

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, DECEMBER 5, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

A. ROLL CALL

B. OPENING PRESENTATION

Introduction of New Court Administrator for the Northeastern Judicial Circuit

C. INVOCATION

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS

F. APPROVAL OF MINUTES

[Minutes](#) of the Work Session held on November 21, 2019

[Minutes](#) of the Voting Session held on November 21, 2019

G. APPROVAL OF AGENDA

H. PUBLIC COMMENT

I. ALCOHOL LICENSE

1. New Alcohol License (Retail Package Sale of Beer and Wine) – Uk Thakar d/b/a Thakar LLC

J. NEW BUSINESS

1. Consideration of 2019 Salary Study
2. Consideration of Request for Impact Fees for Library Materials
3. Consideration of Annexation #C2-000032A

K. PUBLIC COMMENT

L. ADJOURNMENT

Those with disabilities who require certain 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 ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons.

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – NOVEMBER 21, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Satterfield, District 3; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Davis; County Clerk Cloud; and interested citizens of Dawson County. Chairman Thurmond was not present.

UNFINISHED BUSINESS

1. Presentation of Revised Dawson County Employee Handbook (*Originally presented at the October 3, 2019, Work Session and Moved Forward for Legal Review*)- Interim County Attorney
This item will be placed on the December 5, 2019, Work Session Agenda as Unfinished Business.

NEW BUSINESS

1. Presentation of 2019 Salary Study- Management Advisory Group President Dr. Donald Long
This item will be placed on the December 5, 2019, Voting Session Agenda.
2. Presentation of Request for Impact Fees for Library Materials- Chestatee Regional Library System Director Leslie Clark
This item will be placed on the December 5, 2019, Voting Session Agenda.
3. Presentation of Request to Accept Georgia Emergency Management and Homeland Security Agency K9 Grant Award- Emergency Services Director Danny Thompson
This item will be added to the November 21, 2019, Voting Session Agenda.
4. Presentation of Request to Accept Georgia Trauma Commission EMS Trauma Related Equipment Grant- Emergency Services Director Danny Thompson
This item will be added to the November 21, 2019, Voting Session Agenda.
5. Presentation of Request to Apply for Georgia Forestry Commission Volunteer Fire Assistance 50/50 Grant- Emergency Services Director Danny Thompson
This item will be added to the November 21, 2019, Voting Session Agenda.
6. Presentation of FY 2021 Georgia Department of Transportation / Federal Transit Administration Section 5311 Transit Contract- Senior Services Director Dawn Pruett
This item will be added to the November 21, 2019, Voting Session Agenda.
7. Presentation of FY 2020 Legacy Link Contract Addendum No. 2- Senior Services Director Dawn Pruett
This item will be added to the November 21, 2019, Voting Session Agenda.

1. County Manager Report
This item was for information only.
2. County Attorney Report
This item was for information only.

EXECUTIVE SESSION

Motion passed 4-0 to enter into Executive Session to discuss litigation. Gaines/Nix

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – NOVEMBER 21, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

Motion passed 4-0 to come out of Executive Session. Fausett/Nix

ROLL CALL: Those present were Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Satterfield, District 3; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Davis; County Clerk Cloud; and interested citizens of Dawson County. Chairman Thurmond was not present.

OPENING PRESENTATION:

Proclamation- Dawson County 4-H BB Team

County Extension Program Assistant Samantha Graves introduced the Dawson County 4-H BB Team.

Vice Chairman Satterfield read aloud the Dawson County 4-H BB Team Proclamation.

INVOCATION: Vice Chairman Satterfield

PLEDGE OF ALLEGIANCE: Vice Chairman Satterfield

ANNOUNCEMENTS:

Commissioner Gaines announced that Dawson County would host its employee Thanksgiving lunch on November 22, 2019.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on November 7, 2019. Nix/Fausett

Motion passed 4-0 to approve the Minutes of the Voting Session held on November 7, 2019. Gaines/Fausett

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda with the following change:

- Addition of Nos. 6, 7, 8, 9 and 10 under New Business:
 - Request to Accept Georgia Emergency Management and Homeland Security Agency K9 Grant Award
 - Request to Accept Georgia Trauma Commission EMS Trauma Related Equipment Grant
 - Request to Apply for Georgia Forestry Commission Volunteer Fire Assistance 50/50 Grant
 - FY 2021 Georgia Department of Transportation / Federal Transit Administration Section 5311 Transit Contract
 - FY 2020 Legacy Link Contract Addendum No. 2

Fausett/Nix

PUBLIC COMMENT:

None

ZONINGS:

Vice Chairman Satterfield announced that if anyone had contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 19-16 – Ridgeline Land Planning LLC requests to rezone property located at TMP 113-011 and 113-092 from CHB (Commercial Highway Business) to CHB (Commercial Highway Business) and RMF (Residential Multi-Family) for the construction of a 140 attached townhome community.

Planning & Development Director Jameson Kinley said the subject property is located at the northeast corner of Lumpkin Campground Road and Highway 53. He said the rezoning request is in accordance with the county's Comprehensive Plan. Kinley said there are nine existing stipulations from when the property was rezoned to CHB in 2007 and that two adjoining properties recently have been rezoned to RMF. Kinley read aloud the property's existing conditions:

1. Georgia Department of Transportation approval is required if any access is proposed to Highway 53;
2. Prior to further development, a detailed development plan must be submitted and approved by the Planning Commission and the Board of Commissioners (BOC);
3. A Development of Regional Impact (DRI) review may be necessary upon completion of a detailed development plan;
4. The tree density requirement calculation must be based on the entire tract to be developed less the trees preserved in the stream back buffers;
5. Twenty feet of right of way on Lumpkin Campground Road to be tapered 400 feet to be dedicated to Dawson County for future improvements as offered by the applicant;
6. A copy of agreement for use of the adjoining detention pond is required;
7. Stormwater retention / detention to include water quality and encourage infiltration include pervious area be set at 10 percent;
8. All requirements of the Dawson County Tree Ordinance and Georgia 400 Guidelines are to be strictly adhered to; and
9. Inter parcels to connect to the north of the development.

Kinley noted the DRI remains under review and has not been returned. He said the applicant also proposes a stipulation: that the minimum floor area shall be at least 1,400 square feet; the maximum number of units shall be 140; and the amenity area shall include a cabana, pool and playground.

Kinley said the Planning Commission on November 19, 2019, recommended approval of the application by a vote of 3-2 with the following stipulations:

1. The main entrance to the north to align with commercial business entrance to allow for a plus intersection;
2. Final recommendations following traffic impact study;

3. Developer shall address ZA 07-08 stipulation No. 5 and dedicate 20 feet of additional right of way for future expansion; and
4. Project shall meet current Dawson County stormwater requirements during construction design.

Holt Persinger of applicant Ridgeline Land Planning, Winder, Georgia, said the applicant requests the rezoning of 23.57 acres of the tract and said it is below “the maximum allowed density of 6 units per acre at 5.93 units.” He said the property is designated as CHB and that “allowable zoning districts within that Commercial Highway Business district include RMF, COI, CHB, CIR and MUV...” Persinger said his client purchased the property in 2013 and that - from 2007, at which time the property was rezoned to CHB, to present - the property has been marketed as a commercial piece of property “with no interest and no contract.” He said a residential use would be a more “marketable zoning” for the property.

Vice Chairman Satterfield opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

None spoke in favor of the application.

The following spoke against the application:

- Renee Duren, Dawsonville
- Hugh Stowers Jr., Dawsonville
- Beth Martin, Dawsonville

Vice Chairman Satterfield asked if there was anyone else present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to table ZA 19-16 until the December 19, 2019, Board of Commissioners Voting Session, by which time a DRI is expected to have been returned. Fausett/Gaines

ZA 19-18 – Bentley Corners LLC requests to rezone 1.679 acres of property located at Elliott Family Parkway TMP 070-009 from RA (Residential Agricultural) to RSR (Residential Sub-Rural).

Planning & Development Director Jameson Kinley said the applicant wishes to divide the parcel and build a residence. He said the request is not in compliance with the county’s Comprehensive Plan. Kinley said the applicant requests that the BOC postpone the rezoning request.

Applicant Zach Smith, Alpharetta, Georgia, requested the BOC postpone the application until its December 19, 2019, Voting Session, when the board is scheduled to hold a public hearing on the Land Use Resolution Update. “It may help us on the rezoning,” said Smith. “If it’s not going to work out, I guess we’ll buy another piece of property to be in compliance.”

Vice Chairman Satterfield opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

None spoke in favor of the application.

None spoke against the application.

Vice Chairman Satterfield asked if there was anyone else present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to table ZA 19-18 until the December 19, 2019, Board of Commissioners Voting Session. Gaines/Nix

NEW BUSINESS:

Consideration of Special Event Business License Application - Kathy Roos TNT Fireworks

Motion passed 3-1 to approve the Special Event Business License Application - Kathy Roos TNT Fireworks. Fausett/Gaines- Commissioner Nix opposed the motion

Consideration of RFP #354-19 - Request for Proposals for Consulting Services for 53 Overlay District and 400 Corridor District Update

Motion passed 4-0 to approve RFP #354-19 - Request for Proposals for Consulting Services for 53 Overlay District and 400 Corridor District Update; to accept the bids submitted and award a contract to B + C Studios not to exceed the amount of \$95,700. Funds will come from General Fund's fund balance. Gaines/Nix

Consideration of 2020 Local Maintenance & Improvement Grant Application and Approval Request

Motion passed 4-0 to approve the 2020 Local Maintenance & Improvement Grant Application and Approval Request. Nix/Fausett

Consideration of Request for Additional Funding for Increased Attorney Fees in Juvenile Court

Motion passed 4-0 to approve the Request for Additional Funding for Increased Attorney Fees in Juvenile Court in the amount of \$63,000. Funds will come from General Fund's fund balance. Fausett/Nix

Consideration of Board Appointments:

- **Development Authority**
 - Jere Allen- replacing Joel Hanner (January 2020 through December 2023)
- **Planning Commission (Alternate, District 3)**
 - Tony Passarello- appointment (January 2020 through December 2021)

Motion passed 4-0 to approve the appointment of Jere Allen to the Development Authority Board for a term of January 2020 through December 2023. Nix/Gaines

It was noted that Tony Passarello currently serves on another BOC-appointed board.

Motion passed 4-0 to table the appointment for a Planning Commission District 3 Alternate until another application is received. Nix/Gaines

Consideration of Request to Accept Georgia Emergency Management and Homeland Security Agency K9 Grant Award

Motion passed 4-0 to approve the Request to Accept the Georgia Emergency Management and Homeland Security Agency K9 Grant Award. Nix/Fausett

Consideration of Request to Accept Georgia Trauma Commission EMS Trauma Related Equipment Grant

Motion passed 4-0 to approve the Request to Accept the Georgia Trauma Commission EMS Trauma Related Equipment Grant. Fausett/Gaines

Consideration of Request to Apply for Georgia Forestry Commission Volunteer Fire Assistance 50/50 Grant

Motion passed 4-0 to approve the Request to Apply for the Georgia Forestry Commission Volunteer Fire Assistance 50/50 Grant. Nix/Fausett

Consideration of FY 2021 Georgia Department of Transportation / Federal Transit Administration Section 5311 Transit Contract

Motion passed 4-0 to approve the FY 2021 Georgia Department of Transportation / Federal Transit Administration Section 5311 Transit Contract. Gaines/Fausett

Consideration of FY 2020 Legacy Link Contract Addendum No. 2

Motion passed 4-0 to approve the FY 2020 Legacy Link Contract Addendum No. 2. Fausett/Gaines

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: n/a

Prepared By: Harmony Gee

Voting Session: 12.05.19

Presenter: Jameson Kinley

Public Hearing: No

Agenda Item Title: Presentation of Alcohol License for Thakar LLC

Background Information:

The Chevron station located on Hwy 9 S at the Forsyth County line has been sold to Thakar LLC, and he is seeking to sell beer and wine.

Current Information:

Applicant has submitted all documents needed for an alcohol license and there are no issues with his background check.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

This application must be signed by the applicant and notarized. Every question must be fully answered with the answer typewritten or printed. If the space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed, the application must be dated, signed, and verified under oath by the applicant and submitted to Planning and Development, together with the license fee(s) and the administrative/investigative fee (separate checks). All fees are payable to Dawson County in certified funds (bank check, certified check, or money order). **The applicant must be not less than 21 years of age.**

NOTICE: Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. *****KEEP A COPY OF ALL FORMS SUBMITTED*****

FOR OFFICIAL USE ONLY:

Name of Business: Thakar, LLC

Date Received: 11.6.19 License Fee Enclosed: \$ 1590-

Approved: _____ Denied: _____

State License Number: _____

Local License Number: _____

Administrative/Investigative Fee Enclosed : \$ _____ Advertising Fee Enclosed: \$ _____

1. TYPE OF LICENSE: (check one): NEW AMENDMENT (TRANSFER)
2. ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Consumption on Premises)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Retail Package)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Transfer of License)
Note: Administrative/Investigative fees may be higher depending on the number of persons for which we conduct a federal and state background check.
ADVERTISING FEE: \$ 40.00 (Distilled Spirits)
(Consumption on Premises & Retail Package)
3. TYPE OF BUSINESS:
- | | |
|---|---|
| <input type="checkbox"/> Bona Fide Eating Establishment | <input type="checkbox"/> Indoor Commercial Recreation Facility |
| <input type="checkbox"/> Super Market | <input type="checkbox"/> Hotel/Motel |
| <input checked="" type="checkbox"/> Convenience Store | <input type="checkbox"/> Caterer (must have alcohol by the drink license) |
| <input type="checkbox"/> Package Liquor Store (see Item 14, Page 5) | <input type="checkbox"/> Other |
- Explain: _____

Will live entertainment be offered? NO If Yes, Explain: _____

19NOV 6 12:57PM

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

6. OWNER:

(a) Full Name: UK D THAKAR Social Security # _____

(b) Corporation or LLC Name (if applicable): THAKAR LLC

(c) Location: 6623 Hwy 9 South
Street Number Street Name

Dawsonville GA 30534
City State Zip Code Phone Number

(d) Mailing Address: same as above
Street Number Street Name

City State Zip Code Phone Number

7. REGISTERED AGENT: (Applicant may name a registered agent - attach Registered Agent Consent Form #2-A.)

(a) Full Name: UK D THAKAR Social Security # _____

(b) Address: 3488 flamingo/h
Street Number Street Name

Alpharetta GA 30004
City State Zip Code Phone Number

8. TYPE OF OWNERSHIP:

- | | |
|--|---|
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Legally Registered Partnership |
| <input type="checkbox"/> Private Held Corporation | <input type="checkbox"/> Public Held Corporation |
| <input type="checkbox"/> Public Held Corporation Subject to S.E.C. Regulations | <input checked="" type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Other; explain _____ | |

9. FOR PARTNERSHIP ONLY:

(a) Date the Partnership was formed: _____

(b) Attach Partnership Agreement

(c) List Partners:

Name & Resident Address <small>(Attach separate sheet if necessary)</small>	Social Security Number	G - General L - Limited S - Silent	Interest Investment \$	Participation %

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

10. FOR CORPORATION or LLC ONLY: (Attach Articles & Certificate of Incorporation/ Organization)

- (a) Date of Incorporation/Organization: 5/29/19
- (b) Place of Incorporation/Organization: GA
- (c) State Parent Corporation, if applicable: N/A
- (d) Number of Shares of Capital Stock Authorized, if applicable: 1000
- (e) Number of Shares of Outstanding Stock, if applicable: N/A
- (f) For Corporations or LLC's, list officers, directors, members, and/or principal shareholders with 20% or more of the stock:

Name	Social Security #	Position	Interest %
<u>UK UK D-THAKAR</u>		<u>Owner</u>	<u>100%</u>

- (g) Is the corporation owned by a parent corporation or held by a holding company? NO
If yes, explain: _____

11. FOR PRIVATE CLUBS ONLY:

- (a) Date of organization under the laws of the State of Georgia: _____
- (b) State the total number of regular dues paying members: _____
- (c) Is any member, officer, agent, or employee compensated directly or indirectly from the profits of the sale of distilled spirits beyond a fixed salary as established by its members at any annual meeting or by its governing board out of the general revenue of the club?

- (d) **Attach minutes of the annual meeting setting salaries.** For private club, list officers, directors and/or principal shareholders with 20% or more of the stock.

Name	Social Security #	Position

12. FINANCING:

- (a) Bank to be used by business, include branch: BANK OZK
505, Peachtree Pkwy, Cumming - GA - 30004
- (b) State total amount of capital that is or will be invested in the business by any party or parties: \$
- (c) State total amount of funds invested by the owner: _____
- (d) State total amount of funds invested by parties other than the owner: N/A
- (e) If any capital is borrowed:

Name of Lender	Date	Amount	Interest Rate

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

13. GENERAL INFORMATION:

(a) Has owner and/or individual partner, shareholder, director, officer or member any interest in any manufacturer or wholesaler of alcoholic beverage? NO

(b) Has owner and/or individual partner, shareholder, director, officer or member received any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? NO

(c) If answer is "Yes" to either of immediate foregoing, explain: _____

(d) Show hereunder any and all persons, corporations, partnerships, limited liability companies or associations (other than persons stated herein as owner(s), directors, officers or members) who have received or will receive, as a result of your operation under the requested license, any financial gain or payment derived from any interest or income from the operation. Financial gain or payment shall include payment or gain from any interest in the land, fixtures, building, stock, and any other asset of the proposed operation under the license. In the event any corporation or limited liability company is listed as receiving an interest or income from this operation, show the names of the officers, directors or members of said corporation together with the names of the principal stockholders.

N/A

(e) List all other businesses engaged in the sale of alcohol beverages that you the owner, or any individual, partner, shareholder, officer, director or member has interest in, is employed by or is associated with in any way whatsoever, or has had interest in, has been employed by, or has been associated with in the past.

Name	Name or Business	Interest %
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N/A

14. FOR PACKAGE LIQUOR STORE APPLICANTS: *State of Georgia Regulations*****

The State of Georgia will not issue a State Alcohol License to any person who has more than two (2) retail package liquor licenses. See official language below. Do not apply for a Dawson County License if you already have (or have interest in) two (2) package liquor store licenses in the State of Georgia.

O.C.G.A. 3-4-21 and Regulation 560-2-2-40.

No person shall be issued more than two retail package liquor licenses, nor shall any person be permitted to have a beneficial interest in more than two retail package liquor licenses issued by the Department regardless of the degree of such interest.

For the purposes of explanation and applicability of the Code:

"Beneficial interest" as used here means: when a person holds the retail package liquor license in his own name, or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest in, or derives any economic benefit from, or has control over a retail package liquor business.

The term "person" shall include all members of a retail package liquor dealer licensee's family; and the term "family" shall include any person related to the holder of the license within the first degree of consanguinity and affinity as computed according to the canon law which includes the following: spouse, parents, step-parents, parents-in-law, brothers and sisters, step-brothers and step-sisters, brothers-in-law and sisters-in-law, children, step-children and children-in-law.

Do you currently hold any package liquor licenses in your own name or have a beneficial interest in any package liquor licenses as described above? _____ Yes No If yes, attach a separate sheet listing names, addresses, and license numbers.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

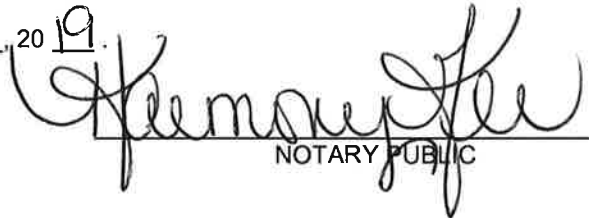
I, UK D Thakar, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.



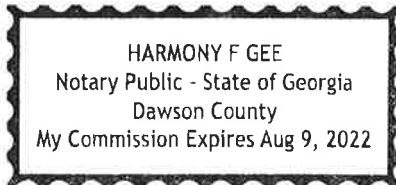
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT UK Thakar SIGNED HIS NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 4 DAY OF November, 2019.



NOTARY PUBLIC



FOR OFFICIAL USE ONLY:

PLANNING AND DEVELOPMENT REVIEW:

Date: _____

APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND LICENSES. (Building Permit / Business License)

Planning and Development Director

APPLICANT HAS COMPLETED ALL NECESSARY INSPECTIONS. (Fire Dept. / Health Dept. / Dept. of Agriculture-Retail Package only)

Planning and Development Director

APPLICANT HAS COMPLETED **PREMISE & STRUCTURE FORM # 3** AND ATTACHED ALL REQUIRED INFORMATION IN ITEMS 10 through 15.

Planning and Development Director

FOR OFFICIAL USE ONLY:

SHERIFF DEPARTMENT REVIEW:

Date: _____

APPLICANT HAS COMPLETED ALL REQUIREMENTS FOR FEDERAL AND STATE BACKGROUND CHECK AND IS APPROVED FOR THIS APPLICATION PROCESS.

Sheriff

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Locating & Mailing Address:

25 JUSTICE WAY, SUITE 2322
Dawsonville, GA 30534

Phone: 706.344.3500 x 42335

PREMISE AND STRUCTURE FORM

INSTRUCTION: THIS STATEMENT MUST BE TYPEWRITTEN OR PRINTED AND EXECUTED UNDER OATH. EACH QUESTION MUST BE FULLY ANSWERED. IF SPACE PROVIDED IS NOT SUFFICIENT, ANSWER ON A SEPARATE SHEET AND INDICATE IN THE SPACE PROVIDED THAT A SEPARATE SHEET IS ATTACHED.

1. **TYPE OF BUSINESS:**

EATING ESTABLISHMENT

INDOOR COMMERCIAL RECREATION ESTABLISHMENT

CONVENIENCE STORE

SUPER MARKET

PACKAGE LIQUOR STORE

HOTEL OR MOTEL

OTHER (DESCRIBE) _____

2. **TRADE NAME OF BUSINESS:**

Silver City Chevron

LOCATION:

6623, Hwy 9 South
Street Number Street Name

Dawsonville
City

GA
State

30534
Zip Code

Phone Number

Land Lot

Map & Parcel Number

3. **IS THIS LOCATION WITHIN A COMMERCIAL ZONING DISTRICT?**

PROOF OF ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT

yes

no

For package liquor stores, is this zoned Commercial Highway Business (C-HB) or Commercial Planned Comprehensive Development (CPCD) as required by the ordinance?

yes no.

PROOF OF C-HB or CPCD ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT.

4. **DOES THE COMPLETED BUILDING OR THE PROPOSED BUILDING COMPLY WITH ORDINANCES OF DAWSON COUNTY, REGULATIONS OF THE STATE REVENUE COMMISSIONER, AND THE LAWS OF THE STATE OF GEORGIA?**

yes

IF NO, EXPLAIN NON-COMPLIANCE AND PROPOSED METHODS

TO RECTIFY SAME: _____

PREMISE AND STRUCTURE FORM

5. (a) DOES THE BUILDING IN WHICH THE BUSINESS IS TO BE LOCATED CONTAIN SUFFICIENT LIGHTING SO THAT THE BUILDING ITSELF AND THE PREMISES ON ALL SIDES OF THE BUILDING ARE READILY VISIBLE AT ALL TIMES FROM THE FRONT OF THE STREET ON WHICH THE BUILDING IS LOCATED AS TO REVEAL ALL OF THE OUTSIDE PREMISES OF SUCH BUILDING? yes
- (b) IS THE BUILDING SO ILLUMINATED SO THAT ALL HALLWAYS, PASSAGE WAYS, AND OPEN AREAS MAY BE CLEARLY SEEN BY THE CUSTOMER THEREIN? yes

IF THE ANSWER IS NO TO EITHER OR BOTH (a) OR (b) ABOVE, PLEASE EXPLAIN PROPOSED METHODS TO RECTIFY THE INSUFFICIENT LIGHTING. _____

6. **FOR CONSUMPTION ON PREMISES AND RETAIL PACKAGE APPLICATIONS:**

(Answer "N/A" for items that are not applicable to your business)

- (a) NUMBER OF SQUARE FEET OF TOTAL FLOOR AREA: _____
- (b) NUMBER OF SQUARE FEET DEVOTED TO DINING AREA: _____
- (c) SEATING CAPACITY EXCLUDING BAR AREA: _____
- (d) DO YOU HAVE A FULL SERVICE KITCHEN? _____

DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? _____

IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? _____

IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: _____

- (e) HOURS PREPARED MEALS OR FOODS ARE SERVED: _____
- (f) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED or SOLD: _____

(g) HOURS OF OPERATION: _____

(h) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT: _____

(i) NUMBER OF PARKING SPACES: _____

(j) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: _____

(k) **PACKAGE LIQUOR STORES:**

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 503 - POSTING OF LICENSE NUMBER?

Every licensee shall have posted on the front of the licensed premises the name of the licensee together with the following inscription, "County Retail Package Sales of Distilled Spirits License No. _____"

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 505 A) (2) - TYPES OF OUTLETS WHERE PACKAGE SALES ARE PERMITTED? _____

Outlets that are devoted exclusively to the retail sale of distilled spirits, malt beverages and/or wine by the package with ingress and egress provided directly to and only to the exterior of the building and not to any other enclosed part of the building or adjoining building.

PREMISE AND STRUCTURE

7. **FOR HOTEL/MOTEL ONLY:**

- (a) NUMBER OF ROOMS AVAILABLE FOR HIRE TO GENERAL PUBLIC: _____
- (b) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO RESTAURANT: _____
- (c) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO DINING AREA: _____
- (d) SEATING CAPACITY EXCLUDING BAR AREA: _____
EXPLAIN IF MORE THAN ONE DINING AREA: _____

- (e) DO YOU HAVE A FULL SERVICE KITCHEN? _____
DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? _____
IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? _____
IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: _____

- (f) HOURS PREPARED MEALS OR FOODS ARE SERVED: _____
- (g) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED: _____
- (h) MAXIMUM NUMBER OF EMPLOYEES ON THE HIGHEST SHIFT DEVOTED TO THE OPERATION OTHER THAN THE RESTAURANT: _____
- (i) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT DEVOTED TO THE RESTAURANT OPERATION: _____
- (j) NUMBER OF PARKING SPACES: _____
- (k) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: _____

FOR ALL APPLICATIONS:

- 8. **ATTACH A CERTIFIED SCALE DRAWING OF THE PROPOSED PREMISES BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, SHOWING THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY, OR ALCOHOL TREATMENT CENTER.**
(See Survey Form # 3-A)
- 9. **ATTACH APPLICANT'S CERTIFICATION THAT THE LOCATION COMPLIES WITH THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY OR ALCOHOL TREATMENT CENTER.**
(See Survey Form 3-A)
- 10. **ATTACH EVIDENCE OF OWNERSHIP (DEED, LEASE, SALES AGREEMENT, LETTER OF INTENT).**

PREMISE AND STRUCTURE FORM

- 11. IF THE APPLICANT IS A FRANCHISE, ATTACH A COPY OF THE FRANCHISE AGREEMENT OR CONTRACT.
- 12. IF THE APPLICANT IS AN EATING ESTABLISHMENT, ATTACH A COPY OF THE MENU(S).
- 13. (a) IF THE BUILDING IS COMPLETE, ATTACH COPIES OF DETAILED SITE PLANS OF SAID BUILDING INCLUDING OUTSIDE PREMISES AND FLOOR PLAN.

(b) IF THE BUILDING IS PROPOSED, ATTACH COPIES OF PROPOSED SITE PLAN AND SPECIFICATIONS AND BUILDING PERMIT OF THE PROPOSED BUILDING.

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith

STATE OF GEORGIA, DAWSON COUNTY

I, UK D - Phokaw, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PREMISE AND STRUCTURE STATEMENT ARE TRUE AND CORRECT.

UK D - Phokaw
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT UK Thalan SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 6 DAY OF November, 2019.

Harmony G
NOTARY PUBLIC

HARMONY F GEE
Notary Public - State of Georgia
Dawson County
My Commission Expires Aug 9, 2022

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

STATEMENT OF PERSONAL HISTORY

Instruction: This statement must be typed or neatly printed and executed under oath. Each question must be fully answered. If space provided is not sufficient, answer on a separate sheet and indicate in the space if a separate sheet is attached.

1. NAME: THAKAR UK D
Last First Middle

RESIDENCE: 3488 Flamingo lane
Street Number Street Name

Alpharetta GA 30004
City State Zip Code Telephone Number

2. CHECK: (all that apply)

- Sole Owner/Proprietor
- Director
- Registered Agent
- Manager
- Partner: General Limited Silent
- Principal Stockholder (20% or more)
- Officer: _____
- Employee: _____

3. TRADE NAME OF BUSINESS FOR WHICH THIS STATEMENT IS MADE:

NAME OF BUSINESS: Silver city Chewzone

LOCATION: 6623 Hwy 9 South
Street Number Street Name P. O. Box

Dawsonville GA 30534
City State Zip Code Telephone Number

4. STATE THE PERCENTAGE OF OWNERSHIP OR INTEREST, IF ANY, IN THIS BUSINESS: _____

100%

5. STATE METHOD AND AMOUNT OF COMPENSATION, IF ANY, DIRECTLY OR INDIRECTLY: _____

salary

6. DATE OF BIRTH: _____ PLACE OF BIRTH: INDIA

SSN: _____ SEX: MALE FEMALE RACE: _____

COLOR OF HAIR: _____ COLOR OF EYES: Black

7. U.S. CITIZEN LEGAL PERMANENT RESIDENT QUALIFIED ALIEN OR NON-IMMIGRANT

Requirements:
Affidavit for Issuance of a Public Benefit and a Secure & Verifiable Document
E-Verify Private Employer Affidavit of Compliance or E-Verify Private Employer Exemption Affidavit

STATEMENT OF PERSONAL HISTORY

8. SINGLE MARRIED WIDOWED DIVORCED SEPARATED

IF MARRIED OR SEPARATED, COMPLETE INFORMATION LISTED BELOW:

FULL NAME OF SPOUSE: Jhanvi U Thakar SSN# _____
 MAIDEN NAME: _____ PLACE OF BIRTH: INDIA
 DATE OF BIRTH: _____ NAME AND ADDRESS OF SPOUSE'S EMPLOYER: _____

9. STATE ANY OTHER NAMES THAT YOU HAVE USED: MAIDEN NAME, NAMES BY FORMER MARRIAGES, FORMER NAMES CHANGED LEGALLY OR OTHERWISE, ALIASES, NICKNAMES, ETC. SPECIFY WHICH, SHOW DATES, ETC.: _____

Utkarsh D Thakar

10. EMPLOYMENT RECORD FOR THE PAST TEN (10) YEARS. (LIST THE MOST RECENT EXPERIENCE FIRST).

From Mo/Yr	To Mo/Yr	Occupation & Duties Performed	Salary Received	Employer (Business Name)	Reason for Leaving
1/2011	6/2013	CEO		Dharma USA Corp	
6/2013	1/2014	Cashier		Roshamprestority	
2014	2015	manager		Shayq Group	

11. LIST IN REVERSE CHRONOLOGICAL ORDER ALL OF YOUR RESIDENCES FOR THE PAST TEN (10) YEARS:

From	To	Street	City	State

STATEMENT OF PERSONAL HISTORY

12. DO YOU HAVE ANY FINANCIAL INTEREST, OR ARE YOU EMPLOYED IN ANY OTHER WHOLESALE OR RETAIL BUSINESS ENGAGED IN DISTILLING, BOTTLING, RECTIFYING, OR SELLING ALCOHOLIC BEVERAGES? NO

IF YOUR ANSWER IS "YES" TO NUMBER 14, GIVE NAMES, LOCATIONS, AND AMOUNT OF INTEREST IN EACH: _____

13. HAVE YOU EVER HAD ANY FINANCIAL INTEREST IN AN ALCOHOLIC BEVERAGE BUSINESS THAT WAS DENIED A LICENSE? _____

IF SO, GIVE DETAILS: NO

14. HAS ANY ALCOHOLIC BEVERAGE LICENSE IN WHICH YOU HOLD, OR HAVE HELD, ANY FINANCIAL INTEREST OF, OR EMPLOYED, OR HAVE BEEN EMPLOYED, EVER BEEN CITED FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE STATE REVENUE COMMISSIONER RELATING TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES? _____

IF SO, GIVE DETAILS: NO

15. IF DURING THE PAST TEN YEARS YOU HAVE BOUGHT OR SOLD ANY BUSINESS ASSOCIATED WITH ALCOHOL, GIVE DETAILS. (DATE, LICENSE NUMBER, PERSONS, AND CONSIDERATIONS INVOLVED):

NO

16. HAVE YOU EVER BEEN DENIED BOND BY A COMMERCIAL SECURITY COMPANY? NO

IF SO, GIVE DETAILS: _____

17. ARE YOU A REGISTERED VOTER? yes IN WHAT STATE? GA

18. HAVE YOU EVER BEEN ARRESTED, OR HELD BY FEDERAL, STATE OR OTHER LAW ENFORCEMENT AUTHORITIES, FOR ANY VIOLATION OF ANY FEDERAL LAW, STATE LAW, COUNTY OR MUNICIPAL LAW, REGULATION OR ORDINANCES? (Do not include traffic violations. All other charges must be included even if they were dismissed. Give reason charged or held, date, place where charged and disposition. If no arrest, write no arrest. After last arrest is listed, please write no other arrest):

NO
1. _____
2. _____
3. _____
4. _____

STATEMENT OF PERSONAL HISTORY

19. LIST BELOW FOUR REFERENCES (PERSONAL AND BUSINESS). GIVE COMPLETE ADDRESS AND PHONE NUMBER INCLUDING AREA CODE. IF GIVING A BUSINESS REFERENCE, NAME A PERSON AT THE LOCATION TO BE CONTACTED. DO NOT INCLUDE RELATIVES OR EMPLOYERS OR FELLOW EMPLOYEES OF PARTICULAR BUSINESS.

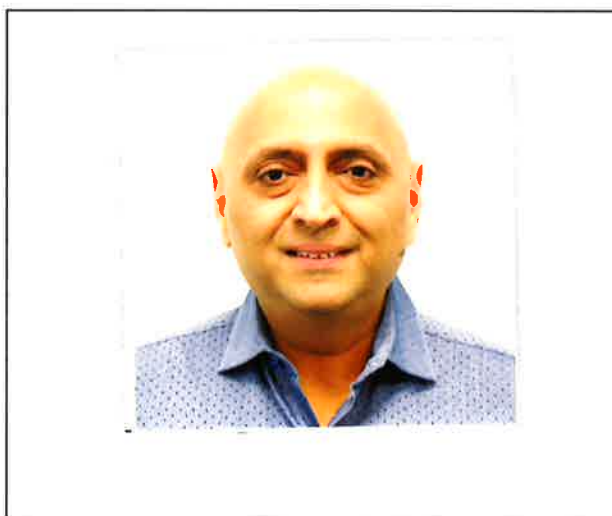
- 1. Bhavesh shah -
- 2. Hemal shah -
- 3. Azdi sha -
- 4. Kalpesh Raval -

20. HAVE YOU HAD ANY LICENSE UNDER THE REGULATORY POWERS OF DAWSON COUNTY DENIED, SUSPENDED, OR REVOKED WITHIN TWO (2) YEARS PRIOR TO THE FILING OF THIS APPLICATION?

NO

IF SO, GIVE DETAILS: _____

21. ATTACH PHOTOGRAPH (Front View) TAKEN WITHIN THE PAST YEAR:



NOTE: ATTACH A COPY OF YOUR DRIVER'S LICENSE TO THIS FORM.

STATEMENT OF PERSONAL HISTORY

Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attachments submitted herewith.

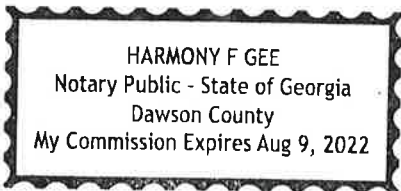
STATE OF GEORGIA, DAWSON COUNTY.

I, UK D Thakur, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT. FURTHER, AS PART OF THE PROCESS RESULTING FROM MY APPLICATION FOR BACKGROUND INVESTIGATION, FOR AN ALCOHOLIC BEVERAGE LICENSE. I HEREBY AUTHORIZE PERSONNEL OF THE DAWSON COUNTY SHERIFF'S DEPARTMENT OR DAWSON COUNTY MARSHAL'S OFFICE TO RECEIVE, VERIFY, AND DISSEMINATE ANY CRIMINAL HISTORY INFORMATION WHICH MAY BE IN THE FILES OF ANY LOCAL, STATE, OR FEDERAL CRIMINAL JUSTICE AGENCY FOR INVESTIGATIVE PURPOSES, DENIAL, OR APPEALS.

[Signature]
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT UK Thakur SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 6 DAY OF November, 2019



[Signature]
NOTARY PUBLIC

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- I am a United States citizen.
- I am a legal permanent resident of the United States. *(FOR NON-CITIZENS)*
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. *(FOR NON-CITIZENS)*

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

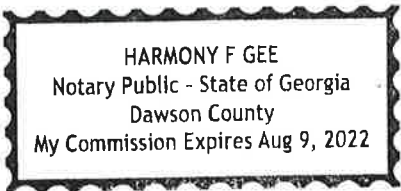
Executed in Dawsonville (city), Georgia (state)

[Signature] November 6, 2019

Signature of Applicant Date

UK D Thakar Thakar LLC

Printed Name Name of Business



SUBSCRIBED AND SWORN BEFORE ME ON
THIS 6 DAY OF November, 2019

[Signature] Notary Public
My Commission Expires: August 9, 2019

This affidavit is a State of Georgia requirement that must be completed for initial applications and renewal applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

Dawson County, Georgia Board of Commissioners

Private Employer Affidavit of Compliance Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs more than ten employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

N/A

Name of Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 20__ in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____

Dawson County, Georgia Board of Commissioners

Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable revisions and deadlines established in O.C.G.A. § 13-10-90.

[Handwritten Signature]

Signature of Exempt Private Employer

UK D Thacker

Printed Name of Exempt Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on 6 November, 2019 in Dawsonville (city), GA (state).

[Handwritten Signature]

Signature of Authorized Officer or Agent

UK D Thacker

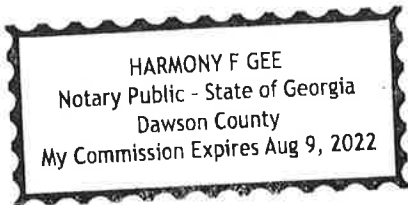
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 6 DAY OF November, 2019.

[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: August 9, 2019



COMMERCIAL LEASE CONTRACT

STATE OF Georgia

Dawsonville, Georgia

THIS LEASE, made as of January 1st, 2020, by and between Mavani USA Inc. (hereinafter called "Landlord"), and Thakar llc (hereinafter called "Tenant") located 6623 hwy 9 south , Dawsonville- ga.30534

W I T N E S S E T H

1. DEFINITIONS.

The following terms as defined below, are used generally in this Lease. Additional terms, as employed in the specific Sections hereunder, are defined pursuant to those Sections.

Additional Rental is defined in Section 6 of this Lease.

Base Rental means the monthly rental calculated and payable pursuant to Section 4 of this Lease.

Building means that building which is located at 6623 Hwy 9 South Dawsonville, GA 30534 within the Property, together with any additions, replacements or alterations to it.

Buildings means Building and any other buildings located on the Property.

Commencement Date is defined in Section 3 of this Lease.

Demised Premises is defined in Section 2 of this Lease.

Landlord is defined in the first paragraph of this Lease.

Property means that tract or parcel of land and any improvements thereon as described in the attached Exhibit "A" which is by this reference incorporated in this Lease.

Security Deposit means the sum of zero which Tenant has paid to

Landlord under the provisions of Section 5 of this Lease.

Tenant is defined in the first paragraph of this Lease.

Total Rental means Base Rental and Additional Rental as may be due and owing to Landlord under this Lease.

2. DEMISED PREMISES.

The Landlord, for and in consideration of the rentals, covenants, agreements and stipulations hereinafter mentioned, reserved and contained, to be paid, kept and performed by the Tenant, has leased and rented, and by these present does lease and rent, unto the Tenant, and the Tenant hereby agrees to lease and take upon the terms and conditions which hereinafter appear, the following described property (exclusive of any easement for light or air) located and being a space of approximately square feet in the Building (hereinafter called the "Demised Premises").

3. LEASE TERM.

To have and to hold the same for the term to commence as of the earlier of (a) March 19, 2014 or (b) the date upon which Landlord delivers the Demised Premises to Tenant (the "Commencement Date"), and ending on each calendar month at midnight, unless sooner terminated as hereinafter provided (hereinafter called "Lease Term").

Provided that Tenant is not then in default hereunder, the lease agreement will be on monthly basis. Subsequently, Tenant shall have the option to renew the lease on the monthly basis. The option to extend the Lease Term may be exercised by Tenant giving notice thereof to Landlord not earlier than 3 months prior to the scheduled expiration of the Lease Term. The Base Rental during such extended Lease Term shall be at the average prevailing market rate for comparable space to be determined by Landlord.

4. BASE RENTAL.

Tenant agrees to pay to Landlord at the address set forth in Section 30 hereof, upon the first day of each calendar month of the Lease Term, or at such other place designated by Landlord, without any prior demand there for and without any deduction or set-off whatsoever, as fixed minimum rent (hereinafter referred to as "Base Rental"):

(a) From the Commencement Date through the next twelve full calendar months of the Lease Term the Base Rental shall be \$6500 each month; and

(b) The Base Rental payable by Tenant during each successive twelve month period of the Lease Term shall increase by the market rate determined by the Landlord. Tenant agrees to execute from time to time at Landlord's request, whatever documents are necessary for Base Rental to be paid directly to Landlord's then current bank via bank draft or direct deposit.

6. *ADDITIONAL RENTAL.*

In addition to the Base Rental required to be paid pursuant to the terms of this Lease, Tenant agrees to pay, as additional rent, all sums and other charges required to be paid by Tenant pursuant to other provisions and exhibits to this Lease, whether or not the same be designated "Additional Rental" (hereinafter called "Additional Rental"), and Landlord shall have the same remedies for Tenant's failure to pay same when and as required, as if it constituted Base Rental. Should any payments due from Tenant to Landlord under this Lease be overdue, Landlord may charge and Tenant shall pay, as Additional Rent, a charge of five percent (5%) of the overdue amount. Should any payments be overdue by more than ten (10) days, then in addition to said five percent (5%) charge, Tenant shall pay interest on said overdue amount at the current legal rate of interest. Landlord and Tenant agree that the foregoing late charge and interest represent a fair and reasonable estimate of Landlord's additional costs. Acceptance of such late charge and interest by Landlord shall not constitute a waiver of Tenant's default with respect to such overdue amount or prevent Landlord from exercising any of its other rights and remedies hereunder.

8. *UTILITIES; ELECTRICITY AND OTHERS.*

8.1 Unless Landlord expressly accepts responsibility under this Lease for providing the same, Tenant shall be solely responsible for all charges for gas, water, sewer, janitorial, trash, landscaping, pest control, electricity, telephone and other services used, rendered, supplied or imposed upon the Demised Premises regardless of who is the supplier and shall indemnify Landlord and save it harmless against any liability or charges on account thereof. If Tenant does not pay said utility charges when due, Landlord may pay same, and such payment shall be added as Additional Rental hereunder.

8.2 Tenant agrees that it will not install any equipment which will exceed or overload the capacity of any utility facilities, whether or not provided by Tenant or Landlord, and that, if any equipment installed by Tenant shall require additional utility facilities, the same shall be furnished and installed at Tenant's expense in accordance with plans and specifications to be approved in writing by Landlord.

9. *USE AND CARE OF PREMISES.*

The Demised Premises shall be used for Package Liquor store. Tenant may not, without the prior written consent of Landlord, operate a drive through or use or permit its customers to use any driveway or parking lot on the Property as a drive through. Demised Premises shall not be used for unlawful gambling or for any illegal purposes; or in any manner to create any nuisance or trespass; or in any manner to vitiate the insurance or increase the rate of insurance on the Demised Premises, any Buildings or the Property. Tenant shall not use, store or dispose of, or permit the use, storage or disposal of, upon the Demised Premises, any Buildings or the Property, any hazardous, toxic or flammable materials, contaminants, oil, radioactive or other material the removal of which is required or the maintenance of which is prohibited, regulated or penalized by any local, state or federal agency, authority or governmental unit. If any such materials are brought into the Demised Premises, any Buildings or the Property by Tenant, Tenant shall, at Tenant's sole expense, cause the immediate removal thereof.

10. *ABANDONMENT OF THE PREMISES.*

Tenant agrees not to abandon or vacate the Demised Premises during the period of this Lease and agrees to use the Demised Premises for the purpose herein leased until the expiration hereof.

11. *TENANT'S OBLIGATIONS; TAXES.*

11.1 Tenant agrees to comply promptly and fully with all laws, regulations, ordinances or other governmental orders relating to or affecting Tenants use of the Demised Premises and the operation of his business including, but not limited to, the timely filing and payment of all business taxes and licenses. In addition, Tenant shall comply with all rules and regulations of Landlord. Tenant shall also comply with all requirements imposed by its franchisor and franchise agreement, unless the same conflict with the terms of this Lease, in which event the terms and condition of this Lease shall take precedence.

11.2 Tenant shall pay upon demand, as Additional Rental

during the Lease Term and any extension of renewal thereof, its pro rata share of all real estate taxes and assessments and any and all other ad valorem taxes, charges and assessments (including, without limitation, general and special assessments no matter how designated), of every kind and nature, payable by Landlord with respect to the Property or the Building or both above and in excess of the amount of all taxes on same for the calendar year in which the Lease Term commences. Until it receives further notice from Landlord, Tenant shall pay to Landlord as Additional Rental the sum of 00 per month as Tenant's share of such taxes and assessments. Tenants share shall include the cost, including attorneys, tax consultants and appraisal fees, of any negotiation, contest or appeal pursued by Landlord in an effort to reduce or limit the increase of any present or future tax or assessment on which any tax or other imposition provided for in this Section is based. In the event the Demised Premises are less than the entire property assessed for such taxes for any year during the Lease Term, then the tax increase for such year applicable to the Demised Premises shall be determined by proration on the basis that the rentable floor area of the Demised Premises bears to the rentable floor area of the entire property assessed. If the final year of the Lease Term fails to coincide with the tax years, then any excess for the tax year during which the Lease Term ends shall be reduced by the pro rata part of such tax year beyond the Lease Term.

12. *REPAIRS BY TENANT.*

12.1 Tenant agrees to keep in good repair the Demised Premises, provided, however, that Tenant shall obtain Landlord's prior written approval for any repairs or replacements to the foregoing, except in emergency situations. Tenant shall also be responsible for the repair of glass and exterior doors and any and all repairs rendered necessary by the negligence of Tenant, its agents, employees or invitees. Landlord gives to Tenant exclusive control of the Demised Premises and shall be under no obligation to inspect same. Tenant shall promptly report in writing to Landlord any defective condition known to it which Landlord is required to repair, and failure to so report such defects shall make Tenant responsible to Landlord for any liability incurred by Landlord by reason of such defects.

12.2 Tenant accepts the Demised Premises in that condition and as suited for the uses intended by Tenant. Tenant shall, through the Lease Term and all renewals thereof, at its expense, maintain in good order and repair the Demised Premises. In the event Tenant fails to make said repairs, then Landlord may, but shall not be

obligated to, make such repairs in which event Tenant shall promptly reimburse Landlord for all expenses incurred thereby, said expenses constituting Additional Rental hereunder. Tenant agrees to return the Demised Premises to Landlord at the expiration, or prior termination, of this Lease in as good condition and repair as when first received, normal wear and tear, damage by storm, fire, lightning, earthquake or other casualty alone excepted. Aside from the aforesaid repairs, Tenant shall not make any alterations, additions or improvements to the Premises without the prior written consent of Landlord pursuant to Section 20 below.

13. *LANDLORDS OBLIGATIONS.* Landlord shall have no duty to make any repairs or improvements to the Property except structural repairs to the Building necessary for safe tenant ability, the necessity for which (i) Landlord is notified in writing by Tenant and (ii) is not brought about by any act or neglect of Tenant, its agents, employees or visitors.

14. *LANDLORD'S PROPERTY.*

All trade fixtures, trade apparatus, equipment and other property of Landlord (including all replacements) located on the Demised Premises at any time (hereinafter referred to as "Landlord's Property") shall remain the property of Landlord and may not be removed, sold, conveyed, encumbered or transferred by Tenant. Should any of Landlord's Property be damaged, lost or otherwise impaired during the Lease Term for any reason, Tenant shall promptly notify Landlord and shall repair or replace, at Tenant's sole expense, the affected item or items of Landlord's Property.

15. *DESTRUCTION OF OR DAMAGE TO PREMISES.*

If the Demised Premises are totally destroyed by storm, fire, lightning, earthquake or other casualty, this Lease shall terminate as of the date of such destruction, and Total Rental shall be accounted for as between Landlord and Tenant as of that date. If the Demised Premises are damaged but not wholly destroyed by any of such casualties, Base Rental shall abate in such proportion as use of the Demised Premises has been destroyed, and Landlord shall restore same to substantially the same condition as before damage as speedily as practicable, whereupon full Base Rental shall commence.

16. *GOVERNMENTAL ORDERS.*

16.1 Tenant agrees, at his own expense, to promptly comply with all requirements of any legally constituted public authority made necessary by reason of Tenant's occupancy of the Demised

Premises. Landlord agrees to promptly comply with any such requirements if not made necessary by reason of Tenant's occupancy. Tenant agrees that it shall be obligated to comply with all environmental statutes, laws, rules and regulations that are applicable to the Demised Premises, Tenant's operation of its business or otherwise relate to Tenant, including, but not limited to, those imposed by the United States Environmental Protection Agency, the State of Georgia, or otherwise.

16.2 Tenant waives the benefits of all existing and future rent control legislation and statutes and similar governmental rules and regulations, whether in time of war or not, to the full extent permitted by law.

17. *CONDEMNATION.*

If the whole of the Demised Premises, or such portion thereof as will make same unusable for the purposes herein leased, shall be condemned by any legally constituted authority or taken by private purchase in lieu thereof for any public use or purpose, then in either of said events the Lease Term hereby granted shall cease from the time when possession thereof is taken by public authorities, and Total Rental shall be accounted for as between Landlord and Tenant as of that date. Such termination, however, shall be without prejudice to the rights of either Landlord or Tenant to recover compensation and damage caused by condemnation from the condemner. It is further understood and agreed that neither the Tenant nor Landlord shall have any rights in any award made to the other by any condemnation authority.

19. *TENANT IMPROVEMENTS AND REMOVAL OF FIXTURES.*

19.1 In the event any mechanics', laborers', materialmens' or other liens shall be filed against the Demised Premises or any part of the Property or any Buildings or other improvements thereon by reason of work, labor, services or materials performed or furnished to or at the instance of Tenant or to anyone holding the Demised Premises through or under Tenant, Tenant shall forthwith cause the same to be so discharged of record or bonded with security satisfactory to Landlord. If Tenant shall fail to cause such lien forthwith to be so discharged or bonded with security satisfactory to Landlord after being notified of the filing thereof, then, in addition to any other right or remedy of Landlord, Landlord may discharge the same by paying the amount claimed to be due, and the amount so paid by Landlord together with interest at the Bank of America prime rate plus four percent (4%) and all costs and expenses, including all attorneys' fees incurred by Landlord in procuring the discharge of such lien, shall be due and payable by Tenant to

Landlord as Additional Rental on the first day of the next following month, or may, at Landlord's election, be subtracted from any sums owing to Tenant.

19.2 All trade fixtures and trade apparatus owned and installed by Tenant in the Demised Premises shall remain the property of Tenant and shall be removable at any time prior to the expiration of the Lease Term; provided Tenant shall not at any time be in default of any terms or covenants of this Lease; provided, however, that Tenant shall not remove air conditioning, air ventilating and heating fixtures, lighting fixtures, dock levelers or carpeting; and, further, provided that Tenant shall simultaneously repair any damage to the Demised Premises caused by the installation or removal of same. If Tenant is in default, Landlord shall have a lien on Tenant's property located in or on the Demised Premises and in the event such lien is asserted by Landlord in any manner or by operation of law, Tenant shall not remove or permit the removal of said property until the lien has been removed and all defaults have been cured. All fixtures installed by Tenant shall be new or like new and of good quality.

19.3 Within thirty (30) days of the execution of this Lease Tenant shall deliver to Landlord an itemized list of all property belonging to Tenant and installed on or used in the Demised Premises, with such evidence as Landlord may require to prove that such property belongs to Tenant. Any property that is installed on or used in the Demised Premises that is not identified on such list shall conclusively be deemed Landlord's Property. Tenant may, during the Lease Term, request that Landlord revise said list of Tenant property from time to time by delivering to Landlord, in a form satisfactory to Landlord, a list of new or additional property purchased by Tenant and to be used on the Premises, together with evidence of Tenant's ownership of said property. If Landlord agrees to the form and substance of said request, Landlord shall revise the list of Tenant's property accordingly. Repairs to or replacement of Landlord's Property shall not be deemed Tenant's property.

19.4 Tenant shall not make any alterations, additions or decorations to the Demised Premises without first obtaining the prior written consent of Landlord which consent shall not be unreasonably withheld. Tenant shall, at all times during the Lease Term, present to Landlord plans and specifications for such work at the time Landlord's consent is sought. Tenant's Work and installations shall not impede or interfere with any work in other parts of the Building or the Property, and any alterations, additions and decorations or other work performed by Tenant shall not cause closing, interruption or impairment of Tenant's normal conduct of business. All work caused

to be done by Tenant shall comply with the requirements and obligations of Tenant relating to Tenant's Work as set forth in this Lease. Tenant is required to provide Landlord with building permits and evidence of insurance as required.

19.5 Tenant's obligation to observe and perform any of the provisions of this Section 20 shall survive the expiration of Lease Term hereof or earlier termination of this Lease.

20. *CANCELLATION OF LEASE BY LANDLORD.*

It is mutually agreed that in the event Tenant shall default in the payment of Base Rental and/or Additional Rental herein reserved, or the payment of any other amounts due to Landlord pursuant to a promissory note or otherwise, when due, and fails to cure said default within five (5) days after written notice thereof from Landlord; or if Tenant shall be in default in performing any of the terms or provisions of this Lease other than the provision requiring the payment of Total Rental, and fails to cure such default within ten (10) days after the date of receipt of written notice of default from Landlord; or if Tenant is adjudicated bankrupt; or if a permanent receiver is appointed for Tenant's property and such receiver is not removed within thirty (30) days after written notice from Landlord to Tenant to obtain such removal; or if, whether voluntarily or involuntarily, Tenant takes advantage of any debtor relief proceedings under any present or future law, whereby the Total Rental or any part thereof is, or is proposed to be, reduced or payment thereof deferred; or if Tenant makes an assignment for the benefit of creditors; or if Tenant's effects should be levied upon or attached under process against Tenant, not satisfied or dissolved within five (5) days after written notice from Landlord to Tenant to obtain satisfaction thereof; then, and in any of said events Landlord at Landlord's option may at once, or within two (2) months thereafter (but only during continuance of such default or condition), terminate this Lease by written notice to Tenant; whereupon this Lease shall end. After an authorized assignment or subletting of the entire Demised Premises covered by this Lease, the occurring of any of the foregoing defaults or events shall affect this Lease only if caused by, or happening to, the assignee or sublessee. Any notice provided in this Section may be given by Landlord, or its attorney or Agent herein named. Upon such termination by Landlord, Tenant will at once surrender possession of the Demised Premises to Landlord and remove all of Tenant's effects therefrom; and Landlord may forthwith re-enter same and repossess itself thereof, and remove all persons and effects therefrom, using such force as may be necessary without being guilty of trespass, forcible entry or detainer or other tort.

22. EXTERIOR SIGNS.

Tenant shall place no signs upon the outside walls or roof of or grounds surrounding the Demised Premises except with the written consent of Landlord. Any and all signs placed within the Demised Premises by Tenant shall be pre-approved by Landlord and maintained in a first-class condition. Tenant shall be responsible to Landlord for any damage caused by installation, use or maintenance of said signs, and Tenant agrees upon removal of said signs to repair all damage incident to such removal.

24. EFFECT OF TERMINATION OF LEASE.

No termination of this Lease prior to the normal ending thereof, by lapse of time or otherwise, shall affect Landlord's right to collect Base Rental, Additional Rental and any other charges due Landlord by Tenant.

26. NO ESTATE IN LAND.

This Lease shall create the relationship of Landlord and Tenant between the parties hereto; no estate shall pass out of Landlord. Tenant has only a usufruct, not subject to levy and sale, and not assignable by Tenant except by Landlord's consent.

27. HOLDING OVER.

If Tenant remains in possession of the Demised Premises after expiration of the Lease Term, with Landlord's acquiescence and without any express agreement of parties, Tenant shall be a tenant at will at a monthly rental rate equal to 150% of the Base Rental rate in effect at the end of the Lease Term, plus Percentage Rental equal to the highest amount of Percentage Rental for the preceding twelve (12) months, plus one-twelfth (1/12) of the Additional Rental required by this Lease.

28. ATTORNEYS' FEES AND HOMESTEAD.

If any rental owing under this Lease is collected by or through an attorney at law, or if Landlord employs an attorney at law to enforce any of the other terms or conditions of this Lease, Tenant agrees to pay or reimburse Landlord for all reasonable associated attorneys' fees, as Additional Rental hereunder. Tenant waives all homestead rights and exemptions which he may have under any law as against any obligation owing under this Lease. Tenant hereby assigns to Landlord Tenant's homestead and exemption.

29. RIGHTS CUMULATIVE.

All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law.

30. *SERVICE OF NOTICE.*

Tenant hereby appoints as Tenant's agent to receive service of all dispossessory or distraint proceedings and notices hereunder, and all notices required under this Lease, the person in charge of Demised Premises at the time, or occupying same; and if no person is in charge of, or occupying the Demised Premises, then such service of notice may be made by attaching the same on the main entrance to the Demised Premises. A copy of all notices under this Lease shall also be sent to such other address as Tenant may from time to time designate in writing to Landlord. Tenant shall also furnish Landlord with his current home address and telephone number and inform Landlord immediately of any changes thereto.

All notices required by law or by this Lease to given Landlord shall be given by depositing same in registered or certified U. S. Mail, postage prepaid, and addressed as follows:

For Landlord:

Mavani Group, LLC.

or to such other address as Landlord may from time to time designate in writing to Tenant.

31. *STATEMENT OF ACCEPTANCE.*

After completion of the Demised Premises in accordance with the terms of this Lease, upon the request of Landlord, Tenant will furnish Landlord, within three (3) days thereof, a written statement confirming Tenant's acceptance of the Demised Premises and confirming the commencement date of the Lease Term.

32. *QUIET ENJOYMENT.*

Landlord hereby covenants and agrees to permit Tenant quiet enjoyment of possession of the Demised Premises during the Lease Term, so long as Tenant shall pay the Total Rental aforesaid and carry out all other obligations herein made binding upon the Tenant. Landlord retains the right to enter onto and inspect the Demised Premises at any time to ensure Tenant's compliance with the terms of this Lease.

33. *USE OF PARKING LOT.*

Tenant hereby covenants and agrees to use the parking lot on a non-exclusive basis for cars and/or trucks owned by Tenant and its direct employees and customers. Unless authorized in writing by Landlord solely at Landlord's option, vehicles which are not being used in business on a regular basis by Tenant, his employees, agents, vendors and customers for transportation, are not permitted to be parked in the parking lot. Tenant will not encumber nor obstruct the Building containing the Demised Premises nor allow the same to be obstructed or encumbered in any manner, and will keep the sidewalks free of rubbish and dirt. Tenant shall not place, or cause to be placed, anything, to include raw materials, merchandise or vending machines, on the sidewalk or exterior of the Demised Premises without the prior written consent of Landlord.

34. *INSURANCE.*

34.1 Tenant shall at all times during the Lease Term maintain in full force and effect the following insurance in standard form generally in use in Tennessee, with insurance companies authorized to do business in said State, which are satisfactory to Landlord:

34.1.1 Comprehensive public liability insurance in the amount of at least Two Million Dollars (\$2,000,000) for any occurrence resulting in bodily or personal injury to or the death of one person and consequential damages arising therefrom, and in the amount of at least Two Million Dollars (\$2,000,000) for any occurrence resulting in bodily or personal injury or death to more than one person and consequential damages arising therefrom.

34.1.2 Comprehensive property damage insurance covering liability for damage to all property in the amount of at least Two Million Dollars (\$2,000,000) for each occurrence. Such insurance shall not contain the "care, custody and control" exclusion or it shall include fire and extended coverage legal liability insurance.

34.1.3 Workers' Compensation Insurance as required by law and employees' insurance in the amount of One Hundred Thousand Dollars (\$100,000) for disease and Five Hundred Thousand Dollars (\$500,000) for each employee. All insurance required to be maintained by Tenant shall name Landlord as additional insured for the full amount of the insurance herein required.

34.2 At all times during the Lease Term, Tenant shall pay all premiums for and maintain in effect, with a responsible insurance company or companies, policies of insurance for the benefit of Landlord and Tenant, as their interests may appear, as follows:

34.2.1 Insurance covering all trade fixtures, signs, plate glass, floor covering, decorative items, furniture and equipment in the Demised Premises to the extent of not less than one hundred percent (100%) of the insurable value of the same against all casualties included in the classification "Fire and Extended Coverage, Vandalism and Malicious Mischief," and including sprinkler leakage.

34.3 Tenant will furnish to Landlord, at least ten (10) days before Tenant takes occupancy of the Demised Premises, and thirty (30) days before expiration or termination of any such policy, copies of policies or certificates of insurance evidencing coverage required by this Lease. All policies required hereunder shall contain an endorsement providing that the insurer will not cancel or amend the policy or policies without first giving at least thirty (30) days' prior written notice thereof to Landlord.

34.4 The insurance required by this Section 35 may be included in policies of "blanket insurance, provided that, in all other respects, each such policy shall comply with the requirements of this Section 35, and provided that no other loss, which may or may not be also insured thereby, shall in any way affect or limit the coverage and amount of insurance required hereby.

34.5 At its option, Landlord may obtain and maintain such insurance coverage for the Demised Premises as Landlord, in its sole discretion, deems appropriate (including the amounts and terms of such coverage). In the event that Landlord elects to do so, it shall notify Tenant of its election to do so and all expenses incurred by Landlord in obtaining such coverage including, but not limited to, the premiums, shall be due and payable by Tenant as Additional Rental. Landlord shall notify Tenant of such expenses and Tenant shall pay such Additional Rental in accordance with the provisions of Section 6 hereof.

35. *SUCCESSORS AND ASSIGNS, GOVERNING LAW AND BINDING EFFECT.*

"Landlord" as used in this Lease shall include first party, its successors, assigns and successors in title to the Property. "Tenant" shall include second party, his heirs and representatives, and if this Lease shall be validly assigned or sublet, shall include also Tenant's assignees or sublessees, as to premises covered by such assignment or sublease. "Landlord" and "Tenant" include male and female, singular and plural, corporation, partnership or individual, as may fit the particular parties. The laws of the State of Georgia shall govern the validity, interpretation, performance and enforcement of this Lease. Except as otherwise provided herein, this Lease shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

36. *TIME OF THE ESSENCE.*

In all instances where Tenant is required by the terms and provisions of this Lease to pay any sum or to do any act at a particular indicated time or within any indicated period, it is understood and agreed that time is of the essence.

39. *WAIVER OF CLAIMS.*

To the extent permitted by law, Landlord and Landlord's agents, employees and contractors shall not be liable for, and Tenant hereby indemnifies, holds harmless and releases Landlord, its agents, employees and contractors from and against any and all claims for damage to persons or property sustained by Tenant or any person claiming through Tenant resulting from any fire, accident, occurrence or condition in or upon the Demised Premises or Building of which it shall be a part except where such claims arise solely out of the gross negligence or willful misconduct of Landlord, Landlord's agents, employees or contractors.

40. *EXCULPATION.*

Anything contained in this Lease to the contrary notwithstanding, Tenant agrees that it shall look solely to the estate and property of the Landlord in the land and Buildings comprising the Property of which the Demised Premises form a part for the collection of any judgment (or other judicial process) requiring the payment of money by Landlord for any default or breach by Landlord of any of its obligations under this Lease, subject, however, to the prior rights of the holder of any mortgage covering the Property or of Landlord's interest therein in the Property. No other assets of Landlord or any partner thereof shall be subject to levy, execution or other judicial process for the satisfaction of Tenant's claim. This provision shall not be deemed, construed or interpreted to be or constitute an agreement, express or implied, between Landlord and Tenant that the Landlord's interest hereunder and in the Property shall be subject to impressment of an equitable lien or otherwise. Notwithstanding anything to the contrary contained herein, Tenant acknowledges and agrees that neither Landlord nor any of Landlord's shareholders, directors, officers, representatives, agents, or employees have made any representations to Tenant or to any other person regarding the profitability or viability of the business currently conducted by Landlord on the Property or the business that Tenant proposes to operate on the Demised Premises. Tenant acknowledges and agrees that the decision to enter into this Lease has been made solely by Tenant and Tenant assumes full responsibility for the viability and profitability of Tenant's business.

FINGERPRINT PROCEDURE

Date: 11/6/2019

To: Law Enforcement
19 Tucker Avenue

From: Harmony Gee
Planning and Development
25 Justice Way, Suite 2322

RE: **Applicant for Alcoholic Beverage License**

The following applicant is applying for an **Alcoholic Beverage License** and must be fingerprinted as part of the Background Check.

APPLICANT: Uk Thakar

Business Name: Thakar, LLC

The applicant has paid an Administrative/Investigative Fee that covers the cost of fingerprinting.

PLEASE PROCESS AND RETURN THE REPORT TO Angela Byers, Brendan Grindle, Angie Chester, Harmony Gee or Grayson Smith

Please call Planning and & Development at 706-344-3500 ext. 42336 with any questions.

cc File

LSTCN:4859053879 GBITCN:93101150089997 DATE/TIME:2019-11-06 11:55:25 NAME:THAKAR,
K



Georgia Bureau of Investigation
3121 Panthersville Road
Decatur, Georgia 30034
404-244-2639

LSTCN:
GBITCN:
DATE/TIME:2019-11-06 11:55:25
NAME:THAKAR, K
PHOTO:PHOTO NOT AVAILABLE

NO GEORGIA OR FBI NATIONAL CRIMINAL HISTORY RECORD FOUND



DAWSON COUNTY SHERIFF'S OFFICE
SHERIFF JEFF JOHNSON
 19 Tucker Avenue
 Dawsonville, Georgia 30534
 Office (706) 344-3535 ~ Fax (706) 344-3537



5

CRIMINAL HISTORY REQUEST

I hereby request for the Dawson County Sheriff's Office to retrieve any criminal history record information, which may pertain to myself (or the person named below), that may be found in any state or local criminal justice agency in Georgia. Records obtained from the Dawson County Sheriff's Office shall only be used by the requesting agency or individual solely for the purposes requested. If any information is used to deny employment or license, it shall not reflect on the liability of this office, but on the agency or entity who makes that decision and to allow the person/applicant a chance to dispute any information which may be in error. Any dissemination of the information provided must be with permission of the person/applicant. Dawson County shall not be held responsible for information obtained by another agency, state or federal, which provides such information and whose files reflect records which may contain errors or omissions.

TO ENSURE ACCURACY, PLEASE PRINT AND PROVIDE COMPLETE INFORMATION.

Date of request: 11/6/19 Authorization good for: 7 30 60 90 180 days

Agency requesting criminal history (name and phone #): Dawson County Planning & Development

Full name: Wk. D Thacker Phone #: _____

Address: 3488, Plumtree Ln, Alpharetta - GA - 30004

SSN: _____ Providing your SSN is voluntary. SSN helps confirm your identity and history.

DOB: _____ Sex: M Race: Asian State of birth: India

Height: _____ Weight: 198 Hair: - Eyes: Blue

Individual(s) authorized to receive criminal history: HARMONY GEE, J. KINLEY, A. CHESTER, M. HORN
 Any authorized individual(s) must present a valid identification upon receipt of this criminal history. If a valid identification cannot be presented, the criminal history will not be released.

- Special employment provisions (check if applicable):
- Employment with mentally disabled (Purpose code "M")
 - Employment with elder care (Purpose code "N")
 - Employment with children (Purpose code "W")

To be completed by Dawson County Sheriff's Office personnel:

Select purpose code used: C E F J M N P U W Z

Case number or criminal history number used: 19-11-0161E

Date of inquiry: _____ Time of inquiry: _____ Operator's initials: _____

[Signature]
 SIGNATURE OF APPLICANT

[Signature]
 NOTARY SIGNATURE
 NOTARY STAMP

 SIGNATURE OF RECEIVING PERSON

HARMONY F GEE
 Notary Public - State of Georgia
 Dawson County
 My Commission Expires Aug 9, 2022

DAS4-00008841 GA-CCH 20191120 13:13:06 20191120 13:13:05 091F000B0C
IR.GASIR0000.GA0420005.

GEORGIA CRIMINAL HISTORY NAME AND IDENTIFIER SEARCH

REQUESTED BY:

DATE: 20191120 PUR: E ATTN: HGEE/ALCOHOLLIC/AMARTIN

ARN: 19-11-0161E

RESPONSE DATE: 20191120

QUERY REQUESTED ON:

NAM/THAKER, UK D

DOB/

SEX/M

RAC/A

SOC/

NO RECORD FOUND IN GEORGIA
Amanda Martin
DAWSON COUNTY SHERIFF'S OFFICE
JEFF JOHNSON, SHERIFF

NO RECORD FOUND

END OF RECORD



**GEORGIA
CORPORATIONS
DIVISION**

GEORGIA SECRETARY OF STATE
**BRAD
RAFFENSPERGER**

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: THAKAR LLC	Control Number:
Business Type: Domestic Limited Liability Company	Business Status: Active/Compliance
NAICS Code: Retail Trade	NAICS Sub Code: Gasoline Stations with Convenience Stores
Principal Office Address: SILVER CITY CHEVRON, 6623 HWY 9 S, DAWSONVILLE, GA, 30534, USA	Date of Formation / Registration Date: 5/29/2019
State of Formation: Georgia	Last Annual Registration Year: NONE

REGISTERED AGENT INFORMATION

Registered Agent Name: **UTKARSH D THAKAR**
 Physical Address: **3488 FLAMINGO LAND, ALPHARETTA, GA, 30004, USA**
 County: **Fulton**

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DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Human Resources

Work Session: 11.21.19

Prepared By: Brad Gould

Voting Session: 12.05.19

Presenter: Dr. Donald Long, Management Advisory Group
X

Public Hearing: Yes No

Agenda Item Title: Presentation of 2019 Salary Study

Background Information:

RFP to complete a salary study was voted on and awarded to Management Advisory Group (MAG) in July 2019.

Current Information:

Dr. Long from MAG to present the 2019 final salary study to BOC for board's review and questions.

Budget Information: Applicable: XX Not Applicable: Budgeted: Yes No XX

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion:

Department Head Authorization: BGould

Date: 11.13.19

Finance Dept. Authorization: Vickie Neikirk

Date: 11/13/19

County Manager Authorization: DH

Date: 11/13/19

County Attorney Authorization:

Date:

Comments/Attachments:



Presentation



Compensation and Classification Study

November 21, 2019

Study Goals and Objectives

- ✓ Perform a Compensation/Classification study for all County positions.
- ✓ Compare compensation to relevant labor markets/competitors.
- ✓ Ensure that positions performing similar work with essentially the same level of complexity, responsibility, and knowledge, are classified together.
- ✓ Develop a competitive classification and compensation structure.
- ✓ Recommend policy changes to support the compensation system.
- ✓ Scope includes approximately 332 positions in 137 job titles.



Methodology

- ✓ Captured key employee data.
- ✓ Conducted employee sessions to explain project and their role.
- ✓ Identified jobs where recruitment and retention are concerns.
- ✓ Conducted interviews with top management and selected staff.
- ✓ Gathered salary and compensation data from competitor organizations;
- ✓ Surveyed for all position titles for comparative data.
- ✓ Reviewed job data from employees for included classifications.
- ✓ Changed selected job titles to reflect work being done.
- ✓ Recommending changes to support an internally equitable and externally competitive compensation system.
- ✓ Developed implementation/transition costs.





MAG's Review of Markets

- ALPHARETTA
- BARROW COUNTY
- BARTOW COUNTY
- CHEROKEE COUNTY
- COBB COUNTY
- CUMMING
- DAWSON COUNTY SCHOOLS
- DAWSONVILLE
- DUNWOODY
- FORSYTH COUNTY
- GLIMER COUTNY
- GWINNETT COUNTY
- HALL COUNTY
- JACKSON CREEK
- JONS CREEK
- PICKENS COUNTY
- SANDY SPRINGS



Market Relationship...

Overall Comparison to Minimums: -9.61%

Overall Comparison to Midpoints: -9.51%

Overall Comparison to Maximums: -7.43%

Examples of “Lagging” (double digits): Administrative Specialist
HR Assistant
Crew Leader
Building Maintenance Supervisor
Accountant
Field Supervisor
IT Coordinator
Fire and Sheriff mid level jobs
County Manager



Recommendations

- ✓ Unified Plan created for all position titles.
- ✓ Open ranges are recommended due to increasingly “best practice”.
- ✓ MAG recommends setting the ranges at 55%, (minimum to maximum).
- ✓ There is 5% between proposed grades.
- ✓ Results:
 - ✓ Establishes a competitive position overall and for all positions.
 - ✓ Makes the entry levels competitive.
 - ✓ Brings the ranges in line with the market.



Implementation Approaches

- ✓ The recommended implementation target date is set at January 1, 2020.
- ✓ Of the 332 employees covered in this study, 119 employees are below the proposed market minimums.
- ✓ If a full in-range equity adjustment is done, 219 employees would increase.
- ✓ Equity adjustments are based on length of service in current position.
- ✓ Implementation Options on the following pages:



Estimated Annualized Costs Calculations at 100% of Market Average

Total of 332 Positions	30 year assumption
Adjustment to Minimums	\$ 283,663
Employee equity adjustments based on promotion date.	\$ 633,517
Total Annualized Adjustments:	\$ 917,180
Number of people with adjustments of any kind.	211
Change in Total Payroll for included positions	6.87 %



Estimated Annualized Costs Calculations at 105% of Market Average

Total of 332 Positions	30 year assumption
Adjustment to Minimums	\$ 539,235
Employee equity adjustments based on promotion date.	\$ 895,357
Total Annualized Adjustments:	\$1,434,592
Number of people with adjustments of any kind.	269
Change in Total Payroll for included positions	10.75%



Estimated Annualized Costs Calculations at 110% of Market Average

Total of 332 Positions	30 year assumption
Adjustment to Minimums	\$ 917,731
Employee equity adjustments based on promotion date.	\$1,136,430
Total Annualized Adjustments:	\$2,054,161
Number of people with adjustments of any kind.	304
Change in Total Payroll for included positions	15.39%



Recommendations on Policies

- ✓ MAG has provided a draft of personnel policies for:
 - ✓ Reclassification
 - ✓ Promotion
 - ✓ Lateral Transfer
 - ✓ Demotion
 - ✓ Temporary Assignment
 - ✓ Hiring
 - ✓ Addressing employees who “max out”.

- ✓ The suggested policies reflect best practices in the field of HR.



Transition Plan

Next steps include the following:

- ✓ Adopt the classification levels and individual assignments.
- ✓ Adopt the new compensation plan structure and ranges.
- ✓ Review, adjust and adopt personnel policies to guide key aspects of compensation.
- ✓ Implement new structure and equity adjustments effective January 1, 2020.





DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Dawson County Public Library

Work Session: 11-21-19

Prepared By: Leslie Clark

Voting Session: 12.5.19

Presenter: Leslie Clark

Public Hearing: Yes No

Agenda Item Title: Request Impact Fees for Library Materials

Background Information:

It came to our attention that there is impact fee money specifically set aside for library materials. We are seeking information on how to access these funds to purchase new materials for the main library and the Library Annex.

Current Information:

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 11/13/19

County Manager Authorization: DH

Date: 11/13/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



November 15, 2019



CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of City of Dawsonville; ANX-C2000032A

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; December 16, 2019 at 5:30pm and January 6, 2020 at 5:30pm.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of City of Dawsonville. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition, map, deed, legal description and recorded survey of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Robbie Irvin
Planning Director
City of Dawsonville

Enclosures

cc: David Headley, County Manager
County Attorney



City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534 Phone:
(706) 265-3256

Annexation Petition
into the
City of Dawsonville, GA

Annexation # C2-000032 A

FEE \$250.00 (NONREFUNDABLE) Date Paid 9/15/19 Cash /Ck # 1017

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED?** YES NO

Applicant Name(s): SACHINKUMAR PATEL

Mailing Address 2131 HWY 9 N City Dawsonville State ga Zip 30534

E-Mail _____

Applicant Telephone Number(s): _____

Property Owner's Name(s): SACHINKUMAR PATEL

Mailing Address 2131 HWY 9 N City Dawsonville State ga Zip 30534

E-Mail _____

Property Owner's Telephone Number(s): _____

Address of Property to be Annexed: 60 HWY 136 E VACANT LOT

Tax Map & Parcel # _____ Property Size in Acres: 5.12 Survey Recorded in Plat Book # 84 Page # 232

Land Lot # 193194 District # 13 Section # 1 Legal Recorded in Deed Book # 1377 Page # 150

Current Use of Property: mobile home

County Zoning Classification: RA City Zoning Classification: HR

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534 Phone:
 (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

- Intended Use of Land: _____ Residential Commercial
 _____ Existing Structure(s) _____ Vacant
 _____ Other (specify) _____
- Number of persons currently residing on the property: 1; VACANT
 Number of persons 18 years or older: 1; Number of persons registered to vote: _____
- The number of all residents occupying the property:
 _____ American Indian _____ Alaskan Native
 _____ Asian _____ Pacific Islander
 _____ Black, not of Hispanic Origin _____ Hispanic
 White, not of Hispanic Origin _____ VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- Number of existing housing units: 1
- List of Addresses for each housing unit in the annexed area at the time of the annexation:
60 HWY 136 E Dawsonville ga 30534
- Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
Demolish or Moved?
- Names of affected Subdivision: None
- Name of affected Multi-Family Complex: None
- Names of Group Quarters (dormitories, nursing homes, jails, etc.):
None
- Names of affected Duplexes: None
- Names of Mobile Home Parks: None



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534 Phone:
 (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 60 Hwy 136 E - 5 Acres (Address/Tax Map Parcel) , respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1) [Signature]
 Property Owner Signature

SACHINKUMAR PATEL
 Property Owner Printed Name

(2) _____
 Property Owner Signature

 Property Owner Printed Name

(1) [Signature]
 Applicant Signature

SACHINKUMAR PATEL
 Applicant Printed Name

(2) _____
 Applicant Signature

 Applicant Printed Name

Sworn to and subscribed before me
 this 12 day of November 2019.



Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2023

[Signature]
 Notary Public, State of Georgia

My Commission Expires: May 15, 2023

Notary Seal

Annexation Application Received Date Stamp: Rec'd 11/12/19 Completed Application with Signatures
 Rec'd 11/12/19 Current Boundary Survey
 Rec'd 11/12/19 Legal Description
 Rec'd 11/12/19 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 12/9/19

Dates Advertised: 11/20/19

1st City Council Reading Date: 12/16/19

2nd City Council Reading Date: 1/6/2020 Approved: YES NO

Date Certified Mail to: 11/15 County Board of Commissioners & Chairman 11/15 County Manager 11/15 County Attorney

Letter Received from Dawson County Date: _____

Prepared by/Return to:
Shelly Townley Martin
133 Prominence Court
Suite 110
Dawsonville, Georgia 30534

Filed 11/08/2019 09:05AM
Bk 01377 Pg 0150
Deed Doc: WD
Georgia Transfer Tax Paid : \$500.00
0422019001924
Penalty: \$0.00 Interest: \$0.00
Participants: 6439202991
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

STATE OF GEORGIA
COUNTY OF DAWSON

WARRANTY DEED

THIS INDENTURE, made this 6 day of November, 2019 between MYRNA YVONNE WEST formerly known as Myrna W. Copeland and Mrs. Myrna West Stephens , Grantor and SACHINKUMAR PATEL, Grantee,

WITNESSETH:

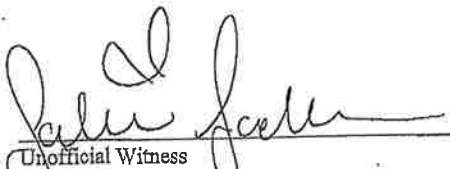
That the said Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property, to wit:

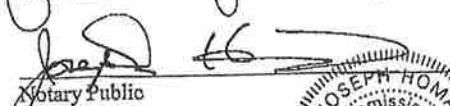
All that tract or parcel of land lying and being in Land Lots 193 and 194 of the North Half of the 13th District, 1st Section, Dawson County, Georgia containing 5.00 acres, more or less, as shown on a plat prepared by Nathan M. McClure, Georgia Registered Land Surveyor, McClure Surveying, Inc., dated August 1, 2019, revised September 20, 2019; and revised October 1, 2019, filed October 8, 2019, recorded in Plat Book 84, Page 232, Dawson County, Georgia Records, which is incorporated herein by reference for a more complete description of the property described herein.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in FEE SIMPLE, and the said Grantor WARRANTS the title to same against the lawful claims of all persons whomsoever.

Whenever there is a reference herein to the Grantor or the Grantee, the singular included 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, Grantor has signed and sealed this Deed the day and year first written above.


Unofficial Witness


Notary Public

My commission expires: _____



 (SEAL)
MYRNA YVONNE WEST formerly known as
Myrna W. Copeland and Mrs. Myrna West Stephens

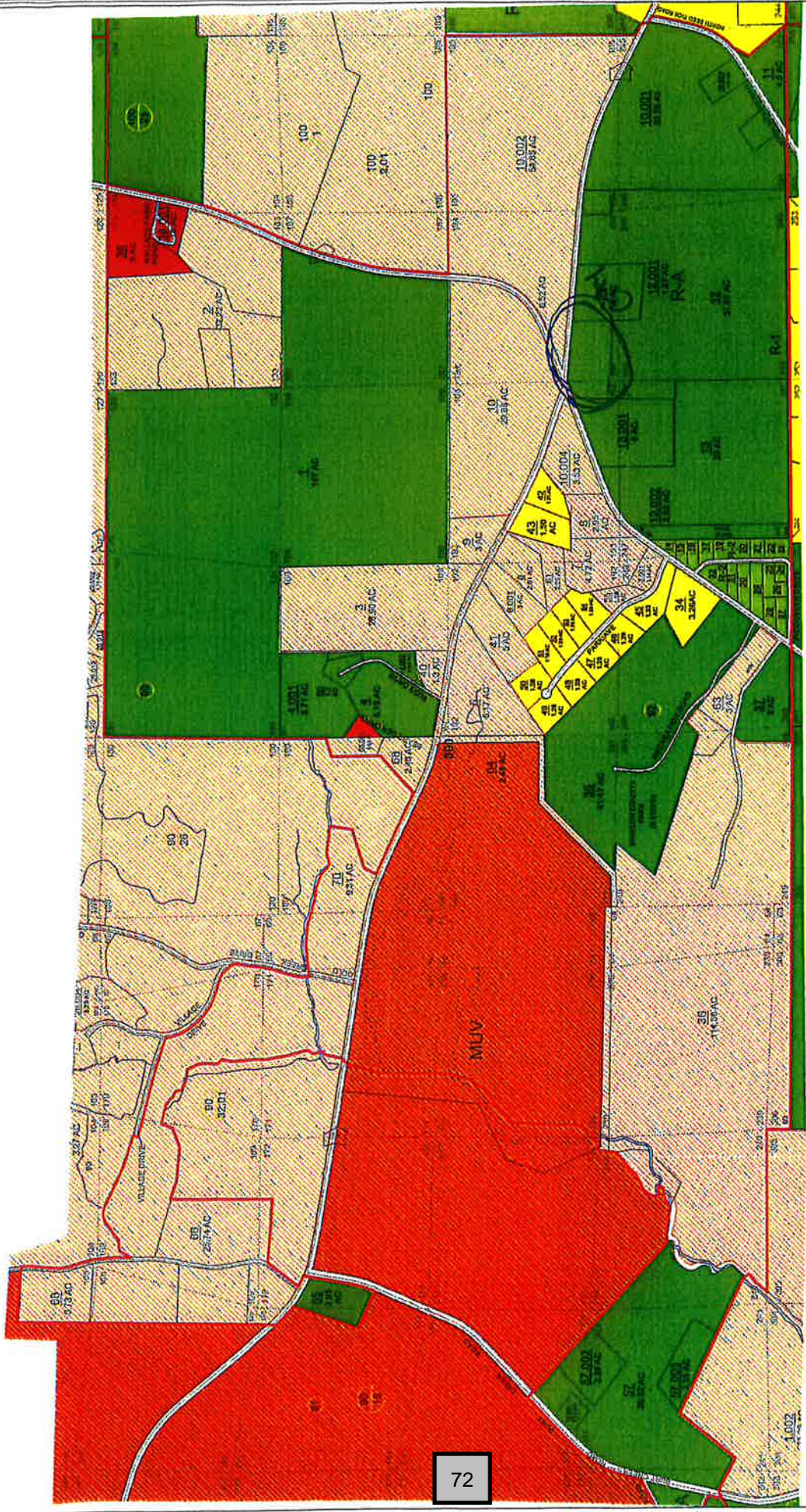
LEGAL DESCRIPTION:
MYRNA WEST
P/O M/P #091-012

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 193 & 194, OF THE NORTH HALF OF THE 13TH DISTRICT, 1ST SECTION, OF DAWSON COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IPF 5/8" ROD BEING THE CORNER COMMON TO LAND LOTS 193, 194, 246, & 247, THIS BEING THE TRUE POINT OF BEGINNING;

FROM SAID TRUE POINT OF BEGINNING,
THENCE North 87 DEGREES 21 MINUTES 58 SECONDS West
FOR A DISTANCE OF 377.26 FEET TO A IPS#4RB;
THENCE North 01 DEGREES 19 MINUTES 40 SECONDS West FOR A DISTANCE OF
236.28 FEET TO AN IPF-#5RB ON THE SOUTHERLY R/W OF GA HWY #9 (80' R./W);
THENCE ALONG SAID R/W, North 68 DEGREES 57 MINUTES 44 SECONDS East
FOR A DISTANCE OF 246.76 FEET TO A IPS#4RB AT THE INTERSECTION WITH THE
SOUTHWESTERLY R/W OF GA HWY #136 (100' R/W);
THENCE ALONG SAID R/W, South 84 DEGREES 54 MINUTES 25 SECONDS East
FOR A DISTANCE OF 510.85 FEET TO A IPF#4RB;
THENCE LEAVING SAID R/W, South 08 DEGREES 38 MINUTES 02 SECONDS West
FOR A DISTANCE OF 282.97 FEET TO A IPS#4RB;
THENCE South 86 DEGREES 53 MINUTES 57 SECONDS West
FOR A DISTANCE OF 314.79 FEET TO AN IPF 5/8" ROD,
THIS BEING THE TRUE POINT OF BEGINNING.

THENCE SAID TRACT HAVING AN AREA OF 217,800.00 SQUARE FEET~5.000 ACRES.



72

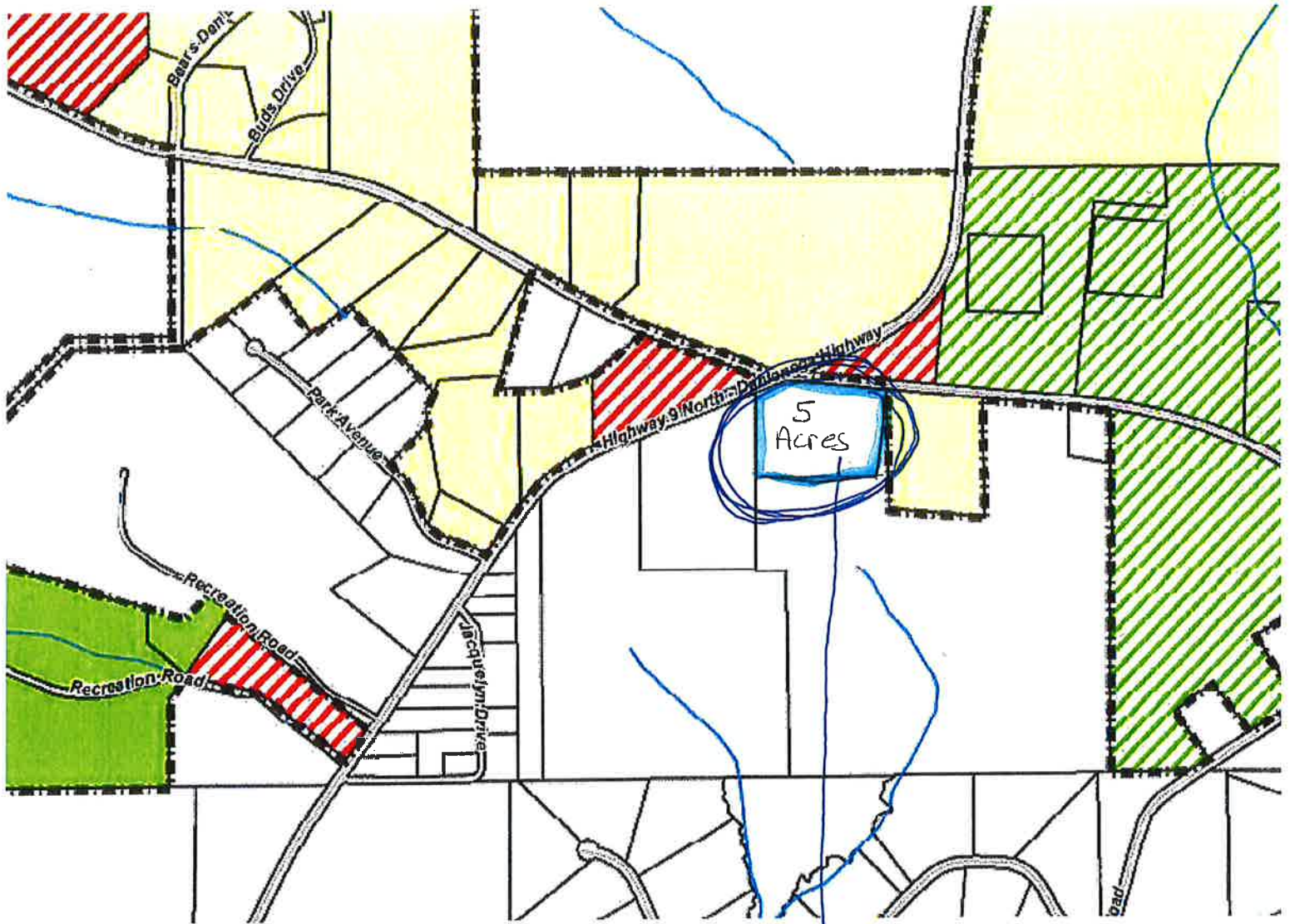


January 2017

DAWSON COUNTY, GEORGIA
091

- Legend
- Boundary - Zoning
 - Boundary - Spring District
 - Landmark
 - Point
 - 10000' R-1
 - 10000' R-2
 - 10000' R-3
 - 10000' R-4
 - 10000' R-5
 - 10000' R-6
 - 10000' R-7
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 - 10000' R-97
 - 10000' R-98
 - 10000' R-99
 - 10000' R-100

County Zoning Map



5 Acre portion of
TMP 091 012

City Zoning Map