9:00 – 3:00 pm. Lastly, the Mountain Moonshine Festival will occur October 21 – 23, 2022 at the Dawsonville Municipal Complex and Main Street Park.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as submitted made by M. French; second by W. Illg. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a,b) made by C. Phillips; second by M. French. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held September 19, 2022
 - Executive Session held September 19, 2022
 - b. Approve Use of Memorial Gardens for 2nd Annual Ghost Walk
8. **INTRODUCE THE DOWNTOWN DEVELOPMENT MANAGER – AMANDA EDMONDSON:** City Manager Bolz introduced Amanda Edmondson as the City's Director of Downtown Development, Tourism and Historic Preservation. She thanked the Council for their leadership and expressed her enthusiasm to be a part of the City of Dawsonville team.

PUBLIC HEARING

9. **ANX-C2200122:** Jim Chapman Communities, Inc has petitioned to annex into the city limits of Dawsonville the 3-acre tract known as TMP 093 046 (tract 2), located at 922 Hwy 53 East, with a County Zoning of RSR (Residential Sub-Rural) to City Zoning R6 (Multiple-Family District). Public Hearing Dates: Planning Commission on September 12, 2022, and City Council on October 3, 2022. City Council for a decision on October 17, 2022.

Interim Planning Director Callahan read the annexation request. Motion to open the public hearing made by M. French; second by W. Illg. Vote carried unanimously in favor. Mayor Eason conducted the public hearing. The following person(s) spoke in favor of the request:

- Joey Homans, 272 Hwy 9 South, Dawsonville – He stated this annexation is in conjunction with the rezone request (item #10) and would reserve his time to speak at that time. He stated they would have taken the entire tract; however, it would have left an unincorporated island.
- Jim Chapman, 2700 Cumberland Pkwy, Atlanta – He provided a presentation concerning his background, similar building projects, specifics on the types of homes to be built, details on build to rent communities and demographics about the types of families living in them.

The ten-minute allowance for the public hearing expired. Motion by C. Phillips to extend the public hearing by five minutes; second by M. French. Vote carried unanimously in favor.

- Karen McCord, 2120 Perimeter Road, Dawsonville - She is the owner of the property and stated this tract has been in her family for over 100 years. She further stated the property

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has been on the market for over ten years and they cannot continue to pay the taxes. She is in favor of the community presented by Mr. Chapman for her family's property and requests the Council approve the annexation and rezoning of the property.

No one spoke in opposition to the annexation request.

Motion to close the public hearing made by W. Ilig; second by C. Phillips. Vote carried unanimously in favor.

- 10. ZA-C2200123:** Jim Chapman Communities, Inc has petitioned a zoning amendment for TMP 093 043, 093 044, and 093 047; Located at 2120 Perimeter Road and 922 Hwy 53 East from R1 (Restricted Single-Family Residential District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on September 12, 2022, and City Council October 3, 2022. City Council for a decision on October 17, 2022.

Interim Planning Director Callahan stated she received a letter from Mr. Homans shortly before the meeting outlining the applicant's agreement to certain conditions set forth by the Planning Department. She then read the rezone request and further stated the Planning Commission recommended denial of the request. Motion to open the public hearing made by M. French; second by C. Phillips. Vote carried unanimously in favor. Mayor Eason conducted the public hearing. The following person(s) spoke in favor of the request:

- Joey Homans, 272 Hwy 9 South, Dawsonville – He first stated he adopts and incorporates all comments made during the annexation request relating to the rezone request. He stated the R6 zoning request meets the City's requirements for an R6 zoning; the zoning meets the City's Comprehensive Plan and agrees to the conditions as stated in his letter dated 10/03/2022. Regarding the recommendation for no access easement adjoining the HWY 53E and Perimeter Road frontage boundary, he stated it was his understanding they would not be public roads as per the site plan. It will be a private road emphasizing it will not be a cut-through road from Hwy 53 to Perimeter Road; they will be gated access roads. He also stated Ms. McCord did not speak against the Sweetwater Preserve development when notified of its rezoning request, recognizing that it met the City's requirements. He discussed the potential traffic improvements and Mr. Chapman's willingness to contribute to them. He also stated in Mr. Chapman's other developments, there have been little to no service required by local law enforcement and will provide documentation supporting his statement. Lastly, he stated Mr. Chapman's commitment to the long term maintenance and management of the property and urged the Council to approve the annexation and rezone request.

No one spoke in opposition to the rezone request

Motion to close the public hearing made by C. Phillips; second by M. French. Vote carried unanimously in favor.

Councilmember Ilig asked several questions about the number of homes Jim Chapman Communities have built and where, the demand for this type of community and the information behind the demographics provided regarding school aged children within his other communities. Mr. Chapman provided responses and a brief discussion of renting vs. buying occurred. Additional discussion occurred regarding the traffic impact on the area. Mr. Homans further contributed to the conversation by supporting the rental community advantages and spoke about Mr. Chapman's potential contribution to traffic improvements for the area. He also spoke about the plans for the entrance/exit of the community to best mitigate traffic concerns and stated the Council could stipulate the community be built according to the plans provided.

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11. REQUEST FOR REFUND OF BUILDING PERMIT FEE: Paul Wunschuh spoke to the Council requesting a refund for his building permit for his shed.

Motion to approve a \$400 building permit refund (Permit No. C230029) to Paul Wunschuh made by C. Phillips; second by M. French. Councilmember Illg asked if there were additional residents who may come forward for a refund request; Diane Callahan stated no other permits were issued of this kind. Vote carried unanimously in favor.

12. RED HAWK SUBDIVISION ROAD DEDICATION REQUEST: Motion to approve the acceptance of the dedication request for the Red Hawk Subdivision roads consisting of Aplomado Lane West, Aplomado Lane East, Harrier Drive, Red Hawk Drive, Kestrel Court West, Kestrel Court East, Peregrine Lane North and Peregrine Lane South and Swanson Street and the right of ways made by C. Phillips; second by M. French. Vote carried unanimously in favor. (Exhibit "A")

13. UPDATE APPRAISAL FOR ELLIOTT FIELD AIRPORT PROPERTY: Motion to approve staff to proceed with the updated appraisal for the Elliott Field Airport Property not to exceed \$22,000 and to be paid out of General Fund Reserves if needed made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

14. AWARD BIDS – PICKLEBALL AND BASKETBALL COURTS FOR MAIN STREET PARK: Motion to award the bids to Signature Tennis Courts, Inc. for the construction of four (4) pickleball courts with lighting and the construction of a basketball court with fencing and to pursue the engineering and grading to prepare for the construction of the courts not to exceed a total of \$250,000.00 to be paid out of SPLOST VII for the complete project made by C. Phillips; second by M. French. Vote carried unanimously in favor.

JOURNMENT:

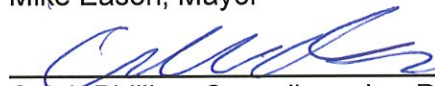
At 5:56 p.m. a motion to adjourn the meeting was made by M. French; second by C. Phillips. Vote carried unanimously.

Approved this 17th day of October 2022.

By: CITY OF DAWSONVILLE



Mike Eason, Mayor



Caleb Phillips, Councilmember Post 1



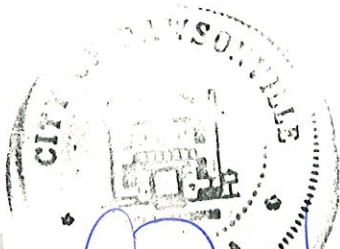
William Illg, Councilmember Post 2

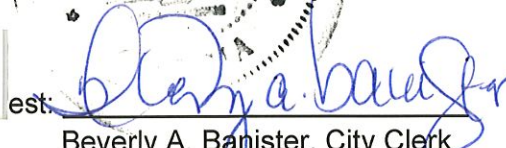


John Walden, Councilmember Post 3



Mark French, Councilmember Post 4




est. _____
Beverly A. Banister, City Clerk

Filed 10/04/2022 03:22PM
Bk 01601 Pg 0507-0518
Deed Doc: WD
Georgia Transfer Tax Paid : \$0.00
0422022001878
Penalty: \$0.00 Interest: \$0.00
Participants: 0386596004
JUSTIN POWER, Clerk of Superior
Court
DAWSON County, Georgia

Please return to:
City of Dawsonville
Planning and Zoning Department
415 Hwy. 53E, Suite 100
Dawsonville, GA 30534

Parcel ID: _____

**RIGHT OF WAY WARRANTY DEED
City Council of Dawsonville, Georgia**

**STATE OF GEORGIA
COUNTY OF DAWSON**

THIS DEED made this 3 day of October, 2022 between **LCG Residential, LLC**, the Grantor, and **City of Dawsonville**, a political subdivision of the State of Georgia, the Grantee.

WITNESSETH:

WITNESSETH: That, Grantor, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto Grantees, all that tract or parcel of land more particularly described as follows:

All that tract of parcel of land, lying and being in land Lot(s) 308 and 309 of the 4th District, 1st Section of Dawson County, Georgia, being a portion of Red Hawk Ridge, Phase 1,2,3 and 4 Subdivision, (hereafter collectively and individually referred to as the "Roads"); as shown on Exhibit "A," attached hereto.

TO HAVE AND TO HOLD the said bargained premises, together 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 Grantee, forever, in fee simple. Grantor shall warrant and forever defend the right, title and interest in and to said property unto Grantee, its successors and assigns, against the claims of all persons whomsoever. Where the context requires or permits, "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[REMINDER OF PAGE LEFT BLANK]

Exhibit "A"

EXHIBIT "A"

PHASE 1 ROADS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 308 AND 309 OF THE 4TH DISTRICT, 1ST SECTION, CITY OF DAWSONVILLE, DAWSON COUNTY, GEORGIA, BEING KNOWN AS THE "ROADS" LOCATED IN RED HAWK RIDGE SUBDIVISION, PHASE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: RED HAWK DRIVE 50-FOOT R/W, KESTRAL COURT WEST 50-FOOT R/W, HARRIER DRIVE 50-FOOT R/W, KESTRAL COURT EAST 50-FOOT R/W, APLOMADO LANE WEST 50-FOOT R/W, APLOMADO LANE EAST 50-FOOT R/W, PEREGRINE LANE NORTH 50-FOOT R/W AND PEREGRINE LANE SOUTH, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 70, PAGES 235, 237, 239, 241 AND 243, DAWSON COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A COMPLETE LEGAL DESCRIPTION.

AND

PHASE 2 ROADS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 308 OF THE 4TH DISTRICT, 1ST SECTION, CITY OF DAWSONVILLE, DAWSON COUNTY, GEORGIA, BEING KNOWN AS THE "ROADS" LOCATED IN RED HAWK RIDGE SUBDIVISION, PHASE 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS: RED HAWK DRIVE 50-FOOT R/W, KESTRAL COURT EAST 50-FOOT R/W AND APLOMADO LANE EAST 50-FOOT R/W, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 76, PAGES 41-45, DAWSON COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A COMPLETE LEGAL DESCRIPTION.

AND

EXHIBIT "A", CONTINUED

PHASE 3 ROADS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 308 OF THE 4TH DISTRICT, 1ST SECTION, CITY OF DAWSONVILLE, DAWSON COUNTY, GEORGIA, BEING KNOWN AS THE "ROADS" LOCATED IN RED HAWK RIDGE SUBDIVISION, PHASE 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS: APLOMADO LANE EAST 50-FOOT R/W, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 82, PAGES 20-22, DAWSON COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A COMPLETE LEGAL DESCRIPTION.

AND


PHASE 4 ROADS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 308 OF THE 4TH DISTRICT, 1ST SECTION, CITY OF DAWSONVILLE, DAWSON COUNTY, GEORGIA, BEING KNOWN AS THE "ROADS" LOCATED IN RED HAWK RIDGE SUBDIVISION, PHASE 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS: RED HAWK DRIVE 50-FOOT R/W, HARRIER DRIVE 50-FOOT R/W, KESTRAL COURT EAST 50-FOOT R/W; SWAINSON STREET 50-FOOT R/W, PEREGRINE LANE NORTH 50-FOOT R/W AND PEREGRINE LANE SOUTH 50-FOOT R/W, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 82, PAGES 24-27, DAWSON COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A COMPLETE LEGAL DESCRIPTION.

IN WITNESS WHEREOF, the said Grantor has executed the indenture under seal the day and year first above written.

GRANTOR:
LCG Residential, LLC

Signed, sealed, and delivered
in the presence of:

By:  (SEAL)
Matthew Bennett, Managing Member


Witness


Notary Public

My Commission Expires: 07/06/2024
[NOTARY SEAL]



**INDEMNITY & UNDERTAKING AGREEMENT
(GAP)**

WHEREAS, The City of Dawsonville ("City") is to take title to the roads and right of way (the "Dedication") as stated in the Title Commitment (attached hereto as Exhibit "A") from LCG Residential, LLC ("LCG");

AND WHEREAS, the City has raised as title exceptions on certain defects or other matters, hereinafter referred to as the "Exception", more particularly described as follows:

Any defect, lien, encumbrance, adverse claim or other matter that appears for the first time in the Public Records or is created, attaches or is disclosed between the Effective Date of the Title Certificate attached hereto as "Exhibit A") and the date of Dedication.

NOW THEREFORE, in consideration of the issuance of the Dedication, to the extent permitted by law, the undersigned, hereby covenants and agrees with the City:

1. to forever fully protect, defend and save the City harmless from and against the Exception, in and from any and all actual loss, costs, damages, attorneys' fees and expenses of every kind and nature which it may suffer, expend or incur, or by reason, or in consequence of the Dedication on account, or in consequence, or growing out of the Exception only, or on account of the assertion or enforcement or attempted assertion or enforcement thereof or of any rights existing or hereafter arising, or which may at any time be claimed to exist under, or by reason, or in consequence, or growing out of the Exception;
3. to pay, discharge, satisfy or remove the Exception and, when the Exception appears as a matter of public record, to clear the record by the recording or filing of releases, assignments, deeds or other appropriate instruments, or by the procurement of a final court order or judgment entered by a court of competent jurisdiction quieting the title of the insured, or declaring the Exception to be null and void and of no force and effect, on or before **30 DAYS AFTER RECEIPT OF DEMAND FROM THE CITY**, and
4. that each and every provision herein shall extend and be in force concerning the Dedication.

The undersigned agrees that this Agreement is not intended to give any benefits, rights, privileges, actions or remedies to any person or party, other than the City, as a third party beneficiary or otherwise under any theory of law.

The undersigned hereby agrees that in lieu of an original written signature the facsimile or the electronically transmitted signature on this document will constitute a valid original signature to this document and can be relied upon for enforcement purposes.

[Remainder of page intentionally left blank; Signature page to follow]

IN WITNESS WHEREOF, the parties have executed this agreement this 3 day of October, 2022.

LCG Residential, LLC, a Georgia limited liability company

By: [Signature]
Matthew Bennett, Managing Member

**City of Dawsonville, a political
subdivision of the state of Georgia**

By: _____

By: [Signature]
Name: Mike Erson
Its: Mayor

ATTORNEY CERTIFIED LAND TITLE, L.L.C.
550 SAILWIND DRIVE
ROSWELL, GA 30076

EDMUND P. BURKE, ESQ.
* MEMBER *

TELEPHONE (770) 643-2234
FACSIMILE (770) 643-0827

TITLE CERTIFICATE AND OPINION

This Title Certificate and Opinion is valid only if the Standard Exceptions, Special Exceptions and Exhibit "A" are attached. It is provided for the sole benefit and use of:

GDCR, Attorneys at Law and The City of Dawsonville, Georgia

CLIENT FILE #: 2021-Red Hawk Ridge Roads – Update
PROPERTY ADDRESS: Roads in Phases 1, 2, 3 and 4 – Red Hawk Ridge
Dawson County Georgia Government
SCOPE OF SEARCH: FULL SEARCH – Update
EFFECTIVE DATE: August 4, 2022

TITLE IS VESTED IN

After careful examination of the real estate records of the Office of the Clerk of Superior Court of Dawson County, Georgia, in which the Subject Property lies; and according to such records as properly and correctly indexed, and effective through August 4, 2022, the Undersigned Certifies that good and merchantable fee simple title to the real estate (Subject Property per Exhibit "A"), subject to the Standard Exceptions and Special Exceptions set forth below, and by virtue of the Vesting Instruments set forth below, Vests In:

LCG Residential, LLC, a Georgia limited liability company


VESTING INSTRUMENTS:

1. Limited Warranty Deed from REO Funding Solutions, III, LLC, a Georgia limited liability company, to LCG Residential, LLC, a Georgia limited liability company, dated 12/11/2014, filed 12/15/2014, and recorded in Deed Book/Page 1135/383.

SUBJECT PROPERTY

(See Legal Description per EXHIBIT "A" Attached)
Dawson County, Georgia
4th District, 1st Section, Land Lots 308 and 309
Roads in Phases 1, 2, 3 and 4 – Red Hawk Ridge

DATED: 8/15/2022



Edmund P. Burke - Examining Attorney

(Total Pages with Attachments)

SPECIAL EXCEPTIONS

1. **SECURITY INSTRUMENTS AND UCC'S:**
 - a. No Open Loans found of record, Please Inquire.
2. **TAXES:** Roads in Phases 1, 2, 3 and 4.
 - a. No tax parcel number has been assigned to the streets in the subdivision, and no taxes have been assessed.
3. **LIENS, JUDGMENTS, SUPERIOR COURT CIVIL SUITS:**
 - a. N/A.
4. **OTHER EXCEPTIONS:**
 - a. N/A.
5. **NOTES:**
 - a. N/A.
6. **PLAT:**
 - a. Subject to all matters as shown on plat for Phase 1 recorded in Plat Book/Pages 70/235-243.
 - b. Subject to all matters as shown on plat for Phase 2 recorded in Plat Book/Pages 76/41-45.
 - c. Subject to all matters as shown on plat for Phase 3 recorded in Plat Book/Pages 82/20-22.
 - d. Subject to all matters as shown on plat for Phase 4 recorded in Plat Book/Pages 82/24-27.
7. **COVENANTS:**
 - a. Declaration of Covenants, Conditions, and Restrictions by Knight Group, Inc., a Georgia corporation, (Declarant), dated 5/16/2007, filed 5/21/2007, and recorded in Deed Book/Page 812/108;
as amended in Deed Book/Page 874/433; to add Phase 2
as affected by Assignment of Declarant Rights to Atlas LCG Residential, LLC, a Georgia limited liability company, dated 9/27/2012, filed 10/29/2012, and recorded in Deed Book/Page 1045/323.
as further affected by Quitclaim Transfer of Declarant Rights to LCG Residential, LLC, a Georgia limited liability company, dated 2/2/2015, filed 4/13/2015, and recorded in Deed Book/Page 1148/530 and as may be further amended.
(PUD – Mandatory HOA Membership and Creation of Lien Assessment).
8. **EASEMENTS/OTHER PERMITTED EXCEPTIONS:**
 - a. Easement from George Elliott to Georgia Power Company, dated 1/21/1966, filed 2/25/1966, and recorded in Deed Book/Page 4/288(b).
 - b. Easement from George Elliott to Georgia Power Company, dated 5/5/1967, filed 5/13/1967, and recorded in Deed Book/Page 6/324.
 - c. Easement from George Elliott to Georgia Power Company, dated 6/7/1968, filed 6/19/1968, and recorded in Deed Book/Page 8/252.
 - d. Easement from E. G. Elliott to Georgia Power Company, dated 10/10/1968, filed 10/25/1968, and recorded in Deed Book/Page 9/33.
 - e. Easement from E. G. Elliott to Georgia Power Company, dated 3/20/1969, filed 3/24/1969, and recorded in Deed Book/Page 9/417.

8. **EASEMENTS/OTHER PERMITTED EXCEPTIONS:**

- f. Right of Way Deed from George Elliott to State Highway Department of Georgia, dated 3/7/1972, filed 8/21/1979, and recorded in Deed Book/Page 48/616.
- g. Easement from Knight Group, Inc. to Atlanta Gas Light Company, dated 5/16/2007, filed 5/21/2007, and recorded in Deed Book/Page 752/554.
- h. Sanitary Sewer Easement by and between Steve Blanchard and Knight Group, Inc., dated 7/25/2006, filed 8/15/2006, and recorded in Deed Book/Page 757/571.

STANDARD EXCEPTIONS

All questions with reference to the following matters are not certified herein and are expressly excepted from this Title Certificate and Opinion:

1. All matters of record subsequent to the Effective Date of this Title Certificate and Opinion.
2. Such state of facts as would be disclosed by a current, accurate survey and careful inspection of Subject Property. (Obtaining a current survey is always advisable to determine the existence of encroachments, over-hangs or over-laps, to verify that improvements are within the boundaries of the property and to clearly establish boundary lines and properly mark corners).
3. Title to any portion of the Subject Property within the bounds of any public road.
4. Possessory rights or other claims of any tenants in possession and whose rights or claims are not shown of record.
5. Improperly indexed instruments and other errors of personnel of said Clerk's office.
6. Unrecorded claims of liens for labor or material furnished for the improvement of the Subject Property.
7. All easements, rights-of-way, liens, protective covenants, restrictions and other claims or matters not shown of record.
8. All municipal and county zoning ordinances and regulations and all Governmental regulations affecting the use and occupancy of Subject Property.
9. City, State and County Taxes not yet due and payable, and any Taxes becoming due and payable in future times.
10. All past due utility bills and pay-as-you-enter utility bills including without limitation (gas water, electricity, telephone, sewer and sanitary services).
11. Losses, Claims or Damages resulting from Bankruptcy proceedings.
12. All matters regarding federal truth-in-lending laws, real estate settlement procedures laws or other consumer legislation.
13. All items of personalty used in connection with or attached to the Subject Property, where not indexed upon the aforesaid real estate records.
14. Any matters affecting title not shown by the public records, including without limitation forgeries of documents or documents obtained through fraudulent means.
15. Riparian rights incident to Subject Property.
16. Loss or damage resulting from the exact location of U. S. Government property lines and or contour lines as well as flowage easements granted to the U. S. Government.
17. State and Federal environmental liens or encumbrances, where unrecorded or not properly indexed upon the Grantor/Grantee Indices.
18. The exact amount of acreage contained in Subject Property.
19. Any mineral, mining, oil or gas interests in, on and under Subject Property that are not revealed within the period of examination.
20. Whether Subject Property lies within "wetlands" as defined and governed by Federal, State or Local laws, rules or regulations.
21. Existence or absence of burial sites or archaeological sites that may affect Subject Property.
22. Matters filed pursuant to the provisions of the Uniform Commercial Code. (Applies only to Residential Property Title Examination).
23. This Title Certificate and Opinion is limited to names as they appear in the chain of title to Subject Property.

EXHIBIT "A"

PHASE 1 ROADS

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AND

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AND

EXHIBIT "A", CONTINUED

PHASE 3 ROADS

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AND

PHASE 4 ROADS

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SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME LCG RESIDENTIAL LLC				Exempt Code If no exempt code enter NONE		Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 4625 CHURCH RD STE 100				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$10.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CUMMING, GA 30028 USA		DATE OF SALE 10/3/2022		1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only		\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME CITY OF DAWSONVILLE				3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 415 HWY 53 E STE 100				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY DAWSONVILLE, GA 30534 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))						
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER	
COUNTY DAWSON		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 092 020		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 308 309	ACRES	LAND LOT 4TH	SUB LOT & BLOCK	
SECTION E – RECORDING INFORMATION (Official Use Only)						
DATE	DEED BOOK		DEED PAGE		PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None