



# CHICAGO TITLE INSURANCE COMPANY

## CHICAGO TITLE INSURANCE COMPANY

### COMMITMENT FOR TITLE INSURANCE

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#### SCHEDULE A

**COMMITMENT NUMBER:** 66667.02(A)

1. **EFFECTIVE DATE:** September 13, 2019 at 5:00 P.M.
2. Policy to be issued:
  - (a) 2006 ALTA<sup>®</sup> Owner's Policy w/ GA Modifications  
Proposed Insured: A NATURAL PERSON OR LEGAL ENTITY TO BE FORMED OR DESIGNATED TO BE IDENTIFIED  
Proposed Policy Amount: \$10,000.00
3. The estate or interest in the Land described or referred to in this commitment is FEE SIMPLE.
4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:

SEE EXHIBIT "C"

5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

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# CHICAGO TITLE INSURANCE COMPANY

## SCHEDULE A (cont.)

**TRINITY TITLE INSURANCE AGENCY, INC.**

Countersigned at Decatur, Georgia

Authorized Officer or Agent

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# CHICAGO TITLE INSURANCE COMPANY

## SCHEDULE B, PART I - REQUIREMENTS

### All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in the Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title to be insured must be properly authorized, executed, delivered, and recorded in the Public Records, to wit:
  - a) Warranty Deed, from THE TRUST FOR PUBLIC LAND, A NON-PROFIT CALIFORNIA PUBLIC BENEFIT CORPORATION D/B/A THE TRUST FOR PUBLIC LAND (INC.) to A NATURAL PERSON OR LEGAL ENTITY TO BE FORMED OR DESIGNATED TO BE IDENTIFIED pursuant to proper authority.

Note: In connection with establishing proper authority, the Company must be provided the following:

- i) Resolution of the board of directors, managing member(s) or general partner, as applicable, of the grantor authorizing the sale of the subject property;
- ii) A copy of the partnership agreement or operating agreement, as applicable, of the grantor;
- iii) Incumbency Certificate setting forth the names and signatures of the officers of the corporation authorized to execute documents in connection with the sale of the subject property;
- iv) A Certificate of Good Standing issued by the Secretary of State of the jurisdiction in which the grantor is formed;
- v) Any further documentation required by the Company upon review of the above referenced documentation submitted by the grantor.

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# CHICAGO TITLE INSURANCE COMPANY

## SCHEDULE B, PART I – (cont.)

5. If any party to the transaction is an artificial person, proof satisfactory to the Company that it is legally formed, in existence and in good standing, that the transaction has been duly authorized and that the persons who will execute the documents have been authorized to do so.
6. Payment of all taxes and assessments assessed against the Land which are due and payable, to wit: shown as “to be paid”, if any, on the Tax Information chart shown at the end of this Section.
7. Payment of all charges or assessments which are due and payable for water, sewer, sanitary services, garbage, or other utilities or services for which the county or municipality in which the Land is located has a lien.

**NOTE: Water bill payment cannot be satisfied solely by the production of an affidavit from the seller or borrower, but requires separate verification with the appropriate county, municipality and/or service providers.**

8. The following must be furnished in form and substance satisfactory to the Company to delete or amend (in accordance with the facts established) the Exceptions set forth on Schedule B, Part II:
  - a) As to Exception Numbers 3 and 4: Receipt of a current accurate survey and surveyor’s inspection report on the Land
  - b) As to Exception Number 5: Receipt of satisfactory proof in affidavit form establishing who is in possession of the Land, and under what right.
  - c) As to Exception Number 6: (i) Satisfactory proof that improvements and/or repairs or alterations to the Land are completed; that contractors, subcontractors, laborers and materialmen are paid in full at the agreed price or (ii) if the loan is a construction loan, satisfactory proof that no work has begun, no materials delivered, no tools or equipment furnished and no services rendered on or with respect to the Land.

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## SCHEDULE B, PART I – (cont.)

- d) As to Exception Numbers 2 and 7: Receipt of satisfactory proof of payment of all taxes, charges, assessments, levied and assessed against the Land, which are due and payable, together with an affidavit from the owner of the Land as of the date of the insured instrument, stating that all taxes, charges, assessments, levied and assessed against the Land which are due and payable have been paid, and that said owner has no knowledge of any pending assessments.
- 9. The Commercial Real Estate Broker Lien Act applies to a sale, lease, option, or other transfer of commercial real estate; therefore, disclosure from the Seller and Buyer (Lessor and Lessee), in affidavit form stating (1) whether or not Broker’s services have been engaged with regard to the management, sale, purchase, lease, option or other conveyance of any interest in the subject commercial real estate, and (2) whether or not a notice of lien for any such services has been received. Where the possibility of a right to file a Broker’s lien exists, satisfaction (waiver, estoppel statement and payment) of such lien right must occur prior to or at closing. If not so satisfied, an exception to any such right to a Broker’s lien will appear in Schedule B of the Policy.
- 10. Endorsements, if any, to be issued in connection with the proposed policy, are subject to the underwriting requirements of the Company.

### Tax Information

Jurisdiction	Year	Parcel/Bill No.	Amount	Status
Gordon County	2019	039-109*	\$3,473.61	Due

\*Covers more land

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# CHICAGO TITLE INSURANCE COMPANY

## SCHEDULE B, PART II - EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1-Requirements are met.
2. All taxes for the year 2019, and subsequent years not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Commitment Date.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
4. Easements, or claims of easements, not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Taxes or special assessments which are not shown as existing liens by the Public Records.
8. The policy does not insure the exact amount of acreage contained within the Land.

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# CHICAGO TITLE INSURANCE COMPANY

9. Right to borrow earth for fill contained in Warranty Deed between J. J. Brown and the State of Georgia, for the use of Western and Atlantic Railroad, dated March 25, 1946, filed March 26, 1946, recorded in [Deed Book 19, Page 257](#), Gordon County, Georgia records.
10. Matters shown on Subdivision of G. E. Whelchel's recorded in [Plat Book 1, Page 173](#), Gordon County, Georgia records.
11. Matters disclosed on ALTA/ASCM Land Title Survey for The Trust for Public Land and Chicago Title Insurance Company, dated June 23, 2008, by Armstrong Land Surveying, Inc., certified by Robert T. Armstrong, Georgia Registered Land Surveyor No. 1901.
12. Deed of Conservation Easement from The Trust for Public Land d/b/a The Trust for Public Land (Inc.) to Gordon County, dated March 1, 2011, filed March 7, 2011 in [Deed Book 1695, page 447](#), Gordon County, Georgia records.

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# CHICAGO TITLE INSURANCE COMPANY

## AS A MATTER OF INFORMATION:

**Note:** O.C.G.A. § 15-6-61(a)(10) requires a three inch (3”) margin for the Clerk’s use only at the top of the first page of all deeds and other documents to be recorded.

**Note:** O.C.G.A. § 48-7-128 et seq. requires a purchaser to withhold three percent (3%) of the purchase price or consideration paid if the seller or transferor is a non-resident of the State of Georgia. The purchaser’s agent or the settlement agent must determine if the seller is a non-resident of the State of Georgia under said statute and subject to withholding. The Georgia Department of Revenue has prescribed forms to be used to determine if withholding is required and to submit the withheld funds to the department.

**Note:** This title insurance commitment does not provide **personal property tax information**, if any. However, if you need this information, we can provide a Personal Property Tax Certification Letter as a separate service.

**Note:** **UCC Financing Statements filed affecting only personal property** are not reflected in this title commitment. However, if you need this information, we can provide a UCC Certification Letter for any names/entities as requested, as a separate service.

## INSTRUCTIONS FOR ELECTRONIC TRANSFER TAX DECLARATIONS IN GEORGIA

In Georgia, you must file a PT-61 Form (transfer tax declaration) with the deed. You must fill it out at <http://www.gsccca.org/efiling/pt610/>.

In order to fill out the form, you will need to collect from both the buyer and the seller their mailing addresses and permission to file the form on their behalf. The buyer should provide the address that they want their tax bill to be sent to. You will also have to fill in the purchase price of the land and tax is automatically calculated (\$.10 per \$100.00 of consideration or any part thereof). The website also has all exemptions from the tax available by a drop down window. Please forward a printout of the confirmation form with the deed as we must present it with the deed and payment of the tax at the time of recording the deed. Do not write on the confirmation form or the Clerk will refuse it.

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# CHICAGO TITLE INSURANCE COMPANY

## Exhibit "A" (Page 1 of 5)

### Parcel 1:

All that tract or parcel of land lying and being in Land Lots 264, 265, 276 and 277, 13th District, 3rd Section of Gordon County, Georgia, and being more particularly described as follows:

Beginning at a concrete monument at the southeast corner of Land Lot 265, said corner being the common corner of Land Lots 265, 266, 275 and 276;  
thence North 00 degrees 05 minutes 36 seconds East, a distance of 1,486.09 feet to a point on the southeast right of way line of the Western and Atlantic Railroad (variable right of way);  
thence North 00 degrees 05 minutes 36 seconds East, a distance of 100.21 feet to a point on the northwest right of way line of the Western and Atlantic Railroad;  
thence along said right of way line South 41 degrees 17 minutes 12 seconds West, a distance of 182.30 feet to a point on the centerline of Chitwood Road;  
said point being the POINT OF BEGINNING;  
thence continuing along said right of way South 41 degrees 17 minutes 12 seconds West, a distance of 592.01 feet to a point;  
thence continuing along said right of way along a curve to the left, said curve having an arc distance of 878.09 feet, with a radius of 7,086.03 feet, and being subtended by a chord bearing of South 37 degrees 44 minutes 12 seconds West at a distance of 877.53 feet to a point;  
thence continuing along said right of way South 34 degrees 11 minutes 12 seconds West, a distance of 1,912.60 feet to a point on the northeast right of way of Confederate Cemetery Road (30 foot right of way);  
thence along said right of way of Confederate Cemetery Road North 43 degrees 01 minutes 45 seconds West, a distance of 306.16 feet to a point ;  
thence continuing along said right of way North 41 degrees 43 minutes 43 seconds West, a distance of 94.14 feet to a point;  
thence continuing along said right of way along a curve to the left, said curve having an arc distance of 135.96 feet, with a radius of 99.73 feet, and being subtended by a chord bearing of North 74 degrees 18 minutes 24 seconds West at a distance of 125.67 feet to a point;  
thence continuing along said right of way South 68 degrees 33 minutes 38 seconds West, a distance of 348.45 feet to a point;

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# CHICAGO TITLE INSURANCE COMPANY

## Exhibit A (Page 2 of 5)

thence continuing along said right of way South 67 degrees 45 minutes 31 seconds West, a distance of 232.84 feet to a point;  
thence continuing along said right of way South 67 degrees 20 minutes 44 seconds West, a distance of 198.17 feet to a point;  
thence leaving said right of way along the lands of Wilson North 19 degrees 46 minutes 16 seconds West, a distance of 219.61 feet to a 5/8" rebar;  
thence along the lands of Wilson South 67 degrees 20 minutes 52 seconds West, a distance of 153.50 feet to an axle;  
thence along the lands of McDaniel North 21 degrees 35 minutes 32 seconds West, a distance of 396.57 feet to a point;

thence continuing along the lands of McDaniel South 82 degrees 55 minutes 34 seconds West, a distance of 670.06 feet to a point on the east right of way of U.S. Highway 41 (60 foot right of way);  
thence along said right of way along a curve to the right, said curve having an arc distance of 31.63 feet, with a radius of 5,700.02 feet, and being subtended by a chord bearing of North 11 degrees 50 minutes 01 seconds West at a distance of 31.63 feet to a point;  
thence continuing along said right of way North 11 degrees 40 minutes 28 seconds West, a distance of 696.63 feet to a 1/2" rebar;  
thence leaving said right of way North 88 degrees 35 minutes 29 seconds East, a distance of 407.88 feet to a 2" angle iron;  
thence South 01 degrees 36 minutes 08 seconds East, a distance of 193.25 feet to a 5/8" rebar;  
thence North 88 degrees 23 minutes 52 seconds East, a distance of 504.52 feet to a 5/8" rebar;  
thence North 01 degrees 36 minutes 08 seconds West, a distance of 573.25 feet to a 5/8" rebar;  
thence North 38 degrees 36 minutes 39 seconds East, a distance of 323.46 feet to a 5/8" rebar;

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# CHICAGO TITLE INSURANCE COMPANY

## Exhibit A (Page 3 of 5)

thence North 50 degrees 34 minutes 42 seconds West, a distance of 227.11 feet to a 5/8" rebar on the south right of way line of Chitwood Road (30 foot right of way);  
thence along the south right of way of Chitwood Road the following calls:  
along a curve to the right, said curve having an arc distance of 142.42 feet, with a radius of 2,180.69 feet, and being subtended by a chord bearing of North 40 degrees 30 minutes 32 seconds East at a distance of 142.40 feet to a point;  
North 39 degrees 28 minutes 39 seconds East, a distance of 326.61 feet to a point;  
along a curve to the right, said curve having an arc distance of 73.43 feet, with a radius of 410.01 feet, and being subtended by a chord bearing of North 44 degrees 36 minutes 29 seconds East at a distance of 73.33 feet to a point;  
along a curve to the right, said curve having an arc distance of 185.25 feet, with a radius of 257.30 feet, and being subtended by a chord bearing of North 66 degrees 12 minutes 49 seconds East at a distance of 181.28 feet to a point;  
North 88 degrees 48 minutes 32 seconds East, a distance of 114.43 feet to a point;  
South 89 degrees 39 minutes 46 seconds East, a distance of 97.41 feet to a point;  
along a curve to the left, said curve having an arc distance of 178.49 feet, with a radius of 476.94 feet, and being subtended by a chord bearing of North 80 degrees 35 minutes 36 seconds East at a distance of 177.45 feet to a point;  
North 66 degrees 54 minutes 32 seconds East, a distance of 94.96 feet to a point;  
North 65 degrees 52 minutes 01 seconds East, a distance of 168.43 feet to a point;  
along a curve to the left, said curve having an arc distance of 87.86 feet, with a radius of 606.40 feet, and being subtended by a chord bearing of North 61 degrees 42 minutes 58 seconds East at a distance of 87.79 feet to a point;  
along a curve to the left, said curve having an arc distance of 256.85 feet, with a radius of 372.62 feet, and being subtended by a chord bearing of North 40 degrees 20 minutes 51 seconds East at a distance of 251.79 feet to a point;

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# CHICAGO TITLE INSURANCE COMPANY

## Exhibit A (Page 4 of 5)

along a curve to the right, said curve having an arc distance of 130.21 feet, with a radius of 248.13 feet, and being subtended by a chord bearing of North 36 degrees 12 minutes 33 seconds East at a distance of 128.72 feet to a point;  
North 50 degrees 46 minutes 05 seconds East, a distance of 78.68 feet to a point;  
North 52 degrees 55 minutes 39 seconds East, a distance of 129.62 feet to a point;  
North 55 degrees 32 minutes 53 seconds East, a distance of 67.93 feet to a point;  
along a curve to the right, said curve having an arc distance of 67.12 feet, with a radius of 636.35 feet, and being subtended by a chord bearing of North 64 degrees 45 minutes 50 seconds East at a distance of 67.09 feet to a point;  
along a curve to the right, said curve having an arc distance of 37.10 feet, with a radius of 119.57 feet, and being subtended by a chord bearing of North 76 degrees 40 minutes 28 seconds East at a distance of 36.95 feet to a point;  
along a curve to the left, said curve having an arc distance of 161.22 feet, with a radius of 1,673.98 feet, and being subtended by a chord bearing of North 82 degrees 48 minutes 16 seconds East at a distance of 161.16 feet to a point;  
thence leaving said right of way South 32 degrees 16 minutes 48 seconds East, a distance of 69.85 feet to a point;  
thence South 68 degrees 10 minutes 51 seconds East, a distance of 534.76 feet to a point;  
thence North 17 degrees 23 minutes 32 seconds East, a distance of 222.27 feet to a point;  
thence North 03 degrees 14 minutes 52 seconds West, a distance of 147.05 feet to a point on the south right of way of Chitwood Road (30 foot right of way);  
thence along said right of way South 87 degrees 35 minutes 53 seconds East, a distance of 69.15 feet to a point;  
thence continuing along said right of way North 06 degrees 29 minutes 03 seconds East, a distance of 15.04 feet to a point on the centerline of said Chitwood Road;  
thence along said centerline and lands of Melea M. Tennant the following calls:  
along a curve to the right, said curve having an arc distance of 84.88 feet, with a radius of 154.81 feet, and being subtended by a chord bearing of South 63 degrees 44 minutes 49 seconds East at a distance of 83.82 feet to a point;

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## Exhibit A (Page 5 of 5)

South 45 degrees 34 minutes 33 seconds East, a distance of 54.08 feet to a point;  
South 50 degrees 05 minutes 03 seconds East, a distance of 187.60 feet to a point;  
South 52 degrees 41 minutes 03 seconds East, a distance of 191.06 feet to a point;  
South 54 degrees 03 minutes 28 seconds East, a distance of 271.02 feet to a point;  
South 56 degrees 07 minutes 15 seconds East, a distance of 160.96 feet to a point on the  
northwest right of way of the Western and Atlantic Railroad;  
said point being the POINT OF BEGINNING.  
Said tract or parcel containing 6,744,818 square feet or 154.84 acres.

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# CHICAGO TITLE INSURANCE COMPANY

EXHIBIT "C"  
(vesting information)

Fee simple title is vested in THE TRUST FOR PUBLIC LAND, A NON-PROFIT CALIFORNIA PUBLIC BENEFIT CORPORATION D/B/A THE TRUST FOR PUBLIC LAND (INC.) by virtue of the following:

Limited Warranty Deed at [Deed Book 1538, page 439](#), Gordon County, Georgia records;

Limited Warranty Deed at [Deed Book 1538, page 447](#), Gordon County, Georgia records; and

Quitclaim Deed at [Deed Book 1538, page 454](#), Gordon County, Georgia records.

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