

AGENDA
CITY OF DAWSONVILLE DOWNTOWN DEVELOPMENT AUTHORITY
City Hall, G.L. Gilleland Council Chambers
Monday, March 22, 2021
5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Approval of the Agenda
5. Approve Meeting Minutes
 - Regular Meeting held November 23, 2020
6. Review Financials

BUSINESS

7. Approval Request for Ownership of DDA Properties to be Transferred to City of Dawsonville

ANNOUNCEMENTS

ADJOURNMENT

The next scheduled meeting is Monday, May 24, 2021

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.



DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 5

SUBJECT: APPROVE MEETING MINUTES

DDA MEETING DATE: 03/22/2021

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL FOR THE DDA MEETING MINUTES HELD ON
NOVEMBER 23, 2020**

HISTORY/ FACTS / ISSUES:

OPTIONS:

APPROVE, AMEND OR DENY

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY OF DAWSONVILLE DOWNTOWN DEVELOPMENT AUTHORITY
G.L. Gilleland Council Chambers, City Hall 2nd Floor
Monday, November 23, 2020
5:30 P.M.

1. **CALL TO ORDER:** Keith Stone called the meeting to order at 5:40 pm.
2. **ROLL CALL:** Present were members Kevin Hammond, Tasha Howell, Stephen Tolson, Keith Stone, Dwight Gilleland and Jamie McCracken.

Also present were City Attorney Paul Mitchell and City Clerk Beverly Banister.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Jamie McCracken.
4. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by S. Tolson; second by K. Hammond. Vote carried unanimously in favor.
5. **APPROVE MEETING MINUTES:**
 - Regular Meeting held September 28, 2020Motion to approve the minutes as submitted made by S. Tolson; second by D. Gilleland. Vote carried unanimously in favor.
6. **REVIEW FINANCIALS:** DDA financials presented through 10/31/2020. No questions or concerns.

BUSINESS

7. **GRANT DISBURSEMENT GUIDELINES EXCEPTION REQUEST:** Chairman Stone announced that the Dawsonville History Museum who was awarded a \$25,000 grant earlier this year has requested the payment of the grant be made in two disbursements instead of awarding all the funds at the completion of the project which is required in the grant guidelines. Discussion ensued. Attorney Mitchell stated the DDA grant policy was developed by the Mayor and City Council and therefore can only be changed by the Mayor and City Council. He advised the board that any action taken this evening should be in the form of a recommendation to the City Council who will make the final decision. Further discussion occurred.

Motion to recommend to the City Council to approve the Dawsonville History Museum's request to receive the awarded grant funds in two disbursements made by S. Tolson; second by J. McCracken. Vote carried unanimously in favor.

ANNOUNCEMENTS:

The tree lighting and Christmas parade will be held at City Hall on December 4, 2020.

ADJOURNMENT:

At 5:59 p.m. a motion to adjourn the meeting was made by S. Tolson; second by K. Hammond. Vote carried unanimously in favor.

Minutes approved at the January 25, 2020 meeting:

Signatures:

Keith Stone, Chair

MINUTES
CITY OF DAWSONVILLE DOWNTOWN DEVELOPMENT AUTHORITY
G.L. Gilleland Council Chambers, City Hall 2nd Floor
Monday, November 23, 2020
5:30 P.M.

Kevin Hammond, Vice Chair

Tasha Howell, Treasurer/Secretary

Dwight Gilleland

Jamie McCracken

Stephen Tolson, Councilmember

DRAFT



DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 6

SUBJECT: REVIEW FINANCIALS

DDA MEETING DATE: 03/22/2021

PURPOSE FOR REQUEST:

TO REVIEW DDA CHECKING ACCOUNT ACTIVITY THROUGH FEBRUARY 28, 2021

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

FY 2020-2021 DDA Checking Account Activity

FY							
<u>2020-21</u>	<u>Cleared Activity</u>		<u>Deposits</u>	<u>Interest</u>	<u>Checks</u>	<u>Ending Balance</u>	
Jul-20		20,950.90	0.00	0.00	0.00	20,950.90	
Aug-20		20,950.90	0.00	0.00	0.00	20,950.90	
Sep-20	Deposit Grant Application	20,950.90	50.00	0.00	0.00	21,000.90	
Oct-20	Check #5117	21,000.90	0.00	0.00	1,078.50	19,922.40	
Nov-20	Check #5118+ Deposit	19,922.40	25,000.00	0.00	58.58	44,863.82	bab
Dec-20		44,863.82	0.00	0.00		44,863.82	bab
Jan-21	Check #5119	44,863.82	0.00	0.00	1,108.23	43,755.59	bab
Feb-21	Check #5120 + #5121	43,755.59	0.00	0.00	25,000.00	18,755.59	bab
Mar-21		18,755.59	0.00	0.00		18,755.59	
Apr-21		18,755.59	0.00	0.00		18,755.59	
May-21		18,755.59	0.00	0.00		18,755.59	
Jun-21		18,755.59	0.00	0.00		18,755.59	
			25,050.00		27,245.31		
9/21/2020	Miles, Hansford & Tallant	5117	1,078.50				
10/26/2020	Miles, Hansford & Tallant	5118	58.85				
1/5/2021	Miles, Hansford & Tallant	5119	1,108.23				
2/2/2021	Dawsonville History Museum	5120	12,987.78				
2/18/2021	Dawsonville History Museum	5121	12,012.22				
			27,245.58				



DOWNTOWN DEVELOPMENT
AUTHORITY
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7

SUBJECT: **APPROVAL REQUEST FOR OWNERSHIP OF DDA PROPERTIES TO BE
TRANSFERRED TO CITY OF DAWSONVILLE**

DDA MEETING DATE: 03/22/2021

PURPOSE FOR REQUEST:

**TO CONSIDER REQUEST TO TRANSFER OWNERSHIP OF DDA PROPERTIES BACK TO
THE CITY OF DAWSONVILLE**

HISTORY/ FACTS / ISSUES:

SEE ATTACHED REQUEST AND DOCUMENTS

OPTIONS:

RECOMMENDED SAMPLE MOTION:

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 3/2/2021

Reference: Downtown Development Property

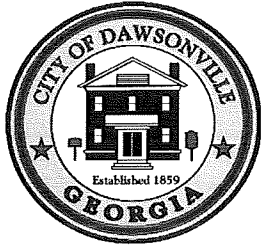
Mr. Chairman Keith Stone and Board Members,

The City of Dawsonville Planning and Zoning Department is requesting the following nine properties ownership be rededicated back to the City of Dawsonville. The Planning and Zoning Department will obtain the revised deeds for the property rededication. If the Downtown Development Board approves the ownership transfer, the Planning and Zoning Department will present the deeds back to the board for signatures after the Mayor and City Council hears the request. The properties are list below:

1. TMP: D04 020 001, City Hall, 6.15ac
2. TMP: D04 020, Main Street Park, 18.18ac
3. TMP: 081 001 052, Pigeon Creek Well #110, 1.4ac
4. TMP: 082 006 007, Shoal Creek Road Well #108 and #109, 1.4ac
5. TMP: 083 040, Flat Creek Wastewater Pond, 6ac
6. TMP: 083 042, JC Burt Water Tank #2, Utilities Maintenance Shop, Flat Creek Rental House, 90ac
7. TMP: 084 001, Wastewater Treatment Spray Fields, 127.49ac
8. TMP: 092B 014, Gober Sosebee Well #105, 1.5ac
9. TMP: D01 022, Academy Cemetery, Wallace Park, Water Tank #1, 2.97ac

Thanks for your consideration,


David Picklesimer
Planning Director



DOWNTOWN DEVELOPMENT AUTHORITY MEETING EXECUTIVE SUMMARY FOR AGENDA ITEM

SUBJECT: REVISED DEEDS

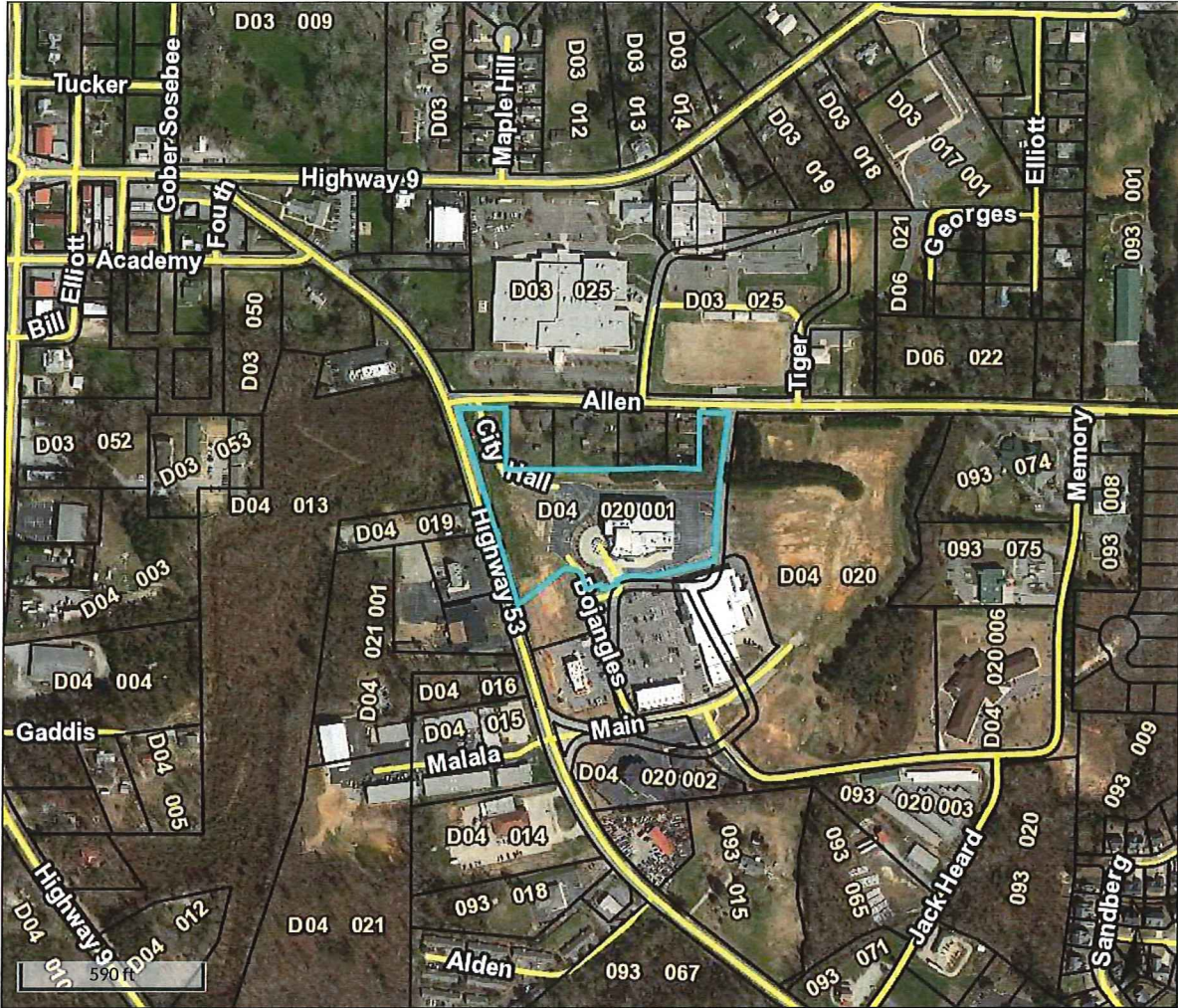
MEETING DATE: MARCH 22, 2021

PURPOSE FOR REQUEST: Planning and Zoning is requesting the following nine properties ownership be rededicated back ownership back to the City of Dawsonville:

- ◆ TMP D04 020 001
- ◆ TMP D04 020
- ◆ TMP 081 001 052
- ◆ TMP 082 006 007
- ◆ TMP 083 040
- ◆ TMP 083 042
- ◆ TMP 084 001
- ◆ TMP 092B 014
- ◆ TMP D01 022

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer



Legend
 Parcels

Parcel ID: D04 020 001
 Alt ID: 13913
 Owner: DOWNTOWN DEVELOPMENT AUTHORITY
 Acres: 6.15
 Assessed Value: \$6505700

Date created: 3/2/2021
 Last Data Uploaded: 3/2/2021 1:26:31 AM

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 GEOSPATIAL

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Summary

Parcel Number D04 020 001
 Location Address 415 HWY 53 E
 Legal Description LL 441 442 443 LD 4-1
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.867
 Acres 6.15
 Neighborhood City (00004)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[DOWNTOWN DEVELOPMENT AUTHORITY](#)
 OF DAWSONVILLE GEORGIA
 P O BOX 6
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Exempt	DAWSONVILLE COMMERCIAL	Acres	0	0	6.15	0

Commercial Improvement Information

Description Museums-A-B-Average
 Value \$1,009,400
 Actual Year Built 2002
 Effective Year Built
 Square Feet 7240
 Wall Height 12
 Wall Frames Steel
 Exterior Wall Brick
 Roof Cover Galvanized Metal
 Interior Walls Unfinished
 Floor Construction Reinforced Concrete
 Floor Finish Concrete
 Ceiling Finish No Ceiling
 Lighting Incandescent Fix.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Museums-A-B-Average
 Value \$3,962,500
 Actual Year Built 2002
 Effective Year Built
 Square Feet 30316
 Wall Height 12
 Wall Frames Steel
 Exterior Wall Brick Veneer
 Roof Cover Galvanized Metal
 Interior Walls Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Concrete
 Ceiling Finish Acoustical Tile
 Lighting Incandescent Fix.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMM.CONC.PAVING(5000-10000)	2002	60x100 / 0	0	\$7,800
COMMERCIAL SITE VALUE(50000)	2001	1x1 / 1	0	\$50,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/22/2005	712 68		\$2,500,000	Government (346)	PHOENIX ONE	DOWNTOWN DEVELOPMENT AUTHORITY
9/15/2004	621 335	37 159	\$5,500,000	Foreclosure (non ALT)	GEORGIA RACING HALL	PHOENIX ONE LLC

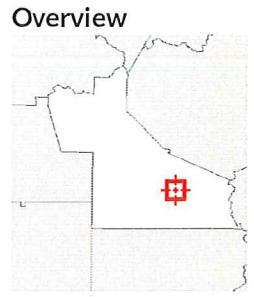
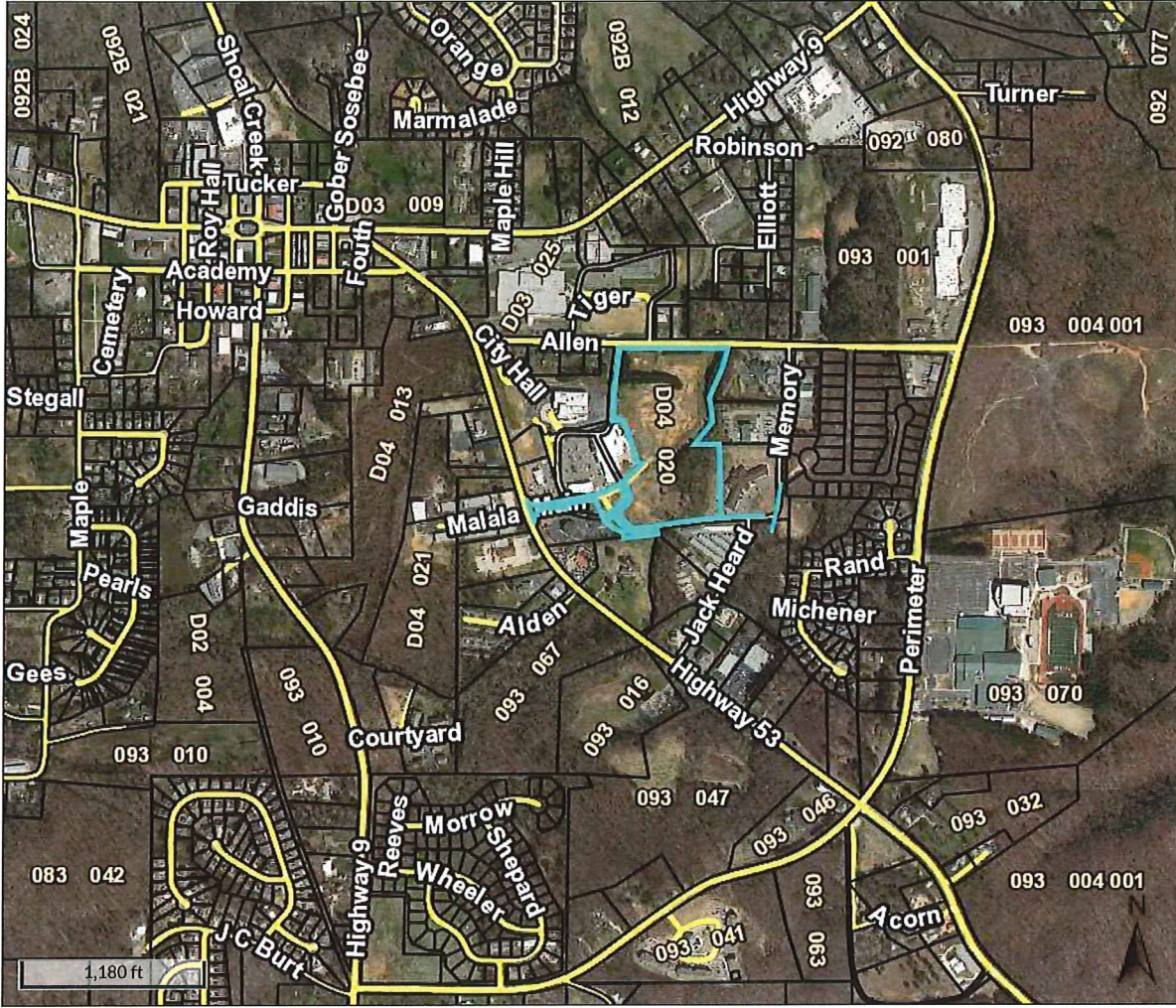
Valuation

	2020	2019	2018	2017	2016
Previous Value	\$5,262,240	\$5,262,240	\$5,262,240	\$5,262,240	\$5,188,440
Land Value	\$1,476,000	\$1,476,000	\$1,476,000	\$1,476,000	\$1,476,000
+ Improvement Value	\$4,971,900	\$3,728,440	\$3,728,440	\$3,728,440	\$3,728,440
+ Accessory Value	\$57,800	\$57,800	\$57,800	\$57,800	\$57,800
= Current Value	\$6,505,700	\$5,262,240	\$5,262,240	\$5,262,240	\$5,262,240

Photos



Sketches



Legend
 Parcels

Parcel ID: D04 020
 Alt ID: 153
 Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF
 Acres: 18.18
 Assessed Value: \$599940

Date created: 3/2/2021
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Summary

Parcel Number D04 020
 Location Address 304 MAIN ST
 Legal Description LL 443 444 LD 13-N
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 18.18
 Neighborhood City (00004)
 Homestead Exemption No (S0)
 Landlot/District 443 /

[View Map](#)



Owner

[DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GA](#)
 415 HWY 53 E SUITE 100
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Exempt	DAWSONVILLE COMMERCI	Acres	0	0	18.18	0

Permits

Permit Date	Permit Number	Type
10/28/2019	C2000053	NEW CONSTRUCT

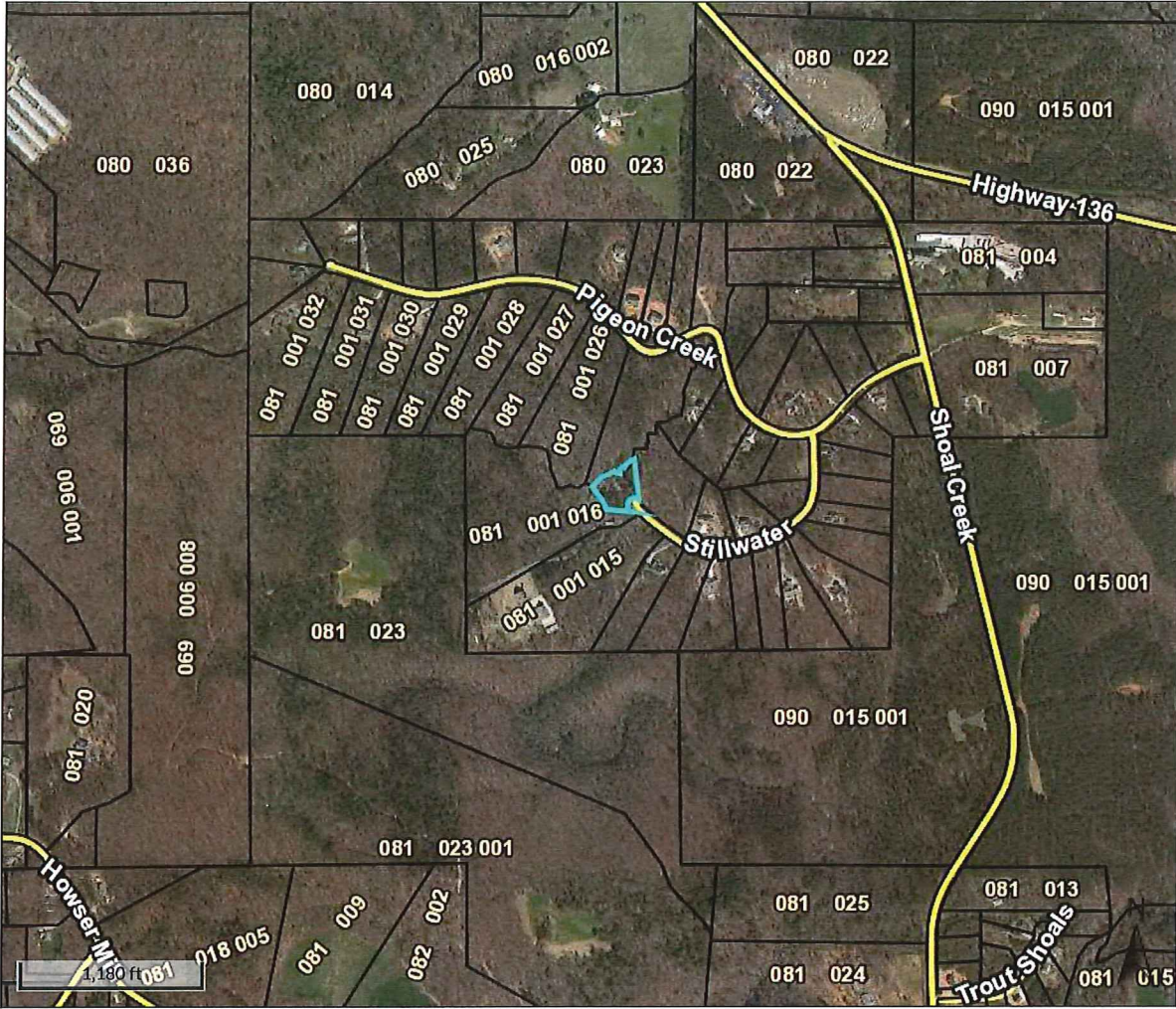
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/25/2014	1120 427	37 159	\$0	Quitclaim (non ALT)	GA RES ELEVEN LLC	DOWNTOWN DEVELOPMENT AUTHORITY OF
7/25/2014	1120 413	37 159	\$618,120	Fair Market Sale (Vacant)	RES-GA-ELEVEN LLC	DOWNTOWN DEVELOPMENT AUTHORITY OF
6/5/2012	1028 557		\$0	Foreclosure (non ALT)	PHOENIX ONE LLC	RES-GA- ELEVEN LLC
9/15/2004	621 335	37 159	\$5,500,000	Foreclosure (non ALT)	GEORGIA RACING HALL	PHOENIX ONE LLC
10/25/2000	358 4 05		\$0	Part	HEARD JACKSON	GEORGIA RACING HALL
7/9/1999	314 440	25 43	\$0	Government (346)	DOWNTOWN DEVE AUTHOR	JOINT DEVELOPMENT AU
4/29/1997	240 88	25 43	\$660,000	Fair Market Sale (Vacant)	GARNER LEONA C	DOWNTOWN DEVE AUTHOR
11/30/1989	125 621	25 43	\$0	Quitclaim (non ALT)	CLACK MRS ALBERT & L	GARNER LEONA C
5/7/1979	48 176	25 43	\$1,000	Fair Market Sale (Improved)		CLACK MRS ALBERT & L

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$599,940	\$599,940	\$599,940	\$599,940	\$569,943
Land Value	\$599,940	\$599,940	\$599,940	\$599,940	\$599,940
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$599,940	\$599,940	\$599,940	\$599,940	\$599,940

Photos



Legend
 Parcels

Parcel ID: 081 001 052
 Alt ID: 14039
 Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF
 Acres: 1.4
 Assessed Value: \$130059

Date created: 3/2/2021
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Summary

Parcel Number 081.001.052
 Location Address
 Legal Description LL 178 LD 4-1
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.867
 Acres 1.4
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

[DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA](#)
 DAWSONVILLE GEORGIA
 PO BOX 6
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Exempt	Common Area/HOA	Lot	0	0	1.4	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
xUNKNOWN	2015	0x0 / 0	0	\$100,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2014	1111 181		\$0	Fair Market Sale (Vacant)	CITY OF DAWSONVILLE	DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSON
	708 562		\$55,000	Government (346)	KELO CO INC	CITY OF DAWSONVILLE

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$130,059	\$130,059	\$130,059	\$130,059	\$27,350
Land Value	\$30,059	\$30,059	\$30,059	\$30,059	\$30,059
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
= Current Value	\$130,059	\$130,059	\$130,059	\$130,059	\$130,059

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Version 2.3.109

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Summary

Parcel Number 082 006 007
 Location Address
 Legal Description LL300 301 312 LD 4-1
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 1.4
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA](#)
 PO BOX 6
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.4

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
xUNKNOWN	2015	0x0/0	0	\$100,000
xUNKNOWN	2015	0x0/0	0	\$100,000

Sales

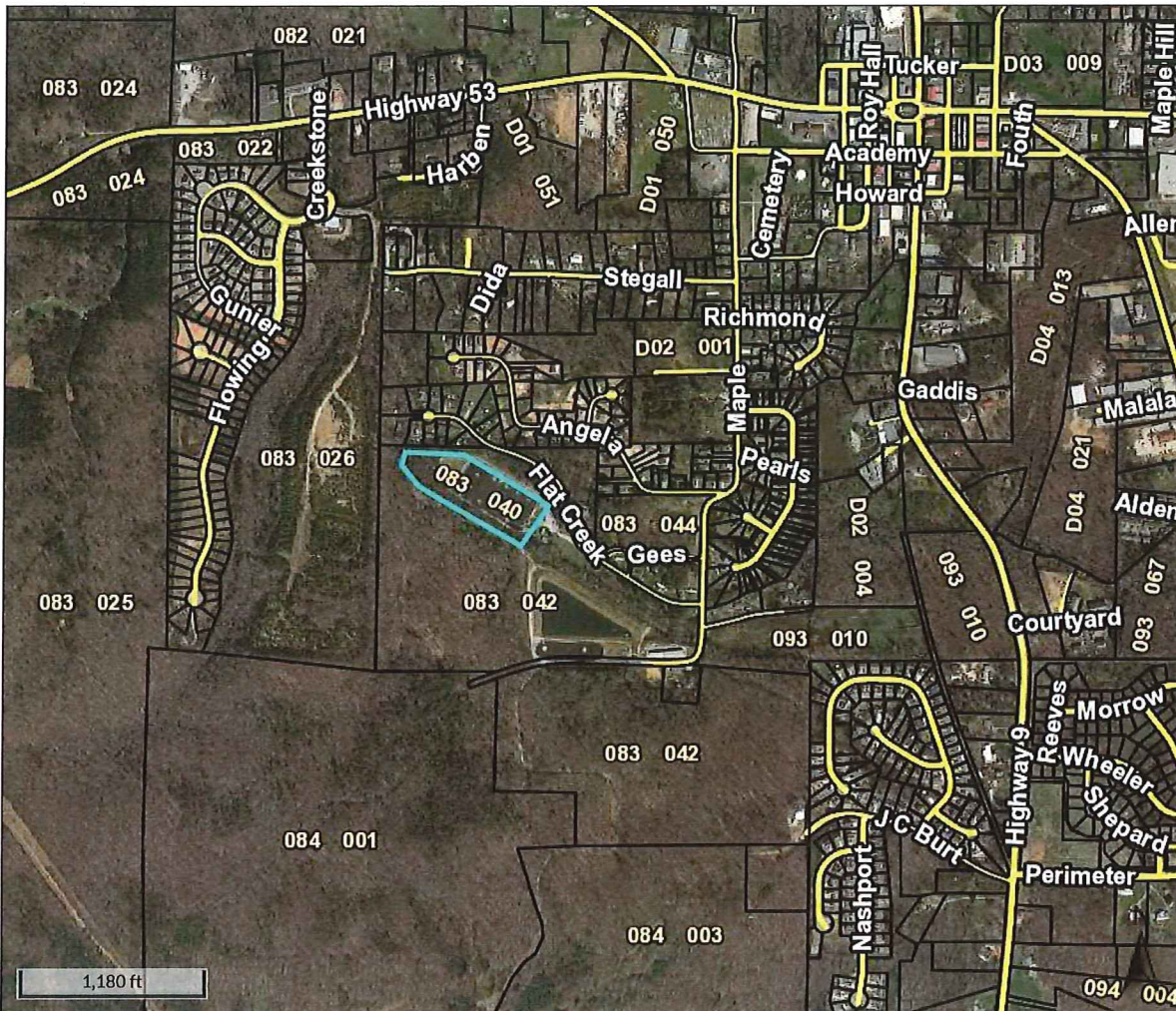
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2014	1111 181	68 157	\$0	Government (346)	CITY OF DAWSONVILLE	DOWNTOWN DEVELOPMENT AUTHORITY
6/2/2006	745 40		\$100,000	Fair Market Sale (Vacant)	PHILLIPS TRACEY	CITY OF DAWSONVILLE

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$208,955	\$208,955	\$208,955	\$208,955	\$8,529
Land Value	\$8,955	\$8,955	\$8,955	\$8,955	\$8,955
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
= Current Value	\$208,955	\$208,955	\$208,955	\$208,955	\$208,955

Photos





Overview



Legend

□ Parcels

Parcel ID: 083 040
 Alt ID: 5851
 Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF
 Acres: 6
 Assessed Value: \$175184

Date created: 3/2/2021
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Summary

Parcel Number 083 040
 Location Address 133 POND RD
 Legal Description LL 506 LD 4-1
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 6
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA](#)
 PO BOX 6
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	6

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	2005	12 x 40		Good	\$13,627

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMMERCIAL SITE VALE(10000)	2500	1x1 / 1	0	\$10,000
xRESIDENTIAL ASPHALT PAVING	2005	12x400 / 0	0	\$4,704
xRESIDENTIAL CONCRETE PAVING	2005	20x120 / 0	0	\$3,293
xDETACHED GARAGE (AVERAGE)	2004	121x40 / 0	0	\$71,148
xPOLE SHED/Lean to (FAIR)	2000	14x48 / 0	0	\$958
Storage Building: Frame	2000	16x20 / 0	0	\$1,824

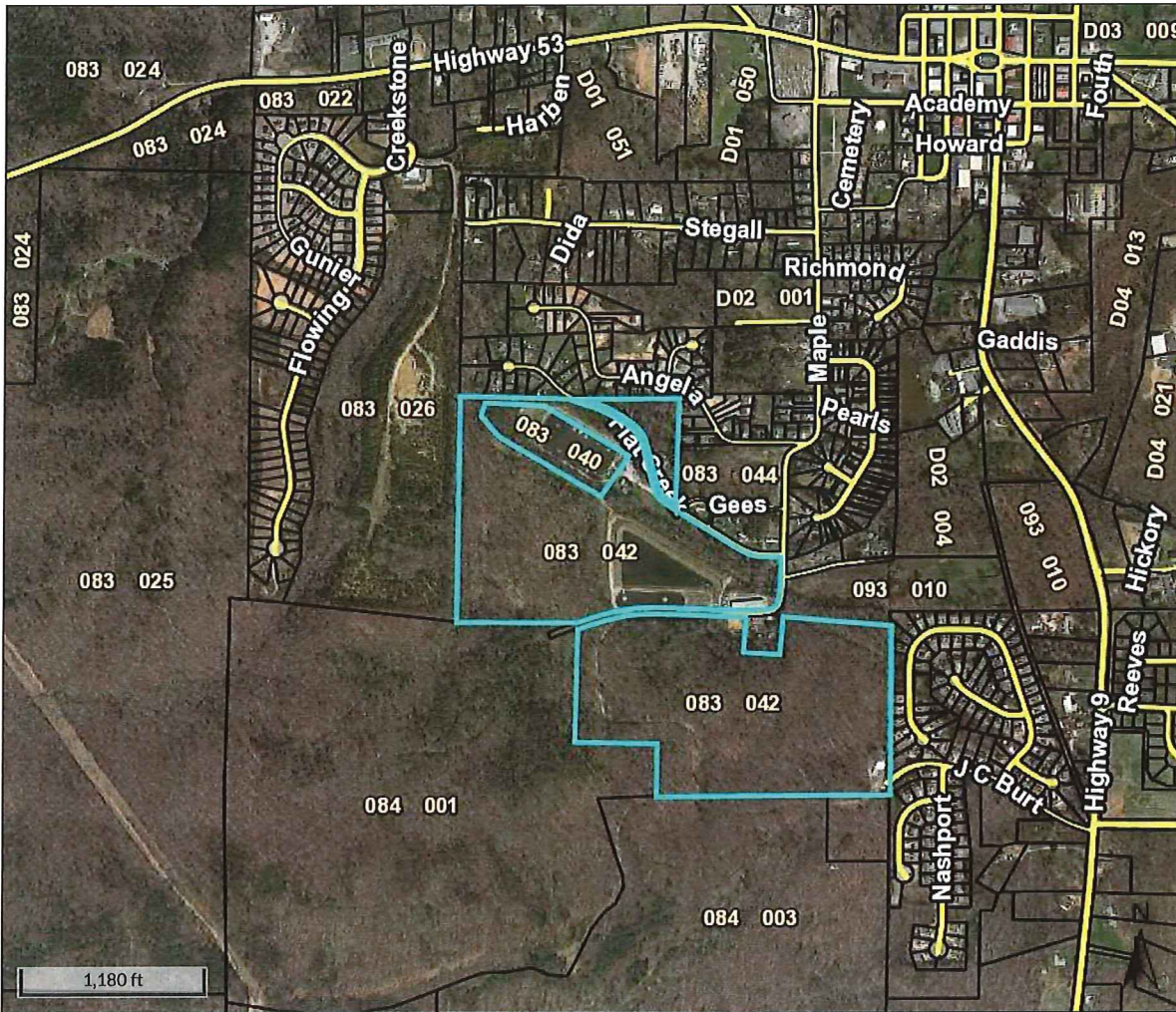
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2014	1111 181		\$0	Government (346)	CITY OF DAWSONVILLE	DOWNTOWN DEVELOPMENT AUTHORITY OF
3/18/1964	2 414		\$6,600	Fair Market Sale (Improved)		CITY OF DAWSONVILLE

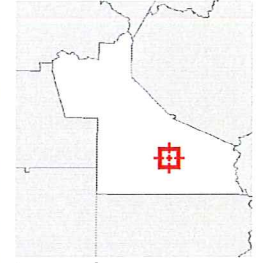
Valuation

	2020	2019	2018	2017	2016
Previous Value	\$175,184	\$175,184	\$175,184	\$176,496	\$170,226
Land Value	\$69,630	\$69,630	\$69,630	\$69,630	\$69,630
+ Improvement Value	\$13,627	\$13,627	\$13,627	\$13,627	\$14,939
+ Accessory Value	\$91,927	\$91,927	\$91,927	\$91,927	\$91,927
= Current Value	\$175,184	\$175,184	\$175,184	\$175,184	\$176,496

Photos



Overview



Legend

□ Parcels

Parcel ID: 083 042
 Alt ID: 5852
 Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF
 Acres: 90
 Assessed Value: \$796580

Date created: 3/2/2021
 Last Data Uploaded: 3/2/2021 1:26:31 AM

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 GEOSPATIAL

qPublic.net™ Dawson County, GA

Summary

Parcel Number 083 042
 Location Address 59 GEES COURT
 Legal Description L 506 507 513 514 LD 4
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 90
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A



[View Map](#)

Owner

[DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA](#)
 PO BOX 6
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	2	90

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2010	14x14 / 0	0	\$1,700

Permits

Permit Date	Permit Number	Type
09/24/2013	7729	OUTBUILDING

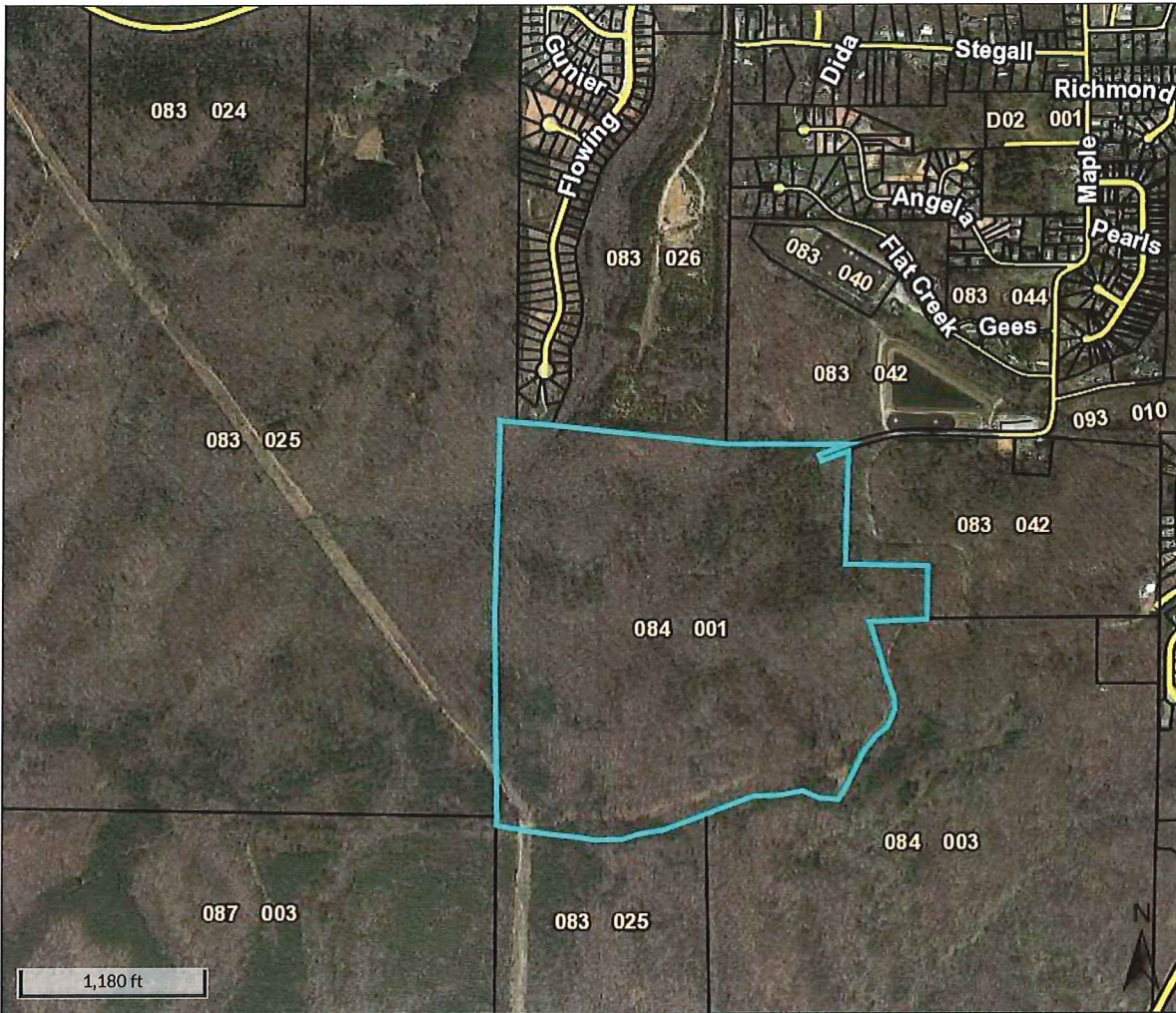
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2014	1111 181		\$0	Government (346)	CITY OF DAWSONVILLE	DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSON
7/8/1996	215 235		\$0	Gift	CITY OF DAWSONVILLE	ELLIOTT ERNEST GEORG
4/8/1996	215 240		\$199,462	Fair Market Sale (Improved)	ELLIOTT MILDRED R	CITY OF DAWSONVILLE
4/8/1996	215 230		\$0	Gift	ELLIOTT ERNEST GEORG	ELLIOTT ERNEST GEORG
12/31/1974	35 130		\$28,200	Fair Market Sale (Improved)	ELLIOTT GEORGE	ELLIOTT MILDRED R
2/27/1964	2 422		\$13,200	Fair Market Sale (Improved)		ELLIOTT GEORGE

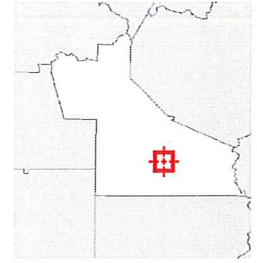
Valuation

	2020	2019	2018	2017	2016
Previous Value	\$796,580	\$796,580	\$794,880	\$794,880	\$794,880
Land Value	\$794,880	\$794,880	\$794,880	\$794,880	\$794,880
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$1,700	\$1,700	\$1,700	\$0	\$0
= Current Value	\$796,580	\$796,580	\$796,580	\$794,880	\$794,880

Photos



Overview



Legend

 Parcels

Parcel ID: 084 001
Alt ID: 5859
Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF
Acres: 127.49
Assessed Value: \$583110

Date created: 3/2/2021
Last Data Uploaded: 3/2/2021 1:26:31 AM

Developed by  **Schneider**
GEO SPATIAL

qPublic.net™ Dawson County, GA

Summary

Parcel Number 084 001
 Location Address
 Legal Description LL 515-6 573-575
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 127.49
 Neighborhood Etowah (00006)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA](#)
 PO BOX 6
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	4	127.49

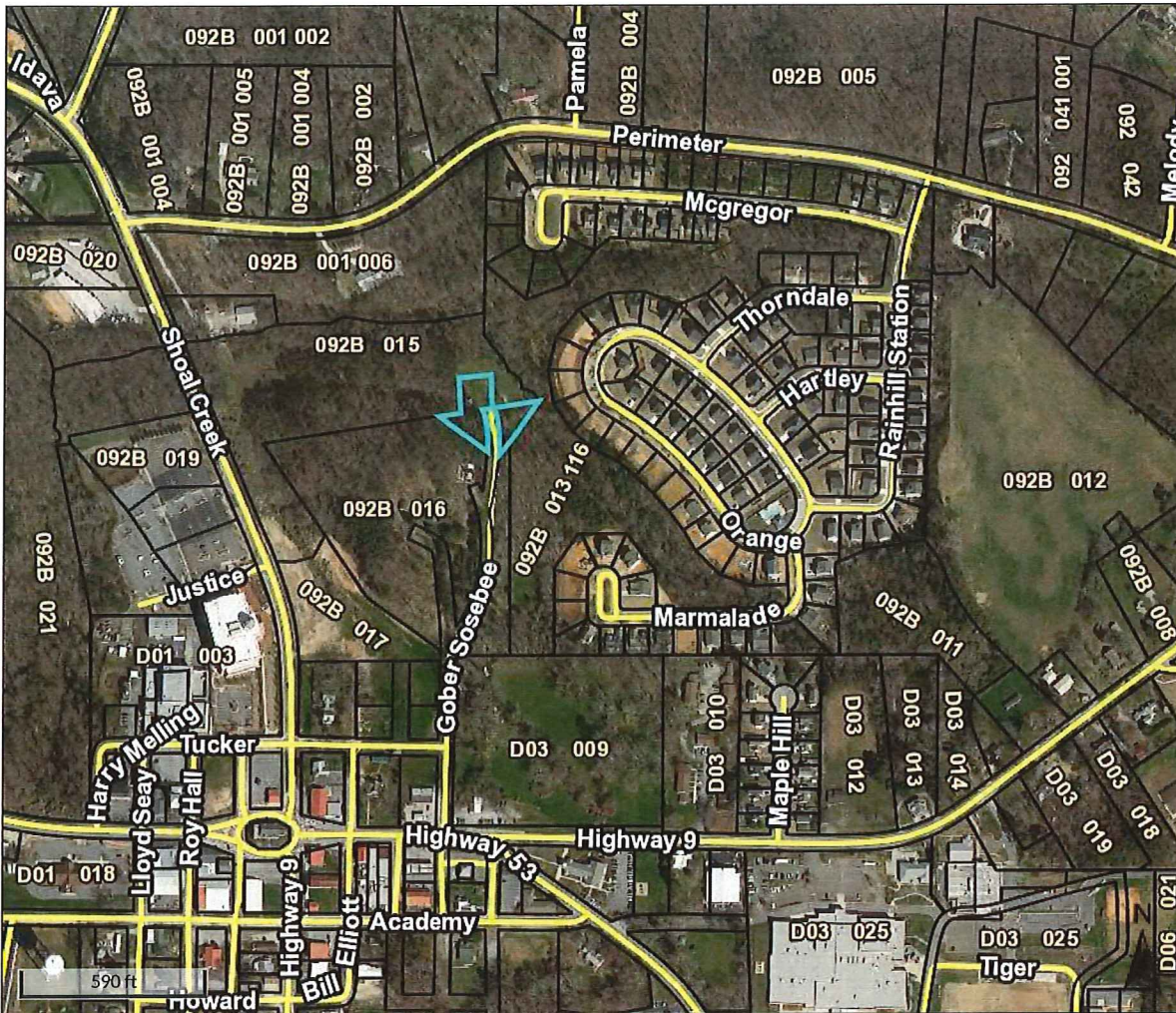
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2014	1111 181		\$0	Government (346)	CITY OF DAWSONVILLE	DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSON
6/8/2005	672 284		\$0	Government (346)	NOBLIN NANCY FORSYTH &	CITY OF DAWSONVILLE
1/25/2005	645 632	35 225	\$0	Estate (non ALT)	NOBLIN EDNA A	NOBLIN NANCY FORSYTH &
4/5/1996	76 347	35 225	\$0	Government (346)	NOBLIN EDNA A	NOBLIN EDNA A
9/5/1985			\$0	Quitclaim (non ALT)	NOBLIN EDNA A	DAWSON COUNTY INDUST
11/13/1984	76 347		\$0	Quitclaim (non ALT)	DAWSON COUNTY INDUST	NOBLIN EDNA A

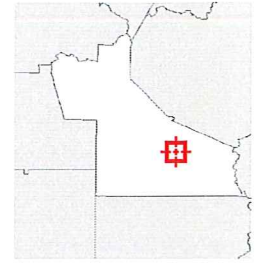
Valuation

	2020	2019	2018	2017	2016
Previous Value	\$583,110	\$583,110	\$583,110	\$583,110	\$583,110
Land Value	\$583,110	\$583,110	\$583,110	\$583,110	\$583,110
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$583,110	\$583,110	\$583,110	\$583,110	\$583,110

Photos



Overview



Legend

 Parcels

Parcel ID: 092B 014
 Alt ID: 6326
 Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF
 Acres: 1.5
 Assessed Value: \$131957

Date created: 3/2/2021
 Last Data Uploaded: 3/2/2021 1:26:31 AM

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Summary

Parcel Number 092B014
 Location Address 253 GOBER SOSEBEE ST SOUTH
 Legal Description LL 377 LD 4
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 0.73
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A



[View Map](#)

Owner

[DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA](#)
 PO BOX 6
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.73

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
xUNKNOWN	2015	0x0 / 0	0	\$100,000

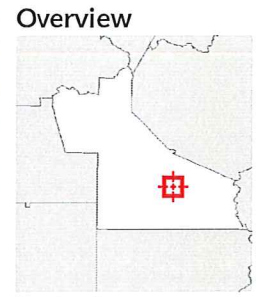
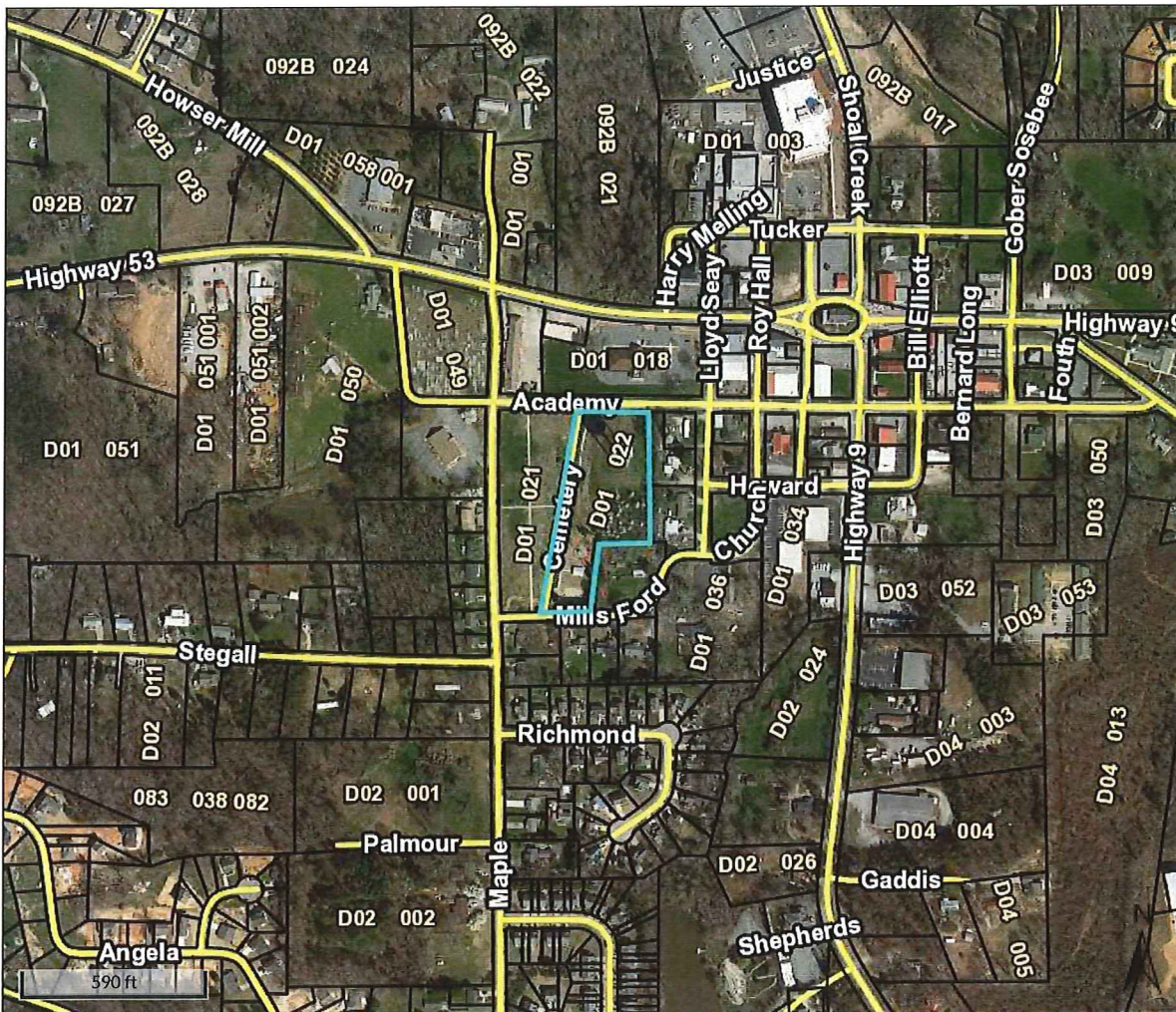
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2014	1111 181		\$0	Government (346)	CITY OF DAWSONVILLE	DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSON
7/7/2003	527 498		\$0	Government (346)	SOSEBEE MICHAEL	CITY OF DAWSONVILLE
2/24/2003	496 564		\$20,000	Government (346)	HEARD RUTH M	CITY OF DAWSONVILLE
5/7/1942	U 401		\$0	Quitclaim (non ALT)		CITY OF DAWSONVILLE

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$131,957	\$131,957	\$131,957	\$131,957	\$129,077
Land Value	\$31,957	\$31,957	\$31,957	\$31,957	\$31,957
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
= Current Value	\$131,957	\$131,957	\$131,957	\$131,957	\$131,957

Photos



Legend
 □ Parcels

Parcel ID: D01 022
 Alt ID: 21
 Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF
 Acres: 2.97
 Assessed Value: \$130678

Date created: 3/2/2021
 Last Data Uploaded: 3/2/2021 1:26:31 AM

Developed by  Schneider
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Summary

Parcel Number	D01 022
Location Address	
Legal Description	CITY PROP <i>(Note: Not to be used on legal documents)</i>
Class	E4-Exempt <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Tax District	DAWSONVILLE (District 02)
Millage Rate	23.867
Acres	2.97
Neighborhood	City (00004)
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)

Owner

[DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA](#)
 DAWSONVILLE GEORGIA
 PO BOX 6
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Exempt	DAWSON COMMERCIALIII	Acres	0	0	2.97	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
xwater tank exempt	2016	0x0 / 0	0	\$0
Pavillion	2016	30x20 / 0	0	\$7,056
Storage Building: Frame	2016	6x8 / 0	0	\$706
xRESIDENTIAL CONCRETE PAVING	2015	40x75 / 0	0	\$4,116

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2014	1111 181		\$0	Government (346)	CITY OF DAWSONVILLE	DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSON
4/28/2000	341 7	50 201	\$50,000	Government (346)	HAYNES KANSIE LEE	CITY OF DAWSONVILLE
10/27/1978	45 789		\$8,800	Fair Market Sale (Improved)	TURNER MICHAEL K	CITY OF DAWSONVILLE
5/8/1974	28 354		\$3,500	Fair Market Sale (Improved)		TURNER MICHAEL K

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$130,678	\$130,678	\$130,678	\$118,800	\$112,860
Land Value	\$118,800	\$118,800	\$118,800	\$118,800	\$118,800
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$11,878	\$11,878	\$11,878	\$11,878	\$0
= Current Value	\$130,678	\$130,678	\$130,678	\$130,678	\$118,800

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Version 2.3.109

081 001 052
082 006 007
083 040
083 042
084 001
0928 014
D01 022

Filed in Office: 05/02/2014 12:00PM
Deed Doc: WD
Bk 01111 Pg 0181-0188
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422014000448

Return to: Treadwell Syfan
P. O. Box 3280
Gainesville, GA 30503

LIMITED WARRANTY DEED

GEORGIA, COUNTY OF DAWSON

THIS INDENTURE, made as of this 1st day of April, 2014, between the **CITY OF DAWSONVILLE, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter called "GRANTOR"), and the **DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE, GEORGIA**, a public body corporate and a political subdivision of the State of Georgia (hereinafter called "GRANTEE").

WITNESSETH: That the said **GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE**:

All that real and personal property and fixtures comprising the water and sewer system of the City of Dawsonville more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land 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 **GRANTEE**, 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 **GRANTEE** against the claims of all persons whomsoever claiming through or under **GRANTOR**.

WHEREVER there is a reference herein to the **GRANTOR** or the **GRANTEE**, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said **GRANTOR** has caused this deed to be executed by its duly authorized officers and its official seal to be affixed hereto, the day and year above written.

CITY OF DAWSONVILLE, GEORGIA

By: W. James Horgan
Mayor

Attest: Brianne Mulvaney
City Clerk

(SEAL)

Signed, sealed and delivered in presence of:

Betty J. McDaniel
Unofficial Witness

Notary of Copied
Notary Public

My commission expires: May 15, 2015



8
WD | 24.00 PFC

EXHIBIT "A"**Overview:**

The Dawsonville water and sewer system includes five water source sites (four wells and one spring), two water tanks, twelve sprayfields, and the main waste water treatment plant and accompanying buildings, and easements, pump stations, water lines and sewer lines of the system.

Waste Water Treatment and Collection System:

The waste water treatment plant is located on the tract of land described below. The waste water treatment system consists of said tract of land and all improvements, equipment, sewer lines, easements and pump stations comprising the waste water treatment and collection system of the City of Dawsonville.

Waste Water Treatment Plant Office, Storage Building, Two Lift Stations, and Pond:

BEGINNING on the North line of said Lot No. 506 in the center of Flat Branch 116 feet East of the Northwest corner of said Lot No. 506; thence East 375 feet; thence S 58° 30' E 620 feet; thence S 31° 30' W 305 feet, more or less, to the center of Flat Branch; thence along the center of Flat Branch N 61° 20' W 487.3 feet; thence N 57° 30' W 325 feet; thence N 40° 00' W 110 feet; thence N 16° 10' E 00 feet; to the point of beginning.

The above property is more fully shown by plat recorded in Plat Book 1, Page 147 of the Dawson County, Georgia, Deed Records.

ALSO, a strip of land 40 feet wide by 1200 feet long, between the above described property and Maple Street, said strip to be 20 feet on each side of the sewer line as shown of the said easement plat. The above strip is for sewer line and access road.

Sprayfields 1-7 (also contains Well # 1, and Water Tank #2:

All that tract or parcel of land lying and being in Land Lots 506, 507, 514 and 515, 4th District, 1st Section, Dawson County, Georgia, and being shown and delineated on plat of survey prepared by Patton-Patton, Inc., Georgia Registered Land Surveyors, dated December 19th, 1994, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 513, 514, 575 and 576 at an iron pin found, thence North 88 degrees 48 minutes 15 seconds West 1320 feet to an iron pin set at the common corner of Land Lots 514, 515, 574 and 575; thence North 00 degrees 14 minutes 01 second East 506.37 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 550 feet to an iron pin set; thence North 00 degrees 14 minutes 01 second East 792 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 772.09 feet to an iron pin found; thence North 00 degrees 19 minutes 51 seconds East 1320.26 feet to an iron pin set at the common Corners of Land Lot 505, 506, 447 and 448; thence South 89 degrees 49 minutes 14 seconds East 114.05 feet to a point designated as Point "A" on said plat; thence along centerline of Flat Branch, which is the property line between this property, South 16 degrees 51 minutes 56 seconds West 93.78 feet to a point; South 22 degrees 14 minutes 30 seconds East 34.75 feet to a point; South 60 degrees 25 minutes 16 seconds East 44.14 feet to a point; South 40 degrees 35 minutes 46 seconds East 45.57 feet to a point; South 56 degrees 42 minutes 45 seconds East 146.18 feet to a point; South 85 degrees 43 minutes 46 seconds East 29.43 feet to a point; South 50 degrees 54 minutes 04 seconds East 109.41 feet to a point; South 60 degrees 26 minutes 28 seconds East 342.58 feet to a point; South 59 degrees 37 minutes 31 seconds East 112.44 feet to a point; South 66 degrees 24 minutes 02 seconds East 36.44 feet to a point; South 58 degrees 48 minutes 54 seconds East 32.33 feet to a point designated as Point "B" on said plat; thence North 31 degrees 38 minutes 57 seconds East 305.89 feet to a point; thence North 58 degrees 21 minutes 03 seconds West 620 feet to an iron pin found; thence South 89 degrees 49 minutes 14 seconds East 826.73 feet to an iron pin set at the common corners of Land Lots 446, 447, 506 and 507, which iron pin is located South 89 degrees 49 minutes 14 seconds East 215.70 feet from a 2" solid iron pin found; thence South 00 degrees 14 minutes 25 seconds West 709.35 feet to an iron pin set designated as Point "C" on said plat; thence along right-of-way of access road to sewer plant, South 58 degrees 34 minutes 32 seconds East 191.54 feet to a point; South 55 degrees 34 minutes 48 seconds East 134.05 feet to a point; South 57 degrees 58 minutes 55 seconds East 128.71 feet to a point; South 64 degrees 57 minutes 53 seconds East 96.77 feet to a point; South 85 degrees 26 minutes 36 seconds East 36.02 feet to a point; thence North 88 degrees 49 minutes 51 seconds East 96.42 feet to a point; North 85 degrees 27 minutes 06 seconds East 36.01 feet to a point; thence along the right-of-way of Maple Street, South 01 degrees 53 minutes 21 seconds West 120.30 feet to a point; South 01 degree 35 minutes 06 seconds West 84.32 feet to a point; South 14 degrees 03 minutes 11 seconds West 38.29 feet to a point; South 45 degrees 42 minutes 03 seconds West 30.84 feet to a point South 68 degrees 01 minute 38 seconds West 37.18 feet to a point; South 73 degrees 07 minutes 14 seconds West 15.76 feet to an iron

pin set designated as Point "D" on said plat; thence North 89 degrees 42 minutes 30 seconds West 113.95 feet to an iron pin set; thence South 00 degrees 17 minutes 30 seconds West 238.75 feet to an iron pin set; thence South 89 degrees 42 minutes 30 seconds East 208.75 feet to an iron pin found; thence North 00 degrees 17 minutes 30 seconds East 238.75 feet to an iron pin set; thence South 89 degrees 42 minutes 30 seconds East 674.02 feet to an iron pin found at the Land Lot corners of Land Lots 507, 508, 513 and 514; thence South 00 degrees 09 minutes 04 seconds West 1319.20 feet to an iron pin found and THE POINT OF BEGINNING.

Subject to the permitted exceptions as follows:

An encroachment by fence along the boundary line on Land Lots 513 and 514.

Rights or easements as a result of a graded road as shown on subject property along the dividing line of Land Lots 506, 507, 514 and 515.

Rights or easements for use of road along dividing line of Land Lots 506 and 507 to property of The Board of Education of Dawson County whereon is located an oxidation pond.

Grantors convey without warranty to Grantee, its successors and assigns, property as set out in Exhibits "C" and "D" attached hereto.

With the addition of the land described as follows (described as Exhibits "C" and "D" in the vesting deed):

All that tract or parcel of land lying and being in Land Lot 515, 4th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 514, 515, 574 and 575, 4th District, 1st Section, Dawson County, Georgia, thence North 00 degrees 14 minutes 01 second East 506.37 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 134.77 feet to solid iron pin found; thence South 00 degrees 00 minutes 36 seconds East 500.04 feet to an iron pin found; thence South 88 degrees 48 minutes 15 seconds East 132.60 feet to an iron pin set and THE POINT OF BEGINNING.

And

All that tract or parcel of land lying and being in Land Lots 505, 516, and 448, 4th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at the common corners of Land Lots 505, 506, 515 and 516, 4th District, 1st Section, Dawson County, Georgia, thence South 69 degrees 06 minutes 36 seconds West 97.09 feet to an axle; thence North 02 degrees 06 minutes 03 seconds East 1426.28 feet to an axle; thence South 33 degrees 09 minutes 43 seconds East 84.17 feet to an iron pin set at the land lot corner; thence South 00 degrees 19 minutes 51 seconds West 1320.26 feet to an iron pin set and THE POINT OF BEGINNING.

Sprayfields 8-12:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 515, 516, 573, 574, and 584 of the 4th District, 1st Section of Dawson County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2-inch crimp top pipe found at the intersection of Land Lots 514, 515, 574, and 575; thence running along the common Land Lot Line separating Land Lots 515 and 574 North 89 degrees 00 minutes 01 second West for a distance of 318.03 feet to an iron pin set on said common Land Lot Line; thence leaving said common Land Lot Line separating Land Lots 515 and 574 and running the following courses and distances:

South 17 degrees 20 minutes 57 seconds East for a distance of 52.22 feet to a point;
South 13 degrees 30 minutes 15 seconds East for a distance of 71.47 feet to a point;
South 18 degrees 20 minutes 30 seconds East for a distance of 95.71 feet to a point;
South 22 degrees 10 minutes 12 seconds East for a distance of 106.29 feet to a point;
South 13 degrees 37 minutes 15 seconds East for a distance of 46.99 feet to a point;
South 00 degrees 10 minutes 41 seconds East for a distance of 59.43 feet;
along the arc of a curve to the right having an arc distance of 128.84 feet, said arc being subtended by a chord bearing South 23 degrees 20 minutes 59 seconds West for a chord distance of 124.40 feet to a point;
South 53 degrees 08 minutes 18 seconds West for a distance of 47.20 feet to a point;
along the arc of a curve to the left having an arc distance of 169.33 feet, said arc being subtended by a chord bearing South 39 degrees 57 minutes 15 seconds West for a chord distance of 168.17 feet to a point;

South 23 degrees 41 minutes 54 seconds West for a distance of 196.69 feet to a point;
 South 29 degrees 15 minutes 14 seconds West for a distance of 121.03 feet to a point;
 along the arc of a curve to the right having an arc distance of 79.88 feet, said arc being subtended by a chord bearing South 58 degrees 00 minutes 22 seconds West for a chord distance of 75.09 feet to a point;
 North 89 degrees 16 minutes 52 seconds West for a distance of 89.43 feet to a point;
 North 73 degrees 11 minutes 31 seconds West for a distance of 85.26 feet to a point;
 North 59 degrees 04 minutes 45 seconds West for a distance of 51.10 feet to a point;
 North 78 degrees 03 minutes 26 seconds West for a distance of 79.01 feet to a point;
 North 86 degrees 13 minutes 30 seconds West for a distance of 61.29 feet to a point;
 South 84 degrees 06 minutes 10 seconds West for a distance of 97.76 feet to a point;
 South 71 degrees 09 minutes 30 seconds West for a distance of 236.50 feet to a point;
 South 66 degrees 41 minutes 45 seconds West for a distance of 175.28 feet to a 1/2-inch open top pipe found at the intersection of Land Lots 573, 574, 583, and 584;
 along the arc of a curve to the right having an arc distance of 333.01 feet, said arc being subtended by a chord bearing South 73 degrees 51 minutes 00 seconds West for a chord distance of 331.01 feet to a point;
 South 74 degrees 51 minutes 39 seconds West for a distance of 117.36 feet to a point;
 along the arc of a curve to the right having an arc distance of 303.04 feet, said arc being subtended by a chord bearing South 85 degrees 28 minutes 12 seconds West for a chord distance of 294.90 feet to a point;
 North 84 degrees 28 minutes 46 seconds West for a distance of 44.14 feet to a point;
 South 89 degrees 32 minutes 33 seconds West for a distance of 136.32 feet to a point;
 North 82 degrees 24 minutes 46 seconds West for a distance of 54.17 feet to a point;
 North 77 degrees 28 minutes 44 seconds West for a distance of 76.50 feet to a point;
 North 80 degrees 09 minutes 26 seconds West for a distance of 116.16 feet to a point;
 North 80 degrees 47 minutes 02 seconds West for a distance of 56.09 feet to an iron pin found on the common Land Lot Line separating Land Lots 584 and 585;

thence running along the common Land Lot Line separating Land Lots 584 and 585, separating Land Lots 572 and 573, and separating Land Lots 516 and 517 North 00 degrees 00 minutes 28 seconds West for a distance of 2,552.72 feet to an axle found at the intersection of Land Lots 504, 505, 516, and 517; thence leaving said common Land Lot Line separating Land Lots 516 and 517 and running along the Approximate Land Lot Line separating Land Lots 505 and 516 South 84 degrees 51 minutes 50 seconds East for a distance of 1,233.44 feet to an axle found at the intersection of Land Lots 505, 506, 515, and 516; thence running along the common Land Lot Line separating Land Lots 506 and 515 North 68 degrees 50 minutes 29 seconds East for a distance of 97.34 feet to a 1/2-inch crimp top pipe found on said common Land Lot Line; thence continuing along said common Land Lot Line separating Land Lots 506 and 515 and running South 89 degrees 59 minutes 43 seconds East for a distance of 772.10 feet to an iron pin set on said common Land Lot Line; thence leaving said common Land Lot Line separating Land Lots 506 and 515 and running South 00 degrees 02 minutes 06 seconds West for a distance of 792.10 feet to a 1/2-inch crimp top pipe found; thence running South 89 degrees 58 minutes 40 seconds East for a distance of 550.00 feet to a 1/2-inch crimp top pipe found on the common Land Lot Line separating Land Lots 514 and 515; thence running along said common Land Lot Line separating Land Lots 514 and 515 South 00 degrees 01 minute 53 seconds West for a distance of 506.34 feet to a 1/2-inch crimp top found at the intersection of Land Lots 514, 515, 574, and 575 and the POINT OF BEGINNING.

Said tract contains approximately 127.503 acres, as shown on that certain Boundary Survey for City of Dawsonville, prepared by Rochester & Associates, Inc., Frederick C. Youngman, Georgia Registered Land Surveyor No. 2160, dated May 20, 2005.

Water Sources and Water Treatment, Storage and Distribution System:

The water source sites are located on the tracts of land described below. The water system consists of said tracts of land, together with all improvements, equipment, water lines, easements and pump stations comprising the water system of the City of Dawsonville.

Water Tank 1:

All that tract or parcel of land lying and being in Land Lot 446 of the 4th District of Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the North side of Church Street 135.98 feet from an iron pin marking the intersection of the North side of Church Street with the East side of Maple Street, which first iron pin is near a 20-inch cedar tree, and running thence North 10 degrees 11 minutes East 631.71 feet to an iron pin at a private road on the South side of Academy Street lying 262.64 feet East of the intersection of the South side of Academy Street with the East side of Maple Street, and running thence along the South side of the right-of-way of Academy Street South 89 degrees 12 minutes East 88.28 feet to an iron pin at property now or formerly owned by Newton; thence South 04 degrees 15 minutes West 618.99 feet to an

iron pin on the North side of the right-of-way of Church Street; thence along the North side of the right-of-way of Church Street South 88 degrees 47 minutes West 154.16 feet to the point of BEGINNING. ALSO, all improvements thereon.

This tract containing 1.72 acres according to a survey for Maxine Long Ralston by Henry Bailey, dated April 22, 1974, recorded in Plat Book 4, Page 213, Dawson County, Georgia Plat Records.

And

All that tract or parcel of land lying and being in Land Lot 446 of the 4th District, City of Dawsonville, Dawson County, GA and being shown and delineated as Tract 1 on plat of survey prepared for City of Dawsonville by Patton-Patton, Inc., Ga. Reg. Sur. Dated October 4, 1999 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the centerline intersection of West Third Street and Academy Avenue; thence South 80 degrees 00 minutes 02 seconds West 131.07 feet to an iron pin found; thence South 89 degrees 27 minutes 14 seconds East 49.51 feet to an iron pin set which iron pin is the POINT OF BEGINNING; thence South 01 degrees 00 minutes 33 seconds West 98.71 feet to an iron pin set; thence South 00 degrees 58 minutes 09 seconds West 98.87 feet to an iron pin set; thence South 01 degree 19 minutes 14 seconds West 49.42 feet to an iron pin set; thence South 00 degrees 58 minutes 35 seconds West 154.57 feet to an iron pin set; thence South 85 degrees 04 minutes 05 seconds West 148.55 feet to an iron pin set; thence North 04 degrees 14 minutes 48 seconds East 416.83 feet to an iron pin set; thence South 89 degrees 20 minutes 59 seconds East 124.32 feet to an iron pin set being the POINT OF BEGINNING.

Containing 1.27 acres according to said survey.

Water Tank 2:

See description under "Sprayfields 1-7 (Well # 1, and Water Tank #2)" above.

Well #1:

See description under "Sprayfields 1-7, (Well # 1, and Water Tank #2)" above.

Well #2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 4th District and 1st Section of Dawson County, Georgia, being a portion of Lots 16 and 17 and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the centerline intersection of Pigeon Creek Drive and Stillwater Lane; thence run along the centerline of said Stillwater Lane a distance of 1502.49 feet to a point located in a cul-de-sac, said point being the TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence North 81 degrees 50 minutes 40 seconds West a distance of 212.26 feet to an iron pin; run thence North 24 degrees 16 minutes 28 seconds West a distance of 15.89 feet to an iron pin; run thence North 23 degrees 09 minutes 39 seconds West a distance of 58.34 feet to an iron pin; run thence North 36 degrees 54 minutes 57 seconds West a distance of 37.28 feet to an iron pin; run thence North 33 degrees 48 minutes 45 seconds West a distance of 56.20 feet to a point located in a creek; run thence along the center of said creek the following courses and distances:

North 47 degrees 42 minutes 51 seconds East a distance of 50.38 feet to a point;
North 41 degrees 09 minutes 35 seconds East a distance of 26.11 feet to a point;
North 71 degrees 05 minutes 53 seconds East a distance of 54.35 feet to a point;
North 63 degrees 04 minutes 56 seconds East a distance of 39.02 feet to a point;
South 45 degrees 03 minutes 22 seconds East a distance of 19.03 feet to a point;
South 78 degrees 49 minutes 41 seconds East a distance of 21.79 feet to a point;
North 01 degree 14 minutes 40 seconds West a distance of 23.75 feet to a point;
North 44 degrees 35 minutes 07 seconds East a distance of 22.29 feet to a point;
South 73 degrees 34 minutes 39 seconds East a distance of 13.58 feet to a point;
North 17 degrees 49 minutes 01 second East a distance of 14.87 feet to a point;
North 51 degrees 29 minutes 39 seconds East a distance of 42.47 feet to a point;
North 68 degrees 15 minutes 17 seconds East a distance of 28.84 feet to a point.

Thence leaving said creek and running South 04 degrees 17 minutes 44 seconds East a distance of 333.90 feet to the TRUE POINT OF BEGINNING.

Said property contains 1.395 acres, more or less, as shown on that certain plat of survey, prepared for the City of Dawsonville, by Richard Webb & Associates, dated November 22, 2005.

Well #3 and #4:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 300 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

In order to arrive at the TRUE POINT OF BEGINNING, commence at a point located in the center of the bridge where Shoal Creek Road crosses over Shoal Creek; THENCE run North 39 degrees 00 minutes 48 seconds West for a distance of 842.10 feet to a point located on the southwesterly Right-of-Way of Shoal Creek Road (100-foot Right-of-Way); THENCE run South 62 degrees 48 minutes 35 seconds West for a distance of 404.76 feet to a point; THENCE run along a curve to the right, having a radius of 250.00 feet and an arc length of 298.67 feet and being subtended by a chord of North 82 degrees 57 minutes 56 seconds West for a distance of 281.22 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 4.47 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 173.21 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 190.01 feet to a point; THENCE run along a curve to the left, having a radius of 475.00 feet and an arc length of 82.44 feet and being subtended by a chord of North 53 degrees 42 minutes 46 seconds West for a distance of 82.34 feet to a point; THENCE run North 58 degrees 41 minutes 05 seconds West for a distance of 229.86 feet to a point, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run along a curve to the right, having a radius of 100.00 feet and an arc length of 82.32 feet and being subtended by a chord of North 58 degrees 41 minutes 05 seconds West, for a distance of 80.02 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 72.96 feet and being subtended by a chord of North 14 degrees 11 minutes 56 seconds West, for a distance of 71.35 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 40.56 feet and being subtended by a chord of North 18 degrees 19 minutes 23 seconds East, for a distance of 40.28 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 156.73 feet and being subtended by a chord of North 74 degrees 50 minutes 38 seconds East, for a distance of 141.18 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 202.78 feet and being subtended by a chord of South 02 degrees 09 minutes 50 seconds East, for a distance of 169.78 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 72.96 feet and being subtended by a chord of South 76 degrees 49 minutes 46 seconds West, for a distance of 71.35 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record. Said property contains 0.721 acres, more or less, as shown as TRACT "A" on that certain Survey for Tracey Phillips, prepared by Floyd & Associates, Inc.

And

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 301 and 312 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

In order to arrive at the TRUE POINT OF BEGINNING, commence at a point located in the center of the bridge where Shoal Creek Road crosses over Shoal Creek; THENCE run North 39 degrees 00 minutes 48 seconds West for a distance of 842.10 feet to a point located on the southwesterly Right-of-Way of Shoal Creek Road (100-foot Right-of-Way); THENCE run South 62 degrees 48 minutes 35 seconds West for a distance of 404.76 feet to a point; THENCE run along a curve to the right, having a radius of 250.00 feet and an arc length of 298.67 feet and being subtended by a chord of North 82 degrees 57 minutes 56 seconds West, for a distance of 281.22 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 4.47 feet to a point, said point the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run along a curve to the right, having a radius of 100.00 feet and an arc length of 222.70 feet and being subtended by a chord of South 75 degrees 03 minutes 28 seconds West for a distance of 179.45 feet to a point located on the centerline of Pigeon Creek; THENCE run North 17 degrees 48 minutes 33 seconds East for a distance of 31.79 feet along said centerline of said Creek to a point; THENCE run North 07 degrees 19 minutes 18 seconds West for a distance of 18.18 feet along said centerline of said Creek to a point; THENCE run North 31 degrees 18 minutes 37 seconds West for a distance of 25.21 feet along said centerline of said Creek to a point; THENCE run North 34 degrees 34 minutes 54 seconds West for a distance of 27.20 feet along said centerline of said Creek to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 97.61 feet and being subtended by a chord of North 43 degrees 17 minutes 47 seconds East, for a distance of 93.78 feet to a point; THENCE run along a curve to the right, having a

radius of 100.00 feet and an arc length of 104.72 feet and being subtended by a chord of South 78 degrees 44 minutes 27 seconds East, for a distance of 100.00 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 104.72 feet and being subtended by a chord of South 18 degrees 44 minutes 27 seconds East, for a distance of 100.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record. Said property contains 0.681 acres, more or less, as shown as TRACT "B" on that certain Survey for Tracey Phillips, prepared by Floyd & Associates, Inc.

Spring #1:

Tract #1:

All that tract or parcel of land lying and being within Land Lot 376 & 377, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at the intersection formed by the northern right-of-way of Highway 9/Highway 53 (being a 99 foot R/W) and the eastern right-of-way of North Third Street (being a 49.5 foot R/W); proceed thence, Northerly along the eastern right-of-way of North Third Street for a distance of 495.32 feet to an iron pin found located on land lot line 377 & 440; proceed thence, along said land lot line N88°57'41"E for a distance of 308.76 feet to an iron pin found located on the common property line of now or formerly Hazel Palmour McClure and Lee Haynes; proceed thence, along said common property line N01°00'11"W for a distance of 697.34 feet to an iron pin found; proceed thence, along said common property line N01°00'11"W for a distance of 61.00 feet to a point located in the center line of the creek; proceed thence, along said creek center line N28°11'25"W for a distance of 22.40 feet to an iron pin set located in the center line of the creek and The Point of Beginning; proceed thence, S39°07'26"W for a distance of 15.00 feet to an iron pin set; proceed thence, S39°07'26"W for a distance of 212.09 feet to an iron pin set located on the eastern side of a 35 foot access and utility easement for the City of Dawsonville; proceed thence, along said 35 foot access and utility easement N05°02'43"E for a distance of 32.56 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N07°11'34"W for a distance of 55.19 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N18°17'01"W for a distance of 45.52 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N01°45'44"W for a distance of 25.06 feet to an iron pin set located on the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line N82°44'00"E for a distance of 154.76 feet to an iron pin found; proceed thence, along said common property line N82°44'00"E for a distance of 8.94 feet to a point located in the center line of the said creek and The Point of Beginning.

Said tract or parcel of land contains 12,274 Sq. Ft. or 0.282 acres as shown on a plat prepared by Transportation Systems Design, Inc., dated November 11, 2001, and last revised May 14, 2003.

Tract #2:

All that tract or parcel of land lying and being within Land Lot 377, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at the intersection formed by the northern right-of-way of Highway 9/Highway 53 (being a 99 foot R/W) and the eastern right-of-way of North Third Street (being a 49.5 foot R/W); proceed thence, Northerly along the eastern right-of-way of North Third Street for a distance of 495.32 feet to an iron pin found located on land lot line 377 & 440; proceed thence, along said land lot line N88°57'41"E for a distance of 308.76 feet to an iron pin found located on the common property line of now or formerly Hazel Palmour McClure and Lee Haynes; proceed thence, along said common property line N01°00'11"W for a distance of 697.34 feet to an iron pin found; proceed thence, along said common property line N01°00'11"W for a distance of 61.00 feet to a point located in the center line of the creek; proceed thence, along said creek center line N28°11'25"W for a distance of 22.40 feet to an iron pin set located in the center line of the creek and the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line S82°44'00"W for a distance of 8.94 feet to an iron pin found; proceed thence, along said common property line S82°44'00"W for a distance of 154.76 feet to an iron pin set located on the eastern side of a 35 foot access and utility easement for the City of Dawsonville; proceed thence, across said 35 foot access and utility easement S82°44'00"W for a distance of 45.82 feet to an iron pin set located on the western side of a 35 foot access and utility easement for the City of Dawsonville and The Point of Beginning; proceed thence, along said 35 foot access and utility easement S62°58'57"E for a distance of 12.10 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S01°45'44"E for a distance of 19.92 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S18°17'01"E, for a distance of 47.20 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S07°11'34"E for a distance of 48.04 feet to an iron pin set; proceed thence, along said 35 foot access and utility

easement S05°02'43"W for a distance of 14.28 feet to an iron pin set; proceed thence, N53°37'46"W for a distance of 195.58 feet to an iron pin found located on the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line N82°44'00"E for a distance of 58.29 feet to an iron pin found; proceed thence, along said common property line N82°44'00"E for a distance of 69.25 feet to an iron pin set and The Point of Beginning.

Said tract or parcel of land contains 9,496 Sq. Ft. or 0.218 acres as shown on a plat prepared by Transportation Systems Design, Inc., dated November 11, 2001, and last revised May 14, 2003.

In addition to the following tract of land:

All that tract or parcel of land lying and being in Land Lots 376 & 377, 4th District, 1st Section, City of Dawsonville, Dawson Co. GA and being shown and delineated as a portion of the property on plat of survey prepared for the City of Dawsonville, GA by Ben Trail, GA. Reg. Sur. dated December 18, 2001 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at common corner of Land Lots 376, 377, 340 and 341; thence North 88 degrees 57 minutes 41 seconds East 140 feet, more or less, to an iron pin found at the base of a 33 inch oak; thence North 01 degree 00 minutes 11 seconds West 697.34 feet to an iron pin found; thence North 01 degree 00 seconds 11 minutes West 61 feet to a point in the centerline of creek; thence along centerline of creek North 28 degrees 11 minutes 25 seconds West 22.40 feet to a point; thence leaving said centerline of creek; South 82 degrees 44 minutes 00 seconds West 8.94 feet to a point; thence South 82 degrees 44 minutes 00 seconds West 169.83 feet to a point being the POINT OF BEGINNING; thence North 01 degree 31 minutes 00 seconds West 100 feet to a point; thence South 82 degrees 44 minutes 00 seconds West 100 feet to a point; thence South 01 degree 31 minutes 00 seconds East 100 feet to a point; thence North 82 degrees 44 minutes 00 seconds East 100 feet to a point being the POINT OF BEGINNING.

Main St Park

Day 020

Filed in Office: 07/31/2014 11:30AM
Deed Doc: QCD
Bk 01120 Pg 0427-0428
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422014000806

RETURN TO: Cummings & Kelley PC
P. O. Box 2758
Gainesville, Georgia 30503

QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF Fulton

THIS INDENTURE, made the 25th day of July, 2014 between **GA-RES ELEVEN, LLC**, a Georgia Limited Liability Company ("Grantor"), whose address is c/o 7000 Central Parkway, NE, Suite 700, Atlanta, Georgia 30328, party of the first part, hereinafter called Grantors, and **DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE, GEORGIA** ("Grantee"), whose address is Highway 53 East, Suite 100, Dawsonville, Georgia 30534 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 One (\$1.00) Dollar in hand paid, at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lots 441, 444, 443 and 442 of the 4th District of Dawson County, Georgia, being Parcels A, B and C totaling a 44.611 acre tract as shown on that certain plat of survey for Downtown Development Authority of the City of Dawsonville, prepared by Frederick C. Youngman, R.L.S. dated April 25, 1997 and recorded in Plat Book 37, Page 159 of the Dawson County Records which plat is incorporated herein by reference.

2


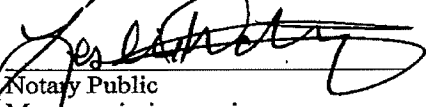
TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or rights thereof.

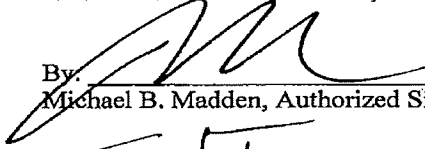
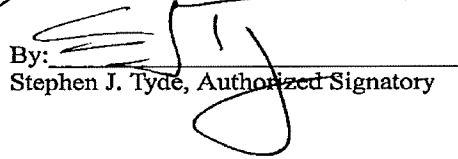
2
QCD | 12.000000
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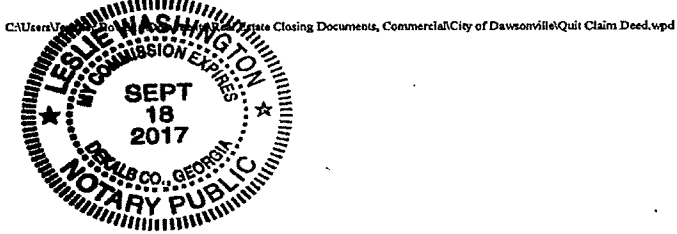
IN WITNESS WHEREOF, Grantors has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

RES-GA Eleven, LLC, a Georgia Limited Liability Company,
By: **Multibank 2009-1 RES-ADC Venture, LLC**, a Delaware Limited Liability Company, its Sole Member,
By: **RL RES 2009-1 Investments, LLC**, a Delaware Limited Liability Company, its Manager,
By: **Rialto Capital Advisors, LLC**, a Delaware Limited Liability Company, as attorney-in-fact for RL RES 2009-1 Investments, LLC

Witness 

Notary Public
My commission expires:

By: 
Michael B. Madden, Authorized Signatory
By: 
Stephen J. Tyde, Authorized Signatory



Main St Park
004 020

Filed in Office: 07/31/2014 11:30AM
Deed Doc: WD
Bk 01120 Pg 0413-0426
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422014000805

RETURN TO: Cummings & Kelley PC
P.O. Box 2758
Gainesville, Georgia 30503
gm

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 25th day of July, 2014, between **GA-RES ELEVEN, LLC, a Georgia Limited Liability Company ("Grantor")**, whose address is c/o 7000 Central Parkway, NE, Suite 700, Atlanta, Georgia 30328, in favor of **DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE, GEORGIA ("Grantee")**, whose address is Highway 53 East, Suite 100, Dawsonville, Georgia 30534.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Dawson, State of Georgia, and more particularly described on the attached Exhibit "A" (the "Property").

Subject however, to:

- (a) Real property taxes and assessments for the year 2014 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights-of-way, limitations, conditions, covenants, restrictions, and other matters of record.

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WO / TT
X

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.


TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:


RES-GA Eleven, LLC, a Georgia Limited Liability Company,
By: Multibank 2009-1 RES-ADC Venture, LLC, a Delaware Limited Liability Company, its Sole Member,
By: RL RES 2009-1 Investments, LLC, a Delaware Limited Liability Company, its Manager,
By: Rialto Capital Advisors, LLC, a Delaware Limited Liability Company, as attorney-in-fact for RL RES 2009-1 Investments, LLC




Witness

By: 

Michael B. Madden, Authorized Signatory



Notary Public
My commission expires:

By: 

Stephen J. Tyce, Authorized Signatory
Pursuant to Limited Power of Attorney attached hereto as Exhibit "B"



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 441, 444, 443 and 442 of the 4th District of Dawson County, Georgia, being Parcels A, B and C totaling a 44.611 acre tract as shown on that certain plat of survey for Downtown Development Authority of the City of Dawsonville, prepared by Frederick C. Youngman, R.L.S. dated April 25, 1997 and recorded in Plat Book 37, Page 159 of the Dawson County Records which plat is incorporated herein by reference.

LESS & EXCEPT:

TRACT 1:

All that tract or parcel of land lying and being in Land Lots 442 and 443 of the 4th District, 1st Section, Dawson County, Georgia, containing 3.722 acres as shown on a plat for Dawson County Library by Richard J. Webb, GRLS, dated September 27, 1999 and recorded in Plat Book 50, Page 89 of the Dawson County plat records; reference to such plat is hereby made for a more complete description of the property herein conveyed.

Being the same property conveyed in a Warranty Deed to Dawson County, dated December 20, 1999 and recorded in Deed Book 330, Pages 17-19 of the Dawson County records.

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 443 of the 4th District, 1st Section, City of Dawsonville, County of Dawson, State of Georgia, being a 3.094 acre parcel, as shown on Plat of Survey prepared by John T. Gaston, GRLS No. 2821, dated July 20, 2000, revised May 14, 2002, which plat is recorded in the Office of the Superior Court of Dawson County, Georgia at Plat Book 54, Page 189, and incorporated herein and made a part hereof by reference for a more complete and accurate description.

Being the same property conveyed in a Warranty Deed to Dawson County, Georgia, dated May 14, 2002 and recorded in Deed Book 445, Pages 184-186 of the Dawson County records.

TRACT 3:

All that tract or parcel of land situate, lying and being in Land Lot 443 of the 4th Land District and 1st Section of Dawson County, Georgia, containing 0.385 acres, more or less, as shown on a plat of survey for Marcus C. Byrd, Jr., prepared by Jon G. Stubblefield, GRLS No. 2599, dated October 26, 2005 and being more particularly described according to said plat of survey as follows:

To arrive at the TRUE POINT OF BEGINNING, start at the intersection of the westerly right-of-way of Heard Road with the northerly, northeasterly right-of-way of Georgia Highway 53,

running thence northerly, northwesterly along Heard Road a distance of 1101.77 feet to a point; thence leaving the right-of-way of Heard Road and running South 83 degrees 06 minutes 56 seconds West a distance of 16.17 feet to an iron pin set, which is the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING running thence along the property now or formerly owned by Marcus C. Byrd, Jr. the following courses and distances: South 79 degrees 36 minutes 35 seconds West a distance of 99.68 feet to a point, North 74 degrees 28 minutes 49 seconds West a distance of 51.46 feet to a point, South 86 degrees 03 minutes 13 seconds West a distance of 137.66 feet to a point, South 82 degrees 18 minutes 59 seconds West a distance of 110.85 feet to a point, South 81 degrees 53 minutes 01 seconds West a distance of 29.12 feet to one-half inch rebar found; thence leaving the property now or formerly owned by Marcus C. Byrd, Jr. and running North 09 degrees 04 minutes 58 seconds West a distance of 31.62 feet to a point on the southerly right-of-way of Memory Lane (50 foot right of way); running thence along the southerly right-of-way of Memory Lane the following courses and distances: an arc distance of 19.47 feet to a point, said arc being subtended by chord bearing North 80 degrees 38 minutes 14 seconds East and having a chord distance of 19.47 feet, North 80 degrees 32 minutes 51 seconds East a distance of 91.34 feet to a point, an arc distance of 98.10 feet to a point, said arc being subtended by a chord bearing North 82 degrees 56 minutes 24 seconds East and having a chord distance of 98.07 feet, thence an arc distance of 210.52 feet to an iron pin set, said arc being subtended by a chord bearing North 86 degrees 46 minutes 58 seconds East and having a chord distance of 210.50 feet; thence leaving the right-of-way of Memory Lane and running South 16 degrees 13 minutes 12 seconds East a distance of 42.34 feet to the POINT OF BEGINNING.

Being the same property conveyed in a Warranty Deed to Marcus C. Byrd, Jr., dated November 1, 2005 and recorded in Deed Book 701, Pages 326-327 of the Dawson County records.

TRACT 4:

All that tract or parcel of land lying and being in Land Lots 441, 442, 443, and 444 of the 4th District, 1st Section of Dawson County, City of Dawsonville, Georgia and being more particularly described as follows:

BEGINNING at a right-of-way disk located at the intersection of the Eastern right-of-way of Georgia Highway No. 53 (60-foot right-of-way) with the Southern right-of-way of Allen Street (40-foot right-of-way); thence running along said Southern right-of-way of Allen Street the following courses and distances:

1. North 87 degrees 00 minutes 48 seconds East a distance of 104.51 feet to a point;
2. North 89 degrees 19 minutes 57 seconds East a distance of 67.26 feet to an iron pin set.

Thence leaving said Southern right-of-way of Allen Street and running South 01 degree 12 minutes 42 seconds East a distance of 200.00 feet to a point; thence running South 88 degrees 22 minutes 30 seconds East a distance of 600.00 feet to a ½-inch open top pipe; thence running North 01 degree 12 minutes 42 seconds West a distance of 200.16 feet to an iron pin set on the aforesaid Southern right-of-way of Allen Street; thence running along said Southern right-of-way of Allen Street South

88 degrees 48 minutes 02 seconds East a distance of 27.71 feet to an iron pin set at the intersection of said Southern right-of-way of Allen Street with the proposed Western right-of-way of Thunder Road (50-foot proposed right-of-way); thence leaving said Southern right-of-way of Allen Street and running along said proposed Western right-of-way of Thunder Road the following courses and distances:

1. South 40 degrees 16 minutes 01 second East a distance of 33.10 feet to an iron pin set;
2. South 08 degrees 16 minutes 39 seconds West a distance of 173.34 feet to a point;
3. Along the arc of a curve to the left an arc distance of 99.86 feet to a point (said arc being subtended by a chord bearing South 04 degrees 36 minutes 31 seconds West and having a radius of 779.70 feet and a chord distance of 99.79 feet);
4. South 00 degrees 56 minutes 23 seconds West a distance of 162.59 feet to an iron pin set.

Thence leaving said proposed Western right-of-way of Thunder Road and running South 72 degrees 36 minutes 14 seconds West a distance of 161.37 feet to an iron pin set; thence running North 89 degrees 07 minutes 45 seconds West a distance of 192.81 feet to an iron pin set; thence running North 76 degrees 12 minutes 47 seconds West a distance of 109.44 feet to an iron pin set; thence running South 71 degrees 56 minutes 53 seconds West a distance of 175.11 feet to an iron pin set on the aforesaid Eastern right-of-way of Georgia Highway No. 53; thence running along said Eastern right-of-way of Georgia Highway No. 53 North 16 degrees 54 minutes 50 seconds West a distance of 568.10 feet to the right-of-way disk that marks the POINT OF BEGINNING.

Said parcel of land containing 5.618 acres and being shown as Tract 1 on that certain Boundary Survey, prepared for United Community Bank, First American Title Insurance Company, and Dawsonville Downtown Development Authority, by Development Planning & Engineering, Inc., certified by Jon G. Stubblefield, Georgia Registered Land Surveyor No. 2599, dated March 15, 2005 and last revised December 20, 2005.

TRACT 5:

All that tract or parcel of land lying and being in Land Lots 442 and 443 of the 4th District, 1st Section of Dawson County, City of Dawsonville, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a right-of-way disk located at the intersection of the Eastern right-of-way of Georgia Highway No. 53 (60-foot right-of-way) with the Southern right-of-way of Allen Street (40-foot right-of-way); thence running along said Southern right-of-way of Allen Street the following courses and distances:

1. North 87 degrees 00 minutes 48 seconds East a distance of 104.51 feet to a point;
2. North 89 degrees 19 minutes 57 seconds East a distance of 67.26 feet to an iron pin set.

Thence leaving said Southern right-of-way of Allen Street and running South 01 degree 12 minutes 42 seconds East a distance of 200.00 feet to a point; thence running South 88 degrees 22 minutes 30

seconds East a distance of 600.00 feet to a ½-inch open top pipe; thence running North 01 degree 12 minutes 42 seconds West a distance of 200.16 feet to an iron pin set on the aforesaid Southern right-of-way of Allen Street; thence running along said Southern right-of-way of Allen Street South 88 degrees 48 minutes 02 seconds East a distance of 27.71 feet to an iron pin set at the intersection of said Southern right-of-way of Allen Street with the proposed Western right-of-way of Thunder Road (50-foot proposed right-of-way), said point being the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence leaving said Southern right-of-way of Allen Street and running along said proposed Western right-of-way of Thunder Road the following courses and distances:

1. South 40 degrees 16 minutes 01 second East a distance of 33.10 feet to an iron pin set;
2. South 08 degrees 16 minutes 39 seconds West a distance of 173.34 feet to a point;
3. Along the arc of a curve to the left an arc distance of 99.86 feet to a point (said arc being subtended by a chord bearing South 04 degrees 36 minutes 31 seconds West and having a radius of 779.70 feet and a chord distance of 99.79 feet);
4. South 00 degrees 56 minutes 23 seconds West a distance of 162.59 feet to an iron pin set.

Thence leaving said proposed Western right-of-way of Thunder Road and running North 72 degrees 36 minutes 14 seconds East a distance of 52.67 feet to an iron pin set on the proposed Eastern right-of-way of Thunder Road (proposed 50-foot right-of-way); thence running along said proposed Eastern right-of-way of Thunder Road the following courses and distances:

1. North 00 degrees 56 minutes 23 seconds East a distance of 146.02 feet to a point;
2. Along the arc of a curve to the right an arc distance of 93.45 feet to a point (said arc being subtended by a chord bearing North 04 degrees 36 minutes 31 seconds East and having a radius of 729.70 feet and a chord distance of 93.39 feet);
3. North 08 degrees 16 minutes 39 seconds East a distance of 179.54 feet to an iron pin set;
4. North 49 degrees 44 minutes 18 seconds East a distance of 37.47 feet to an iron pin set at the intersection of said proposed Eastern right-of-way of Thunder Road with the aforesaid Southern right-of-way of Allen Street.

Thence leaving said proposed Eastern right-of-way of Thunder Road and running along said Southern right-of-way of Allen Street North 88 degrees 48 minutes 02 seconds West a distance of 100.38 feet to the iron pin set which marks the TRUE POINT OF BEGINNING.

Said parcel of land containing 0.533 acres and being shown as Tract 2 on that certain Boundary Survey, prepared for United Community Bank, First American Title Insurance Company, and Dawsonville Downtown Development Authority, by Development Planning & Engineering, Inc., certified by Jon G. Stubblefield, Georgia Registered Land Surveyor No. 2599, dated March 15, 2005, and last revised October 4, 2005.

Tracts 4 and 5 being the same property conveyed in a Limited Warranty Deed to Downtown Development Authority of Dawsonville, Georgia, dated December 22, 2005 and recorded in Deed Book 712, Pages 68-70 of the Dawson County records.

TRACT 6:

All tract or parcel of land lying and being in Land Lots 443 and 444 of the 4th District, 1st Section of Dawson County, Georgia being Tract 1 consisting of 1.18 acres, more or less, and Tract 2 consisting of 1.32 acres, more or less, as shown on that certain plat of survey for Appalachian Bankshares, Inc. by Donald O. Babb, Georgia Registered Land Surveyor, No. 2029, dated September 14, 2006 and being more particularly described as follows:

To arrive at the TRUE POINT OF BEGINNING, start at the intersection of the centerline of Allen Road with the centerline of Georgia Highway 53, running thence South 19 degrees 53 minutes 37 seconds East, a distance of 1,170.11 feet to a point on the easterly, northeasterly right-of-way of Highway 53, which is the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING, running thence North 63 degrees 27 minutes 39 seconds East, a distance of 98.02 feet to a No. 4 rebar; running thence North 79 degrees 54 minutes 39 seconds East, a distance of 132.13 feet to a No. 4 rebar; running thence North 79 degrees 54 minutes 39 seconds East, a distance of 164.47 feet to a point; running thence along an arc to the right a distance of 25.71 feet to a No. 4 rebar; running thence South 24 degrees 42 minutes 41 seconds East, a distance of 129.29 feet to a No. 4 rebar; running thence South 50 degrees 39 minutes 49 seconds East, a distance of 72.46 feet to a No. 4 rebar; running thence South 65 degrees 53 minutes 31 seconds East, a distance of 72.34 feet to a No. 4 rebar; running thence South 08 degrees 07 minutes 02 seconds East, a distance of 31.41 feet to a No. 4 rebar; running thence South 82 degrees 29 minutes 17 seconds West, a distance of 226.81 feet to a No. 4 rebar; running thence South 82 degrees 29 minutes 17 seconds West, a distance of 70.47 feet to a No. 4 rebar; running thence South 82 degrees 29 minutes 17 seconds West, a distance of 182.49 feet to a No. 4 rebar found on the easterly, northeasterly right-of-way of Georgia Highway 53; running thence northwesterly along the easterly, northeasterly right-of-way of Georgia Highway 53 an arc distance of 228.32 feet to a No. 4 rebar, which is the POINT OF BEGINNING.

Being the same property conveyed in a Warranty Deed to Appalachian Community Bank, dated September 18, 2006 and recorded in Deed Book 765, Pages 23-24 of the Dawson County records.

TRACT 7:

All that tract or parcel of land lying and being in Land Lots 443 and 444 of the 4th District, 1st Section of Dawson County, Georgia being Tract 1 containing 1.016 acres, Tract 2 containing 1.182 acres and Tract 3 containing 4.771 acres as shown on that certain plat of survey for JDH Capital, LLC by Jon G. Stubblefield, GRLS No. 2599, dated December 21, 2007 and recorded in Plat Book 74, Page 203 of the Dawson County, Georgia records, which plat is incorporated herein by reference.

Being the same property conveyed in a Limited Warranty Deed to Dawsonville Retail Investors, LLC, dated January 25, 2008 and recorded in Deed Book 850, Pages 452-455 of the Dawson County records.

TRACT 8:

All that tract or parcel of land lying and being within Land Lot 443, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at an iron pin found (1/2" rebar) located at Land Lot corner 57, 58, 443 & 510; proceed thence, along said Land Lot line 58 & 443 North 00 degrees 02 minutes 06 seconds East for a distance of 346.58 feet to an iron pin found (1/2" rebar); proceed thence, along said Land Lot line 58 & 443 North 00 degrees 06 minutes 41 seconds East for a distance of 472.36 feet to an iron pin found (3/4" rebar); proceed thence, North 89 degrees 53 minutes 18 seconds West for a distance of 86.57 feet to an iron pin set (1/2" rebar with cap) and the western right-of-way of Memory Lane (being a 40' R/W); proceed thence, along said western right-of-way of Memory Lane on an arc of radius 860.18 feet for a distance of 69.95 feet (said arc having a chord of 69.93 feet and a bearing of South 01 degrees 20 minutes 29 seconds West) to an iron pin set (1/2" rebar with cap); proceed thence, along said western right-of-way of Memory Lane South 00 degrees 59 minutes 19 seconds East for a distance of 288.21 feet to a city aluminum disk found; proceed thence, along said western right-of-way of Memory Lane on an arc of radius 50.94 feet for a distance of 78.95 feet (said arc having a chord of 71.28 feet and a bearing of South 43 degrees 24 minutes 25 seconds West) to a city aluminum disk found located on the northern right-of-way of Memory Lane (being a 40' R/W); proceed thence, along said northern right-of-way of Memory Lane South 87 degrees 48 minutes 21 seconds West for a distance of 192.11 feet to an iron pin set (1/2" rebar with cap); proceed thence, along said northern right-of-way of Memory Lane on an arc of radius 3,655.87 feet for a distance of 144.06 feet (said arc having a chord of 144.05 feet and a bearing of South 85 degrees 59 minutes 18 seconds West) to an iron pin set (1/2" rebar with cap); proceed thence, North 01 degrees 14 minutes 47 seconds East for a distance of 428.12 feet to an iron pin set (1/2" rebar with cap) located on common property line of now or formerly Association County Commissioners of Dawson County property; proceed thence, along said common property line of now or formerly Association County Commissioners of Dawson County property South 89 degrees 53 minutes 18 seconds East for a distance of 372.00 feet to an iron pin set (1/2" rebar with cap) and The Point of Beginning.

Said tract or parcel of land contains 156,828 square feet or 3.600 acres as shown on a plat prepared by Trail & Son, Inc., dated October 16, 2013.

The above property is subject to the following easement:

20 foot sanitary sewer easement (recording not found)

Being the same property conveyed in a Limited Warranty Deed to D&M Financial, LLC, dated November 20, 2013 and recorded in Deed Book 1098, Pages 1-3 of the Dawson County records.

After recording return to:
BILZIN SUMBERG BAENA PRICE
& AXELROD LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131-3456
Attn: Jon Chassen, Esq.

LIMITED POWER OF ATTORNEY

RL RES 2009-1 INVESTMENTS, LLC, a Delaware limited liability company (the "**Manager**"), having a business address of 790 NW 107 Avenue, Suite 400, Miami, Florida 33172, hereby makes, constitutes and appoints each of (A) RIALTO CAPITAL ADVISORS, LLC, a Delaware limited liability company, with a business address of 790 NW 107 Avenue, Suite 400, Miami, Florida 33172 ("**RCA**"), and (B) RIALTO CAPITAL ADVISORS OF NEW YORK, LLC, a Delaware limited liability company, with a business address of 850 Third Avenue, Suite 16B, New York, NY 10022 ("**RCA of NY**;" each of RCA and RCA of NY being henceforth defined as an "**Attorney**") its true and lawful attorney, and, in its name, place and stead and for its use and benefit, to execute, endorse, deliver and acknowledge all documents, and to take all such further actions, necessary or appropriate, on behalf of Manager in its capacity as Manager of Multibank 2009-1 RES-ADC Venture, LLC, a Delaware limited liability company ("**Lender**") with respect to certain loans and related assets and agreements (the "**Loans**") acquired by Lender from the Federal Deposit Insurance Corporation as Receiver for several failed financial institutions:

1. To service any Loan acquired or held by Lender, including, without limitation, to issue statements for and collect any sums due or otherwise payable under the Loans, including but not limited to statements and affidavits and similar documents in connection with any litigation concerning any Loan or REO (defined below), and otherwise representing the Manager, Lender and any single purpose entity owned directly or indirectly by Lender (an "**SPE**") in connection with any litigation concerning any Loan, REO or property which serves as collateral for a Loan (each a "**Property**") and/or any nonjudicial foreclosure concerning any Loan or Property;

2. To communicate with borrowers and guarantors obligated under the Loans, along with the agents and attorneys of such borrowers and guarantors (each a "**Borrower Party**" and collectively, the "**Borrower Parties**"), including, without limitation, being authorized to send Notices of Default and Pre-Negotiation Letters to such Borrower Parties;

3. To commence negotiations with Borrower Parties with respect to workouts ("**Workouts**") of Loans in default (or imminent threat of default), modifications ("**Modifications**") of Loans (whether in default, under imminent threat of default or otherwise), and specifically including those Workouts and Modifications which include agreements ("**Short Pay Agreements**") to release any collateral, borrower or guarantor in exchange for anything less than payment in full of any Loan (so long as such Short Pay Agreement provides for the releases required by the agreements between Lender, Manager and the FDIC (among others) to which Lender and the SPE's are bound), and with respect to settlement of litigation ("**Settlements**," and collectively with Workouts and Modifications, "**Loan Resolution Agreements**");

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9/25/2013

4. To negotiate the sale, conveyance, endorsement or assignment to third parties of (A) Loans, mortgages and deeds of trust and notes, (B) real and personal property acquired through foreclosure sales or deeds in lieu of foreclosure with respect to such Loans ("**REO**"), (C) any other transfer relating to such Loans, mortgages, deeds of trust, notes, REO or other assets of the Lender or any SPE (including but not limited to leases of REO for terms of more than one year), and (D) any amendments to those leases, contracts, agreements and/or other documents described in subsections (A) through (C) of this paragraph 4 that result in material and substantive changes to such leases, contracts, agreements and/or other documents (collectively, "**Asset Transfers**," with the documentation effectuating any Asset Transfer being hereafter defined as the "**Asset Transfer Documents**;" provided, however, that leases of REO for terms of one year or less ("**Short Term Leases**") and non-material and non-substantive amendments of Asset Transfer Documents ("**Non-Material Amendments**") shall not be deemed to be Asset Transfers), and to execute Asset Transfer Documents and Ancillary Documents (as defined below) on behalf of the Manager;

5. To negotiate and execute (on behalf of the Manager) agreements ("**Third Party Agreements**") with third parties for products and services in connection with the Loans, REO and the Property which serves as collateral for the Loans, including but not limited to (A) agreements for the inspection and maintenance of any REO or Property (including agreements for repairs and completion of construction of any REO or Property), (B) engaging outside counsel, accountants, engineers, consultants and other professionals to represent Lender and/or any SPE in connection with any Loan, litigation, and/or Property or REO, (C) agreements for property, casualty, liability, title and other insurance concerning the Property or REO, and (D) listing agreements with brokers for sale of Property and/or REO;

6. To execute and deliver any and all documents required (A) to create SPE's, (B) to assign the Loans and the Loan Documents to SPE's, and (C) in connection with such assignments, such as Joinder Agreements (collectively, "**SPE Documents**");

7. For the day-to-day operation, management, leasing, repair, maintenance and disposition and conveyance of REO;

8. For the exercise of any and all of the foregoing in the context of any case filed under Titles 7, 11 or 13 of the United States Code or any other provision of federal or state law relating to bankruptcy or insolvency, including, without limitation, the filing of proofs of claim, filing of motions to dismiss or for stay of relief, voting on plans, and acting as plan proponent; and

9. To execute and deliver any and all documents which are ancillary to and made in connection with (X) Asset Transfers, Settlements, Modifications and/or (Y) the management, leasing, repair, maintenance and disposition and conveyance of REO and/or (Z) the day-to-day operations of the Company in connection with its SPE's, Loan servicing and REO owned by its SPE's ("**Ancillary Documents**"), such as (but not limited to):

(i) resolutions, affidavits and certificates (i.e., documents which in and of themselves do not bind the Company, or act to convey or transfer assets or rights of the

Company to an unrelated third party, but are executed in connection with such documents);

- (ii) substitutions of trustees in connection with deeds of trust;
- (iii) assignments of foreclosure judgments and/or successful bids to any of the Company's (or the Fund's) directly or indirectly wholly owned single purpose entities in connection with judicial and/or nonjudicial foreclosures;
- (iv) deeds made by the Company to transfer REO to any of the Company's (or the Fund's) directly or indirectly wholly owned single purpose entities; and
- (v) consents to transfers of Property subject to and/or in connection with the assumption of any Loan.

Subject to the limitations and qualifications set forth herein below, the Lender grants unto each Attorney, acting separately (i.e., any instrument which may be executed by an Attorney pursuant to this Limited Power of Attorney need only be executed by one or the other Attorney, and need not be executed by both Attorneys), as the Lender's attorney-in-fact full power and authority to execute and deliver such instruments and to take such actions as if the Lender were personally present, hereby ratifying and confirming all that Attorney as the Lender's attorney-in-fact shall lawfully do or cause to be done by authority hereof.

Each Attorney's asset managers and directors are authorized to execute statements, affidavits and similar communications with Borrower Parties and third parties, and to execute statements, affidavits, certificates, pleadings (such as but not limited to answers to interrogatories) and similar documents in connection with any litigation concerning Loans, Property or REO.

Anything contained herein to the contrary notwithstanding, the power and authority granted to Attorney with respect to execution of Loan Resolution Agreements and Asset Transfer Documents and Third Party Agreements set forth herein is and shall be subject to the following limitations:

- (A) In order to bind the Manager, Lender and/or an SPE, a Loan Resolution Agreement or Asset Transfer Document (or other, similar instrument) must be executed by two (2) Authorized Signatories;
- (B) Only the following individuals shall be authorized to execute Loan Resolution Agreements and Asset Transfer Documents on behalf of RCA (in its capacity as attorney-in-fact): **Jeffrey Krasnoff, Jay Mantz, Thekla Salzman, Anthony Seijas, Eric Feder, Adam Singer, Tom Skoko, Mark King, Cheryl Baizan, Liat Heller, Jonathan Horowitz, Stephen Tyde, Michael B. Madden, Jonathan D. Levy, Niral Shah, Tony Del Grippo, Mike Farley, Scott Shipley, Matt Papunen, Kevin Borkenhagen and Frank Llano.**
- (C) Only the following individuals shall be authorized to execute Loan Resolution Agreements and Asset Transfer Documents on behalf of RCA of NY (in its capacity as

attorney-in-fact): **Steven Engel, Peter Lindner, Matt Salem, Joseph Bachkosky, Patrick Mattson and Josh Cromer.**

- (D) Each of Eric Feder, Steven Engel, Peter Lindner, Matt Salem, Joseph Bachkosky, Josh Cromer, Jonathan Horowitz, Stephen Tyde, Adam Singer, Tom Skoko, Mark King, Cheryl Baizan, Liat Heller, Michael B. Madden, Jonathan D. Levy, Niral Shah, Tony Del Grippo, Mike Farley, Scott Shipley, Matt Papunen, Kevin Borkenhagen, Patrick Mattson and Frank Llano, is an "**Authorized Signatory.**"
- (E) Ancillary Documents which are made in connection with a Loan Resolution Agreement and/or Asset Transfer Document may be executed by a single Authorized Signatory, so long as the applicable Loan Resolution Agreement and/or Asset Transfer Document has been executed by two Authorized Signatories.
- (F) At least one of the Authorized Signatories must approve and execute any Third Party Agreement:
 - (i) for the inspection, maintenance and/or repair of any Property or REO (including agreements for repairs and/or completion of construction of any Property or REO) with an anticipated cost to the Lender or SPE in excess of \$25,000.00, but less than \$100,000.00 (with Third Party Agreements with an anticipated cost to the Lender or SPE equal to or in excess of \$100,000.00 requiring execution by two Authorized Signatories);
 - (ii) engaging outside counsel (so long as such outside counsel have executed the approved forms of engagement letters), real estate brokers, accountants, engineers, consultants and other professionals to represent the Lender and/or any SPE in connection with any Loan, litigation, REO and/or Property.
- (G) Any asset manager of RCA and/or RCA of NY shall have the authority to approve and execute any Third Party Agreement:
 - (i) for the inspection and maintenance of any Property or REO (including agreements for repairs and completion of construction of any Property or REO) with an anticipated cost to the Lender or SPE not exceeding \$25,000.00; and
 - (ii) for any other purpose, so long as the cumulative cost to the Lender or SPE with respect to any single Third Party Agreement applicable to a single Property or REO does not exceed \$5,000.00; provided, however, that notwithstanding the cumulative cost to the Lender or SPE with respect to any single Third Party Agreement, at least one of the Authorized Signatories must approve and execute any Third Party Agreement to engage any outside counsel, accountant and/or broker to represent the Lender and/or any SPE.
- (H) Any single Authorized Signatory shall have the authority to approve and execute:
 - (i) any Short Term Lease;
 - (ii) any Non-Material Amendment;

(iii) any satisfaction or release of any lien securing any Loan (following payment in full of such Loan, or pursuant to a properly executed Loan Resolution Agreement);

(iv) any Ancillary Document (subject to the limitation set forth in (E) above);

(v) any document in the nature of a substitution of trustee in connection with the nonjudicial foreclosure sale of any Property; and

(vi) statements and affidavits and similar documents in connection with any litigation concerning any Loan or REO and/or any nonjudicial foreclosure concerning any Loan or Property.

(I) Lori Buckler may execute any and all SPE Documents.

(J) Each of the following officers (each a "**Senior Officer**") of the Manager is also an "**Authorized Signatory**:" Jeffrey Krasnoff, Chief Executive Officer; Jay Mantz, President; Thekla Salzman, Chief Administrative Officer; Cheryl Baizan, Chief Financial Officer; and Anthony Seijas, Vice President.

Anything contained herein to the contrary notwithstanding, any single Senior Officer shall have the authority to execute documents on behalf of the Manager and therefore bind Lender and/or any SPE to any Loan Resolution Agreement, Asset Transfer Document, Third Party Agreement, Short Term Lease, Non-Material Amendment, SPE Document and/or Ancillary Document.

Subject to the foregoing limitations, third parties without actual notice may rely upon the powers granted under this instrument upon the exercise of any such powers by Attorney as the Manager's attorney-in-fact (and by the Senior Officers in their capacities set forth above), and may assume that all conditions precedent to the exercise of any such powers have been satisfied. This Limited Power of Attorney shall remain in full force and effect unless a revocation hereof has been recorded in the official public records of the county wherein this instrument has been recorded and/or a written notice of revocation is delivered to the person to whom this Limited Power of Attorney was delivered.

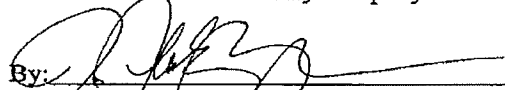
SIGNATURE PAGE FOLLOWS:

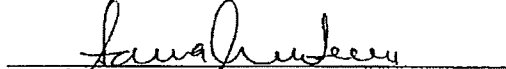
IN WITNESS WHEREOF, the Manager has executed this instrument and caused its seal to be affixed as of the 26th day of August, 2013.

Signed, sealed and delivered
in the presence of:

RL RES 2009-1 INVESTMENTS, LLC,
a Delaware limited liability company


Print Name: Maria Gonzalez-Rodriguez

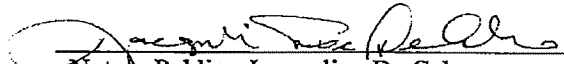
By: 
Name: Thekla Salzman
Title: Chief Financial Officer


Print Name: Tania Lumbreras

[SEAL]

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 26th day of August, 2013, by Thekla Salzman as Chief Financial Officer of **RL RES 2009-1 Investments, LLC**, a Delaware limited liability company, who is personally known to me.


Notary Public: Jacqueline De Calero
Commission No: EE 105709

[NOTARY SEAL/STAMP]

City Hall

004 020 001

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ -0

DATE 12-28-05

Becky McGoff
BECKY MCGOFF, CLERK
SUPERIOR COURT

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

AT 11:28A M 12-28-05
Recorded in Deed Book 712 Page 68-70
This 28 day of Dec. 2005

Becky McGoff, Clerk

Please return to:
Miles, McGoff & Moore, LLC
4360 Chamblee Dunwoody Road
Suite 400
Atlanta, Georgia 30341-1055
File No. 4394.0005

LIMITED WARRANTY DEED

STATE OF GEORGIA **Transfer Tax Exemption:** This instrument conveys property to
COUNTY OF DAWSON the Downtown Development Authority of Dawsonville, Georgia,
and according to Section 48-6-2 (a)(3) Official Code of Georgia

THIS INDENTURE, made as of this 22nd day of December, 2005, by PHOENIX ONE, LLC, ^{Annotated,}
Georgia limited liability company, as Grantor, and the DOWNTOWN DEVELOPMENT AUTHORITY ^{is exempt.}
OF DAWSONVILLE, GEORGIA, the Grantee.

WITNESSETH: That Grantor, for and in consideration of the payment of TWO MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,500,000.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell, and convey unto Grantee the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 441, 442, 443, and 444 of the 4th District, 1st Section of Dawson County, Georgia and being more particularly described on EXHIBIT "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in any wise appertaining to the only proper use, benefit, and behoof of the said Grantee and Grantee's heirs, successors, and assigns, forever, in Fee Simple.

AND THE SAID GRANTOR, for Grantor, will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons holding or claiming by, through, or under the said Grantor but against no others.

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

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

Phoenix One, LLC,
a Georgia limited liability company

By: [Signature]
Russell M. Wallace, Manager

[Signature]
Notary Public

[CORPORATE SEAL]

[NOTARY SEAL]

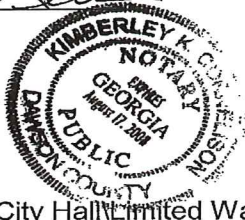


EXHIBIT "A"TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 441, 442, 443, and 444 of the 4th District, 1st Section of Dawson County, City of Dawsonville, Georgia and being more particularly described as follows:

BEGINNING at a right-of-way disk located at the intersection of the Eastern right-of-way of Georgia Highway No. 53 (60-foot right-of-way) with the Southern right-of-way of Allen Street (40-foot right-of-way); thence running along said Southern right-of-way of Allen Street the following courses and distances:

1. North 87 degrees 00 minutes 48 seconds East a distance of 104.51 feet to a point;
2. North 89 degrees 19 minutes 57 seconds East a distance of 67.26 feet to an iron pin set.

Thence leaving said Southern right-of-way of Allen Street and running South 01 degree 12 minutes 42 seconds East a distance of 200.00 feet to a point; thence running South 88 degrees 22 minutes 30 seconds East a distance of 600.00 feet to a ½-inch open top pipe; thence running North 01 degree 12 minutes 42 seconds West a distance of 200.16 feet to an iron pin set on the aforesaid Southern right-of-way of Allen Street; thence running along said Southern right-of-way of Allen Street South 88 degrees 48 minutes 02 seconds East a distance of 27.71 feet to an iron pin set at the intersection of said Southern right-of-way of Allen Street with the proposed Western right-of-way of Thunder Road (50-foot proposed right-of-way); thence leaving said Southern right-of-way of Allen Street and running along said proposed Western right-of-way of Thunder Road the following courses and distances:

1. South 40 degrees 16 minutes 01 second East a distance of 33.10 feet to an iron pin set;
2. South 08 degrees 16 minutes 39 seconds West a distance of 173.34 feet to a point;
3. Along the arc of a curve to the left an arc distance of 99.86 feet to a point (said arc being subtended by a chord bearing South 04 degrees 36 minutes 31 seconds West and having a radius of 779.70 feet and a chord distance of 99.79 feet);
4. South 00 degrees 56 minutes 23 seconds West a distance of 162.59 feet to an iron pin set.

Thence leaving said proposed Western right-of-way of Thunder Road and running South 72 degrees 36 minutes 14 seconds West a distance of 161.37 feet to an iron pin set; thence running North 89 degrees 07 minutes 45 seconds West a distance of 192.81 feet to an iron pin set; thence running North 76 degrees 12 minutes 47 seconds West a distance of 109.44 feet to an iron pin set; thence running South 71 degrees 56 minutes 53 seconds West a distance of 175.11 feet to an iron pin set on the aforesaid Eastern right-of-way of Georgia Highway No. 53; thence running along said Eastern right-of-way of Georgia Highway No. 53 North 16 degrees 54 minutes 50 seconds West a distance of 568.10 feet to the right-of-way disk that marks the POINT OF BEGINNING.

Said parcel of land containing 5.618 acres and being shown as Tract 1 on that certain Boundary Survey, prepared for United Community Bank, First American Title Insurance Company, and Dawsonville Downtown Development Authority, by Development Planning & Engineering, Inc.; certified by Jon G. Stubblefield, Georgia Registered Land Surveyor No. 2599, dated March 15, 2005 and last revised December 20, 2005.

TOGETHER WITH

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 442 and 443 of the 4th District, 1st Section of Dawson County, City of Dawsonville, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a right-of-way disk located at the intersection of the Eastern right-of-way of Georgia Highway No. 53 (60-foot right-of-way) with the Southern right-of-way of Allen Street (40-foot right-of-way); thence running along said Southern right-of-way of Allen Street the following courses and distances:

I:\Dawsonville, City of\City Hall\Limited Warranty Deed.doc

1. North 87 degrees 00 minutes 48 seconds East a distance of 104.51 feet to a point;
2. North 89 degrees 19 minutes 57 seconds East a distance of 67.26 feet to an iron pin set.

Thence leaving said Southern right-of-way of Allen Street and running South 01 degree 12 minutes 42 seconds East a distance of 200.00 feet to a point; thence running South 88 degrees 22 minutes 30 seconds East a distance of 600.00 feet to a ½-inch open top pipe; thence running North 01 degree 12 minutes 42 seconds West a distance of 200.16 feet to an iron pin set on the aforesaid Southern right-of-way of Allen Street; thence running along said Southern right-of-way of Allen Street South 88 degrees 48 minutes 02 seconds East a distance of 27.71 feet to an iron pin set at the intersection of said Southern right-of-way of Allen Street with the proposed Western right-of-way of Thunder Road (50-foot proposed right-of-way), said point being the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence leaving said Southern right-of-way of Allen Street and running along said proposed Western right-of-way of Thunder Road the following courses and distances:

1. South 40 degrees 16 minutes 01 second East a distance of 33.10 feet to an iron pin set;
2. South 08 degrees 16 minutes 39 seconds West a distance of 173.34 feet to a point;
3. Along the arc of a curve to the left an arc distance of 99.86 feet to a point (said arc being subtended by a chord bearing South 04 degrees 36 minutes 31 seconds West and having a radius of 779.70 feet and a chord distance of 99.79 feet);
4. South 00 degrees 56 minutes 23 seconds West a distance of 162.59 feet to an iron pin set.

Thence leaving said proposed Western right-of-way of Thunder Road and running North 72 degrees 36 minutes 14 seconds East a distance of 52.67 feet to an iron pin set on the proposed Eastern right-of-way of Thunder Road (proposed 50-foot right-of-way); thence running along said proposed Eastern right-of-way of Thunder Road the following courses and distances:

1. North 00 degrees 56 minutes 23 seconds East a distance of 146.02 feet to a point;
2. Along the arc of a curve to the right an arc distance of 93.45 feet to a point (said arc being subtended by a chord bearing North 04 degrees 36 minutes 31 seconds East and having a radius of 729.70 feet and a chord distance of 93.39 feet);
3. North 08 degrees 16 minutes 39 seconds East a distance of 179.54 feet to an iron pin set;
4. North 49 degrees 44 minutes 18 seconds East a distance of 37.47 feet to an iron pin set at the intersection of said proposed Eastern right-of-way of Thunder Road with the aforesaid Southern right-of-way of Allen Street.

Thence leaving said proposed Eastern right-of-way of Thunder Road and running along said Southern right-of-way of Allen Street North 88 degrees 48 minutes 02 seconds West a distance of 100.38 feet to the iron pin set which marks the TRUE POINT OF BEGINNING.

Said parcel of land containing 0.533 acres and being shown as Tract 2 on that certain Boundary Survey, prepared for United Community Bank, First American Title Insurance Company, and Dawsonville Downtown Development Authority, by Development Planning & Engineering, Inc., certified by Jon G. Stubblefield, Georgia Registered Land Surveyor No. 2599, dated March 15, 2005, and last revised October 4, 2005.