

JOINT APPLICATION
FOR
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,
REVOCABLE LICENSE AGREEMENT
AND REQUEST FOR
WATER QUALITY CERTIFICATION
AS APPLICABLE

INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, Savannah District, US Army Corps of Engineers, ATTN: CESAS-RD, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640. Phone (912) 652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. _____

2. Date 6/24/26

3. For Official Use Only _____

4. Name and address of applicant. Shadowlawn, LLC

5. Location where the proposed activity exists or will occur.

Lat. 31.433628 Long. -81.381809

Camden

County

St. Marys

Near City or Town

28.91 Acres

Lot Size

Borrell Creek

Name of Waterway

29th

Military District

Moeckel Place

Subdivision

10ft

Approximate Elevation of Lo

Borrell Creek

Name of Nearest Creek, River, Sound, Bay or Hammock

St. Marys

In City or Town

Phase IV, Portion of Lot 3A

Lot No.

GA

State

6. Name, address and title of applicant's authorized agent for permit application coordination.

Sam LaBarba (912) 215-1255

139 Altama Connector #161 Brunswick, GA 31525

Statement of Authorization: I hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.

Signature of Applicant

Date

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, of float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.)

See attached project narrative and drawings.

8. Proposed use: Private ☒ Public ☐ Commercial ☐ Other ☐ (Explain)

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.

See attached project narrative

10. Date activity is proposed to commence. Upon approval
Date activity is expected to be completed. Within 5 year

11. Is any portion of the activity for which authorization is sought now complete ☐ Y ☒ N

a. If answer is "Yes", give reasons in the remarks in the remarks section.

Indicate the existing work on the drawings.

b. If the fill or work is existing, indicate date of commencement and completion.

c. If not completed, indicate percentage completed.

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

Issuing Agency

Type Approval

Identification No. Date/Application

Date/Approval

GA DNR

CMPA Permit

TBD

TBD

13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein?
☐ Yes ☒ NO (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

a. Purpose of excavation or fill _____.

1. Access channel length _____ depth _____ width _____

2. Boat basin length _____ depth _____ width _____

3. Fill area length _____ depth _____ width _____

4. Other _____ length _____ depth _____ width _____

(Note: If channel, give reasons for need of dimensions listed above.)

b. If bulkhead, give dimensions _____

-- Type of bulkhead construction (material) _____

1. Backfill required: Yes _____ No _____ Cubic yards _____

2. Where obtained _____

c. Excavated material

1. Cubic yards _____

2. Type of material _____

15. Type of construction equipment to be used _____

a. Does the area to be excavated include any wetland? Yes ☐ No ☐

b. Does the disposal area contain any wetland? Yes ☐ No ☐

c. Location of disposal area _____

d. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized: _____

e. Will dredged material be entrapped or encased? _____

f. Will wetlands be crossed in transporting equipment to project site? _____

g. Present rate of shoreline erosion (if known) _____

16. Description of Avoidance, Minimization and Compensation: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Also, provide a brief description of how impacts to waters of the United States will be compensated for, or a brief statement explaining why compensatory mitigation should not be required for those impacts.

The proposed project will not require compensatory mitigation.

17. Water Quality Certification: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item, which is not applicable to a specific project, should be so marked. Additional information will be requested if needed.

a. Please submit the following:

1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.
2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.
3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any aboveground storage areas must be diked, and there should be no storm drain catch basins within the dike areas. All valving arrangements on any petro-chemical transfer lines should be shown.
4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.
5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes.

b. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.
2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.
3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

18. Application is hereby made for a permit or permits to authorize the activities described herein; Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant

19. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

PRIVACY ACT NOTICE

The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fills material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary; however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

SUPPORTING REMARKS:

**U.S. Army Corps of Engineers
Regulatory Branch, Coastal Area Section
100 West Oglethorpe Avenue
Savannah, Georgia 31401-3640**

To Whom It May Concern:

This is to certify the work subject to the jurisdiction of the U.S. Army Corps of Engineers as described in my application dated 6/24/26, is to the best of my knowledge, consistent with the Georgia Management Plan.

Since my project is located in the Coastal Area of Georgia, I understand the U.S. Army Corps of Engineers must provide this statement to the Georgia Department of Natural Resources, Coastal Resources Division, Ecological Services Section (GADNR-CRD) for its review, and a Department of Army permit will not be issued until the GADNR-CRD concurs with my findings. I also understand additional information may be required by the GADNR-CRD to facilitate its review of my project and the additional information certifications may be required for other Federal or State authorizations.

Signature of Application:

Date:

Printed Name of Applicant:

Street Address:

City, State, Zip Code:

Phone Number:

Fax Number:

E-Mail Address:

6/24/26

Shadowlawn, LLC

101 David Porter Court

St. Marys, GA 31558

(229) 392-2253

deneanstafford@gmail.com

**For questions regarding consistency with the Georgia Coastal Management Program,
Please contact Kelie Moore, GADNR-CRD, (912) 264-7218.**

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Shadowlawn, LLC
MAILING ADDRESS: 4702 Woodland Drive East Tifton, GA 31794
(Street) (City) (State) (Zip)
PROJECT ADDRESS/LOCATION: 101 David Porter Court, St. Marys, Georgia 31558
COUNTY: Camden WATERWAY: Borrell Creek
LOT, BLOCK & SUBDIVISION NAME FROM DEED: Moeckel Place, Phase IV, Portion of Lot 3A

Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit, or authorization required by State law. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR or his/her designee has executed a revocable license in accordance with this request.

Sincerely,

By: _____ Date: _____
Signature of Applicant

Title, if applicable

By: _____ Date: _____
Signature of Applicant

Title, if applicable

Attachments

Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

LOCATION:

County	<u>Camden</u>	Landmarks	<u>Borrell Creek</u>
Municipality	<u>St. Marys</u>	Waterway	<u>Borrell Creek</u>

FACILITY:

Facility Type	<u>X</u>	Private	<u> </u>	Public	<u> </u>	Commercial	<u> </u>	Other
Dock Space	<u> </u>	Leased	<u> </u>	Sold	<u> </u>	Rented	<u> </u>	Other

Size of Upland Area (sq. ft.)	<u>28.91 acres</u>	Size of Submerged Area (sq. ft.)	<u>4,225 SF</u>
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WATERWAY INFORMATION:

open water	<u> </u>	river	☒	creek	<u> </u>	basin	<u> </u>
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Tidal Range (ft. MLW)	<u>0.20' - 6.06'</u>	Water Depth (ft. MLW)	<u>11'</u>
Channel Width (ft. MLW)	<u>≈200'</u>	Depth of Dredging (ft. MLW)	<u>NA</u>

Distance facility will extend into the waterway beyond MLW 0'

EXISTING OR PLANNED SERVICES IN JURISDICTION:

<u> </u> boat ramp	☐	hoist	<u> </u> mobile lift	<u> </u> vessel TV hookup
<u> </u> railway	<u> </u>	fuel	<u> </u> propeller repair	<u> </u> electrical repair
<u> </u> pump-out vessels	<u> </u>	hull repair	<u> </u> engine repair	<u> </u> vessel electric hookup
<u> </u> boat building	☐	ship's store	<u> </u> dockmaster's office	<u> </u> fire protection
<u> </u> restrooms	<u> </u>	showers	<u> </u> restaurant	<u> </u> laundromat
<u> </u> hotel	<u> </u>	# of vehicle parking spaces	<u> </u>	<u> </u> # of trailer parking spaces

DREDGING/FILLING/ShORELINE STABILIZATION:

<u>No</u>	Will dredging be required for the access channel?
<u>No</u>	Will dredging be required for boat basin?
<u>No</u>	Is filling proposed in tidal wetlands?
<u>No</u>	Is filling proposed in open water?
<u>No</u>	Will dredge disposal sites be required?
<u>No</u>	Have future dredge disposal sites been identified?
<u>No</u>	Have future dredge spoil sites been set aside with deeds or easements?
<u>Yes</u>	Is shoreline stabilization proposed? If so, what type? <u>Living Shoreline</u>
<u>No</u>	Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

HABITAT/WILDLIFE/CULTURAL RESOURCES: (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

NO Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?
If yes, what is the distance? _____

NO *Is this habitat identified as “essential fish habitat”?

YES Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?

NO Do oyster or clam beds occur in or near the project site or access channels?
If yes, what is the distance? _____ If yes, what is the acreage? _____

NO *Is project site near active crabbing areas?

NO *Is the project site in designated bait zones?

NO Is the project site in or near an area of historic, archeological, or scenic value?
If yes, explain _____

* GA DNR Coastal Resources Division’s Marine Fisheries staff can direct the applicant to appropriate source materials.

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): Shadowlawn, LLC

Applicant Email: deneanstafford@gmail.com

Phone: (229) 392-2253

Agent Name (if applicable): Sam LaBarba

Phone: (912) 215-1255

To Whom It May Concern:

This is to certify that I have made application to the U.S. Army Corps of Engineers (USACE) for authorization to impact Waters of the United States and that such proposed work is, to the best of my knowledge, consistent with Georgia's Coastal Management Program.

I understand I must provide this Consistency Certification Statement, along with a copy of my permit application submitted to USACE, to the Georgia Department of Natural Resources Coastal Resources Division (CRD) before they can begin evaluating my proposed project for consistency with Georgia's enforceable policies. I understand additional information may be required to facilitate review.

Once any required authorizations or permits from CRD have been issued, and CRD has concurred with my findings by signing this Consistency Certification Statement, CRD must submit it to USACE in order for them to issue any required federal permits or authorizations, or to validate any provisional authorizations they have already issued. A USACE provisional authorization or permit will not be valid until they receive this Certification Statement signed by CRD.

☒ **Attached is a copy of my application to USACE (required)**

Signature of Applicant: _____ **Date:** _____

FOR AGENCY INTERNAL USE ONLY:	Date Received (Commencement Date): _____
USACE Authorization/Permit Number (assigned by USACE): _____	
USACE Authorization Type (select one): ☐ Individual Permit ☐ General Permit #____ ☐ NWP #____	
USACE Project Manager: _____	
CRD Authorization/Permit Number (assigned by CRD): _____	
CRD Project Manager: _____	

CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

CRD Signature: _____ **Date:** _____

Printed Name: _____ **Title:** _____

For questions regarding consistency with the Georgia Coastal Management Program, please contact the Federal Consistency Coordinator at (912) 264-7218 or visit www.CoastalGADNR.org.

2/1420

CAMDEN CO. CLERK'S OFFICE

2015 DEC 17 PM 1:37

CAMDEN COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$1,150.00

This 15th day of December 2015

Joy Lynn Turner
Clerk of Superior Court
Joy Lynn Turner

BOOK PAGE

1786 00578

008168

Please Return To:
Wallace D. Bonner, Jr.
Moore, Clarke, DuVall & Rodgers, P.C.
P.O. Drawer 71727
Albany, GA 31708-1727

4004.054

LIMITED WARRANTY DEED

GEORGIA, Tift COUNTY.

THIS INDENTURE, made this 15th day of December, in the year Two Thousand Fifteen (2015), between **Burton C. Rhyne, also known as, Bertram C. Rhyne**, as Party of the First Part, hereinafter called "Grantor", and **Shadowlawn, LLC**, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All those tracts or parcels of land lying and being in Camden County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes.

Subject to all easements, covenants, and restrictions of record.

TO HAVE AND TO HOLD the said tracts or parcels 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, its heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor, for his successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and affixed his seal, on the day and year first above written.

Burton C. Rhyne (SEAL)
Burton C. Rhyne, also known as
Bertram C. Rhyne (SEAL)
Bertram C. Rhyne

Signed, sealed and delivered,
this 15th day of December, 2015,
in the presence of:

Amber N. Hunt
UNOFFICIAL WITNESS

Branda Lee
NOTARY PUBLIC

My Commission Expires: 04/24/16
(Affix Notary Seal)



CLERK'S NOTE CONTINUE NEXT PAGE

Tract 1:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, being Lot 48 of Shadowlawn Phase II Subdivision, as more fully and accurately shown and described on that certain plat of survey by George P. Underwood, Jr., Georgia Registered Land Surveyor No. 1927, dated April 24, 1987, as more particularly depicted on a plat recorded in Plat Drawer 5, Maps 146 and 147, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

Tract 2:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, and being all the area lying and being located between Lots 47 and 48 of Shadowlawn Phase II Subdivision, as more fully and accurately shown and described on that certain plat of survey by George P. Underwood, Jr., Georgia Registered Land Surveyor No. 1927, dated April 24, 1987, as more particularly depicted on a plat recorded in Plat Drawer 5, Maps 146 and 147, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

Tract 3:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, being all of Parcel 2, containing 195.97 acres, more or less, as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Drawer 24, Map 4, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

Tract 4:

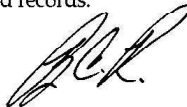
All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, being all of Parcel 3, containing 81.39 acres, more or less, as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Drawer 24, Map 4, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

Less and Except from said Tract 4, the Following:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia and being all of Lot 3 containing 3.45 acres, more or less, as more fully and accurately shown on that certain plat of survey by Ernest Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as ore particularly depicted on a plat recorded in Plat Cabinet 4, Slide 151-E, Records of Camden County, Georgia.

Tract 5:

Any and all lands of the Grantor lying and being in the 29th G.M. District of Camden County, Georgia, which lands are described in: (1) that certain Deed of Assent from Trust Company of Georgia, Executor of Last Will and Testament of Clarence S. Moeckel to Bertram Clarence Rhyne, dated August 12, 1974 and recorded in Deed Book 118, Page 109, Camden County, Georgia public deed records, and (2) that certain Warranty Deed from Benjamin Carl Rhyne to Bertram C. Rhyne, dated January 15, 2009, and recorded in Deed Book 1462, Page 78, Camden County, Georgia public deed records.



2/1420

CAMDEN CO. CLERK'S OFFICE

2015 DEC 17 PM 1:37

CAMDEN COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$1,150.00

This 15th day of December 2015

Joy Lynn Turner
Clerk of Superior Court
Joy Lynn Turner

BOOK PAGE

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Please Return To:
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Moore, Clarke, DuVall & Rodgers, P.C.
P.O. Drawer 71727
Albany, GA 31708-1727

4004.054

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WITNESSETH that: Grantor, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All those tracts or parcels of land lying and being in Camden County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes.

Subject to all easements, covenants, and restrictions of record.

TO HAVE AND TO HOLD the said tracts or parcels 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, its heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor, for his successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and affixed his seal, on the day and year first above written.

Burton C. Rhyne (SEAL)
Burton C. Rhyne, also known as
Bertram C. Rhyne (SEAL)
Bertram C. Rhyne

Signed, sealed and delivered,
this 15th day of December, 2015,
in the presence of:

Amber N. Hunt
UNOFFICIAL WITNESS

Branda Lee
NOTARY PUBLIC

My Commission Expires: 04/24/16
(Affix Notary Seal)



CLERK'S NOTE CONTINUE NEXT PAGE

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Tract 4:

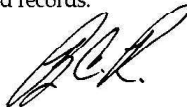
All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, being all of Parcel 3, containing 81.39 acres, more or less, as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Drawer 24, Map 4, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

Less and Except from said Tract 4, the Following:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia and being all of Lot 3 containing 3.45 acres, more or less, as more fully and accurately shown on that certain plat of survey by Ernest Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as ore particularly depicted on a plat recorded in Plat Cabinet 4, Slide 151-E, Records of Camden County, Georgia.

Tract 5:

Any and all lands of the Grantor lying and being in the 29th G.M. District of Camden County, Georgia, which lands are described in: (1) that certain Deed of Assent from Trust Company of Georgia, Executor of Last Will and Testament of Clarence S. Moeckel to Bertram Clarence Rhyne, dated August 12, 1974 and recorded in Deed Book 118, Page 109, Camden County, Georgia public deed records, and (2) that certain Warranty Deed from Benjamin Carl Rhyne to Bertram C. Rhyne, dated January 15, 2009, and recorded in Deed Book 1462, Page 78, Camden County, Georgia public deed records.



LESS AND EXCEPT FROM SAID TRACT 5 the following:

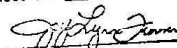
- A. Any and all tracts, parcels or lands previously conveyed by the Grantor; and
- B. All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, and being all of Lot 3B as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Drawer 24, Map 4, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.
- C. Less and Except from said Tract 5, the Following:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia and being all of Lot 3 containing 3.45 acres, more or less, as more fully and accurately shown on that certain plat of survey by Ernest Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as ore particularly depicted on a plat recorded in Plat Cabinet 4, Slide 151-E, Records of Camden County, Georgia.
- D. All of Tracts 1, 2, 3 and 4, as set forth herein above.

The GRANTOR HEREIN does reserve unto himself, his heirs, successors, and assigns a perpetual, non-exclusive easement for utility facilities, lines, and maintenance, and also for vehicular and pedestrian access, ingress and egress, over, across, and through that certain "Existing 30' wide Easement for Ingress, Egress and Utilities", and also over, across, and through that certain "Existing 20' wide Easement for Ingress, Egress and Utilities", as same are shown on the plat of Moeckel Place Phase III and Adjoining Marshlands, as recorded in Plat Drawer 24, Map 4, Camden County, Georgia Public Deed Records, and also over, across, and through Tract 2 described herein above.



Recorded DEC 17 2015


Clerk of Court

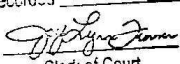
LESS AND EXCEPT FROM SAID TRACT 5 the following:

- A. Any and all tracts, parcels or lands previously conveyed by the Grantor; and
- B. All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, and being all of Lot 3B as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Drawer 24, Map 4, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.
- C. Less and Except from said Tract 5, the Following:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia and being all of Lot 3 containing 3.45 acres, more or less, as more fully and accurately shown on that certain plat of survey by Ernest Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as ore particularly depicted on a plat recorded in Plat Cabinet 4, Slide 151-E, Records of Camden County, Georgia.
- D. All of Tracts 1, 2, 3 and 4, as set forth herein above.

The GRANTOR HEREIN does reserve unto himself, his heirs, successors, and assigns a perpetual, non-exclusive easement for utility facilities, lines, and maintenance, and also for vehicular and pedestrian access, ingress and egress, over, across, and through that certain "Existing 30' wide Easement for Ingress, Egress and Utilities", and also over, across, and through that certain "Existing 20' wide Easement for Ingress, Egress and Utilities", as same are shown on the plat of Moeckel Place Phase III and Adjoining Marshlands, as recorded in Plat Drawer 24, Map 4, Camden County, Georgia Public Deed Records, and also over, across, and through Tract 2 described herein above.



Recorded DEC 17 2015

Clerk of Court

CAMDEN CO. CLERK'S OFFICE

2015 DEC 17 PM 1:38

CAMDEN COUNTY GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ none
This 17 day of December 2015

Joy Lynn Turner
Clerk of Superior Court
Joy Lynn Turner

BOOK PAGE

1786 00581

008169

Please Return To:
Wallace D. Bonner, Jr.
Moore, Clarke, DuVall & Rodgers, P.C.
P O Drawer 71727
Albany, GA 31708-1727

4064.054

QUIT CLAIM DEED

GEORGIA, Tift COUNTY.

THIS INDENTURE, made this 15th day of December, in the year Two Thousand Fifteen (2015), between **Burton C. Rhyne, also known as Bertram C. Rhyne**, as Party of the First Part, hereinafter called "Grantor", and **Shadowlawn, LLC**, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Camden County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the said tracts 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.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Burton C. Rhyne (SEAL)
Burton C. Rhyne, also known as
Bertram C. Rhyne (SEAL)
Bertram C. Rhyne

Signed, sealed and delivered,
this 15th day of December, 2015,
in the presence of:

James H. Hill
UNOFFICIAL WITNESS

Debra L. Hill
NOTARY PUBLIC
My Commission Expires: 04/24/16

(Affix Notary Seal)



CLERK'S NOTE CONTINUE NEXT PAGE

EXHIBIT "A"

Any and all lands of the Grantor lying and being in the 29th G.M. District of Camden County, Georgia, said lands include, but are not limited to, all right, title, or interest of the Grantor in an to that certain marshland acreage which is shown and depicted as Tract A, containing 3.7 acres, more or less; Tract B, containing 16.8 acres, more or less; Tract C, containing 61.5 acres, more or less; and Tract D, containing 266.3 acres, more or less, as said Tracts A, B, C, and D are shown and depicted on the "Sketch for Shadowlawn, LLC" by Cumberland Land Surveyors, dated December 9, 2015, a true and correct copy of which sketch is attached hereto and incorporated herein for all purposes.

LESS AND EXCEPT the following:

PARCEL 1

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, and being all of Lot 3B as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Drawer 24, Map 4, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

PARCEL 2

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia and being all of Lot 3 containing 3.45 acres, more or less, as more fully and accurately shown on that certain plat of survey by Ernest Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as ore particularly depicted on a plat recorded in Plat Cabinet 4, Slide 151-E, Records of Camden County, Georgia.

PARCEL 3

Any and all tracts, parcels, or lands previously conveyed by the Grantor.

The GRANTOR HEREIN does reserve unto himself, his heirs, successors, and assigns a perpetual, non-exclusive easement for utility facilities, lines, and maintenance, and also for vehicular and pedestrian access, ingress and egress, over, across, and through that certain "Existing 30' wide Easement for Ingress, Egress and Utilities", and also over, across, and through that certain "Existing 20' wide Easement for Ingress, Egress and Utilities", as same are shown on the plat of Moeckel Place Phase III and Adjoining Marshlands, as recorded in Plat Drawer 24, Map 4, Camden County, Georgia Public Deed Records, and also over, across, and through all that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, and being all the area lying and being located between Lots 47 and 48 of Shadowlawn Phase II Subdivision, as more fully and accurately shown and described on that certain plat of survey by George P. Underwood, Jr., Georgia Registered Land Surveyor No. 1927, dated April 24, 1987, as more particularly depicted on a plat recorded in Plat Drawer 5, Maps 146 and 147, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.



- 1) THE PURPOSE OF THIS STUDY IS TO DETERMINE THE EFFECTS OF A SHORT-TERM INTERVENTION ON ATTITUDE, SELF-EMPLOYMENT, AND SELF-ESTEEM OF ADOLESCENTS WHO HAVE BEEN SHUT OUT OF THE LABOR MARKET.
- 2) THIS STUDY HAS BEEN DESIGNED FOR DESCRIPTIVE AND IS PLANNED TO BE ACCURATE WITHIN A 20% MARGIN OF ERROR.
- 3) THIS STUDY WAS PERFORMED USING A RANDOM SAMPLE.
- 4) THIS STUDY WAS PERFORMED WITHOUT INTERFERENCE OF A THIRD PARTY.
- 5) NO ATTEMPT WAS MADE TO OBTAIN PERMISSION FROM THE RESEARCH SUBJECTS' PARENTS THAT THEY WOULD PARTICIPATE IN THE STUDY.
- 6) THERE WERE NO SIGNIFICANT RISKS TO THE STUDY SUBJECTS.
- 7) AFTER STUDYING THIS STUDY, WE HAVE LEARNED THAT THE STUDY WAS NOT PERFORMED IN THIS WAY BECAUSE OF AN INADEQUATE DESIGN THAT

1) SWEDISH GO MOBILE BUREAU OF MOBILE
FACT-FINDER III AND ADDING MACHINES FOR
GERMAN C. BUREAU DATED 3/3/7015

IN
CONCRETE FOUND
(1/2" REIN CROSS NOTED)
HOW THE SET
IS
(1/2" REIN)
H/W MOLE OF WAY
CONCRETE ADJACENT TO MAIN
CLT CHAIN LINK FENCE
CONCRETE
FOOT OF BELINDING
FROM BT CONCRETEMENT
N/O FORM OF FORMERY
LAI DEED BOOK
PG PAGE
LN SETBACK LINE



(19 FLEET)
1 inch = 600 ft

THIS IS TO CERTIFY TO THE CLERK OF SOUTHERN COUNTY OF
CAMDEN COUNTY, GEORGIA, THAT THE PROPORTY IS EXEMPT
FROM THE ACT CREATED IN GEORGIA SECTION 15-6-67(G)
AMENDED (NO. 136-SENATE BILL NO. 735)

RECORDED INFORMATION:
STATE OF GEORGIA, COUNTY OF GAVIN,
OFFICE OF THE CLERK OF SUPERIOR COURT.
THIS YEAR RECORDED IN
PLAT NUMBER: 2015
DAY OF: MAY 2015

Recorded DEC 17 2015

Clerk of Court

SKETCH FOR
DENNEAN STRAFFORD
CITY OF ST. MARYS
35th C.M.D., CAMDEN COUNTY, GEORGIA
TO SHOW MARSHLAND ACREAGE



JOJO CARRICK'S AFFAIR

(412) 516-8834 151 8834

5. JY. MU	5M MU
-----------	-------

SUMMIT

3-14
F2

JUL 3 AM 10:50

DOC# 004203
FILED IN OFFICE
7/3/2017 11:53 AM
BK:1870 PG:187-189
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

PT-61 020-2017-001511

RECORD and RETURN TO:

James H. Moore, III, Esquire
Moore, Clarke, DuVall & Rodgers, P.C.
Post Office Drawer 71727
Albany, Georgia 31708-1727

Please cross-reference to US11, recorded
in DB 1810, Pg 610, *et seq.*, Camden
County, Georgia Public Records

QUIT CLAIM DEED

GEORGIA, TIFT COUNTY.

THIS INDENTURE, effective as of the 18th day of December in the year Two Thousand Sixteen (2016) between **AMERIS BANK**, the address of which is 735 West Second Street, Tifton, Georgia 31793, as Party of the First Part, hereinafter called "Grantor" and **SHADOWLAWN, I.L.C.**, a Georgia Limited Liability Company whose address 1805 U.S. Highway 82 West, Tifton, Georgia 31793, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representative, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of ONE DOLLAR (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quit-claim to the said Grantee all the right, title, interest, claim or demand which the said Grantor has or may have had in and to the following described property:

See Exhibit "A" attached hereto and incorporated herein by this express reference thereto.

The purpose of this Quit Claim Deed is to release the above-described property from the terms, obligations and lien of that certain Deed to Secure Debt executed by Grantee in favor of Grantor, dated May 24, 2016, and recorded June 14, 2016 at Deed Book 1810, Page 610, *et seq.*, in the Office of the Clerk of Superior Court of Camden County, Georgia.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor nor any other person or persons claiming under the Grantor shall at any time claim or demand any right, title, or interest to the aforesaid described premises or its appurtenances by virtue of said Deed to Secure Debt.

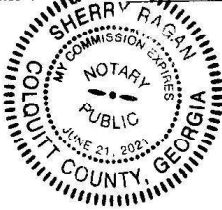
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

AMERIS BANK

By: Tommy Barreron
Name: Tommy Barreron
Title: MARKET PRESIDENT

Signed, sealed, and delivered effective
this 18th day of December, 2016,
in the presence of:

Conner McCarty
UNOFFICIAL WITNESS
Sherry Ragan
NOTARY PUBLIC
My Commission Expires 6/21/21



Tract 1:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, being Lot 48 of Shadowtown Phase II Subdivision, as more fully and accurately shown and described on that certain plat of survey by George P. Underwood, Jr., Georgia Registered Land Surveyor No. 1927, dated April 24, 1987, as more particularly depicted on a plat recorded in Plat Drawer 5, Maps 146 and 147, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

Tract 2:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, and being all the area lying and being located between Lots 47 and 48 of Shadowtown Phase II Subdivision, as more fully and accurately shown and described on that certain plat of survey by George P. Underwood, Jr., Georgia Registered Land Surveyor No. 1927, dated April 24, 1987, as more particularly depicted on a plat recorded in Plat Drawer 5, Maps 146 and 147, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

Tract 3:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, being all of Parcel 2, containing 195.97 acres, more or less, as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Drawer 24, Map 4, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

Tract 4:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, being all of Parcel 3, containing 81.39 acres, more or less, as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Drawer 24, Map 4, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

Less and Except from said Tract 4, the Following:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia and being all of Lot 3 containing 3.45 acres, more or less, as more fully and accurately shown on that certain plat of survey by Ernest Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Cabinet 4, Slide 151-E, Records of Camden County, Georgia.

Tract 5:

Any and all lands of the Grantor lying and being in the 29th G.M. District of Camden County, Georgia, which lands are described in: (1) that certain Deed of Assent from Trust Company of Georgia, Executor of Last Will and Testament of Clarence S. Mockel to Bertram Clarence Rhyne, dated August 12, 1974 and recorded in Deed Book 118, Page 109, Camden County, Georgia public deed records, and (2) that certain Warranty Deed from Benjamin Carl Rhyne to Bertram C. Rhyne, dated January 15, 2009, and recorded in Deed Book 1462, Page 78, Camden County, Georgia public deed records.

LESS AND EXCEPT FROM SAID TRACT 5 the following:

A. Any and all tracts, parcels or lands previously conveyed by the Grantor, and

B. All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia, and being all of Lot 3B as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Drawer 24, Map 4, Records of Camden County, Georgia, which plat is incorporated herein by reference hereto.

C. Less and Except from said Tract 5, the Following:

All that tract or parcel of land lying and being in the 29th G.M. District of Camden County, Georgia and being all of Lot 3 containing 3.45 acres, more or less, as more fully and accurately shown on that certain plat of survey by Ernest Bennett, Georgia Registered Land Surveyor No. 2893, dated May 5, 2015, as more particularly depicted on a plat recorded in Plat Cabinet 4, Slide 151-E, Records of Camden County, Georgia.

D. All of Tracts 1, 2, 3 and 4, as set forth herein above.

The GRANTOR HEREIN does reserve unto himself, his heirs, successors, and assigns a perpetual, non-exclusive easement for utility facilities, lines, and maintenance, and also for vehicular and pedestrian access, ingress and egress, over, across, and through that certain "Existing 30' wide Easement for Ingress, Egress and Utilities", and also over, across, and through that certain "Existing 20' wide Easement for Ingress, Egress and Utilities", as same are shown on the plat of Mockel Place Phase III and Adjoining Marshlands, as recorded in Plat Drawer 24, Map 4, Camden County, Georgia Public Deed Records, and also over, across, and through Tract 2 described herein above.

FINAL PLAT

RESERVED FOR
FUTURE USE

THIS PLAY IS RECORDED IN COLUMBIA NO. _____
THIS THE _____ DAY OF _____, 1987.
BY: Stephen Williams
COLUMBIA CL 1296

- [illegible]

C.S. MOECKEL ESTATE

[illegible][illegible][illegible][illegible]

DISTRIBUTION
 STEAK OF SCOTLAND
 CITY OF ST. LOUIS
 ALL STEAKS, GRILLED RIGHT OF MEAT,
 AND BAKED STEAKS TO ORDER, 10¢
 PUBLIC TRAVELERS.
 7021 1st 8 DAY OF SEP 1887
John Lane Daye
 DISTRIBUTION COMPANY
 P. O. BOX AND
 ST. LOUIS, MISSOURI 31508

[illegible]

11

LINE	STATION	ELEVATION
1	0+00	100.00
1	0+10	100.10
1	0+20	100.20
1	0+30	100.30
1	0+40	100.40
1	0+50	100.50
1	0+60	100.60
1	0+70	100.70
1	0+80	100.80
1	0+90	100.90
1	1+00	101.00
1	1+10	101.10
1	1+20	101.20
1	1+30	101.30
1	1+40	101.40
1	1+50	101.50
1	1+60	101.60
1	1+70	101.70
1	1+80	101.80
1	1+90	101.90
1	2+00	102.00
1	2+10	102.10
1	2+20	102.20
1	2+30	102.30
1	2+40	102.40
1	2+50	102.50
1	2+60	102.60
1	2+70	102.70
1	2+80	102.80
1	2+90	102.90
1	3+00	103.00
1	3+10	103.10
1	3+20	103.20
1	3+30	103.30
1	3+40	103.40
1	3+50	103.50
1	3+60	103.60
1	3+70	103.70
1	3+80	103.80
1	3+90	103.90
1	4+00	104.00
1	4+10	104.10
1	4+20	104.20
1	4+30	104.30
1	4+40	104.40
1	4+50	104.50
1	4+60	104.60
1	4+70	104.70
1	4+80	104.80
1	4+90	104.90
1	5+00	105.00
1	5+10	105.10
1	5+20	105.20
1	5+30	105.30
1	5+40	105.40
1	5+50	105.50
1	5+60	105.60
1	5+70	105.70
1	5+80	105.80
1	5+90	105.90
1	6+00	106.00
1	6+10	106.10
1	6+20	106.20
1	6+30	106.30
1	6+40	106.40
1	6+50	106.50
1	6+60	106.60
1	6+70	106.70
1	6+80	106.80
1	6+90	106.90
1	7+00	107.00
1	7+10	107.10
1	7+20	107.20
1	7+30	107.30
1	7+40	107.40
1	7+50	107.50
1	7+60	107.60
1	7+70	107.70
1	7+80	107.80
1	7+90	107.90
1	8+00	108.00
1	8+10	108.10
1	8+20	108.20
1	8+30	108.30
1	8+40	108.40
1	8+50	108.50
1	8+60	108.60
1	8+70	108.70
1	8+80	108.80
1	8+90	108.90
1	9+00	109.00
1	9+10	109.10
1	9+20	109.20
1	9+30	109.30
1	9+40	109.40
1	9+50	109.50
1	9+60	109.60
1	9+70	109.70
1	9+80	109.80
1	9+90	109.90
1	10+00	110.00
1	10+10	110.10
1	10+20	110.20
1	10+30	110.30
1	10+40	110.40
1	10+50	110.50
1	10+60	110.60
1	10+70	110.70
1	10+80	110.80
1	10+90	110.90
1	11+00	111.00
1	11+10	111.10
1	11+20	111.20
1	11+30	111.30
1	11+40	111.40
1	11+50	111.50
1	11+60	111.60
1	11+70	111.70
1	11+80	111.80
1	11+90	111.90
1	12+00	112.00
1	12+10	112.10
1	12+20	112.20
1	12+30	112.30
1	12+40	112.40
1	12+50	112.50
1	12+60	112.60
1	12+70	112.70
1	12+80	112.80
1	12+90	112.90
1	13+00	113.00
1	13+10	113.10
1	13+20	113.20
1	13+30	113.30
1	13+40	113.40
1	13+50	113.50
1	13+60	113.60
1	13+70	113.70
1	13+80	113.80
1	13+90	113.90
1	14+00	114.00
1	14+10	114.10
1	14+20	114.20
1	14+30	114.30
1	14+40	114.40
1	14+50	114.50
1	14+60	114.60
1	14+70	114.70
1	14+80	114.80
1	14+90	114.90
1	15+00	115.00
1	15+10	115.10
1	15+20	115.20
1	15+30	115.30
1	15+40	115.40
1	15+50	115.50
1	15+60	115.60
1	15+70	115.70
1	15+80	115.80
1	15+90	115.90
1	16+00	116.00
1	16+10	116.10
1	16+20	116.20
1	16+30	116.30
1	16+40	116.40
1	16+50	116.50
1	16+60	116.60
1	16+70	116.70
1	16+80	116.80
1	16+90	116.90
1	17+00	117.00
1	17+10	117.10
1	17+20	117.20
1	17+30	117.30
1	17+40	117.40
1	17+50	117.50
1	17+60	117.60
1	17+70	117.70
1	17+80	117.80
1	17+90	117.90
1	18+00	118.00
1	18+10	118.10
1	18+20	118.20
1	18+30	118.30
1	18+40	118.40
1	18+50	118.50
1	18+60	118.60
1	18+70	118.70
1	18+80	118.80
1	18+90	118.90
1	19+00	119.00
1	19+10	119.10
1	19+20	119.20
1	19+30	119.30
1	19+40	119.40
1	19+50	119.50
1	19+60	119.60
1	19+70	119.70
1	19+80	119.80
1	19+90	119.90
1	20+00	120.00
1	20+10	120.10
1	20+20	120.20
1	20+30	120.30
1	20+40	120.40
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1	20+60	120.60
1	20+70	120.70
1	20+80	120.80
1	20+90	120.90
1	21+00	121.00
1	21+10	121.10
1	21+20	121.20
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1	39+50	139.50
1	39+60	139.60
1	39+70	139.70
1	39+80	139.80
1	39+90	139.90

NOW OR FORMERLY LANDS OF
MOECKEL PLACE REPLAT
HOMEOWNERS ASSOCIATION
(P.L. 564, P.C. 02)

NOW OR FORMERLY LANDS OF
ELSE H. STOVER
(P.L. 722, P.C. 02)

LOT 5

LOT 6

LOT 7

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

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LOT 16

LOT 17

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LOT 19

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LOT 19

LOT 20

LOT 21

LOT 28

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LOT 2

LOT 1

LOT 47

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LOT 51

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LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

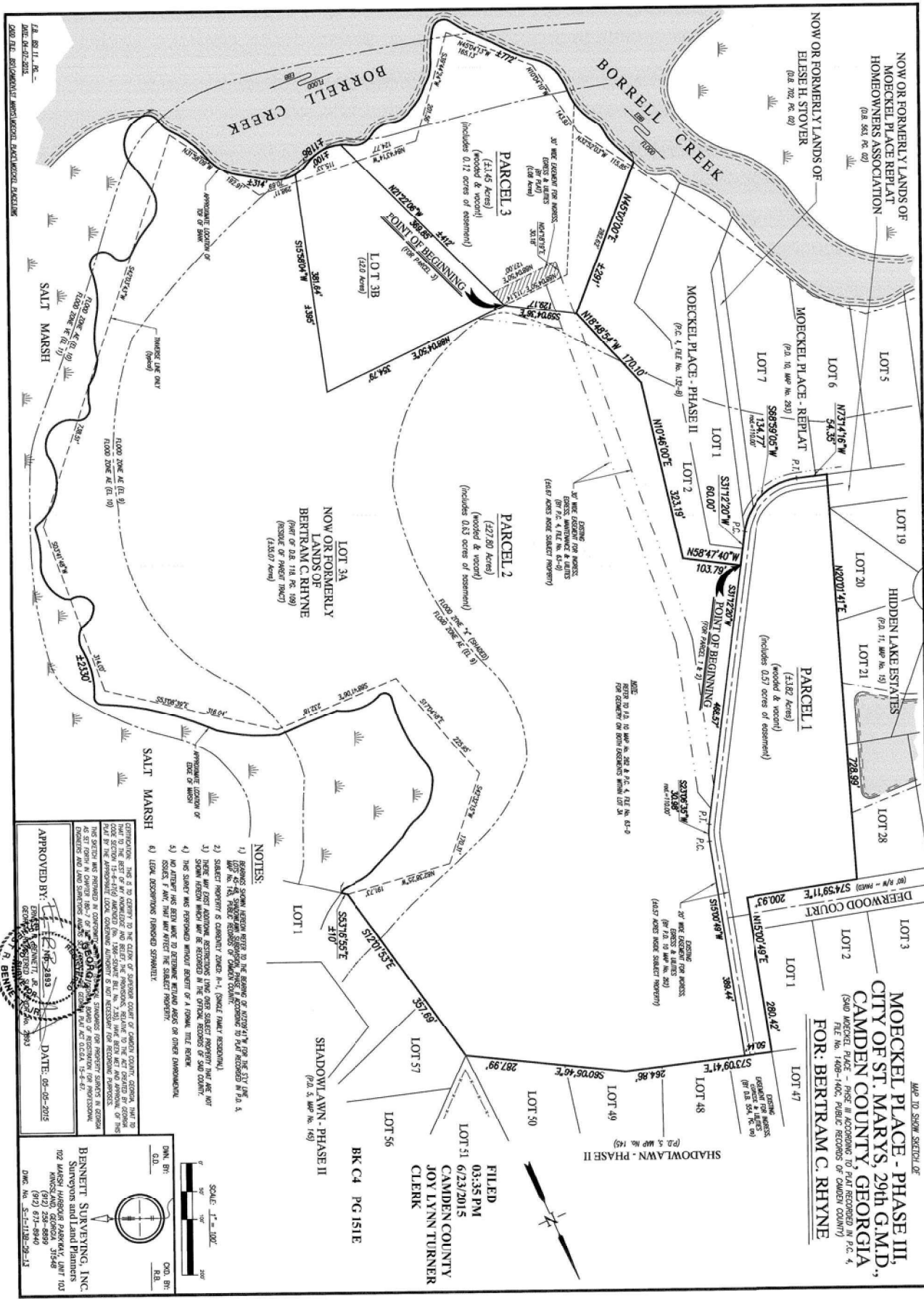
LOT 65

LOT 66

MOECKEL PLACE - PHASE III,
CITY OF ST. MARYS, 29th G.M.D.,
CAMDEN COUNTY, GEORGIA
(Said Moeckel Place - First in accordance to Plat recorded in P.C. 4,
FILE No. 1408-140C, PUBLIC RECORDS OF CAMDEN COUNTY)

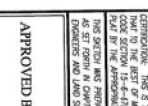
FOR: BERTRAM C. RHYNE

MAP TO SHOW SKECH OF



NOTES:

- 1) BEARING S 00° 00' 00" E 127.80' TO THE BEGINNING OF LOT 19, THE CITY OF ST. MARYS, 29th G.M.D., CAMDEN COUNTY, GEORGIA, IS THE BEGINNING OF LOT 19, THE CITY OF ST. MARYS, 29th G.M.D., CAMDEN COUNTY, GEORGIA.
- 2) SURVEY PROPERTY IS CURRENTLY ZONED P-1, (PUD) PLANNED RESIDENTIAL.
- 3) SURVEY PROPERTY IS CURRENTLY ZONED P-1, (PUD) PLANNED RESIDENTIAL.
- 4) THE SURVEY PROPERTY IS CURRENTLY ZONED P-1, (PUD) PLANNED RESIDENTIAL.
- 5) NO ADJUTANT HAS BEEN MADE TO DETERMINE WHETHER THERE ARE OTHER EMBODIMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SURVEY PROPERTY.
- 6) LEGAL DESCRIPTIONS FURNISHED SEPARATELY.

APPROVED BY: 
DATE: 05-05-2015

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 WILSON PARKWAY, UNIT 103
KNOXVILLE, TENNESSEE 37940
(615) 671-6940
DME No. S-1-1128-78-12

THE FIELD DATA (HOW MUCH THIS MAP OF PLAT IS BASED) HAS A CLOSER PRECISION IN CLOSURE THAN THE OTHER TWO. THE CLOSURE OF THE CLOSURE OF 10 SECTIONS PER ACRE AND THE CLOSURE OF THE CLOSURE OF 10 SECTIONS PER ACRE IS 10 SECTIONS PER ACRE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 45,000 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:

ANALOG 5000A SET 3
LINEAR 5000A SET 3

STATE OF GEORGIA, COUNTY OF CAMDEN
THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS
SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED
AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION
OF THE LAND SHOWN HEREOF BY AN ACTUAL SURVEY.

JOSEPH J. SCHER, OWNER/AGENT
8/16/2013
DATE:

RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS FINAL PLAN
REQUIREMENTS OF THE ST. MARYS GEORGIA SUBMISSION REGULATOR
BEEN FULFILLED AND APPROVAL OF THIS PLAN IS HEREBY GRANTED.

BY:  _____
CHAIRMAN OF PLANNING COMMISSION

DATE: 8/14/2013

BR	M. J. Kennedy	DONE	1/5/15
MAJOR			
BR	G. A. Davis	DONE	1/5/15
BR	J. H. Adams	DONE	1/5/15
BR	C. G. Scott	DONE	1/5/15
BR	H. M. Jones	DONE	8/6/15
BR	A. C. Smith	DONE	1/5/15
BR	R. L. Brown	DONE	1/5/15
BR	S. D. Ward	DONE	1/5/15

STANDARD HAS COMPLIED WITH THE STEVENSON REQUIREMENTS RELATIVE
TO THE GRANTING OF ALL IMPROVEMENTS REQUIRED BY THE CITY OF
ST. LOUIS STEVENSON REGULATIONS.

By:
CITY OF ST. LOUIS PLANNING DIRECTOR

DATE: 8/5/13

STATE OF GEORGIA, COUNTY OF CAMDEN,
OFFICE OF CLERK OF SUPERIOR COURT
THE MINUTE PLAT RECORDED IN PLAT
DESIGNED _____ MAP No. _____
THIS _____ DAY OF _____ 2013.

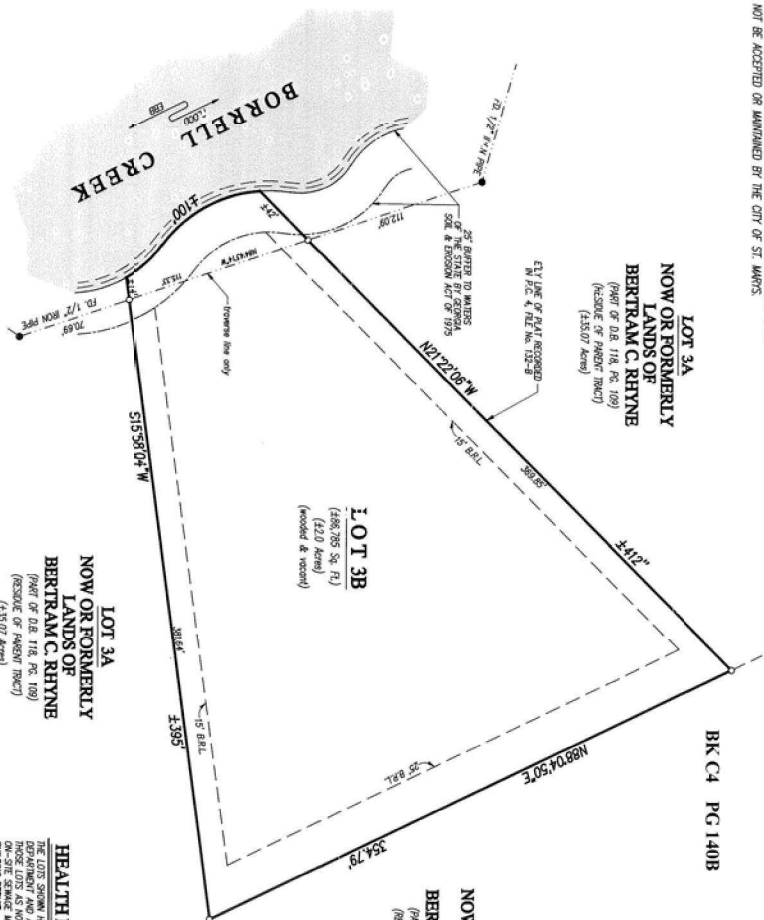
F.R. 834.11, PG. -
DATE OF PLAT: 07-31-2013.

**MOECKEL PLACE - PHASE III,
CITY OF ST. MARYS, 29th G.M.D., CAMDEN COUNTY, GEORGIA**
(BEING A REPLAY OF LOT 3, MOECKEL PLACE PHASE II ACCORDING TO PLAT RECORDED IN P.C. 4, FILE NO. 132-68, PUBLIC RECORDS OF CAMDEN COUNTY)

SHEET 1 OF 2 **FILED**

NOTE:
PROPERTY TO BE ACCESSED BY EXISTING ROADWAY EASEMENT AS SHOWN ON P.C. 4, FILE NO. 132-A. ROADWAY IS TO REMAIN PRIVATE AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE CITY OF ST. WARTS.

FILED
9/26/2013
CAMDEN COUNTY
CLERK JOY LYNN TURNER



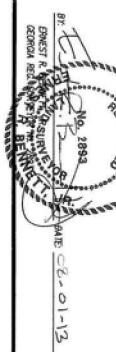
LOT 3A
NOW OR FORMERLY
LANDS OF
UNITED STATES GOVERNMENT

LOT 3A
NOW OR FORMERLY
LANDS OF
BERTRAM C. RHYNE

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE CAMDEN COUNTY HEALTH DEPARTMENT AND ARE APPROVED FOR SUBDIVISION DEVELOPMENT EXCEPT FOR THOSE LOTS AS NOTED. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.

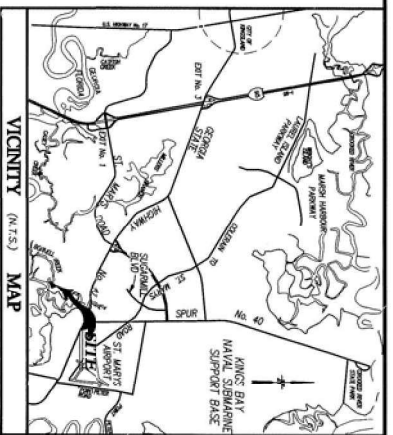
THE *EA Mac*

I HEREBY CERTIFY THAT THIS FILE IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SEARCH OF THE RECORDS PROPERLY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION HEREIN HAS BEEN SET OR FOUND.

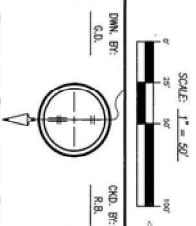


LOT 34
BERTHA C. REINE
35 DARK STAR WAY
FAIRMEN, NC 28730
(DB. 118, PG. 109)

LOT 35
EILENE H. STODER MARINA TRUST
P.O. BOX 5245
ST. MARYS, GEORGIA 31548
(912) 882-6657
(DA 1511, PG. 154)



BENNETT SURVEYING, INC.
Surveyors and Land Planners
 102 MARSH HARBOUR PARKWAY, UNIT 103



Please return to the City of St Marys

**OPERATING AGREEMENT
OF
SHADOWLAWN, LLC**

THIS OPERATING DECLARATION (this "Operating Agreement") of SHADOWLAWN, LLC, effective as of the 23rd day of January, 2016 is made by DeNean Stafford, III, as the sole Member.

RECITALS:

- A. The Member desires to form SHADOWLAWN, LLC as a limited liability company under the Georgia Limited Liability Company Act;
- B. The Member desires to state this Operating Agreement, as set forth below; and
- C. This Operating Agreement is intended to constitute a written operating agreement within the meaning of O.C.G.A. Section 14-11-101(18).

DECLARATIONS:

NOW, THEREFORE, the Member agrees and declares as follows:

**ARTICLE 1
DEFINED TERMS**

The following terms shall have the meanings specified in this Article. Other terms are defined in the text of this Operating Agreement; and, throughout this Operating Agreement, those terms shall have the meanings respectively ascribed to them.

"Act" means the Georgia Limited Liability Company Act (O.C.G.A. Section 14-11-100 et seq.), as amended from time to time.

"Articles of Organization" means the Articles of Organization of Shadowlawn, LLC, as filed with the Secretary of State of Georgia, as the same may be amended from time to time.

"Code" or **"I.R.C."** means the United States Internal Revenue Code of 1986, as amended, or any corresponding provision of any succeeding law.

"Company" means the limited liability company organized in accordance with this Operating Agreement.

"Georgia Code" or **"O.C.G.A."** means the Official Code of Georgia Annotated.

"Member" means the person signing this Operating Agreement.

"Regulation" or **"Treas. Reg."** means the income tax regulations, including any temporary regulations, from time to time promulgated under the Code.

ARTICLE 2 FORMATION

Effective with the filing of the Articles of Organization, the Company shall constitute a limited liability company formed pursuant to the Act and other applicable laws of the State of Georgia. The Member shall, when required, file such amendments to or restatements of the Articles of Organization, in such public offices in the State of Georgia or elsewhere as the Member deems advisable to give effect to the provisions of this Operating Agreement and the Articles of Organization, and to preserve the character of the Company as a limited liability company.

ARTICLE 3 NAME; PLACE OF BUSINESS; REGISTERED OFFICE AND AGENT

Section 3.1 Name. The Company shall be conducted under the name of "Shadowlawn, LLC" or such other name as the Member shall hereafter designate.

Section 3.2 Place of Business. The principal office and place of business of the Company shall be located at P.O. Box 269, Tifton, Georgia 31793.

Section 3.3 Registered Office and Agent. The initial registered agent for service of process at the registered office of the Company shall be Frank N. Jones, Jr. The registered office of the Company shall be located at 1805 US HWY 82 W, Tifton, Georgia 31793. These designations may be changed at any time by the Member.

ARTICLE 4 PURPOSE

The purposes of the Company are to: (i) accomplish any lawful business whatsoever which at any time appears to the Member as conducive to or expedient for the protection or benefit of the Company and its property; (ii) exercise all powers necessary to or reasonably connected with the Company's business which may be legally exercised by limited liability companies under the Act; and (iii) engage in all activities necessary, customary, convenient or incident to such purposes.

ARTICLE 5 STATUTORY COMPLIANCE

The Company shall exist under and be governed by, and this Operating Agreement shall be construed in accordance with, the applicable laws of the State of Georgia. The Member shall execute and file such documents and instruments as may be necessary or appropriate with respect to the formation of, and the conduct of business by, the Company.

ARTICLE 6
TITLE TO COMPANY PROPERTY

All property shall be owned by the Company and, insofar as permitted by applicable law, the Member shall have no ownership interest in the property. Except as provided by law, an ownership interest in the Company shall be personal property for all purposes.

ARTICLE 7
MANAGEMENT

Section 7.1 Authority of Member. The business and affairs of the Company shall be managed by the Member. Except as provided by applicable law, the Member shall have full and complete authority, power and discretion to manage and control the business, affairs and properties of the Company, to make all decisions regarding those matters, and to perform any and all other acts or activities customary or incident to the management of the Company's business including the right and power to appoint individuals to serve as officers of the Company and to delegate authority to such officers. The signature of any one or more officers of the Company on any document or instrument purporting to bind the Company shall constitute conclusive evidence as to third parties of the authority of such person to execute such document or instrument on behalf of the Company and thereby so bind the Company.

Section 7.2 Duties of Member.

(a) *Actions to Continue Existence and Accomplish Purposes.* The Member shall take all actions necessary or appropriate (i) for the continuation of the Company's valid existence as a limited liability company under the laws of the State of Georgia and of each other jurisdiction in which such existence is necessary to protect the limited liability of the Member or to enable the Company to conduct the business in which it is engaged, and (ii) for the accomplishment of the Company's purposes.

(b) *Devotion of Time; No Liability.* The Member shall devote to the Company such time as may be necessary for the proper performance of all duties of the Member under this Operating Agreement, but the Member shall not be required to devote full time to the performance of such duties and may have other business interests or engage in other business activities. The Member shall not incur liability to the Company or to the Member as a result of engaging in any other business or venture.

Section 7.3 Compensation. Compensation of the Member for his management duties shall be fixed from time to time by the Member, absent which the Member shall serve without compensation.

ARTICLE 8 RIGHTS AND OBLIGATIONS OF THE MEMBER

Section 8.1 Limitation on Member's Liabilities. The Member's liability shall be limited as set forth in this Operating Agreement, the Act, and other applicable law. The Member shall not be bound by, or be personally liable for, the expenses, liabilities or obligations of the Company beyond the amount contributed by the Member to the capital of the Company, except as provided by O.C.G.A. Section 14-11-408 with regard to a wrongful distribution.

Section 8.2 Voting Rights. Except as otherwise specifically set forth in this Operating Agreement, the Member shall have only the voting rights set forth in the Act.

Section 8.3 Action by Member Without a Meeting. Any action required or permitted to be taken by the Member may be taken with or without a meeting, and with or without any written consents or other writings describing the action taken.

Section 8.4 Transfers. The Member is free to sell, assign, convey, gift, pledge or otherwise transfer or encumber his entire interest in the Company without restriction.

Section 8.5 Effects of Events Resulting in Cessation of Membership.

(a) *Bankruptcy of Member.* Upon the occurrence of any of the events specified in O.C.G.A. Section 14-11-601.1(b)(4) and (5), the Member will remain a member of the Company notwithstanding the provisions of such sections of the Act.

(b) *Death of Member.* Upon the occurrence of the Member's death as specified in O.C.G.A. Section 14-11-601.1(b)(6)(A), the Member's entire membership interest in the Company shall be transferred under his duly probated last will and testament or the applicable laws of descent and intestacy.

(c) *Incompetency of Member.* Upon the entry of an order declaring the Member incompetent to manage his person or property as specified in O.C.G.A. Section 14-11-601.1(b)(6)(B), the rights and obligations of such Member's entire membership interest will be exercised by his guardian, personal representative or agent under power of attorney on such Member's behalf.

ARTICLE 9 CAPITAL CONTRIBUTIONS

The Member shall contribute such amounts or property as he may from time to time deem necessary or appropriate.

ARTICLE 10 DISTRIBUTIONS

All distributions by the Company shall be made at the discretion of the Member.

ARTICLE 11 BOOKS AND RECORDS

Section 11.1 Availability. At all times during the existence of the Company, the Member shall keep or cause to be kept complete and accurate books and records appropriate and adequate for the Company's business. Such books and records, whether financial, operational or otherwise and including a copy of this Operating Agreement and any amendments, shall at all times be maintained at the principal place of business of the Company. The Member or such Member's duly authorized representative, subject to reasonable standards established by the Member governing what information and documents are to be furnished at what time and location and at whose expense, shall have the right at any time, for any purpose reasonably related to such Member's ownership interest, to inspect and copy from such books and documents during normal business hours.

Section 11.2 Reports. The Member shall cause to be produced a profit and loss statement for, and a balance sheet as of the end of, each fiscal year.

Section 11.3 Tax Returns. The Member shall cause an accountant to prepare all tax returns which the Company is required to file, if any, and shall file with the appropriate taxing authorities all such returns in a manner required for the Company to be in compliance with any law governing the timely filing of such returns.

Section 11.4 Tax Election. The Company is a single-member limited liability company. Accordingly, the Company constitutes an eligible entity with a single owner as provided in Treas. Reg. Section 301.7701-3(a). Pursuant to Treas. Reg. Section 301.7701-3(a) and (b)(1), with respect to its classification for federal tax purposes, the Company, as an "eligible entity," shall be disregarded as an entity separate from its owner. Therefore, for federal and state tax purposes, the Company shall be treated as a pass-through conduit with respect to the Member (i.e., a sole proprietorship).

Section 11.5 Depositories. The Member shall maintain or cause to be maintained one or more accounts for the Company in such depositories as the Member shall select. All receipts of the Company from whatever source received (but no funds not belonging to the Company) shall be deposited to such accounts, and all expenses of the Company shall be paid from such accounts. All amounts so deposited shall be received, held and disbursed by the Member only for the purposes authorized by this Operating Agreement.

ARTICLE 12 DISSOLUTION

Section 12.1 Events Causing Dissolution. The Company shall be dissolved and its affairs wound up at such time as the Member determines that the Company should be dissolved, or upon entry of a decree of judicial dissolution. The provisions of O.C.G.A. Section 14-11-602(b)(4) shall not cause a dissolution of the Company.

Section 12.2 Liquidation of Property and Application of Proceeds.

(a) *Winding Up.* Upon the dissolution of the Company, the Member shall wind up the Company's affairs in accordance with the Act. In winding up the affairs of the Company, the Member is authorized to take any and all actions contemplated by the Act as permissible, including, without limitation: (i) prosecuting and defending suits, whether civil, criminal or administrative; (ii) settling and closing the Company's business; (iii) liquidating and reducing to cash the property as promptly as is consistent with obtaining its fair value; (iv) discharging or making reasonable provision for the Company's liabilities; and (v) distributing the proceeds of liquidation and any undisposed property.

(b) *Distribution of Proceeds.* Upon the winding up of the Company, the Member shall distribute the proceeds and undisposed property as follows: (i) to creditors, including the Member if the Member is a creditor (to the extent and in the order of priority provided by law), in satisfaction of liabilities of the Company, whether by payment or the making of reasonable provisions for payment thereof; and (ii) thereafter, to the Member.

IN WITNESS WHEREOF, the sole Member hereby makes this Operating Agreement as of the date first above written.

MEMBER:

By: *DeNean Stafford, III* (SEAL)
DeNean Stafford, III

Signed, sealed, and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

My Commission Expires: 04/24/16

(SEAL)

