



CITY COUNCIL MEETING AGENDA
Thursday, November 13, 2025 at 6:30 PM
Council Chambers

1. CALL TO ORDER

- A. Invocation and Pledge to the Flag
- B. Roll Call
- C. Adoption of Agenda

2. CONSENT AGENDA

- [A.](#) Plat & Development Agreement for Rocky Creek
- [B.](#) TPUDC Contract - \$272,511.75 (includes 5% contingency) 100-7400-521211
- [C.](#) Reallocate \$3,000 Assigned Fund Balance for Parks
- [D.](#) Police - DEA Vehicle Replacement - \$52,554.82 (210-3200-542201)
- [E.](#) Fire Department - Site Med Contract - \$15,840.00 (100-3500-521208)
- [F.](#) Fire Department - Purchase Of Spare Fire Hose - \$16,750.00 (321-3500-531600)
- G. Combined Work Session and Council Meeting For December 2025
- [H.](#) Ordinance to Amend The Code of Ordinances for City Council Meetings
- [I.](#) Last Month's Minutes
- [J.](#) Last Month's Financial Report

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- [A.](#) **Case #V25-018** – Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located HWY 20 & Tuck Rd, Loganville, GA 30052. Map/Parcel #LG060010, Map/Parcel #LG060010A00, Map/Parcel #LG060010ADP, Map/Parcel #LG0600100DP, Map/Parcel #LG060009, & Map/Parcel #LG060011 Walton County, GA. Present zoning is PUV. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2). Request for variance to allow alternative building permit concurrency schedule.

4. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- [A.](#) Audit Required Budget Amendments Fiscal Year 2025
- B. Discussion - Request to File a State Audit Extension

5. PUBLIC SAFETY COMMITTEE REPORT

- A. Police Department Presentation to the Special Olympics

6. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

7. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

8. ECONOMIC DEVELOPMENT COMMITTEE REPORT

- [A.](#) 254 Main Street Redevelopment Vision

9. CITY MANAGER'S REPORT

10. CITY ATTORNEY'S UPDATES / REPORTS

11. EXECUTIVE SESSION

12. ADJOURNMENT

*Denotes Non-Budgeted Items subject to Reserve Funds

The Mayor and Council may choose to go into executive session as needed in compliance with Georgia Law.

The City of Loganville reserves the right to make changes to the agenda as necessary. Any additions and/or corrections to the agenda will be posted immediately at City Hall.



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Staff Report

To: Honorable Mayor Skip Baliles
Members of the City Council

CC: Danny Roberts, City Manager

From: Robbie Schwartz, Planning and Development Director

Date: Nov. 3, 2025

Subject: Rocky Creek Phase 1 - Final Plat

Recommendation: Authorize the Mayor to sign final plat and development agreement as presented.

Fiscal Implication: None.

Background: The Loganville City Council on May 10, 2018, approved the annexation of 101.846 acres at 2467 Claude Brewer Road for the development of a single family residential subdivision. The Council also approved the zoning of the property to R-22 OSC and had a variance approved to allow the developer to disturb more than 10 percent of the greenspace.

Staff has been working the past 12 months with the developer going through the final plat process and all departments have now signed off on the document as presented.

DEVELOPMENT, PERFORMANCE AND MAINTENANCE SURETY AGREEMENT

GEORGIA, WALTON COUNTY

THIS DEVELOPMENT, PERFORMANCE AND MAINTENANCE SURETY AGREEMENT (“Agreement”) is made and entered into on the ____ day of _____, 2025, by and between the **CITY OF LOGANVILLE, GEORGIA**, a Municipal Corporation chartered under the laws of the State of Georgia (hereinafter “City”), **AMH DEVELOPMENT, LLC** (hereinafter the “Property Owner”), and **AMERICAN HOMES 4 RENT, LP** (hereinafter the “Developer”).

PREAMBLE:

WHEREAS, Property Owner is the owner of that certain real property (together with all improvements now or hereafter located thereon) located in Land Lot 182, of the 4th District, 2nd Section of the City of Loganville, Walton County, Georgia, and being generally known as the Rocky Creek Development, Map/Parcel No.: LG160005 (the “Property”) (a detailed legal description of the same is attached hereto and incorporated herein by reference as Exhibit “A”); and

WHEREAS, Developer desires to develop the Property by constructing not more than 131 detached single-family residential units, inclusive of all roads and public utilities on the Property in accordance with City code and other requirements; and

WHEREAS, Developer has previously installed approximately 10,739 linear feet of sanitary sewer pipeline for the purpose of servicing the Property with wastewater treatment (the approximate 10,739 linear feet of sanitary sewer pipeline installed by Developer hereinafter referred to as the “Force Main”); and,

WHEREAS, Developer has also installed a new pump station to operate the Force Main (the “New Pump Station”); and,

WHEREAS, the City, the Property Owner, and the Developer agree upon the following terms to govern the development of the Property; and

WHEREAS, the Property Owner and the Developer desire that the City approve the Developer's Final Plat For: Rocky Creek Subdivision dated November 3, 2025, the same being attached hereto as Exhibit "B" (the "Final Plat") prior to the completion of certain remaining conditions; and

WHEREAS, the City agrees to allow the Final Plat for the Property to proceed alongside and concurrent with this Agreement to the City Council for approval while the Developer continues to prepare the As-Built Plans for the Property for submission; and

WHEREAS, the City desires to approve said Final Plat upon the full execution of this Agreement; and

WHEREAS, the Developer agrees to proceed with the development of the Amenity Center contained in Phase 2 of the Property alongside the development of Phase 1 of the Property in accordance with City code and this Agreement; and

WHEREAS, the Developer agrees to proceed with the replacement of the damaged half of the fiberglass hood of the enclosure in the New Pump Station; and

WHEREAS, the Property Owner, the Developer, and the City agree to proceed with acceptance of the New Pump Station and Force Main according to the following terms; and

WHEREAS, the City, the Property Owner, and the Developer are willing to execute this Agreement to verify, achieve and define said purposes; and

WHEREAS, this Agreement will become effective upon the execution by all parties and shall be complied with in accordance with its terms.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of one dollar in hand paid, and for other good and valuable consideration received by the undersigned, the receipt and adequacy being hereby acknowledged, the parties agree as follows:

AGREEMENT

1.

Development Requirements

A) Requirements Generally.

(1) Developer shall complete any and all specific conditions of this Agreement, as well as comply with all applicable rules, regulations and conditions of the City Ordinances, Development Regulations, Utility Department Specifications, and the City of Loganville Roadway Design and Construction Specifications for the City (collectively, the “Development Standards”), except as where specifically excepted herein, in the development of the Property. In addition to said ordinances and Development Standards for the City, the conditions contained in this Agreement shall apply. If there is a conflict between the Ordinances, the applicable Development Standards for the City and this Agreement, the terms of this Agreement shall control.

(2) Developer acknowledges and agrees that the Maintenance Bond stated in this Agreement is in addition to the standard performance and maintenance bonds required by the City for the Property related to other infrastructure requirements, including but not limited to sidewalks, streets, asphalt topping, sewer lines, water lines, and all other standard infrastructure requirements, and is **not** a supplantation thereof.

B) Specific Conditions. The following conditions shall also apply:

(1) Amenity Center Conditions:

(a) Developer agrees to build the Amenity Center as shown on the Final Plat in accordance with the zoning conditions originally passed by the City Council. Developer shall be permitted to begin construction on any homes located on the Property for which it has properly pulled building permits for regardless of the status of completion of the Amenity Center.

(b) City agrees to approve up to a total of 30 Certificates of Occupancy for single family homes on the Property before the construction of the Amenity Center is complete. Remaining Certificates of Occupancy for single family homes on the Property will only be issued after completion of the Amenity Center, and issuance of the Certificate of Occupancy for said Amenity Center.

(c) City acknowledges that it is obligated to provide review of all submissions related to the Property within 30 calendar days (exclusive of City and Federal holidays) and will use its best efforts to expedite review of all submissions by Developer relating to the Property.

(d) Following the approval of the Final Plat by the City Council, the City will use its best efforts to expedite review of 15 building permits for lots in Phase 1 of the Property, with a goal of reviewing 15 building permits and issuing approvals or comments thereupon within 15 business days following the City Council's approval of the Final Plat.

(2) **New Pump Station Conditions:**

As the acceptance of the New Pump Station and Force Main that will serve the Property will require coordination between the City and the Developer, each party agrees to the following terms for that acceptance:

(a) Developer has, or otherwise shall, enter into a contract with a Liquidity Provider rated in the highest short-term rating category by Standard & Poor's Corporation, Moody's Investors Service, or A. M. Best & Company to provide a prepaid, fixed interest surety maintenance bond or irrevocable letter of credit payable to the City, in the amount of One Million and 00/100 Dollars (\$1,000,000), in order to cover costs of repairing any identified deficiencies with respect to New Pump Station and Force Main. Notwithstanding anything set forth herein to the contrary, said maintenance bond shall be

limited solely to ensuring deficiencies with respect to the New Pump Station and Force Main are timely addressed by Developer and shall not otherwise be applicable by the City to any general or routine maintenance of the New Pump Station or Force Main or any other related or unrelated utility systems, lines, equipment and/or other apparatus owned or operated by the City or any third party. Said maintenance bond shall have a term of not less than twenty-four (24) months from the date of acceptance of the Final Plat.

(b) During the twenty-four (24) months after the of acceptance of the Final Plat, Developer shall ensure that any deficiencies identified with respect to New Pump Station and Force Main, if any, are timely addressed to comply with the Development Standards and the terms of this Agreement. If said aforementioned deficiencies, if any, are not timely addressed during that time, then following written notice from the City to the Developer, and a ten (10) day notice and cure period, the City may assume responsibility for addressing such deficiencies with the New Pump Station and Force Main utilizing vendors of its choosing and charge all reasonable amounts incurred against the maintenance bond amount identified hereinabove.

(c) Within 72 business hours of the City's acceptance of the New Pump Station and Force Main, barring any unavoidable delays caused by unworkable weather conditions, the Developer will install the inverts required for the New Pump Station; and

(d) Following installation of the inverts for the New Pump Station, the Developer will produce As-Built Plans for the New Pump Station and the Force Main which properly depict the completed inverts and submit said As-Built Plans to the City.

2.

Date of Effectiveness of this Agreement

This Agreement shall be effective between the parties, their successors and assigns, immediately upon the execution of this Agreement by all parties.

3.

Previous Written and Oral Statements

All previous written or transcribed plans, documents, letters, electronic correspondence, notes, minutes and memorandums, together with all oral representations and agreements concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreement between the parties. The parties agree that time shall be of the essence of this Agreement. This Agreement may be executed in counterparts and each such counterpart, and all counterparts together, shall constitute the original Agreement.

4.

Amendment and Modification of Agreement

This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions or deletions shall be made in writing upon the mutual agreement of the parties, executed by the City, the Property Owner, and the Developer.

5.

Binding Effect

This Agreement shall be binding upon the undersigned and their agents, heirs, administrators, executors, successors and assigns. The promises and covenants contained within this Agreement shall run with the land. The parties expressly stipulate that there are no third party beneficiaries to this Agreement.

6.

Captions and Definitions

Captions, the description headings of the separate articles, sections and paragraphs contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

"Developer" includes the above-named party responsible for performing the specific conditions of this Agreement, as well as complying with all applicable rules, regulations and conditions of the current Development Standards for the City, except as where specifically excepted herein, in the

development of the Property. "Developer" also includes any assignee or successor in interest of Developer under this Agreement.

All terms used in this Agreement which are not otherwise defined herein shall be defined in the manner prescribed by the Development Standards, as applicable.

7.

Severability

The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, all of which other provisions shall remain in full force and effect.

Each person executing or attesting this Agreement warrants and represents that he or she is fully authorized to do so. Each person also stipulates that he or she has been afforded an adequate opportunity to read this Agreement and to consult with an attorney prior to executing the same, and that all signatures are given knowingly, voluntarily, and with full awareness of the terms contained herein. The parties also agree that this Agreement has been prepared after negotiations and, as a result, neither party may be considered the sole author thereof, and it should not be construed in favor or against either party by a court of competent jurisdiction.

8.

Applicable Law

The laws of the State of Georgia shall govern the validity, interpretation, performance and enforcement of this Agreement and any dispute involving this Agreement without regard to conflicts of laws principles.

9.

Enforcement

In the event that Developer, its successors, or its assignees fail to comply with all the aforementioned terms of this Agreement, the Development Standards of the City, the City shall be authorized to refuse certificates of occupancy, construction permits, development permits, and to

terminate construction and development on all parcels located on the Property bordering on the Improvements.

This agreement may be enforced by the Superior Court of the Walton County or any other court having jurisdiction over the same.

10.

Rights Cumulative

All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law. No waiver of any default hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by a party shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

11.

Indemnification

Developer for itself and all entities performing work under the terms of this Agreement at Developer’s request, hereby specifically promises and warrants to fully indemnify and hold harmless the City, its agents, assigns and/or representatives against any and all claims, causes of action, actions, liens, demands, rights to causes of action, damages and claims of damages sustained, or claimed to have been sustained, on account of any known and unknown personal injuries, deaths and/or property damage occurring during the performance of the work involved in Section 1(A) and Section 1(B) and arising out of or in any way related to the performance of such work, whether or not said claims, causes of action, actions, liens, demands, rights to causes of action or damages may have resulted in whole or in part from the negligent acts or omissions of the Property Owner, and the Developer, their agents, assignees and/or their representatives.

If, prior to the completion of all of the obligations of Developer contained within Section 1(A) and Section 1(B) of this Agreement, a claim is asserted or an action is brought against the City, its agents,

assigns and/or representatives arising out of the obligations of Developer as outlined within each particular Section, Developer will indemnify, save and hold harmless and make good any damage award that may be entered against the City, its agents, assigns and/or representatives including any and all costs of defense, attorneys’ fees and all expenses.

The provisions of this section are contractual and are not merely recitals.

12.

Insurance

From the date of execution of this Agreement up and until the completion of all obligations of Developer contained within Section 1(A) and Section 1(B) of this Agreement, Developer shall carry public liability insurance naming the City as an additional insured in a minimum amount of One Million Dollars (\$1,000,000.00) in respect to the aggregate claims arising out of a single occurrence and One Million Dollars (\$1,000,000.00) in property damage. A copy of the policy or a certificate of insurance shall be delivered to the City contemporaneously with the execution of this Agreement and Developer shall supply the City with a renewal policy or certificate prior to the expiration of each renewal or succeeding policy or certificate as requested by the City. Such insurance policy shall provide that the insurer shall not cancel such policy unless such insurer shall deliver to the City notice of such cancellation no later than thirty (30) days prior to the date of such cancellation.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and affixed their seals
the day and year first above written.

Signed, sealed and delivered
in the presence of:

AMH DEVELOPMENT, LLC

Unofficial Witness

By: _____
Its: _____

(SEAL)

Notary Public
My Commission expires _____.
[Seal]

Signed, sealed and delivered
in the presence of:

AMERICAN HOMES 4 RENT, LP

Unofficial Witness

By: _____
Its: _____

(SEAL)

Notary Public
My Commission expires _____.
[Seal]

Signed, sealed and delivered
in the presence of:

CITY OF LOGANVILLE, GEORGIA

Unofficial Witness

Skip Baliles, Mayor

(SEAL)

Notary Public
My Commission expires _____.
[Seal]

Attest: _____
Danny Roberts, City Manager
(CITY SEAL)

Filed and Recorded
Oct-25-2024 03:54 PM
DOC# 2024 - 011310
Real Estate Transfer Tax
Paid: \$ 2887.50
1472024004180
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 5391045298

After Recording, Return to:
AMH Development, LLC
23975 Park Sorrento, Suite 300
Calabasas, CA 91302
Attn: Legal Department
Tax Parcel Id. Nos.: A portion of LG 160005

Prepared by:
David Levine
Harvest LLP
10940 Wilshire Blvd.
Suite 1600
Los Angeles, CA 90024

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 25th day of October, 2024, by and between VPAMH CLAUDE BREWER LB LLC, a Delaware limited liability company, as party of the first part, hereinafter referred to as "**Grantor**," and AMH DEVELOPMENT, LLC, a Delaware limited liability company, with an address of 23975 Park Sorrento, Suite 300, Calabasas, California, 91302, as party of the second part, hereinafter referred to as "**Grantee**"; the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 182, 4th District, Walton County, Georgia records, as more particularly described on **Exhibit "A"** attached hereto and incorporated by this reference (the "**Property**"). This conveyance is made subject to the "**Permitted Exceptions**" shown on **Exhibit "B"** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this limited warranty deed to be signed and sealed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Cathy B
Unofficial Witness

Brian Lurie
Notary Public

My Commission Expires: 1/31/2027

[AFFIX NOTARIAL SEAL]



GRANTOR:

VPAMH CLAUDE BREWER LB LLC,
a Delaware limited liability company

By: VP Diamond NoteCo LLC
Its: Sole Member

By: Värde Partners, Inc.
Its: Manager

By: Anders Gode
Name: Anders Gode
Title: Managing Director

[SEAL]

EXHIBIT "A"**Legal Description of Property****TRACT 1**

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the northwesterly right-of-way intersection of Proposed Bronte Drive (60' R/W) and Proposed Faulkner Court (60' R/W); thence along the northerly said right-of-way of Proposed Bronte Drive (60' R/W) North 88°02'58" West a distance of 118.51 feet to a point; thence North 88°02'58" West a distance of 115.85 feet to a point; thence with a curve turning to the right with an arc length of 159.88 feet with a radius of 170.00 feet with a chord bearing of North 61°06'25" West with a chord length of 154.05 feet to a point; thence with a compound curve turning to the right with an arc length of 13.31 feet with a radius of 170.00 feet with a chord bearing of North 31°55'16" West with a chord length of 13.31 feet to a point; thence North 29°40'39" West a distance of 86.70 feet to a point; thence North 29°40'39" West a distance of 93.76 feet to a point; thence with a curve turning to the right with an arc length of 6.31 feet with a radius of 25.00 feet with a chord bearing of North 22°27'03" West with a chord length of 6.29 feet to a point; thence with a compound curve turning to the right with an arc length of 25.50 feet with a radius of 25.00 feet with a chord bearing of North 13°59'49" East with a chord length of 24.41 feet to a point; thence with a reverse curve turning to the left with an arc length of 120.39 feet with a radius of 60.00 feet with a chord bearing of North 14°15'48" West with a chord length of 101.19 feet to a point; thence leaving said right-of-way North 18°15'20" East a distance of 13.32 feet to a point; thence North 60°11'21" East a distance of 123.86 feet to a point; thence South 29°48'39" East a distance of 24.00 feet to a point; thence North 60°11'21" East a distance of 178.58 feet to a point on the westerly right-of-way of Proposed Faulkner Court (60' R/W); thence along said right-of-way South 29°48'39" East a distance of 100.00 feet to a point; thence South 29°48'39" East a distance of 100.00 feet to a point; thence South 29°48'39" East a distance of 100.00 feet to a point; thence South 29°48'39" East a distance of 100.00 feet to a point; thence South 29°48'39" East a distance of 18.94 feet to a point; thence with a curve turning to the right with an arc length of 94.24 feet with a radius of 170.00 feet with a chord bearing of South 13°55'48" East with a chord length of 93.04 feet to a point; thence South 01°57'02" West a distance of 47.16 feet to a point; thence with a curve turning to the right with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of South 46°57'02" West with a chord length of 28.28 feet to the **Point of Beginning**.

Said tract contains 3.877 acres or 168,890 square feet.

TRACT 2

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing at the northwesterly right-of-way intersection of Proposed Bronte Drive (60' R/W) and Proposed Faulkner Court (60' R/W); thence along the westerly right-of-way of Proposed Faulkner Court (60' R/W) thence with a curve turning to the left with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of North 46°57'02" East with a chord length of 28.28 feet; to a point; thence North 01°57'02" East a distance of 47.16 feet to a point; thence with a curve turning to the left with an arc length of 94.24 feet with a radius of 170.00 feet with a chord bearing of North 13°55'48" West with a chord length of 93.04 feet to a point; thence North 29°48'39" West a distance of 18.94 feet to a point; thence North 29°48'39" West a distance of 100.00 feet to a point; thence North 29°48'39" West a distance of 100.00 feet to a point; thence North 29°48'39" West a distance of 100.00 feet to a point; thence North 29°48'39" West a distance of 100.00 feet to a point; thence North 29°48'39" West a distance of 75.39 feet to a point; thence with a curve turning to the right with an arc length of 27.45 feet with a radius of 330.00 feet with a chord bearing of North 27°25'41" West with a chord length of 27.44 feet to a point and the **Point of Beginning**.

Thence leaving said right-of-way thence South 61°55'46" West a distance of 160.17 feet to a point; thence North 25°20'33" West a distance of 44.89 feet to a point; thence North 16°15'09" West a distance of 58.49 feet to a point; thence North 11°42'37" West a distance of 19.47 feet to a point; thence North 19°59'44" West a distance of 111.01 feet to a point; thence North 19°59'44" West a distance of 66.46 feet to a point; thence North 37°21'57" West a distance of 49.27 feet to a point; thence North 66°44'54" West a distance of 47.23 feet to a point; thence North 66°44'54" West a distance of 39.60 feet to a point; thence North 66°44'54" West a distance of 45.58 feet to a point; thence North 66°44'54" West a distance of 103.28 feet to a point; thence North 82°56'33" West a distance of 69.66 feet to a point; thence North 87°24'16" West a distance of 32.53 feet to a point; thence North 09°22'09" East a distance of 160.58 feet to a point on the southerly right-of-way of Proposed Faulkner Court (60' R/W); thence along said right-of-way with a curve turning to the left with an arc length of 58.34 feet with a radius of 60.00 feet with a chord bearing of North 62°11'11" East with a chord length of 56.07 feet to a point; thence with a reverse curve turning to the right with an arc length of 28.12 feet with a radius of 25.00 feet with a chord bearing of North 66°33'10" East with a chord length of 26.66 feet to a point; thence South 81°13'29" East a distance of 32.74 feet to a point; thence South 81°13'29" East a distance of 100.00 feet to a point; thence South 81°13'29" East a distance of 9.84 feet to a point; thence with a curve turning to the right with an arc length of 95.31 feet with a radius of 370.00 feet with a chord bearing of South 73°50'43" East with a chord length of 95.05 feet to a point; thence with a compound curve turning to the right with an arc length of 105.71 feet with a radius of 370.00 feet with a chord bearing of South 58°16'51" East with a chord length of 105.36 feet to a point; thence with a compound curve turning to the right with an arc length of 105.71 feet with a radius of 370.00 feet with a chord bearing of South 41°54'38" East with a chord length of 105.36 feet to a point; thence with a compound curve turning to the right with an arc length of 107.97 feet with a radius of 370.00 feet with a chord bearing of South 25°21'56" East with a chord length of 107.59 feet to a point; thence with a compound curve turning to the right with an arc length of 78.75 feet with a radius of 370.00 feet with a chord bearing of South 10°54'31" East with a chord length of 78.60 feet to a point; thence South 04°48'41" East a distance of 28.04 feet to a point; thence South 04°48'41" East a distance of 48.45 feet to a point; thence with a curve turning to the left with an arc length of 39.62 feet with a radius of 330.00 feet with a chord bearing of South 08°15'04" East with a chord length of 39.60 feet to a point; thence with a compound curve turning to the left with an arc length of 76.92 feet

with a radius of 330.00 feet with a chord bearing of South 18°22'04" East with a chord length of 76.74 feet to the **Point of Beginning**.

Said tract contains 3.600 acres or 156,835 square feet.

TOGETHER WITH easement rights as contained in that Utility Easement Agreement between Southfork Homeowners Association, Inc., City of Loganville, and Loganville Brewer LLC, dated December 3, 2021, and recorded at Deed Book 5030, pages 12-23, Walton County, Georgia Records, and subject to the terms and conditions thereof.

EXHIBIT "B"**Permitted Exceptions**

1. Real property taxes and assessments (general, special or other) and for subsequent assessments for prior years due to changes in the use or ownership, or both;
2. All matters of record set forth on Exhibit B-1 attached hereto;
3. Any lien or encumbrance relating to non-delinquent general or special assessments levied against the Property by any federal, state or local governmental or quasi-governmental entity or agency from and after the date hereof and not arising as a result of any act of Grantor; and
4. Those matters caused by or consented to in writing by Grantee or any of its affiliates.

EXHIBIT "B-1"**Specific Exceptions**

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
2. Easement from Mrs. H. B. (Elizabeth) Ray to the City of Loganville, Georgia, dated August 28, 1981, filed September 4, 1981, and recorded in Deed Book 171, Page 475, records of the Superior Court of Walton County, Georgia.
3. Declaration of Covenants, Conditions and Restrictions for Southfork by Bluecheck Investments, a Georgia corporation, dated March 16, 2005, filed March 16, 2005, and recorded in Deed Book 2164, Page 362, aforesaid records; as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork from Bluecheck Investments, LLC, a Georgia limited liability corporation to Miramar Properties, Inc., a Georgia corporation, dated August 19, 2005, filed September 8, 2005, and recorded in Deed Book 2290, Page 499, aforesaid records; as further amended by The Second Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated September 22, 2005, filed November 29, 2005, and recorded in Deed Book 2349, Page 378, aforesaid records; as further amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated December 26, 2005, filed December 29, 2005, and recorded in Deed Book 2373, Page 205, aforesaid records; as assigned by Assignment of Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation in favor of CRM Central Properties, LLC, a Georgia limited liability company, dated as of January 28, 2010, filed January 29, 2010, and recorded in Deed Book 3125, Page 164, aforesaid records; as further amended by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated February 2, 2010, filed February 2, 2010, and recorded in Deed Book 3126, Page 83, aforesaid records; as transferred by Quitclaim Transfer of Declarant Rights from CRM Central Properties, LLC, a Georgia limited liability company to Cygnus GA, LLC, a Georgia limited liability company, dated as of November 1, 2012, filed November 14, 2012, and recorded in Deed Book 3453, Page 493, aforesaid records; as may be further amended and/or supplemented.
4. Restrictions regarding "Open Space" as contained in Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated May 10, 2005, filed May 11, 2005, and recorded in Deed Book 2201, Page 346, aforesaid records; as corrected by Corrective Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated March 28, 2006, filed March 29, 2006, and recorded in Deed Book 2432, Page 286, aforesaid records.

5. Grant of Easement in favor of Comcast Cable Communications Management, LLC, for the purposes as contained therein, including the terms, conditions and provisions as set forth in said instrument, as recorded September 7, 2023 in Deed Book 5365, Page 100, aforesaid records.
6. Terms, Conditions and Provisions as set forth in the Utility Easement Agreement between Southfork Homeowners Association, Inc., City of Loganville, and Loganville Brewer LLC, dated December 3, 2021, and recorded December 6, 2021 in Deed Book 5030, Page 12, Walton County, Georgia Records.

Filed and Recorded
May-01-2024 11:20 AM
DOC# 2024 - 004651
Real Estate Transfer Tax
Paid: \$ 2887.50
1472024001762
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 5391045298

After Recording, Return to:
AMH Development, LLC
23975 Park Sorrento, Suite 300
Calabasas, CA 91302
Attn: Legal Department
Tax Parcel Id. Nos.: A portion of LG 160005

Prepared by:
David Levine
Harvest LLP
10940 Wilshire Blvd.
Suite 1600
Los Angeles, CA 90024

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 30th day of April, 2024, by and between **VPAMH CLAUDE BREWER LB LLC**, a Delaware limited liability company, as party of the first part, hereinafter referred to as “**Grantor**,” and **AMH DEVELOPMENT, LLC**, a Delaware limited liability company, with an address of 23975 Park Sorrento, Suite 300, Calabasas, California, 91302, as party of the second part, hereinafter referred to as “**Grantee**”; the words “Grantor” and “Grantee” to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 182, 4th District, 2nd Section, Walton County, Georgia records, as more particularly described on **Exhibit “A”** attached hereto and incorporated by this reference (the “**Property**”). This conveyance is made subject to the “**Permitted Exceptions**” shown on **Exhibit “B”** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this limited warranty deed to be signed and sealed by its duly authorized officer as of the day and year first above written.

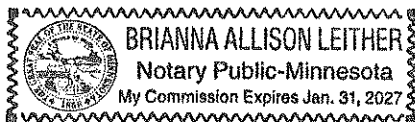
Signed, sealed and delivered
in the presence of:

Vicki Stokerson
Unofficial Witness

Brian Lee
Notary Public

My Commission Expires: 1/31/2027

[AFFIX NOTARIAL SEAL]



GRANTOR:

VPAMH CLAUDE BREWER LB LLC,
a Delaware limited liability company

By: VP Diamond NoteCo LLC
Its: Sole Member

By: Värde Partners, Inc.
Its: Manager

By: [Signature]
Name: James E. Dunbar
Title: Principal

[SEAL]

EXHIBIT "A"**Legal Description of Property****TRACT 1**

All that tract or parcel of land lying and being in Land Lot 182, 4th District, 2nd Section, Walton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found on the apparent intersection of the northwesterly right-of-way of Claude Brewer Road (R/W Varies) and Land Lot Line common to Land Lots 158 & 182; thence along the right-of-way of Claude Brewer Road (R/W Varies) South 58°38'16" West a distance of 160.13 feet to a point; thence South 58°38'16" West a distance of 52.80 feet to a concrete monument found; thence South 26°45'19" East a distance of 5.45 feet to a concrete monument found; thence South 61°55'01" West a distance of 6.93 feet to a point on the intersection of the northwesterly right-of-way of Claude Brewer Road (R/W Varies) and the proposed southwesterly right-of-way of Woolf Way (60' R/W); thence along the proposed southwesterly right-of-way of Woolf Way (60' R/W) North 29°48'39" West a distance of 22.45 feet to a point and the Point of Beginning.

Thence leaving the proposed right-of-way of Woolf Way (60' R/W); South 60°11'21" West a distance of 100.00 feet to a point; thence South 60°11'21" West a distance of 100.00 feet to a point; thence South 60°11'21" West a distance of 100.00 feet to a point; thence South 60°11'21" West a distance of 100.00 feet to a point; thence South 60°11'21" West a distance of 107.92 feet to a point on the easterly right-of-way of Bronte Drive (60' R/W); thence along the proposed easterly right-of-way of Bronte Drive (60' R/W) North 30°51'34" West a distance of 28.08 feet to a point; thence with a curve turning to the right with an arc length of 26.75 feet with a radius of 70.00 feet with a chord bearing of North 19°54'46" West with a chord length of 26.59 feet to a point; thence North 08°57'58" West a distance of 127.79 feet to a point on the intersection of the proposed easterly right-of-way of Bronte Drive (60' R/W) and the proposed southeasterly right-of-way of Orwell Lane (60' R/W); thence along the proposed right-of-way of Orwell Lane (60' R/W) with a curve turning to the right with an arc length of 30.88 feet with a radius of 20.00 feet with a chord bearing of North 35°16'11" East with a chord length of 27.90 feet to a point; thence with a reverse curve turning to the left with an arc length of 34.00 feet with a radius of 150.00 feet with a chord bearing of North 73°00'42" East with a chord length of 33.93 feet to a point; thence with a compound curve

turning to the left with an arc length of 16.57 feet with a radius of 150.00 feet with a chord bearing of North 63°21'12" East with a chord length of 16.56 feet to a point; thence North 60°11'21" East a distance of 83.47 feet to a point; thence North 60°11'21" East a distance of 100.00 feet to a point; thence North 60°11'21" East a distance of 100.00 feet to a point; thence North 60°11'21" East a distance of 100.00 feet to a point; thence North 60°11'21" East a distance of 80.00 feet to a point; thence with a curve turning to the right with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of South 74°48'39" East with a chord length of 28.28 feet to a point on the intersection of the proposed southeasterly right-of-way of Orwell Lane (60' R/W) and the proposed southwesterly right-of-way of Woolf Way (60' R/W); thence along the proposed southwesterly right-of-way of Woolf Way (60' R/W) South 29°48'39" East a distance of 157.00 feet to the Point of Beginning.

Said tract contains 2.398 acres or 104,452 square feet.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 182, 4th District, 2nd Section, Walton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found on the intersection of the northeasterly right-of-way of Milton Bryan Drive (70' R/W) and the northwesterly right-of-way of Claude Brewer Road (R/W Varies); thence leaving said right-of-way North 08°58'45" West a distance of 78.74 feet to a point and the Point of Beginning.

Thence North 08°58'45" West a distance of 161.50 feet to a point; thence North 08°58'45" West a distance of 100.00 feet to a point; thence North 08°58'45" West a distance of 100.00 feet to a point; thence North 81°02'02" East a distance of 160.15 feet to a point on the proposed westerly right-of-way of Bronte Drive (60' R/W); thence along proposed right-of-way of Bronte Drive (60' R/W) South 08°57'58" East a distance of 100.00 feet to a point; thence South 08°57'58" East a distance of 100.00 feet to a point; thence South 08°57'58" East a distance of 29.09 feet to a point; thence with a curve turning to the left with an arc length of 49.67 feet with a radius of 130.00 feet with a chord bearing of South 19°54'46" East with a chord length of 49.37 feet to a point; thence South 30°51'34" East a distance of 14.70 feet to a point; thence leaving said right-of-way South 59°08'26" West a distance of 188.52 feet to the Point of Beginning.

Said tract contains 1.219 acres or 53,089 square feet.

TRACT 3

All that tract or parcel of land lying and being in Land Lot 182, 4th District, 2nd Section, Walton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found on the apparent intersection of the northwesterly right-of-way of Claude Brewer Road (R/W Varies) and Land Lot Line common to Land Lots 158 & 182; thence along the right-of-way of Claude Brewer Road (R/W Varies) South 58°38'16" West a distance of 160.13 feet to a point; thence South 58°38'16" West a distance of 52.80 feet to a concrete monument found; thence South 26°45'19" East a distance of 5.45 feet to a concrete monument found; thence South 61°55'01" West a distance of 6.93 feet to a point on the intersection of the northwesterly right-of-way of Claude Brewer Road (R/W Varies) and the proposed southwesterly right-of-way of Woolf Way (60' R/W); thence along the proposed southwesterly right-of-way of Woolf Way (60' R/W) North 29°48'39" West a distance of 22.45 feet to a point; North 29°48'39" West a distance of 157.00 feet to a point on the intersection of the proposed southwesterly right-of-way of Woolf Way (60' R/W) and the proposed southeasterly right-of-way of Orwell Lane (60' R/W); thence continuing along the proposed southwesterly right-of-way of Woolf Way (60' R/W); North 29°48'39" West a distance of 100.00 feet to a point on the intersection of the proposed southwesterly right-of-way of Woolf Way (60' R/W) and the proposed northwesterly right-of-way of Orwell Lane (60' R/W) and the Point of Beginning.

Thence along the proposed northwesterly right-of-way of Orwell Lane (60' R/W) with a curve turning to the right with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of South 15°11'21" West with a chord length of 28.28 feet to a point; thence South 60°11'21" West a distance of 80.00 feet to a point; thence South 60°11'21" West a distance of 100.00 feet to a point; thence South 60°11'21" West a distance of 100.00 feet to a point; thence South 60°11'21" West a distance of 100.00 feet to a point; thence South 60°11'21" West a distance of 83.47 feet to a point; thence with a curve turning to the right with an arc length of 26.91 feet with a radius of 90.00 feet with a chord bearing of South 68°45'17" West with a chord length of 26.81 feet to a point; thence with a compound curve turning to the right with an arc length of 32.71 feet with a radius of 20.00 feet with a chord bearing of North 55°49'22" West with a chord length of 29.19 feet to a point on the intersection of the proposed northeasterly right-of-way of Bronte Drive (60' R/W) and the proposed northwesterly right-of-way of Orwell Lane (60' R/W); thence along the proposed northeasterly right-of-way of Bronte Drive (60' R/W)

North 08°57'58" West a distance of 138.87 feet to a point; thence leaving the proposed northeasterly right-of-way of Bronte Drive (60' R/W) North 60°11'21" East a distance of 73.36 feet to a point; thence North 29°48'39" West a distance of 166.58 feet to a point on the proposed southeasterly right-of-way of Dickens Trail (60' R/W); thence along the proposed southeasterly right-of-way of Dickens Trail (60' R/W) with a curve turning to the right with an arc length of 10.16 feet with a radius of 20.00 feet with a chord bearing of North 63°11'27" East with a chord length of 10.05 feet to a point; thence with a reverse curve turning to the left with an arc length of 39.82 feet with a radius of 130.00 feet with a chord bearing of North 68°57'53" East with a chord length of 39.67 feet to a point; thence North 60°11'21" East a distance of 50.76 feet to a point; thence North 60°11'21" East a distance of 100.00 feet to a point; thence North 60°11'21" East a distance of 100.00 feet to a point; thence North 60°11'21" East a distance of 80.00 feet to a point; thence with a curve turning to the right with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of South 74°48'39" East with a chord length of 28.28 feet to a point on the intersection of the proposed southeasterly right-of-way of Dickens Trail (60' R/W) and the proposed southwesterly right-of-way of Woolf Way (60' R/W); thence along the proposed northeasterly right-of-way of Woolf Way (60' R/W) thence South 29°48'39" East a distance of 140.00 feet to a point; thence South 29°48'39" East a distance of 140.00 feet to the Point of Beginning. Said tract contains 3.312 acres or 144,287 square feet.

EXHIBIT "B"**Permitted Exceptions**

1. Real property taxes and assessments (general, special or other) and for subsequent assessments for prior years due to changes in the use or ownership, or both;
2. All matters of record set forth on Exhibit B-1 attached hereto;
3. Any lien or encumbrance relating to non-delinquent general or special assessments levied against the Property by any federal, state or local governmental or quasi-governmental entity or agency from and after the date hereof and not arising as a result of any act of Grantor; and
4. Those matters caused by or consented to in writing by Grantee or any of its affiliates.

EXHIBIT "B-1"**Specific Exceptions**

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
2. Easement from Mrs. H. B. (Elizabeth) Ray to the City of Loganville, Georgia, dated August 28, 1981, filed September 4, 1981, and recorded in Deed Book 171, Page 475, records of the Superior Court of Walton County, Georgia.
3. Declaration of Covenants, Conditions and Restrictions for Southfork by Bluecheck Investments, a Georgia corporation, dated March 16, 2005, filed March 16, 2005, and recorded in Deed Book 2164, Page 362, aforesaid records; as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork from Bluecheck Investments, LLC, a Georgia limited liability corporation to Miramar Properties, Inc., a Georgia corporation, dated August 19, 2005, filed September 8, 2005, and recorded in Deed Book 2290, Page 499, aforesaid records; as further amended by The Second Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated September 22, 2005, filed November 29, 2005, and recorded in Deed Book 2349, Page 378, aforesaid records; as further amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated December 26, 2005, filed December 29, 2005, and recorded in Deed Book 2373, Page 205, aforesaid records; as assigned by Assignment of Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation in favor of CRM Central Properties, LLC, a Georgia limited liability company, dated as of January 28, 2010, filed January 29, 2010, and recorded in Deed Book 3125, Page 164, aforesaid records; as further amended by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated February 2, 2010, filed February 2, 2010, and recorded in Deed Book 3126, Page 83, aforesaid records; as transferred by Quitclaim Transfer of Declarant Rights from CRM Central Properties, LLC, a Georgia limited liability company to Cygnus GA, LLC, a Georgia limited liability company, dated as of November 1, 2012, filed November 14, 2012, and recorded in Deed Book 3453, Page 493, aforesaid records; as may be further amended and/or supplemented.
4. Restrictions regarding "Open Space" as contained in Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated May 10, 2005, filed May 11, 2005, and recorded in Deed Book 2201, Page 346, aforesaid records; as corrected by Corrective Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated March 28, 2006, filed March 29, 2006, and recorded in Deed Book 2432, Page 286, aforesaid records.

5. Grant of Easement in favor of Comcast Cable Communications Management, LLC, for the purposes as contained therein, including the terms, conditions and provisions as set forth in said instrument, as recorded September 7, 2023 in Deed Book 5365, Page 100, aforesaid records.

Karen P. David

KAREN P. DAVID

CLERK OF SUPERIOR COURT

Walton COUNTY

Real Estate Transfer Tax

Paid : \$ 3048.00

PT-61 147-2025-001294

After Recording, Return to:

AMH Development, LLC
 23975 Park Sorrento, Suite 300
 Calabasas, CA 91302
 Attn: Legal Department
 Tax Parcel Id. Nos.: A portion of LG 160005

Prepared by:

David Levine
 Harvest LLP
 10940 Wilshire Blvd.
 Suite 1600
 Los Angeles, CA 90024

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 24th day of April, 2025, by and between **VPAMH CLAUDE BREWER LB LLC**, a Delaware limited liability company, as party of the first part, hereinafter referred to as “**Grantor**,” and **AMH DEVELOPMENT, LLC**, a Delaware limited liability company, with an address of 23975 Park Sorrento, Suite 300, Calabasas, California, 91302, as party of the second part, hereinafter referred to as “**Grantee**”; the words “Grantor” and “Grantee” to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

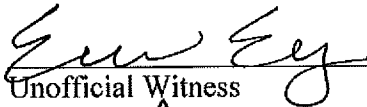
FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 182, 4th District, Walton County, Georgia records, as more particularly described on **Exhibit “A”** attached hereto and incorporated by this reference (the “**Property**”). This conveyance is made subject to the “**Permitted Exceptions**” shown on **Exhibit “B”** attached hereto and incorporated by this reference.

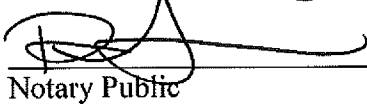
TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this limited warranty deed to be signed and sealed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: 5/16/2027

[AFFIX NOTARIAL SEAL]

REMINGTON SLICKER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SL0007716
Qualified in New York County
My Commission Expires 5/16/2027

GRANTOR:

VPAMH CLAUDE BREWER LB LLC,
a Delaware limited liability company

By: VP Diamond NoteCo LLC
Its: Sole Member

By: Värde Partners, Inc.
Its: Manager

By: 
Name: Chase Heichel
Title: Director

[SEAL]

EXHIBIT "A"**Legal Description of Property*****TRACT 1***

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing at the northerly right-of-way intersection of Proposed Tolstoy Trail (60' R/W) and Proposed Homer Lane (60' R/W); thence along the easterly right-of-way of Proposed Tolstoy Trail (60' R/W) North 29°48'39" West a distance of 147.51 feet to a point; thence with a curve turning to the left with an arc length of 37.89 feet with a radius of 150.00 feet with a chord bearing of North 37°02'53" West with a chord length of 37.79 feet to a 1/2" rebar set; thence with a curve turning to the left with an arc length of 72.25 feet with a radius of 150.00 feet with a chord bearing of North 58°05'04" West with a chord length of 71.56 feet to a 1/2" rebar set and the **Point of Beginning**.

Thence with a curve turning to the left with an arc length of 88.98 feet with a radius of 150.00 feet with a chord bearing of North 88°52'41" West with a chord length of 87.68 feet; to a point; thence South 74°07'40" West a distance of 16.15 feet to a 1/2" rebar set; thence leaving said right-of-way North 15°52'20" West a distance of 160.00 feet to a 1/2" rebar set; thence North 74°07'40" East a distance of 100.00 feet to a 1/2" rebar set; thence South 15°52'20" East a distance of 185.63 feet to the **Point of Beginning**.

Said tract contains 0.383 acres or 16,690 square feet.

TRACT 2

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the northerly right-of-way intersection of Proposed Tolstoy Trail (60' R/W) and Proposed Homer Lane (60' R/W); thence along the easterly said right-of-way of Proposed Tolstoy Trail (60' R/W) North 29°48'39" West a distance of 147.51 feet to a point; thence with a curve turning to the left with an arc length of 37.89 feet with a radius of 150.00 feet with a chord bearing of North 37°02'53" West with a chord length of 37.79 feet to a 1/2" rebar set; thence leaving said right-of-way North 60°11'21" East a distance of 164.76 feet to a 1/2" rebar set; thence South 29°48'39" East a distance of 205.00 feet to a 1/2" rebar set on the northerly right-of-way of Homer Lane (60' R/W); thence along said right-of-way South 60°11'21" West a distance of 140.00 feet to a point; thence with a curve turning to the right with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of North 74°48'39" West with a chord length of 28.28 feet to the **Point of Beginning**.

Said tract contains 0.752 acres or 32,773 square feet.

TRACT 3

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the westerly right-of-way intersection of Proposed Tolstoy Trail (60' R/W) and Proposed Bronte Drive (60' R/W); thence along the northerly right-of-way of Proposed Bronte Drive (60' R/W) North 88°02'58" West a distance of 96.53 feet to a 1/2" rebar set; thence leaving said right-of-way North 29°48'39" West a distance of 883.77 feet to a 1/2" rebar set; thence North 60°11'21" East a distance of 160.00 feet to a 1/2" rebar set on the westerly right-of-way of Proposed Tolstoy Trail (60' R/W); thence along the westerly right-of-way of Proposed Tolstoy Trail (60' R/W) South 29°48'39" East a distance of 807.87 feet to a point; thence with a curve turning to the right with an arc length of 130.23 feet with a radius of 170.00 feet with a chord bearing of South 07°51'53" East with a chord length of 127.07 feet to a point; thence South 14°04'53" West a distance of 7.93 feet to a point; thence with a curve turning to the right with an arc length of 27.18 feet with a radius of 20.00 feet with a chord bearing of South 53°00'58" West with a chord length of 25.14 feet to the **Point of Beginning**.

Said tract contains 3.335 acres or 145,285 square feet.

TRACT 4

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing at the southerly right-of-way intersection of Proposed Tolstoy Trail (60' R/W) and Proposed Homer Lane (60' R/W); thence along the easterly said right-of-way of Proposed Tolstoy Trail (60' R/W) South 29°48'39" East a distance of 30.00 feet to a 1/2" rebar set and the Point of Beginning.

Thence leaving said right-of-way North 60°11'21" East a distance of 160.00 feet to a 1/2" rebar set; thence South 29°48'39" East a distance of 700.00 feet to a 1/2" rebar set; thence South 60°11'21" West a distance of 204.99 feet to a 1/2" rebar set on the easterly right-of-way of Proposed Tolstoy Trail (60' R/W); thence along the easterly right-of-way of Proposed Tolstoy Trail (60' R/W) with a curve turning to the left with an arc length of 146.32 feet with a radius of 230.00 feet with a chord bearing of North 11°35'10" West with a chord length of 143.86 feet to a point; thence North 29°48'39" West a distance of 563.35 feet to the **Point of Beginning**.

Said tract contains 2.616 acres or 113,960 square feet.

TOGETHER WITH easement rights as contained in that Utility Easement Agreement between Southfork Homeowners Association, Inc., City of Loganville, and Loganville Brewer LLC, dated

December 3, 2021, and recorded at Deed Book 5030, pages 12-23, Walton County, Georgia Records, and subject to the terms and conditions thereof.

EXHIBIT "B"**Permitted Exceptions**

1. Real property taxes and assessments (general, special or other) and for subsequent assessments for prior years due to changes in the use or ownership, or both;
2. All matters of record set forth on Exhibit B-1 attached hereto;
3. Any lien or encumbrance relating to non-delinquent general or special assessments levied against the Property by any federal, state or local governmental or quasi-governmental entity or agency from and after the date hereof and not arising as a result of any act of Grantor; and
4. Those matters caused by or consented to in writing by Grantee or any of its affiliates.

EXHIBIT "B-1"**Specific Exceptions**

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
2. Easement from Mrs. H. B. (Elizabeth) Ray to the City of Loganville, Georgia, dated August 28, 1981, filed September 4, 1981, and recorded in Deed Book 171, Page 475, records of the Superior Court of Walton County, Georgia.
3. Declaration of Covenants, Conditions and Restrictions for Southfork by Bluecheck Investments, a Georgia corporation, dated March 16, 2005, filed March 16, 2005, and recorded in Deed Book 2164, Page 362, aforesaid records; as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork from Bluecheck Investments, LLC, a Georgia limited liability corporation to Miramar Properties, Inc., a Georgia corporation, dated August 19, 2005, filed September 8, 2005, and recorded in Deed Book 2290, Page 499, aforesaid records; as further amended by The Second Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated September 22, 2005, filed November 29, 2005, and recorded in Deed Book 2349, Page 378, aforesaid records; as further amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated December 26, 2005, filed December 29, 2005, and recorded in Deed Book 2373, Page 205, aforesaid records; as assigned by Assignment of Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation in favor of CRM Central Properties, LLC, a Georgia limited liability company, dated as of January 28, 2010, filed January 29, 2010, and recorded in Deed Book 3125, Page 164, aforesaid records; as further amended by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated February 2, 2010, filed February 2, 2010, and recorded in Deed Book 3126, Page 83, aforesaid records; as transferred by Quitclaim Transfer of Declarant Rights from CRM Central Properties, LLC, a Georgia limited liability company to Cygnus GA, LLC, a Georgia limited liability company, dated as of November 1, 2012, filed November 14, 2012, and recorded in Deed Book 3453, Page 493, aforesaid records; as may be further amended and/or supplemented.
4. Restrictions regarding "Open Space" as contained in Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated May 10, 2005, filed May 11, 2005, and recorded in Deed Book 2201, Page 346, aforesaid records; as corrected by Corrective Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated March 28, 2006, filed March 29, 2006, and recorded in Deed Book 2432, Page 286, aforesaid records.

5. Grant of Easement in favor of Comcast Cable Communications Management, LLC, for the purposes as contained therein, including the terms, conditions and provisions as set forth in said instrument, as recorded September 7, 2023 in Deed Book 5365, Page 100, aforesaid records.
6. Terms, Conditions and Provisions as set forth in the Utility Easement Agreement between Southfork Homeowners Association, Inc., City of Loganville, and Loganville Brewer LLC, dated December 3, 2021, and recorded December 6, 2021 in Deed Book 5030, Page 12, Walton County, Georgia Records.

Karen P. David

KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY
Real Estate Transfer Tax
Paid : \$ 3048.00
PT-61 147-2025-003635

After Recording, Return to:
AMH Development, LLC
23975 Park Sorrento, Suite 300
Calabasas, CA 91302
Attn: Legal Department
Tax Parcel Id. Nos.: LG 160005

Prepared by:
David Levine
Harvest LLP
10940 Wilshire Blvd.
Suite 1600
Los Angeles, CA 90024

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 22nd day of October, 2025, by and between **VPAMH CLAUDE BREWER LB LLC**, a Delaware limited liability company, as party of the first part, hereinafter referred to as “**Grantor**,” and **AMH DEVELOPMENT, LLC**, a Delaware limited liability company, with an address of 23975 Park Sorrento, Suite 300, Calabasas, California, 91302, as party of the second part, hereinafter referred to as “**Grantee**”; the words “Grantor” and “Grantee” to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 182, 4th District, Walton County, Georgia records, as more particularly described on **Exhibit “A”** attached hereto and incorporated by this reference (the “**Property**”). This conveyance is made subject to the “**Permitted Exceptions**” shown on **Exhibit “B”** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever **IN FEE SIMPLE**.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

[Signatures on next page]

IN WITNESS WHEREOF, Grantor has caused this limited warranty deed to be signed and sealed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Kelly Cabel
Unofficial Witness

Serena Waernes
Notary Public

My Commission Expires: 01/31/2026

[AFFIX NOTARIAL SEAL]



GRANTOR:

VPAMH CLAUDE BREWER LB LLC,
a Delaware limited liability company

By: VP Diamond NoteCo LLC
Its: Sole Member

By: Värde Partners, Inc.
Its: Manager

By: John Batterman
Name: John Batterman
Title: Director

[SEAL]

TRACT 1

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the southwesterly right-of-way intersection of Proposed Bronte Drive (60' R/W) and Claude Brewer Road (R/W Varies); thence along the northerly right-of-way of Claude Brewer Road (R/W Varies) with a curve turning to the left with an arc length of 62.00 feet with a radius of 1750.46 feet with a chord bearing of South 54°55'54" West with a chord length of 61.99 feet to a point; thence with a compound curve turning to the left with an arc length of 163.18 feet with a radius of 438.46 feet with a chord bearing of South 43°14'50" West with a chord length of 162.24 feet to a 1/2" rebar found on the easterly right-of-way intersection Claude Brewer Road (R/W Varies) and Milton Bryan Drive (70' R/W); thence leaving said right-of-way North 08°58'45" West a distance of 78.74 feet to a point; thence North 59°08'26" East a distance of 188.52 feet to a point on the westerly right-of-way of Proposed Bronte Drive (60' R/W); thence along said right-of-way South 30°51'34" East a distance of 24.09 feet to the **Point of Beginning**.

Said tract contains 0.176 acres or 7,662 square feet.

TRACT 2

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the northerly right-of-way intersection of Proposed Bronte Drive (60' R/W) and Claude Brewer Road (R/W Varies); thence along the easterly right-of-way of Proposed Bronte Drive (60' R/W) North 30°51'34" West a distance of 8.40 feet to a point; thence leaving said right-of-way North 60°11'21" East a distance of 607.92 feet to a point on the westerly right-of-way of Proposed Woolf Way (60' R/W); thence along said right-of-way South 29°48'39" East a distance of 22.45 feet to a point on the westerly right-of-way intersection of Proposed Woolf Way (60' R/W) and Claude Brewer Road (R/W Varies); thence along said right-of-way of and Claude Brewer Road (R/W Varies) South 61°55'01" West a distance of 486.93 feet to a point; thence with a curve turning to the left with an arc length of 121.08 feet with a radius of 1750.46 feet with a chord bearing of South 59°53'36" West with a chord length of 121.06 feet to the **Point of Beginning**.

Said tract contains 0.189 acres or 8,251 square feet.

TRACT 3

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the northeasterly right-of-way intersection of Proposed Woolf Way (60' R/W) and Claude Brewer Road (R/W Varies); thence along the easterly right-of-way of Proposed Woolf Way (60' R/W) North 29°48'39" West a distance of 228.92 feet to a point; thence leaving said right-of-way North 60°11'21" East a distance of 160.01 feet to a point on the approximate Land Lot Line common to Land Lots 158 and 182; thence along approximate Land Lot Line South 29°49'39" East a distance of 224.58 feet to a 1/2" rebar found on the northerly right-of-way of Claude Brewer Road (R/W Varies); thence leaving approximate Land Lot Line and along said right-of-way of Claude Brewer Road South 58°38'16" West a distance of 160.13 feet to the **Point of Beginning**.

Said tract contains 0.833 acres or 36,289 square feet.

TRACT 4

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the easterly right-of-way intersection of Proposed Bronte Drive (60' R/W) and Proposed Dickens Trail (60' R/W); thence along the southerly right-of-way of Proposed Dickens Trail with a curve turning to the right with an arc length of 19.57 feet with a radius of 20.00 feet with a chord bearing of North 19°03'45" East with a chord length of 18.80 feet to a point; thence leaving said right-of-way South 29°48'33" East a distance of 166.46 feet to a point; thence South 60°11'21" West a distance of 72.83 feet to a point on the easterly right-of-way of Proposed Bronte Drive (60' R/W); thence along said right-of-way North 08°57'58" West a distance of 164.89 feet to the **Point of Beginning**.

Said tract contains 0.157 acres or 6,820 square feet

TRACT 5

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing at the northeasterly right-of-way intersection of Proposed Woolf Way (60' R/W) and Claude Brewer Road (R/W Varies); thence along the easterly right-of-way of Proposed Woolf Way (60' R/W) North 29°48'39" West a distance of 228.92 feet to a point and **Point of Beginning**.

Thence continuing along the easterly right-of-way of Proposed Woolf Way (60' R/W) North 29°48'39" West a distance of 600.31 feet to a point; thence leaving said right-of-way North 60°11'21" East a distance of 159.83 feet to a point on the approximate Land Lot Line common to Land Lots 158 and 182; thence along approximate Land Lot Line South 29°49'39" East a

distance of 600.31 feet to a point; thence leaving the approximate Land Lot Line South 60°11'21" West a distance of 160.01 feet to the **Point of Beginning**.

Said tract contains 2.204 acres or 96,001 square feet.

TRACT 6

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing at the easterly right-of-way intersection of Proposed Faulkner Court (60' R/W) and Proposed Bronte Drive (60' R/W); thence along the northerly right-of-way of Proposed Bronte Drive (60' R/W) South 88°02'58" East a distance of 79.16 feet to a point and the **Point of Beginning**.

Thence leaving said right-of-way North 60°11'21" East a distance of 145.49 feet to a point; thence South 29°48'39" East a distance of 90.07 feet to a point on the northerly right-of-way of Proposed Bronte Drive (60' R/W); thence along said right-of-way North 88°02'58" West a distance of 171.11 feet to the **Point of Beginning**.

Said tract contains 0.150 acres or 6,552 square feet.

TRACT 7

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the southeasterly right-of-way intersection of Proposed Tolstoy Trail (60' R/W) and Proposed Homer Lane (60' R/W); thence along the southerly right-of-way of Proposed Homer Lane (60' R/W) with a curve turning to the right with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of North 15°11'21" East with a chord length of 28.28 feet to a point; thence North 60°11'21" East a distance of 140.00 feet to a point; thence leaving said right-of-way South 29°48'39" East a distance of 50.00 feet to a point; thence South 60°11'21" West a distance of 160.00 feet to a point on the easterly right-of-way of Tolstoy Trail (60' R/W); thence along said right-of-way North 29°48'39" West a distance of 30.00 feet to the **Point of Beginning**.

Said tract contains 0.182 acres or 7,914 square feet.

TRACT 8

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the southwesterly right-of-way intersection of Proposed Homer Lane (60' R/W) and Proposed Woolf Way (60' R/W); thence along the westerly right-of-way of Proposed Woolf Way (60' R/W) South 29°48'39" East a distance of 85.00 feet to a point; thence leaving said right-of-way South 60°11'21" West a distance of 160.00 feet to a point; thence North 29°48'39"

West a distance of 105.00 feet to a point on the southerly right-of-way of Proposed Homer Lane (60' R/W) thence along said right-of-way North 60°11'21" East a distance of 140.00 feet to a point; thence with a curve turning to the right with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of South 74°48'39" East with a chord length of 28.28 feet to a the **Point of Beginning**.

Said tract contains 0.384 acres or 16,714 square feet.

TRACT 9

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing at the southerly right-of-way intersection of Proposed Homer Lane (60' R/W) and Proposed Woolf Way (60' R/W); thence North 52°43'04" East a distance of 60.51 feet to a point on the easterly right-of-way of Proposed Woolf Way (60' R/W) and the **Point of Beginning**.

Thence leaving said right-of-way North 60°11'21" East a distance of 159.60 feet to a point on approximate Land Lot Line Common to Land Lots 158 and 182; thence along approximate Land Lot Line South 29°49'39" East a distance of 100.25 feet to a point; thence leaving approximate Land Lot Line South 60°11'21" West a distance of 159.63 feet to a point on the easterly right-of-way of Proposed Woolf Way (60' R/W); thence along said right-of-way North 29°48'39" West a distance of 100.24 feet the **Point of Beginning**.

Said tract contains 0.367 acres or 16,000 square feet.

TRACT 10

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing at the southerly right-of-way intersection of Proposed Homer Lane (60' R/W) and Proposed Woolf Way (60' R/W); thence North 52°43'04" East a distance of 60.51 feet to a point on the easterly right-of-way of Proposed Woolf Way (60' R/W) and the **Point of Beginning**.

Thence along the easterly right-of-way of Proposed Woolf Way (60' R/W) North 29°48'39" West a distance of 983.86 feet to a point; thence leaving said right-of-way North 60°11'21" East a distance of 170.75 feet to a point on approximate Land Lot Line common to Land Lots 158 and 182; thence along approximate Land Lot Line South 29°57'17" East a distance of 187.20 feet to a 1/2" rebar found with cap "HMB"; thence South 28°21'40" East a distance of 463.28 feet to a t-post found; thence South 29°49'39" East a distance of 333.54 feet to a point; thence leaving approximate Land Lot Line South 60°11'21" West a distance of 159.60 feet to the **Point of Beginning**.

Said tract contains 3.715 acres or 161,807 square feet.

TRACT 11

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the northerly right-of-way intersection of Proposed Woolf Way (60' R/W) and Proposed Homer Lane (60' R/W); thence along the northerly right-of-way of Proposed Homer Lane (60' R/W) with a curve turning to the right with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of South 15°11'21" West with a chord length of 28.28 feet to a point; thence South 60°11'21" West a distance of 140.00 feet to a point; thence leaving said right-of-way North 29°48'39" West a distance of 505.00 feet to a point; thence North 60°11'21" East a distance of 160.00 feet to a point on the westerly right-of-way of Proposed Woolf Way (60' R/W); thence along said right-of-way South 29°48'39" East a distance of 485.00 feet to the **Point of Beginning**.

Said tract contains 1.853 acres or 80,714 square feet.

TRACT 12

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found with a cap "LSF 1033" being the Land Lot corner of Land Lots common to Land Lots 157, 158, 182, and 183; thence along approximate Land Lot Line common to Land Lots 182 and 183 South 60°00'12" West a distance of 785.05 feet to a point and the **Point of Beginning**.

Thence South 19°29'51" West a distance of 78.30 feet to a point; thence South 01°03'57" East a distance of 78.80 feet to a point; thence South 21°50'08" East a distance of 79.83 feet to a point; thence South 36°31'59" East a distance of 32.57 feet to a point; thence South 50°57'52" East a distance of 29.41 feet to a point; thence South 32°09'28" East a distance of 151.75 feet to a point; thence North 23°40'45" East a distance of 9.29 feet to a point; thence North 67°14'21" East a distance of 155.73 feet to a point; thence North 81°37'05" East a distance of 298.01 feet to a point; thence North 61°12'03" East a distance of 202.78 feet to a point on the westerly right-of-way of Proposed Woolf Way (60' R/W); thence along the westerly right-of-way of Proposed Woolf Way with a curve turning to the right with an arc length of 8.34 feet with a radius of 25.00 feet with a chord bearing of South 39°21'46" East with a chord length of 8.30 feet to a point; thence South 29°48'39" East a distance of 483.42 feet to a point; thence leaving said right-of-way South 60°11'21" West a distance of 160.00 feet to a point; thence South 29°48'39" East a distance of 300.00 feet to a point; thence South 60°11'21" West a distance of 164.76 feet to a point on the northerly right-of-way of Proposed Tolstoy Trail (60' R/W); thence along the northerly right of Proposed Tolstoy Trail with a curve turning to the left with an arc length of 72.25 feet with a radius of 150.00 feet with a chord bearing of North 58°05'04" West with a chord length of 71.56 feet to a point; thence leaving said right-of-way North 15°52'20" West a distance of 185.63 feet to a point; thence South 74°07'40" West a distance of 100.00 feet to a point; thence South 15°52'20" East a distance of 160.00 feet to a point on the northerly right-of-way of Proposed Tolstoy Trail (60' R/W); thence along said right-of-way South 74°07'40" West a distance of 145.57 feet to a point; thence with a curve turning to the right with an arc

length of 29.19 feet with a radius of 20.00 feet with a chord bearing of North 64°03'43" West with a chord length of 26.67 feet to a point on the northerly right-of-way intersection of Proposed Tolstoy Trail (60' R/W) and Proposed Faulkner Court (60' R/W); thence along the easterly right-of-way of Proposed Faulkner Court (60' R/W) with a reverse curve turning to the left with an arc length of 44.32 feet with a radius of 430.00 feet with a chord bearing of North 25°12'16" West with a chord length of 44.30 feet to a point; thence leaving said right-of-way North 61°50'34" East a distance of 156.21 feet to a point; thence North 28°09'26" West a distance of 66.80 feet to a point; thence with a curve turning to the left with an arc length of 479.52 feet with a radius of 590.00 feet with a chord bearing of North 57°56'30" West with a chord length of 466.43 feet to a point; thence North 81°13'15" West a distance of 184.08 feet to a point; thence North 79°12'48" West a distance of 73.95 feet to a point; thence South 80°17'44" West a distance of 61.18 feet to a point; thence South 66°57'20" West a distance of 70.80 feet to a point; thence South 42°01'06" West a distance of 79.58 feet to a point; thence South 19°11'39" West a distance of 92.52 feet to a point; thence South 03°41'34" East a distance of 99.27 feet to a point; thence South 30°09'30" East a distance of 90.13 feet to a point; thence South 49°58'07" East a distance of 61.16 feet to a point; thence South 65°14'34" East a distance of 55.79 feet to a point; thence South 77°50'44" East a distance of 40.78 feet to a point; thence South 87°24'16" East a distance of 32.53 feet to a point; thence South 82°56'33" East a distance of 69.66 feet to a point; thence South 66°44'54" East a distance of 235.69 feet to a point; thence South 37°21'57" East a distance of 49.27 feet to a point; thence South 19°59'44" East a distance of 177.47 feet to a point; thence South 11°42'37" East a distance of 19.47 feet to a point; thence South 16°15'09" East a distance of 58.49 feet to a point; thence South 25°20'33" East a distance of 75.63 feet to a point; thence North 60°46'03" East a distance of 161.36 feet to a point on the westerly right-of-way of Proposed Faulkner Court (60' R/W); thence along said right-of-way South 29°48'39" East a distance of 75.39 feet to a point; thence leaving said right-of-way South 60°11'21" West a distance of 178.58 feet to a point; thence North 29°48'39" West a distance of 24.00 feet to a point; thence South 60°11'21" West a distance of 123.86 feet to a point; thence South 18°15'20" West a distance of 13.32 feet to a point on the northerly right-of-way of Proposed Bronte Drive (60' R/W); thence along said right-of-way with a curve turning to the left with an arc length of 42.63 feet with a radius of 60.00 feet with a chord bearing of South 87°53'57" West with a chord length of 41.74 feet to a point; thence leaving said right-of-way North 29°40'39" West a distance of 120.12 feet to a point; thence South 60°19'21" West a distance of 228.05 feet to a point; thence North 29°40'19" West a distance of 1385.43 feet to a point; thence North 60°00'12" East a distance of 777.87 feet to the **Point of Beginning**.

Said tract contains 24.193 acres or 1,053,850 square feet.

TRACT 13

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at a 1/2" rebar found with a cap "LSF 1033" being the Land Lot corner of Land Lots common to Land Lots 157, 158, 182, and 183; thence along approximate Land Lot Line common to Land Lots 158 and 182 South 29°57'17" East a distance of 462.89 feet to a point; thence South 60°11'21" West a distance of 185.85 feet to a point on the easterly right-of-way of

*Proposed Woolf Way (60' R/W); thence along said right-of-way with a curve turning to the left with an arc length of 276.02 feet with a radius of 60.00 feet with a chord bearing of South 18°23'50" West with a chord length of 89.47 feet to a point; thence with a reverse curve turning to the right with an arc length of 28.13 feet with a radius of 25.00 feet with a chord bearing of South 81°09'19" East with a chord length of 26.67 feet to a point; thence leaving said right-of-way South 61°12'03" West a distance of 202.78 feet to a point; thence South 81°37'05" West a distance of 298.01 feet to a point; thence South 67°14'21" West a distance of 155.73 feet to a point; thence South 23°40'45" West a distance of 9.29 feet to a point; thence North 32°09'28" West a distance of 151.75 feet to a point; thence North 50°57'52" West a distance of 29.41 feet to a point; thence North 36°31'59" West a distance of 32.57 feet to a point; thence North 21°50'08" West a distance of 79.83 feet to a point; thence North 01°03'57" West a distance of 78.80 feet to a point; thence North 19°29'51" East a distance of 78.30 feet to a point; thence North 60°00'12" East a distance of 785.05 feet to the **Point of Beginning**.*

Said tract contains 9.304 acres or 405,293 square feet.

TRACT 14

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing *at a 1/2" rebar found with a cap "LSF 1033" being the Land Lot corner of Land Lots common to Land Lots 157, 158, 182, and 183; thence along approximate Land Lot Line common to Land Lots 158 and 182 South 29°57'17" East a distance of 462.89 feet to a point and the **Point of Beginning**.*

Thence *South 29°57'17" East a distance of 161.16 feet to a point; thence leaving approximate Land Lot Line South 60°11'21" West a distance of 170.75 feet to a on the easterly right-of-way of Proposed Woolf Way (60' R/W); thence along said right-of-way North 29°48'39" West a distance of 161.16 feet to a point; thence leaving said right-of-way North 60°11'21" East a distance of 170.35 feet to the **Point of Beginning**.*

Said tract contains 0.631 acres or 27,487 square feet.

TRACT 15

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing *at a point on the southerly right-of-way intersection of Proposed Tolstoy Trail (60' R/W) and Faulkner Court (60' R/W); thence South 04°47'40" West a distance of 228.93 feet to a point on the Faulkner Court (60' R/W) and the **Point of Beginning**.*

Thence *along the westerly right-of-way of Faulkner Court (60' R/W) the with a curve turning to the left with an arc length of 27.45 feet with a radius of 330.00 feet with a chord bearing of South 27°25'41" East with a chord length of 27.44 feet to a point; thence leaving said right-of-way South 60°46'03" West a distance of 161.36 feet to a point; thence North 25°20'33" West a*

*distance of 30.74 feet to a point; thence North 61°55'46" East a distance of 160.17 feet to the **Point of Beginning**.*

Said tract contains 0.107 acres or 4,667 square feet.

EXHIBIT "B"**Permitted Exceptions**

1. Real property taxes and assessments (general, special or other) and for subsequent assessments for prior years due to changes in the use or ownership, or both;
2. All matters of record set forth on Exhibit B-1 attached hereto;
3. Any lien or encumbrance relating to non-delinquent general or special assessments levied against the Property by any federal, state or local governmental or quasi-governmental entity or agency from and after the date hereof and not arising as a result of any act of Grantor; and
4. Those matters caused by or consented to in writing by Grantee or any of its affiliates.

EXHIBIT "B-1"**Specific Exceptions**

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
2. Easement from Mrs. H. B. (Elizabeth) Ray to the City of Loganville, Georgia, dated August 28, 1981, filed September 4, 1981, and recorded in Deed Book 171, Page 475, records of the Superior Court of Walton County, Georgia.
3. Declaration of Covenants, Conditions and Restrictions for Southfork by Bluecheck Investments, a Georgia corporation, dated March 16, 2005, filed March 16, 2005, and recorded in Deed Book 2164, Page 362, aforesaid records; as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork from Bluecheck Investments, LLC, a Georgia limited liability corporation to Miramar Properties, Inc., a Georgia corporation, dated August 19, 2005, filed September 8, 2005, and recorded in Deed Book 2290, Page 499, aforesaid records; as further amended by The Second Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated September 22, 2005, filed November 29, 2005, and recorded in Deed Book 2349, Page 378, aforesaid records; as further amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated December 26, 2005, filed December 29, 2005, and recorded in Deed Book 2373, Page 205, aforesaid records; as assigned by Assignment of Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation in favor of CRM Central Properties, LLC, a Georgia limited liability company, dated as of January 28, 2010, filed January 29, 2010, and recorded in Deed Book 3125, Page 164, aforesaid records; as further amended by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated February 2, 2010, filed February 2, 2010, and recorded in Deed Book 3126, Page 83, aforesaid records; as transferred by Quitclaim Transfer of Declarant Rights from CRM Central Properties, LLC, a Georgia limited liability company to Cygnus GA, LLC, a Georgia limited liability company, dated as of November 1, 2012, filed November 14, 2012, and recorded in Deed Book 3453, Page 493, aforesaid records; as may be further amended and/or supplemented.
4. Restrictions regarding "Open Space" as contained in Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated May 10, 2005, filed May 11, 2005, and recorded in Deed Book 2201, Page 346, aforesaid records; as corrected by Corrective Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated March 28, 2006, filed March 29, 2006, and recorded in Deed Book 2432, Page 286, aforesaid records.

5. Grant of Easement from VPAMH Claude Brewer LB LLC, a Delaware limited liability company to Comcast Cable Communications Management, LLC, dated June 1, 2023, filed September 7, 2023 and recorded in Deed Book 5365, Page 100, aforesaid records.
6. Terms, Conditions and Provisions as set forth in the Utility Easement Agreement between Southfork Homeowners Association, Inc., City of Loganville, and Loganville Brewer LLC, dated December 3, 2021, and recorded December 6, 2021 in Deed Book 5030, Page 12, Walton County, Georgia Records.
7. Declaration of Covenants and Restrictions for Rocky Creek Walton County, Georgia dated May 23, 2025 and as recorded May 23, 2025 in Deed Book 5590, Pages 614-661, Walton County, Georgia Records.

Filed and Recorded
Jul-26-2024 02:02 PM
DOC# 2024 - 007963
Real Estate Transfer Tax
Paid: \$ 2887.50
1472024002930
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 5391045298

After Recording, Return to:
AMH Development, LLC
23975 Park Sorrento, Suite 300
Calabasas, CA 91302
Attn: Legal Department
Tax Parcel Id. Nos.: A portion of LG 160005

Prepared by:
David Levine
Harvest LLP
10940 Wilshire Blvd.
Suite 1600
Los Angeles, CA 90024

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 25th day of July, 2024, by and between VPAMH CLAUDE BREWER LB LLC, a Delaware limited liability company, as party of the first part, hereinafter referred to as "**Grantor**," and AMH DEVELOPMENT, LLC, a Delaware limited liability company, with an address of 23975 Park Sorrento, Suite 300, Calabasas, California, 91302, as party of the second part, hereinafter referred to as "**Grantee**"; the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 182, 4th District, 2nd Section, Walton County, Georgia records, as more particularly described on **Exhibit "A"** attached hereto and incorporated by this reference (the "**Property**"). This conveyance is made subject to the "**Permitted Exceptions**" shown on **Exhibit "B"** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this limited warranty deed to be signed and sealed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Curtis B.
Unofficial Witness

Shelly Marie Kramar
Notary Public

My Commission Expires: Jan 31, 2028

[AFFIX NOTARIAL SEAL]



GRANTOR:

VPAMH CLAUDE BREWER LB LLC,
a Delaware limited liability company

By: VP Diamond NoteCo LLC
Its: Sole Member

By: Värde Partners, Inc.
Its: Manager

By: Anders Gode
Name: Anders Gode
Title: Managing Director

[SEAL]

EXHIBIT "A"**Legal Description of Property**

All that tract or parcel of land lying and being in Land Lot 182, 4th District, 2nd Section, Walton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the northeasterly right-of-way intersection of Claude Brewer Road (R/W Varies) and Milton Bryan Drive (70' R/W); thence North 08°58'45" West a distance of 440.24 feet to a point and the Point of Beginning.

Thence North 08°58'45" West a distance of 100.00 feet to a point; thence North 08°58'45" West a distance of 100.00 feet to a point; thence North 08°58'45" West a distance of 100.00 feet to a point; thence North 08°58'45" West a distance of 88.61 feet to a 5/8" rebar found; thence North 88°03'20" West a distance of 1.93 feet to a point; thence North 88°03'20" West a distance of 100.00 feet to a point; thence North 88°03'20" West a distance of 100.00 feet to a point; thence North 88°03'20" West a distance of 100.00 feet to a point; thence North 88°03'20" West a distance of 100.00 feet to a point; thence North 88°03'20" West a distance of 100.00 feet to a point; thence North 88°03'20" West a distance of 100.00 feet to a point; thence North 88°03'20" West a distance of 123.00 feet to a point; thence North 88°03'20" West a distance of 155.69 feet to an axle found; thence North 29°40'19" West a distance of 25.77 feet to a point; thence North 29°40'19" West a distance of 170.78 feet to a point; thence North 29°40'19" West a distance of 107.59 feet to a point; thence North 29°40'19" West a distance of 100.00 feet to a point; thence North 29°40'19" West a distance of 146.98 feet to a point; thence North 29°40'19" West a distance of 107.80 feet to a point; thence North 60°19'21" East a distance of 228.05 feet to a point; thence South 29°40'39" East a distance of 120.12 feet to a point on the proposed northwesterly right-of-way of Bronte Drive (60' R/W); thence along said proposed right-of-way with a curve turning to the left with an arc length of 82.91 feet with a radius of 60.00 feet with a chord bearing of South 27°57'18" West with a chord length of 76.47 feet to a point; thence with a compound curve turning to the left with an arc length of 18.90 feet with a radius of 60.00 feet with a chord bearing of South 20°39'19" East with a chord length of 18.82 feet to a point; thence South 29°40'39" East a distance of 75.14 feet to a point; thence South 29°40'39" East a distance of 100.00 feet to a point; thence South 29°40'39" East a distance of 86.56 feet to a point; thence with a curve turning to the left with an arc length of 12.37 feet with a radius of 230.00 feet with a chord bearing of South 31°13'06" East with a chord length of 12.37 feet to a point; thence with a compound curve turning to the left with an arc length of 92.62 feet with a radius of 230.00 feet with a chord bearing of South 44°17'45" East with a chord length of 92.00 feet to a point; thence with a compound curve turning to the left with an arc length of 92.62 feet with a radius of 230.00 feet with a chord bearing of South 67°22'11" East with a chord length of 92.00 feet to a point; thence with a compound curve turning to the left with an arc length of 36.70 feet with a radius of 230.00 feet with a chord bearing of South 83°28'41" East with a chord length of 36.66 feet to a point; thence South 88°02'58" East a distance of 60.23 feet to a point; thence South 88°02'58" East a distance of 100.00 feet to a point; thence South 88°02'58" East a distance of 100.00 feet to a point; thence South 88°02'58" East a distance of 100.00 feet to a point; thence South 88°02'58" East a distance of 100.00 feet to a point; thence South 88°02'58" East a distance of 100.00 feet to a point; thence South 88°02'58" East a distance of 26.94 feet to a point; thence with a curve turning to the right with an arc length of 179.43 feet with a radius of 130.00 feet with

a chord bearing of South 48°30'28" East with a chord length of 165.53 feet to a point; thence South 08°57'58" East a distance of 13.31 feet to a point; thence South 08°57'58" East a distance of 100.00 feet to a point; thence South 08°57'58" East a distance of 100.00 feet to a point; thence South 08°57'58" East a distance of 100.00 feet to a point; thence leaving said proposed right-of-way South 81°02'02" West a distance of 160.15 feet to the **Point of Beginning**.

Said tract contains 7.459 acres or 324,933 square feet.

TOGETHER WITH easement rights as contained in that Utility Easement Agreement between Southfork Homeowners Association, Inc., City of Loganville, and Loganville Brewer LLC, dated December 3, 2021, and recorded at Deed Book 5030, pages 12-23, Walton County, Georgia Records, and subject to the terms and conditions thereof.

EXHIBIT "B"**Permitted Exceptions**

1. Real property taxes and assessments (general, special or other) and for subsequent assessments for prior years due to changes in the use or ownership, or both;
2. All matters of record set forth on Exhibit B-1 attached hereto;
3. Any lien or encumbrance relating to non-delinquent general or special assessments levied against the Property by any federal, state or local governmental or quasi-governmental entity or agency from and after the date hereof and not arising as a result of any act of Grantor; and
4. Those matters caused by or consented to in writing by Grantee or any of its affiliates.

EXHIBIT "B-1"

Specific Exceptions

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
2. Easement from Mrs. H. B. (Elizabeth) Ray to the City of Loganville, Georgia, dated August 28, 1981, filed September 4, 1981, and recorded in Deed Book 171, Page 475, records of the Superior Court of Walton County, Georgia.
3. Declaration of Covenants, Conditions and Restrictions for Southfork by Bluecheck Investments, a Georgia corporation, dated March 16, 2005, filed March 16, 2005, and recorded in Deed Book 2164, Page 362, aforesaid records; as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork from Bluecheck Investments, LLC, a Georgia limited liability corporation to Miramar Properties, Inc., a Georgia corporation, dated August 19, 2005, filed September 8, 2005, and recorded in Deed Book 2290, Page 499, aforesaid records; as further amended by The Second Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated September 22, 2005, filed November 29, 2005, and recorded in Deed Book 2349, Page 378, aforesaid records; as further amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated December 26, 2005, filed December 29, 2005, and recorded in Deed Book 2373, Page 205, aforesaid records; as assigned by Assignment of Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation in favor of CRM Central Properties, LLC, a Georgia limited liability company, dated as of January 28, 2010, filed January 29, 2010, and recorded in Deed Book 3125, Page 164, aforesaid records; as further amended by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated February 2, 2010, filed February 2, 2010, and recorded in Deed Book 3126, Page 83, aforesaid records; as transferred by Quitclaim Transfer of Declarant Rights from CRM Central Properties, LLC, a Georgia limited liability company to Cygnus GA, LLC, a Georgia limited liability company, dated as of November 1, 2012, filed November 14, 2012, and recorded in Deed Book 3453, Page 493, aforesaid records; as may be further amended and/or supplemented.
4. Restrictions regarding "Open Space" as contained in Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated May 10, 2005, filed May 11, 2005, and recorded in Deed Book 2201, Page 346, aforesaid records; as corrected by Corrective Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated March 28, 2006, filed March 29, 2006, and recorded in Deed Book 2432, Page 286, aforesaid records.

5. Grant of Easement in favor of Comcast Cable Communications Management, LLC, for the purposes as contained therein, including the terms, conditions and provisions as set forth in said instrument, as recorded September 7, 2023 in Deed Book 5365, Page 100, aforesaid records.

Karen P. David

KAREN P. DAVID

CLERK OF SUPERIOR COURT

Walton COUNTY

Real Estate Transfer Tax

Paid : \$ 3048.00

PT-61 147-2025-002525

After Recording, Return to:
 AMH Development, LLC
 23975 Park Sorrento, Suite 300
 Calabasas, CA 91302
 Attn: Legal Department
 Tax Parcel Id. Nos.: A portion of LG 160005

Prepared by:
 David Levine
 Harvest LLP
 10940 Wilshire Blvd.
 Suite 1600
 Los Angeles, CA 90024

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 24th day of July, 2025, by and between **VPAMH CLAUDE BREWER LB LLC**, a Delaware limited liability company, as party of the first part, hereinafter referred to as “**Grantor**,” and **AMH DEVELOPMENT, LLC**, a Delaware limited liability company, with an address of 23975 Park Sorrento, Suite 300, Calabasas, California, 91302, as party of the second part, hereinafter referred to as “**Grantee**”; the words “Grantor” and “Grantee” to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 182, 4th District, Walton County, Georgia records, as more particularly described on **Exhibit “A”** attached hereto and incorporated by this reference (the “**Property**”). This conveyance is made subject to the “**Permitted Exceptions**” shown on **Exhibit “B”** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

[Signatures on next page]

IN WITNESS WHEREOF, Grantor has caused this limited warranty deed to be signed and sealed by its duly authorized officer as of the day and year first above written.

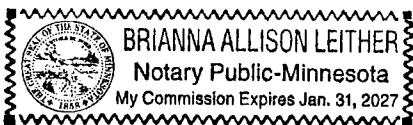
Signed, sealed and delivered
in the presence of:

Kelly Cull
Unofficial Witness

Boni Livi
Notary Public

My Commission Expires: 1/31/2027

[AFFIX NOTARIAL SEAL]



GRANTOR:

VPAMH CLAUDE BREWER LB LLC,
a Delaware limited liability company

By: VP Diamond NoteCo LLC
Its: Sole Member

By: Värde Partners, Inc.
Its: Manager

By: John Batterman
Name: John Batterman
Title: Director

[SEAL]

EXHIBIT "A"**Legal Description of Property****TRACT 1**

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the northerly right-of-way intersection of Proposed Bronte Drive (60' R/W) and Proposed Dickens Trail (60' R/W); thence along the easterly right-of-way of Proposed Bronte Drive (60' R/W) North 08°57'58" West a distance of 10.26 feet to a point; thence with a curve turning to the left with an arc length of 176.35 feet with a radius of 190.00 feet with a chord bearing of North 35°33'19" West with a chord length of 170.08 feet to a point on the easterly right-of-way intersection of Proposed Bronte Drive (60' R/W) and Proposed Tolstoy Trail (60' R/W); thence along the easterly right-of-way of Proposed Tolstoy Trail (60' R/W) with a reverse curve turning to the right with an arc length of 26.61 feet with a radius of 20.00 feet with a chord bearing of North 24°01'53" West with a chord length of 24.69 feet to a point; thence North 14°04'53" East a distance of 8.02 feet to a point; thence with a curve turning to the left with an arc length of 29.88 feet with a radius of 230.00 feet with a chord bearing of North 10°21'36" East with a chord length of 29.86 feet to a 1/2" rebar found; thence leaving said right-of-way North 60°11'21" East a distance of 204.99 feet to a 1/2" rebar found; thence North 29°48'39" West a distance of 645.00 feet to a 1/2" rebar found; thence North 60°11'21" East a distance of 160.00 feet to a 1/2" rebar found on the southwesterly right-of-way of Proposed Woolf Way (60' R/W); thence along the southwesterly right-of-way of Proposed Woolf Way (60' R/W) South 29°48'39" East a distance of 885.00 feet to a point on the northerly right-of-way intersection of Proposed Woolf Way (60' R/W) and Proposed Dickens Trail (60' R/W); thence along the northerly right-of-way of Proposed Dickens Trail (60' R/W) with a curve turning to the right with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of South 15°11'21" West with a chord length of 28.28 feet to a point; thence South 60°11'21" West a distance of 330.76 feet to a point; thence with a curve turning to the right with an arc length of 13.34 feet with a radius of 70.00 feet with a chord bearing of South 65°38'56" West with a chord length of 13.32 feet to a point; thence with a compound curve turning to the right with an arc length of 34.88 feet with a radius of 20.00 feet with a chord bearing of North 58°55'44" West with a chord length of 30.63 feet to the **Point of Beginning**.

Said tract contains 4.600 acres or 200,373 square feet.

TRACT 2

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing at the northerly right-of-way intersection of Proposed Woolf Way (60' R/W) and Proposed Dickens Trail (60' R/W); thence leaving said right-of-way North 11°01'47" West a distance of 186.36 feet to a 1/2" rebar found on the easterly right-of-way of Proposed Woolf Way (60' R/W) and the **Point of Beginning**.

Thence along the northeasterly right-of-way of Proposed Woolf Way (60' R/W) North 29°48'39" West a distance of 701.18 feet to a 1/2" rebar found; thence leaving said right-of-way North 60°11'21" East a distance of 159.63 feet to a 1/2" rebar found; thence South 29°49'39" East a distance of 701.18 feet to a 1/2" rebar found; thence South 60°11'21" West a distance of 159.83 feet to the **Point of Beginning**.

Said tract contains 2.571 acres or 112,000 square feet.

TOGETHER WITH easement rights as contained in that Utility Easement Agreement between Southfork Homeowners Association, Inc., City of Loganville, and Loganville Brewer LLC, dated December 3, 2021, and recorded at Deed Book 5030, pages 12-23, Walton County, Georgia Records, and subject to the terms and conditions thereof.

EXHIBIT "B"**Permitted Exceptions**

1. Real property taxes and assessments (general, special or other) and for subsequent assessments for prior years due to changes in the use or ownership, or both;
2. All matters of record set forth on Exhibit B-1 attached hereto;
3. Any lien or encumbrance relating to non-delinquent general or special assessments levied against the Property by any federal, state or local governmental or quasi-governmental entity or agency from and after the date hereof and not arising as a result of any act of Grantor; and
4. Those matters caused by or consented to in writing by Grantee or any of its affiliates.

EXHIBIT "B-1"**Specific Exceptions**

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
2. Easement from Mrs. H. B. (Elizabeth) Ray to the City of Loganville, Georgia, dated August 28, 1981, filed September 4, 1981, and recorded in Deed Book 171, Page 475, records of the Superior Court of Walton County, Georgia.
3. Declaration of Covenants, Conditions and Restrictions for Southfork by Bluecheck Investments, a Georgia corporation, dated March 16, 2005, filed March 16, 2005, and recorded in Deed Book 2164, Page 362, aforesaid records; as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork from Bluecheck Investments, LLC, a Georgia limited liability corporation to Miramar Properties, Inc., a Georgia corporation, dated August 19, 2005, filed September 8, 2005, and recorded in Deed Book 2290, Page 499, aforesaid records; as further amended by The Second Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated September 22, 2005, filed November 29, 2005, and recorded in Deed Book 2349, Page 378, aforesaid records; as further amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated December 26, 2005, filed December 29, 2005, and recorded in Deed Book 2373, Page 205, aforesaid records; as assigned by Assignment of Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation in favor of CRM Central Properties, LLC, a Georgia limited liability company, dated as of January 28, 2010, filed January 29, 2010, and recorded in Deed Book 3125, Page 164, aforesaid records; as further amended by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated February 2, 2010, filed February 2, 2010, and recorded in Deed Book 3126, Page 83, aforesaid records; as transferred by Quitclaim Transfer of Declarant Rights from CRM Central Properties, LLC, a Georgia limited liability company to Cygnus GA, LLC, a Georgia limited liability company, dated as of November 1, 2012, filed November 14, 2012, and recorded in Deed Book 3453, Page 493, aforesaid records; as may be further amended and/or supplemented.
4. Restrictions regarding "Open Space" as contained in Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated May 10, 2005, filed May 11, 2005, and recorded in Deed Book 2201, Page 346, aforesaid records; as corrected by Corrective Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated March 28, 2006, filed March 29, 2006, and recorded in Deed Book 2432, Page 286, aforesaid records.

5. Grant of Easement from VPAMH Claude Brewer LB LLC, a Delaware limited liability company to Comcast Cable Communications Management, LLC, dated June 1, 2023, filed September 7, 2023 and recorded in Deed Book 5365, Page 100, aforesaid records.
6. Terms, Conditions and Provisions as set forth in the Utility Easement Agreement between Southfork Homeowners Association, Inc., City of Loganville, and Loganville Brewer LLC, dated December 3, 2021, and recorded December 6, 2021 in Deed Book 5030, Page 12, Walton County, Georgia Records.
7. Declaration of Covenants and Restrictions for Rocky Creek Walton County, Georgia dated May 23, 2025 and as recorded May 23, 2025 in Deed Book 5590, Pages 614-661, Walton County, Georgia Records.

Karen P. David

KAREN P. DAVID

CLERK OF SUPERIOR COURT

Walton COUNTY

Real Estate Transfer Tax

Paid : \$ 2887.50

PT-61 147-2025-000183

After Recording, Return to:

AMH Development, LLC
 23975 Park Sorrento, Suite 300
 Calabasas, CA 91302
 Attn: Legal Department
 Tax Parcel Id. Nos.: A portion of LG 160005

Prepared by:

David Levine
 Harvest LLP
 10940 Wilshire Blvd.
 Suite 1600
 Los Angeles, CA 90024

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 23rd day of January, 2025, by and between **VPAMH CLAUDE BREWER LB LLC**, a Delaware limited liability company, as party of the first part, hereinafter referred to as "**Grantor**," and **AMH DEVELOPMENT, LLC**, a Delaware limited liability company, with an address of 23975 Park Sorrento, Suite 300, Calabasas, California, 91302, as party of the second part, hereinafter referred to as "**Grantee**"; the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

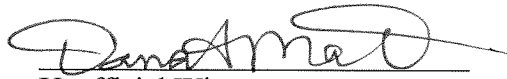
FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 182, 4th District, Walton County, Georgia records, as more particularly described on **Exhibit "A"** attached hereto and incorporated by this reference (the "**Property**"). This conveyance is made subject to the "**Permitted Exceptions**" shown on **Exhibit "B"** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever **IN FEE SIMPLE**.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this limited warranty deed to be signed and sealed by its duly authorized officer as of the day and year first above written.

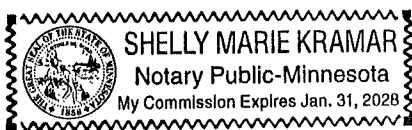
Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: Jan. 31, 2028

[AFFIX NOTARIAL SEAL]



GRANTOR:

VPAMH CLAUDE BREWER LB LLC,
a Delaware limited liability company

By: VP Diamond NoteCo LLC
Its: Sole Member

By: Värde Partners, Inc.
Its: Manager

By: 
Name: Jon Miller
Title: Managing Director

[SEAL]

Exhibit "A"

TRACT 1

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the easterly right-of-way intersection of Proposed Bronte Drive (60' R/W) and Proposed Faulkner Court (60' R/W); thence along the easterly said right-of-way of Proposed Faulkner Court (60' R/W) with a curve turning to the right with an arc length of 31.42 feet with a radius of 20.00 feet with a chord bearing of North 43°02'58" West with a chord length of 28.28 feet to a point; thence North 01°57'02" East a distance of 47.16 feet to a point; thence with a curve turning to the left with an arc length of 127.50 feet with a radius of 230.00 feet with a chord bearing of North 13°55'48" West with a chord length of 125.87 feet to a point; thence North 29°48'39" West a distance of 494.32 feet to a point; thence with a curve turning to the right with an arc length of 117.81 feet with a radius of 270.00 feet with a chord bearing of North 17°18'40" West with a chord length of 116.87 feet to a point; thence North 04°48'41" West a distance of 76.49 feet to a point; thence with a curve turning to the left with an arc length of 35.13 feet with a radius of 430.00 feet with a chord bearing of North 07°09'08" West with a chord length of 35.12 feet to a point at the southerly right-of-way intersection of Proposed Faulkner Court (60' R/W) & Proposed Tolstoy Trail (60' R/W); thence along the southerly right-of-way of Proposed Tolstoy Trail (60' R/W) with a reverse curve turning to the right with an arc length of 29.19 feet with a radius of 20.00 feet with a chord bearing of North 32°19'03" East with a chord length of 26.67 feet to a point; thence North 74°07'40" East a distance of 67.25 feet to a point; thence leaving said right-of-way South 29°48'39" East a distance of 936.80 feet to a point; thence South 60°11'21" West a distance of 145.49 feet to a point on the northerly right-of-way of Proposed Bronte Drive (60' R/W); thence along the northerly right-of-way of Proposed Bronte Drive (60' R/W) North 88°02'58" West a distance of 79.16 feet to the **Point of Beginning**.

Said tract contains 3.461 acres or 150,772 square feet.

TRACT 2

All that tract or parcel of land lying and being in the City of Loganville, Land Lot 182, 4th District, Walton County, Georgia, and being more particularly described as follows:

Beginning at the northerly right-of-way intersection of Proposed Faulkner Court (60' R/W) and Proposed Tolstoy Trail (60' R/W); thence along the easterly said right-of-way of Proposed Faulkner Court (60' R/W) with a curve turning to the right with an arc length of 44.32 feet with a radius of 430.00 feet with a chord bearing of North 25°12'16" West with a chord length of 44.30 feet to the **Point of Beginning**.

Thence continuing along the right-of-way of Proposed Faulkner Court (60' R/W) thence with a curve turning to the left with an arc length of 398.27 feet with a radius of 430.00 feet with a chord bearing of North 54°41'27" West with a chord length of 384.18 feet to a point; thence North 81°13'29" West a distance of 176.29 feet to a point; thence with a curve turning to the

right with an arc length of 13.25 feet with a radius of 25.00 feet with a chord bearing of North 66°02'16" West with a chord length of 13.10 feet to a point; thence with a reverse curve turning to the left with an arc length of 229.45 feet with a radius of 60.00 feet with a chord bearing of South 19°35'46" West with a chord length of 113.08 feet to a point; thence leaving said right-of-way South 09°22'09" West a distance of 160.58 feet to a point; thence North 77°50'44" West a distance of 40.78 feet to a point; thence North 65°14'34" West a distance of 55.79 feet to a point; thence North 49°58'07" West a distance of 61.16 feet to a point; thence North 30°09'30" West a distance of 90.13 feet to a point; thence North 03°41'34" West a distance of 99.27 feet to a point; thence North 19°11'39" East a distance of 92.52 feet to a point; thence North 42°01'06" East a distance of 79.58 feet to a point; thence North 66°57'20" East a distance of 70.80 feet to a point; thence North 80°17'44" East a distance of 61.18 feet to a point; thence South 79°12'48" East a distance of 74.31 feet to a point; thence South 81°13'29" East a distance of 183.71 feet to a point; thence with a curve turning to the right with an arc length of 479.52 feet with a radius of 590.00 feet with a chord bearing of South 57°56'30" East with a chord length of 466.43 feet to a point; thence South 28°09'26" East a distance of 66.80 feet to a point; thence South 61°50'34" West a distance of 156.21 feet to the **Point of Beginning**.

Said tract contains 4.112 acres or 179,119 square feet.

TOGETHER WITH easement rights as contained in that Utility Easement Agreement between Southfork Homeowners Association, Inc., City of Loganville, and Loganville Brewer LLC, dated December 3, 2021, and recorded at Deed Book 5030, pages 12-23, Walton County, Georgia Records, and subject to the terms and conditions thereof.

EXHIBIT "B"**Permitted Exceptions**

1. Real property taxes and assessments (general, special or other) and for subsequent assessments for prior years due to changes in the use or ownership, or both;
2. All matters of record set forth on Exhibit B-1 attached hereto;
3. Any lien or encumbrance relating to non-delinquent general or special assessments levied against the Property by any federal, state or local governmental or quasi-governmental entity or agency from and after the date hereof and not arising as a result of any act of Grantor; and
4. Those matters caused by or consented to in writing by Grantee or any of its affiliates.

EXHIBIT "B-1"**Specific Exceptions**

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
2. Easement from Mrs. H. B. (Elizabeth) Ray to the City of Loganville, Georgia, dated August 28, 1981, filed September 4, 1981, and recorded in Deed Book 171, Page 475, records of the Superior Court of Walton County, Georgia.
3. Declaration of Covenants, Conditions and Restrictions for Southfork by Bluecheck Investments, a Georgia corporation, dated March 16, 2005, filed March 16, 2005, and recorded in Deed Book 2164, Page 362, aforesaid records; as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork from Bluecheck Investments, LLC, a Georgia limited liability corporation to Miramar Properties, Inc., a Georgia corporation, dated August 19, 2005, filed September 8, 2005, and recorded in Deed Book 2290, Page 499, aforesaid records; as further amended by The Second Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated September 22, 2005, filed November 29, 2005, and recorded in Deed Book 2349, Page 378, aforesaid records; as further amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated December 26, 2005, filed December 29, 2005, and recorded in Deed Book 2373, Page 205, aforesaid records; as assigned by Assignment of Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation in favor of CRM Central Properties, LLC, a Georgia limited liability company, dated as of January 28, 2010, filed January 29, 2010, and recorded in Deed Book 3125, Page 164, aforesaid records; as further amended by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Southfork by Miramar Properties, Inc., a Georgia corporation, dated February 2, 2010, filed February 2, 2010, and recorded in Deed Book 3126, Page 83, aforesaid records; as transferred by Quitclaim Transfer of Declarant Rights from CRM Central Properties, LLC, a Georgia limited liability company to Cygnus GA, LLC, a Georgia limited liability company, dated as of November 1, 2012, filed November 14, 2012, and recorded in Deed Book 3453, Page 493, aforesaid records; as may be further amended and/or supplemented.
4. Restrictions regarding "Open Space" as contained in Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated May 10, 2005, filed May 11, 2005, and recorded in Deed Book 2201, Page 346, aforesaid records; as corrected by Corrective Warranty Deed from Bluecheck Investments, LLC to Southfork Homeowners Association, Inc., dated March 28, 2006, filed March 29, 2006, and recorded in Deed Book 2432, Page 286, aforesaid records.

5. Grant of Easement in favor of Comcast Cable Communications Management, LLC, for the purposes as contained therein, including the terms, conditions and provisions as set forth in said instrument, as recorded September 7, 2023 in Deed Book 5365, Page 100, aforesaid records.
6. Terms, Conditions and Provisions as set forth in the Utility Easement Agreement between Southfork Homeowners Association, Inc., City of Loganville, and Loganville Brewer LLC, dated December 3, 2021, and recorded December 6, 2021 in Deed Book 5030, Page 12, Walton County, Georgia Records.

THIS PLAT IS SUBJECT TO COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED MAY 23, 2025, WHICH HEREBY BECOME PART OF THIS PLAT, AND WHICH WERE RECORDED IN DEED BOOK 5590, PAGES 614-661 WITH THE CLERK OF SUPERIOR COURT IN WALTON COUNTY, GEORGIA AND SIGNED BY THE OWNER.

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

CITY NOTES:

1. TOTAL NUMBER OF LOTS = 119
2. EXISTING ZONING: R-22 CSO (OPEN SPACE SUBDIVISION OVERLAY)
3. TOTAL AREA = 101.769 ACRES
4. MINIMUM LOT AREA - 16,000 SQUARE FEET
5. MINIMUM LOT WIDTH - 100 FEET
6. MAXIMUM BUILDING HEIGHT - 35 FEET
7. BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: INTERIOR LINE: 10 FEET, STREET CORNER: 20 FEET
REAR: INTERIOR LOT: 20 FEET, PERIMETER LOT OR RIGHT-OF-WAY: 40 FEET
8. REQUIRED OPEN SPACE - 25%
OVERALL PROVIDED OPEN SPACE - 27%
9. OVERALL DENSITY - 1.44 UNITS PER ACRE
10. ALL STORM SEWER AND SANITARY EASEMENTS ARE CENTERED ON THE PIPE.
11. PERMANENT STRUCTURES AND TREES ARE NOT ALLOWED IN SANITARY EASEMENTS ACCORDING TO CURRENT CITY OF LOGANVILLE POLICY.
12. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
13. THIS PLAT IS SUBJECT TO COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED MAY 23, 2025, WHICH HEREBY BECOME PART OF THIS PLAT, AND WHICH WERE RECORDED IN DEED BOOK 5590, PAGE 614-661 WITH THE CLERK OF SUPERIOR COURT IN WALTON COUNTY, GEORGIA AND SIGNED BY THE OWNER.
14. AREAS INDICATED AS OPEN SPACE ON THIS PLAT ARE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND ARE SUBJECT TO THE COVENANTS SET FORTH IN SEPARATE HOMEOWNER'S ASSOCIATION DOCUMENT(S) RECORDED AS ABOVE.
15. ALL STREETS SHOWN HEREON ARE PUBLIC.
16. UTILITY PROVIDERS:
WATER - CITY OF LOGANVILLE
SEWER - CITY OF LOGANVILLE
STORM - CITY OF LOGANVILLE
GAS - LAWRENCEVILLE GAS
ELECTRIC - WALTON EMC
17. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
18. WATER METERS AND SEWER CLEANOUTS ARE NOT ALLOWED IN DRIVEWAYS.
19. CLEANOUTS ARE TO BE MAINTAINED AT GRADE AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.
20. THE CITY OF LOGANVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF LOGANVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OR REPAIR OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY PUBLIC STREET RIGHT-OF-WAY.
21. A SIGNED AND RECORDED MAINTENANCE AGREEMENT MUST BE DOCUMENTED AND GIVEN TO THE CITY OF LOGANVILLE PLANNING AND DEVELOPMENT OFFICE BEFORE APPROVAL OF FINAL PLAT.
22. DISTURBED ACREAGE PER PROJECT DEVELOPMENTS PLANS IS 71.21 +/- ACRES.
23. DRAINAGE EASEMENTS TO INCLUDE SETBACKS PER CITY OF LOGANVILLE ORDINANCES AND DEVELOPMENT REGULATIONS.
24. TRACT 1 TO HAVE NO ACCESS TO SANITARY SEWER.

25. AN ACCEPTED DEVELOPMENT AGREEMENT MUST BE IN PLACE FOR FINAL PLAT APPROVAL AND FOR PHASE2.

LEGEND OF SYMBOLS & ABBREVIATIONS

- BC - BACK OF CURB
BFP - BACK FLOW PREVENTER
BL - BUILDING LINE
BH - BUILDING HEIGHT
BOL - BOLLARD
BWF - BARBED WIRE FENCE
C - CABLE TELEVISION LINE
C&G - CURB AND GUTTER
CBX - CABLE TV BOX
CCN - CONCRETE NAIL
CI - CURB INLET
CL - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC - CONCRETE
CP - CALCULATED POINT
CIP - CRIMP TOP PIPE FOUND
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DI - DROP INLET
DP - DUMPSTER PAD
DWCB - DOUBLE WING CATCH BASIN
DYL - DOUBLE YELLOW LINE
EA - EDGE OF ASPHALT
EP - EDGE OF PAVING
FDC - FIRE DEPARTMENT CONNECTION
FES - FLARED END SECTION
FH - FIRE HYDRANT
FL - FLOW LINE
FRM - FLOOD INSURANCE RATE MAP
G - GAS LINE
GI - GRATE INLET
GM - GAS METER
GMD - GEORGIA MILITIA DISTRICT
GTMH - GREASE TRAP MANHOLE
GP - GUY POLE
GPTP - GUY POLE & TELEPHONE POLE
GV - GAS VALVE
GW - GUY WIRE

GV - GAS VALVE
GW - GUY WIRE
HC - HANDICAP
HDPE - HIGH DENSITY POLYETHYLENE
HW - HEADWALL
HWF - HOOD WIRE FENCE
IV - IRRIGATION VALVE
INV - INVERT
IPE - IRON PIN FOUND
IPS - IRON PIN SET (1/2"RB W/ LOW PLASTIC)
JB - JUNCTION BOX
LAT - SEWER LATERAL
LI - LAND LOT
LL - LAND LOT LINE
LLL - LAND LOT LINE
LP - LIGHT POLE
M - MEASURED
MC - MAGNETIC NAIL
MH - MANHOLE
MON - MONUMENT
MW - MONITORING WELL
NF - NOW OR FORMERLY
NLS - NAIL SET
NTS - NOT TO SCALE
OCS - OUTLET CONTROL STRUCTURE
O.S.D. - OUTSIDE DIMENSION
OT - OPEN TOP PIPE
PB - PLAT BOOK
PBL - POWER BOX
PG - PAGE
PIV - POST INDICATOR VALVE
PKWS - PK WALK SET
PL - PROPERTY LINE
PM - POWER METER
POS - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
POE - POINT OF ENTRY
PP - POWER LINE
JP - POWER POLE

PSC - PARKING SPACE COUNT
PSO - POWER STUB OUT
PT - POWER & TELEPHONE LINE
PTLP - POWER, TELEPHONE & LIGHT POLE
PTP - POWER & TELEPHONE POLE
PVC - POLYVINYL CHLORIDE PIPE
R - RECORD
RB - REINFORCING BAR
RCP - REINFORCED CONCRETE PIPE
RM - RECORD DEED MEASURE
RW - RIGHT OF WAY
SD - STORM DRAIN
SF - SQUARE FEET
SP - SERVICE POLE
SRF - SOLID ROD FOUND
SSE - SANITARY SEWER EASEMENT
SS - SANITARY SEWER
SWCB - SINGLE WING CATCH BASIN
SYL - SINGLE YELLOW LINE
T - TELEPHONE LINE
TBM - TEMPORARY BENCH MARK
TEX - TELEPHONE REDESTRAL BOX
TC - TOP OF CURB
TMH - TELEPHONE MANHOLE
TP - TELEPHONE POLE
TPCB - TRUE POINT OF BEGINNING
TPM - TAX PARCEL NUMBER
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POLE
UP - UNDERGROUND POWER
UT - UNDERGROUND TELEPHONE
VP - VENT PIPE
W - WATER LINE
WE - WATER EASEMENT
WV - WATER VALVE
WL - WHITE LINE
WM - WATER METER
WVT - WATER VAULT
- TOPOGRAPHIC CONTOUR ———700———
TOPOGRAPHIC CONTOUR - - -702- - -

APPROXIMATE
100-YR FLOOD PLAIN

OPEN SPACE
(UNDISTURBED)

OPEN SPACE
(DISTURBED)
- FINAL SUBDIVISION PLAT
FOR
ROCKY CREEK
PHASE 1
LOCATED WITHIN
LAND LOT 182, 4TH DISTRICT, SECTION 2
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005
- PUBLIC NOTICE:
- A. The City of Loganville assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat.

B. Stream Buffer Easements are to remain in a natural and undisturbed condition.

C. Structures are not allowed in drainage easements.
-



E-mail: tprater@loganville-ga.gov

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

CENTERLINE CURVE DATA

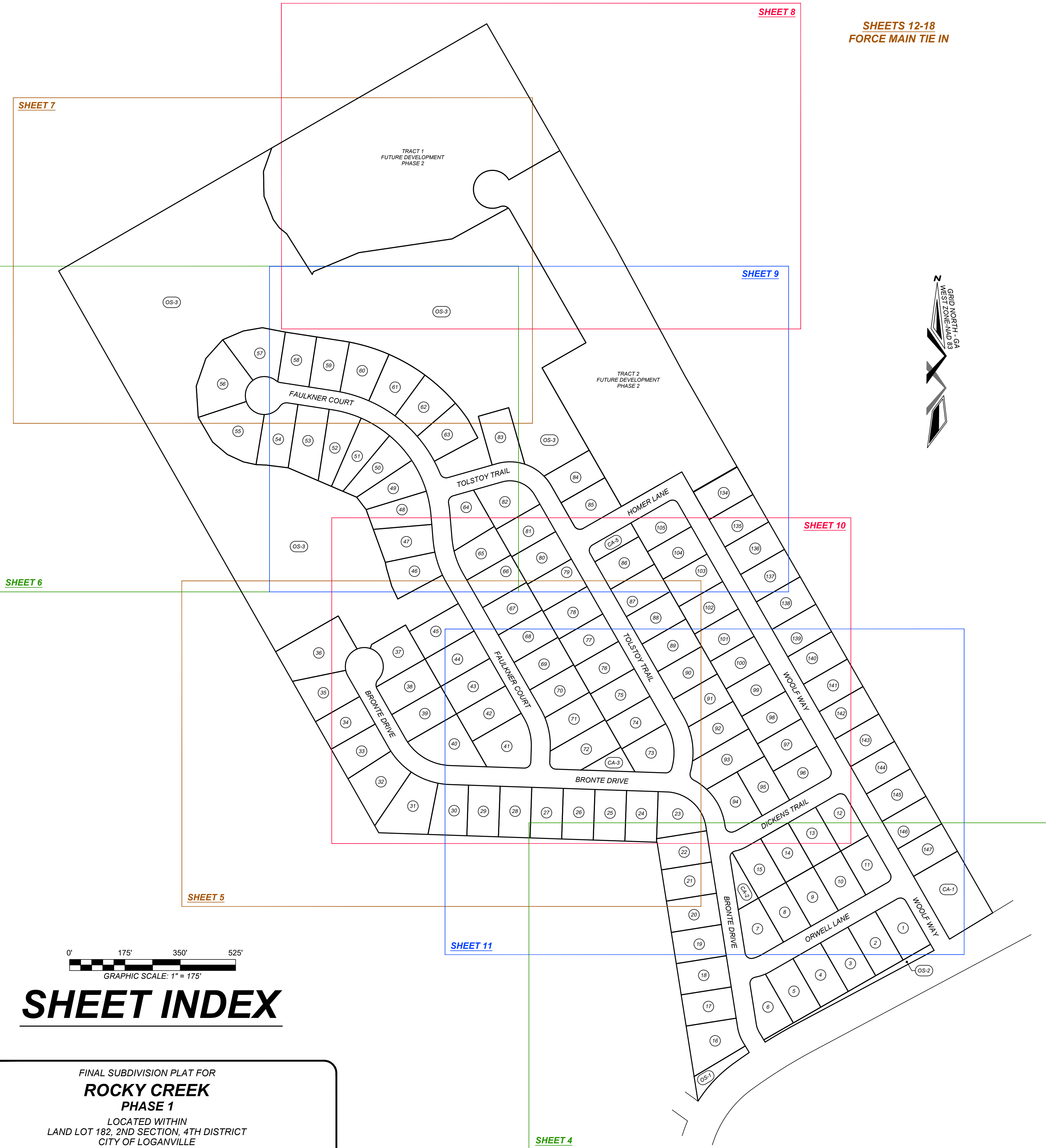
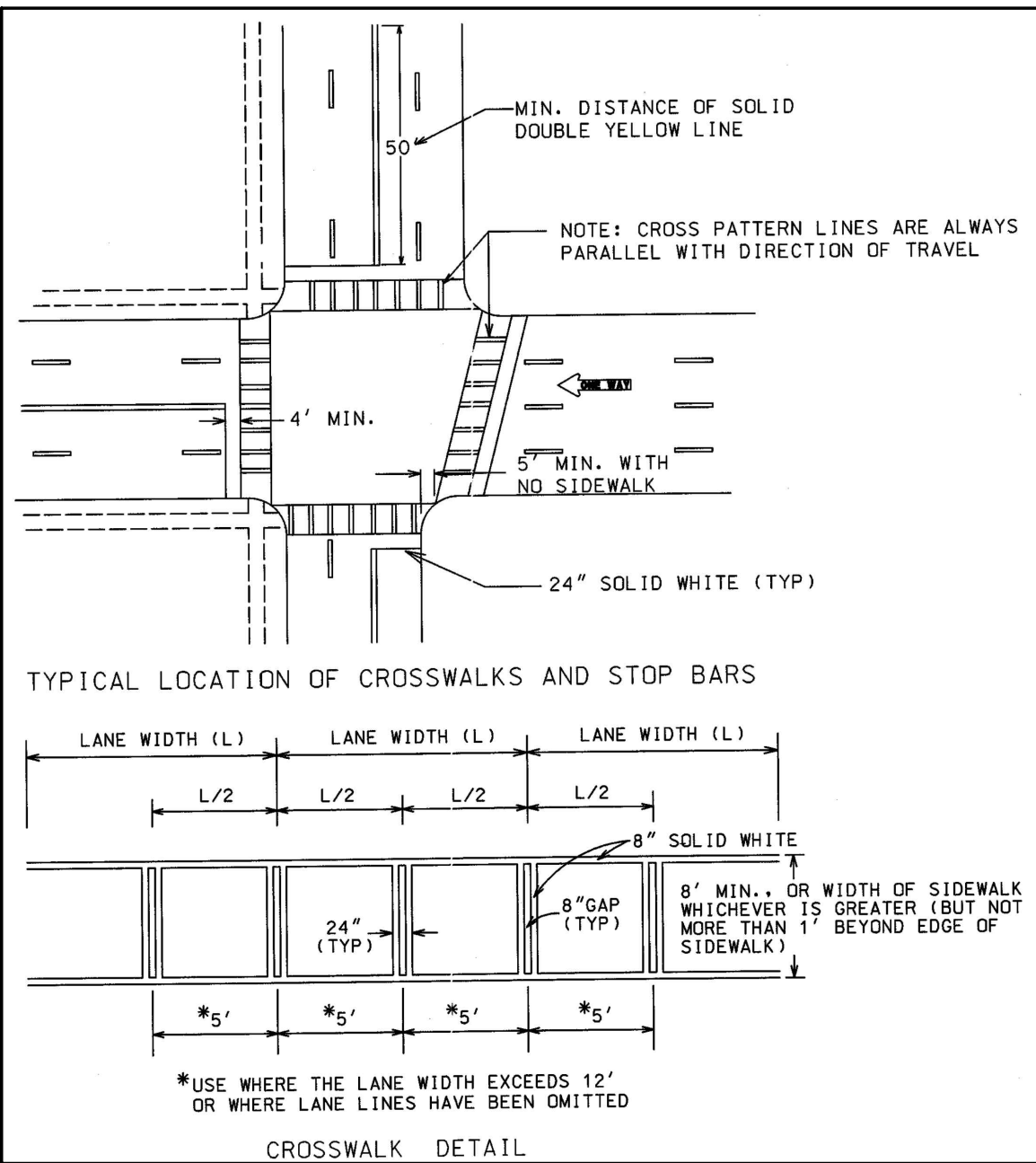
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
A	120.00'	45.85'	N19°54'46"W	45.57'	21°53'36"	23.21'
B	160.00'	220.84'	N48°30'28"W	203.72'	79°05'00"	132.09'
C	200.00'	203.76'	N58°51'49"W	195.06'	58°22'18"	111.71'
D	120.00'	43.66'	N70°36'41"E	43.42'	20°50'41"	22.07'
E	120.00'	43.66'	N70°36'41"E	43.42'	20°50'41"	22.07'
F	200.00'	153.21'	N07°51'53"W	149.49'	43°53'32"	80.59'
G	120.00'	159.30'	N67°50'30"W	147.86'	76°03'41"	93.86'
H	200.00'	110.87'	N13°55'48"W	109.45'	31°45'41"	56.90'
I	300.00'	130.90'	N17°18'40"W	129.86'	24°59'58"	66.51'
J	400.00'	533.47'	N43°01'05"W	494.80'	76°24'48"	314.84'

CURVE TABLE

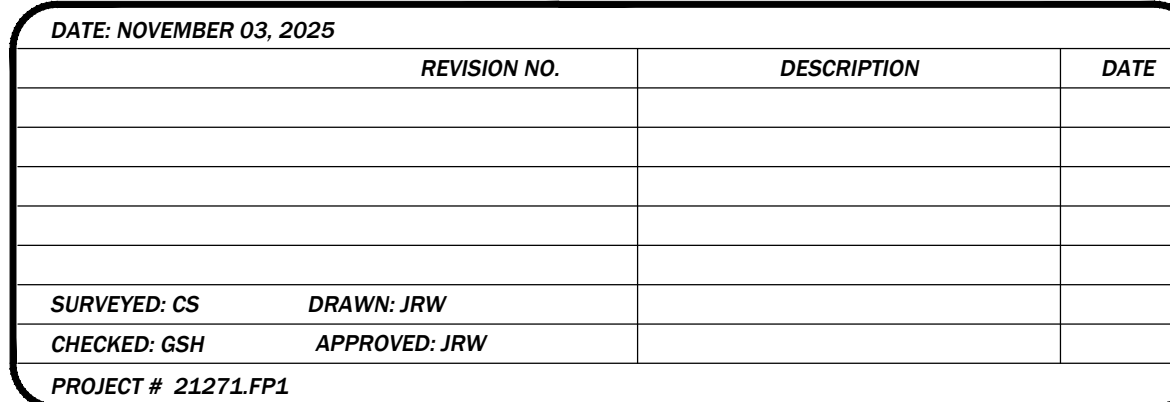
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	70.00'	26.75'	N19°54'46"W	26.59'
C2	20.00'	30.88'	N35°16'11"E	27.90'
C3	150.00'	34.00'	N73°00'42"E	33.93'
C4	150.00'	16.57'	N63°21'12"E	16.56'
C5	20.00'	31.42'	S74°48'39"E	28.28'
C6	1750.46'	121.08'	S59°53'36"W	121.06'
C7	90.00'	26.91'	S68°45'17"W	26.81'
C8	20.00'	32.21'	N65°49'22"W	29.19'
C9	20.00'	19.57'	N19°03'45"E	18.80'
C10	20.00'	10.70'	N62°24'56"E	10.57'
C11	130.00'	39.82'	N68°57'53"E	39.67'
C12	20.00'	31.42'	S74°48'39"E	28.28'
C13	20.00'	31.42'	S15°11'21"W	28.28'
C14	1750.46'	62.00'	S54°55'54"W	61.99'
C15	438.46'	163.18'	S43°14'50"W	162.24'
C16	130.00'	49.67'	S19°54'46"E	49.37'
C17	130.00'	179.43'	S48°30'28"E	165.53'
C18	230.00'	36.70'	S83°25'17"E	36.66'
C19	230.00'	92.62'	S25°22'11"E	92.30'
C20	230.00'	92.62'	S44°17'45"E	92.00'
C21	230.00'	12.37'	S31°13'06"E	12.37'
C22	60.00'	18.90'	S20°39'19"E	18.82'
C23	60.00'	82.91'	S27°57'18"W	76.47'
C24	60.00'	42.63'	S87°53'57"W	41.74'
C25	25.00'	25.50'	N13°59'49"E	24.41'
C26	60.00'	120.39'	N14°15'48"W	101.19'
C27	170.00'	13.31'	N31°55'16"W	13.31'
C28	170.00'	159.88'	N61°06'25"W	154.05'
C29	170.00'	94.24'	S13°55'48"E	93.04'
C30	20.00'	31.42'	S46°57'02"W	28.28'
C31	25.00'	8.34'	S39°21'46"E	8.30'
C32	330.00'	95.38'	S21°31'50"E	95.05'
C33	330.00'	48.60'	S09°01'51"E	48.56'
C34	370.00'	78.75'	S10°54'31"E	78.60'
C35	370.00'	107.57'	S25°21'56"E	107.59'
C36	370.00'	105.71'	S41°54'38"E	105.36'
C37	370.00'	105.71'	S58°16'51"E	105.36'
C38	370.00'	95.31'	S73°50'43"E	95.05'
C39	60.00'	58.34'	N62°11'11"E	56.07'
C40	25.00'	28.12'	N66°33'01"E	26.66'
C41	60.00'	75.00'	S54°08'51"E	70.21'
C42	60.00'	75.00'	S17°28'20"W	70.21'
C43	25.00'	5.37'	N57°00'22"W	5.36'
C44	60.00'	79.45'	N88°47'03"W	73.77'
C45	25.00'	7.88'	N72°11'36"W	7.85'
C46	430.00'	15.28'	N80°12'30"W	15.25'
C47	590.00'	20.93'	S80°12'30"E	20.93'
C48	430.00'	95.75'	N72°48'46"W	95.56'
C49	590.00'	131.38'	S72°48'46"E	131.11'
C50	430.00'	95.75'	N60°03'14"W	95.56'
C51	590.00'	131.38'	S60°03'14"E	131.11'
C52	430.00'	95.75'	N47°17'43"W	95.56'
C53	590.00'	131.38'	S47°17'43"E	131.11'
C54	430.00'	95.75'	N34°32'11"W	95.56'
C55	590.00'	64.44'	S37°47'13"E	64.40'
C56	20.00'	29.19'	N64°03'43"W	26.67'
C57	430.00'	44.32'	N25°12'16"W	44.30'
C58	150.00'	88.98'	N88°52'41"W	87.68'
C59	270.00'	41.49'	N09°12'49"W	41.45'
C60	430.00'	35.13'	N07°09'08"W	35.12'
C61	20.00'	29.19'	N32°19'03"E	26.67'
C62	90.00'	119.48'	S67°50'30"E	110.90'
C63	170.00'	130.23'	S07°51'53"E	127.07'
C64	20.00'	27.18'	S53°00'58"W	25.14'
C65	20.00'	31.42'	N43°02'58"W	28.28'
C66	230.00'	97.04'	N10°08'11"W	96.32'
C67	230.00'	30.46'	N26°01'01"W	30.44'
C68	76.270.00'	76.32'	N21°42'47"W	76.06'
C69	20.00'	31.42'	N15°11'21"E	28.28'
C71	20.00'	31.42'	S15°11'21"W	28.28'
C72	70.00'	13.34'	S65°38'56"W	13.32'
C73	20.00'	34.88'	N58°55'44"W	30.63'
C74	190.00'	124.69'	N27°46'00"W	122.46'
C75	190.00'	51.86'	N54°21'21"W	51.50'
C76	20.00'	26.61'	N24°01'53"W	24.69'
C77	230.00'	29.88'	N10°21'36"E	29.86'
C78	230.00'	109.51'	N07°00'08"W	108.48'
C79	230.00'	36.80'	N25°13'37"W	36.76'
C80	122.560.00'	71.580'	S58°05'04"E	71.560'
C81	150.00'	37.89'	S37°02'53"E	37.79'
C82	20.00'	31.42'	S74°48'39"E	28.28'
C83	1750.46'	60.05'	S56°55'45"W	60.04'
C84	25.00'	6.31'	N22°27'03"W	6.29'

CALL TABLE

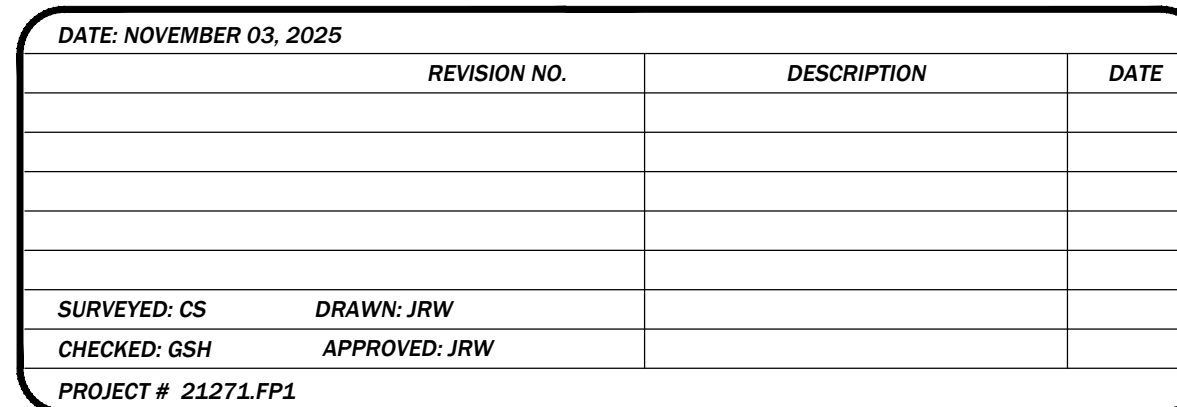
LINE	BEARING	DISTANCE
L1	N30°51'34"W	8.40'
L2	N30°51'34"W	28.08'
L3	S29°48'39"E	22.45'
L4	S30°51'34"E	24.09'
L5	S08°57'58"E	29.09'
L6	S30°51'34"E	14.70'
L7	N68°03'20"W	1.93'
L8	S98°02'58"E	26.91'
L9	S08°57'58"E	13.31'
L10	N29°40'19"W	25.77'
L11	N18°15'20"E	13.32'
L12	S29°48'39"E	18.94'
L13	N11°42'37"W	6.13'
L14	N11°42'37"W	13.34'
L15	S04°48'41"E	28.04'
L16	S81°13'29"E	9.84'
L17	S81°13'29"E	32.74'
L18	N87°24'16"W	32.53'
L19	N77°50'44"W	40.78'
L20	S74°07'40"W	16.15'
L21	S29°48'39"E	33.00'
L22	S29°48'39"E	7.87'
L23	S14°04'53"W	7.93'
L24	N01°57'02"E	36.22'
L25	N01°57'02"E	10.94'
L26	N29°48'39"W	24.69'
L27	N29°48'39"W	30.00'
L28	N08°57'58"W	10.26'
L29	N14°04'53"E	8.02'
L30	S60°11'48"W	80.00'
L31	S58°38'16"W	52.80'
L32	S26°45'19"E	5.45'
L33	S61°55'01"W	6.93'







SHEET 5 OF 25



SHEET 6 OF 25

GRID NORTH - GA
WEST ZONE - NAD 83

N60°00'12"E 777.87'

$$\begin{array}{r} A=276.02' \\ R=60.00' \\ \hline N18^{\circ}23'50"E \\ C=89.47' \end{array}$$
[illegible]

APPROXIMATE 100 YR. FLOOD PLAIN
(LOCATION PER FEMA NATIONAL
FLOOD HAZARD MAP IMPORT)

28

5' BL FROM EASEMENT

20' SSE EASEMENT

8" PVC

S 08° 45' 41" W 158.78' MK-A

177'

58

5' BL FROM EASEMENT

0.367 AC.
16,000 S.F.

0.417 AC.
18.171 S.E.

[illegible]

24.193 AC.
1.053.850 S.F.

SHEET 7 OF 25

NOTE: SURVEY NOT VALID UNLESS
SIGNED AND DATED ACROSS SEA

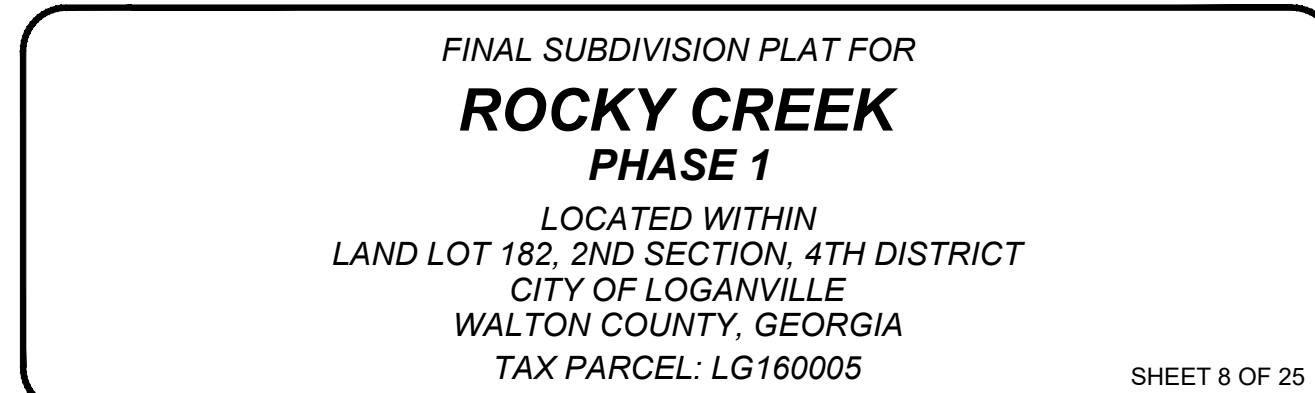
REVISION NO.	DESCRIPTION	DATE
AWN: JRW		
PROVED: JRW		

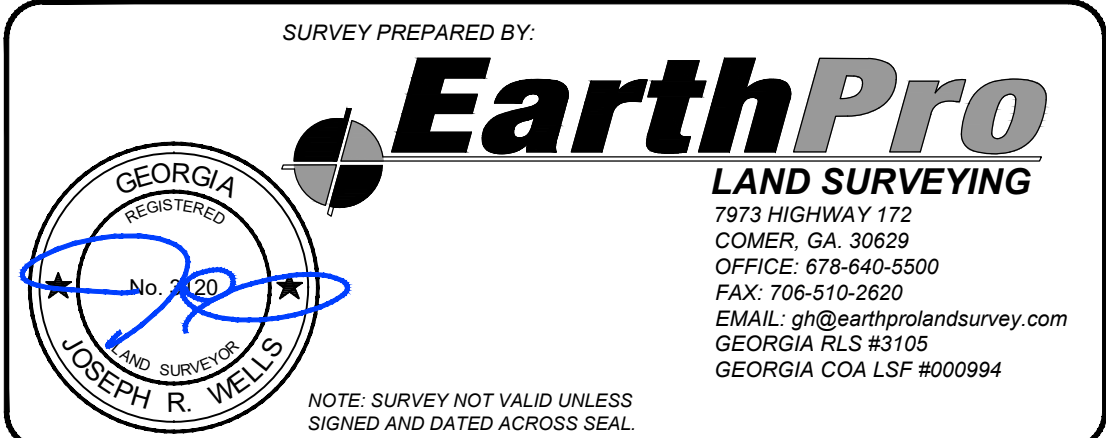
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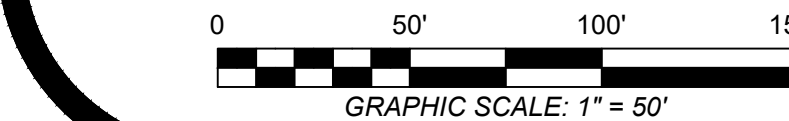
0 50' 100' 150'

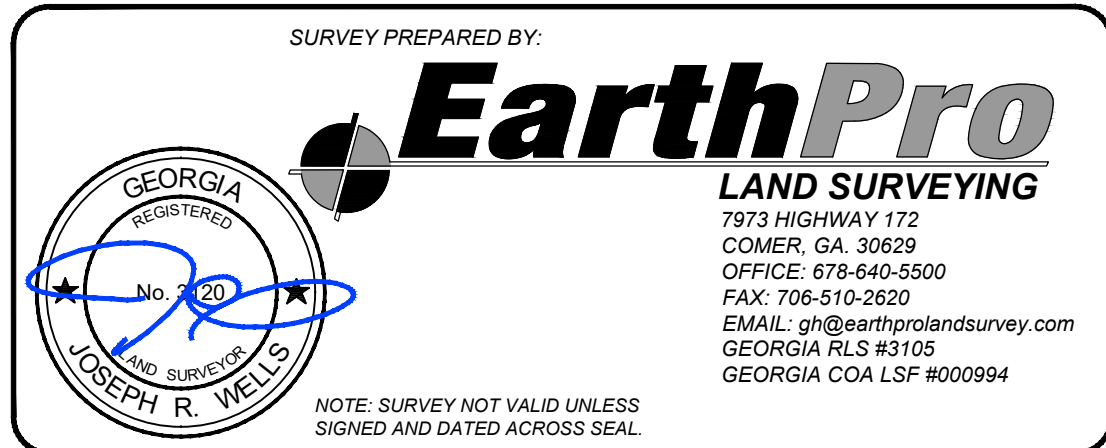


GRAPHIC SCALE: 1" = 50'







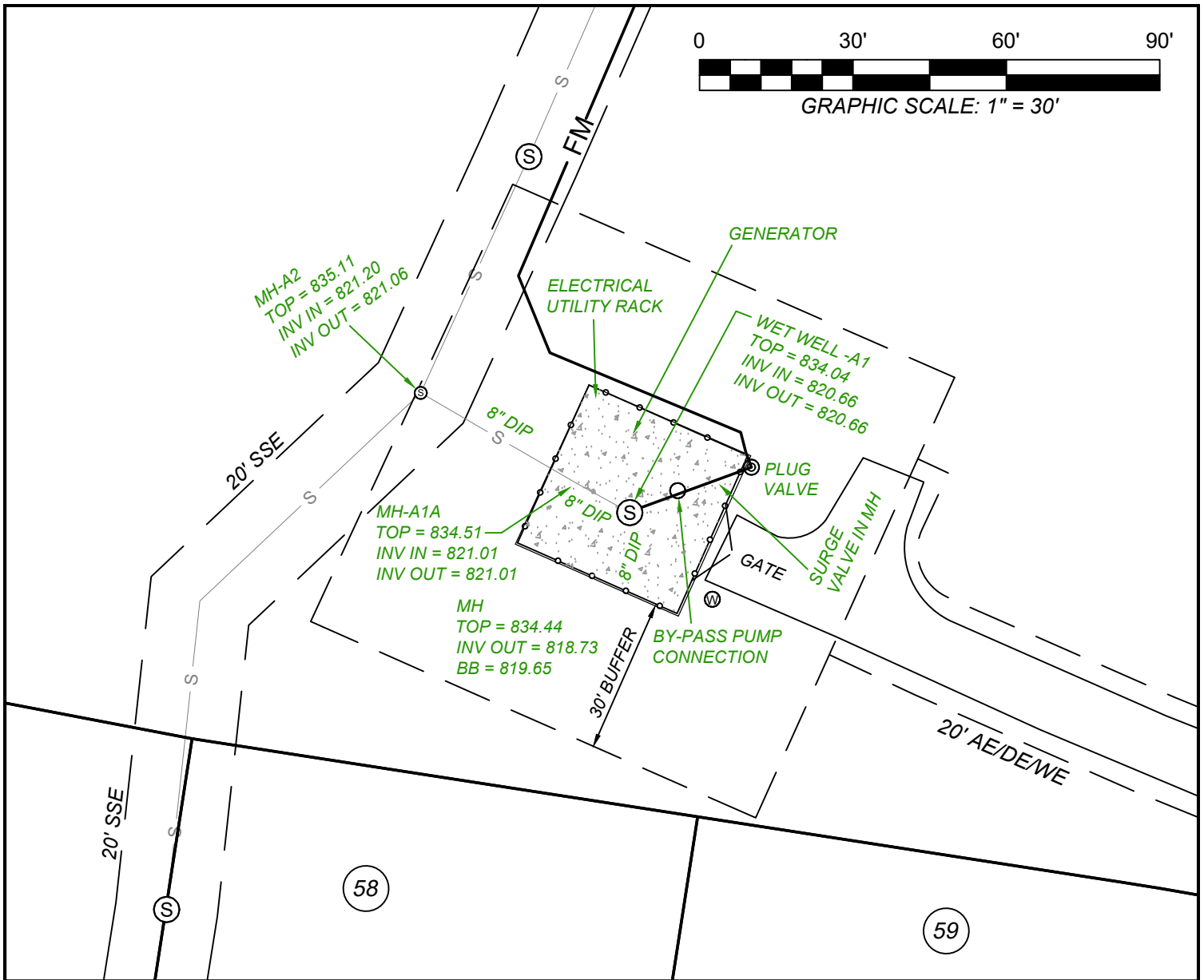


DATE: NOVEMBER 03, 2025			
REVISION NO.		DESCRIPTION	DATE
SURVEYED: CS		DRAWN: JRW	
CHECKED: GSH		APPROVED: JRW	
PROJECT # 21271.FP1			

FINAL SUBDIVISION PLAT FOR
ROCKY CREEK
PHASE 1
LOCATED WITHIN
LAND LOT 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005

SHEET 11 OF 25

AS-BUILT PUMP STATION



BC - BACK OF CURB	GW - GAS VALVE	PSC - PARKING SPACE COUNT
BPF - BACK FLOW PREVENTER	GW - GUY WIRE	PS - POWER STUB OUT
BL - BUILDING LINE	HP - HANDCAP	PT - POWER TELEPHONE LINE
BH - BUILDING HEIGHT	HDPE - HIGH DENSITY POLYETHYLENE	PTLP - POWER, TELEPHONE & LIGHT POLE
BL - BOLLARD	HW - HEADWALL	PTP - POWER & TELEPHONE POLE
BLF - BARBED IRON FENCE	HW - HOSE WIRE FENCE	PTW - POLY VINYL CHLORIDE PIPE
C - CABLE TELEVISION LINE	IV - IRIGATION VALVE	R - RECORD
CC - CURB AND GUTTER LINE	IN - INVERT	RB - REINFORCING BAR
CBX - CABLE TV BOX	IPF - IRON PIN FOUND	RB - REINFORCED CONCRETE PIPE
CCN - CONCRETE NAIL	IPS - IRON PIN SET (127CB W/	RD - RECORD DEED MEASURE
CL - CURB WALK	IPY - YELLOW PLASTIC CAP	RI - RIGHT OF WAY LINE
CL - CENTERLINE	JP - JUNCTION BOX	SD - STORM DRAIN
CLF - CHAIN LINK FENCE	LAT - SEWER LATERAL	SF - SQUARE FEET
CMF - CONC. CURB MONUMENT FOUND	LE - LEAD LOT	SP - SERVICE POLE
CP - CORRUGATED METAL PIPE	LL - LAND LOT LINE	SRF - SLOD ROAD FOUND
CP - CONCRETE	LD - LAND LOT	SS - SAND/SAND FILL
CP - CALCULATED POINT	M - MEASURED	SS - SANITARY SEWER
CP - CRIMPED METAL PIPE FOUND	MAG - MAGNETIC NAUL	SWCB - SINGLE WING CATCH BASIN
DB - DEEP BOX	MAG - MAGNETIC POLYURETHANE PARKING	SW - SINGLE WING CURB LINE
DB - DEBRASS EASEMENT	MH - MANHOLE	T - TELEPHONE LINE
DB - DUMPSITER PAD	MON - MONUMENT	TEM - TEMPORARY BENCHMARK
DYL - DOUBLE YELLOW LINE	MON - MONITORING WELL	TE - TELEPHONE REESTABL BOX
ED - EDGE OF ASPHALT	N - NOW OR FORMERLY	TO - TOP OF CURB
EA - EDGE OF PAVING	NS - NAIL SET	TMH - TELEPHONE MANHOLE
EC - FIRE DEPARTMENT CONNECTION	NTS - NOT TO SCALE	TPCB - TRUE POINT OF BEGINNING
FES - FLARED END SECTION	OCS - OUTLET CONTROL STRUCTURE	UP - U/LX PARCEL CORNER
FL - FLOW LINE	OD - O.D. OVER CONTROL STRUCTURE	TSB - TRAFFIC SIGNAL BOX
FIRM - FLOOD INSURANCE RATE MAP	OP - OPEN TOP PIPE	TSP - TRAFFIC SIGNAL POLE
FL - GAS LINE	PB - PLAT PAGE	UP - U/LX PARCEL CORNER
GL - GRATE INLET	PB - POWER BOX	UG - UNDERGROUND PHONE
GL - GRATE INLET	PG - PLATE	UP - VENT PIPE
GM - GEOMORPHIC MAP	PI - POST INDICATOR VALVE	UW - WATER LINE
GM - GEOMORPHIC MAP DISTRICT	PKS - PI-NAIL SET	WE - WATER EASEMENT
GMH - GREASE TRAP MANHOLE	PL - PROPERTY LINE	WM - WHITE LINE
GP - GUY POLE	PN - POWER METER	WM - WATER METER
GTP - GUY POLE & TELEPHONE POLE	POB - POINT OF BEGINNING	WWT - WATER WALK
GV - GAS VALVE	POE - POINT OF ENTRY	
GW - GUY WIRE	PP - POWER LINE	
	PP - POWER POLE	

700

TOPOGRAPHIC CONTINUED

SURVEY NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM. VERTICAL DATUM IS MEAN SEA LEVEL BASED ON NAVD 88.

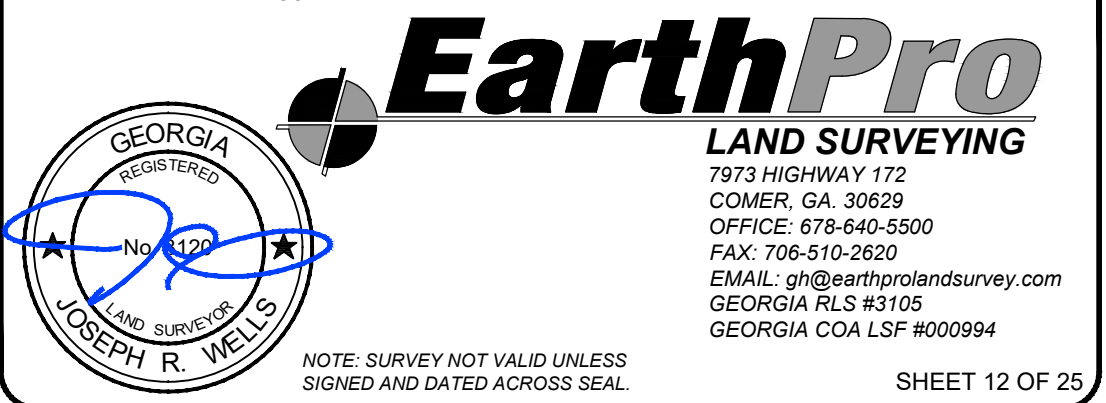
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES, INFORMATION SUPPLIED TO THE SURVEYOR FROM GROUNDHAWK FOR UNDERGROUND UTILITY LOCATING, GREYDEN ENGINEERING, AND AMH. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND LOCATIONS SHOWN HEREON.

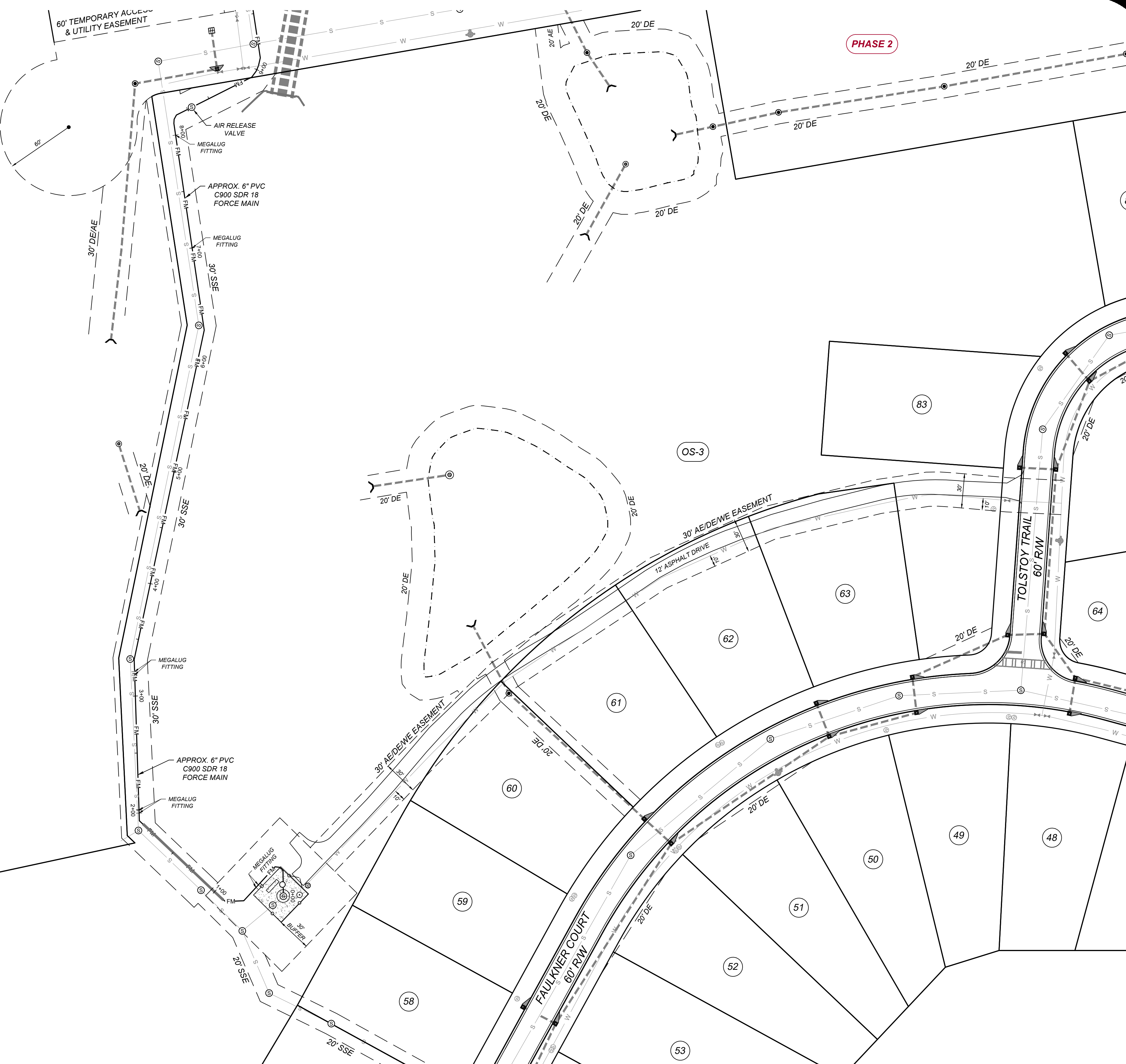
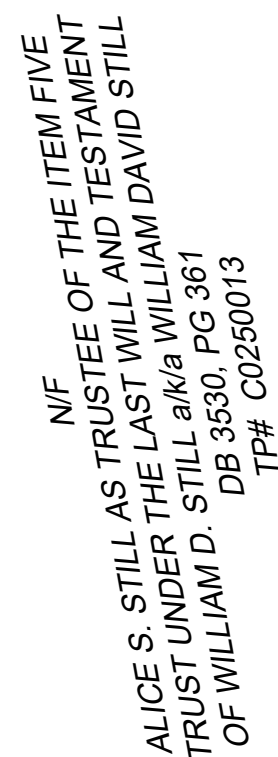
3. THE FORCE MAIN IS APPROXIMATELY 10,557 L.F. OF 6" PVC.

DATE: NOVEMBER 03, 2025			
REVISION NO.		DESCRIPTION	DATE
SURVEYED: CS		DRAWN: JRW	
CHECKED: GSH		APPROVED: JRW	
PROJECT # 21271.FM			

LOCATED WITHIN
LAND LOTS 151, 155, 156, 157, 158, & 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005

SURVEY PREPARED BY:





1. HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM. VERTICAL DATUM IS MEAN SEA LEVEL BASED ON NAVD 88.

2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON EXISTING GROUND STRUCTURES, INFORMATION SUPPLIED TO THE SURVEYOR FROM FOUNDATIONS, AND UNDERGROUND UTILITY LOCATIONS, GREYDIN ENGINEERING, AND AMH. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND LOCATIONS SHOWN HEREON.

3. THE FORCE MAIN IS APPROXIMATELY 10,557 L.F. OF 6" PVC.

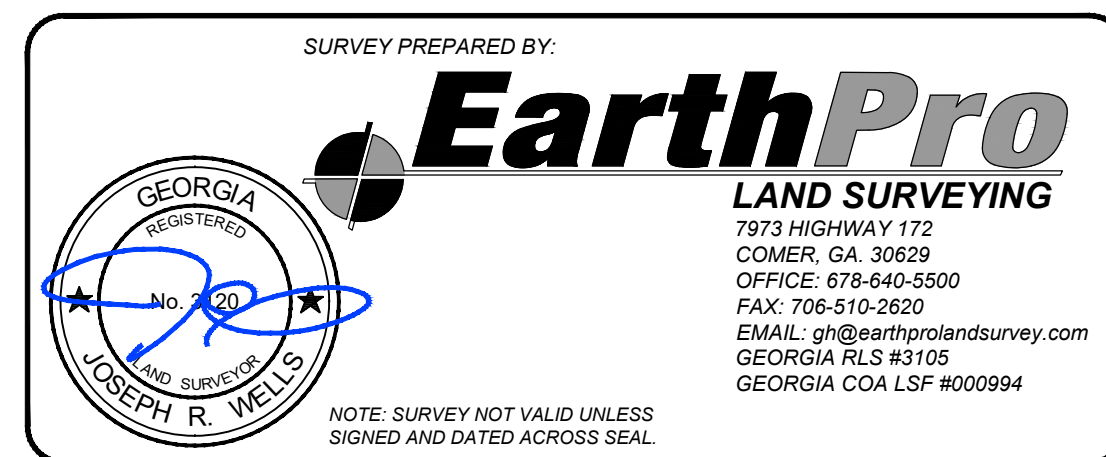
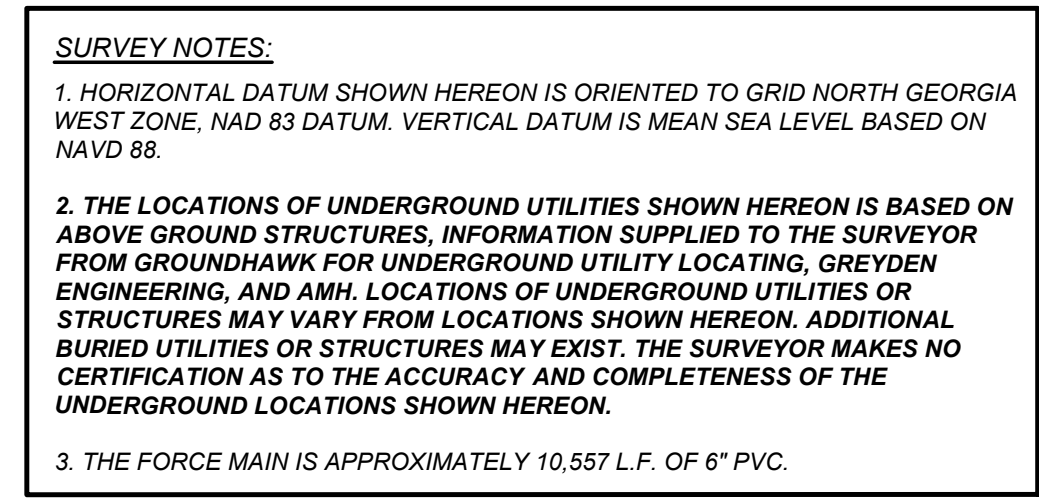
SURVEY PREPARED BY:



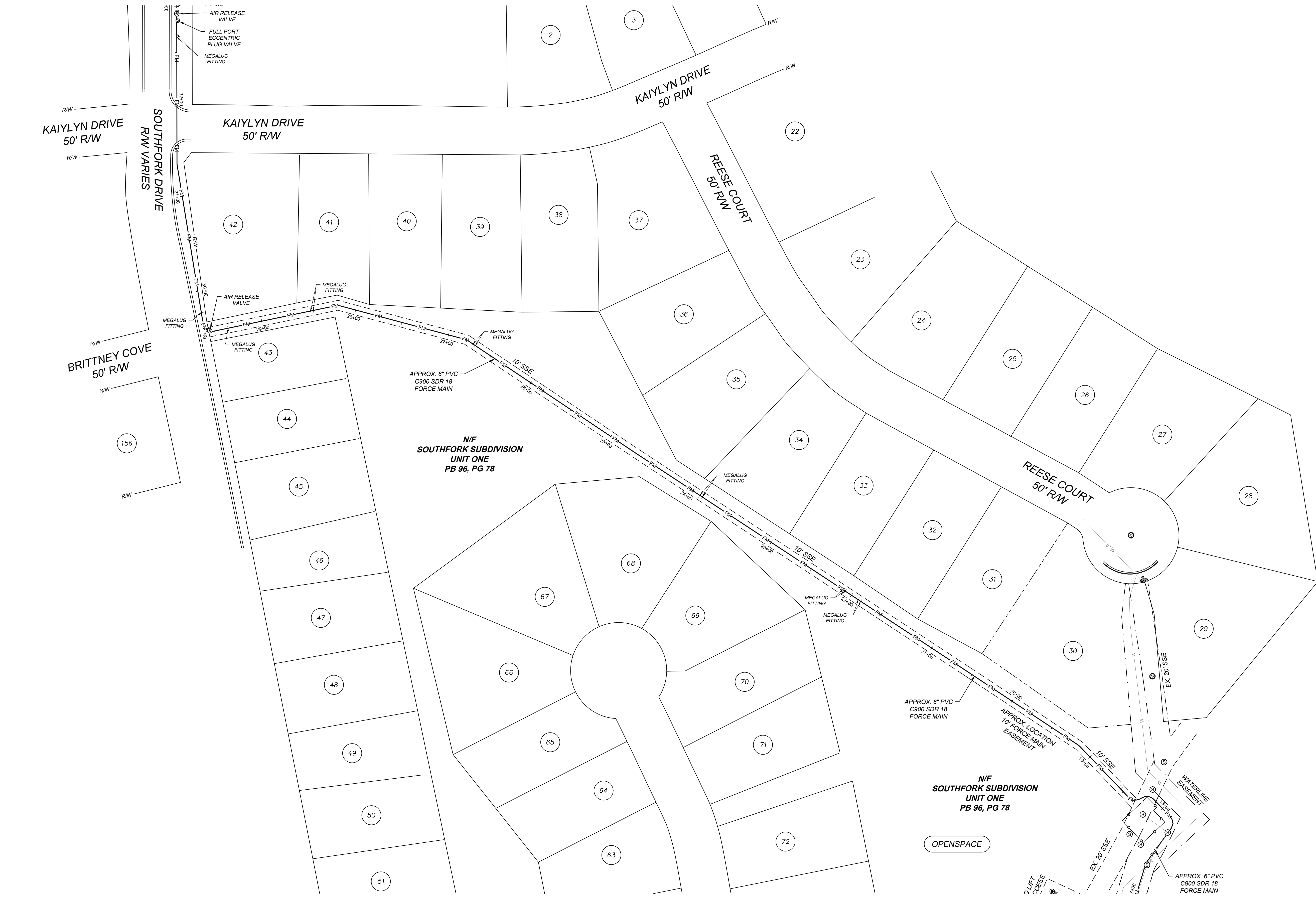
DATE: NOVEMBER 03, 2025			
	REVISION NO.	DESCRIPTION	DATE
SURVEYED: CS	DRAWN: JRW		
CHECKED: GSH	APPROVED: JRW		
PROJECT # 21271.FM			

FORCE MAIN AS-BUILT FOR
ROCKY CREEK
LOCATED WITHIN
LAND LOTS 151, 155, 156, 157, 158, & 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005

SHEET 13 OF 25



FORCE MAIN AS-BUILT FOR
ROCKY CREEK
LOCATED WITHIN
LAND LOTS 151, 155, 156, 157, 158, & 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005



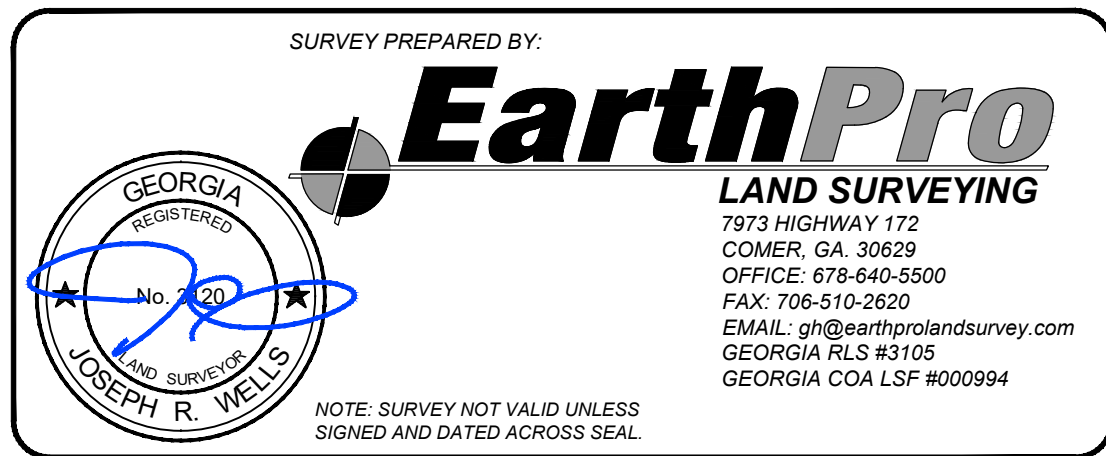
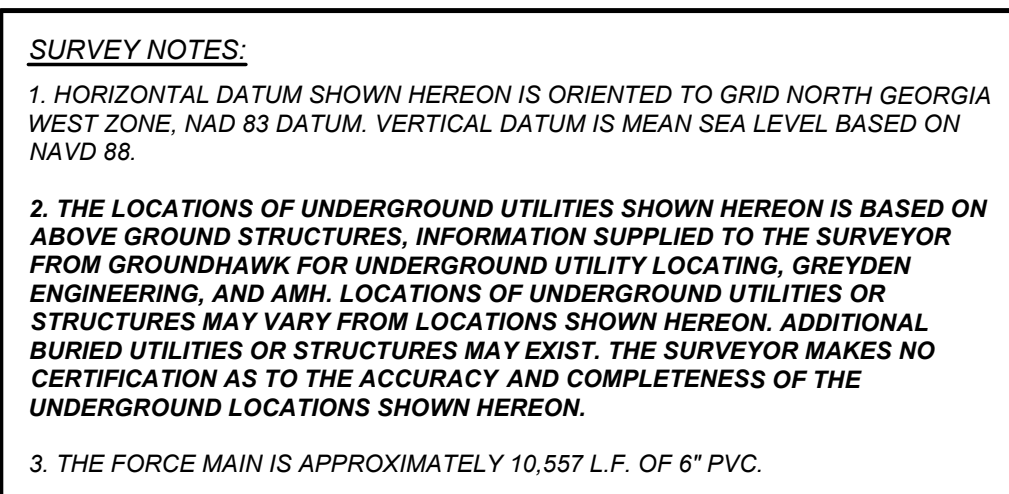
0 50' 100' 150'

GRAPHIC SCALE: 1" = 50'

DATE: NOVEMBER 03, 2025			
REVISION NO.		DESCRIPTION	DATE
SURVEYED: CS		DRAWN: JRW	
CHECKED: GSH		APPROVED: JRW	
PROJECT # 21271.FM			

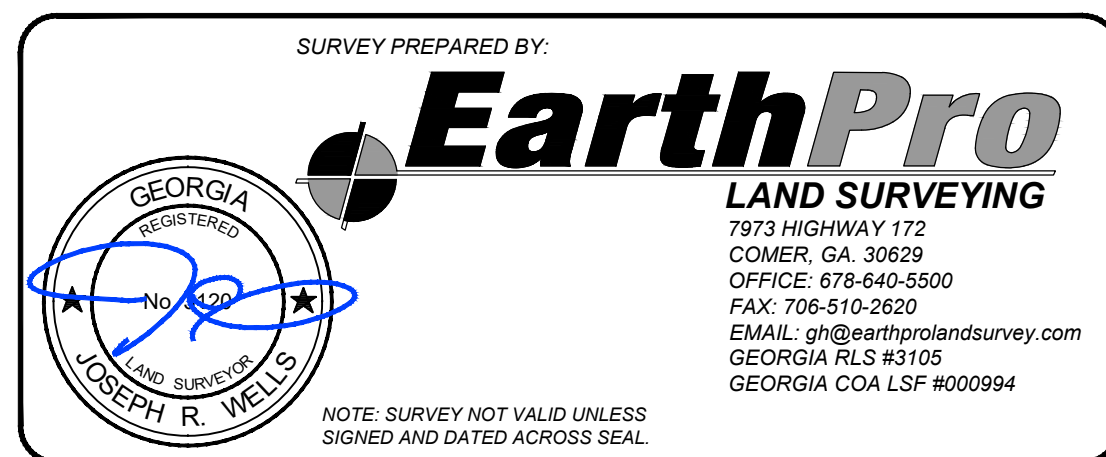
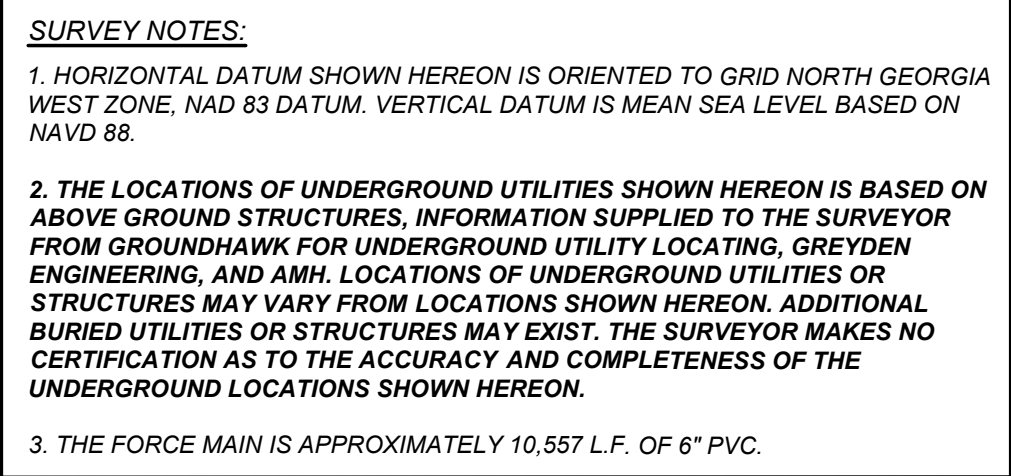
FORCE MAIN AS-BUILT FOR
ROCKY CREEK
LOCATED WITHIN
LAND LOTS 151, 155, 156, 157, 158, & 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005

SHEET 15 OF 25

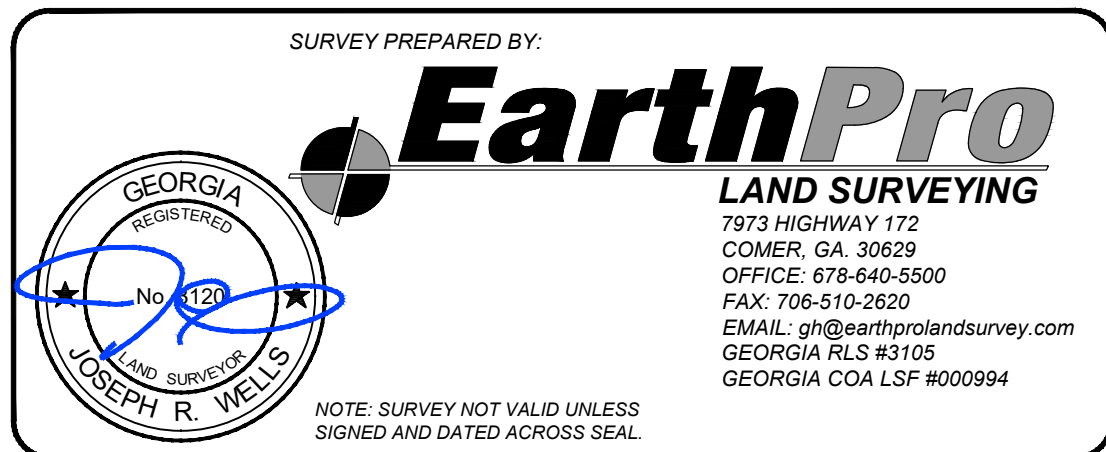
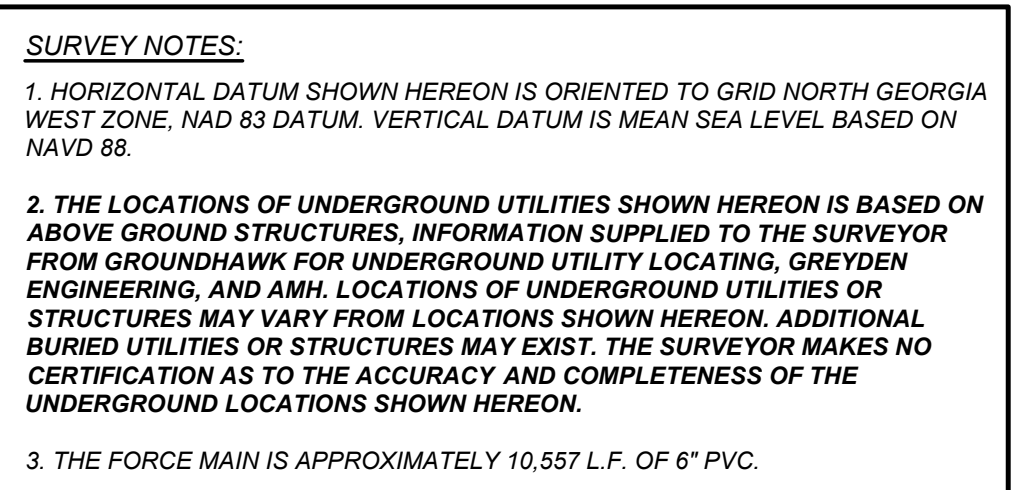


FORCE MAIN AS-BUILT FOR
ROCKY CREEK
LOCATED WITHIN
LAND LOTS 151, 155, 156, 157, 158, & 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005

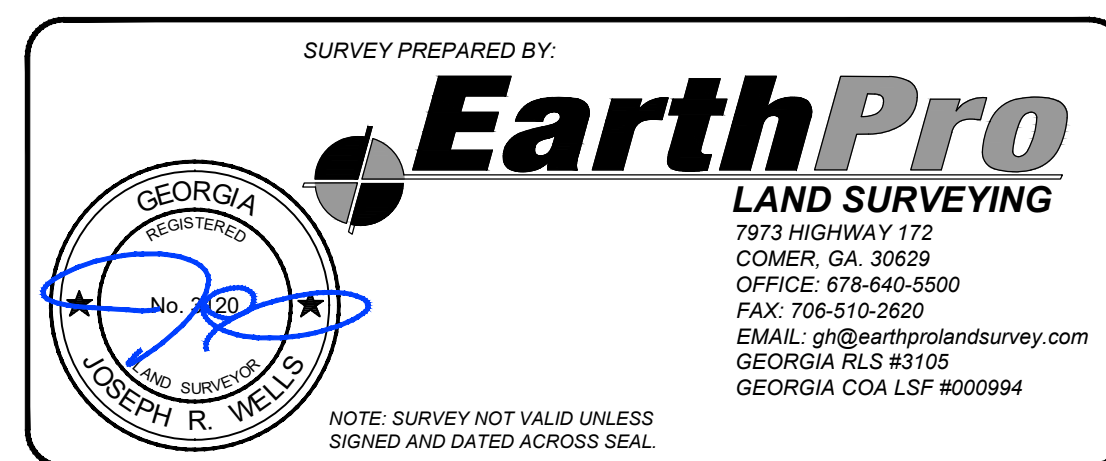
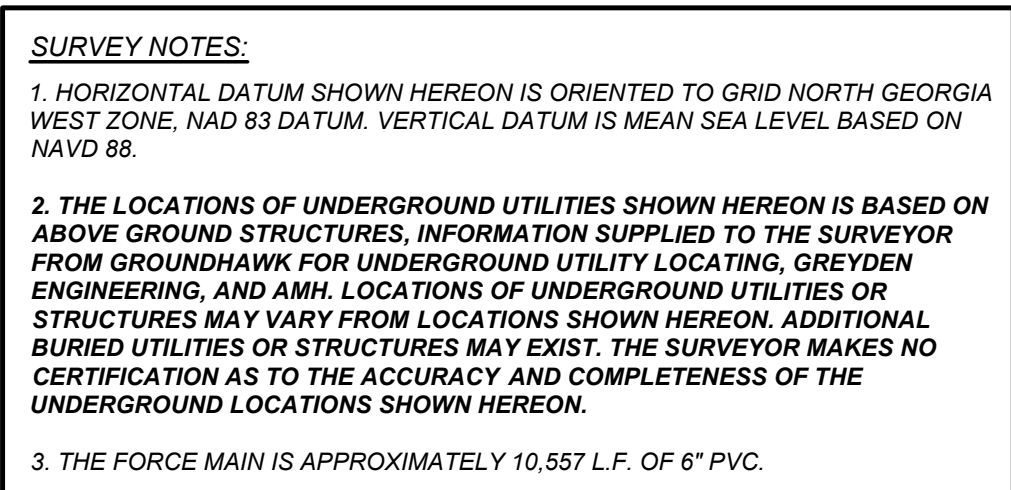
SHEET 16 OF 25



**FORCE MAIN AS-BUILT FOR
ROCKY CREEK**
LOCATED WITHIN
LAND LOTS 151, 155, 156, 157, 158, & 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005

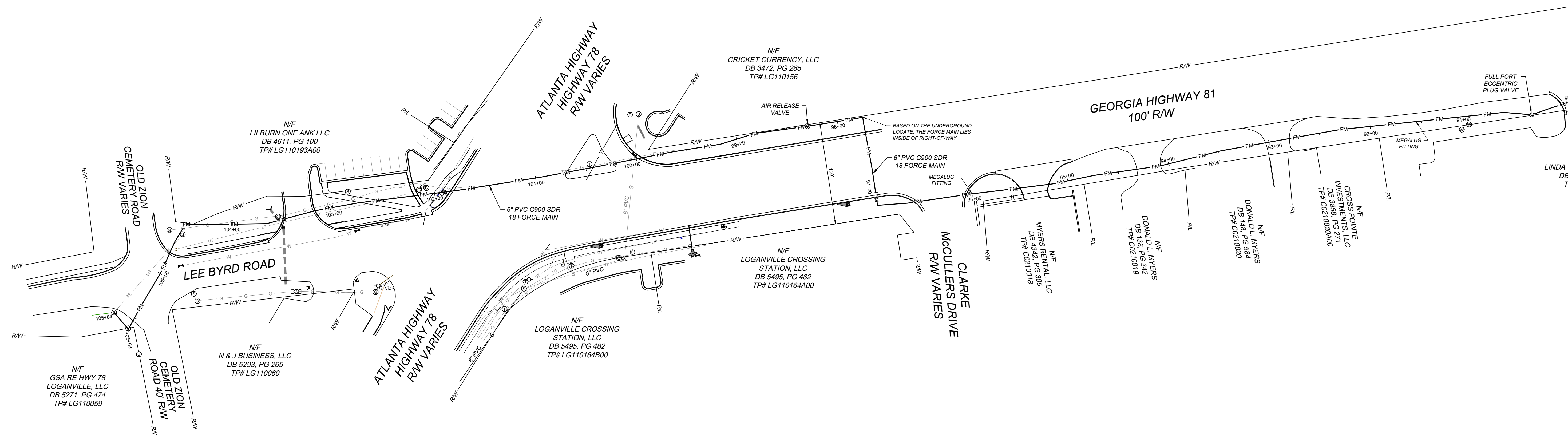


FORCE MAIN AS-BUILT FOR
ROCKY CREEK
LOCATED WITHIN
LAND LOTS 151, 155, 156, 157, 158, & 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005



DATE: NOVEMBER 03, 2025		
REVISION NO.	DESCRIPTION	DATE
SURVEYED: CS	DRAWN: JRW	
CHECKED: GSH	APPROVED: JRW	
PROJECT # 21271.FM		

SHEET 19 OF 25



SHEET 20 OF 25



1. HORIZONTAL DATUM SHOWN HEREIN IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM. VERTICAL DATUM IS MEAN SEA LEVEL BASED ON NAVD 88.

2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON ABOVE GROUND STRUCTURES. INFORMATION SUPPLIED TO THE SURVEYOR FROM GROUNDHAWK FOR UNDERGROUND UTILITY LOCATING, GREYDEN ENGINEERING, AND AMH. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREIN. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND LOCATIONS SHOWN HEREIN.

3. THE FORCE MAIN IS APPROXIMATELY 10,557 L.F. OF 6" PVC.



DATE: NOVEMBER 03, 2025

SHEET 21 OF 25



1. HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE 18N 83 DATUM. VERTICAL DATUM IS MEAN SEA LEVEL BASED ON NAVD 88.

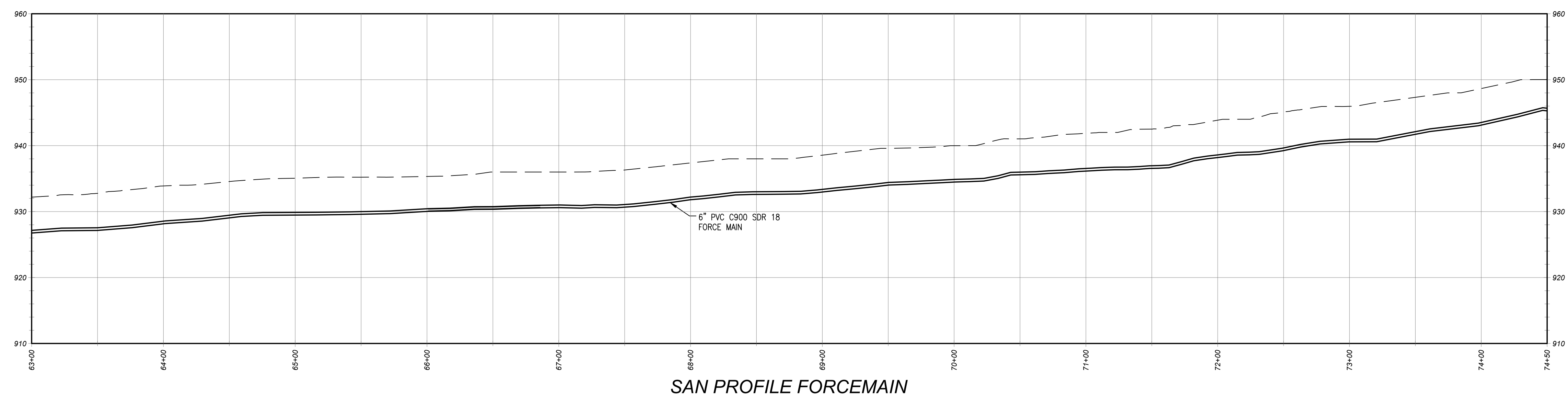
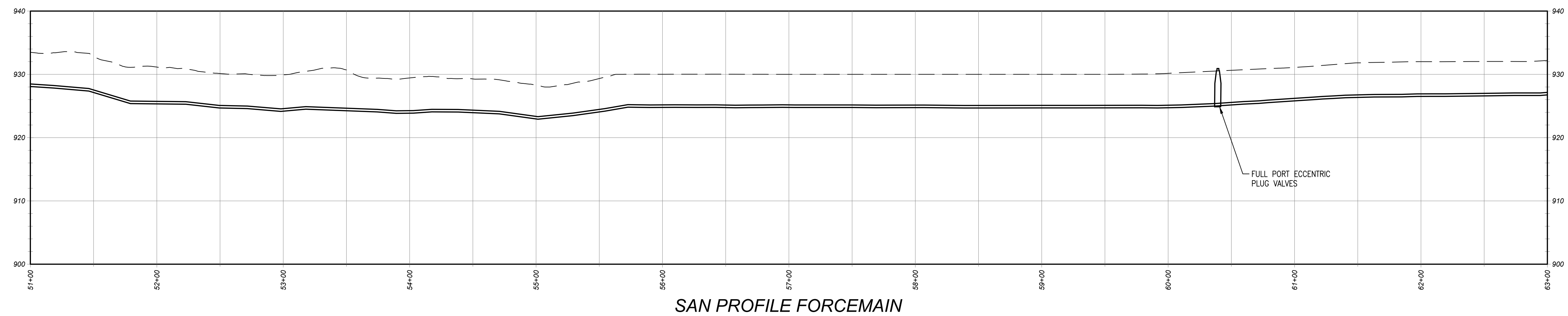
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3. THE FORCE MAIN IS APPROXIMATELY 10,557 L.F. OF 6" P.V.C.



DATE: NOVEMBER 03, 2025

SHEET 22 OF 25

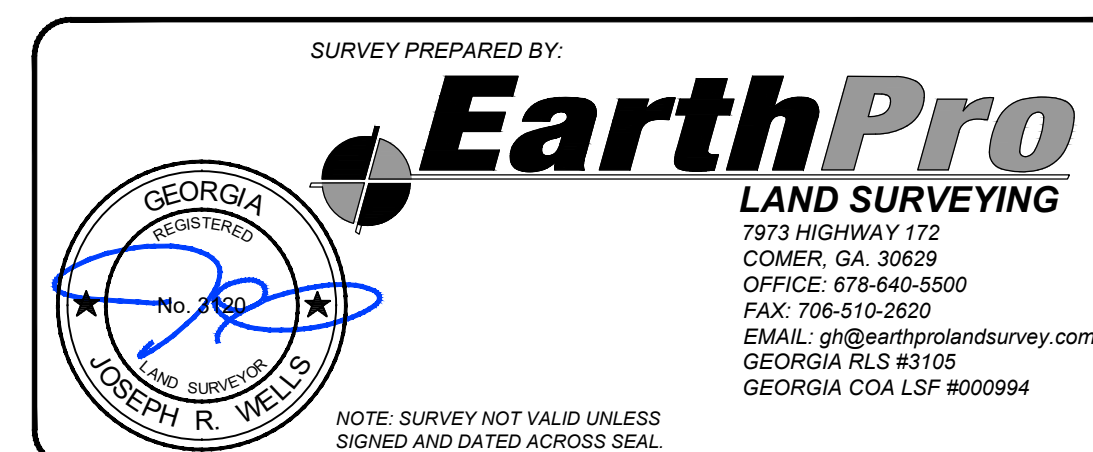


SURVEY NOTES:

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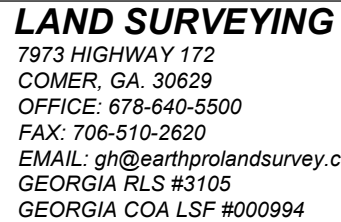
DATE: NOVEMBER 03, 2025			
REVISION NO.		DESCRIPTION	DATE
SURVEYED: CS		DRAWN: JRW	
CHECKED: GSH		APPROVED: JRW	
PROJECT # 21271.FM			

FORCE MAIN AS-BUILT FOR
ROCKY CREEK
LOCATED WITHIN
LAND LOTS 151, 155, 156, 157, 158, & 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005

SHEET 24 OF 25



3. THE FORCE MAIN IS APPROXIMATELY 10,557 L.F. OF 6" PVC



DATE: NOVEMBER 03, 2025			
REVISION NO.		DESCRIPTION	DATE
SURVEYED: CS		DRAWN: JRW	
CHECKED: GSH		APPROVED: JRW	
PROJECT # 21271 FM			

SHEET 25 OF 25



4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

Staff Report

To: Honorable Mayor Skip Baliles
Members of the City Council

CC: Danny Roberts, City Manager

From: Robbie Schwartz, Planning and Development Director

Date: Nov. 3, 2025

Subject: Zoning Code Re-Write

Recommendation: Authorize the Mayor to sign contract with TPUDC as presented.

Fiscal Implication: As this was not included as part of the Fiscal Year 2026 budget, funds would likely need to come from the City's reserve account.

Background: The Loganville City Council on Oct. 9, 2025, formally selected Town Planning & Urban Design Collaborative to serve as the contractor for the zoning code re-write.



Agreement

This Agreement is by and between the City of Loganville, Georgia (“Client”) and Town Planning & Urban Design Collaborative LLC (also called “TPUDC”) (“Consultant”) entered into on November 12, 2025.

Preamble

The Client has asked TPUDC to assist with planning services related to the City of Loganville, Georgia Zoning Ordinance Re-Write (the “Project”), which are more fully described below, and the Consultant has agreed to provide such services.

This Agreement contains the following Appendices:

- A. Scope of Services
- B. Rate Schedule
- C. Background Information
- D. Fee Schedule

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

A. Scope of Services

The Consultant shall perform the basic scope of services as identified in **Appendix A: Scope of Services**.

B. Fee and Billing

- B.1. The Consultant will provide the services described in **Appendix A: Scope of Services** for a fee not to exceed \$259,535 including expenses.
- B.2. The Consultant shall invoice the Client monthly based on the percentage of Services completed for each Phase as of the invoice date as detailed in **Appendix D: Fee Schedule**.
- B.3. Invoices for services rendered and expenses incurred pursuant to this Agreement shall be due as within thirty (30) days of receipt by Client. Any invoice unpaid after sixty (60) days of submission to Client shall bear interest at the rate of 1.5% compounded monthly.

C. Format of Final Documents

Consultant shall provide final work products to Client in a digital file format.

D. Additional Services and Changes to the Scope of Services

The Consultant’s undertaking to perform professional services extends only to the services specifically described in **Appendix A: Scope of Services**. Any services not specifically provided for in the Scope of Services will be considered an Additional Service and performed on a labor fee plus expense basis using the hourly rates presented in **Appendix B: Rate Schedule** of this Agreement.

Any changes or additions to the Scope of Services described in this Agreement shall not be authorized unless documented in writing by an appropriate Change Order. A Change Order is a written instrument duly signed by Consultant and Client, in which both parties agree to: (1) Modify the Scope of Services; (2) Adjust the total fees, if any; (3) Reallocate fee from one phase or task to another; and/or (4) Change the project schedule, as appropriate. If Client requests in writing that any task of Consultant called for under the Scope of Services will not be required, the task will be deemed to have been satisfied and the budgeted amount for such task will be invoiced and payable as if such task had been performed.

E. Client's Responsibilities

E.1. Client shall be responsible for the following items in conjunction with the Project:

- a. Designate in writing a person to act as its representative (Designated Client Representative) with respect to this Agreement, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- b. Client will provide, on a timely basis, the background information in **Appendix C: Background Information**, and any other information that Consultant may reasonably request. Any requests for the production of additional background information which is due to certain materials being unavailable shall be discussed with the Client. If the parties mutually agree that additional information is needed, the production of the information shall be considered Additional Services.
- c. Client will provide supplementary information that may be requested by the Consultant from time to time during the course of the Project.
- d. The Consultant shall be entitled to rely on the completeness and accuracy of all information provided by the Client. Any revisions to consultant's deliverables caused by inaccurate, outdated, or incomplete information provided by the Client, will be considered an Additional Service.
- e. Client will coordinate and secure locations to conduct all public outreach and engagement events and meetings.
- f. Client will widely promote all outreach events in a manner agreed upon with Consultant.
- g. Client will print, or have printed, all project-related marketing collateral, documents, and maps.
- h. Client will be responsible for providing event refreshments at Client's discretion.
- i. Client will attend scheduled project meetings with Consultant.
- j. Client will attend the Codeapalooza™ at specific times scheduled in advance.
- k. The Client shall endeavor to avoid scheduling difficulties by providing the Consultant with thirty (30) days' notice of anticipated meetings and deadlines.

F. Review Period Procedures

F.1. Client Draft Review Procedures

Following delivery of the Client Review Draft, the Client shall have a Client Draft Review Period of sixty (60) calendar days. During this period, Planning & Development Department Staff shall conduct a cursory review of the Client Review Draft. On or before the final day of the Client Draft Review Period, the Designated Client Representative shall provide to the Consultant a single, consolidated set of all of Planning & Development Department Staff's requested revisions, if any. Each such revision shall be a specific direction and include the specific language for the applicable addition, revision, and/or deletion.

All of Planning and Development Department Staff's comments shall be submitted to the Consultant using Adobe's commenting tools within the PDF. Only one (1) consolidated document with Planning & Development Department Staff's comments will be accepted; multiple, duplicative, or conflicting comment sets will not be reviewed. Planning & Development Department Staff's comments shall be limited to those provided at the end of the Client Draft Review Period. Revisions to the Client Review Draft will be provided by the Consultant to Planning & Development Department Staff in PDF format within the subsequent draft of the document.

The purpose of the Client Review phase is quality assurance and consistency checking. It is not intended for revision of document structure or content previously approved on behalf of the Client or for re-evaluation of ordinance content or policy direction. Planning & Development Department Staff's requested revisions to the Client Review Draft shall be limited to scriveners' or substantive errors or oversights related to topics and items previously agreed upon and signed off on by Planning & Development Department Staff ("Minor Revisions").

Requested revisions proposing stylistic changes, reorganization, reformatting, re-numbering, re-lettering, rewording, additional diagrams/illustrations, introduction of new topics or concepts, or policy changes, and any revisions in excess of a reasonable number, shall not be considered Minor Revisions, will not be incorporated into the document as part of the Client Review phase, will be made only in the Consultant's sole discretion and only as Additional Services, and will be billed accordingly at the Consultant's standard hourly rates.

F.2. Public Draft Review Procedures

Following the delivery of the Public Draft, a Public Review Period with a duration of thirty (30) days will commence during which elected and appointed officials, stakeholders, and the general public will provide comments to the Designated Client Representative. The Public Review Period is intended only to provide revisions brought forward by the public and not additional Staff revisions.

Upon closing of the Public Review Period, Staff will have ten (10) days to organize and reconcile all public feedback into one set of PDF comments. On the final day, if not sooner, the Designated Client Representative will provide the requested revisions, if any, to the Consultant for incorporation into the Final Draft of the revised Zoning Ordinance. All requested revisions must be specific, directive, and consolidated, as only one set of public revisions will be accepted.

Requested revisions proposing stylistic changes, reorganization, reformatting, renumbering or re-lettering additional diagrams/illustrations, rewording, introduction of new topics or concepts, or policy changes, and any revisions in excess of a reasonable number, shall not be considered Minor Revisions, will not be incorporated into the document as part of the Public Review phase, will be made only in the Consultant's sole discretion and only as Additional Services, and will be billed accordingly at the Consultant's standard hourly rates.

F.3. Additional Review Procedures

Without limitation to paragraphs F.1 and F.2, additional edits requested outside the respective Review Period, as well as revisions to the code diagram(s)/illustration(s), perspective drawing(s) and/or illustrative plan(s) requested after the Codeapalooza™ will be considered Additional Services.

If no requests for revisions from the Client are received by the Consultant by the end of business on the final day of each respective Review Period, this will indicate that the Client has no revisions to request, and the Consultant is authorized to begin work on the next phase of work. If the Client requests one or more review period or additional review periods, the associated work and additional revisions will be considered Additional Services, and the project deadline and fee will be adjusted accordingly. If requested by the Client, the Consultant may, in its sole discretion, agree to extend a review period. If an extension is allowed, the project timeline will be adjusted, and all associated work including without limitation the time needed for the Consultant to refamiliarize itself with the project will be considered an Additional Service and will be billed accordingly.

G. Use of the Documents

The Documents shall be used solely in matters relating to this Agreement. The Consultant and the Client shall be deemed the authors of the Documents and shall retain all common law, statutory, and other reserved rights including copyright.

H. Delay or Prevention of Provision of Services Not the Fault of the Consultant

Consultant shall not be responsible for such delay or failure to perform and will not be liable for the consequences of any of the following, if performance of the Services is delayed or prevented due to an unforeseen condition or event beyond the Consultant's control, including but not limited to: a natural disaster, Federal or local pandemic protocols in the vicinity of the study area, any one of Consultant's offices, the offices of any one of Consultant's or in an area through which any member of the Consultant

team may be traveling in order to provide Services; the injury or death of Consultant personnel or their consultants or a family member of either.

I. Termination

- I.1. If the Client fails to make payment when due for Services and/or reimbursable expenses as previously specified herein or otherwise fails to comply with any of Client's obligations under this Agreement, the Consultant may, upon thirty (30) days' written notice and an opportunity for Client to cure, terminate the Agreement. Unless payment in full is received by the Consultant within thirty (30) days of the receipt of the notice, the termination shall be final without further notice. In the event of such termination, the Consultant shall have no liability for delay or damage caused by such termination.
- I.2. The Client may terminate this Agreement for cause after giving the Consultant written notice and an opportunity to cure.
- I.3. In the event of termination, the Client shall forfeit all rights to receive additional copies of documents previously received.
- I.4. In the event this Agreement is terminated by either party, Client shall pay Consultant for all direct costs and Services and/or work undertaken in performance of its obligations hereunder up to the date of termination, including any Services performed or expenses incurred but not invoiced as of the date of termination.

J. Publication

- J.1. The Consultant shall have the right to include representations of the Project, or the work performed by the Consultant, including photographs, among promotional and professional materials.
- J.2. The Client shall provide professional credit to the Consultant in all of the Client's promotional materials for or depicting any work performed by the Consultant in connection with the Project.
- J.3. If the Client publishes or causes to be published photographs or other representations related to the Project, the Client agrees to include reference to the Consultant as follows: "Credit: Town Planning & Urban Design Collaborative LLC, www.tpudc.com".

K. Mitigation

In the event any dispute arises between the Client and the Consultant in connection with the Agreement or services provided pursuant to the Agreement, the Client and the Consultant agree to submit the dispute to mediation by a mediator mutually selected by the parties, with each party sharing equally in the cost of mediation.

L. Miscellaneous Provisions

- L.1. The Agreement shall be governed by the law of the State of Tennessee in the United States of America.
- L.2. The duties, responsibilities, and limitations of authority of the Consultant discussed in the Agreement shall not be restricted, modified, or extended without written Agreement of the Client and the Consultant.
- L.3. The Client and the Consultant, respectively, bind themselves, their partners, successors, assigns, and legal representatives of the other party to the Agreement and to the partners, successors, assigns, and legal representatives of the Client with respect to all covenants of the Agreement. Neither the Client nor the Consultant shall assign the Agreement without the written consent of the other.
- L.4. The Agreement represents the entire and integrated Agreement between the Client and the Consultant and supersedes all prior negotiations, representations, or agreements either written or oral. The Agreement may only be amended in writing, signed by both the Client and the Consultant.
- L.5. Nothing contained in the Agreement shall create a contractual relationship and/or a third-party beneficiary relationship with a third party.
- L.6. The proposed language of any certificates or certifications requested of the Consultant shall be submitted to the Consultant for review and approval at least fourteen (14) days prior to execution.

The Client shall not request, and Consultant shall not be required, to provide certifications that would require knowledge or services beyond the scope of the Agreement.

- L.7. Title and paragraph headings are for reference and are not part of the Agreement.
- L.8. In the event of conflict between the terms of the Agreement and any terms or conditions contained in any attached documents, the terms of the Agreement shall rule.
- L.9. No waiver or breach of any provision of the Agreement shall constitute a waiver of any subsequent breach of the same or any provision hereof, and no waiver shall be effective unless made in writing.
- L.10. Should any provision, paragraph, sentence, word, or phrase contained in the Agreement be determined to be invalid, illegal, or otherwise unenforceable, such provision, paragraph, sentence, word, or phrase shall be deemed modified to the extent necessary to conform with law, or else the same shall be deemed severable. In any event, the remaining terms and provisions of the Agreement shall remain unmodified and in full force and effect.
- L.11. The appendices attached hereto are made a part hereof as if fully set forth herein.
- L.12. This Agreement is valid only if executed by the Client and the Consultant within sixty (60) days of the other.
- L.13. All notices and communications given pursuant to the Agreement shall be in writing and delivered by email, personal service, or by registered mail to the other party at the address indicated herein or as the same may be changed from time to time. Such notice shall be deemed given on the day on which personal served; or, if by mail, on the fifth day after being post-marked or the date of the actual receipt, whichever is earlier. Notification via email shall be deemed given when an electronic delivery receipt is received by the sender.

Client:

City of Loganville, Georgia
 Attention: **Danny Roberts**
City Manager
 4303 Lawrenceville Rd
 Loganville, GA 30052
 droberts@loganville-ga.gov

Consultant:

Town Planning & Urban Design Collaborative LLC
 Attention: W. Brian Wright
 1027 Westhaven Boulevard
 Franklin, Tennessee 37064
 mailto: brian@tpudc.com
 with cc: jessica@tpudc.com and anna@tpudc.com

M. Signatures

If you concur in all the foregoing and wish to direct us to proceed with the Services, please have authorized persons execute this Agreement in the spaces provided below, retain one (1) copy, and return another to us for our files. Fees and times stated in this Agreement are valid for thirty (30) days after the date of this letter.

ACCEPTED AND AGREED:

Client:
City of Loganville, Georgia

Consultant:
Town Planning & Urban Design Collaborative LLC

Name:
Title:
Date:

W. Brian Wright
Principal
Date:

N. Appendices

APPENDIX A: SCOPE OF SERVICES

PHASE 1: PROJECT INITIATION

Task 1.1 Project Initiation Meeting

The Consultant will conduct goal-setting meeting with the Client to identify and confirm overarching goals for the Project.

This meeting will cover a multitude of topics such as:

- Clarification and creation of Client/Team interface and collaborative structure;
- Project organization;
- Staff coordination;
- Procedures for sharing information;
- Goals based on the Client's perspective;
- Goals based on the Consultant's perspective;
- Discussion of Project Schedule;
- Discussion of local initiatives and special interest groups;
- Client aspirations;
- Initial assessment of available and missing data;
- Establishment of measures of success;
- Discussion of outreach objectives and strategy;
- Identification of stakeholders;

This meeting will be conducted via Zoom.

Task 1.2 Project Management Plan

The Consultant will create a Project Management Plan that identifies the roles of all Project Staff and participants and sets out in detail the refined Project Scope and Project Schedule, including all Tasks and major milestones.

Task 1.3 Public Outreach & Engagement Plan

Working with the Client, the Consultant will craft an Outreach and Engagement Plan that is accessible to the entire community, regardless of planning or zoning knowledge.

Task 1.4 Interdepartmental Meetings

The Consultant will conduct an Interdepartmental Meeting with representatives of the Planning & Development, Code Enforcement, Public Utilities, Fire, Police, Public Works Departments. This meeting will be conducted online via Zoom.

Task 1.5 Stakeholder Interviews

The Consultant will conduct up to six virtual one-on-one interviews with outside agencies including, but not limited to, non-profits, business groups, engineers, surveyors, attorneys, and other design professionals that the City feels will provide valuable insight into the issues at hand related to the Zoning Ordinance Re-Write.

Task 1.6 Elected Official / Policy-Maker Interviews

The Consultant will conduct virtual one-on-one interviews with members of the Planning Commission and City Council. The Client will arrange all meeting dates, times, and locations in coordination with the Consultant.

Task 1.7 Ongoing Project Management

The Consultant will work closely with the Client to ensure on-time and on-budget delivery of all work products. The TPUDC Project Manager will be responsible for regular check-ins, file management, invoicing, and other Project-related responsibilities.

PHASE 2: INITIAL OUTREACH

Task 2.1 Project Branding

The Consultant will work with City Staff to develop a Project brand to ensure the community knows about the Project and actively participates in the process.

Task 2.2 Online Engagement

The Consultant will utilize an interactive web platform that provides several tools in a single comprehensive platform – map-based interactive tools, surveys, discussion forums, polls, storytelling, etc. The Consultant will be in charge of creating and updating the website starting in Phase 2 through Phase 6.

Task 2.3 Marketing Materials

The Consultant will create marketing materials for the Public Kick-Off Event using the branding agreed upon in Task 2.1. The Client will be responsible for printing and delivery of materials created by the Consultant.

Task 2.4 Public Kick-off Event

The Consultant will facilitate a public presentation and discussion that will serve as the initial community introduction to the Project to the community. It will be used to provide a brief overview of the coding process, generate and share ideas, build excitement, and give the community an understanding of the Project. This event will be held in person.

Task 2.5 Ongoing Project Management

Project Management will continue through Phase 2.

PHASE 3: PREPARATION & ANALYSIS

Task 3.1 City Tour

The Consultant will conduct a reconnaissance tour of the City with City Staff as our guide.

Task 3.2 Review Existing Documents

Current and completed planning documents and studies will be inventoried and reviewed to ensure that the Consultant's work builds upon existing knowledge. Documents to be reviewed include, but are not limited to:

- Existing Zoning Ordinance and Map
- Comprehensive Plan
- Urban Redevelopment Plan
- Livable Centers Initiative studies
- Downtown Master Plan (2023)
- Other relevant documents as identified by City Staff

Task 3.3 Zoning Ordinance & Adopted Plans Diagnosis

Following Task 3.2, the Consultant will provide a summary Diagnosis of the City's existing Zoning Ordinance and adopted plans, based on our review from Task 3.2. This Diagnosis will include high-level goals, objectives, and recommendations for Staff to consider prior to drafting the updated Zoning Ordinance to ensure consistency across all documents.

Task 3.4 Community Form & Character Analysis

The Consultant will conduct an analysis of the architecture and development patterns of Loganville, including the existing residential neighborhoods and the City's major corridors. We will work with the Client to identify any areas that may be appropriate for form-based zoning, and those that may retain Euclidean or conventional use-based standards.

As part of this task, we will analyze existing conditions and collect field data and measurements by conducting Synoptic Surveys of representative streets, as identified by City Staff and citizens. By documenting the measurable dimensions and observable character of these areas, the Consultant can begin to identify desirable future characters and codify the results. These detailed surveys will allow the Consultant to catalog the range of urban forms present in Loganville and will provide the baseline for the metrics and new zoning districts incorporated into the new Zoning Ordinance. Information gathered will include observations and measurements of the public realm, street character, building form, and land uses.

Task 3.5 Ongoing Project Management

Project management will continue through Phase 3.

PHASE 4: CODEAPALOOZA™

Task 4.1 Generate Necessary Background Maps

The Consultant will work with the Client to prepare base mapping for use by the Consultant and during community outreach sessions, and as the base for any planning and mapping work. The Consultant will work with available GIS base layers provided by the City, including environmental constraints (floodplains, wetlands, hazardous material sites, community impacts, special flood hazard areas, and historic properties) identified on Local and State databases, as well as parcel lines, existing buildings, roads, and other pertinent data layers that will be needed by the Consultant.

Task 4.2 Marketing Materials

The Consultant will create marketing materials for the Codeapalooza™, inviting stakeholders to participate in the process and provide their input.

Task 4.3 Public Design Charrette/Codeapalooza™

The Consultant will conduct a 4-day Codeapalooza™ workshop for the Project. The schedule will include multiple presentations, technical roundtable discussions, public input sessions, and client meetings, as outlined below.

Subtask 4.3.A Public Presentation & Hands-On Citizen Workshop

On the first evening, the Consultant will deliver an introductory presentation on the principles of planning and zoning, and other topics relevant to the Project, and will outline the process moving forward. This portion of the meeting will also provide an opportunity for the public to ask questions. Comment cards will be available at the meeting as well.

Following the presentation, the Consultant will facilitate a hands-on workshop where the public will be invited to contribute their ideas, working over base maps to identify how they might like to see the area evolve in the future, and discuss any other concerns or ideas they may have relating to the new Zoning Ordinance or development in the City.

This intensive process will provide a preliminary inventory and assessment of issues and opportunities based on the concerns of the public, stakeholders, and elected officials who participate in this workshop. The input gathered during this workshop will help inform the generation of the new Zoning Ordinance. All meetings will be open to all stakeholders interested in the future of growth and development of Loganville. The Client will be responsible for securing the event location and assist with table facilitation during the workshop.

Subtask 4.3.B Topical Meetings

During the first two full days of the Codeapalooza™, formal and informal meetings will be held with various agencies and stakeholder groups. Topics will relate to development/redevelopment, greenfield, neighborhood character, building type and placement, and any other critical topics determined in collaboration with the City. The input gathered from these meetings will build on the inventory and assessment of issues and opportunities in Loganville and help inform the generation of the new Zoning Ordinance.

Subtask 4.3.C Land Use Attorney Meeting

In order to ensure that the new Zoning Ordinance is legal and implementable, our land use and coding expert, Bill Wright, will meet with the City Attorney.

Subtask 4.3.D Open Studio

Over the course of the Codeapalooza™, the Consultant and participating City Staff will work from a space centrally located within the City, such as a first-floor vacant storefront or municipal building. This space will function as our office, meeting room, gallery, and studio. The public will be able to drop in on their lunch hour, after work, or into the night, to ensure that everyone has an opportunity to participate in the process. Consultant team members will be available to engage with the community, answer questions, and accept feedback and ideas, and in-turn make “real time” changes to our work products based on public input. The Client will be responsible for securing the studio space and all associated expenses, as well as providing materials and office supplies/furniture such as tables, chairs, printers, and such. The Client is also expected to be present for the larger part of the Codeapalooza™, helping field questions from the public and participating in meetings and events.

Subtask 4.3.E Planning and Illustrating

To help clarify the implications of the new Zoning Ordinance for the public, we will use a variety of illustrative techniques, including plans and renderings.

Subtask 4.3.F Work-In Progress Closing Presentation

On the final evening of Codeapalooza™, the Consultant will give a presentation that describes the process to date, explains the vision and illustrations, and presents other findings and products developed during the Codeapalooza™. This is another opportunity for the public to provide feedback and shape the direction of the New Zoning Ordinance.

Task 4.4 Client Meeting

Following the Codeapalooza™, the Consultant will meet virtually with the Client to debrief on the Codeapalooza™, receive additional feedback, and to confirm the organizational structure and zoning districts of the new Zoning Ordinance.

Task 4.5 Ongoing Project Management

Project management will continue through Phase 4.

PHASE 5: DRAFTING THE ZONING ORDINANCE

Task 5.1 Staff Training Session

The Consultant will lead a virtual training session for the Client on the concepts that will be in the new Zoning Ordinance.

Task 5.2 Client Review Draft

The Consultant will begin to prepare a Client Review Draft of the new Zoning Ordinance in conjunction with the planning work at the Codeapalooza™. In this way, the Code will be informed by the planning and visioning work as it progresses, as well as input received from community participation, discussions with City Staff and elected officials, and review of existing studies.

The Consultant will work in collaboration with the City Attorney to ensure that the new Zoning Ordinance meets all local and state laws. We will work closely with the Client to confirm the format of the new Ordinance and what elements should be included.

The Consultant will calibrate standards for each Zoning District, reflecting the unique character of those areas. The new Zoning Ordinance will include the requirements and metrics necessary to guide development in Loganville so that it is in keeping with the City's vision. The Code will be graphically based and include diagrams and illustrations for its concepts and standards. While the specific content of the new Zoning Ordinance will be finalized during the Project, it will likely include portions of the following:

- Overview / General Provisions (principles, intent, and an explanation of the regulations & process in clear & concise language).
- Illustrations (bird's eye views, street-level renderings, and/or "before and after" illustrations) to enhance usability;
- Zoning Districts with Building and Lot Standards, including Building Form & Height standards, Setbacks, & Building Types (including mixed-use);
- Context-sensitive Private & Public Frontage Types
- Zoning Map delineating district boundaries, the location of streets, public spaces, natural amenities, & other special features.
- Use Regulations.
- Civic Space standards;
- Architectural Standards
- Public Realm & Streetscape Standards
- Landscape standards
- Parking & Access standards;
- Signage Standards;
- Special Standards as needed to address aesthetic or nuisance-related concerns, such as loading, trash areas, noise, light, or life/safety issues.
- Definitions

Task 5.3 Zoning Map

The Consultant will create a draft zoning map based on feedback from Staff and the public at the Codeapalooza™. If a parcel-based zoning map is requested, existing parcel-based GIS zoning data must be provided to the Consultant.

Task 5.4 Presentation of Client Review Draft

After the delivery of the Client Review Draft of the new Zoning Ordinance, the Consultant will give an orientation walkthrough of the document to City Staff. This meeting will be in-person.

CLIENT REVIEW PERIOD

Staff and the City Attorney will review the Client Review Draft over a period of up to sixty (60) days. At the end of that review period, Staff will provide a single set of consolidated revisions to TPUDC. The Client Review Draft will be provided in PDF format, and any comments on the draft should be provided through Adobe's commenting tools, which the Consultant can demonstrate if necessary. Any revisions to items previously agreed upon will be considered an Additional Service.

Task 5.5 Client Meeting

Prior to the Client submitting comments on the Client Review Draft, the Consultant will host an in-person meeting to answer any questions that have come up during the Client Review Period. This meeting will happen approximately ten (10) days prior to Client Review Draft comments being due.

Task 5.6 Ongoing Project Management

Project management will continue through Phase 5.

PHASE 6: REFINING THE ZONING ORDINANCE

Task 6.1 Public Draft

The Consultant will review the comments provided by the Client at the end of the Client Draft Review Period and incorporate Staff's requested revisions into the Public Draft of the new Zoning Ordinance.

Task 6.2 Marketing Materials

The Consultant will create marketing materials for the Public Draft, inviting the public to attend the Public Draft Presentation and to review the Public Draft and provide feedback.

Task 6.3 Presentation of Public Draft

Upon delivery of the Public Draft to the Client, the Consultant will present it at an in-person public meeting of residents, property owners, and policymakers including the Planning Commission, City Council, stakeholders, and City Staff. During this meeting, we will provide an overview of the New Zoning Ordinance and provide opportunities for input and comments. The Draft will be released to the public for review after the meeting.

PUBLIC REVIEW PERIOD

City Staff will receive comments on the Public Draft over a 30-day review period. At the end of the Public Review Period, the Client will provide the Consultant with a single consolidated set of specific revisions based on the comments received.

Task 6.4 Ongoing Project Management

Project management will continue through Phase 6.

PHASE 7: FINAL DRAFT ZONING ORDINANCE

Task 7.1 Final Draft

The Consultant will review the comments provided by the Client at the end of the Public Review Period and make the requested revisions to the Public Draft, creating the Final Draft, which will be ready for the adoption process.

Task 7.2 Executive Summary Report

The Consultant will create an Executive Summary Report that describes the process, meeting attendance, and stakeholder interviews, and how the recommendations from the process were incorporated.

Task 7.3 Implementation Assistance (HOURLY)

The Consultant will provide assistance to City Staff with implementation of the new Zoning Ordinance on an hourly basis, not to exceed three months from the date in which the new Zoning Ordinance is adopted.

Task 7.4 Ongoing Project Management

Project management will continue through Phase 7.

APPENDIX B: RATE SCHEDULE

Where this Agreement provides for Client’s payment to the Consultant of compensation on an hourly basis, professional fees shall accrue, and compensation shall be paid in accordance with the following hourly rate schedule:

<u>Position</u>	<u>Hourly Rate</u>
Principal	\$300
Director of Coding	\$300
Project Director	\$250
Project Manager	\$175
Senior Planner/Designer	\$200
Planner	\$175
Associate Planner	\$150
Graphic Designer	\$100
Project Administrator	\$70
Illustrator	\$180

The Consultant reviews its hourly rates each calendar year and reserves the right to modify its rate schedule at such time. The Consultant will provide the Client with written notification in advance of any such change.

APPENDIX C: BACKGROUND INFORMATION

The Consultant must receive the information listed below, to the extent it is currently available, and any other relevant information requested by the Consultant, at least four weeks prior to the Codeapalooza™. It is essential that this information be thorough and accurate, as it will form the basis for the Deliverables. All documents shall be provided in searchable PDF format if possible, with text documents provided in MS Word format if available. Mapping information will be provided as native GIS files. The Consultant will create a Client Dropbox folder as a repository for all background information.

1. Mapping and GIS information, including, but not limited to the following elements:
 - a. Georeferenced aerial photography
 - b. Municipal boundary
 - c. Zoning
 - d. Current and future land uses
 - e. Existing thoroughfares (edge of pavement and right-of-way)
 - f. Parking
 - g. Driveways
 - h. Existing sidewalks, walkways, and paths
 - i. Existing water bodies, shorelines, streams, and stream buffers
 - j. Existing property lines
 - k. Building footprints
 - l. Historic building footprints
 - m. Civic building footprints
 - n. Building heights
 - o. Lot coverage percentage
 - p. Building age
 - q. Historic or other district boundaries
 - r. Topography
 - s. Existing drainage information
 - t. Existing utility information
 - u. Tree masses
 - v. Parks and open spaces
 - w. Existing physical or environmental constraints
 - x. Any other significant features both above and below the ground and water.

Mapping information should be provided in GIS format, with elements symbolized using color and line weight protocols to be provided by the Consultant. The Consultant should also be provided with contact information and access to the City's GIS supervisor or consultant. We understand that the Client may not have some data sets on this list. If this is the case, the Client and Consultant will work together to determine if the missing data is available from other sources or if the Client can create it.

2. List of Variances, from the past 5 to 10 years in a Microsoft Excel spreadsheet, organized by topic.
3. List of known issues with existing ordinance.
4. Published comments, as available, of local government officials and administrators, which relate to zoning, land use, or development issues or projects relevant to the City or Project.
5. Relevant Site Studies, including but not limited to:
 - a. Previous zoning, land use, or development related studies;
 - b. Soils maps/reports;
 - c. Topographic analysis;
 - d. Environmental studies or mitigation plans;
 - e. Traffic studies;
 - f. Infrastructure studies;
 - g. Market feasibility studies;
 - h. Any other relevant site studies.

6. Current & Long-Range Planning Documents, including but not limited to:
 - a. Comprehensive Plans;
 - b. Future Land Use Plans;
 - c. Zoning Maps;
 - d. Any other relevant planning documents.

7. Other appropriate documentation related to the Project, including but not limited to:
 - a. Historical timeline of growth and development;
 - b. Business composition, including major employers and emerging markets;
 - c. Economic development initiatives currently in place;
 - d. Summary of local regulations and policies that affect housing;
 - e. Composition of current housing stock;
 - f. Listing of local housing organization;
 - g. Schedule for planned investment in road improvements;
 - h. Current status of City perspective on passenger rail discussion;
 - i. Inventory, and description, of current public/civic spaces;
 - j. Listing of all open space and trail management organizations;
 - k. Map of existing and proposed trail system;
 - l. Description of threats to water quality and quantity and existing water protection and preservation measures;
 - m. Inventory of critical natural resources and scenic areas;
 - n. Inventory of historic and archaeological resources;
 - o. Existing policies, standards, and organizations in place to protect historic and archaeological resources;
 - p. Description of any forest or agricultural resources and current steps being taken to promote local farms and woodlots;
 - q. Description of issues relating to stormwater management, public water & sewer, septic tanks, utilities, emergency response, solid waste, communications, health care, municipal government, and school locations and capacity;
 - r. Schedule of planning investment in facilities and service improvements;
 - s. Description of fiscal issues, including tax revenue as compared to planned and needed expenditures, anticipated changes in the tax base, capacity and strategies to fund capital investments, the City's current borrowing capacity, and opportunities for sharing with neighboring communities;
 - t. List of pending development applications or other anticipated projects.

APPENDIX D: FEE SCHEDULE

To complete the Scope of Services described above, the total fee is **\$259,535**, plus hourly for Task 7.3. The fee is broken down by Phase below.

PHASE 1: PROJECT COORDINATION & INITIATION		\$13,805
1.1	Project Initiation Meeting	
1.2	Project Management Plan	
1.3	Public Outreach & Engagement Plan	
1.4	Interdepartmental Meeting	
1.5	Stakeholder Interviews	
1.6	Elected Official/Policy-Maker Interviews	
1.7	Ongoing Project Management	
PHASE 2: PUBLIC KICK-OFF		\$12,750
2.1	Project Branding	
2.2	Online Engagement	
2.3	Marketing Materials	
2.4	Public Kick-Off Event	
2.5	Ongoing Project Management	
PHASE 3: PREPARATION & ANALYSIS		\$23,050
3.1	City Tour	
3.2	Review Existing Documents	
3.3	Zoning Ordinance & Adopted Plans Diagnosis	
3.4	Community Form & Character Analysis	
3.5	Ongoing Project Management	
PHASE 4: CODEAPALOOZA		\$79,480
4.1	Generate Necessary Background Maps	
4.2	Marketing Materials	
4.3	Public Design Charrette/Codeapalooza™ (including Sub-Tasks 4.3.A – 4.3.F)	
4.4	Client Meeting	
4.5	Ongoing Project Management	
PHASE 5: DRAFTING THE ZONING ORDINANCE		\$78,550
5.1	Staff Training Session	
5.2	Client Review Draft	
5.3	Zoning Map	
5.4	Presentation of Client Review Draft	
5.5	Client Meeting	
5.6	Ongoing Project Management	
PHASE 6: REFINING THE ZONING ORDINANCE		\$39,100
6.1	Public Draft	
6.2	Marketing Materials	
6.3	Presentation of Public Draft	
6.4	Ongoing Project Management	
PHASE 7: FINAL DRAFT ZONING ORDINANCE		\$12,800 + Hourly for Task 7.3
7.1	Adoption Draft	
7.2	Executive Summary Report	
7.3	Implementation Assistance (Hourly)	
7.4	Ongoing Project Management	

TOTAL: \$259,535 + Hourly for Task 7.3



Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Natalie Warnack, Finance Director

Date: November 13, 2025

Subject: Reallocate Assigned Fund Balance for Parks

RECOMMENDATION:

We respectfully recommend that the Mayor and City Council authorize the reallocation of \$3,000.00 from the Park Maintenance designation within the assigned General Fund Balance, to be applied toward park improvements.

FISCAL IMPLICATION:

The fiscal impact of this proposal is limited to reallocating the designated fund balance. The actual funds will be redirected to support park upgrades.

BACKGROUND:

The City has maintained an assigned fund balance of \$3,000.00 in a separate certificate of deposit. Upon reaching its maturity date of October 31, 2025, Bank OZK informed us that the specific CD product would no longer be offered. The only available options were to either close the account or merge it with an existing account. Given that these funds are required to remain segregated, the decision was made to close the account.



Loganville Police Department
605 Tom Brewer Road
Loganville, Georgia 30052

Section 2, Item D.

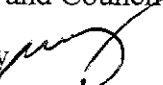
M.D. Lowry

Chief of Police

770-466-8087 Phone

770-466-6679 Fax

MEMORANDUM

To: Honorable Mayor and Council
From: Chief M.D. Lowry 
Through: Mr. Danny Roberts, City Manager
Ref: Replacement Vehicle for DEA Task Force
Date: October 30, 2025

BACKGROUND

This request is for replacement of One (1) vehicle assigned to our DEA Task Force Officer. Currently, he is assigned a 2022 Chevrolet Traverse. This vehicle was recently involved in a significant rear end collision, causing extensive damage. At the time of this memorandum, we are awaiting confirmation from the insurance adjusters on whether the vehicle will be totaled.

Note: If the vehicle is not totaled, it will be repurposed for use by LPD staff.

We need an "on the lot" vehicle for immediate purchase for use by our investigator. Use of an unmarked patrol type vehicle is not possible due to his duties that involve long terms of surveillance on cartel suspects. For this purchase, we simply cannot wait 6-8 weeks or more for a vehicle to be ordered and shipped. In that light, we have checked with dealerships in our area that have suitable vehicles available on their lots with the following results:

Maxie Price Chevrolet:	2025 Chevrolet 1500	\$46,500.00
Loganville Ford:	2025 Ford F-150	\$49,871.00
Akins Ford:	2025 Ford F-150	No Bid Returned (3 Requests)

STAFF RECCOMENDATION

The following recommendations for vehicles and associated emergency equipment are as follows:

1. One (1) Chevrolet 1500 @ \$46,500.00
Vendor: Maxie Price Chevrolet
2. Emergency Equipment to outfit One (1) Chevrolet 1500 @ \$3,307.21
Vendor: Dana Safety Supply
3. Window tint for vehicle @ \$245.00
Vendor: The Trim Company

COST & FUNDING

I have attached individual quotes for all items listed above, with a total cost for this project of ***\$50,052.21.***

This purchase will be funded by the ***Federal Forfeiture Funds, Line Item# 210-3200-542201.***

REQUEST

We request approval from the Council for this purchase to include a 5% contingency, in an amount not to exceed ***\$52,554.82.***



Vehicle Locator

Dealer Information

MAXIE PRICE CHEVROLET, INC.
3600 HWY 78
LOGANVILLE, GA 30052
Phone: 770-466-7000
Fax: 678-527-8191

1GCRACED6SZ341127

Model Year: 2025

Make: Chevrolet

Model: 1500 Silverado

CC10753-SWB, 2WD, Double Cab Pickup

PEG: 1LT-LT Preferred Equipment Group

Primary Color: GAZ-Summit White

Trim: H0U-1WT/1LT/1SP/2LT/1FL/1LS-Cloth, Jet Black, Interior Trim

Engine: L84-Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T

Transmission: MHS-10-Speed Automatic

Event Code: 5000-Delivered to Dealer

Order #: FCGT3G

MSRP: \$55,605.00

Order Type: FNR-Fleet Commercial

Stock #: 251327

Inventory Status: Available

Additional Vehicle Information

Vehicle Options

Chargeable Options

	MSRP
A50-Seats: Front, Bucket, Full Feature	\$655.00
L84-Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T	\$1,595.00
NZN-Wheels, 20" x 9" Painted Aluminum with Grazen Pockets	\$1,100.00
QAE-Tires: 275/60 R20 All Terrain, Blackwall	\$400.00
RIA-LPO - Interior Floor Liners	\$230.00
VXJ-LPO - Assist Steps, 4" Round, Tubular, Chrome	\$845.00
WPQ-1LT/1SP/2LT Bed Protection Package	\$685.00

No Cost Options

C5U-GVW Rating 6800 Lbs
FE9-Federal Emissions
GU5-Rear Axle: 3.23 Ratio
MHS-10-Speed Automatic
PCL-1LT/1SP/2LT Convenience 1 Package
PDU-1LT/1SP All-Star Edition
VQ2-Holdback N/A, Dealer Fleet Assistance

45,801
699 Doc Fee

\$46,500

Other Options

1LT-LT Preferred Equipment Group	1SZ-Option Package Discount
4AA-Interior Trim, Jet Black	A2X-Power Seat Adjuster (Driver's Side)
AKO-Glass, Deep Tinted	AVJ-Keyless Open & Keyless Start
AXG-WINDOW REG DRVR DR POWER OPERATED, EXPRESS UP/DOWN	B1J-Liner, Rear Wheelhouse
B30-Floor Covering: Carpet, Color Keyed	B59-Remote Start Package
BTV-Remote Engine Starting Pkg	BZ2-Production Week 11
C49-Defogger, Rear Window, Electric	CGN-Chevytec Spray-on Liner
CJ2-Climate Control, Electronic - Multi-zone	D07-Center Floor Console, fixed
DLF-Mirrors, O/S: Power, Heated	DNS-Supplier Installed Equipment
DP9-Chrome Caps for Outside Mirrors	E2C-Proc Opt OTD Expedite
E63-Durabed	EF7-COUNTRY UNITED STATES OF AMERICA (USA)
FLT-Fleet Processing Option	G80-Auto Locking Differential, Rear
GAZ-Summit White	GEY-HdIlg Charge FTW to Ground Effects, Ltd. to Ft.Wyn Assm
H0U-1WT/1LT/1SP/2LT/1FL/1LS-Cloth, Jet Black, Interior Trim	I0K-Chevrolet Infotainment, Enhanced connectivity 2.0
JL1-Integrated Trailer Brake Controller	K34-Cruise Control
K4C-Wireless Charging	KA1-Heated Seats, Front
KC4-Cooler, Engine Oil	KC9-110 Volt Electrical Receptacle, In P/U Box
KI3-Heated Steering Wheel	KI4-120 Volt Electrical Receptacle, in Cab
KNP-Transmission Cooling System	KW7-Alternator, 170 AMP
MAH-MARKETING AREA US, PUERTO RICO/USVI	N37-Steering Column, Manual Tilt & Telescoping
NB5-Single Exhaust System	PED-Chevy Safety Assist
QAQ-Tire, Spare: 255/80 R17 All Season, Blackwall	QK1-Standard Tailgate
QT5-Tailgate Function--EZ Lift, Power Lock & Release	R7E-Price Tracking Code
R9Z-Sold Order Expedite	SAF-Spare Tire Lock
TQ5-Headlamps, Intellibeam	U2K-SiriusXM Satellite Radio (subscription)
UBC-2-USBs, First Row Charge/Data Ports	UBI-2-USBs, Second Row Charge/Data Ports
UE1-OnStar Communication System	UE4-Following Distance Indicator
UEU-Sensor, Forward Collision Alert	UF2-Lighting, Cargo Box, LED
UHX-Lane Keep Assist/Departure Warning	UHY-Automatic Emergency Braking
UK3-Radio Controls -Steering Wheel	UKJ-Sensor, Front Pedestrian Braking
UQF-Speaker System: Standard Sound System	UTJ-Theft Protection System, Unauthorized Entry
V46-Bumper, Front, Chrome	VJH-Bumper, Rear, Chrome Step
VK3-Front License Plate Mounting Provisions	VV4-4G LTE Wi-Fi Hotspot capable
WMZ-VIN MODEL YEAR 2025	X88-Nameplate - Chevrolet
YM8-LPO Processing Option	Z60-Suspension Package
Z82-Trailer Package	ZL3-SALES PACKAGE CONVENIENCE
ZM9-1LT Heat Package	

"~" indicates vehicle belongs to Trading Partner's inventory

Disclaimer:

GM has tried to make the pricing information provided in this summary accurate. Please refer to actual vehicle invoice, however, for complete pricing information. GM will not make any sales or policy adjustments in the case of inaccurate pricing information in this summary.

LOGANVILLE FORD

3460 ATLANTA HWY
LOGANVILLE GA 30052
770-554-8994

RETAIL PURCHASE AGREEMENT

Dealership License #: N/A

Cust#: 224918

Deal #: 73634

Purchaser's Name(s): CITY OF LOGANVILLE

Date: 10/21/2025

Address: 605 TOM BREWER RD LOGANVILLE GA 30052-2637

County: WALTON

Telephone (1): 770-466-8087

Telephone (2): 770-466-4734

DOB:

E-mail: FIXTHIS3460@GMAIL.COM

D.L./State I.D.#:

Issuing State:

Exp. Date:

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Federal Mileage Statement for full disclosure.

YEAR 2025	MAKE FORD	MODEL F-150	COLOR WHITE	STOCK NO. SKD76356
VIN/SERIAL NO. 1FTEW3K51SKD76356		ODOMETER READING ☐ Not Accurate 50		SALESPERSON
THE VEHICLE IS: ☒ NEW ☐ USED		PRIOR USE DISCLOSURE: ☐ DEMONSTRATOR ☐ FACTORY OFFICIAL ☐ RENTAL ☐ OTHER		
WARRANTY STATEMENT				
We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside the "Used Vehicle Limited Warranty Applies" is marked below, or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. Any warranties by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and the related goods and services.				
CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.				
☐ We are providing a Used Vehicle Limited Warranty in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.				
TRADE-IN VEHICLE INFORMATION				
Year:	Make:	Model:	Color:	
N/A	N/A	N/A	N/A	
VIN/Serial No.:	Odometer Reading:			
N/A	☐ Not Accurate		N/A	
Trade-In Allowance:	Balance Owed & Lienholder:			
N/A	N/A			
OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS				
☐ IF BOX IS MARKED, PLEASE SEE THE DELIVERY CONFIRMATION				
☐ IF BOX IS MARKED, PLEASE SEE THE CONDITIONAL (SPOT) DELIVERY AGREEMENT				
*The Deposit/Down Payment received from you is not refundable, except as set forth in this Retail Purchase Agreement. In the case of a Deposit, we will hold the Vehicle for N/A days.				
☐ If this box is marked, the Vehicle you are purchasing must pass an Emissions Inspection. Please see the attached Certificate of Emission Inspection or Waiver.				
X				
CASH PRICE OF VEHICLE				49276.00
N/A				N/A
SPRAY IN LINER				595.00
N/A				N/A
N/A				N/A
N/A				N/A
N/A				N/A
N/A				N/A
N/A				N/A
N/A				N/A
N/A				N/A
TOTAL SELLING PRICE				49871.00
N/A				N/A
N/A				N/A
N/A				N/A
TOTAL DUE				49871.00
LESS DEPOSIT/DOWN PAYMENT*				N/A
LESS REBATE				N/A
N/A				N/A
LESS CASH DUE AT DELIVERY				N/A
AMOUNT TO BE FINANCED (See Paragraphs 11 and 14)				49871.00

This agreement and any documents which are part of this transaction or incorporated herein comprise the entire agreement affecting this Retail Purchase Agreement and no other agreement or understanding of any nature concerning the same has been made or entered into or will be recognized. I have read and accept all of the terms and conditions of this Agreement, and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

Purchaser

Accepted by Authorized Dealership Representative

N/A

Purchaser

DealerCAP

53187**1*LOG-FI
CATALOG #8963182

10/21/2025 02:06
© 2015 CDK Global, LLC Georgia

124

2202503140697

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	599043-A
Customer No.	LOGAN

Bill To
 LOGANVILLE POLICE DEPT
 ap@loganville-ga.gov; mdlowry@loganville
 gwarnack@loganville-ga.gov
 LOGANVILLE, GA 30052

Ship To
 LOGANVILLE POLICE DEPT
 4895 HIGHWAY 81 N.
 ATTN: PAUL HUNT
 LOGANVILLE, GA 30052

Contact: CHIEF LOWRY
Telephone: 770-466-8087

E-mail: ap@loganville-ga.gov mdlowry@loganville-ga.g

Contact: CHIEF LOWRY
Telephone: 770-466-8087

E-mail:

Quote Date	Ship Via			F.O.B.	Customer PO Number	Payment Method	
10/21/25	UPS GROUND FREIGHT			PPAY & ADD TO INVOICE	DEA T	NET30	
Entered By			Salesperson		Ordered By		Resale Number
Mike White			Mike White - Atlanta		Paul Hunt		
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price
1	1	N	INFO 2025 Chevy Silverado Warehouse: DROP			0.0000	0.00
1	1	Y	MISC Delivery Info: QSF107741 ENFWB01G3U; nFORCE® Interior LED Lightbar; B/A/W Warehouse: DROP			1,014.7200	1,014.72
1	1	Y	ENGSA5200HPP SOI, 500 SERIES HH 200W CNTRL, +VOICE PLBK Warehouse: DROP bluePRINT® 500 Series Remote Control System with Handheld Controller, 10-16v - 200 watt dual-tone			739.8000	739.80
1	1	Y	MISC Delivery Info: QSF107741 EMPTC01NUK ; mpower® Traffic Controller; B/A/W Warehouse: DROP			875.1600	875.16
1	1	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: DROP 100J series composite speaker w/ universal bail brkt-100 watt			180.4500	180.45
2	2	Y	MISC Delivery Info: QSF107741 EMPS21LN3-1; mpower® Fascia 4" Stealth B/A/W Warehouse: DROP			137.1700	274.34
2	2	Y	MISC Delivery Info: QSF107741 EMPS11S05-1; mpower® Fascia 3" B/A/W Warehouse: DROP			111.3700	222.74

Print Date 10/21/25
Print Time 04:36:46 PM
Page No. 1

Printed By: Mike White

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	599043-A
Customer No.	LOGAN

Bill To
LOGANVILLE POLICE DEPT
ap@loganville-ga.gov; mdlowry@loganville
gwarnack@loganville-ga.gov
LOGANVILLE, GA 30052

Ship To
LOGANVILLE POLICE DEPT
4895 HIGHWAY 81 N.
ATTN: PAUL HUNT
LOGANVILLE, GA 30052

Contact: CHIEF LOWRY

Telephone: 770-466-8087

E-mail: ap@loganville-ga.gov mdlowry@loganville-ga.g

Contact: CHIEF LOWRY

Telephone: 770-466-8087

E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
10/21/25	UPS GROUND FREIGHT		PPAY & ADD TO INVOICE	DEA T	NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Mike White		Mike White - Atlanta		Paul Hunt		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
			Approved By: _____ ☐ Approve All Items & Quantities Quote Good for 30 Days			

Print Date	10/21/25
Print Time	04:36:46 PM
Page No.	2

Printed By: Mike White

Subtotal	3,307.21
Freight	0.00
Order Total	3,307.21

Estimate From:
THE TRIM COMPANY
PO Box 833
Grayson Ga. 30017

ESTIMATE TO: ***Date 10/23/2***

Loganville Police Dept.

Attention: Paul Hunt

Estimate project: tinting for (1) 2025 Chevy Silverado ext cab

To install window tint on all side windows and back window +
windshield strip

Total estimate price. \$245.00

No tax



Chief Bradley Schuler
Loganville Fire Department
4303 Lawrenceville Road
Loganville, GA 30052

August 12, 2025
Proposal Pricing is Guaranteed for 120 Days

Please find the attached proposal for your Firefighter NFPA 1582 Health and Wellness program. We have listed several key factors that differentiate us from other companies.

Detailed Executive Summary

SiteMed is a physician-owned health care company specializing in on-site NFPA 1582 firefighter medical exams. Our comprehensive approach combines proven lifesaving screenings with one-on-one personalized medical counseling.

Our medical providers have performed over 70,000 NFPA 1582 firefighter, HAZMAT, Police, EMS and fire brigade exams, and have over 50 years combined experience with NFPA 1582 and OSHA standards. SiteMed is an Equal Opportunity Employer and an E-Verify participant employer since October 15, 2010. Our E-Verify company ID # 364885.

SiteMed uses state-of-the-art equipment and trained experienced staff. Testing is done under NFPA, OSHA, NIOSH and CAOHHC procedures. We value your firefighter’s privacy and maintain medical confidentiality throughout the entire testing process.

The SiteMed Difference

We are a physician owned company.

Our physicians specialize in NFPA 1582 medical exams. They lecture and write articles on firefighter health and wellness on the local, state and national level. They have performed over 70,000 NFPA 1582 Firefighter, Fire Brigade, EMS and HAZMAT exams. They understand the inherent medical risks firefighters face and know that a comprehensive NFPA 1582 firefighter evaluation program is the key to keeping firefighters healthy and reducing your department’s health care costs. What does this mean for you? Consistency, Reliability, & Dependability.

Other companies owned by non-physicians will often hire temporary outside doctors who may not have experience with firefighter physicals. We specialize in Occupational Medicine and firefighter exams; this is what we do all day every day. Let us put our experience to work for you.

Our Physicians and Staff are Licensed in all 50 states.

From Alaska to Florida and coast to coast we have you covered. You will never have to worry if your provider is in compliance with Medical Practice Laws.

We insist on the highest medical standards.

This means that all lab and imaging studies are ordered by a State licensed physician. All imaging studies are interpreted by a State licensed board-certified radiologist and a written report of all studies are given to all members.



Our examination meets and can exceed the NFPA 1582 standard

The SiteMed NFPA 1582 medical exam program meets and with optional specialized testing, can exceed all aspects of the NFPA 1582 standard. We work with hundreds of departments, and our program has been effective for large 1000+ member departments as well as small volunteer departments.

We come on-site to you.

We realize yearly exams can be a daunting process. By coming on-site, we are able to perform up to 50 exams per day and can complete a department in just days instead of weeks or months. We perform 4-8 exams per hour, which greatly helps minimize time away from work. Typically, all we need is a conference room and office to perform all of our testing. There is no need to sit and wait at an urgent care, local clinic or hospital, which puts firefighters and trucks out of service for hours at a time. This saves your department time, money and minimizes hassles related to annual physical exams. Firefighters are able to remain in service and respond to emergencies if needed.

We focus on prevention.

The purpose of an effective wellness program is to enhance the health of your firefighters. It is not a punitive process. Anyone can issue a clearance letter, but our focus is on preventing disease and improving firefighter health and safety. This starts with a complete NFPA 1582 physical exam and our one-on-one counseling.

We manage medical problems.

If medical issues are discovered, we coordinate with the firefighter and their personal physician to make sure your employee is safe to perform **the 14 Essential Job Tasks**. We can usually keep your firefighters working during this process until the issue is resolved. We are available 365 days a year to help you manage and mitigate medical issues.

We care about your health.

As a physician owned company, we will customize your NFPA 1582 program to reflect your specific needs. This means that we can include extras not offered by other companies such as cardiac CT scanning, ultrasound imaging, advanced genetic testing for heart disease and advanced cancer screenings.

We use a unique two-phase process.

Blood and urine specimens are collected on site if applicable 2-4 weeks prior to Phase 2 testing. This process enables providers to examine and consult with your firefighters with the information in front of them (labs, X-Rays, ultrasounds and medical history) just like when they see their primary care physician. This means that during their individual one-on-one counseling session; we can make health recommendations individualized to each person at the time of the consultation.

Year-round access.

What happens after the testing when you have a medical question? With SiteMed, you have year-round access to our Fire Department Doctors for medical consultations. There is no extra charge for this service; it is part of our commitment to your department.

These are just a few of the benefits we can offer your department. Once you have had a chance to review our proposal, please feel free to contact me with any questions you may have. Thanks for giving us the opportunity to bid on this proposal. We look forward to working with you soon.

John Chattin,
Business Development

REFERENCES:

The following is a list of some of our most recent public safety jobs. I encourage you to contact our clients listed to discuss the key differences in our services vs. our competitors.

- **Marietta Fire Department (GA)** – Commander Robert Moss – 770-794-5460
rmoss@mariettaga.gov
- **Dawson County Fire & Emergency Services (GA)** Chief Troy Leist - 831-998-0360
tleist@dawsoncountygga.gov
- **Roswell Fire Department (GA)** – Chief Chris Cavender – 770-634-3520
ccavender@roswellgov.com
- **Woodstock Fire & Rescue (GA)** – Captain Shane Tetterton – 404-416-1513
stetterton@woodstockga.gov
- **Sandy Springs Fire Rescue (GA)** – Chief Donny Willbanks – 770-206-2082
dwillbanks@sandyspringsga.gov
- **City of South Fulton Fire/Rescue Department (GA)** – Chief Chad Jones 470-809-7523
chad.jones@cityofsouthfultonga.gov
- **Decatur Fire Rescue (GA)** – Captain Gary Menard 470-409-2598
gary.menard@decaturga.com
- **Cartersville Fire Department (GA)** – Chief Scott Carter – 770-387-5635
scarter@cityofcartersville.org
- **Cherokee Fire and Emergency Services (GA)** – Chief Eddie Robinson – 770-889-4451
erobinson@cherokeega.com
- **Hinesville Fire Department (GA)** – Captain Andy Fowler – 912-432-1463
afowler@cityofhinesville.org

Firefighter Program meets OSHA 29 CFR 1910.95, 1910.134, 1910.120, 1910.1030, NFPA1582

Included in our Standard Physical

Medical Component per NFPA 1582 Chapters 6&7

- **Comprehensive Medical History**
All necessary forms will be Provided
- **Medical Examination- Comprehensive physical exam**
includes- Head, Eyes, Ears, Nose, Throat, Neck, Heart, Lungs, Gastrointestinal, Genitourinary, Lymph nodes, Musculoskeletal, skin, neurological and hernia check
Screening for Skin, Thyroid and Testicular Cancer
- **Vitals-**
Height, Weight and Blood Pressure
- **Body Composition**
Bio Impedance Analysis (BIA)
- **Vision-**
Snellen(distance) screening
- **Lab Analysis-**
Chemistry Screen, CBC, Lipid panel, TSH, and Urinalysis, PSA (Males over 40), CA-125 on all Females, Hemoglobin A1C
 - Bloodwork will be drawn in the morning approximately 2-4 weeks prior to testing
- **Hearing Test-**
Audiogram using our Benson audiometers
- **Pulmonary Function Testing**
- **EKG- 12-lead resting electrocardiogram**

Fitness Component per NFPA 1582 Chapter 8

- **WFI Submaximal Graded Treadmill Evaluation**
To evaluate aerobic capacity (per NFPA 1582 C.2.1.3)

SiteMed Value-Additional Standard Components

- **One-on-One consultation with a licensed medical provider**
Medical provider may be a Physician, Physician’s Assistant or Nurse Practitioner
- **Confidential copy of results and interpretations provided to each firefighter**
- **A Physician will evaluate all charts and issue clearance letters**
Clearance letters will be provided within 7 Business days of the physical examination if there are no medical issues requiring follow up
- **Department Summary report including relevant averages, ranges, and annual comparison statistics**

Standard Labs and Screening included in physicals:

Chemistry Screening
Screens for Liver Cancer, Biliary Cancer, Diabetes, Gout, Kidney function, Anemia and Liver Disorders

- | | |
|----------------------|------------------------|
| Glucose | Total Protein |
| Sodium | Albumin |
| Potassium | Globulin |
| Chloride | Albumin/Globulin Ratio |
| Blood Urea Nitrogen | Total Bilirubin |
| eGFR | Alkaline Phosphatase |
| BUN/Creatinine ratio | Gamma-GT |
| Uric Acid | AST (SGOT) |
| Inorganic Phosphorus | ALT (SGPT) |
| Calcium | LDH |
| Iron | |

Lipids
Screening for Cardiovascular Risk

- Triglycerides
- Cholesterol, Total
- HDL-High Density Lipoprotein Cholesterol
- LDL-Low Density Lipoprotein Cholesterol
- VLDL- Very Low-Density Lipoprotein Cholesterol
- Cholesterol/ HDL-Cholesterol
- Estimated Coronary Heart Disease Risk

Thyroid Stimulating Hormone
Screens for Thyroid Disease

Hemoglobin A1C
Screening for Diabetes

Prostate-Specific Antigen (PSA)
Screens for Prostate Cancer
 Performed on males 40 years of age and older

Cancer Antigen 125 (CA-125)
Screens for Ovarian Cancer
 Performed on all females

American Heart Association /American College of Cardiology
Atherosclerotic Cardiovascular Disease Risk
 Calculation of an individual’s risk of developing a cardiovascular problem such as a heart attack or stroke within the next 10 years. Calculated for those individuals over the age of 40.

Complete Blood Count (CBC)
Screens for Lymphoma & Leukemia, Anemia and other Blood Disorders

- White Blood Cell Count (WBC)
- Red Blood Cell Count (RBC)
- Hemoglobin
- Hematocrit
- Platelets
- RDW
- Mean Corpuscular Volume (MCV)
- Mean Corpuscular Hemoglobin (MCH)
- Mean Corpuscular Hemoglobin Concentration (MCHC)

Urinalysis
Screens for Bladder and Kidney Cancers

- | | |
|---|--------------------|
| Color | Leukocyte esterase |
| Ketones | pH |
| Appearance | Nitrate |
| Occult Blood | Protein |
| Specific Gravity | Bilirubin |
| Glucose | Urobilinogen |
| Microscopic examination of urine sediment | |



Agreement

Phase 1 (labs and imaging)	1 day	Up to 7 hrs	Maximum of 56 people per day
Phase 2 (Medical and Fitness)	2 days	Up to 6 hrs per day	Maximum of 28 people per day

- *Scheduled days to be consecutive unless otherwise noted
- *Minimum program Charge includes up to 44 total exams. Additional exams will be billed at \$345 per exam.
- *Maximum of 28 exams per 8 hour day unless otherwise noted.
- *Two day jobs are to be scheduled as afternoon/evening on day 1 and morning on day 2 unless otherwise noted.
- *Ultrasound imaging will be completed on scheduled days only; makeup ultrasounds are not available.

NOTES: _____

Invoicing Terms and Conditions

I acknowledge that the services marked will be provided for (2025) physicals. If changes are made after this agreement is signed an addendum sheet will be provided and signed by both parties. Additional Services Prices are guaranteed for the first year of this agreement and may increase in subsequent years.

Net 30 Days from Invoice Date. Invoices not paid within 30 days will incur a 1.5% late fee charge.

(Initial)

(Initial)

Any Cancellations made less than 30 days prior to scheduled dates will incur charges of 50% of the Minimum charge for time scheduled if not rescheduled for a later date. Cancellations made more than 30 days prior to scheduled dates will incur charges of 25% of the minimum charge if not rescheduled for a later date. Rescheduling services will not incur a cancellation fee.

(Initial)

If applicable Make Up Exams must be completed within 45 Days following the completion of Phase 2. Exceeding 45 days will incur multiple invoices.

(Initial)

This agreement is made and entered on this date of _____, 2025 between SiteMed and Loganville Fire Department. This agreement shall exist for a period of one (1) year and will automatically renew each year thereafter unless cancelled by either party 60 days prior to the annual anniversary date.

We, the undersigned, duly authorized representatives of the above parties do hereby agree to the statement and conditions outlined above.

Loganville Fire Department – Representative _____ Date _____

SiteMed – Representative _____ Date _____

Services Proposal Pricing is guaranteed for 120 days	Quantity	Price	Year 1 (2025)
Standard NFPA 1582 Physical ☐ Without Fitness Component	Base Program Minimum (44)	\$335	\$14,740
Additional NFPA 1582 Physicals		\$335	
Additional Services			
Lab Corp Collection Fee (for missed appointments only)		\$20	
Behavioral Health Assessment		\$55	
Titmus Vision Screening		\$35	
Imaging Services			
Chest -X-rays		\$120	
CT Coronary Calcium Scoring *Not available at all locations * Pricing may vary		\$160-and up	
Thyroid Ultrasound *		\$120	
Abdominal Ultrasound *		\$120	
Pelvic / Testicular Ultrasound *		\$120	
Abdominal Aortic Aneurysm Ultrasound *		\$120	
Carotid Ultrasound*		\$120	
Echocardiogram *		\$150	
ULTRASOUND PACKAGE Includes all items marked with*		\$395	
Screening Services			
Tuberculosis Skin Test Read by FD Personnel		\$30	
Tuberculosis Skin Test Read by SiteMed Personnel		TBD	
Quantiferon TB Gold Blood Test		\$95	
Hepatitis B Antibody Screening		\$32	
Hepatitis C Screening		\$32	
Varicella Antibody Screening		\$55	
Measles, Mumps, Rubella Antibody Screening		\$75	
Blood Testing Services			
Blood Typing (ABO Grouping & Rho)		\$25	
Testosterone Level, Total only		\$39	
Testosterone Level, Free and Total		\$69	
HIV Screening		\$32	
CRP (C-reactive Protein)		\$21	
Cholinesterase, RBC (For Hazmat)		\$42	
Heavy Metals Panel (For Hazmat)		\$150	
Fecal Occult Blood Screening (40 y.o. and older)	27	\$25	675
PSA Blood Screening for males under 40 y.o.	17	\$25	425
One Test™ Screening Services			
One Test™ Standard for cancer		\$209	
One Test™ Premium for cancer		\$349	
Totals			\$15,840

ON-SITE FIREFIGHTER PHYSICALS



Billing Information

Invoices will be addressed to: _____
EMAIL: _____
PHONE NUMBER: _____
PAYMENT/INVOICE PORTAL _____

Special billing instructions: _____

Agreement Addendum Notes:

Date: _____

SiteMed Initial	FD Personnel Initial
--------------------	-------------------------

Date: _____

SiteMed Initial	FD Personnel Initial
--------------------	-------------------------

Date: _____

SiteMed Initial	FD Personnel Initial
--------------------	-------------------------

Notes:



LOGANVILLE FIRE DEPARTMENT

Section 2, Item E.

Chief Timothy Johnson
4303 Lawrenceville Rd.
Loganville, Ga. 30052
Tel: (770)-554-9693

To: Honorable Mayor Skip Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Timothy Johnson, Fire Chief

Date: November 13, 2025

Subject: Site Med Contract

RECOMMENDATION:

Staff recommends the City Council approve the authorization for Site Med Contract be awarded for 2025. The contract allows for each member of the Fire Department to receive a NFPA 1582 medical exam and physical. The contract cost is for 44 members at \$335.00 each. We also have the ability to add members at that rate if we increase our staff. The contract also includes additional testing for age specific employees for an additional cost of \$ 1,100.00. The total contract cost is \$ 15,840.00.

FISCAL IMPLICATION:

The Fire Department members are exposed to various hazardous and or communicable diseases almost daily. Conducting these annual physicals each year meets NFPA 1582 standard and assist in early detection in health-related issues that may arise at a later date. This contract cost has been budgeted on Line item 100-3500-521208.

BACKGROUND:

The city has used Site Med to conduct these medical exams and physicals since 2014.

DISCUSSION:

Approval of Site Med Contract



FireLine
INC.

CUSTOMER QUOTE

Section 2, Item F.

725 Patrick Industrial Lane - Winder, GA. 30680
770-868-4448

DATE	QUOTE #
8/20/2025	363236

BILLING ADDRESS
Loganville Fire Department Attn: Mike 4303 Lawrenceville Road Loganville, GA. 30052

SHIPPING ADDRESS
Loganville Fire Department 789 Lee Byrd Road Loganville, GA. 30052 Attn: Chief Tim Johnson

Follow us on Facebook & Instagram
Visit our website at www.firelineinc.com

TERMS	REP	FOB
Net 30	JFM	WINDER

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
PT-800-1.75-G	NAFH POLY TUFF 1.75" DJ FIRE HOSE - 50' SECTION W/ LT.WT. CLPG. - GREEN 2-23	8	193.00	1,544.00
PT-800-1.75-R	NAFH POLY TUFF 1.75" DJ FIRE HOSE - 50' SECTION W/ LT.WT. CLPG. - RED 2-23	6	193.00	1,158.00
PT-800-1.75-Y	NAFH POLY TUFF 1.75" DJ FIRE HOSE - 50' SECTION W/ LT.WT. CLPG. - YELLOW 2-23	6	193.00	1,158.00
PT-800-2.5-B	NAFH POLY TUFF 2.50" DJ FIRE HOSE - 50' SECTION W/ LT.WT. CLPG. - BLUE 2-23	4	271.00	1,084.00
PT-800-3.0-Y	NAFH POLY TUFF 3.00" DJ FIRE HOSE - 50' SECTION W/ LT.WT. CLPG. - YELLOW 2-23	8	382.00	3,056.00
HFX50X100Y50S	SNAP-TITE 5.00" X 100' HFX LDH NITRILE RUBBER HOSE W/ 5" STORZ COUPLINGS - YELLOW 1-24	10	875.00	8,750.00

Due To Supply Chain Disruptions and Inflating Costs, Quotes Are Only Valid For 10 Days.
This May Be Extended Per FIRELINE, INC. Approval. SURCHARGES MAY APPLY...

SUBTOTAL \$16,750.00

30 DAY RETURN CONDITIONS: FireLine, Inc. will make final determination on return authorization. Electrical, hydraulic, special order, and fabricated parts are nonreturnable. Any parts that are returned to FireLine, Inc. without prior authorization or does not meet stated return requirements will be scrapped without notification and credit denied.

SALES TAX (0.0%) \$0.00

TOTAL \$16,750.00



LOGANVILLE FIRE DEPARTMENT

Section 2, Item F.

Chief Timothy Johnson
4303 Lawrenceville Rd.
Loganville, Ga. 30052
Tel: (770)-554-9693

To: Honorable Mayor Skip Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Timothy Johnson, Fire Chief

Date: November 13, 2025

Subject: Purchase of spare fire hose

RECOMMENDATION:

Staff recommends the City Council approve the authorization for the purchase of spare fire hose from Fireline Inc. Over time the fire hose gets exposed to harsh environments that cause damage to the hose and ultimately causes them to fail when needed. Currently we have a very limited number of spare hose to use if we have a failure. In keeping spare hose in stock allows us to quickly keep our trucks in service and available to respond to an emergency. The total cost is \$ 16,750.00.

FISCAL IMPLICATION:

The Fire Department operates 3 engines and an aerial platform all of which carry a variety sizes of fire hose that is used to extinguish fires. By keeping spare hose in stock allows us to quickly keep our trucks in service and available to respond to an emergency. This purchase has been budgeted on Line item 321-3500-531600 utilizing Walton County SPLOST 2019.

BACKGROUND:

The city has used Fireline Inc. as a vendor for fire hose in the past.

DISCUSSION:

Approval of purchase of spare fire hose.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA, PART II – CODE OF ORDINANCES, SUBPART A – GENERAL ORDINANCES, CHAPTER 2 – ADMINISTRATION, SECTION 2-20. – MEETINGS

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS AS FOLLOWS:

ARTICLE I.

The Code of Ordinances of the City of Loganville, Georgia, Part II – Code of Ordinances, Subpart A – General Ordinances, Chapter 2 – Administration, Section 2-20. – Meetings is hereby amended by implementing the below text amendment as follows, wherein underlined sections are added, and stricken sections are being removed.

Sec. 2-20. Meetings.

(a) Schedule. The city council shall hold regular meetings on the second Thursday of every month at 6:30 p.m., unless otherwise ordered by the council. Upon the recommendation of the City Manager with consent of the Mayor, the city council ~~shall~~ may hold work sessions on the Monday before the second Thursday of every month at 6:30 p.m., unless otherwise ordered by the council. Additionally, the mayor may convene the council whenever in his opinion the public business requires it, and he shall do so upon the application of three members of the city council. All meetings at which official actions are to be taken shall be open to the public, except as otherwise provided by law.

(b) Notice. Notice of all regular, special or called meetings of the city council at which official actions are to be taken shall be given to the public as early as practical in accordance with Georgia Law ~~by publication of notice in a newspaper of general circulation in the municipality at least 24 hours prior to such meeting.~~ Notice shall also be given to each councilmember individually by the city clerk.

(c) Duty to attend. It shall be the duty of each member of the city council to attend each meeting of the city council, unless he is prevented by some unavoidable circumstance.

(Code 1994, § 3-203; Ord. of 10-8-2020(2), § 1)

State law reference(s)—Public meetings, O.C.G.A. § 50-14-1 et seq.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Loganville, Georgia.

READ AND ADOPTED, this 13th day of November, 2025.

CITY OF LOGANVILLE, GEORGIA

By: _____ (SEAL)

Skip Baliles, Mayor

Attest: _____ (SEAL)

Kristi Ash, Deputy Clerk



CITY COUNCIL WORK SESSION MINUTES

Monday, October 06, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

A. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

B. Approval of Agenda

Motion made by Council Member Huntsinger to adopt the agenda. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

A. Fuller Station / Douglas Smith Homes - Staff request to table for 60 days

Consent Agenda for Thursday Night

B. Code Re-write Approval - Town Planning & Urban Design Collaborative LLC (100-7400-521211)

Council Member Lisa Newberry presented to the Council the Code Re-write. They will vote on this Thursday night at the council meeting.

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

A. Annual Health Insurance Renewal

Consent Agenda for Thursday Night

4. PUBLIC SAFETY COMMITTEE REPORT

A. Flock Safety Camera Systems - Additional Cameras - \$66,500.00 (210-3200-523901)

Consent Agenda for Thursday Night

B. Patrol Vehicles & Equipment Purchase - \$128,552.00 (2019 Walton County SPLOST)

Consent Agenda for Thursday Night

C. Censures

Council Member Melanie Long presented to the Council with two censures against Council Member Anne Huntsinger.

Council Member Melanie Long made a motion to discard the censure regarding publishing confidential materials. Seconded by Council Member Whitfield.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

Council Member Long made a motion to censure Council Member Anne Huntsinger for aggressive and inappropriate behavior. Seconded by Council Member Wolfe.

Voting Yea: Council Member Long, Council Member Wolfe

Voting Nay: Council Member DuVall, Council Member Huntsinger, Council Member Newberry, Council Member Whitfield

Motion failed 2-4.

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

A. 2025 Transportation Alternatives (TA) Program Funds Resolution

Consent Agenda for Thursday Night

B. Correction to 08-14-2025 Minutes - 2025 LMIG Funding - Amount approved \$377,237.00 should have been for \$403,365.00 (includes 7% contingency) (100-4200-522210)

Consent Agenda for Thursday Night

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

A. Discussion - 254 Main Street IGA with DDA

Council Member Brandon Whitfield presented to the council the 254 Main Street IGA with the DDA. Council Member Brandon Whitfield will use his committee, and the DDA to come back to next months Work Session with a report back.

8. CITY MANAGER'S REPORT

City Manager Danny Roberts presented to the Council if they would like to combine the December 2025, Work Session and Council Meeting to the Thursday Council Meeting. Council gave the approval to combine the meetings.

9. CITY ATTORNEY'S UPDATES / REPORTS

A. Discussion - Council Meeting Schedule Ordinance Change

City Attorney Paul Rosenthal presented to the Council the Council Meeting Schedule Ordinance Change. City Attorney Paul Rosenthal will work on the ordinance changes before next months meeting.

10. PUBLIC COMMENT

Public Comments are limited to five minutes per speaker unless additional time is given by the Mayor. Each speaker should approach the podium and state their name and address for the record. All public comments are to be directed to the Mayor and Council and not the audience. Public Comments should follow general rules of appropriate decorum.

The following individuals addressed the Mayor and Council: Tara Argo 400 Little Carter Cove, Matt Demerly 400 Little Carter Cove, Lee Phillips 4421 E. Pecan St, Joyce Davis 4421 E. Pecan St.

11. EXECUTIVE SESSION

12. ITEMS FOR THURSDAY NIGHT

- A. Last Month's Minutes
- B. Last Month's Financial Report

13. ADJOURNMENT

Motion made by Council Member DuVall. Seconded by Council Member Long.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

Meeting adjourned at 9:20pm.

Skip Baliles
Mayor

Ansley Pope
Deputy Clerk



CITY COUNCIL MEETING MINUTES
Thursday, October 09, 2025 at 6:30 PM
Council Chambers

1. CALL TO ORDER

Mayor Skip Baliles called the meeting to order at 6:30pm.

A. Invocation and Pledge to the Flag

Chief Dick Lowry gave the invocation.

Chief Dick Lowry, Junior Hall, and Peggy Byrd led the pledge to the flag.

B. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

C. Adoption of Agenda

Motion made by Council Member Huntsinger to approve the agenda as presented. Seconded by Council Member DuVall.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

2. CONSENT AGENDA

Motion made by Council Member Whitfield to approve the Consent Agenda as Follows:

A. Fuller Station / Douglas Smith Homes - Staff request to table for 60 days

B. Annual Health Insurance Renewal

C. Flock Safety Camera Systems - Additional Cameras - \$66,500.00 (210-3200-523901)

D. Patrol Vehicles & Equipment Purchase - \$128,552.00 (2019 Walton County SPLOST)

E. 2025 Transportation Alternatives (TA) Program Funds Resolution

F. Correction to 08-14-2025 Minutes - 2025 LMIG Funding - Amount approved \$377,237.00 should have been for \$403,365.00 (includes 7% contingency) (100-4200-522210)

G. Last Month's Minutes

H. Last Month's Financial Report

Seconded by Council Member Huntsinger.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. Code Re-write Approval - Town Planning & Urban Design Collaborative LLC (100-7400-521211)
Motion made by Council Member Newberry to approve the Code Re-write and hire the company TPUDC. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Whitfield, Council Member Wolfe

Voting Nay: Council Member Long, Council Member Newberry

Motion carried 4-2.

4. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

5. PUBLIC SAFETY COMMITTEE REPORT

6. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

7. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

8. ECONOMIC DEVELOPMENT COMMITTEE REPORT

9. CITY MANAGER'S REPORT

10. CITY ATTORNEY'S UPDATES / REPORTS

11. EXECUTIVE SESSION

12. ADJOURNMENT

Motion made by Council Member Huntsinger to adjourn. Seconded by Council Member Newberry.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

Meeting adjourned at 6:40pm.

Skip Baliles
Mayor

Ansley Pope
Deputy Clerk



City of Loganville

Income Statement Account Summary

Section 2, ItemJ.

For Fiscal: 2025-2026 Period Ending: 10/31/2025

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 100 - General Fund						
Department: 0000 - Non-Departmental						
100-0000-311100	Real Property Taxes - Current	8,250,000.00	8,250,000.00	-432.84	8,264,191.26	-14,191.26
100-0000-311131	Motor Vehicle Tax - Current	30,000.00	30,000.00	1,350.17	4,873.32	25,126.68
100-0000-311132	Mobile Home Tax - Current	7,000.00	7,000.00	0.00	0.00	7,000.00
100-0000-311133	Intangible Tax - Current	135,000.00	135,000.00	7,306.92	22,133.84	112,866.16
100-0000-311300	Personal Property - Current	330,000.00	330,000.00	-1,043.17	395,005.84	-65,005.84
100-0000-311315	Motor Vehicle Tadv Taxes	629,000.00	629,000.00	55,590.96	201,158.06	427,841.94
100-0000-311600	Real Estate Transfer Tax	65,000.00	65,000.00	3,368.77	9,340.56	55,659.44
100-0000-311700	Electric Franchise Tax	860,000.00	860,000.00	0.00	0.00	860,000.00
100-0000-311730	Gas Franchise Tax	130,000.00	130,000.00	0.00	123,313.90	6,686.10
100-0000-311750	Television Cable Franchise Tax	75,000.00	75,000.00	15,706.01	32,799.19	42,200.81
100-0000-311760	Telephone Franchise Tax	5,000.00	5,000.00	687.30	1,461.47	3,538.53
100-0000-313100	Local Option Sales Tax & Use Tax	1,900,000.00	1,900,000.00	170,906.84	508,099.01	1,391,900.99
100-0000-314100	Excise Tax By Drink	42,000.00	42,000.00	2,719.93	12,150.06	29,849.94
100-0000-314200	Alcoholic Beverage Excise Tax	430,000.00	430,000.00	32,443.87	135,809.73	294,190.27
100-0000-316100	Business & Occupation Taxes	610,000.00	610,000.00	28,969.20	38,111.20	571,888.80
100-0000-316200	Insurance Premium Taxes	1,400,000.00	1,400,000.00	1,536,912.21	1,536,912.21	-136,912.21
100-0000-316400	Energy Excise Tax Gw	2,000.00	2,000.00	258.78	258.78	1,741.22
100-0000-319110	Real Property Tax Penalties	45,000.00	45,000.00	0.00	0.63	44,999.37
100-0000-319120	Personal Property Tax Penalties	3,000.00	3,000.00	15.47	1,106.90	1,893.10
100-0000-319500	Fifa	6,000.00	6,000.00	0.00	0.00	6,000.00
100-0000-321110	Beer & Wine License / Permit	36,000.00	36,000.00	3,825.00	4,900.00	31,100.00
100-0000-321140	Liquor License / Permit	45,000.00	45,000.00	3,700.00	5,450.00	39,550.00
100-0000-322200	Sign Permits	8,500.00	8,500.00	85.00	1,935.00	6,565.00
100-0000-322240	Development Permits	5,000.00	5,000.00	396.00	3,093.50	1,906.50
100-0000-323100	Building Permits	160,000.00	160,000.00	13,944.07	53,218.09	106,781.91
100-0000-323190	Fire Inspections	60,000.00	60,000.00	3,975.00	11,702.48	48,297.52
100-0000-334500	Miscellaneous Grants	0.00	0.00	2,500.00	2,500.00	-2,500.00
100-0000-335120	Intergovernmental Revenues	182,000.00	182,000.00	0.00	142,875.29	39,124.71
100-0000-335121	Lmig Road Work	175,000.00	175,000.00	0.00	196,153.59	-21,153.59
100-0000-337102	Dea Reimbursement	19,000.00	19,000.00	0.00	11,154.19	7,845.81
100-0000-338000	Housing Auth - In Lieu Of Taxes	3,000.00	3,000.00	0.00	0.00	3,000.00
100-0000-341120	Probation Fee	175,500.00	175,500.00	16,042.14	72,514.31	102,985.69
100-0000-341300	Administrative Fee - Capital Recove	30,000.00	30,000.00	3,353.50	7,781.57	22,218.43
100-0000-341301	Engineering Plan Review Fees	15,000.00	15,000.00	1,800.00	9,285.00	5,715.00
100-0000-341302	Administrative Plan Review Fees	50,000.00	50,000.00	2,119.64	63,174.16	-13,174.16
100-0000-341306	Variance Application	1,000.00	1,000.00	200.00	300.00	700.00
100-0000-341390	Epd - Npdes Fees	500.00	500.00	0.00	431.60	68.40
100-0000-341392	Land Disturbance Permit	2,500.00	2,500.00	0.00	200.00	2,300.00
100-0000-341400	Printing & Duplicating Services	750.00	750.00	77.96	210.74	539.26
100-0000-341700	Admin Charges	55,000.00	55,000.00	2,100.00	13,550.00	41,450.00
100-0000-341910	Election Qualifying Fee	1,800.00	1,800.00	0.00	1,800.00	0.00
100-0000-342120	Accident Reports	7,500.00	7,500.00	875.00	2,600.00	4,900.00
100-0000-342320	Fingerprinting Fees	250.00	250.00	150.00	435.00	-185.00
100-0000-346400	Background Check Fees	8,000.00	8,000.00	600.00	2,050.00	5,950.00
100-0000-349300	Bad Check Fees	240.00	240.00	0.00	30.00	210.00
100-0000-349900	Other Charges for Service-Tech Services	960.00	960.00	80.00	240.00	720.00
100-0000-351170	Municipal Court Fines	350,000.00	350,000.00	27,298.40	128,069.40	221,930.60
100-0000-351171	Code Enforcement Fines	2,500.00	2,500.00	240.00	960.00	1,540.00
100-0000-351175	Fire Fines And Fees	500.00	500.00	0.00	0.00	500.00
100-0000-361000	Interest Revenues	200,000.00	200,000.00	16,230.76	67,820.04	132,179.96
100-0000-371200	Fire Fund Donations	0.00	0.00	7,500.00	7,500.00	-7,500.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100-0000-371250	Police Fund Donations	35,000.00	35,000.00	21,250.30	36,800.30	-1,800.30
100-0000-389000	Bank Charges & Misc.	0.00	0.00	2,273.88	5,595.87	-5,595.87
100-0000-389150	Rental Receipts	75,000.00	75,000.00	5,450.00	21,925.00	53,075.00
100-0000-389175	Event Receipts	80,000.00	80,000.00	12,579.00	16,499.00	63,501.00
100-0000-391220	Transfers In - Sanitation Fund	440,000.00	440,000.00	0.00	0.00	440,000.00
100-0000-391230	Transfer In - Hotel/Motel	50,000.00	50,000.00	0.00	1,013.18	48,986.82
Department: 0000 - Non-Departmental Total:		17,229,500.00	17,229,500.00	2,003,406.07	12,180,493.27	5,049,006.73
Department: 1100 - Legislative						
100-1100-511100	Salaries & Wages - Council	48,000.00	48,000.00	4,000.00	16,000.00	32,000.00
100-1100-512200	Fica & Medicare	3,672.00	3,672.00	306.00	1,224.00	2,448.00
100-1100-512400	Pmts To Retirement Sys	8,545.84	8,545.84	1,408.40	2,816.80	5,729.04
100-1100-512810	Uniforms	1,500.00	1,500.00	0.00	0.00	1,500.00
100-1100-521201	Legal Expenses	0.00	0.00	4,874.09	4,874.09	-4,874.09
100-1100-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	1,000.00
100-1100-523400	Printing & Binding	250.00	250.00	0.00	0.00	250.00
100-1100-523500	Travel	3,000.00	3,000.00	0.00	0.00	3,000.00
100-1100-523600	Dues & Fees	1,500.00	1,500.00	0.00	0.00	1,500.00
100-1100-523700	Education & Training	20,000.00	20,000.00	25.00	25.00	19,975.00
100-1100-523900	Other	1,000.00	1,000.00	92.00	112.00	888.00
100-1100-529910	Municipal Meetings	1,000.00	1,000.00	0.00	165.92	834.08
100-1100-531100	General Supplies & Mater	1,000.00	1,000.00	0.00	148.54	851.46
100-1100-531300	Food	500.00	500.00	0.00	0.00	500.00
100-1100-531700	Other Supplies	500.00	500.00	0.00	0.00	500.00
Department: 1100 - Legislative Total:		91,467.84	91,467.84	10,705.49	25,366.35	66,101.49
Department: 1300 - Executive						
100-1300-511100	Salaries & Wages - Executive	511,515.00	511,515.00	51,876.48	121,399.23	390,115.77
100-1300-512100	Group Insurance	156,999.00	156,999.00	47.64	27,585.81	129,413.19
100-1300-512200	Fica & Medicare	38,911.00	38,911.00	3,953.60	9,723.65	29,187.35
100-1300-512400	Pmts To Retirement Sys	74,558.00	74,558.00	15,008.48	30,016.96	44,541.04
100-1300-512700	Workers Compensation	1,165.00	1,165.00	0.00	756.35	408.65
100-1300-512810	Uniforms	4,500.00	4,500.00	277.86	277.86	4,222.14
100-1300-521200	Professional Services	15,000.00	15,000.00	2,000.00	6,000.00	9,000.00
100-1300-521202	Engineering Fees	50,000.00	25,000.00	0.00	0.00	25,000.00
100-1300-521302	Drug Testing	0.00	0.00	0.00	50.00	-50.00
100-1300-523400	Printing & Binding	0.00	0.00	77.16	77.16	-77.16
100-1300-523500	Travel	967.00	967.00	0.00	0.00	967.00
100-1300-523510	City Manager Car Allowance	9,125.00	9,125.00	1,050.00	3,150.00	5,975.00
100-1300-523600	Dues & Fees	8,000.00	4,110.00	0.00	0.00	4,110.00
100-1300-523700	Education & Training	3,000.00	3,000.00	625.00	625.00	2,375.00
100-1300-523900	Other	2,500.00	2,500.00	33.50	119.09	2,380.91
100-1300-529989	Contingency	1,000.00	1,000.00	0.00	0.00	1,000.00
100-1300-531100	General Supplies & Mater	1,000.00	1,000.00	345.39	489.91	510.09
100-1300-531101	Office Supplies	1,000.00	2,233.00	0.00	1,232.91	1,000.09
100-1300-531114	Flowers & Plants	750.00	750.00	0.00	0.00	750.00
100-1300-531300	Food	1,000.00	1,000.00	192.19	345.52	654.48
100-1300-531600	Small Equipment <\$20000	1,000.00	3,657.00	2,656.91	2,656.91	1,000.09
100-1300-531700	Other Supplies	500.00	500.00	0.00	0.00	500.00
Department: 1300 - Executive Total:		882,490.00	857,490.00	78,144.21	204,506.36	652,983.64
Department: 1510 - Financial Administration						
100-1510-511100	Salaries & Wages - Gen Adm/Ch	481,637.00	481,637.00	53,221.52	147,813.20	333,823.80
100-1510-511300	Overtime Pay	1,658.00	1,658.00	428.41	551.03	1,106.97
100-1510-512100	Group Insurance	206,175.00	206,175.00	0.00	54,639.00	151,536.00
100-1510-512200	Fica & Medicare	36,753.00	36,753.00	3,915.11	11,563.90	25,189.10
100-1510-512400	Pmts To Retirement Sys	64,307.00	64,307.00	14,131.82	28,263.64	36,043.36
100-1510-512700	Workers Compensation	4,708.00	4,708.00	0.00	2,710.18	1,997.82
100-1510-512810	Uniforms	500.00	500.00	0.00	0.00	500.00
100-1510-521101	Fifa Expense	1,500.00	1,500.00	14.00	49.00	1,451.00
100-1510-521200	City Attorney & Retainer	250,000.00	250,000.00	0.00	83,257.44	166,742.56

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100-1510-521203	Audit Fees	33,250.00	33,250.00	10,000.00	10,000.00	23,250.00
100-1510-521205	Cpa Expense	12,000.00	12,000.00	0.00	8,625.00	3,375.00
100-1510-521207	Codification Of City Code	7,000.00	7,000.00	0.00	0.00	7,000.00
100-1510-521302	Drug Testing	50.00	50.00	0.00	0.00	50.00
100-1510-523130	General Liability	86,500.00	86,500.00	0.00	106,901.00	-20,401.00
100-1510-523201	Postage	9,500.00	9,500.00	3,714.49	4,572.00	4,928.00
100-1510-523301	Advertising Expense	3,000.00	3,000.00	504.00	504.00	2,496.00
100-1510-523400	Printing & Binding	300.00	300.00	875.58	875.58	-575.58
100-1510-523500	Travel	500.00	500.00	0.00	0.00	500.00
100-1510-523600	Dues & Fees	12,000.00	12,000.00	0.00	3,522.00	8,478.00
100-1510-523700	Education & Training	2,000.00	2,000.00	0.00	0.00	2,000.00
100-1510-523900	Other	2,500.00	2,500.00	667.67	1,194.36	1,305.64
100-1510-531100	General Supplies & Materials	4,000.00	4,000.00	433.41	1,649.85	2,350.15
100-1510-531101	Office Supplies	8,000.00	8,000.00	173.41	2,806.28	5,193.72
100-1510-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	1,000.00
100-1510-581200	Principal - Loan	116,916.00	116,916.00	0.00	28,989.82	87,926.18
100-1510-582200	Interest - Loan	16,027.00	16,027.00	0.00	4,245.50	11,781.50
Department: 1510 - Financial Administration Total:		1,361,781.00	1,361,781.00	88,079.42	502,732.78	859,048.22
Department: 1535 - It - Data Processing/Mis						
100-1535-511100	Regular Pay	182,224.00	182,224.00	20,298.45	57,210.61	125,013.39
100-1535-511300	Overtime Pay	936.00	936.00	242.10	703.25	232.75
100-1535-512100	Group Insurance	51,159.00	51,159.00	0.00	9,378.75	41,780.25
100-1535-512200	Fica & Medicare	13,954.00	13,954.00	1,536.71	4,623.16	9,330.84
100-1535-512400	Pmts To Retirement Sys	32,662.00	32,662.00	5,346.68	10,693.36	21,968.64
100-1535-512810	Uniforms	1,000.00	1,000.00	204.00	204.00	796.00
100-1535-521208	Professional Service	1,000.00	1,000.00	4,900.00	4,900.00	-3,900.00
100-1535-521301	Computer Services	169,220.00	169,220.00	65,807.97	118,558.80	50,661.20
100-1535-521302	Drug Testing	50.00	50.00	0.00	0.00	50.00
100-1535-522201	Office Equip-Rep & Maint	18,000.00	18,000.00	2,264.67	8,427.38	9,572.62
100-1535-522206	Computer Repair & Maint	2,500.00	2,500.00	0.00	0.00	2,500.00
100-1535-523130	General Liability	25,000.00	25,000.00	0.00	24,027.12	972.88
100-1535-523200	Telephone	56,380.00	56,380.00	10,839.23	19,255.49	37,124.51
100-1535-523201	Postage	200.00	200.00	0.00	0.00	200.00
100-1535-523600	Dues & Fees	200.00	200.00	0.00	0.00	200.00
100-1535-523700	Education & Training	6,570.00	6,570.00	0.00	0.00	6,570.00
100-1535-523900	Other	1,000.00	1,000.00	0.00	0.00	1,000.00
100-1535-531100	General Supplies & Mater	500.00	500.00	0.00	0.00	500.00
100-1535-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00
100-1535-531102	Computer Supplies	5,250.00	5,250.00	61.29	1,024.05	4,225.95
100-1535-531600	Small Equipment <\$20000	28,100.00	28,100.00	141.43	3,574.54	24,525.46
Department: 1535 - It - Data Processing/Mis Total:		596,905.00	596,905.00	111,642.53	262,580.51	334,324.49
Department: 1565 - General Gov Building & PI						
100-1565-511100	Regular Pay	204,161.00	204,161.00	20,114.13	53,861.41	150,299.59
100-1565-511300	Overtime Pay	564.00	564.00	0.00	0.00	564.00
100-1565-512100	Group Insurance	74,022.00	74,022.00	0.00	15,202.50	58,819.50
100-1565-512200	Fica & Medicare	15,642.00	15,642.00	1,483.33	4,170.55	11,471.45
100-1565-512400	Pmts To Retirement Sys	36,300.00	36,300.00	5,990.34	11,980.68	24,319.32
100-1565-512700	Workers Compensation	25,688.00	25,688.00	0.00	13,174.89	12,513.11
100-1565-512810	Uniforms	3,000.00	3,000.00	0.00	0.00	3,000.00
100-1565-521200	Contracted Professional Services	40,000.00	40,000.00	6,195.47	10,996.73	29,003.27
100-1565-521302	Drug Testing	200.00	200.00	0.00	0.00	200.00
100-1565-522204	Building Repairs & Maint	125,000.00	125,000.00	10,846.87	36,038.25	88,961.75
100-1565-522207	Park Maintenance & Recreation	2,500.00	2,500.00	0.00	0.00	2,500.00
100-1565-523140	Property Insurance	40,000.00	40,000.00	0.00	54,067.00	-14,067.00
100-1565-523700	Education & Training	500.00	500.00	0.00	85.00	415.00
100-1565-523800	Licenses	150.00	150.00	0.00	0.00	150.00
100-1565-523900	Other	500.00	500.00	0.00	0.00	500.00
100-1565-531100	General Supplies & Mater	10,000.00	10,000.00	0.00	2,424.81	7,575.19
100-1565-531105	Hand Tools	1,500.00	1,500.00	39.97	39.97	1,460.03

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100-1565-531210	Water & Sewer Utility	60,000.00	60,000.00	9,545.40	15,771.58	44,228.42
100-1565-531220	Natural Gas	35,000.00	35,000.00	638.12	1,966.74	33,033.26
100-1565-531230	Electricity	180,000.00	180,000.00	17,454.51	59,745.97	120,254.03
100-1565-531600	Small Equipment <\$20000	4,500.00	4,500.00	0.00	0.00	4,500.00
100-1565-531700	Other Supplies	2,000.00	2,000.00	0.00	0.00	2,000.00
100-1565-541200	Site Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00
100-1565-542100	Machinery	0.00	0.00	12,500.00	12,500.00	-12,500.00
Department: 1565 - General Gov Building & PI Total:		901,227.00	901,227.00	84,808.14	292,026.08	609,200.92
Department: 2000 - Judicial						
100-2000-511100	Salaries & Wages - Municipal Court	236,437.00	236,437.00	25,898.88	72,406.62	164,030.38
100-2000-511300	Overtime Pay	502.00	502.00	0.00	0.00	502.00
100-2000-512100	Group Insurance	50,412.00	50,412.00	0.00	13,104.75	37,307.25
100-2000-512200	Fica & Medicare	17,883.00	17,883.00	1,940.27	5,728.89	12,154.11
100-2000-512400	Pmts To Retirement Sys	41,527.00	41,527.00	6,937.36	13,874.72	27,652.28
100-2000-521202	Judge	35,000.00	35,000.00	2,916.66	11,666.64	23,333.36
100-2000-521204	Solicitor	30,000.00	30,000.00	5,000.00	10,000.00	20,000.00
100-2000-521205	Public Defender	20,000.00	20,000.00	0.00	2,001.00	17,999.00
100-2000-521210	Contract Labor - Other	3,500.00	3,500.00	0.00	702.40	2,797.60
100-2000-523500	Travel	1,500.00	1,500.00	0.00	0.00	1,500.00
100-2000-523600	Dues & Fees	300.00	300.00	0.00	0.00	300.00
100-2000-523700	Education & Training	2,000.00	2,000.00	0.00	0.00	2,000.00
100-2000-523900	Other	500.00	500.00	4.46	8.92	491.08
100-2000-531100	General Supplies & Mater	2,000.00	2,000.00	965.69	965.69	1,034.31
100-2000-571010	Prisoner Expense	40,000.00	40,000.00	3,212.12	9,112.38	30,887.62
100-2000-571030	Peace Officer'S A&B Fund	45,000.00	45,000.00	3,257.11	9,488.73	35,511.27
100-2000-571040	Local Victim Assistance Fund	25,000.00	25,000.00	1,479.29	4,557.65	20,442.35
100-2000-571050	Drug Abuse Education	7,000.00	7,000.00	304.22	431.26	6,568.74
100-2000-571060	Courtware Solutions	66,000.00	66,000.00	22,000.00	38,500.00	27,500.00
100-2000-571090	Consolidated Remittance	75,000.00	75,000.00	6,877.64	19,953.66	55,046.34
Department: 2000 - Judicial Total:		699,561.00	699,561.00	80,793.70	212,503.31	487,057.69
Department: 3200 - Police						
100-3200-511100	Salaries & Wages - Police	2,417,668.00	2,417,668.00	252,241.80	714,772.43	1,702,895.57
100-3200-511300	Overtime Pay	149,100.00	149,100.00	16,829.40	50,698.70	98,401.30
100-3200-511301	Overtime Pay Dea	19,811.00	19,811.00	5,509.02	10,634.32	9,176.68
100-3200-512100	Group Insurance	853,578.00	853,578.00	0.00	179,338.25	674,239.75
100-3200-512200	Fica & Medicare	197,990.00	197,990.00	20,254.82	60,698.39	137,291.61
100-3200-512400	Pmts To Retirement Sys	430,402.00	430,402.00	70,937.38	141,874.76	288,527.24
100-3200-512700	Workers Compensation	90,883.00	90,883.00	0.00	48,322.20	42,560.80
100-3200-512810	Uniforms	28,000.00	28,000.00	1,127.46	7,365.90	20,634.10
100-3200-521209	Professional Service	8,500.00	8,500.00	1,095.43	5,787.70	2,712.30
100-3200-521301	Computer Services	500.00	500.00	0.00	0.00	500.00
100-3200-521302	Pre-Employment Screening	2,000.00	2,000.00	340.00	565.00	1,435.00
100-3200-522201	Office Equip-Rep & Maint	1,500.00	1,500.00	0.00	0.00	1,500.00
100-3200-522202	Auto & Truck Rep & Maint	0.00	0.00	0.00	67.50	-67.50
100-3200-522203	Mach & Equip Rep & Maint	8,500.00	8,500.00	0.00	1,856.68	6,643.32
100-3200-523160	Law Enforcement Liabili	30,000.00	30,000.00	0.00	61,252.00	-31,252.00
100-3200-523400	Printing & Binding	2,000.00	2,000.00	0.00	150.00	1,850.00
100-3200-523500	Travel	2,000.00	2,000.00	3,271.62	3,271.62	-1,271.62
100-3200-523600	Dues & Fees	3,000.00	3,000.00	160.62	160.62	2,839.38
100-3200-523700	Education & Training	6,000.00	6,000.00	0.00	800.00	5,200.00
100-3200-523900	Other	3,000.00	3,000.00	0.00	0.00	3,000.00
100-3200-523905	Police Fund Expenses	40,000.00	40,000.00	25,463.00	25,463.00	14,537.00
100-3200-523910	D.A.R.E Expenses	1,500.00	1,500.00	0.00	0.00	1,500.00
100-3200-531100	General Supplies & Mater	14,000.00	14,000.00	3,300.03	7,704.05	6,295.95
100-3200-531101	Office Supplies	13,000.00	13,000.00	0.00	0.00	13,000.00
100-3200-531104	Ammunition	17,500.00	17,500.00	0.00	0.00	17,500.00
100-3200-531600	Small Equipment <\$20000	7,500.00	7,500.00	0.00	2,980.00	4,520.00
100-3200-531730	Neighborhood Watch	500.00	500.00	0.00	0.00	500.00

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100-3200-571010	Prisoner Expense	5,000.00	5,000.00	0.00	0.00	5,000.00
Department: 3200 - Police Total:		4,353,432.00	4,353,432.00	400,530.58	1,323,763.12	3,029,668.88
Department: 3500 - Fire						
100-3500-511100	Salaries & Wages - Fire Dept	2,316,465.00	2,316,465.00	246,563.38	701,858.43	1,614,606.57
100-3500-511300	Overtime Pay	85,044.00	85,044.00	5,183.78	18,382.28	66,661.72
100-3500-512100	Group Insurance	681,000.00	681,000.00	0.00	140,112.75	540,887.25
100-3500-512110	Fire Cancer Insurance-Hb 146	4,500.00	4,500.00	3,552.50	9,180.02	-4,680.02
100-3500-512200	Fica & Medicare	182,950.00	182,950.00	18,629.07	56,621.77	126,328.23
100-3500-512400	Pmts To Retirement Sys	433,823.00	433,823.00	67,967.96	135,935.92	297,887.08
100-3500-512700	Workers Compensation	53,113.00	53,113.00	0.00	28,656.01	24,456.99
100-3500-512810	Uniforms	26,000.00	26,000.00	30.64	363.62	25,636.38
100-3500-521208	Professional -Med Service	15,620.00	15,620.00	0.00	195.00	15,425.00
100-3500-521302	Drug Testing	750.00	750.00	50.00	300.00	450.00
100-3500-522203	Mach & Equip Rep & Maint	30,000.00	30,000.00	492.97	5,970.57	24,029.43
100-3500-523500	Travel	1,000.00	1,000.00	0.00	0.00	1,000.00
100-3500-523600	Dues & Fees	3,000.00	3,000.00	0.00	42.00	2,958.00
100-3500-523700	Education & Training	5,000.00	5,000.00	0.00	1,813.00	3,187.00
100-3500-523750	Fire Prevention & Train	3,000.00	3,000.00	0.00	0.00	3,000.00
100-3500-523800	Licenses	500.00	500.00	0.00	0.00	500.00
100-3500-523900	Other	12,500.00	12,500.00	72.69	74.61	12,425.39
100-3500-531100	General Supplies & Mater	10,000.00	10,000.00	90.98	2,844.49	7,155.51
100-3500-531101	Office Supplies	2,000.00	2,000.00	0.00	30.87	1,969.13
100-3500-531600	Small Equipment <\$20000	3,000.00	3,000.00	0.00	2,432.05	567.95
100-3500-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00
100-3500-531710	Medical Supplies	17,000.00	17,000.00	1,398.48	1,398.48	15,601.52
Department: 3500 - Fire Total:		3,887,265.00	3,887,265.00	344,032.45	1,106,211.87	2,781,053.13
Department: 4100 - Public Works						
100-4100-511100	Salaries & Wages - Public Works	328,437.00	328,437.00	35,868.11	102,490.68	225,946.32
100-4100-511300	Overtime Pay	3,534.00	3,534.00	0.00	0.00	3,534.00
100-4100-512100	Group Insurance	166,296.00	166,296.00	0.00	41,460.00	124,836.00
100-4100-512200	Fica & Medicare	26,638.00	26,638.00	2,584.76	7,822.78	18,815.22
100-4100-512400	Pmts To Retirement Sys	58,372.00	58,372.00	9,636.76	19,273.52	39,098.48
100-4100-512700	Workers Compensation	42,087.00	42,087.00	0.00	21,688.50	20,398.50
100-4100-512810	Uniforms	8,000.00	8,000.00	301.64	898.24	7,101.76
100-4100-521302	Drug Testing	100.00	100.00	0.00	0.00	100.00
100-4100-522140	Lawn Care	8,000.00	8,000.00	404.00	1,024.46	6,975.54
100-4100-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	1,277.57	2,335.74	7,664.26
100-4100-522320	Rental-Equipment/Vehicle	4,500.00	4,500.00	0.00	0.00	4,500.00
100-4100-523900	Other	10,000.00	10,000.00	0.00	692.93	9,307.07
100-4100-531100	General Supplies & Materials	10,000.00	10,000.00	1,530.17	2,360.55	7,639.45
100-4100-531105	Hand Tools	2,000.00	2,000.00	0.00	0.00	2,000.00
100-4100-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	5,000.00
100-4100-531700	Other Supplies	10,000.00	10,000.00	2,541.92	4,932.05	5,067.95
Department: 4100 - Public Works Total:		692,964.00	692,964.00	54,144.93	204,979.45	487,984.55
Department: 4200 - Highways And Streets						
100-4200-511100	Regular Pay	140,395.00	140,395.00	15,523.34	43,115.75	97,279.25
100-4200-511300	Overtime Pay	3,332.00	3,332.00	0.00	122.28	3,209.72
100-4200-512100	Group Insurance	59,760.00	59,760.00	0.00	14,940.00	44,820.00
100-4200-512200	Fica & Medicare	11,335.00	11,335.00	1,146.90	3,400.93	7,934.07
100-4200-512400	Pmts To Retirement Sys	49,500.00	49,500.00	4,119.36	8,238.72	41,261.28
100-4200-512810	Uniforms	4,000.00	4,000.00	146.40	419.71	3,580.29
100-4200-521202	Engineering Fees	50,000.00	50,000.00	7,593.75	13,612.45	36,387.55
100-4200-521302	Drug Test & Med Service	100.00	100.00	0.00	0.00	100.00
100-4200-521303	Technical Services	3,000.00	3,000.00	0.00	0.00	3,000.00
100-4200-521307	Technical Service-Mapping	5,000.00	5,000.00	0.00	0.00	5,000.00
100-4200-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	7.09	761.53	14,238.47
100-4200-522210	LMIG Repair & Maintenance	0.00	166,000.00	0.00	0.00	166,000.00
100-4200-522211	Sidewalk Repair & Maint	50,000.00	50,000.00	2,080.75	2,080.75	47,919.25

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100-4200-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	1,000.00
100-4200-523800	Licenses	250.00	250.00	0.00	0.00	250.00
100-4200-523900	Other	2,000.00	2,000.00	0.00	0.00	2,000.00
100-4200-531100	General Supplies & Mater	15,000.00	15,000.00	7,062.94	10,038.91	4,961.09
100-4200-531105	Hand Tools	2,500.00	2,500.00	0.00	0.00	2,500.00
100-4200-531109	Chemicals	4,500.00	4,500.00	0.00	0.00	4,500.00
100-4200-531110	Street Repair	615,141.00	615,141.00	16,565.00	20,015.00	595,126.00
100-4200-531111	Traffic Light Maintenance	2,000.00	2,000.00	0.00	0.00	2,000.00
100-4200-531112	Flowers & Plants	166,000.00	0.00	0.00	0.00	0.00
100-4200-531113	Street Signs	15,000.00	15,000.00	0.00	313.00	14,687.00
100-4200-531531	Traffic Signal - Utility	2,000.00	2,000.00	171.90	522.37	1,477.63
100-4200-531532	Street Light - Utility	200,000.00	200,000.00	26,449.58	67,521.61	132,478.39
100-4200-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	5,000.00
100-4200-531610	Infrastructure < \$25,000	25,000.00	25,000.00	0.00	0.00	25,000.00
Department: 4200 - Highways And Streets Total:		1,446,813.00	1,446,813.00	80,867.01	185,103.01	1,261,709.99
Department: 4900 - Fleet Maintenance & Shop						
100-4900-511100	Regular Pay-Fleet Maint & Shop	250,117.00	250,117.00	27,581.55	77,426.45	172,690.55
100-4900-511300	Overtime Pay	1,025.00	1,025.00	0.00	59.65	965.35
100-4900-512100	Group Insurance	117,489.00	117,489.00	0.00	29,372.25	88,116.75
100-4900-512200	Fica & Medicare	18,830.00	18,830.00	1,977.80	5,803.31	13,026.69
100-4900-512400	Payments To Retirement	44,527.00	44,527.00	7,338.74	14,677.48	29,849.52
100-4900-512700	Workers Compensation	3,615.00	3,615.00	0.00	1,674.81	1,940.19
100-4900-512810	Uniforms	4,000.00	4,000.00	185.68	595.14	3,404.86
100-4900-521302	Drug Testing	50.00	50.00	0.00	0.00	50.00
100-4900-522202	Auto & Truck Rep & Maint	150,000.00	150,000.00	8,860.91	23,989.66	126,010.34
100-4900-522203	Mach & Equip Rep & Maint	5,500.00	5,500.00	0.00	1,663.94	3,836.06
100-4900-523170	Auto Liability	160,000.00	160,000.00	0.00	136,253.00	23,747.00
100-4900-523500	Travel	2,000.00	2,000.00	0.00	0.00	2,000.00
100-4900-523600	Dues & Fees	250.00	250.00	0.00	0.00	250.00
100-4900-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	1,000.00
100-4900-523800	Licenses	500.00	500.00	0.00	0.00	500.00
100-4900-523900	Other	1,000.00	1,000.00	0.00	190.00	810.00
100-4900-531100	General Supplies & Mater	5,000.00	5,000.00	229.95	1,062.20	3,937.80
100-4900-531101	Office Supplies	1,000.00	1,000.00	0.00	223.40	776.60
100-4900-531105	Hand Tools	5,000.00	5,000.00	276.11	645.06	4,354.94
100-4900-531250	Oil Expense	7,500.00	7,500.00	0.00	2,099.70	5,400.30
100-4900-531270	Gasoline Expense	220,000.00	220,000.00	21,146.60	63,167.72	156,832.28
100-4900-531600	Small Equipment <\$20000	22,500.00	22,500.00	550.00	1,228.64	21,271.36
100-4900-542100	Machinery	11,000.00	11,000.00	0.00	0.00	11,000.00
100-4900-542200	Vehicles	150,000.00	150,000.00	0.00	0.00	150,000.00
Department: 4900 - Fleet Maintenance & Shop Total:		1,181,903.00	1,181,903.00	68,147.34	360,132.41	821,770.59
Department: 6500 - Libraries						
100-6500-522204	Building Repairs & Maint	6,000.00	6,000.00	0.00	600.00	5,400.00
100-6500-572030	Library - Uncle Remus	133,238.00	133,238.00	0.00	33,309.50	99,928.50
Department: 6500 - Libraries Total:		139,238.00	139,238.00	0.00	33,909.50	105,328.50
Department: 7400 - Planning & Zoning						
100-7400-511100	Salaries & Wages - P & Dev	278,882.00	278,882.00	31,274.26	88,064.00	190,818.00
100-7400-511300	Overtime Pay	500.00	500.00	23.88	39.80	460.20
100-7400-512100	Group Insurance	39,300.00	39,300.00	0.00	9,939.75	29,360.25
100-7400-512200	Fica & Medicare	21,277.00	21,277.00	2,372.14	7,112.46	14,164.54
100-7400-512400	Pmts To Retirement Sys	49,514.00	49,514.00	8,182.74	16,365.48	33,148.52
100-7400-512810	Uniforms	1,000.00	1,000.00	0.00	0.00	1,000.00
100-7400-521202	Engineering Fees	25,000.00	25,000.00	4,428.75	16,388.25	8,611.75
100-7400-521302	Drug Testing	100.00	100.00	0.00	0.00	100.00
100-7400-521312	Planning Commissioners	2,400.00	2,400.00	0.00	250.00	2,150.00
100-7400-523301	Advertising Expense	500.00	500.00	30.00	105.00	395.00
100-7400-523400	Printing & Binding	500.00	500.00	0.00	0.00	500.00
100-7400-523500	Travel	1,000.00	1,000.00	0.00	506.18	493.82

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100-7400-523600	Dues & Fees	400.00	400.00	32.44	75.33	324.67
100-7400-523700	Education & Training	4,500.00	4,500.00	0.00	795.00	3,705.00
100-7400-523800	Licenses	400.00	400.00	0.00	0.00	400.00
100-7400-523900	Other	1,000.00	1,000.00	0.00	15.99	984.01
100-7400-531100	General Supplies & Mater	2,500.00	2,500.00	0.00	0.00	2,500.00
100-7400-531101	Office Supplies	2,500.00	2,500.00	0.00	163.00	2,337.00
100-7400-531102	Computer Supplies	2,000.00	2,000.00	0.00	0.00	2,000.00
100-7400-531600	Small Equipment <\$20000	500.00	500.00	0.00	0.00	500.00
100-7400-531700	Other Supplies	500.00	500.00	83.26	83.26	416.74
Department: 7400 - Planning & Zoning Total:		434,273.00	434,273.00	46,427.47	139,903.50	294,369.50
Department: 7545 - Economic Development -						
100-7545-511100	Regular Pay	174,166.00	174,166.00	19,644.84	52,873.33	121,292.67
100-7545-511300	Overtime Pay	67,143.00	67,143.00	13,836.74	21,262.66	45,880.34
100-7545-512100	Group Insurance	59,973.00	59,973.00	0.00	14,957.25	45,015.75
100-7545-512200	Fica & Medicare	14,887.00	14,887.00	2,477.91	5,642.69	9,244.31
100-7545-512400	Payments To Retirement	30,961.00	30,961.00	5,110.24	10,220.48	20,740.52
100-7545-512810	Uniforms	300.00	300.00	0.00	0.00	300.00
100-7545-523301	Advertising Expense	2,500.00	2,500.00	0.00	0.00	2,500.00
100-7545-523400	Printing	1,000.00	1,000.00	0.00	0.00	1,000.00
100-7545-523500	Travel Expense	3,000.00	3,000.00	0.00	674.35	2,325.65
100-7545-523600	Dues & Fees	2,500.00	2,500.00	20.00	140.00	2,360.00
100-7545-523900	Other	1,000.16	1,000.16	0.00	0.00	1,000.16
100-7545-531100	General Supplies & Materials	17,500.00	17,500.00	75.00	5,046.46	12,453.54
100-7545-531112	Flowers & Plants	250.00	250.00	0.00	0.00	250.00
100-7545-531300	Food	15,000.00	15,000.00	440.53	3,244.95	11,755.05
100-7545-542100	Machinery and Equipment	50,000.00	50,000.00	0.00	0.00	50,000.00
100-7545-572010	Events - Etc.	120,000.00	120,000.00	12,553.46	30,750.24	89,249.76
Department: 7545 - Economic Development - Total:		560,180.16	560,180.16	54,158.72	144,812.41	415,367.75
Department: 9000 - 9000						
100-9000-611040	Transfer Out-DDA	0.00	25,000.00	0.00	25,000.00	0.00
Department: 9000 - 9000 Total:		0.00	25,000.00	0.00	25,000.00	0.00
Fund: 100 - General Fund Surplus (Deficit):		0.00	0.00	500,924.08	7,156,962.61	
Fund: 210 - Confiscated Asset Fund						
Department: 0000 - Non-Departmental						
210-0000-381001	Confiscated Assets	10,000.00	10,000.00	0.00	0.00	10,000.00
210-0000-381010	Federal Confiscated Assets	115,000.00	115,000.00	0.00	11,045.98	103,954.02
Department: 0000 - Non-Departmental Total:		125,000.00	125,000.00	0.00	11,045.98	113,954.02
Department: 3200 - Police						
210-3200-523901	Other -- Federal Forfeiture	0.00	66,500.00	59,064.00	99,849.00	-33,349.00
210-3200-531100	General Supplies & Mater	25,000.00	25,000.00	0.00	0.00	25,000.00
210-3200-531600	Small Equipment <\$20000	100,000.00	100,000.00	0.00	0.00	100,000.00
210-3200-542400	Computer Equipment-Federal	0.00	0.00	29,310.00	29,310.00	-29,310.00
Department: 3200 - Police Total:		125,000.00	191,500.00	88,374.00	129,159.00	62,341.00
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):		0.00	-66,500.00	-88,374.00	-118,113.02	
Fund: 275 - Hotel/Motel Fund						
Department: 0000 - Non-Departmental						
275-0000-314100	Hotel / Motel Tax	85,000.00	85,000.00	3,997.03	6,429.31	78,570.69
Department: 0000 - Non-Departmental Total:		85,000.00	85,000.00	3,997.03	6,429.31	78,570.69
Department: 7540 - Tourism						
275-7540-523301	Advertising Expense	25,000.00	25,000.00	8,200.32	8,200.32	16,799.68
275-7540-572010	Chamber - Hotel/Motel	10,000.00	10,000.00	0.00	0.00	10,000.00
275-7540-611050	Transfer Out - General	50,000.00	50,000.00	0.00	1,013.18	48,986.82
Department: 7540 - Tourism Total:		85,000.00	85,000.00	8,200.32	9,213.50	75,786.50
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):		0.00	0.00	-4,203.29	-2,784.19	

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Fund: 320 - Gw Splost 2017						
Department: 0000 - Non-Departmental						
320-0000-337101	Recreation Gw	1,338,781.00	1,338,781.00	0.00	0.00	1,338,781.00
320-0000-337103	Transportation Gw	1,320,649.00	1,320,649.00	0.00	0.00	1,320,649.00
320-0000-337104	W&S Capital Improvements Gw	380,604.00	380,604.00	0.00	0.00	380,604.00
320-0000-361000	Interest Revenues	18,000.00	18,000.00	3,397.09	13,445.22	4,554.78
Department: 0000 - Non-Departmental Total:		3,058,034.00	3,058,034.00	3,397.09	13,445.22	3,044,588.78
Department: 4200 - Highways And Streets						
320-4200-541410	Transp-Old Loganville Sidewalk	1,338,649.00	1,338,649.00	0.00	0.00	1,338,649.00
Department: 4200 - Highways And Streets Total:		1,338,649.00	1,338,649.00	0.00	0.00	1,338,649.00
Department: 4400 - Water						
320-4400-541400	Infrastructure-Dest Park	380,604.00	380,604.00	0.00	0.00	380,604.00
Department: 4400 - Water Total:		380,604.00	380,604.00	0.00	0.00	380,604.00
Department: 6200 - Parks						
320-6200-541400	Recreation - Infrastructure	1,338,781.00	1,338,781.00	0.00	0.00	1,338,781.00
Department: 6200 - Parks Total:		1,338,781.00	1,338,781.00	0.00	0.00	1,338,781.00
Fund: 320 - Gw Splost 2017 Surplus (Deficit):		0.00	0.00	3,397.09	13,445.22	
Fund: 321 - Wc Splost 2019						
Department: 0000 - Non-Departmental						
321-0000-337103	Transportation Wc Splost 2019	3,218,898.44	3,218,898.44	0.00	0.00	3,218,898.44
321-0000-337104	Public Safety Wc Splost 2019	2,354,725.70	2,354,725.70	0.00	0.00	2,354,725.70
321-0000-337105	Parks And Rec Walton Splost 2019	226,192.86	226,192.86	0.00	0.00	226,192.86
321-0000-361000	Interest Revenues	270,000.00	270,000.00	23,855.82	95,362.90	174,637.10
321-0000-389000	Bank Charges & Misc.	0.00	0.00	0.00	-35.00	35.00
Department: 0000 - Non-Departmental Total:		6,069,817.00	6,069,817.00	23,855.82	95,327.90	5,974,489.10
Department: 3200 - Police						
321-3200-541300	Public Safety Buildings	2,354,725.70	2,226,173.70	0.00	0.00	2,226,173.70
321-3200-542200	Vehicles	0.00	128,552.00	198.00	48,488.00	80,064.00
Department: 3200 - Police Total:		2,354,725.70	2,354,725.70	198.00	48,488.00	2,306,237.70
Department: 3500 - Fire						
321-3500-531600	Small Equip Purchase < \$20000	0.00	0.00	0.00	13,072.47	-13,072.47
Department: 3500 - Fire Total:		0.00	0.00	0.00	13,072.47	-13,072.47
Department: 4200 - Highways And Streets						
321-4200-541400	Transportation Infrastructure	3,488,898.44	3,488,898.44	0.00	0.00	3,488,898.44
Department: 4200 - Highways And Streets Total:		3,488,898.44	3,488,898.44	0.00	0.00	3,488,898.44
Department: 6200 - Parks						
321-6200-542100	Machinery/ Equipment	226,192.86	226,192.86	19,300.00	21,800.00	204,392.86
Department: 6200 - Parks Total:		226,192.86	226,192.86	19,300.00	21,800.00	204,392.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):		0.00	0.00	4,357.82	11,967.43	
Fund: 323 - Walton county SPLOST 2025						
Department: 0000 - Non-Departmental						
323-0000-337102	SPLOST 2025 Public Safety	623,397.12	623,397.12	10,393.56	40,276.81	583,120.31
323-0000-337103	SPLOST 2025 Transportation	5,015,513.69	5,015,513.69	83,620.88	151,995.98	4,863,517.71
323-0000-337104	SPLOST 2025 Public Utilities	5,440,557.22	5,440,557.22	90,707.40	351,506.73	5,089,050.49
323-0000-337105	SPLOST 2025 Parks & Recreation	255,026.12	255,026.12	4,251.91	16,476.88	238,549.24
323-0000-361000	Interest Revenues	12,000.00	12,000.00	3,786.08	12,574.01	-574.01
323-0000-389000	Bank Charges/ Misc	0.00	0.00	-20.00	-80.00	80.00
Department: 0000 - Non-Departmental Total:		11,346,494.15	11,346,494.15	192,739.83	572,750.41	10,773,743.74
Department: 3200 - Police						
323-3200-542100	Machinery & Equipment	311,698.49	311,698.49	0.00	0.00	311,698.49
Department: 3200 - Police Total:		311,698.49	311,698.49	0.00	0.00	311,698.49
Department: 3500 - Fire						
323-3500-542100	Machinery & Equipment	311,698.69	311,698.69	0.00	0.00	311,698.69
Department: 3500 - Fire Total:		311,698.69	311,698.69	0.00	0.00	311,698.69

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Department: 4200 - Highways And Streets						
323-4200-541400	Transportation Streets and Sidewalks	5,015,513.69	5,015,513.69	0.00	0.00	5,015,513.69
Department: 4200 - Highways And Streets Total:		5,015,513.69	5,015,513.69	0.00	0.00	5,015,513.69
Department: 4330 - Sewer Collections						
323-4330-541400	Sewer Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
Department: 4330 - Sewer Collections Total:		2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
Department: 4400 - Water						
323-4400-541400	Water Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
Department: 4400 - Water Total:		2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
Department: 6200 - Parks						
323-6200-541400	Parks & Rec Infrastructure	267,026.06	267,026.06	0.00	0.00	267,026.06
Department: 6200 - Parks Total:		267,026.06	267,026.06	0.00	0.00	267,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):		0.00	0.00	192,739.83	572,750.41	
Fund: 324 - GW SPLOST 2023						
Department: 0000 - Non-Departmental						
324-0000-337101	Splost 23 Transportation	2,559,746.00	2,559,746.00	39,317.88	21,385.42	2,538,360.58
324-0000-337102	Splost 23 - Public Safety-Facilities & Equip	600,000.00	600,000.00	8,967.23	35,188.09	564,811.91
324-0000-337103	Splost 23 Recreational	750,000.00	750,000.00	11,726.38	46,015.19	703,984.81
324-0000-337104	Splost 23 Water & Sewer Capital Improvem...	574,642.00	574,642.00	8,967.23	35,188.09	539,453.91
324-0000-361000	Interest Income	36,000.00	36,000.00	3,733.07	14,664.89	21,335.11
324-0000-389000	Bank Charges and Misc	0.00	0.00	-95.30	-381.50	381.50
Department: 0000 - Non-Departmental Total:		4,520,388.00	4,520,388.00	72,616.49	152,060.18	4,368,327.82
Department: 3200 - Police						
324-3200-541300	Police Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	300,000.00
Department: 3200 - Police Total:		300,000.00	300,000.00	0.00	0.00	300,000.00
Department: 3500 - Fire						
324-3500-541300	Fire Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	300,000.00
Department: 3500 - Fire Total:		300,000.00	300,000.00	0.00	0.00	300,000.00
Department: 4200 - Highways And Streets						
324-4200-541400	Transportation Infrastructure	2,595,746.00	2,595,746.00	0.00	0.00	2,595,746.00
Department: 4200 - Highways And Streets Total:		2,595,746.00	2,595,746.00	0.00	0.00	2,595,746.00
Department: 4330 - Sewer Collections						
324-4330-541400	Sewer Infrastructure	287,321.00	287,321.00	0.00	0.00	287,321.00
Department: 4330 - Sewer Collections Total:		287,321.00	287,321.00	0.00	0.00	287,321.00
Department: 4400 - Water						
324-4400-541400	Water Infrastructure	287,321.00	287,321.00	0.00	0.00	287,321.00
Department: 4400 - Water Total:		287,321.00	287,321.00	0.00	0.00	287,321.00
Department: 6200 - Parks						
324-6200-541400	Recreational Infrastructure	750,000.00	750,000.00	0.00	0.00	750,000.00
Department: 6200 - Parks Total:		750,000.00	750,000.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):		0.00	0.00	72,616.49	152,060.18	
Fund: 371 - ARPA						
Department: 0000 - Non-Departmental						
371-0000-361000	Interest Revenue	36,000.00	36,000.00	2,332.16	10,118.22	25,881.78
371-0000-399000	Fund Balance For Budget Only	1,732,734.00	1,732,734.00	0.00	0.00	1,732,734.00
Department: 0000 - Non-Departmental Total:		1,768,734.00	1,768,734.00	2,332.16	10,118.22	1,758,615.78
Department: 4200 - Highways And Streets						
371-4200-541400	Street Infrastructure	418,734.00	418,734.00	31,745.78	44,027.92	374,706.08
Department: 4200 - Highways And Streets Total:		418,734.00	418,734.00	31,745.78	44,027.92	374,706.08
Department: 4320 - Stormwater						
371-4320-522205	Infrastructure Repair & Maintenance	0.00	0.00	0.00	187.50	-187.50
371-4320-541400	Infrastructure	0.00	0.00	0.00	-20,340.30	20,340.30
Department: 4320 - Stormwater Total:		0.00	0.00	0.00	-20,152.80	20,152.80

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Department: 4400 - Water						
371-4400-522205	Infrastructure Repair & Maintenance	0.00	0.00	3,091.23	9,545.07	-9,545.07
Department: 4400 - Water Total:		0.00	0.00	3,091.23	9,545.07	-9,545.07
Department: 6500 - Libraries						
371-6500-541300	Building-Library	1,350,000.00	1,350,000.00	0.00	0.00	1,350,000.00
Department: 6500 - Libraries Total:		1,350,000.00	1,350,000.00	0.00	0.00	1,350,000.00
Fund: 371 - ARPA Surplus (Deficit):		0.00	0.00	-32,504.85	-23,301.97	
Fund: 375 - Capital Recovery-Impact Fees						
Department: 0000 - Non-Departmental						
375-0000-341320	Capital Recovery Impact Fee	240,000.00	240,000.00	26,355.24	59,543.33	180,456.67
375-0000-361000	Intrereest Revenues	0.00	0.00	0.00	12,912.12	-12,912.12
Department: 0000 - Non-Departmental Total:		240,000.00	240,000.00	26,355.24	72,455.45	167,544.55
Department: 4320 - Stormwater						
375-4320-541400	Infrastructure	0.00	0.00	0.00	6,792.50	-6,792.50
Department: 4320 - Stormwater Total:		0.00	0.00	0.00	6,792.50	-6,792.50
Department: 4400 - Water						
375-4400-541400	Infrastructure	240,000.00	240,000.00	0.00	0.00	240,000.00
Department: 4400 - Water Total:		240,000.00	240,000.00	0.00	0.00	240,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):		0.00	0.00	26,355.24	65,662.95	
Fund: 505 - Water & Sewer Fund						
Department: 0000 - Non-Departmental						
505-0000-341320	Capital Recovery Fee	0.00	0.00	2,928.36	29,283.60	-29,283.60
505-0000-344211	Water Sales / Collection	4,268,000.00	4,268,000.00	337,441.00	1,266,972.82	3,001,027.18
505-0000-344212	Water Tap Fees	450,000.00	450,000.00	25,500.00	69,550.00	380,450.00
505-0000-344213	Backflow	20,000.00	20,000.00	330.00	810.00	19,190.00
505-0000-344214	Sprinkler Meter Fees	5,000.00	5,000.00	0.00	0.00	5,000.00
505-0000-344215	Hydrant Meter Fees	20,000.00	20,000.00	20.00	1,719.27	18,280.73
505-0000-344255	Sewer Sales / Collection	3,640,000.00	3,640,000.00	285,443.59	1,065,075.27	2,574,924.73
505-0000-344256	Sewer Tap Fees	700,000.00	700,000.00	67,015.00	143,435.00	556,565.00
505-0000-344257	Dumping Tickets	507,896.00	507,896.00	58,800.00	228,000.00	279,896.00
505-0000-344258	Grease Trap Fees	13,000.00	13,000.00	900.00	1,350.00	11,650.00
505-0000-344260	Storm Water Utility	650,000.00	650,000.00	54,599.00	191,233.59	458,766.41
505-0000-349300	Bad Check Fees	2,000.00	2,000.00	-2,804.79	-4,006.15	6,006.15
505-0000-349900	Water & Sewer Late Fees	210,000.00	210,000.00	15,985.34	57,102.05	152,897.95
505-0000-349910	Administrative Fees	105,000.00	105,000.00	20,788.75	53,531.40	51,468.60
505-0000-361000	Interest Revenues	150,000.00	150,000.00	12,840.82	56,495.30	93,504.70
505-0000-389000	Bank Charges & Etc.	150,000.00	150,000.00	-315.11	16,111.12	133,888.88
505-0000-390000	Miscellaneous Revenue	150,000.00	150,000.00	0.00	0.00	150,000.00
505-0000-391100	Collections -Bad Debt	5,000.00	5,000.00	-57.41	-57.41	5,057.41
Department: 0000 - Non-Departmental Total:		11,045,896.00	11,045,896.00	879,414.55	3,176,605.86	7,869,290.14
Department: 4300 - Water Quality Control						
505-4300-511100	Salaries & Wages - Wqc	699,634.73	699,634.73	72,941.88	124,743.22	574,891.51
505-4300-511300	Overtime Pay	15,040.98	15,040.98	870.74	2,147.50	12,893.48
505-4300-512100	Group Insurance	250,380.00	250,380.00	0.00	59,127.00	191,253.00
505-4300-512200	Fica & Medicare	54,735.42	54,735.42	5,392.48	16,470.12	38,265.30
505-4300-512400	Pmts To Retirement Sys	124,373.03	124,373.03	20,528.16	41,056.32	83,316.71
505-4300-512810	Uniforms	40,000.00	40,000.00	2,941.82	8,633.83	31,366.17
505-4300-521201	Legal Expenses	0.00	0.00	0.00	45.00	-45.00
505-4300-521202	Engineering Fees	8,000.00	8,000.00	4,590.00	4,590.00	3,410.00
505-4300-521208	Professional -Med Service	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4300-521301	Computer Services	91,467.00	91,467.00	53,020.34	66,903.34	24,563.66
505-4300-521302	Drug Testing	500.00	500.00	100.00	100.00	400.00
505-4300-521307	Technical Service	10,000.00	10,000.00	0.00	0.00	10,000.00
505-4300-521320	Outside Lab Service	10,000.00	10,000.00	361.80	4,959.24	5,040.76
505-4300-521330	W E T Sampling	5,000.00	5,000.00	0.00	2,758.00	2,242.00
505-4300-522110	Disposal (Sludge)	5,000.00	5,000.00	0.00	0.00	5,000.00
505-4300-522201	Office Equip-Rep & Maint	8,000.00	8,000.00	524.47	1,903.35	6,096.65

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505-4300-522202	Auto & Truck Rep & Maint	40,000.00	40,000.00	1,672.19	5,136.20	34,863.80
505-4300-522203	Mach & Equip Rep & Maint	30,000.00	30,000.00	20,403.04	22,538.83	7,461.17
505-4300-522204	Building Repairs & Maint	15,000.00	15,000.00	272.92	12,515.67	2,484.33
505-4300-522205	Infrastructure Rep & Main	200,000.00	200,000.00	0.00	2,255.47	197,744.53
505-4300-522206	Computer Repair & Maint	5,000.00	5,000.00	0.00	0.00	5,000.00
505-4300-522320	Rental-Equipment/Vehicle	2,000.00	2,000.00	0.00	0.00	2,000.00
505-4300-523130	General Liability	85,000.00	85,000.00	0.00	68,078.00	16,922.00
505-4300-523140	Property Insurance	40,000.00	40,000.00	0.00	54,067.00	-14,067.00
505-4300-523170	Auto Liability	75,000.00	75,000.00	0.00	136,253.00	-61,253.00
505-4300-523200	Telephone	15,600.00	15,600.00	1,154.97	3,584.13	12,015.87
505-4300-523500	Travel	500.00	500.00	0.00	0.00	500.00
505-4300-523600	Dues & Fees	2,000.00	2,000.00	0.00	0.00	2,000.00
505-4300-523700	Education & Training	10,000.00	10,000.00	97.00	608.55	9,391.45
505-4300-523800	Licenses	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4300-523900	Other	2,000.00	2,000.00	0.00	79.00	1,921.00
505-4300-531100	General Supplies & Mater	10,000.00	10,000.00	879.32	2,597.68	7,402.32
505-4300-531101	Office Supplies	5,000.00	5,000.00	407.11	768.93	4,231.07
505-4300-531102	Computer Supplies	1,500.00	1,500.00	0.00	0.00	1,500.00
505-4300-531103	Lab Supplies	24,000.00	24,000.00	8,185.23	10,872.27	13,127.73
505-4300-531105	Hand Tools	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4300-531109	Chemicals	230,000.00	230,000.00	15,094.87	58,938.85	171,061.15
505-4300-531210	Water & Sewer Utility	0.00	0.00	2,984.41	2,984.41	-2,984.41
505-4300-531220	Natural Gas	1,200.00	1,200.00	116.24	353.78	846.22
505-4300-531230	Electricity	450,000.00	450,000.00	48,808.86	141,821.30	308,178.70
505-4300-531270	Gasoline Expense	70,000.00	70,000.00	4,649.82	16,400.87	53,599.13
505-4300-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	1,896.28	3,103.72
505-4300-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4300-561000	Depreciation	825,000.00	825,000.00	0.00	0.00	825,000.00
505-4300-562000	Amortization	67,785.00	67,785.00	0.00	0.00	67,785.00
505-4300-581100	Principal - Bonds	1,050,000.00	1,050,000.00	0.00	0.00	1,050,000.00
505-4300-582100	Interest - Bonds	606,246.00	606,246.00	0.00	0.00	606,246.00
Department: 4300 - Water Quality Control Total:		5,193,962.16	5,193,962.16	265,997.67	875,187.14	4,318,775.02
Department: 4320 - Stormwater						
505-4320-511100	Regular Pay	270,145.47	270,145.47	30,963.05	74,809.18	195,336.29
505-4320-511300	Overtime Pay	8,075.28	8,075.28	1,002.34	3,089.03	4,986.25
505-4320-512100	Group Insurance	75,636.00	75,636.00	0.00	18,909.00	56,727.00
505-4320-512200	Fica & Medicare	21,470.26	21,470.26	2,381.97	6,972.45	14,497.81
505-4320-512400	Pmts To Retirement Sys	47,379.60	47,379.60	7,926.40	15,852.80	31,526.80
505-4320-521202	Engineering Fees	25,000.00	25,000.00	0.00	10,792.84	14,207.16
505-4320-521307	Technical Service Mapping	25,000.00	25,000.00	2,000.00	6,000.00	19,000.00
505-4320-521320	Outside Lab Service	20,000.00	20,000.00	3,624.45	11,261.45	8,738.55
505-4320-522203	Mach & Equip Rep & Maint	2,500.00	2,500.00	0.00	0.00	2,500.00
505-4320-522205	Infrastructure Rep & Main	75,000.00	75,000.00	2,696.75	84,446.75	-9,446.75
505-4320-523301	Advertising Expense	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4320-523400	Printing & Binding	3,000.00	3,000.00	0.00	0.00	3,000.00
505-4320-523700	Education & Training	1,000.00	1,000.00	0.00	511.55	488.45
505-4320-523800	Licenses	500.00	500.00	0.00	0.00	500.00
505-4320-523900	Other	1,000.00	1,000.00	0.00	95.00	905.00
505-4320-531100	General Supplies & Mater	8,000.00	8,000.00	665.42	2,676.60	5,323.40
505-4320-531101	Office Supplies	1,500.00	1,500.00	0.00	41.37	1,458.63
505-4320-531109	Chemicals	2,500.00	2,500.00	0.00	943.75	1,556.25
505-4320-531600	Small Equipment <\$20000	500.00	500.00	0.00	0.00	500.00
505-4320-531700	Other Supplies	500.00	500.00	0.00	0.00	500.00
Department: 4320 - Stormwater Total:		589,706.61	589,706.61	51,260.38	236,401.77	353,304.84
Department: 4330 - Sewer Collections						
505-4330-511100	Regular Pay	283,014.36	283,014.36	15,804.86	45,725.38	237,288.98
505-4330-511300	Overtime Pay	30,767.27	30,767.27	2,737.59	5,419.72	25,347.55
505-4330-512100	Group Insurance	125,256.00	125,256.00	0.00	9,111.25	116,144.75
505-4330-512200	Fica & Medicare	24,163.16	24,163.16	1,417.51	4,120.92	20,042.24

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505-4330-512400	Retirement	50,204.72	50,204.72	8,304.00	16,608.00	33,596.72
505-4330-521202	Engineering Fees	5,000.00	5,000.00	0.00	9,191.70	-4,191.70
505-4330-521303	Tech Services	7,500.00	15,000.00	3,000.00	6,000.00	9,000.00
505-4330-521306	Tech Service Generator	5,000.00	5,000.00	0.00	0.00	5,000.00
505-4330-521307	Tech Sev Gis Mapping	22,000.00	22,000.00	0.00	7,991.13	14,008.87
505-4330-522110	Septic Disposal	30,000.00	22,500.00	0.00	7,000.00	15,500.00
505-4330-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	0.00	5,847.80	4,152.20
505-4330-522205	Infrastructure Rep & Maint	100,000.00	100,000.00	0.00	7,348.08	92,651.92
505-4330-523500	Travel	500.00	500.00	0.00	0.00	500.00
505-4330-523600	Dues & Fees	500.00	500.00	0.00	0.00	500.00
505-4330-523700	Education & Training	3,500.00	3,500.00	112.00	623.55	2,876.45
505-4330-523800	Licenses	500.00	500.00	0.00	0.00	500.00
505-4330-523900	Other	1,000.00	1,000.00	0.00	21.54	978.46
505-4330-531100	General Supplies & Materials	10,000.00	10,000.00	358.58	1,152.54	8,847.46
505-4330-531101	Office Supplies	500.00	500.00	23.99	42.84	457.16
505-4330-531105	Hand Tools	500.00	500.00	0.00	0.00	500.00
505-4330-531109	Chemicals	10,000.00	10,000.00	0.00	943.75	9,056.25
505-4330-531600	Small Equipment <\$20000	2,500.00	2,500.00	0.00	0.00	2,500.00
505-4330-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4330-541400	Infrastructure	500,000.00	500,000.00	0.00	0.00	500,000.00
Department: 4330 - Sewer Collections Total:		1,223,405.51	1,223,405.51	31,758.53	127,148.20	1,096,257.31
Department: 4400 - Water						
505-4400-511100	Salaries & Wages - Water	549,573.83	549,573.83	46,473.13	123,063.98	426,509.85
505-4400-511300	Overtime Pay	34,931.35	34,931.35	2,395.55	8,601.51	26,329.84
505-4400-512100	Group Insurance	246,657.00	246,657.00	0.00	46,984.50	199,672.50
505-4400-512200	Fica & Medicare	45,040.22	45,040.22	3,602.58	11,624.98	33,415.24
505-4400-512400	Pmts To Retirement Sys	97,659.32	97,659.32	16,125.18	32,250.36	65,408.96
505-4400-512700	Workers Compensation	39,358.00	39,358.00	0.00	17,275.07	22,082.93
505-4400-521202	Engineering Fees	10,000.00	10,000.00	0.00	0.00	10,000.00
505-4400-521203	Audit Fees	24,750.00	24,750.00	0.00	0.00	24,750.00
505-4400-521302	Drug Testing	0.00	0.00	0.00	50.00	-50.00
505-4400-521304	Tech Service -Utlty Prot	5,000.00	5,000.00	0.00	0.00	5,000.00
505-4400-521305	Techserv -Utility Service	60,700.00	60,700.00	0.00	12,807.08	47,892.92
505-4400-521307	Technical Service	73,500.00	73,500.00	563.40	14,063.80	59,436.20
505-4400-521320	Outside Lab Service	8,000.00	8,000.00	236.78	775.22	7,224.78
505-4400-522201	Office Equip-Rep & Maint	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4400-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	0.00	1,959.51	13,040.49
505-4400-522205	Infrastructure Rep & Main	325,000.00	325,000.00	31,913.98	85,579.89	239,420.11
505-4400-523201	Postage	34,000.00	34,000.00	3,964.04	11,261.49	22,738.51
505-4400-523301	Advertising Expense	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4400-523400	Printing & Binding	17,000.00	17,000.00	968.88	2,906.32	14,093.68
505-4400-523500	Travel	500.00	500.00	0.00	0.00	500.00
505-4400-523600	Dues & Fees	1,500.00	1,500.00	0.00	90.17	1,409.83
505-4400-523700	Education & Training	7,000.00	7,000.00	0.00	-25.45	7,025.45
505-4400-523800	Licenses	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4400-523900	Other	295,652.00	295,652.00	2,424.42	2,563.54	293,088.46
505-4400-531100	General Supplies & Mater	18,000.00	18,000.00	0.00	1,626.68	16,373.32
505-4400-531101	Office Supplies	2,000.00	2,000.00	0.00	0.00	2,000.00
505-4400-531103	Lab Supplies	500.00	500.00	0.00	0.00	500.00
505-4400-531105	Hand Tools	1,500.00	1,500.00	0.00	0.00	1,500.00
505-4400-531109	Chemicals	500.00	500.00	0.00	943.75	-443.75
505-4400-531210	Water & Sewer Utility	20,000.00	20,000.00	1,550.26	2,937.65	17,062.35
505-4400-531510	Purchased Water	2,000,000.00	2,000,000.00	181,981.13	502,979.97	1,497,020.03
505-4400-531591	Water Meters	100,000.00	100,000.00	0.00	0.00	100,000.00
505-4400-531600	Small Equipment <\$20000	2,000.00	2,000.00	0.00	0.00	2,000.00
505-4400-531700	Other Supplies	500.00	500.00	0.00	0.00	500.00
Department: 4400 - Water Total:		4,038,821.72	4,038,821.72	292,199.33	880,320.02	3,158,501.70
Fund: 505 - Water & Sewer Fund Surplus (Deficit):		0.00	0.00	238,198.64	1,057,548.73	

Income Statement

For Fiscal: 2025-2026 Period En

Section 2, ItemJ.

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 540 - Solid Waste Fund					
Department: 0000 - Non-Departmental					
540-0000-311790 Sanitation Franchise Tax	103,200.00	103,200.00	8,984.82	27,040.77	76,159.23
540-0000-344110 Sanitation Sales / Collection	3,100,000.00	3,100,000.00	262,293.58	928,308.53	2,171,691.47
540-0000-361000 Interest Revenues	0.00	0.00	952.59	10,850.34	-10,850.34
Department: 0000 - Non-Departmental Total:	3,203,200.00	3,203,200.00	272,230.99	966,199.64	2,237,000.36
Department: 4510 - Solid Waste Admin					
540-4510-522110 Disposal	2,163,200.00	2,163,200.00	185,433.66	371,068.26	1,792,131.74
540-4510-522111 Roll Off Dumpsters	600,000.00	600,000.00	39,221.85	80,490.66	519,509.34
540-4510-611050 Transfer Out - General	440,000.00	440,000.00	0.00	0.00	440,000.00
Department: 4510 - Solid Waste Admin Total:	3,203,200.00	3,203,200.00	224,655.51	451,558.92	2,751,641.08
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	47,575.48	514,640.72	
Total Surplus (Deficit):	0.00	-66,500.00	961,082.53	9,400,839.07	

Income Statement

For Fiscal: 2025-2026 Period En

Section 2, ItemJ.

Group Summary

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 100 - General Fund					
0000 - Non-Departmental	17,229,500.00	17,229,500.00	2,003,406.07	12,180,493.27	5,049,006.73
1100 - Legislative	91,467.84	91,467.84	10,705.49	25,366.35	66,101.49
1300 - Executive	882,490.00	857,490.00	78,144.21	204,506.36	652,983.64
1510 - Financial Administration	1,361,781.00	1,361,781.00	88,079.42	502,732.78	859,048.22
1535 - It - Data Processing/Mis	596,905.00	596,905.00	111,642.53	262,580.51	334,324.49
1565 - General Gov Building & Pl	901,227.00	901,227.00	84,808.14	292,026.08	609,200.92
2000 - Judicial	699,561.00	699,561.00	80,793.70	212,503.31	487,057.69
3200 - Police	4,353,432.00	4,353,432.00	400,530.58	1,323,763.12	3,029,668.88
3500 - Fire	3,887,265.00	3,887,265.00	344,032.45	1,106,211.87	2,781,053.13
4100 - Public Works	692,964.00	692,964.00	54,144.93	204,979.45	487,984.55
4200 - Highways And Streets	1,446,813.00	1,446,813.00	80,867.01	185,103.01	1,261,709.99
4900 - Fleet Maintenance & Shop	1,181,903.00	1,181,903.00	68,147.34	360,132.41	821,770.59
6500 - Libraries	139,238.00	139,238.00	0.00	33,909.50	105,328.50
7400 - Planning & Zoning	434,273.00	434,273.00	46,427.47	139,903.50	294,369.50
7545 - Economic Development -	560,180.16	560,180.16	54,158.72	144,812.41	415,367.75
9000 - 9000	0.00	25,000.00	0.00	25,000.00	0.00
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	500,924.08	7,156,962.61	-7,156,962.61
Fund: 210 - Confiscated Asset Fund					
0000 - Non-Departmental	125,000.00	125,000.00	0.00	11,045.98	113,954.02
3200 - Police	125,000.00	191,500.00	88,374.00	129,159.00	62,341.00
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):	0.00	-66,500.00	-88,374.00	-118,113.02	51,613.02
Fund: 275 - Hotel/Motel Fund					
0000 - Non-Departmental	85,000.00	85,000.00	3,997.03	6,429.31	78,570.69
7540 - Tourism	85,000.00	85,000.00	8,200.32	9,213.50	75,786.50
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	-4,203.29	-2,784.19	2,784.19
Fund: 320 - Gw Splost 2017					
0000 - Non-Departmental	3,058,034.00	3,058,034.00	3,397.09	13,445.22	3,044,588.78
4200 - Highways And Streets	1,338,649.00	1,338,649.00	0.00	0.00	1,338,649.00
4400 - Water	380,604.00	380,604.00	0.00	0.00	380,604.00
6200 - Parks	1,338,781.00	1,338,781.00	0.00	0.00	1,338,781.00
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	3,397.09	13,445.22	-13,445.22
Fund: 321 - Wc Splost 2019					
0000 - Non-Departmental	6,069,817.00	6,069,817.00	23,855.82	95,327.90	5,974,489.10
3200 - Police	2,354,725.70	2,354,725.70	198.00	48,488.00	2,306,237.70
3500 - Fire	0.00	0.00	0.00	13,072.47	-13,072.47
4200 - Highways And Streets	3,488,898.44	3,488,898.44	0.00	0.00	3,488,898.44
6200 - Parks	226,192.86	226,192.86	19,300.00	21,800.00	204,392.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	0.00	4,357.82	11,967.43	-11,967.43
Fund: 323 - Walton county SPLOST 2025					
0000 - Non-Departmental	11,346,494.15	11,346,494.15	192,739.83	572,750.41	10,773,743.74
3200 - Police	311,698.49	311,698.49	0.00	0.00	311,698.49
3500 - Fire	311,698.69	311,698.69	0.00	0.00	311,698.69
4200 - Highways And Streets	5,015,513.69	5,015,513.69	0.00	0.00	5,015,513.69
4330 - Sewer Collections	2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
4400 - Water	2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
6200 - Parks	267,026.06	267,026.06	0.00	0.00	267,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):	0.00	0.00	192,739.83	572,750.41	-572,750.41
Fund: 324 - GW SPLOST 2023					
0000 - Non-Departmental	4,520,388.00	4,520,388.00	72,616.49	152,060.18	4,368,327.82
3200 - Police	300,000.00	300,000.00	0.00	0.00	300,000.00
3500 - Fire	300,000.00	300,000.00	0.00	0.00	300,000.00
4200 - Highways And Streets	2,595,746.00	2,595,746.00	0.00	0.00	2,595,746.00
4330 - Sewer Collections	287,321.00	287,321.00	0.00	0.00	287,321.00
4400 - Water	287,321.00	287,321.00	0.00	0.00	287,321.00

Income Statement

For Fiscal: 2025-2026 Period En

Section 2, ItemJ.

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
6200 - Parks	750,000.00	750,000.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):	0.00	0.00	72,616.49	152,060.18	-152,060.18
Fund: 371 - ARPA					
0000 - Non-Departmental	1,768,734.00	1,768,734.00	2,332.16	10,118.22	1,758,615.78
4200 - Highways And Streets	418,734.00	418,734.00	31,745.78	44,027.92	374,706.08
4320 - Stormwater	0.00	0.00	0.00	-20,152.80	20,152.80
4400 - Water	0.00	0.00	3,091.23	9,545.07	-9,545.07
6500 - Libraries	1,350,000.00	1,350,000.00	0.00	0.00	1,350,000.00
Fund: 371 - ARPA Surplus (Deficit):	0.00	0.00	-32,504.85	-23,301.97	23,301.97
Fund: 375 - Capital Recovery-Impact Fees					
0000 - Non-Departmental	240,000.00	240,000.00	26,355.24	72,455.45	167,544.55
4320 - Stormwater	0.00	0.00	0.00	6,792.50	-6,792.50
4400 - Water	240,000.00	240,000.00	0.00	0.00	240,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):	0.00	0.00	26,355.24	65,662.95	-65,662.95
Fund: 505 - Water & Sewer Fund					
0000 - Non-Departmental	11,045,896.00	11,045,896.00	879,414.55	3,176,605.86	7,869,290.14
4300 - Water Quality Control	5,193,962.16	5,193,962.16	265,997.67	875,187.14	4,318,775.02
4320 - Stormwater	589,706.61	589,706.61	51,260.38	236,401.77	353,304.84
4330 - Sewer Collections	1,223,405.51	1,223,405.51	31,758.53	127,148.20	1,096,257.31
4400 - Water	4,038,821.72	4,038,821.72	292,199.33	880,320.02	3,158,501.70
Fund: 505 - Water & Sewer Fund Surplus (Deficit):	0.00	0.00	238,198.64	1,057,548.73	-1,057,548.73
Fund: 540 - Solid Waste Fund					
0000 - Non-Departmental	3,203,200.00	3,203,200.00	272,230.99	966,199.64	2,237,000.36
4510 - Solid Waste Admin	3,203,200.00	3,203,200.00	224,655.51	451,558.92	2,751,641.08
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	47,575.48	514,640.72	-514,640.72
Total Surplus (Deficit):	0.00	-66,500.00	961,082.53	9,400,839.07	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100 - General Fund	0.00	0.00	500,924.08	7,156,962.61	-7,156,962.61
210 - Confiscated Asset Fund	0.00	-66,500.00	-88,374.00	-118,113.02	51,613.02
275 - Hotel/Motel Fund	0.00	0.00	-4,203.29	-2,784.19	2,784.19
320 - Gw Splost 2017	0.00	0.00	3,397.09	13,445.22	-13,445.22
321 - Wc Splost 2019	0.00	0.00	4,357.82	11,967.43	-11,967.43
323 - Walton county SPLOST ...	0.00	0.00	192,739.83	572,750.41	-572,750.41
324 - GW SPLOST 2023	0.00	0.00	72,616.49	152,060.18	-152,060.18
371 - ARPA	0.00	0.00	-32,504.85	-23,301.97	23,301.97
375 - Capital Recovery-Impac...	0.00	0.00	26,355.24	65,662.95	-65,662.95
505 - Water & Sewer Fund	0.00	0.00	238,198.64	1,057,548.73	-1,057,548.73
540 - Solid Waste Fund	0.00	0.00	47,575.48	514,640.72	-514,640.72
Total Surplus (Deficit):	0.00	-66,500.00	961,082.53	9,400,839.07	



CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 4/3/25Application # V 25-018

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP	NAME: Multiple -- See attached
ADDRESS: 1550 N Brown Road, Suite 125	ADDRESS:
CITY: Lawrenceville	CITY:
STATE: Georgia Zip: 30043	STATE: Zip:
PHONE: 770.232.0000	PHONE:
(*attach additional pages if necessary to list all owners)	
Applicant is: ☐ Property Owner ☒ Contract Purchaser ☐ Agent ☐ Attorney	
CONTACT PERSON: Shane Lanham	PHONE: 770.232.0000
EMAIL: slanham@mpllawfirm.com	FAX: 678.518.6880
Trilegemptlawfirm.com	
PROPERTY INFORMATION	
MAP & PARCEL # Multiple -- See attached	PRESENT ZONING: PUV
ADDRESS: Highway 20 @ Tuck Road	ACREAGE: +/-198.082
	COUNTY: Walton & Gwinnett
Ordinance and Section from Which Relief is Sought: Section 119-221(d)(2)	
Description of Request: Variance to allow alternative building permit concurrency schedule	

You must attach: ☒ Application Fee ☐ Legal Description ☒ Plat of Property ☒ Letter of Intent
☒ Site Plan ☒ Names/Addresses of Abutting Property Owners ☒ Justification Analysis

Pre-Application Conference Date: 01/28/2025Accepted by Planning & Development: [Signature]DATE: 4-4-25FEE PAID: \$500.00CHECK # 9810 RECEIPT # R00241065 TAKEN BY: SB DATE OF LEGAL NOTICE: 10-25 NEWSPAPER: THE WALTON TRIBUNEPLANNING COMMISSION RECOMMENDATION? ☒ Approve ☐ Approve w/conditions ☐ Deny ☐ No RecommendationCommission Chairman: [Signature]DATE: 10/23/2025CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor

City Clerk

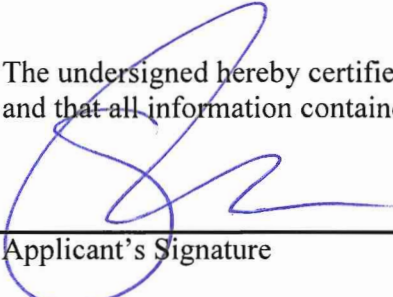
Date

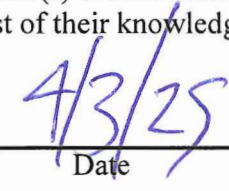
PROPERTY OWNER LIST - REZONING

Name	Address	Parcel No.	County
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010A00	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010ADP	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG0600100DP	Walton
Stephens, Chad Tuck & Stephens, Sandra Pendley	P.O. Box 1058 Loganville, GA 30052	LG060009	Walton
CSAT Enterprises LLC	P.O. Box 1058 Loganville, GA 30052	LG060011	Walton

Application # V 25-018**Applicant's Certification**

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.


 Applicant's Signature

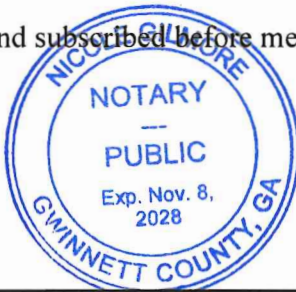
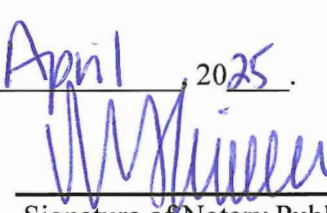

 Date

Shane Lanham, Attorney for Applicant

Print Name and Title

 Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal)



 Signature of Notary Public

Property Owner's Certification
 (complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) _____ the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature

Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

Signature of Notary Public

Application # V 25-018**Applicant's Certification**

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Charles P. Richards
Applicant's Signature

04/04/2025
Date

CHARLES P. RICHARDS
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.

Patricia M. Gurr
Signature of Notary Public



Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) ☒ the owner of record of property contained in this application, and/or
b) ☒ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Chad T. Stephens
Owner's Signature

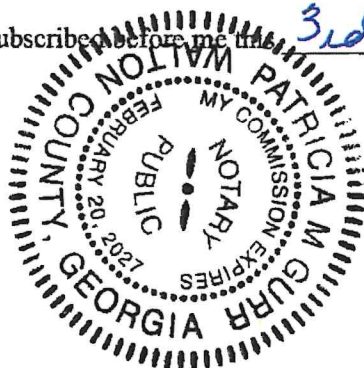
4-3-25
Date

Chad T. Stephens
Print Name and Title

Manger

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal)



Patricia M. Gurr
Signature of Notary Public

Application # V 25-018**Applicant's Certification**

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Charles P. Richards
Applicant's Signature

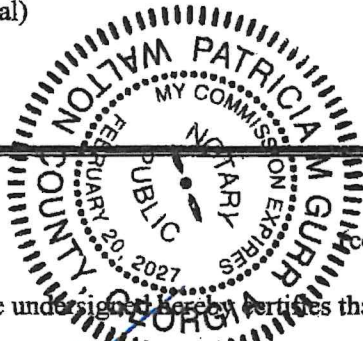
04/04/2025
Date

CHARLES P. RICHARDS
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal)

Patricia M. Gurr
Signature of Notary Public



Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) ☒ the owner of record of property contained in this application, and/or
b) ☒ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Chad T. Stephens
Owner's Signature

4-3-25
Date

Chad T. Stephens
Print Name and Title

Managing Member

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal)

Patricia M. Gurr
Signature of Notary Public



Application # V 25-018**Applicant's Certification**

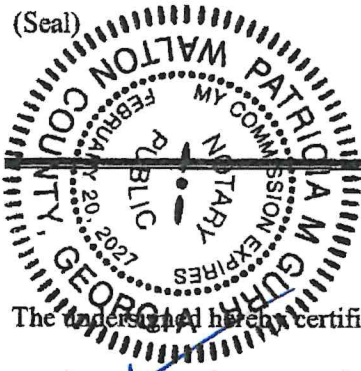
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Charles P. Richards 04/04/2025
Applicant's Signature Date

CHARLES P. RICHARDS
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal) *Patricia M. Lunn*
Signature of Notary Public



Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) ☒ the owner of record of property contained in this application, and/or
b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Chad T. Stephens 4-3-25
Owner's Signature Date

Chad T. Stephens
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal) *Patricia M. Lunn*
Signature of Notary Public



APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

In the space provided or in a separate attachment, provide responses to the following questions:

- 1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?**

Please see attached.

- 2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?**

Please see attached

- 3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?**

Please see attached

- 4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?**

Please see attached

- 5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?**

Please see attached.

David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbrook
Jessica R. Kelly
Shane M. Lanham
Julia A. Maxwell

Jeffrey R. Mahaffey
John N. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
Michael A. Tralongo
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT AND APPLICANT'S RESPONSE TO
EVALUATION CRITERIA FOR MAJOR VARIANCE APPLICATION OF
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached variance application (the "Application") on behalf of Green River Builders, Inc. (the "Applicant"), relative to a proposed mixed-use development on an approximately 198.082-acre tract of land (the "Property") located at the intersection of Tuck Road and Conyers Road (State Route 20). Unincorporated portions of the Property were annexed into the City of Loganville and the entire Property was rezoned to the PUV zoning classification by City Council at the October 10, 2024 Council meeting pursuant to their approval of case numbers A24-012 and R24-013 (the "Rezoning").

In accordance with the approval of the Rezoning and applicable provisions of Chapter 119 of The Code of the City of Loganville, Georgia (the "Code"), the proposed development includes a mixture of single-family detached homes, attached townhomes, and commercial space. Subsequent to the approval of the Rezoning, the Applicant proceeded with intense engineering and design work, including conducting additional environmental and other site inspections, in preparation for land disturbance and other necessary permit submittals. Those efforts have uncovered additional physical characteristics of the Property which frustrate its use and development pursuant to the current requirements of the Code. Simultaneously, the Applicant also embarked on major marketing efforts for the commercial component. However, as described in more detail below and despite strong interest from commercial tenants, the Applicant has encountered serious reservations from those prospective tenants about the timing of building

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

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permit issuance and the construction of the Tuck Road realignment and Highway 20 improvements.

Accordingly, based on the physical characteristics of the Property, including recently uncovered physical characteristics, and updated information related to the timing of the Tuck Road realignment and Highway 20 improvements, the Applicant submits the Application requesting to modify the building permit concurrency requirements set forth in Section 119-221(d)(2) of the Code. Specifically, the Applicant is requesting relief from the Code to allow the issuance of building permits for up to 75% of the floor area/dwelling units of each use with the remaining 25% of building permits for each use not being issued until certificates of occupancy have been issued for the first 75% of the floor area/dwelling units of each use. As described in the Applicant’s Responses to Evaluation Criteria provided below, the strict application of the Code to the Property would create an unnecessary hardship on the Applicant and Property Owner due to unique characteristics of the Property.

APPLICANT’S RESPONSES TO EVALUATION CRITERIA

- 1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?

The subject property is exceptionally large and has significant topography. A creek runs along the easterly property boundary line, which presents challenges for the development of the property and construction of buildings. Additionally, after the rezoning was approved by City Council in 2024, additional engineering and environmental inspections were conducted on the property which uncovered another stream running through the middle of the Property. The presence of this stream has disrupted the layout of the proposed development including the commercial portion. While the residential components are more easily adaptable to this reconfiguration, the commercial reconfiguration has caused a delay in the design, marketing, and leasing of the commercial space.

- 2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?

The proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide unique, significant challenges to the reasonable use and usability of the Property as currently zoned. The timeline of these major road improvements has been extended multiple times. The road improvement project directly affects the usability of the commercial components of the Property as they are located along the frontage of Tuck Road and Highway 20. The residential components are largely unaffected. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements is completed would create an unnecessary

hardship on the Applicant and the property owner. Through its marketing efforts, the Applicant has encountered strong interest in the commercial component, but with a common and serious concern regarding the timing of the road improvements. Frankly, there is virtually zero desire among potential commercial tenants to open for business in the middle of major road improvements—especially improvements that directly affect visibility and access.

Additionally, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?

The application of the ordinance to the subject property creates unnecessary hardship by effectively prohibiting the use of the Property according to the current PUV zoning classification. Despite its best efforts to market the commercial space, prospective tenants are not interested in occupying the Property until the completion of the Highway 20 improvements. Based on feedback from prospective commercial tenants, the lack of residential critical mass on the Property also frustrates the construction of commercial space. Essentially, the Applicant is caught in a “catch-22” wherein residential units on the Property cannot be constructed on the Property until the completion of corresponding commercial space, but the commercial space is not viable until the completion of the residential units. Prematurely forcing construction of commercial components before the market has matured undermines the stability of the overall development. Moreover, the unpredictable GDOT timeline impacts the attractiveness of the commercial component to end users.

4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?

No. To the contrary, granting the requested relief would reduce the risks of a failed development and would provide a benefit to the public good without impairing the purpose and intent of the applicable ordinance. The Applicant is not seeking relief from the prescribed land use mix as set forth in the Ordinance. Rather, the Applicant is merely seeking flexibility regarding the timing of construction. The Applicant would welcome the opportunity to establish certain other development requirements and conditions of approval to safeguard the surrounding community and ensure the timely construction of the project. As requested, the relief would still require the Applicant to complete 75% of the commercial space before building permits for the remaining 25% of residential uses would be allowed.

5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?

No. The Applicant is not requesting to alter the required land use mix or to allow a use of land or building or structure that is otherwise prohibited by the applicable ordinance. Rather, the requested relief relates only to the timing of construction for land uses that are otherwise allowed by the ordinance.

The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 4th day of April, 2025.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 198.082 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
 Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
 Thence N 33°36'59" W a distance of 277.24' to a Point;
 Thence leaving said Right-of-Way N 58°55'08" E a distance of 66.21' to a Point;
 Thence with a curve turning to the left with an arc length of 590.21', with a radius of 1497.59', with a chord bearing of N 42°22'18" W, with a chord length of 586.40', to a Point;
 Thence N 13°11'28" E a distance of 26.99' to a Point;
 Thence S 76°48'32" E a distance of 89.11' to a Point;
 Thence N 13°19'41" E a distance of 77.35' to a Point;
 Thence N 76°48'32" W a distance of 575.59' to a Point;
 Thence N 76°49'33" W a distance of 425.32' to a Point;
 Thence N 29°13'39" W a distance of 351.20' to a Point;
 Thence S 51°33'33" W a distance of 49.66' to a Point;
 Thence N 29°24'16" W a distance of 272.91' to a Point;
 Thence N 29°24'16" W a distance of 936.07' to a Point;
 Thence N 59°49'12" E a distance of 634.10' to an IPF;
 Thence N 59°37'56" E a distance of 100.02' to an IPF;
 Thence N 59°54'04" E a distance of 347.74' to an IPF;
 Thence N 59°46'07" E a distance of 185.38' to an IPF;
 Thence N 60°17'42" E a distance of 1406.99' to a Point;
 Thence N 61°35'20" E a distance of 680.28' to an IPF;
 Thence S 29°26'20" E a distance of 1103.43' to an IPF;
 Thence S 29°25'59" E a distance of 660.01' to an IPF;
 Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;
 Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;
 Thence N 72°18'08" W a distance of 24.03' to a Point;
 Thence S 28°13'12" W a distance of 11.41' to a Point;
 Thence S 74°19'31" W a distance of 15.83' to a Point;
 Thence N 74°51'49" W a distance of 8.68' to a Point;
 Thence N 32°37'40" W a distance of 16.39' to a Point;
 Thence S 89°31'15" W a distance of 14.08' to a Point;
 Thence N 87°57'38" W a distance of 10.17' to a Point;
 Thence S 86°26'17" W a distance of 41.00' to a Point;
 Thence S 77°33'48" W a distance of 5.21' to a Point;
 Thence S 09°52'21" W a distance of 19.06' to a Point;
 Thence S 08°28'09" W a distance of 35.33' to a Point;

Thence S 33°04'51" E a distance of 16.99' to a Point;
 Thence S 09°36'40" E a distance of 21.74' to a Point;
 Thence S 74°01'58" W a distance of 25.01' to a Point;
 Thence S 07°03'34" W a distance of 20.14' to a Point;
 Thence S 38°47'34" W a distance of 16.52' to a Point;
 Thence S 25°21'37" E a distance of 38.69' to a Point;
 Thence S 39°19'43" E a distance of 31.34' to a Point;
 Thence S 06°18'24" E a distance of 27.60' to a Point;
 Thence S 40°13'36" W a distance of 38.09' to a Point;
 Thence S 48°59'18" W a distance of 80.30' to a Point;
 Thence S 80°00'00" W a distance of 57.67' to a Point;
 Thence S 42°51'22" W a distance of 22.27' to a Point;
 Thence S 24°46'13" E a distance of 68.30' to a Point;
 Thence S 17°08'22" E a distance of 108.56' to a Point;
 Thence S 35°15'33" E a distance of 30.52' to a Point;
 Thence S 40°44'31" W a distance of 51.28' to a Point;
 Thence S 64°31'43" W a distance of 35.70' to a Point;
 Thence S 01°26'06" W a distance of 29.16' to a Point;
 Thence S 04°56'23" E a distance of 41.60' to a Point;
 Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of
 creek and the northern Right-of-Way of Georgia Highway #20;
 Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;
 Thence S 49°12'47" W a distance of 51.16' to a Point;
 Thence S 48°33'09" W a distance of 105.67' to a Point;
 Thence S 47°10'43" W a distance of 175.36' to a Point;
 Thence S 46°31'43" W a distance of 191.40' to a Point;
 Thence S 46°15'11" W a distance of 343.08' to a Point;
 Thence S 45°37'12" W a distance of 451.87' to a Point;
 Thence S 48°28'15" W a distance of 359.08' to a Point;
 Thence S 49°11'16" W a distance of 94.58' to a Point;
 Thence S 50°29'06" W a distance of 73.73' to a Point;
 Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

LOGANVILLE CONCEPT
GREEN RIVER BUILDING



ABUTTING PROPERTY OWNERS LIST

Name/Address	Parcel Number
GREEN CHRISTOPHER JAMES & GREEN MICHELLE YVONNE 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009B00
GREEN CHRISTOPHER J & GREEN MICHELLE Y 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009D00
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060008
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060007
1618 LAND HOLDINGS LLC 1550 NORTH BROWN RD SUITE 130 LAWRENCEVILLE, GA 30043	LG060005
WAL-MART REAL ESTATE BUSINESS TRUST %RE PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555	LG040001
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72716-8055	R5160 001
EPIC ENDEAVORS REAL ESTATE LLC 4560 TRUMBLE TER SNELLVILLE GA 30039	R5160 258
MARTINEZ ANA MARINA 4411 FIDDLERS BND LOGANVILLE GA 30052	R5129 191
SWH 2017-1 BORROWER LP 2 SUN CT, STE 400 PEACHTREE CORNERS, GA 30092	R5129 190
CANALES JOSE G 4391 FIDDLERS BND LOGANVILLE GA 30052	R5129 189
SWH 2017-1 BORROWER LP 2 SUN CT, STE 400 PEACHTREE CORNERS, GA 30092	R5129 188

FYR SFR BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261	R5129 187
BTR SCATTERED SITE OWNER LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746	R5129 186
POLMAN SHARON 4351 FIDDLERS BND LOGANVILLE GA 30052	R5129 185
CAULDER REX A & LINDA S 4341 FIDDLERS BND LOGANVILLE GA 30052	R5129 184
CALDERON ISABELLA RINADA 4331 FIDDLERS BND LOGANVILLE GA 30052	R5129 183
BUSTAMANTE LUIS HERRERA MONCADA MARTHA J. AQUIRRE 4310 FOX CHASE DR LOGANVILLE GA 30052	R5129 175
FELDER KATHLEEN 4325 FOX CHASE DR LOGANVILLE GA 30052	R5129 174
TAMAYO HECTOR A PEREZ IRLANY TEJEDA 4315 FOX CHASE DR LOGANVILLE GA 30052	R5129 173
MORRIS THUYTIEN MORRIS BRUCE 293 FOX RUN LOGANVILLE GA 30052	R5129 297
BURKE DAVID W BURKE KAREN 177 FOX RUN LOGANVILLE GA 30052	R5129 331
ROBERTSON DARRYL B Jr ROBERTSON LACINDA MICHELLE 179 FOX RUN LOGANVILLE GA 30052	R5129 332
IJITIMEHIN CHERLYN M IJITIMEHIN OLARINDE 181 FOX RUN LOGANVILLE GA 30052	R5129 333
HUMANS ANGELA V 183 FOX RUN LOGANVILLE GA 30052	R5129 334

DEPIETRO CLAUDIO DEPIETRO SANDRA S 185 FOX RUN LOGANVILLE GA 30052	R5129 335
JONES KIM R WILSON TONISHA 187 FOX RUN LOGANVILLE GA 30052	R5129 336
VALDEZ JENNY ZAVALETA MARTHA ROJAS 189 FOX RUN LOGANVILLE GA 30052	R5129 337
PLESSY JN BERLY PLESSY JULIE 191 FOX RUN LOGANVILLE GA 30052	R5129 338
WASHINGTON JAPRITA MATICE WASHINGTON ALFONSO 195 FOX RUN LOGANVILLE GA 30052	R5129 339
HOPKINS JAN LISA 199 FOX RUN LOGANVILLE GA 30052	R5129 340
CITY OF LOGANVILLE 4385 PECAN ST LOGANVILLE GA 30052	R4216 024

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V25-018

LANDOWNERS: Tuck Family Farm LLP, CSAT Enterprises LLC, Chad and Sandra Stephens

APPLICANT: Green Rivers Builders Inc. C/O Mahaffey Pickens LLP

PROPERTY ADDRESS: Acreage along Conyers Road, Tuck Road

MAP/PARCEL #: LG060010, LG060010A00, LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (un-zoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP), LG060009, LG060011

PARCEL DESCRIPTION: Mixture of residential, commercial, vacant properties

AREA: 198 +/- acres

EXISTING ZONING: PUV

PROPOSED ZONING: No Change

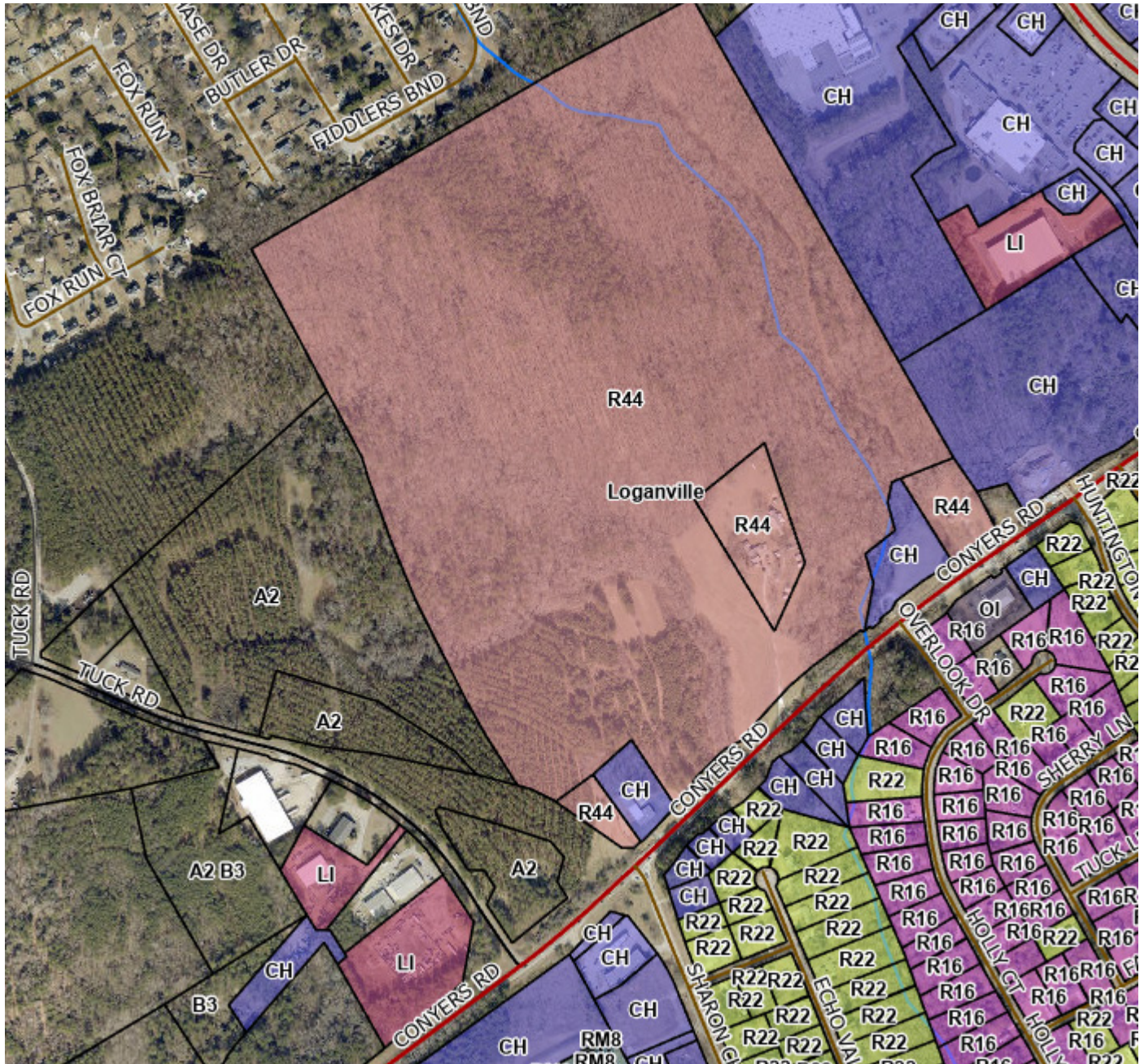
FUTURE LAND USE MAP: Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

REASON FOR REQUEST: Seeking relief from Sec. 119-221(d)(2): Building permits in the PUV zoning classification will be issued in 25 percent increments of the total amount of proposed development of each of the three types of structures allowed in this classification (i.e., 25 percent of the total proposed commercial development; 25 percent of the total proposed single-family dwellings; and 25 percent of the total proposed townhomes). No additional building permits shall be issued until the previously permitted 25 percent of each type of structure has been fully completed and a certificate of occupancy has been issued for all of the structures subject to the previous permit.

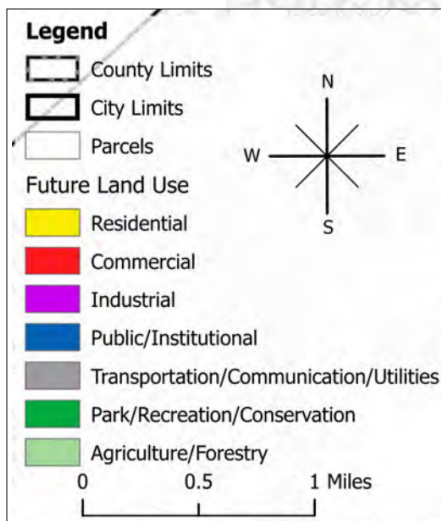
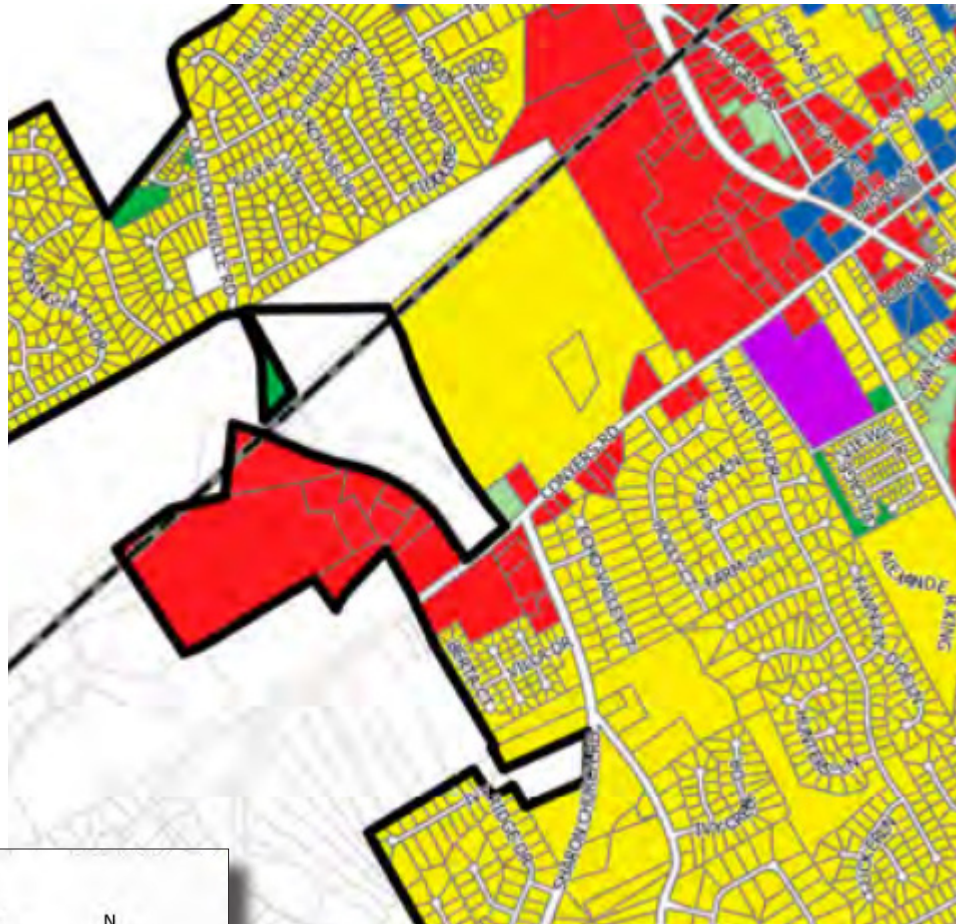
PLANNING COMMISSION HEARING: Oct. 23, 2025

CITY COUNCIL HEARING: November 10 and 13, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is seeking a variance from the PUV requirement to develop each of the three categories – commercial, single-family home, multi-family residential – in 25 percent increments. More specifically, the developer wants relief from the requirement that each of the three classifications is completed before building permits are issued for the next 25 percent of the development. The applicant is requesting to move forward with building permits for 75 percent of the project in each category —and certificates of occupancy issued — before seeking permits for the final 25 percent.

Existing Conditions

The parcels represent the remnants of an old family farm with most of the land having been placed in a conservation use. There is a house dating back to 1865 that has been expanded over the years and now encompasses 2,844 heated square feet of space. There are other structures as well on the property, but it is predominantly undeveloped / wooded space. There is a creek along the northeastern portion of the property. The applicant has stated another creek has been identified on the property but this has not been confirmed by City staff.

A few parcels were annexed into the City and then combined to form this large parcel, which was approved for the Planned Urban Village zoning on Oct. 10, 2024. The Planning Commission and City Council both voted to deny a similar variance that was applied for at the time of annexation.

The latest update on the proposed GDOT re-aligning Tuck Road with Sharon Church Road and the expanding of Highway 20 is that the project will be “shovel ready” but actual construction has been pushed to Fiscal Year 27, with the earliest possible date for construction being July 1, 2026.

Impact Analysis / Recommendation

What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief? None.

What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned? The planned GDOT improvements in the area, and the continually moving timeline for construction to begin, could potentially have an impact on the ability of the developer to build out some of its commercial space.

How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? There is no refuting that the GDOT improvements will likely have an impact on this project and its ability to build each of the three categories in the phased in approach. But this has been an issue since before the project was proposed, contract put on the land and the rezoning / annexation process was initiated more than 18 months ago. The applicant argues that allowing timelines dictated by the free market would allow natural development but, as stated before, the building concurrencies were present before the property

Impact Analysis / Recommendation

went under contract. The applicant has also not shown how the discovery of a second stream has any impact on the building concurrency regulations that they are seeking relief from.

Much of the language used in the application focuses on potential economic hardships and the difficulty in finding commercial tenants, which are not among the conditions for granting a major variance.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? Granting relief would not have a substantial detriment to the public good but could be viewed as a way to get around a specific criterion established for this zoning: building concurrency.

Recommended action: The City re-iterates its stance last year that the lack of a definitive timeline for the GDOT project at the time that this application was filed does create a potential for hardship of the overall development of this project. As was the case when this variance was filed for last year, the applicant's concerns seem to correlate more with economic viability rather than true hardship. Staff believes that going to a 75/25 concurrency plan would not meet the intent of the ordinance as it was written. The staff recommendation is to deny this variance.

Planning Commission Recommended Conditions

City Council Conditions



Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Natalie Warnack, Finance Director

Date: November 13, 2025

Subject: Audit Required Budget Amendments Fiscal Year 2025

RECOMMENDATION:

We respectfully request that the Mayor and City Council authorize the required budget amendments for General Fund department 1535 (IT) and Hotel/Motel Fund.

FISCAL IMPLICATION:

The fiscal impact of this will be an increase to General Fund 100-1535-542100 (Machinery & Equipment) of \$54,596.00, and Hotel/Motel Fund 275-7540-572010 (Events – Tourism) of \$68,935.59. These increases will cause these department budgets to exceed their appropriations.

BACKGROUND:

Based on the preliminary draft audit of FY 6-30-2025, these audit journal entries will be required. The General Fund entry is due to a new accounting rule to record large leases on small equipment. Our copier leases exceed our threshold of \$20,000 and therefore, now have to be recorded as assets instead of general expenses. The Hotel/Motel Fund entry is at the auditor's proposal to expense events and tourism directly from the Hotel/ Motel fund.

254 Main Street Redevelopment Vision Synopsis

The City of Loganville's primary objective in the redevelopment of 254 Main Street is to achieve a thoughtfully designed infill redevelopment project on the property that injects excitement in our downtown core and promotes prosperity for generations to come at 254 Main Street. We envision a site plan and building design that is cohesive, incorporates quality building materials, and reflects the "small town feel" of the surrounding downtown district. Ultimately, we aspire to create a development that feels timeless, seamlessly integrates with the surrounding area, and stands the test of time.

The City Council and the Downtown Development Authority of the City of Loganville are supportive of increasing the number of Main Street business fronts on the Main Street-frontage of the lot, and are particularly enthusiastic about the prospect of adding restaurant space with outdoor seating to our downtown core. The City also wants to prioritize public parking accessibility for those visiting Main Street. While housing components are not currently a priority, the council is open to innovative designs that enhance the viability of Main Street businesses through the incorporation of lofts, business spaces above retail, or detached housing, such as larger homes with ADU components or cottage homes consistent with the style of other historic residential properties in the area. Preserving some of the old-growth pecan trees within the site plan is an additional benefit for the community that the City wishes to accomplish if feasible.

The City welcomes design proposals for the lot at 254 Main Street and is receptive to incorporating the lot at 4436 Pecan Street into the project as well if the overall vision and plan meets with the long term goals and vision of the revitalization of the downtown core of the City of Loganville.