

Three Rivers Water System

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Three Rivers

Active Water Taps			
62 Active Taps (4 wells)	Income per Tap	Monthly Income	Annual Income
	\$40.00	\$2,480	\$29,760.00
Late Fees Collected thus far for 2024			\$1,460.00
			\$31,220.00
Expenses		Monthly	Yearly
Insurance		\$63.50	\$762
Electrical		\$249.00	\$2,988.00
Lab fees		\$30	\$360
Billing		\$198.40	\$2,380
Chlorine (\$40/well)		\$160	\$1,920
Real Estate Taxes		\$23.62	\$283.46
		\$724.52	\$8,693.00
Net Operating Income		Monthly	Yearly
		\$1,755.48	\$22,527.00

Estimated Income and Expenses



SOUTH AUCTION

Important Facts

PROPERTY NAME:	THREE RIVERS WATER SYSTEMS
PROPERTY ADDRESS:	N/A
PROPERTY COUNTY:	MONTGOMERY
IS THIS PROPERTY IN THE CITY LIMITS?	NO
PROPERTY TAX ID:	033 014W, 033 016W, 033B 067W, AND 033B 146W
PROPERTY TYPE:	WELL SYSTEM
ACRES	NONE
NUMBER OF WELLS	4
TOTAL NUMBER OF TAPS METERED	APPROXIMATELY 60 TAPS
WELL SIZE	4" WELLS
SIZE OF PUMP	(1) 3 HP PUMP and (3) 1 1/2 HP PUMPS
AGE OF WELL PUMP	UNKNOWN
WATER LINE TYPE	PVC- 2" MAINS
TANK CAPACITY	525/GALLON, (3) 120/GALLON
PUMP HOUSE/FENCING	SMALL FRAME PUMP WITH WOOD FENCING
OVERALL CONDITION	UNKNOWN
WHAT TYPE OF DEED IS BEING CONVEYED	WARRANTY

WELL SITE #4: All that lot or parcel of land lying, situate and being in the 1810th G.M. District of Montgomery County, Georgia, fronting a distance 19.78 feet on the Eastern side of an 80 foot private right of way commonly known as Three Rivers Lane as shown on plat of survey dated July 28, 2010, made by M. Jerry Tomberlin, Jr., Surveyor, which is recorded in the Office of Clerk, Montgomery Superior Court in Plat Book 12, page 240, to which reference is made as a part of this description. Said property is 2,925.23 feet from the center of the intersection of Bells Ferry Road, Dead River Road and Three Rivers Lane on a bearing of S 40° 43'25" E as shown on said plat of survey. Said property is a portion of a 1,285 acre tract of land shown on a plat of survey dated October 19, 1909 and recorded in Montgomery County Records in Deed Book 12, page 470. Said property is bounded now or formerly as follows: North 12.80 feet by lands of Cecil and Betsy Hutcheson; East 20.15 feet by lands of Peacock Oil Company of Baxley, Inc.; South 11.77 feet by lands of Peacock Oil Company of Baxley, Inc.; and West 19.78 by an 80 foot private right of way commonly known as Three Rivers Lane as shown on the afore referenced plat of survey.

Said property is designated as Well Site #4 in a Warranty Deed dated November 18, 2010 from Three River Estates, Inc. to Southern Water Systems, Inc., which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 233, pages 94-97.

WELL SITE # 5: All that lot or parcel of land lying, situate and being in the 1810th G.M. District of Montgomery County, Georgia, located on the Western side of an 80 foot private right of way commonly known as Three Rivers Lane as shown on plat of survey dated July 28, 2010, made by M. Jerry Tomberlin, Jr., Surveyor, which is recorded in the Office of Clerk, Montgomery Superior Court in Plat Book 12, page 241, to which reference is made as a part of this description. Said property is 5,133.73 feet from the center of the intersection of Bells Ferry Road, Dead River Road and Three Rivers Lane on a bearing of S 24° 06'22"E as shown on said plat of survey. Said property is a portion of a 1,285 acre tract of land shown on a plat of survey dated October 19, 1909 and recorded in Montgomery County Records in Deed Book 12, page 470. Said property is adjacent to lands of Warren Duly Carter and Karen Pearson.

Said property is designated as Well Site #5 in a Warranty Deed dated November 18, 2010 from Three River Estates, Inc. to Southern Water Systems, Inc., which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 233, pages 94-97.

WELL SITE # 6: All that lot or parcel of land lying, situate and being in the 1810th G.M. District of Montgomery County, Georgia located on the Eastern side of an 80 foot private right of way commonly known as Three Rivers Lane as shown on plat of survey dated July 28, 2010, made by M. Jerry Tomberlin, Jr., Surveyor, which is recorded in the Office of Clerk, Montgomery Superior Court in Plat Book 12, page 242, to which reference is made as a part of this description. Said property is 7,270.72 feet from the center of the intersection of Bells Ferry Road, Dead River Road and Three Rivers Lane on a bearing of S 12° 38'41" E as shown on said plat of survey Said property is a portion of a 1,285 acre tract of land shown on a plat of survey dated October 19, 1909 and recorded in Montgomery County Records in Deed Book 12, page 470. . Said property is adjacent to lands of Edward J. Blitch and Winona H. Blitch.

Said property is designated as Well Site #6 in a Warranty Deed dated November 18, 2010 from Three River Estates, Inc. to Southern Water Systems, Inc., which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 233, pages 94-97.

WELL SITE #7: All that tract or parcel of land lying, situate and being in the 1810th G.M. District of Montgomery County, Georgia, fronting a distance 8 feet on the Western side of an 80 foot private right of way commonly known as Three Rivers Road as shown on plat of survey dated March 8, 1996, made by Merlin J. Tomberlin, Surveyor which is recorded in the Office of Clerk, Montgomery Superior Court in Plat Book 9, page 31 to which reference is made as a part of this description. Said property is the Southeast corner of Lot 63 as shown on afore referenced plat of survey fronting a distance of 8 feet on the Western side of Three Rivers Estates road and extending back between parallel lines a distance of 8 feet. Said property is a portion of a 1,285 acre tract of land shown on a plat of survey dated October 19, 1909 and recorded in Montgomery County Records in Deed Book 12, page 470. Said property is bounded now or formerly as follows: North by the remainder of Lot 63 being the lands of Three Rivers Estates, Inc.; East by Three Rivers Estates Road as shown on the afore referenced plat of survey; South by Lot 64 as shown on the afore referenced plat of survey which is under contract to L.S. Johnson; and West by the remainder of Lot 63 being the lands of Three River Estates, Inc. Also conveyed is an easement to the adjoining property for the purpose of constructing and maintaining a well, water distribution lines, and electrical service on said property.

Said property is designated as Well Site #7 in a Warranty Deed dated November 18, 2010 from Three River Estates, Inc. to Southern Water Systems, Inc., which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 233, pages 94-97.

WELL SITE #8: All that tract or parcel of land lying, situate and being in the 1810th G.M. District of Montgomery County, Georgia, containing 0.112 acres, designated as Well Lot Area, a portion of Lot #9, fronting on the Southwestern side of Tree Rivers Estates Road, an eighty foot right of way, as shown on a plat of survey dated January 12, 2018 made by Abraham D. Eason, Surveyor, which is recorded in the Office of Clerk,

Montgomery Superior Court in Plat Book 14, page 59, to which reference is made as a part of this description. Said property is bounded now or formerly as follows: North east by Lot #8, as shown on said plat of survey; being the land of James and Evelyn Church; North east by Tree River Estate Road; Southeast by the remainder of Lot #9 as shown on said plat of survey; and South west by the remainder of Lot #9, as shown on said plat of survey.

Said property a portion of that conveyed by a Warranty Deed dated February 2, 2018 from Recreational Properties of Georgia, Inc. to Southern Water System, Inc. which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 289, page 244-246.

Said property is designated in 2021 by the Montgomery County Tax Assessor Map and Parcel #03 B-06 V.



1 of 2

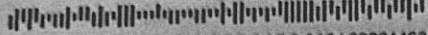
Loretta Lane
Montgomery County Tax Commissioner
PO Box 317
Mt Vernon, GA 30445-0317
(812) 583-2571

2024 Ad Valorem Tax Notice



22

RETURN SERVICE REQUESTED



*****ALL FOR AADC 310 00004463
QUALITY WATER SYSTEMS LLC
2987 CANOOCHEE GARFIELD RD
TWIN CITY, GA 30471-3417

IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2025 in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Montgomery County Tax Assessor
PO Box 166
Mt Vernon, GA 30445
(812) 583-4131

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1, 2025 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

2024 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
004636	01 LOT 200; LAZY RIVER WELL # 2 LAZY RIVER ROAD	033A 069W	14210	5684		5684	29.607	168.29
004639	01 WELL SITE # 2 THREE RIVERS LANE	033 016W	10500	4200		4200	29.607	124.35
004640	01 .112 AC DEEP WELL SITE THREE RIVERS ESTATES RD	033B 067W	4500	1800		1800	29.607	53.29
Important Messages - Please Read						Total of Bills by Tax Type		
You may pay your bill online at: Montgomerycountypay.com						COUNTY		173.59
						SCHOOL		172.34
Local Option Sales Tax Information						TOTAL DUE		
Mills required to produce county budget						345.93		
Mills reduction due to sales tax roll back						DATE DUE		
Actual mill rate set by county officials						12/31/2024		
Tax savings due to sales tax rollback								

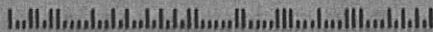
PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING !!

QUALITY WATER SYSTEMS LLC
2987 CANOOCHEE GARFIELD ROAD ← If this address is incorrect,
TWIN CITY GA 30471- please write the correct
address on this portion



2024003515

Loretta Lane
Montgomery County Tax Commissioner
PO Box 317
Mt Vernon, GA 30445-0317



PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to:
Montgomery County Tax Commissioner
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-42.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Bill Number	Map Number	Tax Amount
2024 004636	033A 069W	168.29
2024 004639	033 016W	124.35
2024 004640	033B 067W	53.29
DATE DUE		TOTAL DUE
12/31/2024		345.93

2 of 2

Loretta Lane
Montgomery County Tax Commissioner
PO Box 317
Mt Vernon, GA 30445-0317
(912) 583-2571

2024 Ad Valorem Tax Notice



RETURN SERVICE REQUESTED
00004463
QUALITY WATER SYSTEMS LLC
2987 CANOOCHEE GARFIELD ROAD
TWIN CITY, GA 30471-

IMPORTANT NOTICES

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Montgomery County Tax Assessor
PO Box 156
Mt Vernon, GA 30445
(912) 583-4131

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1, 2025 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

2024 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
004637	01 WELL LOT # 1 LOT 86 289 BELLS FERRY ROAD	033B 146W	451	180		180	29.607	5.33
004638	01 WELL SITE # 3 LOT 84 THREE RIVERS LANE	033 014W	8500	3400		3400	29.607	100.66
Both are Three Rivers								
Important Messages - Please Read						Total of Bills by Tax Type		
You may pay your bill online at: Montgomerycountypay.com						COUNTY		53.18
						SCHOOL		52.81
Local Option Sales Tax Information						TOTAL DUE		105.99
Mills required to produce county budget		17.394						
Mill reduction due to sales tax roll back		2.537						
Actual mill rate set by county officials		14.857						
Tax savings due to sales tax rollback		9.08						
						DATE DUE		12/31/2024

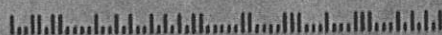
PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING

QUALITY WATER SYSTEMS LLC
2987 CANOOCHEE GARFIELD ROAD ← if this address is incorrect,
TWIN CITY GA 30471- please write the correct
address on this portion.



2024003515

Loretta Lane
Montgomery County Tax Commissioner
PO Box 317
Mt Vernon, GA 30445-0317



PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to:
Montgomery County Tax Commissioner
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Bill Number	Map Number	Tax Amount
2024 004637	033B 146W	5.33
2024 004638	033 014W	100.66
DATE DUE		TOTAL DUE
12/31/2024		105.99

2023 Property Tax Statement

2024 Statement is not ready

Susan P. Kersey

JEFF DAVIS COUNTY TAX COMMISSIONER

P.O. Box 558

Hazlehurst GA 31539

Map: 0070A 127A

Location: 0

2023-6533	01/20/2024	0.00
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Printed 11/06/2024

RETURN SERVICE REQUESTED**Make Check or Money Order payable to:**

Jeff Davis County Tax Commissioner
(Interest will be added monthly if not paid by due date)

QUALITY WATER SYSTEMS LLC

2987 CANOCHEE GARFIELD RD

TWIN CITY GA 30471

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, Certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility. If you are eligible for one of these and are not now receiving the benefit, you must apply for the exemption no later than April 1st in order to receive the exemption in future years. For more information, or if you feel your property value is too high, contact the Tax Assessor's Office at (912)375-6624. Tax returns should be filed with the Tax Assessor's Office no later than April 1st.

11/22/1944

12:00:00 AM

Please return this portion of your bill with your payment

Susan P. Kersey

JEFF DAVIS COUNTY TAX COMMISSIONER

P.O. Box 558

Hazlehurst GA 31539

susan.kersey@jeffdaviscountyga.gov

Phone: (912)375-6622 Fax: (912)375-9265

Taxpayer: QUALITY WATER SYSTEMS LLC
Map Code: 0070A 127A Lake Owl Head
Description: LL 546
Location: 0
Bill No: 2023-6533
District: 02-County

BUILDING	FMV	GROSS ASMT	EXEMPTION	TAXABLE VALUE	MILLAGE	GROSS TAX	CREDITS	NET TAX
177	25,000	0.09	25,177	01/20/2024	11/21/2023	PAID IN FULL		
ENTITY	FMV	GROSS ASMT	EXEMPTION	TAXABLE VALUE	MILLAGE	GROSS TAX	CREDITS	NET TAX
JEFF DAVIS BD OF EDU	25,177	10,071	0	10,071	14.0000	140.99	0.00	140.99
COUNTY	25,177	10,071	0	10,071	19.1000	192.36	37.47	154.89
STATE	25,177	10,071	0	10,071	0.0000	0.00	0.00	0.00
TOTALS					29.3800	333.35		295.88

Interest at the current bank prime rate + 3% will be added monthly after the due date. Additionally, every 120 days there will be a 6% penalty up to 20%. For your convenience, you may pay online at www.jeffdavispay.com. If a receipt is desired, please include a self-addressed, stamped envelope with your payment. If you have any questions, please feel free to call us at (912) 375-6622.

BILL NO- 2023-6533	
Current Due	295.88
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	295.88
Back Taxes	
TOTAL DUE	0.00

** Interest and Penalties will apply after the due date as mandated by O.C.G.A. 48-2-40 and 48-2-44.

** If a receipt is desired, please include a self addressed, stamped envelope with your payment.

** An after hours drop box is available in front of the tax office for your convenience.

** Online payments can be made @ www.jeffdavispay.com **



**South Auction Inc.
338 East Main Street,
Swainsboro, GA**

Attached is an EPD report for this system. The non-compliant issues as noted in this report have been addressed by the current owner. This report is attached as a courtesy to further demonstrate the reports that are needed occasionally from the licensed operator of this system.



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

East Central District

3525 Walton Way Extension
Augusta, Georgia 30909
706-667-4343

April 17, 2024

Mr. Chase Johnson, Owner
Quality Water Systems, LLC
2987 Canoochee Garfield Road
Twin City, Georgia 30471
Sent via Email and USPS

RE: Sanitary Survey Inspection
Three Rivers Estates Water System
Permit No. CG2090018
Montgomery County

Dear Mr. Johnson:

On April 4, 2024, as a Georgia Environmental Protection Division (Division) representative, I conducted a Sanitary Survey inspection of the above-referenced drinking water facility. The purpose of the inspection was to evaluate the performance of the facility concerning the requirements of the Georgia Safe Drinking Water Act (Act), the Rules for Safe Drinking Water (Rules), and the Permit to Operate a Public Water System (Permit). The inspection report is enclosed for your review. The deficiency noted at the time of the inspection is outlined below.

Deficiency:

1. The facility was unable to provide chemical monitoring records for Synthetic Organic Compounds (SOCs) at the time of the inspection. Reach out to your lab for any records of SOC monitoring they may have from your system, and provide copies of these by the date noted below. Going forward, ensure SOC monitoring is conducted as scheduled by the Division. The sample schedule can be located at Drinking Water Watch (<https://gadrinkingwater.net/DWWPUB/>). Ensure that records of the sample results are transmitted to the Division and retained in the facility's operating records.

Note:

1. The facility did not have its chlorine residual testing equipment on hand to be assessed at the time of the inspection. Provide photographs of your testing equipment, including the expiration date of your chlorine reagents, by the date noted below.

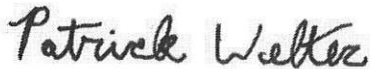
Recommendations:

1. The mesh screen on Source 102's riser pipe was becoming worn where it attaches. It is recommended that this be repaired before it becomes loose.
2. The pressure tank did not have bypass piping. This is recommended per **Minimum Standards 10.19b**.

3. The pressure tank was not housed. This is recommended per **Minimum Standards 10.19a**.

Please submit any sampling results from SOC sampling events that have been conducted in the last ten years and the photos of your testing equipment and reagents by **May 13, 2024**. The Division would like to thank you and Ms. Jodi Marsh for your assistance during the inspection. If you have any questions or comments, feel free to contact me at 706-667-4343.

Sincerely,



Patrick Welter
Environmental Compliance Specialist

 Attachments: Inspection report
CC: ECD Efiles/MontgomeryCounty/WS/ThreeRiversEstates
Jodi Marsh (Operator; via email)
DWP

Public Water System - District Sanitary Survey Inspection Form



GEORGIA
DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Purpose for Submittal: Sanitary Survey Completed

Present Status of Water System: Active

Date of Submittal: 4/17/2024

Data Entered into SDWIS: ☐

General Water System Data

Water System Name: Three Rivers Estates
Water System ID: CG2090018
Permit #: GA2090018

Region/District: East Central District
County: Montgomery
Permit Issue Date: 5/5/2021

EPD Associate: Patrick Welter
Date of Evaluation: 4/4/2024
Permit Expiration Date: 5/4/2031

Last Sanitary Survey Date: 2/10/2021

Next Scheduled Sanitary Survey: 4/4/2027

Permitted Sources: 1 # Active Sources: 1

Required # Bact. Samples/sample frequency: 1 / Monthly

Source Type(s): (1) Ground Water (Well) (2)

(3) (4)

System Type: Community WS

Total Number of Entry Points: 1

Total # Permitted SC: 55

Total # Active SC: 51

(Permitted - Active) = Total # Available SC: 4

Active Residential SC: 51

Active Commercial SC: 0

Active Wholesale Service Connections: 0

Community Population: 138

NTNC Population: 0

TNC Population: 0

Wholesale Customers: 0

% of Service Connections Metered: 100%

% of Sources Metered: 100%

Water Treated (Y/N): YES

Maximum Daily Use (gal):

Average Total Water Use per Day (gal): 2638.5

Seasonal System: NO See Section 7b for seasonal operating periods.

System

WS Street Address: 325 Three Rivers Lane

City: Uvalda

State: GA

Zip-code: 30473

Owner

Owner Name: Quality Water Systems LLC (Chase Johnson, Owner)

Email address: qualitywsllc@gmail.com

Owner Mailing Address: 2987 Canoochee Garfield Road

City: Twin City

State: GA

Zip-code: 30471

Owner Street Address:

City:

State:

Zip-code:

Phone No.: 478-494-5795

Fax:

Emergency Phone No.:

Operator

Operator Name: Jodi Marsh

Email address: marshwsllc@gmail.com

Operator Mailing Address: 30 Wedincamp Road

City: Twin City

State: GA

Zip-code: 30471

Operator Street Address:

City:

State:

Zip-code:

Certification No.: W4-002834

Expiration Date: 6/30/2025

Operator Classification: IV

Phone No.: 478-455-0961

Fax No.:

Emergency Phone No.:

Additional Contact Information (if applicable)

Title:

Name:

Email address:

Mailing Address:

City:

State:

Zip-code:

Street Address:

City:

State:

Zip-code:

Phone No.:

Fax No.:

Emergency Phone No.:

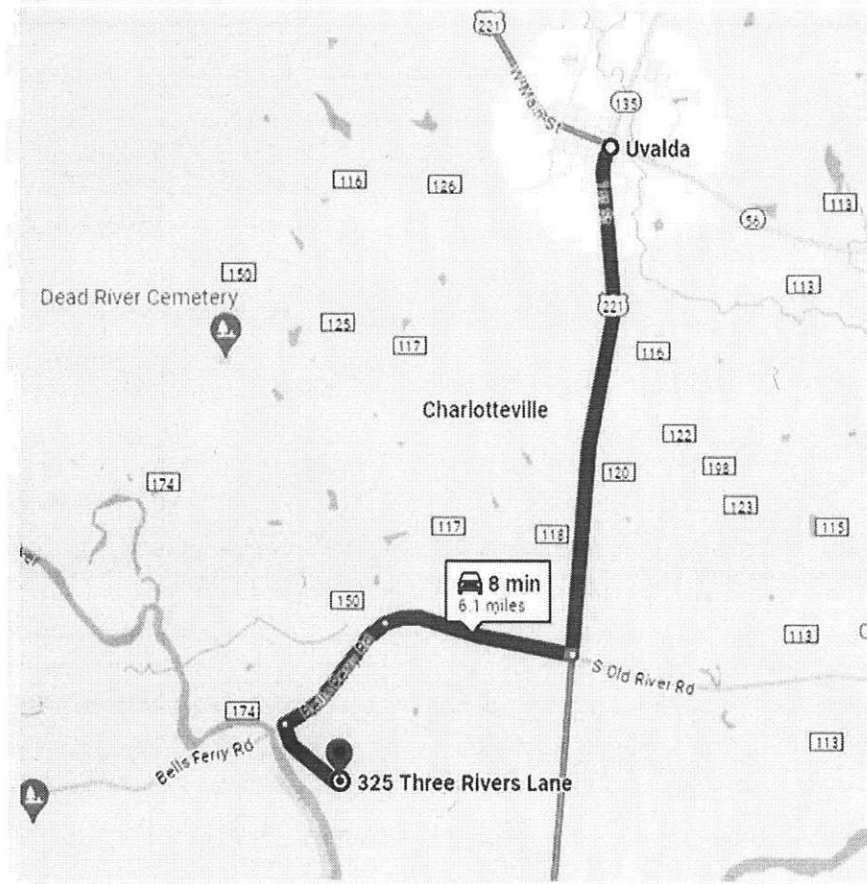
GENERAL COMMENTS AND DISCUSSION:

Average Total Water Use per Day calculated from previous 36 months of daily operating reports submitted by the water system.
Maximum daily use could not be determined as meters weren't read daily.

WATER SYSTEM LOCATION

Describe how to get to the water system from the nearest city; include a map showing the location of the water system.

From Uvalda, go south on US-221 S/1st Street for 3.3 miles, then turn right onto South Old River Road/Bells Ferry Road for 2.2 miles. Turn left onto Three Rivers Lane and continue for half a mile, and the water system's well will be on the left, just past 325 Three Rivers Lane.



GENERAL DESCRIPTION

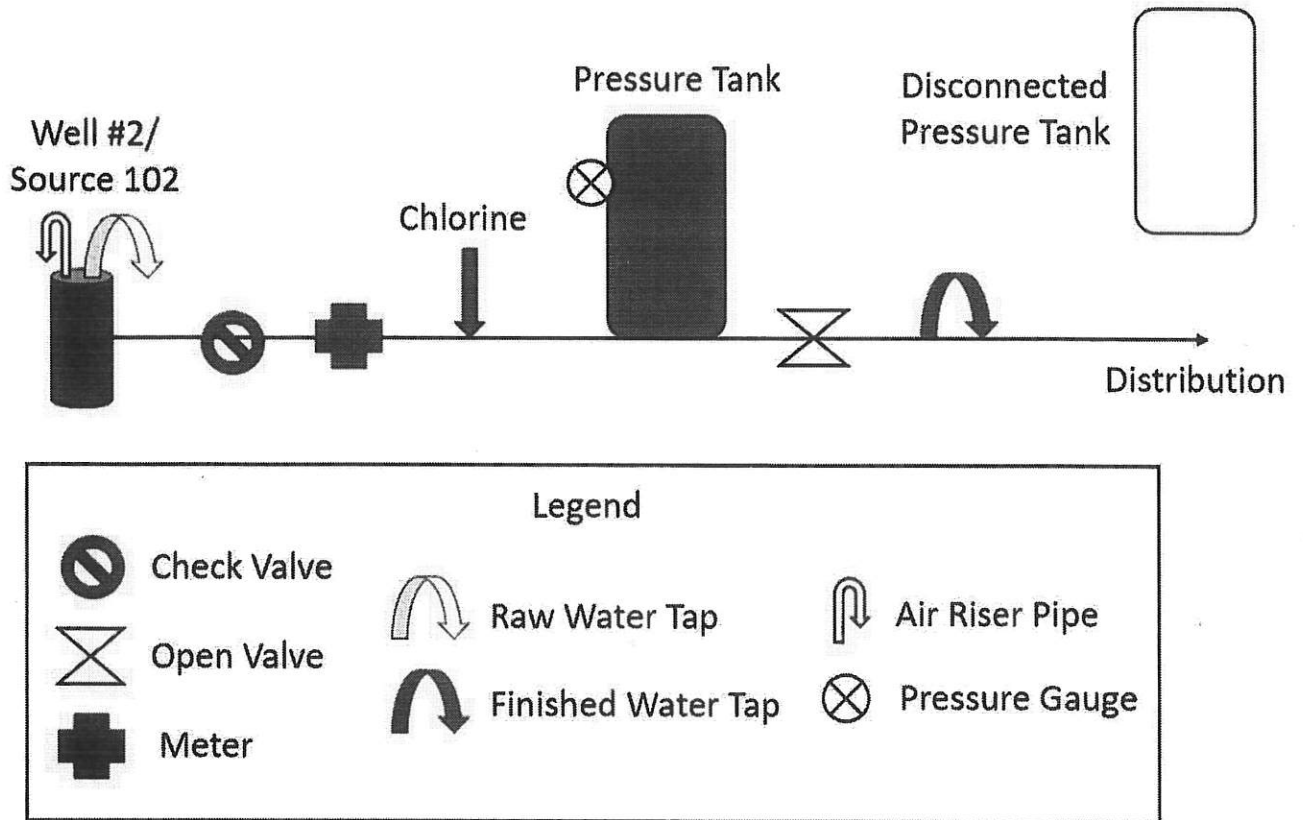
- a. Describe the business model and customer base for the water system that supports the Community, Non-Transient, Non-Community or Transient Non-Community designation. If applicable, include information detailing any seasonal portions of the distribution system (e.g. water system serves an RV Park where there are 10 homes with year round residents and 30 slots that are rented out during the summer months; the rental side remains pressurized year round because a few of the slots are occasionally rented during the off-season).

The community water system supports a residential population of around 138 people in 51 homes.

- b. Describe any changes to the water system sources, treatment equipment, or storage tanks since the last inspection. This would include changes such as adding or removing raw or finished water sample taps, converting from gas to liquid chlorination, installing a new source, replacing a storage tank with a larger/smaller tank, etc.

No changes since previous inspection.

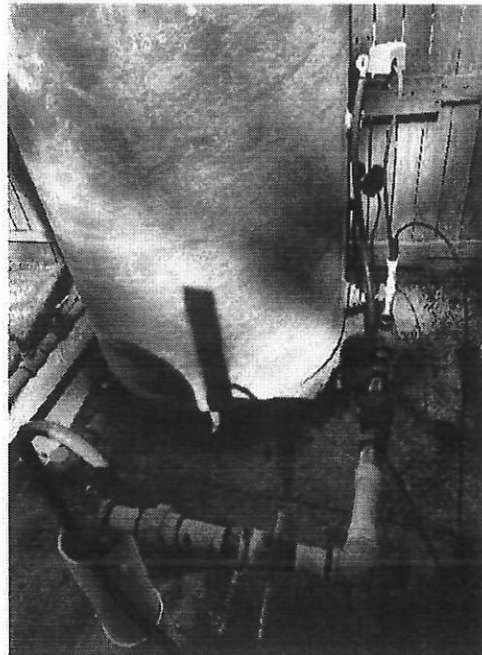
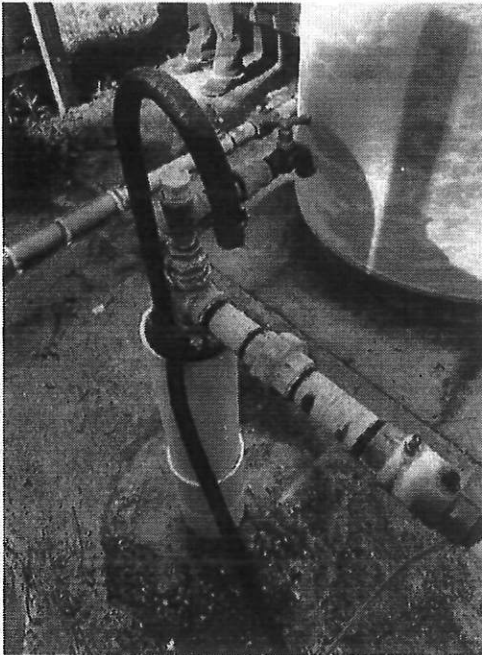
- c. Draw a flow diagram, showing bypasses. Include the flow from each separate source to the distribution system, giving for each source the various treatment processes provided in order of occurrence. Sources, treatment plants, and entry points should be numbered to match what is listed in the Drinking Water Database.



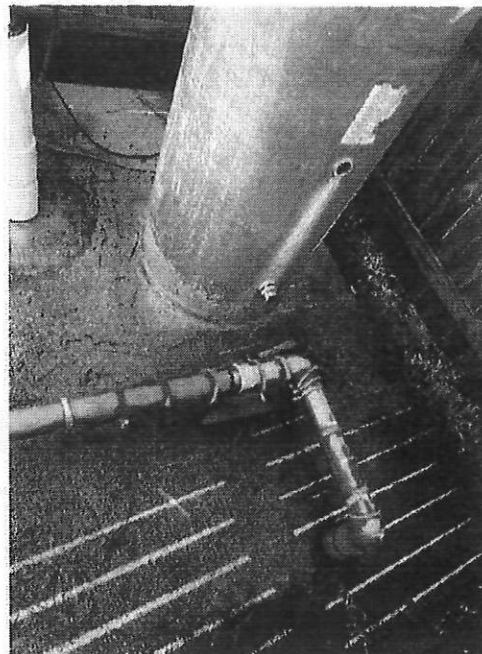
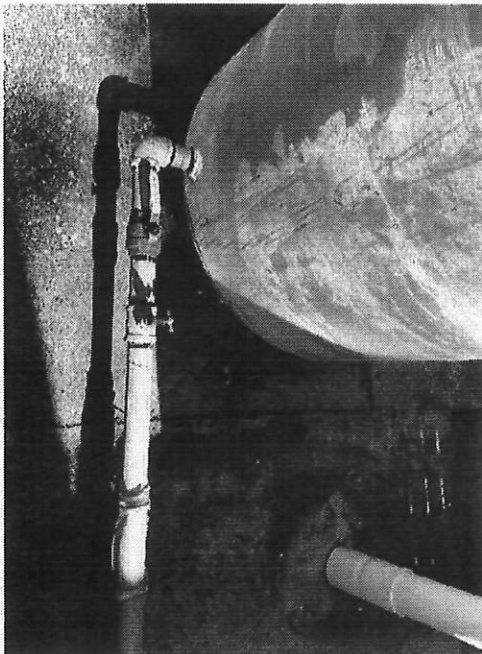
GENERAL DESCRIPTION (Continued)

- d. Include photos taken during the inspection. Include pictures of sources, treatment types and storage tanks; photos of items that need to be corrected may also be included.

All photos taken by Patrick Welter at the time of the inspection.



Well #2/Source 102 and Treatment Plant 202



Treatment Plant 202, unused disconnected pressure tank on right

The "significance" of a deficiency will be determined by evaluating whether: (a) the deficiency has the potential for contaminants to be introduced to the finished drinking water; (b) if not corrected, the deficiency will cause the potential for the introduction of contaminants to the finished drinking water at some point in the future; and (c) the deficiency causes or has the potential to result in the operation of the system in violation of the drinking water rules and standards. **Bolded questions throughout this report may be considered significant deficiencies if they meet these three (3) conditions.**

[Min Stds. #] = Reference the May 2000 Minimum Standards version.

[\$Min Stds. #] = Reference the March 2021 Minimum Standards version.

1. SOURCE OF SUPPLY (Well #2/Source 102)

	YES	NO	N/A	Significant Deficiency
1. Is the source of water approved by the Division and of good physical quality? [391-3-5-.06 & .07]	☒	☐	☐	☐
2. Is the source free from potential sources of contamination, including flooding and surface water runoff? [391-3-5-.04 & .07] [Min. Stds. 9.1.0 & 9.1.1] [\$Min. Stds. 11.0 & 11.1]	☒	☐	☐	☐
3. Is the well drilled and not a dug, bored or jetted well? [391-3-5-.07(2)] [Min. Stds. 5.3.0] [\$Min. Stds. 5.2.0]	☒	☐	☐	☐
4. Are "Wellhead Protection" plan requirements being met? (Applies to municipal, county, & authority owned CWS) [391-3-5-.40] [Min. Stds. 5.3.2] [\$Min. Stds. 5.2.4]	☐	☐	☒	☐
5. Well Casing 12 inches above well slab and not subject to flooding? [391-3-5-.07(11)(b)] [Min. Stds. 5.3.4.7(b) & 9.2.1] [\$Min. Stds. 5.2.6.1a, 5.2.10b, & 11.7.1] Type: PVC	☒	☐	☐	☐
6. Sanitary Seal is present and in good condition (tight)? [391-3-5-.07(11)(c & d)] [Min. Stds. 5.3.4.7(c) & 9.2.1.1] [\$Min. Stds. 5.2.10.2c]	☒	☐	☐	☐
7. Well Slab present and in good condition? [391-3-5-.07(11)(a)] [Min. Stds. 5.3.4.7(a)] [\$Min. Stds. 5.2.10a]	☒	☐	☐	☐
8. Properly designed Screened Riser Pipe present and screen intact? [391-3-5-.07(11)(c & d)] [Min. Stds. 5.3.4.7(d) & 9.2.1] [\$Min. Stds. 5.2.10c.2, 5.2.10.2a, & 11.7.1]	☒	☐	☐	☐
9. Raw Water Taps present and located prior to the well discharge pipe check valve? [391-3-5-.07(11)(e)] [Min. Stds. 5.3.4.7.1c] [\$Min. Stds. 5.2.11c]	☒	☐	☐	☐
10. Finish Water Taps available? [391-3-5-.09(1)(f)]	☒	☐	☐	☐
11. Check Valve, shutoff valve, and pressure gauge present, functioning and properly located? [Min. Stds. 5.3.4.7.1b, 9.6.1b, & 9.6.3a] [\$Min. Stds. 5.2.11b, 11.6.1b, & 11.6.3a]	☒	☐	☐	☐
12. Turbine Pump Block present and extends at least 12 inches above well slab? (applies to turbine pumps only) [391-3-5-.07(11)(d)] [Min. Stds. 5.3.4.7e] [\$Min. Stds. 5.2.10c]	☐	☐	☒	☐
13. Meter installed and operational on all sources installed after 1/1/1998. At a minimum, is all finished water metered as required by Permit? [391-3-5-.06(1)(a)1&.09(1)(m)] [Min. Stds. 4.1.7&9.6.3f] [\$Min. Stds. 4.12 & 11.6.3f]	☒	☐	☐	☐
14. Backup Source (if system permitted after 1/1/1998 and 25 or more service connections)? [391-3-5-.06 & .04(6)(d)] [Min. Stds. 4.1.8, 5.1.1b, & Approval Requirements(7)(d)] [\$Min. Stds. 5.2.2.2 & 5.0b]	☐	☐	☒	☐
15. Well pumping equipment is protected from unauthorized entry and use by an enclosed shelter or enclosed by a fence? [391-3-5-.07(14)] [Min. Stds. 5.3.2.m] [\$Min. Stds. 4.17d & f]	☒	☐	☐	☐
16. Is equipment unchanged (i.e. no addition/modification) and have no new, unapproved sources been added to the system since the last sanitary survey? [391-3-5-.04 & .05(1)]	☒	☐	☐	☐
17. In lieu of 4-log virus inactivation treatment, triggered source water monitoring is conducted as required? [391-3-5-.54(3)(a)]	☒	☐	☐	☐

LIST OF GROUNDWATER SOURCES: Applicable ☒ Not Applicable ☐

Source No. (101)	Source Type	Type Usage	Pump Type	Individual Meter (Y/N)	Emergency Power Source? (Y/N)	Comments
101	G	A				Certified abandoned as of 2018, was near Bells Ferry Road
102	G	P	S	Yes	Yes	Well is just past 325 Three Rivers Lane on the left side of the road
103	G	A				Unknown if properly abandoned, was at far end of Three Rivers Lane

Additional Sources of Supply Listed in Attachment A? No

Source Type: G = well, S = spring

Type Usage: P = permanent, E = emergency, S = seasonal, I = interim, A = abandoned

Pump Type: S = submersible, T = vertical turbine, J = jet, C = centrifugal, N = no pump, O = other

PURCHASED WATER SOURCES: Applicable ☐ Not Applicable ☒

Source No. (101)	Source Type	Type Usage	Is Source Metered? (Y/N)	Name of Purchased Water Source (Water System Name)	Water System ID Number	Additional Treatment Provided? (Y/N)

Source Type: P = purchased surface, W = purchased ground

Type Usage: P = permanent, E = emergency, S = seasonal, I = interim, A = abandoned

COMMENTS AND DISCUSSION FOR SOURCE OF SUPPLY:

No violations or deficiencies were noted during the inspection.

2. TREATMENT

2a. Chemical Feed Systems, Dosages and Residuals

Applicable ☒ Not Applicable ☐

Plant No. (201)	Treatment Process (Cl ₂ , F, Fe, Mn, pH, corrosion, softening, aeration, etc.)	Chemical Name	NSF 60 Certified ¹ (Y/N)	Strength of Chemical	Required by Permit (Y/N)	Equipment Condition ²	Back-up Equipment Available ³ (Y/N)
202	Chlorine	Azone 15 (Sodium hypochlorite)	Yes	12.5%	Yes	Operating Properly	Yes

Additional Treatment Processes Listed in Attachment B? No

- All chemicals coming in contact with drinking water during treatment must be certified as conforming with NSF Standard 60 [391-3-5-.04(7)] [Min. Stds. 14.1.5., 15.1.0, 19.1.0, 19.6.1, & Approval Requirements (8)] [§Min. Stds. 4.19, Part 7 Intro, & Part 8 intro].
- Chemical Feed Equipment must be of such design and capacity to accurately supply the required treatment chemicals at all times [391-3-5-.09(1)(d)] [Min. Stds. 9.1.4] [§Min. Stds. 8.3a & 9.9.2d].
- Back-up equipment required for chemical feed equipment if installed after 1/1/1998, otherwise recommended [Min. Stds. 11.1.1c & 19.1.3] [§Min. Stds. 8.5.a.2 & 9.9.1c].

- | | YES | NO | N/A | Significant Deficiency |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Is treatment equipment that is required by Permit or to comply with MCLs operating properly (e.g. disinfection, pH, iron, manganese control, etc.)? [391-3-5-.09 & .14(1)-(4)] [Min. Stds. Parts 10-17] [§Min. Stds. Part 9] | ☒ | ☐ | ☐ | ☐ |
| 2. Is fluoridation required by permit, if so, is it provided? (all incorporated municipalities unless referendum approval to cease) [391-3-5-.16 & .14(4)] [Min. Stds. Part 15] [§Min. Stds. 7.7] | ☐ | ☐ | ☒ | ☐ |
| 3. If facility is required to provide 4-log virus inactivation, there is no evidence of system modifications that would reduce the contact time between the source and first customer? [391-3-5-.06]..... | ☐ | ☐ | ☒ | ☐ |
| 4. Is Equipment unchanged (i.e. no addition/mods) since the last sanitary survey? [391-3-5-.04 & .05(1)]..... | ☒ | ☐ | ☐ | ☐ |
| 5. The treatment plant is not and cannot be bypassed, which would allow untreated water into the distribution system? [391-3-5-.09(1)(n)]..... | ☒ | ☐ | ☐ | ☐ |

6. Measured Fluoride Residual(s) [391-3-5-.14(4)]: Applicable ☐ Not Applicable ☒

Sampling Location

Fluoride Residual (ppm)

(1)

7. Measured pH of the water when pH adjustment chemicals are in use. [391-3-5-.14(7)]: Applicable ☐ Not Applicable ☒

Sampling Location

Water pH

(1)

2b. Gas Chlorination Systems: Applicable ☐ Not Applicable ☒

	YES	NO	N/A	Significant Deficiency
1. Gas chlorination equipment and cylinders housed in a separate room or facility? [391-3-5-.09(1)(f)] [Min. Stds. 11.2.a.1., 19.5.1a., & 19.7.0c.] [§Min. Stds. 7.1a, 8.18c, & 9.9.7a]	☐	☐	☒	☐
2. The chlorine gas equipment & storage room has externally or automatically activated, floor level, forced air ventilation? [391-3-5-.09(1)(f)(4)] [Min. Stds. 11.2.2a.5., 19.5.1g., & 19.7.0b.] [§Min. Stds. 7.1g, 8.18b, & 9.9.7e]	☐	☐	☒	☐
3. Gas chlorination cylinders stored out of direct sunlight, secured from tipping or movement, and protected against unauthorized tampering? [391-3-5-.09(1)(f)] [Min. Stds. 11.2.2a., 19.5.1e.-f.)] [§Min. Stds. 7.1e-f & 9.9.7]	☐	☐	☒	☐
4. A container of fresh ammonia solution provided for detection of leaking Cl ₂ from equipment or cylinders? [391-3-5-.09(1)(f)(5)] [Min. Stds. 11.2.2a.6 & 19.7.0d.] [§Min. Stds. 8.18d & 9.9.7f]	☐	☐	☒	☐
5. Chlorine gas installations are equipped with a gas detection device connected to an audible alarm? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 19.5.1g.11.] [§Min. Stds. 7.1g.11]	☐	☐	☒	☐
6. Chlorine gas mask or self-contained breathing apparatus readily accessible and in good condition? [391-3-5-.09(1)(f)(3)] [Min. Stds. 11.2.2a.4. & 19.7.0c.] [§Min. Stds. 8.18c & 9.9.7d]	☐	☐	☒	☐
7. Automatic switchover of chlorine cylinders provided, where necessary, to assure continuous disinfection? [Min. Stds. 11.1.1d.] [§Min. Stds. 9.9.1d]	☐	☐	☒	☐
8. Properly calibrated and working weighing scales provided for chlorine gas cylinders? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 19.1.7a] [§Min. Stds. 8.9a]	☐	☐	☒	☐

2c. Miscellaneous Treatment Requirements

1. Fluoridation equipment and chemicals housed in a separate room or facility? [391-3-5-.09(1)(j)] [Min. Stds. 15.1.1a. & 19.7.0c.] [§Min. Stds. 7.7.a.1 & 7.7b.12]	☐	☐	☒	☐
2. Properly calibrated and working weighing scales provided for fluoride solution feed? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 19.1.7] [§Min. Stds. 7.7b.3]	☐	☐	☒	☐
3. Separate indoor storage for fluoride compounds, and bags, fiber drums & steel drums on pallets? [Min. Stds. 15.1. 1] [§Min. Stds. 7.7a]	☐	☐	☒	☐
4. Sodium Chlorite for Chlorine Dioxide generation is housed in a separate room or facility constructed of noncombustible materials? [Min. Stds. 19.6.0b.] [§Min. Stds. 7.3a]	☐	☐	☒	☐
5. Liquid Caustic (50% sodium hydroxide solution) is protected from loss from solution due to exposure to low temperatures? [Min. Stds. 19.2.0d.3. & 19.6.0a.4.] [§Min. Stds. 7.2d & 8.11e.3]	☐	☐	☒	☐
6. Aerators properly maintained? (screens intact, trays not fouled, blower working, documented maintenance, etc.) [Min. Stds. Part 13] [§Min. Stds. 9.11]	☐	☐	☒	☐
7. Filters properly maintained? (not plugged or cracked, backwashed as needed) [391-3-5-.09] [Min. Stds. 10.3] [§Min. Stds. 9.4]	☐	☐	☒	☐
8. Water treatment equipment is enclosed in a weather proof shelter and protected from unauthorized entry? [391-3-5-.07(14)] [Min. Stds. 5.3.2.m] [§Min. Stds. 4.17]	☒	☐	☐	☐

COMMENTS AND DISCUSSION FOR TREATMENT:

No violations or deficiencies were noted during the inspection.

3. DISTRIBUTION SYSTEM

	YES	NO	N/A	Significant Deficiency
1. Does the distribution system appear to be free of cross connections? [391-3-5-.13] [Min. Stds. 7.4.0 & 7.6.4] [§Min. Stds. 12.3 & 12.8]	☒	☐	☐	☐
2. If the permit requires a cross connection control plan, is it being followed? [391-3-5-.13(4)]	☐	☐	☒	☐
3. Does the distribution system appear to be free of leaks? [391-3-5-.10]	☒	☐	☐	☐
4. Flow measuring device(s) installed for all new service connections installed after 1/1/1998 (Applies to CWS and NTNCWS), and when required by permit for all others? [391-3-5-.10(3)] [Min. Stds. 4.1.7] [§Min. Stds. 4.12]	☒	☐	☐	☐
5. Bacteriological Sampling conducted as required by permit? [391-3-5-.14(8)-(11), & .23]	☒	☐	☐	☐
6. If applicable, is facility scheduled for Lead and Copper sampling? Are Lead and Copper Sampling sites designated? Are Lead and Copper samples collected as scheduled? (CWS and NTNCWS only) [391-3-5-.25]	☒	☐	☐	☐
7. If applicable, is facility scheduled for Disinfection By-Products (DBP) sampling? Are DBP sampling sites designated? Are DBP samples collected as scheduled? (CWS and NTNCWS using primary or residual disinfectant other than UV light) [391-3-5-.53(2)]	☒	☐	☐	☐
8. If existing lines have been repaired (when mains are wholly or partially dewatered) or new lines installed, was disinfection and special Bac-T sampling conducted before returning to service? (If yes, see records of repair, disinfection and sampling) [391-3-5-.12(a)] [Min. Stds. 7.2.4.1c] [§Min. Stds. 12.5.5a and b]	☐	☐	☒	☐
9. Is a free chlorine residual detectable throughout the distribution system? [391-3-5-.14(2)]	☒	☐	☐	☐
Sampling Location (Distribution system and Storage Tanks)	Free Chlorine Residual (ppm)			
(1) 590 Three Rivers Lane	0.38			
(2) 336 Three Rivers Lane	0.24			
(3) 269 Bells Ferry Road	0.28			
(4)				
10. Minimum pressure of 20 psi maintained? [391-3-5-.10(1), & .10(4)] Normal working pressure of 35 – 60 psi but not more than 100 psi maintained? [Min. Stds. 7.1.1f and g.] Normal working pressure of 60 – 80 psi but not less than 35 psi and not greater than 100 psi maintained [§Min. Stds. 12.2.1f and g)]	☒	☐	☐	☐
Sampling Locations	Static Pressure (psig)			
(1) 590 Three Rivers Lane	40			
(2) 336 Three Rivers Lane	29			
(3) 269 Bells Ferry Road	30			
(4)				
11. Is the distribution system flushed on a regular or periodic basis? (Recommended) [391-3-5-.10(9)] [Min. Stds. 7.1.2, & 7.2.0j.] [§Min. Stds. 12.2.2, 12.5.4d, & 12.5.5a]	☒	☐	☐	☐
12. Does the distribution system appear to be free of unapproved construction projects, extensions, etc.? [391-3-5-.04] [Min. Stds. 1.1.1, 1.1.2, 1.1.3, 1.2.2, & Approval Requirements (1), (2), & (3)] [§Min. Stds. 1.1a and b, 1.2 - 1.4, & 1.8] ..	☒	☐	☐	☐
13. Does all available evidence suggest that the distribution system is free of asbestos cement pipe? If no, what percentage of distribution system contains AC pipe? % [391-3-5-.21(5)] [Min. Stds. 7.6.0)] [§Min. Stds. 12.1] ..	☒	☐	☐	☐

14. Interconnections to other systems (Consecutive Connections) [Min. Stds. 7.4.1a.] [§Min. Stds. 12.8a] Applicable ☐ Not Applicable ☒

System Name/Description	Type Connection ¹	Permitted System? (Y/N)	WSID#	Connection Status ²	Listed on System Permit? (Y/N)

1 – Type Connection: SW = Water is Sold, PW&SW = Water is Purchased & Sold

2 – Connection Status: A = Active/In Use, E = Emergency Use Only, S = Seasonal/Occasional Use

COMMENTS AND DISCUSSION FOR DISTRIBUTION SYSTEM:

No violations or deficiencies were noted during the inspection.

4. FINISHED WATER STORAGE

4a. Water Storage Tanks: Applicable ☒ Not Applicable ☐

Plant No. (201)	Location	Type	Tank Material	Storage Volume (gal)	Screened Vent ¹ (Y/N)	Screened Overflow ² (Y/N)	Drain Valve ³ (Y/N)	Access Manhole ⁴ (Y/N)	Sampling Tap ⁵ (Y/N)	Limited Access ⁶ (Y/N)
202	Treatment Plant	P	Steel	520	N/A	N/A	N/A	N/A	N/A	Yes

Additional Water Storage Tanks Listed in Attachment C? No

Storage Type: C = Clear well, G = Ground, E = Elevated, S = Standpipe, P = Pressure, O = Other

1 Screened vents required for all non-pressurized storage tanks, **screens are intact.** [391-3-5-.11(1)] [Min. Stds. 8.1.6] [§Min. Stds. 10.7]

2 Screened overflows required for all non-pressurized storage tanks, **screens are intact.** [391-3-5-.11(1)] [Min. Stds. 8.1.4] [§Min. Stds. 10.5]

3 All storage tanks required to have a means for draining. [391-3-5-.11(1)] [Min. Stds. 8.1.3] [§Min. Stds. 10.3]

4 Interior access for cleaning and maintenance required for all storage tanks installed after 1/1/1998, otherwise recommended. [Min. Stds. 8.1.5] [§Min. Stds. 10.6]

5 Sampling tap required for all storage tanks installed after 1/1/1998, otherwise recommended. [Min. Stds. 8.1.15.] [§Min. Stds. 10.17]

6 Appropriate measures taken to secure critical infrastructure from trespassers, vandals and saboteurs. [391-3-5-.04(8)] [Min. Stds. 8.1.2b.] [§Min. Stds. 10.2b]

4b. All Finished Water Storage Tanks:

	YES	NO	N/A	Significant Deficiency
1. Tanks have a water tight roof (i.e. permanent cover)? [391-3-5-.11(1)] [Min. Stds. 8.1.2a.] [Min. Stds. 10.2a]	☒	☐	☐	☐
2. Tank overflow and drain discharges are not directly connected to a sewer and/or storm drain and have splash pad and erosion protected drainage channel? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 8.1.3, 8.1.4a, 8.1.4.b.] [Min. Stds. 10.3, 10.5a, & 10.5b]	☒	☐	☐	☐
3. Tank overflow and drains have a 24-mesh non-corrodible screen and/or flap valve? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 8.1.3 & 8.1.4e.] [Min. Stds. 10.3 & 10.5e]	☐	☐	☒	☐
4. Are tank overflow outlets visible? (required if installed after 1/1/98, otherwise recommended) [Min. Stds. 8.1.4f.] [Min. Stds. 10.5g]....	☐	☐	☒	☐
5. Tanks are properly maintained and free of contamination and leaks due to damage, corrosion, or other means? [391-3-5-.11(4)] [Per AWWA M42-92, tanks should be washed out and inspected at least once every 3 years. Where water supplies have sediment problems, annual washouts are recommended.].....	☒	☐	☐	☐
6. If applicable, all new or repaired tanks are disinfected and special Bac-T sampling conducted before returning to service? (If yes, see records of repair, disinfection and sampling)? [391-3-5-.11(7) & .12(b)] [Min. Stds. 8.2.0.] [Min. Stds. 10.16]	☐	☐	☒	☐
7. If storage tank has more than 2 days of storage, provisions are provided for water turn over or booster chlorination? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 8.1.14.] [Min. Stds. 10.4]	☐	☐	☒	☐
8. Does the facility have an inspection/maintenance/cleaning schedule established for all storage tanks? Is the facility adhering to the schedule? [391-3-5-.11(4)].....	☒	☐	☐	☐

4c. Hydropneumatic Pressure Tanks:

1. Tanks have a device to maintain Air/Water ratio at satisfactory level? [391-3-5-.11(6)] [Min. Stds. 8.3.4.6] [Min. Stds. 10.19g]	☒	☐	☐	☐
2. Tanks have bypass piping? (recommended) [Min. Stds. 8.3.4.1] [Min. Stds. 10.19b]	☐	☒	☐	☐
3. Tanks have cutoff valves? (recommended) [Min. Stds. 8.3.4.6] [Min. Stds. 10.19g]	☒	☐	☐	☐
4. Tanks have control equipment consisting of pressure gauge, air blow-off valve, pressure operated start-stop pump control, sight glass and mechanical means for adding air? (recommended) [Min. Stds. 8.3.4.6] [Min. Stds. 10.19g]	☒	☐	☐	☐
5. Entire tank and/or control end is housed? (recommended) [Min. Stds. 8.3.4] [Min. Stds. 10.19a]	☐	☒	☐	☐

4d. Buried and Semi-buried Finished Water Storage Tanks:

1. Ground slopes away from tanks? [391-3-5-.11(5)] [Min. Stds. 8.1.11] [Min. Stds. 10.14]	☐	☐	☒	☐
2. Top of tanks are at least 2 feet above ground level? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 8.1.1d.] [Min. Stds. 10.1d]	☐	☐	☒	☐
3. Tanks located at least 50 feet from sewers, drain fields, storm drains, and standing water? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 8.1.1c] [Min. Stds. 10.1c]	☐	☐	☒	☐

4e. Clearwells:

1. Tanks include features (e.g. baffles) to minimize short circuiting? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 8.3.3a.] [Min. Stds. 10.18.3a]	☐	☐	☒	☐
2. Tanks include a screened vent, drain and overflow? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 8.3.3b-d.] [Min. Stds. 10.18.3b-d]	☐	☐	☒	☐

COMMENTS AND DISCUSSION FOR FINISHED WATER STORAGE:

The pressure tank did not have bypass piping. This is recommended per Minimum Standards 10.19b.
The pressure tank was not housed. This is recommended per Minimum Standards 10.19a.

5. PUMPS, PUMP FACILITIES, & CONTROLS (other than source and treatment equipment)

5a. Water Pumping Facilities: Applicable ☐ Not Applicable ☒

Location of Pumping Facility	Pumps			Emergency Power* (Y/N)
	No. of Pumps	Type	Capacity (gpm)	

Additional Pump Details Listed in Attachment D? No

Pump type: S = submersible, T = vertical turbine, J = jet, C = centrifugal, O = other

* Emergency Power required if installed after 1/1/1998, otherwise recommended. [Min. Stds. 9.6.6] [Min. Stds. 11.6.6]

5b. Requirements for Water Pumping Facilities:

	YES	NO	N/A	Significant Deficiency
1. Ground slopes to divert surface drainage away from pumping stations? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 9.1.1a.3.] [Min. Stds. 11.1c]	☐	☐	☒	☐
2. Pumping stations are protected against unauthorized entrance and vandalism? (required if installed after 1/1/1998, otherwise recommended) [Min. Stds. 9.1.1a.4.] [Min. Stds. 11.1d]	☐	☐	☒	☐
3. Automatic and remote controlled pump stations have functioning "Out of Service" alarms? [Min. Stds. 9.5.0.] [Min. Stds. 11.5]	☐	☐	☒	☐
4. Pumping station is not being used for storage of materials that offer potential for contamination of the water?	☐	☐	☒	☐
5. Is pump station free from cross connections? [391-3-5-.13(1)]	☐	☐	☒	☐
6. Is pumping and control equipment functioning properly and reliable?	☐	☐	☒	☐
7. Booster Pumps (required if installed after 1/1/1998, otherwise recommended):				
a. Has standard pressure gauge on discharge line, compound gauge on suction line, means for measuring the discharge, and sampling taps? [Min. Stds. 9.6.3.] [Min. Stds. 11.6.3]	☐	☐	☒	☐
b. Has positive acting check valve on discharge line between pump and shutoff valve? [Min. Stds. 9.6.1b.] [Min. Stds. 11.6.1b]	☐	☐	☒	☐
c. Has a pressure sustaining valve or low pressure cutoff device on suction line to prevent pressure drop below 20 psig? [Min. Stds. 9.4.3b.] [Min. Stds. 11.4b]	☐	☐	☒	☐
d. At least two pumps provided? [Min. Stds. 9.4.1a.] [Min. Stds. 11.4.1]	☐	☐	☒	☐
e. If water lubricated, is potable water being used? [Min. Stds. 9.6.4.] [Min. Stds. 11.6.4]	☐	☐	☒	☐
f. If oil lubricated, is correct type of lubricant used?	☐	☐	☒	☐

COMMENTS AND DISCUSSION FOR PUMPS, PUMP FACILITIES AND CONTROLS:

Facility does not have pumps, pump facilities, or controls.

6. MONITORING, REPORTING, & DATA VERIFICATION

	YES	NO	N/A	Significant Deficiency
1. Records maintained at the facility or at a convenient location? [391-3-5-.15(1)] [Min. Stds. 20.1.3.1] [§Min. Stds. 14.3.1]	☒	☐	☐	☐
2. Microbiological monitoring records; are results provided by a certified laboratory? (5 years). [391-3-5-.15(1)(a)] [Min. Stds. 20.1.3.2a.] [§Min. Stds. 14.3.2a] Name of Certified Lab: Florida Spectrum Environmental Services	☒	☐	☐	☐
3. If applicable, has facility adequately addressed chronic Total Coliform Rule MCLs?.....	☐	☐	☒	☐
4. Facility has not frequently been cited for microbiological failure to monitor violations?.....	☒	☐	☐	☐
5. Chemical monitoring records; are results provided by a certified laboratory? (10 years) [391-3-5-.15(1)(a)] [Min. Stds. 20.1.3.2b.] [§Min. Stds. 14.3.2b] Name of Certified Lab: Florida Spectrum Environmental Services	☐	☒	☐	☐
6. Lead and Copper monitoring records (required for CWS and NTNCWS)? (12 years) [391-3-5-.15(1)(e), & .25(12)] [Min. Stds. 20.1.3.2c.] [§Min. Stds. 14.3.2c]	☒	☐	☐	☐
7. Water System is not in significant non-compliance for one or more contaminants?.....	☒	☐	☐	☐
8. Treatment Records, showing applicable treatment residuals (e.g. DORs)? (3 years) [391-3-5-.14(7), & .14(9)] [Min. Stds. 20.1.3.1, & 20.1.3.2] [§Min. Stds. 14.3.1 & 14.3.2]	☒	☐	☐	☐
9. Have all monthly operating reports (i.e. DORs) been submitted to the District Office in a timely fashion since the previous Sanitary Survey Inspection? If not, what percent were late or missing? ____%.....	☒	☐	☐	☐
10. Water System is not in significant non-compliance for disinfection residuals? [391-3-5-.14(2)].....	☒	☐	☐	☐
11. All in-house testing, equipment and reagents (e.g. fluoride and chlorine residual test equipment) being used conform to accepted procedures? [391-3-5-.14]	☐	☒	☐	☐
12. Consumer Confidence Reports? (3 years) (Applies to all CWS) [391-3-5-.41]	☒	☐	☐	☐
13. Sanitary Surveys of the system? (10 years) [391-3-5-.15(1)(c)] [Min. Stds. 20.1.3.2f.] [§Min. Stds. 14.3.2f]	☒	☐	☐	☐
14. If applicable, Lab Inspection reports? (Certified Labs Only, latest inspection report) [391-3-5-.14(8), .14(11), & .29(1)].....	☒	☐	☐	☐
15. Chemical Monitoring Waivers maintained on file? (5 years past expiration) [391-3-5-.15(1)(d)] [Min. Stds. 20.1.3.2g.] [§Min. Stds. 14.3.2g] Chemical Waivers granted for: _____	☐	☐	☒	☐
16. Source Water Assessment Plan? Date it was completed: <u>5/24/2004</u> [391-3-5-.42].....	☒	☐	☐	☐
17. Revised Total Coliform Rule (RTCR) Sample Site Plan [391-3-5-.55(3)(a)]	☒	☐	☐	☐
a. Has the facility developed a Site Sample plan for RTCR sampling (5 years)?.....	☒	☐	☐	☐
b. Does the facility have a dated system map that shows locations of sources, storage tanks, distribution lines, RTCR and Groundwater Rule (GWR) sample points?.....	☒	☐	☐	☐
c. Do the sample locations represent all areas of the distribution system?.....	☒	☐	☐	☐
d. Do all sample locations have additional locations identified for repeat sampling?.....	☒	☐	☐	☐
e. If it is not possible to get a proper upstream and/or downstream repeat sample, does the sample site plan identify how the system will collect all three (3) repeat samples for any given location?.....	☐	☐	☒	☐
f. If the system elected to develop a Standard Operating Procedure (SOP) to select repeat sample locations on a situational basis, does the SOP meet the RTCR requirements for repeat sampling?.....	☐	☐	☒	☐
18. Sample Site Plan for TTHM/HAA5 sampling and/or IDSE Monitoring Plan? (required for CWS and NTNCWS) [391-3-5-.24(3)(h)4. & .53(2)(g)]	☒	☐	☐	☐
19. Sample Site Plan for Lead and Copper sampling? [391-3-5-.25(7)(a)1.].....	☒	☐	☐	☐
20. If applicable, records of RTCR Level 1 and/or Level 2 Assessment forms and associated documentation showing corrective actions have been completed? (5 years) [391-3-5-.55(1)(b)1].....	☐	☐	☒	☐
21. If applicable, certification paperwork and sample results for each seasonal start up event? [391-3-5-.55(4)(f)1]....	☐	☐	☒	☐

	YES	NO	N/A	Significant Deficiency
22. Initial Composite Radiological or Initial Quarterly Radiological sampling complete for all sources? If so, each entry point is scheduled for appropriate compliance monitoring? [391-3-5-.18(5) & .27] (Applies to CWS only).....	☒	☐	☐	☐
23. Each entry point is scheduled for Inorganic Compound (IOC) compliance monitoring (generally once every 3 years)? [391-3-5-.18(1) & .21] (Applies to CWS and NTNCWS only).....	☒	☐	☐	☐
24. Initial Quarterly Volatile Organic Compound (VOC) sampling complete for all new or modified entry points? If so, each entry point is scheduled for appropriate VOC compliance monitoring? [391-3-5-.18(2) & .22] (Applies to CWS and NTNCWS only).....	☒	☐	☐	☐
25. All entry points scheduled for annual Nitrate sampling or quarterly sampling if sample results are $\geq$ 50% of the MCL? [391-3-5-.18(1) & .21(7)] (Applies to all systems)	☒	☐	☐	☐
26. Facility is scheduled for Disinfection By-Products (DBP2) sampling? DBP sampling sites designated by address? DBP samples are collected as scheduled? (Applies to CWS and NTNCWS) [391-3-5-.53]	☒	☐	☐	☐
27. Chemical Sampling conducted as scheduled and as required by permit? Samples are collected at appropriate entry point locations? [391-3-5-.21, .22, .26, .26]	☒	☐	☐	☐
28. If applicable, records of Disinfection of New and Repaired Lines/Extensions/Storage Tanks? (3 years) [391-3-5-.10(9), .11(3), .11(7), & .12] [Min. Stds. 20.1.3.1] [§Min. Stds. 14.3.1]	☒	☐	☐	☐
29. Records for storage tank maintenance?.....	☒	☐	☐	☐
30. Written Flushing program? (Recommended) [391-3-5-.10(4)] [Min. Stds. 7.1.2, & 7.2.0.] [§Min. Stds. 12.2.2]	☒	☐	☐	☐
31. Facility is not currently under advanced enforcement with unresolved violations?.....	☒	☐	☐	☐
32. If applicable, does the facility have an approved compliance plan to resolve past or current Consent Orders or open violations? Are they in compliance with the plan?.....	☐	☐	☒	☐
33. If applicable, records of Complaints or Violations, and Corrective Actions Taken? (3 years) [391-3-5-.15(1)(b)] [Min. Stds. 20.1.3.2] [§Min. Stds. 14.3.2]	☒	☐	☐	☐
34. If applicable, records of Public Notifications for MCL, FTM and Treatment Technique violations? (3 years) [391-3-5-.32 & .54(5)(d)]	☒	☐	☐	☐
35. If applicable, has all required Public Notification been completed since the last Sanitary Survey Inspection?...	☒	☐	☐	☐
36. Water Conservation/Leak Detection Plan? (When required by permit).....	☐	☐	☒	☐
37. Written Cross Connection Control Program? (When required by permit) [391-3-5-.13(4)]	☐	☐	☒	☐
38. Wellhead Protection Plan? (When required by permit; applies to municipal, county, & authority owned CWS) [391-3-5-.40] [Min. Stds. 5.3.2] [§Min. Stds. 5.2.4]	☐	☐	☒	☐
39. If maximum combined groundwater withdrawal > 100,000 GPD, does system have a Groundwater Use Permit? [391-3-5-.06] [391-3-2-.01]	☐	☐	☒	☐

MONITORING COMPLIANCE HISTORY FOR PREVIOUS 12 MONTHS or PREVIOUS 6 QUARTERS

Monitoring Period	Parameter(s)	Monitoring Results	Enforcement Action
February 2024	Microbiological	In Compliance	None
January 2024	Microbiological	In Compliance	None
December 2023	Microbiological	In Compliance	None
November 2023	Microbiological Nitrate	In Compliance	None
October 2023	Microbiological	In Compliance	None
September 2023	Microbiological	In Compliance	None
August 2023	Microbiological DBP IOC VOC	In Compliance	None
July 2023	Microbiological Lead - Copper	In Compliance	None
June 2023	Microbiological	In Compliance	None
May 2023	Microbiological	In Compliance	None
April 2023	Microbiological	In Compliance	None
March 2023	Microbiological	In Compliance	None

COMMENTS AND DISCUSSION FOR MONITORING, REPORTING AND DATA VERIFICATION:

The Drinking Water Program monitors this facility for compliance with chemical parameters.

All compliance and enforcement actions in regard to the Nitrate-Nitrite, Disinfection By-Products (DBP), Inorganic Compounds (IOC), Lead & Copper (Pb & Cu), and Volatile Organic Compounds (VOCs) results are handled by the Drinking Water Program in Atlanta. That is why the monitoring results and enforcement actions for these parameters are intentionally left blank.

The facility was unable to provide chemical monitoring records for Synthetic Organic Compounds (SOCs) at the time of the inspection. Reach out to your lab for any records of SOC monitoring they may have from your system, and provide copies for SOC sampling events that have been conducted in the last ten years by the date noted below. Going forward, ensure SOC monitoring is conducted as scheduled by the Division. The sample schedule can be located at Drinking Water Watch (<https://gadrinkingwater.net/DWWPUB/>). Ensure that records of the sample results are transmitted to the Division and retained in the facility's operating records.

The facility did not have its chlorine residual testing equipment on hand to be assessed at the time of the inspection.

7. SYSTEM MANAGEMENT & OPERATION

	YES	NO	N/A	Significant Deficiency
1. Is current owner correctly listed as the permit holder?.....	☒	☐	☐	☐
2. Does the facility have an emergency sample kit for RTCR and GWR sampling, or an arrangement with an approved outside lab for immediate access to an emergency sampling kit? [391-3-5-.23(2)(a)] [391-3-2-.54(3)2]	☒	☐	☐	☐
3. Business Plan? (When required by permit) [391-3-5-.04(10)] [Min. Stds. Approval Requirements (7)(c), & Appendix A] [§Min. Stds. Appendix A]	☒	☐	☐	☐
4. Emergency Plan, Operating Procedures and Checklist? (Recommended) [Min. Stds. Appendix B Sect. I Chapter 10, & Sect. III Part A.10] [§Min. Stds. Appendix B Sect. I Chapter 10, & Sect. III Part A.10]	☒	☐	☐	☐
5. Does the facility participate in the GAWARN program? (Mutual aid program for municipal systems; Recommended)	☐	☐	☒	☐
6. Is facility aware of the General Duty Requirement if they store 100 pounds or more of chlorine gas? [Clean Air Act Section 112R].....	☐	☐	☒	☐
7. If applicable, Facility completes and submits the annual Water Loss Audit? (Applies to systems with population greater than 3,300; report is due March 1 st of each year.).....	☐	☐	☒	☐
8. Risk Management Plan? (Required if facility stores 2500 lb. or more of Cl ₂ gas) [40 CFR 68.220].....	☐	☐	☒	☐

7a. Groundwater Rule Best Management Practices

	YES	NO	N/A	Significant Deficiency
1. Is the facility adequately staffed to ensure proper operation of the water system? Is there someone in responsible charge of the water system?.....	☒	☐	☐	☐
2. Are personnel familiar with the Rules for Safe Drinking Water, and all applicable regulations, standards or requirements?.....	☒	☐	☐	☐
3. All minor or moderate deficiencies identified in the last sanitary survey inspection, which have the potential to cause contamination, have been addressed and resolved?.....	☒	☐	☐	☐
4. Does the facility have adequate Standard Operating Procedures implemented at the facility?.....	☒	☐	☐	☐
5. Is the water system capable of meeting peak season water demands?.....	☒	☐	☐	☐
6. Facility has not experienced chronic service disruptions due to poor equipment maintenance or undersized equipment?.....	☒	☐	☐	☐

7b. Special Monitoring Evaluation for Groundwater Systems serving 1,000 or fewer people [391-3-5-.55(4)(c)2]

	YES	NO	N/A	Significant Deficiency
1. Is the system seasonal in nature (defined as "a non-community water system that is not operated as a public water system on a year-round basis and starts up and shuts down at the beginning and end of each operating season." Examples include schools, vacation area, migrant labor camps, etc.)?.....	☐	☒	☐	☐
2. Does the system partially or fully depressurize during the off-season(s)?.....	☐	☒	☐	☐
3. Is the system classified by Georgia EPD as a Seasonal system under the RTCR?.....	☐	☒	☐	☐
4. Seasonal Operational Periods? (mm/dd)				
a. Beginning of Season 1: _____ End of Season 1: _____				
b. Beginning of Season 2: _____ End of Season 2: _____				
c. Beginning of Season 3: _____ End of Season 3: _____				
5. Does the system collect RTCR samples monthly or quarterly? <u>monthly</u>				
6. Is this the correct frequency for the system type (including a seasonal designation)?.....	☒	☐	☐	☐
7. How many RTCR samples are required during each compliance period? <u>1</u>				
8. Is the system collecting at least the minimum number of RTCR samples during each compliance period?.....	☒	☐	☐	☐
9. Is the RTCR Sample Site Plan appropriate and acceptable?.....	☒	☐	☐	☐

COMMENTS AND DISCUSSION FOR SYSTEM MANAGEMENT & OPERATION:

No violations or deficiencies were noted during the inspection.

8. OPERATOR COMPLIANCE WITH STATE REQUIREMENTS

	YES	NO	N/A	Significant Deficiency
1. Certified Operator? (current certificate) [391-3-5-.14(6), & .39]	☒	☐	☐	☐
2. Is Operator Certification Class appropriate for size of water system? [391-3-5-.39]	☒	☐	☐	☐
3. Operator(s) attend training as required for certification and operation of the water system? (43-51-6(d))	☒	☐	☐	☐
4. Is Operator familiar with the operating permit conditions?	☒	☐	☐	☐

COMMENTS AND DISCUSSION FOR OPERATOR COMPLIANCE WITH STATE REQUIREMENTS:

No violations or deficiencies were noted during the inspection.

CONCLUSION

Summary of Significant Deficiencies:

No significant deficiencies were noted during the inspection.

Outstanding Performance Determination:

	YES	NO
1. The system has met all permit conditions since the last sanitary survey	☒	☐
2. The system has not received any Monitoring/Reporting or MCL violations during the last three (3) years	☐	☒
3. The system does not have any significant deficiencies	☒	☐

If all three (3) of these criteria are met, the system is considered to be an Outstanding Performer.

Community water systems inspections occur once every three (3) years. Non-Community water system inspections occur once every five (5) years. If a community water system is designated as an "Outstanding Performer," the next inspection may be scheduled approximately five (5) years from the date of this inspection. (See "Next Scheduled Sanitary Survey Date" on Page 1 of this report.)

A Sanitary Survey of your water system has been conducted whereby all violations, deficiencies, and recommendations have been recorded within this document under the respective sections of the survey. Corrective actions for violations and deficiencies are to be made as instructed in the cover letter. Failure to make these corrections may result in further enforcement actions. Recommendations are items that would assist you in maintaining and extending the life of your system and should be seriously considered.

Name of Water System Representative Present during Survey: Mr. Chase Johnson, Ms. Jodi Marsh

Title: Owner, Operator

SUPERVISOR'S REVIEW:



DATE:

4/18/2024

APPRAISAL OF

(3) Three Private Water Systems

Jeff Davis & Montgomery Counties, Georgia

Southern Water Systems / Kenneth Chase Johnson

December 8, 2021

RE: Appraisal of (3) Three Private Water Systems in Land Lot #546, 2nd Land District
of Jeff Davis County and the 1810th GMD of Montgomery County, Georgia
Kenneth Chase Johnson

Dear Mr. Johnson,

As requested, I have inspected the above property and based upon the facts and opinions contained in this appraisal, it is my considered opinion that the estimated market value of the above property as of November 22, 2021 is as follows:

FOUR HUNDRED THOUSAND DOLLARS
(\$490,000.00)

No responsibility has been assumed for matters which are legal in nature nor any opinion on title been rendered, this appraisal assuming marketable title. Liens and encumbrances, if any, have been disregarded and the property has been appraised as though free of indebtedness.

I hereby verify that to the best of my knowledge and belief, the statements contained in this appraisal and upon which the opinions expressed herein are based, are correct, subject to the limiting conditions herein set forth; also that this appraisal has been made in conformity with generally accepted appraisal practices.

Thank you for the privilege of having served you.

Very truly yours,

HULSEY-JOHNSTON APPRAISAL SERVICES, INC.

Marion C. Hulsey
Certified General Real Estate Appraiser #812
108 North College Street
Statesboro, Georgia 30458

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location:	Lake Owl Head, Lazy River and Three Rivers Subdivisions in Jeff Davis and Montgomery County, Georgia
Property Rights Appraised:	Fee Simple Interest
Legal Description:	Land Lot #546, 2 nd Land District of Jeff Davis County and the 1810 th GM District of Montgomery County
Site Area:	Fee Simple Well Sites 0.103 Acres - Lake Owl Head Subdivision 0.131 Acres - Lazy River Subdivision 0.030 Acres - Three Rivers Subdivision 0.090 Acres - Three Rivers Subdivision 0.110 Acres - Three Rivers Subdivision
Improvements:	Deep wells/laterals/pump houses/fencing, etc
Condition:	Average
Zoning:	Varies (Restricted to single family residential)
Flood Map Data:	13029 C 0250 C Zone X 8/19/2010
Assessed Value/Taxes:	\$43,677.00 / \$567.60
Highest & Best Use:	Private Water System
Valuation Date:	November 22, 2021
Value Conclusion:	\$490,000.00
Marketing/Exposure Time:	Less than (1) One Year

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- Photographs
- Certification and Limiting Conditions/Disclaimers
- Plat and Improvement Sketches
- Flood Map
- Location Map
- Qualifications of Appraiser

IDENTIFICATION OF THE PROPERTY

The subject of this report consists of the appraisal of (3) three private water systems located in Land Lot #546, 2nd Land District of Jeff Davis County and the 1810th GMD of Montgomery County, Georgia. The only real estate to be included in this report consist of the (5) five well sites with improvements covering tanks, pumps, laterals, fencing and pump houses together with perpetual easements for ingress and egress to each of the sites.

These various water systems are identified as the sole source of water supply to (3) three different subdivisions located in both Jeff Davis and Montgomery County. These systems consist of the Lake Owl Head (64) sixty-four taps, Lazy River (36) thirty-six taps and Three Rivers (61) sixty-one taps. These systems combined consist of a total of (161) one hundred sixty-one taps with the potential for a few additional taps in the future.

The complete legal descriptions covering each of these various well sites is recorded in the Office of the Clerk of Superior Court of Jeff Davis and Montgomery County, Georgia in Deed Book 419, Pages 845, Deed Book 289, Page 244, Deed Book 233, Page 90 and finally Deed Book 233, Page 86. A copy of each legal description is located in the addenda of this appraisal report.

OBJECTIVE OF THE APPRAISAL

The objective of this appraisal report is to establish an estimate of market value for these systems together with all related improvements as of November 22, 2021. In estimating this value, it has been necessary to make a careful physical examination, study and analysis of the property.

SCOPE OF THE APPRAISAL ASSIGNMENT

The scope of the appraisal assignment includes market research to support the objective of the appraisal. This includes public records research, consultation with government officials, appraisers, buyers, renters, brokers and commercial agents in the local market plus a door to door survey to collect rent and sales data. Reported physical condition, age, construction type, quality and size are the result of a physical inspection and measurement and review of the tax records. Land size is reported from recorded plats.

The Principle of Substitution maintains that a prudent purchaser will pay no more for one property than for another with similar utility. While this is a defined real estate principle, it is founded on common sense. This principle is at the forefront of the opinions stated in this report.

Data gathered from local sources, supported by regional data as discussed, is considered sufficient and reliable for a Market Value indication for its current use and design. Therefore, no feasibility study was made for alternative uses. Specific approaches and considerations are reference throughout this report.

This appraisal has been conducted in compliance with the **Uniform Standards of Professional Appraisal Practice** with attention given to the **Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA)** relating to appraisal standards.

I certify that I am fully qualified and competent by training, knowledge and experience to perform appraisals which meet the requirements of FIRREA and currently state certified in the State of Georgia in which I conduct appraisals.

I certify that this appraisal assignment is not based upon a requested minimum valuation, a specific valuation, or for the approval of a loan.

COMPETENCY PROVISION

The appraiser, Marion C. Hulsey, has knowledge and prior experience in appraising properties regarded as similar to the subject property. Consequently, the competency provision as set out by the Uniform Standards of Professional Appraisal Practice has

been met. Additionally, Marion C. Hulseley is a Georgia Certified General Real Property Appraiser (CG 812) with a valid license through August 31, 2022.

MARKET VALUE DEFINED

The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming that the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated.
- b. both parties are well informed or well advised, and each acting in what they consider their own best interest.
- c. a reasonable time is allowed for exposure in the open market.
- d. payment is made in cash or its equivalent.
- e. financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale.
- f. the price represents a normal consideration for the property sold unaffected by special financing amounts and terms, services, fees, costs, or credits incurred in the transaction.

PROPERTY RIGHT APPRAISED

The property right appraised is the fee simple ownership, subject to normal mortgage loan encumbrances, utility easements, and rights of tenants. Fee simple is defined as an absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate.

STATEMENT OF OWNERSHIP

According to the client current ownership of these water systems is in the name of Southern Water Systems, Inc. whose address is 21000 Georgia Highway 129 North, Claxton, Georgia 30417.

DATE OF THE APPRAISAL

The subject properties were inspected on several occasions, however, the “effective” date of the appraisal report is November 22, 2021.

THREE YEAR DELINEATION OF TITLE

The three (3) year delineation of title revealed no title exchanges in the last (3) three years. The current owner obtained title to each of the systems on (3) three different occasions beginning on November 18, 2010, September 17, 2014 and on February 7, 2018. These transactions are recorded in Office of the Clerk of Superior Court of Jeff Davis and Montgomery County, Georgia in Deed Book 419, Pages 845, Deed Book 289, Page 244, Deed Book 233, Page 90 and finally Deed Book 233, Page 86. There has been no other known transactions since that time.

OFFERING / CONTRACT DATA

There has been a meeting of the minds for Kenneth Chase Johnson to purchase these (3) three systems at a price of \$442,7500.00 according to the client and the seller. From all indications, there is no formal or written contract.

AREA DATA FOR MONTGOMERY COUNTY

Montgomery County is in the northeastern section of Southeast Georgia. Montgomery County is within (100) one hundred miles of Macon, Savannah and Augusta while Atlanta is (175) one hundred seventy miles to the north.

Montgomery County is one of the smaller counties in the State of Georgia in terms of land area as its' 56,683 acres ranks 104th in the State. The area is approximately (305) three hundred five feet above sea level and its' average temperature is 68.7 degrees. Average rainfall is approximately (50) fifty inches per year. The total population of Montgomery County based on the 1990 census was 14,387 which ranks 136th in the State of Georgia. The cities of Mount Vernon and Ailey account for approximately 46% of the total population for the area. Montgomery County is governed by a Board of Commissioners and a chairman while Mount Vernon, Ailey, Alston, Higgston and Uvalda are governed by a mayor and city council. Police and fire protection are provided by each city while an elected sheriff and his deputies provide law enforcement for the County.

The area is served by several major highways such as U.S. Highway 221 and U.S. Highway 280. There are several motor carriers, rail service, air service and the Savannah port, located (90) ninety miles to the east, currently serve both counties.

The area offers a total of (8) eight schools including Brewton Parker College, located in Mount Vernon as well as Southeastern Technical Institute in Vidalia, Georgia Southern University in Statesboro and East Georgia College in Swainsboro.

The local economy for the area is driven primarily from agriculture, industrial manufacturing and a variety of commercial retail businesses. The area has a diversified manufacturing base. There are (8) eight commercial banks and one savings and loan in the area.

There is an (87) eighty seven bed fully equipped hospital located in Vidalia as well as (4) four nursing homes, (30) thirty active physicians, (12) twelve courtesy physicians, (3) three orthodontist, (2) two oral surgeons, (4) four veterinarians and (3) three animal hospitals.

The community has (26) twenty six restaurants, (10) hotels and motels with a total of (407) four hundred seven rooms, one (325) three hundred twenty five seat meeting facility at Shoney's Inn as well as (2) two auditoriums with (250) two hundred fifty seats each. A meeting facility for (776) seven hundred seventy six people is available at Southeastern Technical Institute.

Recreational facilities include (15) fifteen lighted tennis courts, (8) eight parks, (3) three golf courses, (5) five swimming pools and (1) country club. The Gordonia-Altamaha State Park is located approximately (21) twenty one miles away and has a (9) nine hole golf course, swimming, fishing, camping, miniature golf, hiking, picnic areas, club house as well as a (12) twelve acre lake. The Altamaha River also has swimming, fishing, camping and picnic facilities. The Vidalia Sweet Onion Festival is held in May of each year to celebrate the areas famous sweet onion.

AREA DATA FOR JEFF DAVIS COUNTY

Jeff Davis County is located in the southeastern part of the U.S. State of Georgia. As of the 2010 census, the population was 15,068. The county seat is Hazlehurst. On August 18, 1905 the county was created and named for Jefferson Davis, the only Confederate president.

According to the U.S. Census Bureau, the county has a total land area of 335 square miles (870 km), of which 331 square miles (860 km) is land and 4.7 square miles (12 km) (1.4%) is water. Most of the northern border area, as well as part of the western border of Jeff Davis County, from northeast of Hazlehurst to west of Denton, is located in the lower Ocmulgee River sub-basin of the Altamaha River basin. Most of the eastern corner of the county, east of Hazlehurst and north of Graham, is located in the Altamaha River sub-basin of the larger basin by the same name. The central and

southeastern portion of Jeff Davis County, south of Hazlehurst, is located in the Little Satilla River sub-basin of the St. Mary's-Satilla River basin. The remaining central and southern portion of the county is located in the Satilla River sub-basin of the St. Mary's-Satilla River basin.

As of the 2010 United State Census, there were 15,068 people, 5,689 households and 4,079 families living in the county. The population density was 45.6 inhabitants per square mile (17.6 km). There were 6,488 housing units at an average density of 19.6 per square mile. The racial makeup of the county was 76.1% white, 14.8% black or African American, 0.5% Asian, 0.2% American Indian, 7.3% from other races and 1.2% from two or more races. Those of Hispanic or Latino origin made up 10.5% of the population. In terms of ancestry, 14.2% were American, 7.5% were Irish and 5.7% were English.

Of the 5,689 households, 38.5% had children under the age of 18 living with them, 50.4% were married couples living together, 15.6% had a female householder with no husband present, 28.3% were non-families, and 24.2% of all households were made up of individuals. The average household size was 2.63 and the average family size was 3.10. The median age was 36 years.

The median income for a household in the county was \$32,928 and the median income for a family was \$40,313. Males had a median income of \$33,340 versus \$27,126 for females. The per capita income for the county was \$15,730. About 14.9% of families and 24.0% of the population were below the poverty line, including 31.2% of those under age 18 and 19.5% of those age 65 or over.

Major Highways

US Route 23	US Route 221	US Route 341
State Route 19	State Route Connector 19	State Route 27
State Route 107	State Route 135	State Route Connector 135
State Route 268		

NEIGHBORHOOD DATA

The neighborhood covering each of these systems is located outside the parameters of public water and sewer. The City of Hazlehurst, Vidalia and Mount Vernon are the centers for all goods and services covering employment, churches, shopping and recreation.

Homes in the these neighborhoods consist of a variety of styles ranging from manufactured homes to single story stick built houses with some (2) two story units as well. These homes range in size from as small as 850/SF to some as large as 2,800/SF. Their values range from generally a low of \$25,000.00 to as high as \$225,000.00.

The neighborhoods are approximately 60-90% developed and are served entirely by private and community water systems, electricity and telephone service in adequate supply and at competitive rates. Sewage disposal is provided by individual on-site septic tank and drain field systems. There is also a number of developments that feature individual on-site deep and shallow wells.

There are no known hazards, either man-made or natural, in the area which would limit value. Additionally, there are no factors, physical, social, governmental or economic, which would adversely affect the development to the highest and best use. I am of the

opinion, therefore, that the subject neighborhood is in a favorable competitive position when compared to competing neighborhoods.

SITE DATA - Well Sites

There is a total of (5) five well sites located throughout the (3) three systems that are held in fee simple ownership with perpetual easements for ingress and egress. These various well sites are as follows:

Well Sites

0.103 Acres - Lake Owl Head Subdivision

0.131 Acres - Lazy River Subdivision

0.030 Acres - Three Rivers Subdivision

0.090 Acres - Three Rivers Subdivision

0.110 Acres - Three Rivers Subdivision

Access to these various well sites varies from public roadways to perpetual ingress and egress easements leading from the public road to each of the sites. The actual shape of each site varies from generally rectangular to some that are very irregular. Each site is generally level with no topography issues. The size of each of the sites is considered sufficient to effectively accommodate each well, storage tank and pump house. Please refer to the legal descriptions and/or plats located in the addenda of this report for a more complete description of the various well sites.

No adverse soil or sub-soil conditions are evident, known or have been reported to the appraiser or property owner.

At present, each well site is improved with deep well together with storage tank, pump house and security fencing. No apparent nuisances, adverse conditions, hazards or influences exist in the subject area which would detrimentally affect the value or marketability of the subject property.

DESCRIPTION OF IMPROVEMENTS

The following is a brief description of improvements located at each well site covering items such as well and tank size, size of pump as well as other improvements such as pump houses, fencing, etc.

Lake Owl Head

Well Size:	6" well assumed
Size of Pump:	15 Horse pump
Tank Capacity:	15,000/Gallon
Pump House/Fencing:	Concrete block pump house with metal roof; No fencing
Topography:	At grade, level
Overall Condition:	Average
Remarks:	System is believed to consist of primarily 4" lines with true fire protection. This system currently has (64) sixty-four taps or patrons but is permitted to accommodate (100) taps.

Lazy River

Well Size:	(2) Two 4" wells
Size of Pump:	3 Horse pump / 3 Horse pump
Tank Capacity:	2,500/Gallon / 1,000/Gallon
Pump House/Fencing:	Frame pump house; wood/chain link fencing

Topography:	Level and at road grade
Overall Condition:	Average
Remarks:	This system is believed to consist of primarily 4" lines. This system currently has (36) thirty-six taps or patrons but is permitted to accommodate (100) taps.

Three Rivers

Well Size:	(2) 4" wells
Size of Pump:	(2) 3 HP pumps
Tank Capacity:	2,50/Gallon - 2,500/Gallon
Pump House/Fencing:	Small frame pump with wood fencing
Topography:	At grade, level
Overall Condition:	Average
Remarks:	System is believed to consist of 4" lines with true fire protection. This system currently has (61) sixty-one taps or patrons and is permitted to accommodate (100) taps.

TAX DATA

Taxes are levied by Jeff Davis and Montgomery Counties based upon a 40% assessment of market value. The current millage rate for Jeff Davis County is 29.38 mills with Montgomery County at 27.064 mills per thousand dollars of assessment. Apparently, the assessment covering the laterals, meters and other improvements are taxed as personal property. Nonetheless, the following is the only data provided by each tax assessors office.

Jeff Davis County	Tax Year 2021	Taxes
Land	\$25,000.00	\$293.80
Improvements	<u>\$ 177.00</u>	<u>\$ 2.08</u>
Total	\$25,177.00	\$295.88

Montgomery County	Tax Year 2021	Taxes
Land	\$11,100.00	\$120.16
Improvements	<u>\$14,000.00</u>	<u>\$151.56</u>
Total	\$25,100.00	\$271.72

ZONING

There is no comprehensive zoning plan in effect for the unincorporated areas of either Jeff Davis or Montgomery County, consequently, a wide range of uses is permitted.

However, each of the systems are subject to residential covenants that prevents each neighborhood from other land uses. These covenants are intended to reduce or eliminate the occurrence of certain conditions that can threaten the general health, safety and welfare of the residents of each neighborhood.

HIGHEST AND BEST USE

The Appraisal Institute defines the term Highest and Best Use as follows:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and which results in the highest value."

In estimating highest and best use, there are (4) four aspects to be considered:

1. **Physically Possible.** What uses are physically appropriate to the site in question?
2. **Legally permissible.** What uses are permitted by zoning, deed restriction, etc. on the site in question?
3. **Financially feasible.** Which possible and permissible uses will produce a net return to the owner of the site.

4. **Maximally productive.** Among the feasible uses, which will produce the highest present worth?

The highest and best use of a site, considered as if vacant, may be different from the highest and best use of the entire property as improved as of the date of the appraisal. The existing use may then be considered an economically justified interim use until land value alone exceeds the value of the property as improved, plus demolition costs.

Factors that must be considered in estimating highest and best use include accessibility and transportation, local facilities and services available, the physical attributes of the site, the effect of taxes and zoning, and the broader concept of environmental harmony within the neighborhood. The use must be reasonably probable, legally permitted, and logical; if a use is merely possible but is remote in time and likelihood, it cannot be considered the highest and best use.

Highest and Best Use may also be defined as "that reasonable and probable use that will support the highest present value as of the effective date of the appraisal". Also, when applied to vacant land, "that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value".

The highest and best use of each of the subject sites is obviously that of private water system.

FLOOD MAP DATA

Based on the flood maps covering each of the well sites, it does not appear that any of the (5) five sites are located in a flood hazard area. According to the Flood Insurance Rate Map Panel 13029 C 0250 C, each is located in an X Zone dated August 19, 2010. Zone X is classified as areas outside of the 500 year flood plain.

MARKETING TIME

As explained in Statement 6 and advisory Opinion G-7 of the Appraisal Standards Board of the Appraisal Foundation, marketing time and exposure time are distinct concepts. Marketing time refers to the period immediately following the effective date of the appraisal. Based on discussions with brokers and other market participants, and in consideration of current and anticipated future economic conditions, it is my opinion that a marketing time of less than (1) one year will be required to sell the subject property at the value estimated.

Exposure time is defined as the estimated length of offering time the subject property would have required prior to the effective date of the appraisal in order to consummate a sale at the appraised value, on that date. Exposure time therefore precedes

the effective date of the appraisal. In my opinion, based upon interviews with local brokers, developers, owners and other real estate industry sources, exposure time for the subject property is estimated to be less than (1) one year.

VALUATION

Real Estate Appraisers typically use (3) three methods to estimate Market Value: The Cost Approach, the Market or Direct Sales Comparison Approach, and the Income Approach.

The Cost Approach to value is derived by estimating the depreciated reproduction cost of the improvements to which is added land value as estimated from comparable market sales. Reproduction Cost is defined as "the cost of construction at current prices of an exact duplicate or replica using the same materials, construction standards, design, layout, and quality of workmanship, embodying all the deficiencies, super adequacies and obsolescence of the subject building". Since it is sometimes impossible to acquire the exact same materials, the replacement cost is also used.

Replacement Cost is defined as "the cost of construction at current prices of a building having utility equivalent to the building being appraised but built with modern materials and according to current standards, design and layout".

The Cost Approach tends to represent the upper limit of value when the improvements are new and represent the highest and best use of the site. However, the Cost Approach is market oriented based upon the principle of substitution and tends to

represent the Market Value of the property assuming proper management and accrued depreciation.

The Market Approach, like the Cost Approach, is based upon the principle that an informed purchaser will not pay more for a property than the cost of acquiring a similar, existing property that offers comparable utility. This is referred to as the principle of substitution and is of utmost importance in real estate valuation.

The Market Approach, also called the Direct Sales Comparison Approach, involves market investigation and analysis of recent sales of similar improved properties to the subject being appraised. The most important characteristics - location, design, and structural - of the properties and subject are compared and adjusted to reflect dissimilarities which affect value. Necessary adjustments are generally factors such as location, date of sale, size, quality, and physical characteristics. This estimate considers the subject property as the base and sales are adjusted to the subject. Upon application of all appropriate adjustments, the adjusted sales prices are then reconciled to an indication of value of the subject property.

The value of the property by the Income Approach is based upon the gross income potential generated by the property and the quantity, quality and durability of that gross income stream. Necessary expense deductions are made from the gross income

estimate to arrive at a net operating income. The net income is then capitalized into a value estimate representing the reasonable price an investor should pay for a property generating that amount of net annual income. Expense deductions include an allowance for vacancy and rent loss over the property's economic life, the inherent expenses in the operation of the property, and a reserve for replacement of short-lived building components.

The basis of the projection of gross income is economic rent. Economic rent is defined as "the rental income that a property would most probably command on the open market, as of the effective date of the appraisal". The estimate of economic rent involves a comparative analysis of recent lease terms of similar properties in the subject area. This analysis is a process of adjustments to the comparable rentals for features dissimilar to the subject which affect economic rental such as location, size and condition of the property.

COST APPROACH

The Cost Approach to value was not employed due to the fact that the improvements are less than new as well as fact that it is difficult to accurately estimate accrued depreciation. The absence of utilizing the Cost Approach was previously discussed with the client. The employment of the Cost Approach on older properties often results in misleading value indications. Nevertheless, since sufficient data was available covering the other approaches the Cost Approach to value was not employed.

INCOME APPROACH

The value of the property by the Income Approach is based upon the gross income potential generated by the property and the quantity, quality and durability of that gross income stream. Necessary expense deductions are made from the gross income estimate to arrive at a net operating income.

The net income is then capitalized into a value estimate representing the reasonable price an investor should pay for a property generating that amount of net annual income. Expense deductions include an allowance for vacancy and rent loss over the property's economic life, the inherent expenses in the operation of the property, and a reserve for replacement of short-lived items.

The Income Approach is based on the principle of anticipation, considering that the value of a property may be measured by the present worth of anticipated future benefits accruing to the ownership and use of the property. The Income Approach also reflects the attitudes of the investors in income properties and their requirements for returns on investments. All capitalization and discount methods are based upon the concept of time preference, which holds that future income or benefits are worth less than the same income or benefits received now, and they decrease systematically as the time for receipt is deferred into the future.

A survey of other competing private systems was made to form a conclusion of typical water rates covering the subject. Based upon my findings, the current rates are believed to be typical throughout the Jeff Davis and Montgomery County areas. Rates from other comparable systems were all more or less consistent with the subject. For the purpose of this analysis, the base monthly rate each customer is currently being charged is \$40.00 per month. Thus, a rate of \$40.00 per month is considered applicable to the subject systems.

Therefore, the gross potential income for the system is based on the typical monthly income for each of the (161) one hundred sixty-one active customers.

Other income is generated from tap-in fees on new patrons, account establishment fees as well as late charges. Water tap fees of \$500.00 each is believed to be consistent with other competing systems. Late charges are the primary source of other income and, although all customers do not incur late charges, the historical data indicates an average late charge per customer of \$1.00 per month.

The Income Approach to value for the systems will then be made by capitalizing the net income of the various water systems into a value estimate.

No deduction will be allocated for vacancy and collection loss as it is very rare not to collect in the subject developments. Other expenses such as taxes, insurance, maintenance, management and reserves for replacement of short lived items must be deducted to arrive at the subject's net income before recapture. Therefore, the valuation by the Income Approach is as follows:

PROJECTED OPERATING STATEMENT

161 Active Water Taps @ \$40.00/Month X 12 Months.....	\$77,280.00
Other Income from late fees.....	\$ 1,932.00
Potential Gross Income.....	\$79,212.00
Effective Gross Income.....	\$79,212.00
EXPENSES -	\$34,061.00
Taxes	
Insurance	
Management	
Utilities	
Supplies	
Maintenance/Repairs	
Administrative	
Miscellaneous	
Permits	
Reserves for Replacement	
NET OPERATING INCOME (NOI)	\$45,151.00

DEVELOPMENT OF A CAPITALIZATION RATE

No recent sales of similar properties could be found in the market from which capitalization rates could be extracted, therefore, a hypothetical capitalization rate has been developed using the band of investment concept. The band of investment concept is based on the premise that investment in income producing properties are typically financed with a mortgage and the equity investor will seek to obtain the best available loan terms in order to maximize the potential benefits of leverage.

Band of investment capitalization rate development produces a weighed average between the rate of return that is required to cover debt service and the return on the investment that is required to provide a competitive equity dividend rate. The cash flow rate reflects the investor's expectations regarding future changes in total property values, and thus making an allowance for yield through mortgage loan amortization and/or property value enhancement.

In this case, market investigation reveals that a typically informed, prudent purchaser could obtain 75 percent mortgage financing bearing interest at 5.0% with full amortization over a 20 year term. In my opinion, the appropriate equity dividend rate is 13% and that would be required to attract capital to this investment. The following weighed capitalization rate has been developed:

Component	% of Whole	Rate	Weighed Rate
Mortgage	.75	.07890750	.05918063
Equity	.25	.1300	<u>.03250000</u>
Weighed Average	- 1.00		.09168063
Basic Rate, full term		-	.09168063
		ROUNDED	.091 or 9.1%

Capitalization of Net Income Into Value Indication:

Net Income	-	\$45,151.00
Capitalization Rate	-	.091
<u>NOI</u>		
RATE	=	VALUE = \$496,165.00
		Rounded: \$496,000.00

VALUE BY INDICATION VIA INCOME APPROACH - \$496,000.00

MARKET APPROACH

A diligent search was made to locate recent exchanges of privately owned water systems in which to estimate the value of the subject. A search of the market revealed the following systems that were exchanged. These sales consist of (2) two closed sales together with (2) two pending contracts all of which are discussed on the following pages.

SALE NUMBER 1

DATE:	November 20, 2021	
GRANTOR:	RDC Water Systems LLC	
GRANTEE:	Chatham Water Utility LLC.	
SALES PRICE:	\$252,000.00	Unit Value: \$3,452/Tap
RECORDING DATA:	Deed Book 2496, Page 027	
FINANCING:	Cash to seller	
LOCATION:	Windmill Plantation Subdivision	
	Statesboro, Georgia	
SITE SIZE:	0.13 Acres	
QUALITY:	Average	
ZONING:	R-40	
PRESENT USE:	Private Water System	
HIGHEST & BEST USE:	Private Water System	
VERIFICATION:	Lindsey Martin - MSO Water Systems	
COMMENTS:	Sale included a total of 73 potential taps. Other improvements consisted of (1) 6" deep well with a 5 horsepower pump. This is a pending contract that is scheduled to close in mid December 2021. The above recording data covers the current ownership.	

ANALYSIS OF SALE

Sales Price \$252,000.00

Number of Taps 73

Unit Value \$3,452/Tap

SALE NUMBER 2

DATE:	July 25, 2014
GRANTOR:	MSO Water Systems, Inc.
GRANTEE:	Chatham Water Company
SALES PRICE:	\$811,800.00 Unit Value: \$3,560/Tap
RECORDING DATA:	Deed Book 2254, Page 551
FINANCING:	Cash to seller with no effect on sales price according to the seller
LOCATION:	Williamsburg, Waverly Cove, Leefield Station, Saddle Creek and Pulaski Point Subdivisions, Bulloch County, Georgia
SITE SIZE:	Varies (228 Patrons)
QUALITY:	Average
ZONING:	Restricted to residential
PRESENT USE:	Private Water System
HIGHEST & BEST USE:	Private Water System
VERIFICATION:	Grantor - Lindsey Martin
COMMENTS:	Sale included a total of 228 taps with the potential for a few additional taps in the future. Other improvements consisted of a variety of well sites together with a mixture of both 4" and 6" wells with pumps ranging from 5 to 40 horsepower. The transaction included pump houses together with all

laterals, meters, etc. This system was almost completely built-out with little potential for additional taps.

ANALYSIS OF SALE

Sales Price	\$811,800.00
Number of Taps	228
Unit Value	\$3,560/Tap

SALE NUMBER 3

DATE: November 15, 2021

GRANTOR: Southern Water Systems, Inc.

GRANTEE: Andrew Blake Marsh et al

SALES PRICE: \$605,000.00 **Unit Value: \$2,750/Tap**

RECORDING DATA: Deed Book 233, Page 086-094

FINANCING: Cash to seller with no effect on sales price

LOCATION: Ogburn, DeAlva, Lake Luck, Dogwood and Ranch Park
Subdivisions in Emanuel County.

SITE SIZE: Fee Simple Well Sites - 0.30 Acres, 0.02 Acres, 0.13 Acres
Easement Well Sites - 0.178 Acres, 0.060 Acres, 0.912
Acres, 0.318 Acres, 1.0 Acres and 0.535 Acres

QUALITY: Average

ZONING: None

PRESENT USE: Private Water Systems

HIGHEST & BEST USE: Private Water Systems

VERIFICATION: Grantor

COMMENTS: This is a pending contract covering (5) five private water
systems in Emanuel County known as Ogburn, DeAlva, Lake
Luck, Dogwood and Ranch Park Subdivisions having taps of
52, 10, 42, 30 and 86 respectively. Closing is expected to

occur on or around December 31, 2021. This equates to a total of 220 total taps. Improvements include a total of (6) six well sites with a variety of 4" and 6" wells with various pump sizes, fencing together with all laterals, etc. These systems have potential for additional taps. The above recording data covers the existing ownership.

ANALYSIS OF SALE

Sales Price	\$605,000.00
Number of Taps	220
Unit Value	\$2,750/Tap

SALE NUMBER 4

DATE:	December 28, 2017
GRANTOR:	Southern Water Systems, Inc.
GRANTEE:	MSO Water Systems, Inc.
SALES PRICE:	\$806,400.00 Unit Value: \$2,880/Tap
RECORDING DATA:	Deed Book 2750, Page 036
FINANCING:	Cash to seller with no effect on sales price according to the seller
LOCATION:	Holly Hill, Holly Hill Lakes and Chimney Hills Subdivisions, Lauren County, Georgia
SITE SIZE:	Varies (280 Patrons)
QUALITY:	Average
ZONING:	Restricted to residential
PRESENT USE:	Private Water System
HIGHEST & BEST USE:	Private Water System
VERIFICATION:	Grantor - Michelle Biggers
COMMENTS:	Sale included a total of 280 taps covering all phases of Holly Hill Subdivision and Chimney Hill Subdivision. Other improvements consisted of a variety of well sites together with a mixture of both 4" and 6" wells with pumps ranging from 3 to 5 horsepower. The transaction included pump

houses together with all laterals, meters, etc. This system was almost completely built-out with little potential for additional taps.

ANALYSIS OF SALE

Sales Price	\$806,400.00
Number of Taps	280
Unit Value	\$2,880/Tap

DISCUSSION OF SALES

As previously discussed a search of the market revealed (2) two exchanges of private systems ranging in time from July 2014 to as recent as December 2017. Also included are (2) two pending contracts of systems scheduled to close in December 2021.

Nevertheless, these systems had as few as 73 taps to as many as 280 which adequately brackets the size of the subject. Sale 4, which occurred in December 2017 with 280 customers, is believed to represent the exchange most indicative of the subject. My search of the market did not reveal any other market data that could be related to the subject.

Telephone conversations were held with various water system owners and managers to gather as much data as possible due to lack of recent exchanges of these systems. Mr. Lindsey Martin of MSO Systems, Mr. Danny Clifton and Mr. Danny Woodrum, of Statesboro were all interviewed. All reached a general consensus of opinion that systems in today's market including "water only systems" are commanding unit values in the \$2,500 to \$3,500 range. Those systems with potential for growth via additional phases are considered to possess a slightly higher unit value. Regardless of the economy, it appears that water systems have tended to maintain stable to increasing unit values. All those interviewed also believed that in our current environment banks are offering very little returns on investments, consequently, investors were looking at alternate investments in which to participate. These ventures (water systems) are

relatively low risk with returns exceeding those of conventional investments and are believed to continue to be an attractive investment in the foreseeable future.

In the case of the subject property, a lower end of the range of \$3,000/tap is believed reasonable for the (161) one hundred sixty-one taps. Therefore, based on this analysis, the following is indicated:

$$161 \text{ Taps} \times \$3,000/\text{Tap} = \$483,000.00$$

$$\text{Rounded: } \$483,000.00$$

VALUE INDICATION VIA THE MARKET APPROACH - \$483,000.00

RECONCILIATION AND FINAL VALUE ESTIMATE

COST APPROACH	-	Not Utilized
INCOME APPROACH	-	\$496,000.00
MARKET APPROACH	-	\$483,000.00

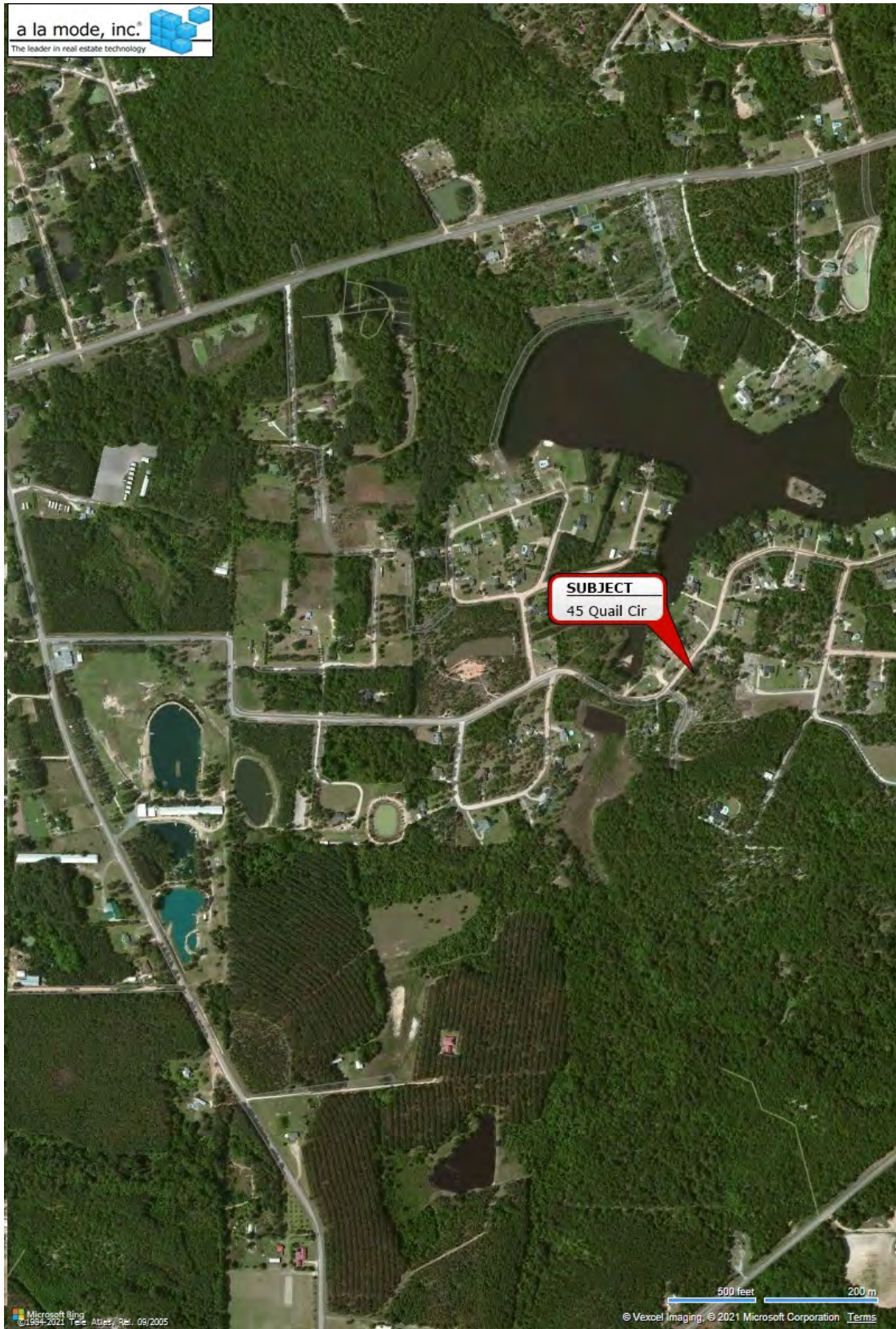
As previously indicated, the Cost Approach was not utilized due to the age of the improvements. Generally, in the evaluation of this type property, the Income Approach is the primary method of valuation that has meaning. Unless the property can generate sufficient income to justify its replacement cost, the improvements are valueless and depreciation is total. The ability of the investment to provide a satisfactory return on the invested dollar is the criteria by which it would be judged in the marketplace. Nevertheless, considering both approaches to value as well as the overall reliability of each, a final value conclusion of the middle of the range of \$490,000.00 is considered reasonable for the subject property.

On the basis of this analysis, the market value of the fee simple interest on November 22, 2021 is estimated to be \$490,000.00.

FOUR HUNDRED NINETY THOUSAND DOLLARS

(\$490,000.00)

ADDENDA







CERTIFICATION

The undersigned does hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the parcels of real property that is the subject of this report, and I have no interest or bias with respect to the parties involved. Additionally, no services were performed by the Appraiser within the (3) three year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors either party, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. The analyses, opinions, and conclusions were developed in this report have been prepared in accordance with the Uniform Standards of Professional Appraisal Practice.
6. A personal inspection has been made of each parcel that is the subject of this report.
7. No one provided significant professional assistance to the person signing this report.

It is my opinion, therefore, the market value of the subject property as of November 22, 2021 is as follows:

(3) Three Waters Systems \$490,000.00

Marion C. Hulsey

Marion C. Hulsey

Certified General Real Estate Appraiser, Ga. CG 812

108 North College Street

Statesboro, Georgia 30458

DISCLAIMERS

Due to the fact that the appraiser is not qualified in the area of engineering pertaining to the determination of wetlands, the property may or may not be located in or adjacent to a wetlands area. The appraiser therefore assumes that any permits, if required, pertaining to development of wetlands can be or has been obtained from the U.S. Corps of Engineering.

It is further assumed that the jurisdictional determination study and/or permits, if required, regarding construction, renovation or remodeling of improvements in a wetlands area does not result in the alteration of the property description contained in this report.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraisers' inspection.

The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea

formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto.

APPRAISER INDEPENDENCE

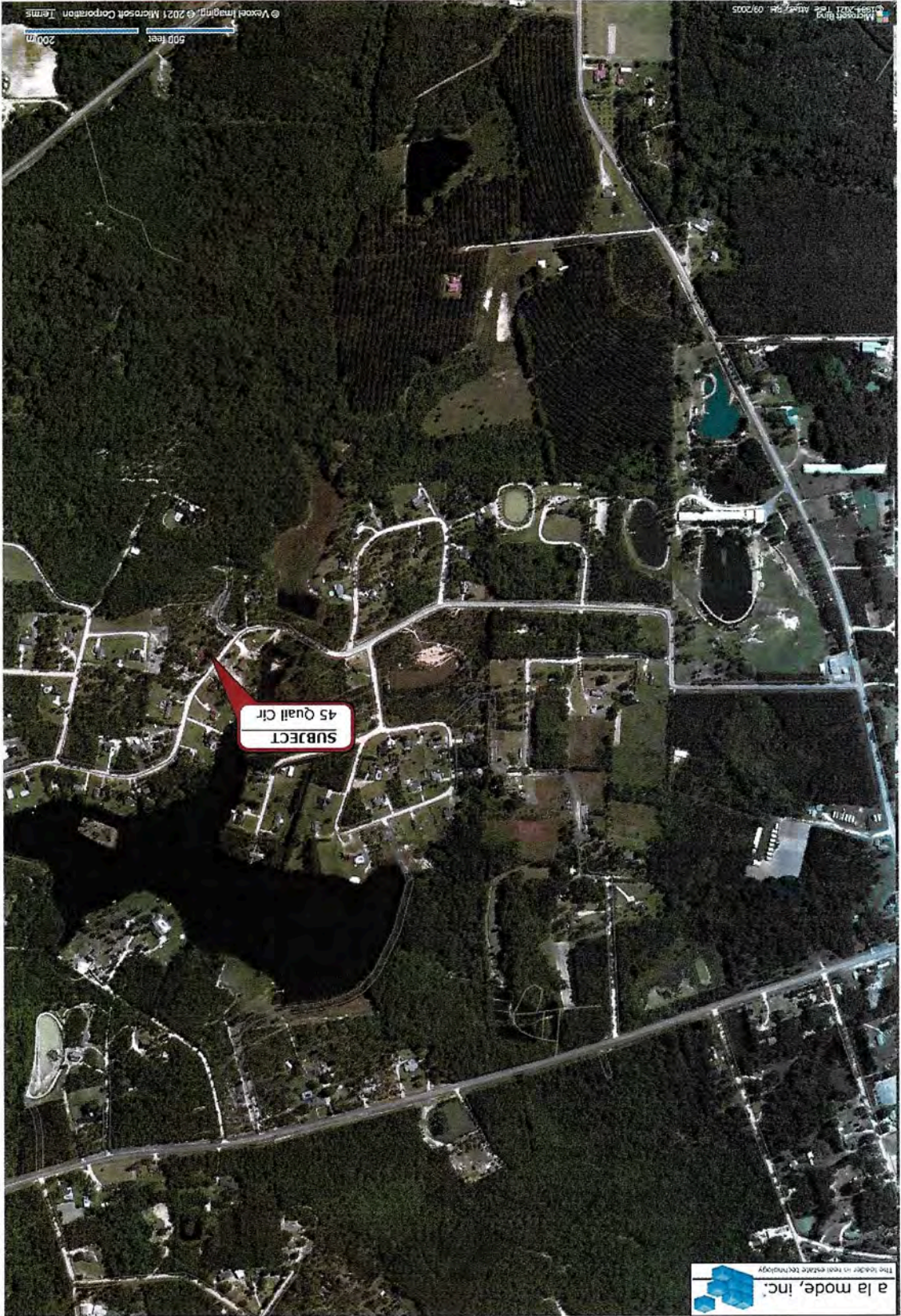
My role in the process to complete this appraisal report was carried out without undue influence from any party to the transaction. I hereby certify that I have completed all aspects of this valuation, including reconciling my final opinion of value , free of influence from the client, client's representatives, borrower, or any other party to the transaction.















RETURN TO: JERRY N. CADLE, P.C.
ATTORNEY AT LAW
P.O. BOX 68
SWAINSBORO, GA 30401

PT-61 080-2014-000329

JEFF DAVIS County, Georgia
Real Estate Transfer Tax
Paid 60.00
Date 9/17/2014

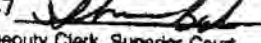
Deputy Clerk of Superior Court

GEORGIA, JEFF DAVIS COUNTY

I hereby certify that the within
instrument was filed for record
in the office of the Clerk of
Jeff Davis Superior Court at

10:57 o'clock A M.

SEPTEMBER 17TH 20 14
and recorded in DEED BOOK 419
page 845-47


Deputy Clerk, Superior Court

FILED BY OFFICE
CLERK SUPERIOR COURT
JEFF DAVIS COUNTY, GA
2014 SEP 17 AM 10:57
MYRA MURPHY, CLERK

WARRANTY DEED

GEORGIA, EMANUEL COUNTY.

THIS INDENTURE, Made and entered into this 5th day of September, 2014, between **LAKE OWLHEAD WATER SYSTEM, INC.** a Georgia Corporation with an office and principal place of business located in Jeff Davis County, Georgia of the First Part, and **SOUTHERN WATER SYSTEMS, INC.**, a Georgia Corporation with an office and principal place of business located in Evans County, Georgia, of the Second Part: WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of **SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00)** in hand paid, at and before the sealing and delivering of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Party of the Second Part, it successors and assigns, all the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being in Land Lot 546, 2nd Land District of Jeff Davis County, Georgia as shown on plat of survey dated March 20, 1996, made by R. Bayne Stone, Surveyor, which is recorded in the Office of Clerk, Jeff Davis Superior Court in Plat Book 7, page 768 to which reference is made as a part of this description.

Said property is more particularly described by referenced to said survey as follows:
Begin at the point with is the Southeast corner of Land Lot 559, 2nd Land District, Jeff Davis County, Georgia and the Northeast corner of Land Lot 546, 2nd Land District, Jeff Davis County, Georgia and from said point of beginning proceed South 0 degrees 44'15" East a distance of 497.65 feet to a point on the Easterly land lot line of Land Lot 546; thence South 75 degrees 15' West a distance of 788.72 feet to a point; thence North 74 degrees 30' West a distance of 500 feet to a point; thence South 70 degrees 49' West a distance of 167.5 feet to a point; thence South 18 degrees 11' East a distance of 210 feet to a point (THE POINT OF BEGINNING). From THE POINT OF BEGINNING proceed South 74 degrees 20' East a distance of 50 feet to a point; thence south 18 degrees 36' West a distance of 75 feet to a point; thence North 74 degrees 21' West a distance of 50 feet to a point; thence North 18 degrees 36' East a distance of 75 feet to THE POINT OF BEGINNING.

Together with a non-exclusive easement over and across that certain 20 foot strip shown on the aforesaid plat and designated "20' Easement" and all well or wells, plants, chemical treatment facilities, storage and distribution facilities, including the water mains and lateral lines, heretofore constructed or to be constructed, including all easements incident to the ownership and operation of said water system.

Also included herein are all easements, written, implied or prescriptive for the water lines running on, over and under the various roads and streets within the Lake Owl Head Subdivision and surrounding and adjoining Lake Owl Head Community and Development.

Said property is the same as that conveyed by a Warranty Deed dated January 11, 1999 from John C. Turner and Patricia A. Turner to Lake Owlhead Water System, Inc., which is recorded in the Office of Clerk, Jeff Davis Superior Court in Deed Book 214, pages 749-750.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, its successors and assigns, in FEE SIMPLE, and the said Party of the First Part the said bargained property above described unto the said Party of the Second Part, its successors and assigns, and against the said Party of the First Part, its successors and assigns, and against all and every other person or persons, shall and will, and does hereby warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand and seal,
and delivered these presents, the day and year first above written.

LAKE OWLHEAD WATER SYSTEM, INC.

BY: Bruce E. Aycock
BRUCE E. AYCOCK, President

ATTEST: Pamela L. Aycock
PAMELA L. AYCOCK, Secretary

Signed, Sealed and Delivered
in the Presence of:

Dianne Quillen
Witness

PAMELA DIANNE QUILLEN
Printed Name

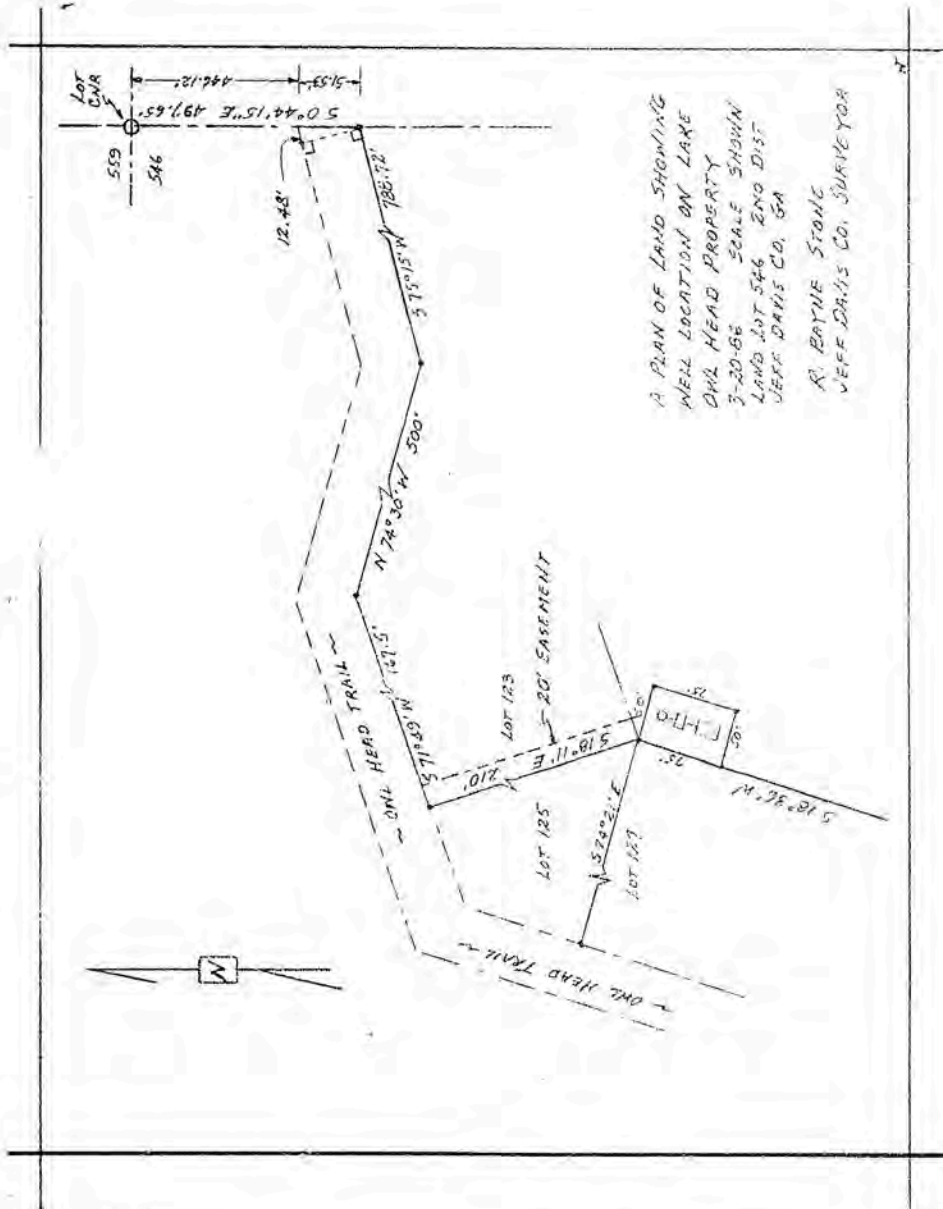
Shonda Chabon Aycock
Notary Public

Dandra Elisabeth Aycock
Printed Name

Oct 1st 2016



638



RETURN TO: JERRY N. CABLE, P.C.
ATTORNEY AT LAW
P.O. BOX 68
SWAINSBORO, GA 30401

MONTGOMERY COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$0.00
DATE Nov 22, 2010
Beverly Doyle
DEPUTY CLERK OF SUPERIOR COURT

GEORGIA, MONTGOMERY COUNTY
OFFICE OF CLERK OF SUPERIOR COURT
FILED FOR RECORD Nov 22, 2010
AT 9:00 O'CLOCK A.M.
Deed BOOK 233 PAGE 90-92
Beverly Doyle DEPUTY CLERK

QUITCLAIM DEED

GEORGIA, EMANUEL COUNTY

THIS INDENTURE, made this 18TH day of November, 2010, between **W.L. COLEMAN** of the First Part, and **SOUTHERN WATER SYSTEMS, INC.** of Evans County, Georgia, of the Second Part, WITNESSETH:

That the said Part of the First Part, for and in consideration of the sum of **OTHER VALUABLE CONSIDERATION AND TEN AND NO/100 DOLLARS** in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the said Party of the Second Part, its successors and assigns, all the right, title, interest, claim or demand the said Party of the First Part has or may have had in and to:

WELL SITE #2 All that lot or parcel of land lying, situate and being in the 1810th G.M. District of Montgomery County, Georgia, designated as Lot # 200, Section 2 of Lake Moses Subdivision now known as Lazy River Estates, fronting on the Northeastern side of Dead River Road as shown on plat of survey dated June 13, 1981, made by Carl L. Bellflower, Surveyor, which is recorded in the Office of Clerk, Montgomery Superior Court in Plat Book 5, page 49 to which reference is made as a part of this description. Said property is also designated as "Coleman Well Site" on a plat of survey dated August 26, 2010 made by M. Jerry Tomberlin, Jr. which is recorded in the Office of Clerk, Montgomery Superior Court in Plat Book _____, page _____ to which reference is made as a part of this description. Said property is bounded now or formerly as follows:

Northwest Dead River Road; East by lot 205 being the lands of Harold R. Lowery and Kay G. Lowery; South by Lot 199 being the lands of John C. Starr. Said property is Triangular in shape.

Said property is the same as that conveyed by a Warranty Deed dated April 6, 1983 from Carres Land Development Company to Lazy River Water Service, Inc. which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 84, page 199.

ALSO: All equipment and fixtures, electrical lines, pumps, water tanks and water lines attached to the water distribution system located on said property.

WELL SITE #3 All that lot or parcel of land lying, situate and being in the 1810th G.M. District of Montgomery County, Georgia, designated as Lot #84, Section 2 Lake Moses Subdivision now known as Lazy River Estates, fronting a distance of 30 feet on the Eastern side of Moses Drive as shown on plat of survey dated April 22, 1974 made by E.E. Singletary, Surveyor, which is recorded in the Office of Clerk, Montgomery Superior Court in Plat Book 2, page 289 to which reference is made as a part of this description. Said property is bounded now or formerly as follows: North by Lot 83 as shown on the afore referenced plat of survey being the lands of Mart P. Van Dyke and Nancy Van Dyke; East by lands of Claude P. Cook & Company, L.P.; South by Lot 85 as shown on the afore referenced plat of survey being the lands of David W. Lybager and Lynette Hager; and West by Moses Drive as shown on the afore referenced plat of survey.

Said property is the same as that conveyed by a Warranty Deed dated October 31, 1989 from Carres Land Development Company to Lazy River Water Service, Inc., which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 101, page 841.

Said property is also shown as Lot 84 on an a plat of survey dated February 2, 2007 made by Leland H. Moss, Jr. which is attached to a Warranty Deed dated January 25, 2008 from Stanley H. and Susan J. Gurley to David W. Lybager and Lynette Hager which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 213, page 142.

ALSO: All equipment and fixtures, electrical lines, pumps, water tanks and water lines attached to the water distribution system located on said property.

The purpose of this Quit Claim Deed is to release any interest W.L. Coleman may have in the above described property.

With all the rights, members and appurtenances to the said described premises in any wise appertaining or belonging.

TO HAVE AND HOLD the said described premises unto the said Party of the Second

Part, its successors and assigns, so that neither the said Party of the First Part nor his heirs and assigns, nor any other person or persons claiming under it shall at any time, by any means or ways, have claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand and affixed its seal by and through its duly authorized officers the day and year first above written.

W.L. Coleman

W.L. COLEMAN, by Attorney in Fact Debbye Stapleton Pursuit to Power of Attorney dated June 1, 2007 and Recorded in Montgomery County Records in Deed Book 220, page 416

Signed, Sealed and Delivered
in the presence of:

Debbye Stapleton
Witness
Jerry N. Cadle
Notary Public

NOTARY SEAL AFFIXED



RETURN TO: JERRY N. CADLE, P.C.
ATTORNEY AT LAW
P.O. BOX 68
SWAINSBORO, GA 30401

MONTGOMERY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$37.50
DATE Nov 22, 2010
Beverly Doyle
DEPUTY CLERK OF SUPERIOR COURT

GEORGIA, MONTGOMERY COUNTY
OFFICE OF CLERK OF SUPERIOR COURT
FILED FOR RECORD Nov 22 2010
AT 9:00 O'CLOCK A.M.
deed BOOK 233 PAGE 86-88
Beverly Doyle DEPUTY CLERK

WARRANTY DEED

GEORGIA, EMANUEL COUNTY.

THIS INDENTURE, Made and entered into this 18th day of November, 2010, between LAZY RIVER WATER SERVICE, INC. of the County of Montgomery and State of Georgia, of the First Part, and SOUTHERN WATER SERVICES, INC., of the County of Evans and State of Georgia, of the Second Part: WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$37,500.00) in hand paid, at and before the sealing and delivering of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Party of the Second Part, it successors and assigns, all the following described property, to-wit:

WELL SITE #2 All that lot or parcel of land lying, situate and being in the 1810th G.M. District of Montgomery County, Georgia, designated as Lot # 200, Section 2 of Lake Moses Subdivision now known as Lazy River Estates, fronting on the Northeastern side of Dead River Road as shown on plat of survey dated June 13, 1981, made by Carl L. Bellflower, Surveyor, which is recorded in the Office of Clerk, Montgomery Superior Court in Plat Book 5, page 49 to which reference is mad as a part of this description. Said property is also designated as "Coleman Well Site" on a plat of survey dated August 26, 2010 made by M. Jerry Tomberlin, Jr. which is recorded in the Office of Clerk,

Montgomery Superior Court in Plat Book _____, page _____ to which reference is made as a part of this description. Said property is bounded now or formerly as follows: Northwest Dead River Road; East by lot 205 being the lands of Harold R. Lowery and Kay G. Lowery; South by Lot 199 being the lands of John C. Starr. Said property is Triangular in shape.

Said property is the same as that conveyed by a Warranty Deed dated April 6, 1983 from Carres Land Development Company to Lazy River Water Service, Inc. which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 84, page 199.

ALSO: All equipment and fixtures, electrical lines, pumps, water tanks and water lines attached to the water distribution system located on said property.

WELL SITE #3 All that lot or parcel of land lying, situate and being in the 1810th G.M. District of Montgomery County, Georgia, designated as Lot # 84, Section 2 Lake Moses Subdivision now known as Lazy River Estates, fronting a distance of 30 feet on the Eastern side of Moses Drive as shown on plat of survey dated April 22, 1974 made by E.E. Singletary, Surveyor, which is recorded in the Office of Clerk, Montgomery Superior Court in Plat Book 2, page 289 to which reference is made as a part of this description. Said property is bounded now or formerly as follows: North by Lot 83 as shown on the afore referenced plat of survey being the lands of Mart P. Van Dyke and Nancy Van Dyke; East by lands of Claude P. Cook & Company, L.P.; South by Lot 85 as shown on the afore referenced plat of survey being the lands of David W. Lybager and Lynette Hager; and West by Moses Drive as shown on the afore referenced plat of survey.

Said property is the same as that conveyed by a Warranty Deed dated October 31, 1989 from Carres Land Development Company to Lazy River Water Service, Inc., which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 101, page 841.

Said property is also shown as Lot 84 on an a plat of survey dated February 2, 2007 made by Leland H. Moss, Jr. which is attached to a Warranty Deed dated January 25, 2008 from Stanley H. and Susan J. Gurley to David W. Lybager and Lynnette Hager which is recorded in the Office of Clerk, Montgomery Superior Court in Deed Book 213, page 142.

ALSO: All equipment and fixtures, electrical lines, pumps, water tanks and water lines attached to the water distribution system located on said property.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, its successors and assigns, in FEE SIMPLE, and the said Party of the First Part the said bargained property above described unto the said Party of the Second Part, its successors and assigns, and against the said Party of the First Part, its successors

and assigns, and against all and every other person or persons, shall and will, and does hereby warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand and seal, and delivered these presents, the day and year first above written.

LAZY RIVER WATER SERVICE, INC.

BY: DeStapleton
W.L. COLEMAN, by Attorney in Fact Debbye Stapleton Pursuit to Power of Attorney dated June 1, 2007 and Recorded in Montgomery County Records in Deed Book 220, page 416

CORPORATE SEAL AFFIXED

Signed, Sealed and Delivered
in the Presence of:

[Signature]
Witness

[Signature]
Notary Public

NOTARY SEAL AFFIXED





South Auction Inc.
338 East Main Street, Swainsboro, GA 30401
478-455-1861

PURCHASE AGREEMENT

_____, 2024

As a result of the efforts of South Auction, Inc, herein, after referred to as "AUCTIONEER," the undersigned PURCHASER agrees to purchase, and the undersigned Seller agrees to sell, a private owned water system named Three Rivers 62 +/- taps lying and being in Montgomery County, Georgia, being all or a portion of that property being commonly identified on Tax Map 033 014W, 033 016W, 033B 067W, and 033B 146W, together with all plants, trees, and shrubbery now on the premises; together with all improvements thereon and appurtenances thereto, collectively hereinafter referred to as the "Property" the portion or parcel to be purchased by Buyer being further identified as follows:

Property Address:

The purchase price of the property shall be defined as follows: The high bid made by the purchaser plus a ten percent buyer's premium. The Buyer agrees to pay the Purchase Price of \$_____. The purchase price shall be paid in full, at closing.

For an outline of the financial terms of sale, see below.

Bidder Number	OUTLINE OF FINANCIAL TERMS OF SALE		Property Number(s)
	High Bid		
	Buyer's Premium (10%)	\$ -	
	Purchase Price**	\$ -	
	Earnest Money	\$ 10,000.00	
	Balance Due at Closing		
	—		

1. Purchase Price:

- A) PURCHASER'S obligation to close shall not be contingent upon PURCHASER'S ability to obtain financing.
- B) PURCHASER'S obligation to close shall not be contingent upon matters of survey or inspection, unless expressly noted herein, as all such matters should have been reviewed by PURCHASER prior to the closing of the auction.
- C) PURCHASER shall pay all closing costs.

2. Earnest Money:

PURCHASER agrees to pay to AUCTIONEER the sum of \$ 10,000, as EARNEST MONEY. Said EARNEST MONEY is to be promptly deposited into the AUCTIONEER'S escrow account or the escrow account of the closing attorney and is to be applied toward the purchase price at the time of closing. PURCHASER agrees and acknowledges that in the event he or she fails to execute the obligations contained in this agreement for any reason or no reason, this EARNEST MONEY shall constitute liquidated damages to be paid to the Seller. The Seller agrees that, in the event he or she is awarded the EARNEST MONEY as liquidated damages, the AUCTIONEER shall be compensated as outlined in the Seller/Auctioneer Engagement Contract.

3. Disbursement of Earnest Money:

AUCTIONEER is authorized to disburse the EARNEST MONEY upon the following events:

- A) The Closing of the Transaction;

- B) A subsequent written agreement between PURCHASER, seller, and AUCTIONEER;
- C) An order of a Court having jurisdiction over any dispute involving the earnest money;
- D) Failure of Purchaser to consummate the transaction due to no fault of Seller;
- E) Failure of the Seller to consummate the transaction due to no fault of PURCHASER;
- F) If any dispute arises between PURCHASER and Seller as to the final disposition of all or part of the EARNEST MONEY, AUCTIONEER may, in its sole discretion: 1) the AUCTIONEER can upon his/her reasonable knowledge of real estate law distribute said monies to the proper party 2) notify PURCHASER and Seller in writing that AUCTIONEER is unable to resolve such dispute and may interplead all or any disputed part of the EARNEST MONEY into the Emanuel County Superior Court, whereupon AUCTIONEER shall be discharged from any further liability with respect to the EARNEST MONEY deposit and shall be entitled to recover its fees and expenses, including attorneys' fees in connection with said interpleader from said EARNEST MONEY before it is distributed by the court. Both parties hereto release and discharge Auctioneer from any claims against Seller or PURCHASER related to the EARNEST MONEY and shall not seek damages from AUCTIONEER by reason of any other matter arising out of this contract or the transaction contemplated hereunder.

4. Indemnify:

Both PURCHASER and Seller shall indemnify AUCTIONEER for and hold harmless AUCTIONEER from any costs, losses, liabilities, or expenses, including attorney fees resulting from AUCTIONEER being named as a party to any legal action resulting from either PURCHASER'S or Seller's failure to fulfill any obligations and undertakings as set forth in this Contract. Further, the Parties shall not bring legal action against AUCTIONEER for any decision of AUCTIONEER to disburse the EARNEST MONEY in accordance with the agreement set forth herein. The AUCTIONEER makes no representation or warranty as to fitness or merchantability of title to the above-described Property. AUCTIONEER has not conducted a title examination of the Property prior to the sale and, therefore, does not certify Seller's ability to transfer title of the Property free and clear of liens. AUCTIONEER shall have no liability to Seller or Purchaser in the event closing fails to take place due to there being title defects, encumbrances, or liens upon the Property that would prevent the sale from taking place as anticipated.

5. Deed Transfer:

The seller warrants that the seller has good and marketable title in and to all the above- described property and shall convey said property to the winning bidder subject only to:

- A) All taxes and assessments not yet due and payable;
- B) All ordinances;
- C) All easements and other matters of record;
- D) All matters that would be disclosed by a current, accurate survey, and inspection of the property.

6. Title Examination:

PURCHASER shall have reasonable time after date hereof in which to examine title and to furnish Seller with a written statement of objections affecting the marketability of said title. Any such objections shall be made known to Seller at least five days prior to closing. Seller shall have reasonable time after receipt of such objections to satisfy all valid objections and, if Seller fails to satisfy such valid objections within a reasonable time, then at the option of PURCHASER, evidenced by written notice to Seller, this contract may be deemed null and void, and PURCHASER'S EARNEST MONEY may be returned.

7. Mutual Agreement:

Seller and PURCHASER agree that such documents as may be legally necessary to carry out the terms of this contract shall be executed and delivered by such parties. All parties agree that time is of the essence when providing said necessary documents.

8. Legal Jurisdiction and Waiver of Jury Trial:

Seller and PURCHASER agree that any dispute arising under the terms and conditions of this purchase agreement or auction agreement shall be heard in the Superior Courts of Emanuel County, Georgia. Both PURCHASER and Seller, by execution of this agreement, and regardless of their state or county of residence, submits themselves to the jurisdiction of the Superior Courts of Emanuel County, Georgia for resolution of any and all disputes arising under the terms and conditions of this purchase agreement and agree that both jurisdiction and venue shall be proper in the Superior Courts of Emanuel County, Georgia. Both parties hereto irrevocably waive, to the fullest extent permitted by applicable law, any and all right to trial by jury in any legal proceeding arising out of or relating to this Agreement or the transactions contemplated hereby or thereby.

9. Personal Property:

Seller may leave items of personal property on any or all of the said real Property at Seller's discretion. PURCHASER is entitled to ownership of any items of personal property left on the property as of the date of closing. Seller has no responsibility to remove any such items. Removal of such items, and any costs associated therewith, is the SOLE RESPONSIBILITY of the PURCHASER.

10. Rental Property:

Seller agrees to allow closing attorney to pro-rate rents collected by the seller for any period after transfer of ownership. Seller agrees to provide to South Auction a copy of any written leases. Seller agrees to complete a Rental Property Information Sheet that will be provided by AUCTIONEER. Seller agrees to allow closing attorney to withhold any security deposits from sellers proceeds if said security deposit is to be refunded under terms of an existing lease.

11. Terms and Conditions:

Seller and PURCHASER agree to all terms contained on the Website Terms and Conditions previously agreed to by the Purchaser when registering for the auction. All such terms and conditions are hereby merged and incorporated into this agreement and are attached as Exhibit "A" hereto.

Special Stipulations

- A.** Real estate taxes, homeowner's association fees, rents, deposits, leases, etc., if applicable, on the Property, shall be prorated as of the date of closing.
- B.** The Closing Date shall be on or before _____, 2024. Seller can unilaterally extend this purchase agreement for 45 days without PURCHASER or Seller signing a contract extension.
- C.** All closings shall be conducted by: _____.
- D.** All closing costs will be paid by the PURCHASER. Should PURCHASER desire to have title insurance or a title certificate issued when available, PURCHASER can negotiate for said services with the closing attorney.
- E.** Possession of the Property shall be granted by Seller to PURCHASER immediately after closing.
- F.** PURCHASER agrees not to attempt to make any contact with a tenant of rental property prior to closing.
- G.** Property is sold "AS IS" and Seller makes no warranty as to easements, leases, restrictions, covenants, conditions, zoning, and all other matters that would be revealed by an inspection of the Property or which are contained in public records. PURCHASER acknowledges they will not be provided with any lead based paint disclosures, property disclosures, property inspection reports, etc. PURCHASER has had an opportunity to inspect the Property, and PURCHASER further acknowledges they were solely responsible for conducting any desired inspections of the Property.

- H.** In addition to any other rights of the Seller to extend hereunder, Seller may unilaterally extend the closing date of this contract for an additional forty-five (45) days, if necessary, in order to cure title defects or liens that might be an impediment to closing.
- I.** South Auction, Inc, Auctioneer/broker, is acting exclusively as agent for the Seller.
- J.** Time is of the essence of this agreement.
- K.** If the property is destroyed or substantially damaged prior to closing, the SELLER shall give notice to the PURCHASER within a timely manner. The SELLER shall provide the PURCHASER with all information regarding the availability of insurance and the deposition of any insurance claim. At the election of the PURCHASER: (A) The PURCHASER and SELLER may terminate this agreement within a (14) day period of the notice of damages without any penalty and earnest money shall be returned to the PURCHASER. (B) PURCHASER may consummate the contract and receive such insurance proceeds as may be paid on the claim of loss. This election is to be exercised within ten (14) days after the amount of Seller's damage is determined.

PURCHASER

Signature: Purchaser

Print Purchaser's Name

Address

City, State, Zip

Cell Phone Number

Email Address

SELLER

Signature: Seller

Print Seller's Name

Address

City, State, Zip

Cell Phone Number

Email Address

Please describe below how property will be purchased (cash or financed). If you plan to finance, give all information on financial institution:

Signature: George R Lane

Binding agreement date of contract

SOUTH AUCTION, Inc ----- AUCTIONEER – Firm H-64297/GAL 3022/Real Estate License 279973

EXHIBIT A

WEBSITE AUCTION TERMS AND CONDITIONS

**South Auction Inc., its agents, employees, and officers
are hereinafter referred to as the AUCTIONEER.**

NOTICE – All bidders must read and agree to the terms and conditions prior to bidding. If you are the winning bidder, you are required to close on the property.

Important Terms:

- **The AUCTIONEER reserves the right to bid on behalf of the seller.**
- **The purchaser agrees to mail a 20% earnest money deposit based on the purchase price of the property within 24 hours of the completion of the auction. The remaining balance shall be due at closing.**
- **A 10% buyer's premium will be added to your final bid. There will be a \$1500 minimum buyer's premium on each property.**
- **The purchaser will pay all closing costs.**
- **If you are the winning bidder and do not close on the property, the seller can sue you in a court of law.**
- **The seller has the right to accept or deny the winning bid achieved on the auction.**
- **South Auction represents ONLY the SELLER. As a bidder, you are NOT represented by South Auction**
- **New bidders will be charged \$1.00 to register. A third part processor handles all credit card transactions. The auctioneer is not responsible for credit card privacy and security.**

TERMS AND CONDITIONS:

The Terms and Conditions apply to all properties offered in this auction. All Bidders must read these terms before bidding on the auction. By bidding in the auction, you are acknowledging that you have read and agree to these terms and conditions and are responsible for closing on the property if you are the winning bidder. All winning bidders will be required to sign a real estate purchase contract.

Bidder Verification:

All bidders credit cards will be verified. South Auction reserves the right to ask any

registered bidder for a bank letter of credit prior to or during the bidding period. South Auction may ask for a bank letter of credit on a per bidder and/or per-property basis. South Auction reserves the right to suspend bidding privileges for any or no reason either before, during, or after the auction with no notice to the bidder. South Auction reserves the right to refuse service to any person. If a bidder is called or text messaged during the auction and does not respond to a text or call, their bidding privileges will be suspended until they have talked to an auction company representative.

Due Diligence:

All property is being sold AS-IS, WHERE-IS, and with all faults. All property is being sold subject to the following:

- (1) All taxes and assessments not yet due and payable;
- (2) All ordinances;
- (3) All easements and other matters of record;
- (4) All covenants, conditions, and restrictions of record;
- (5) All matters that would be disclosed by a current, accurate survey, and inspection of the property.

Inspection of Property:

It is the bidder's responsibility to determine if the information contained herein is accurate. The property is open to thorough public inspection, and we highly encourage an inspection of the property prior to bidding. Contact the auctioneer before inspecting the property. Bidder must conduct and rely on their own inspection and investigation to determine the condition of the property. All inspections are at your own risk. The purchaser acknowledges that they are bidding on this property without being provided a seller's property disclosure and a lead-based paint disclosure. Purchaser further acknowledges that the seller nor the auctioneer makes any guarantees as to the suitability of any properties for a well or septic tank.

Buyer's Premium:

A 10% buyer's premium will be added to the high bid to arrive at the purchase price. A \$1,500 minimum buyer's premium is in place.

Earnest Money Deposit:

Earnest money deposit must be mailed or wired to the auction company within 24 hours of the auction closing. If needed, the auctioneer will supply wiring instructions.

Mail to:

South Auction, 338 East Main Street Swainsboro, GA 30401

Auction End Time:

IMPORTANT This auction has an extended bidding feature. If a bid is placed on any property within the last 5 minutes of the auction, that will trigger the extended bidding feature on ALL properties. The bidding on ALL properties will remain open until the bidding is quiet for 5 minutes on ALL properties. All bidders are strongly encouraged to watch YouTube videos posted on the auction website for further bidding instructions.

Closing Cost:

All closing costs will be paid by the winning bidder.

Closing Attorney:

The closing attorney shall be predetermined by the auctioneer.

Assessments:

Purchaser agrees to continue any conservation use agreements, forest land protection agreements, or other easements that are in place. Any fines associated with the breach of said assessments will be the sole responsibility of the purchaser.

Internet/ Technical Issues:

Any personal internet connection failures during the auction are the responsibility of the bidder. The auction will continue as normal and the item will be sold. The auctioneer shall not be held responsible for any technical issues that may cause missed bids or bids to not be received by the auctioneer.

Additional Terms:

- 1) Auctioneer, nor the seller, guarantees that each auction sign is accurately placed on the property being sold.
- 2) All acreage referenced in brochures, signs, and online are estimated acres.
- 3) No personal property is included with any property unless specifically stated.
- 4) Any employees or agents of South Auction are allowed to bid on any South Auction property provided that they will pay a buyer's premium and follow all other protocols as would any other buyer.
- 5) The auction company may elect to limit or adjust bid increments.

WEBSITE AUCTION TERMS AND CONDITIONS

South Auction Inc., its agents, employees, and officers

are hereinafter referred to as the AUCTIONEER.

NOTICE – All bidders must read and agree to the terms and conditions prior to bidding. If you are the winning bidder, you are required to close on the property.

Important Terms:

- **The AUCTIONEER reserves the right to bid on behalf of the seller..**
- **The purchaser agrees to mail a \$10,000 earnest money deposit FOR EACH SYSTEM within 24 hours of the completion of the auction. The remaining balance shall be due at closing.**
- **A 10% buyer's premium will be added to your final bid.**
- **The purchaser will pay all closing costs.**
- **If you are the winning bidder and do not close on the property, the seller can sue you in a court of law.**
- **The seller has the right to accept or deny the winning bid achieved on the auction.**
- **South Auction represents ONLY the SELLER. As a bidder, you are NOT represented by South Auction**
- **New bidders will be charged \$1.00 to register. A third part processor handles all credit card transactions. The auctioneer is not responsible for credit card privacy and security.**

TERMS AND CONDITIONS:

The Terms and Conditions apply to all properties offered in this auction. All Bidders must read these terms before bidding on the auction. By bidding in the auction, you are acknowledging that you have read and agree to these terms and conditions and are responsible for closing on the property if you are the winning bidder. All winning bidders will be required to sign a real estate purchase contract.

Bidder Verification:

All bidders credit cards will be verified. South Auction reserves the right to ask any registered bidder for a bank letter of credit prior to or during the bidding period. South Auction may ask for a bank letter of credit on a per bidder and/or per-property basis. South Auction reserves the right to suspend bidding privileges for any or no reason either before, during, or after the auction with no notice to the bidder. South Auction reserves the right to refuse service to any person. If a bidder is called or text messaged during the auction and does not respond to a text or call, their bidding privileges will be suspended until they have talked to an auction company representative.

Due Diligence:

All property is being sold AS-IS, WHERE-IS, and with all faults. All property is being sold subject to the following:

- (1) All taxes and assessments not yet due and payable;
- (2) All ordinances;
- (3) All easements and other matters of record;
- (4) All covenants, conditions, and restrictions of record;
- (5) All matters that would be disclosed by a current, accurate survey, and inspection of the property.

Inspection of Property:

It is the bidder's responsibility to determine if the information contained herein is accurate. The property is open to thorough public inspection, and we highly encourage an inspection of the property prior to bidding. Contact the auctioneer before inspecting the property. Bidder must conduct and rely on their own inspection and investigation to determine the condition of the property. All inspections are at your own risk. The purchaser acknowledges that they are bidding on this property without being provided a seller's property disclosure and a lead-based paint disclosure. Purchaser further acknowledges that the seller nor the auctioneer makes any guarantees as to the suitability of any properties for a well or septic tank.

Buyer's Premium:

A 10% buyer's premium will be added to the high bid to arrive at the purchase price.

Earnest Money Deposit:

Earnest money deposit must be mailed or wired to the auction company within 24 hours of the auction closing. If needed, the auctioneer will supply wiring instructions.

Mail to:

South Auction, 338 East Main Street Swainsboro, GA 30401

Auction End Time:

***IMPORTANT* This auction has an extended bidding feature. If a bid is placed on any property within the last 5 minutes of the auction, that will trigger the extended bidding feature on ALL properties. The bidding on ALL properties will remain open until the bidding is quiet for 5**

minutes on ALL properties. All bidders are strongly encouraged to watch YouTube videos posted on the auction website for further bidding instructions.

Closing Cost:

All closing costs will be paid by the winning bidder.

Closing Attorney:

The closing attorney shall be Jerry Cadle PC Swainsboro GA.

Internet/ Technical Issues:

Any personal internet connection failures during the auction are the responsibility of the bidder. The auction will continue as normal and the item will be sold. The auctioneer shall not be held responsible for any technical issues that may cause missed bids or bids to not be received by the auctioneer.

Additional Terms:

- 1) Auctioneer, nor the seller, guarantees that each auction sign is accurately placed on the property being sold.
- 2) All acreage referenced in brochures, signs, and online are estimated acres.
- 3) No personal property is included with any property unless specifically stated.
- 4) Any employees or agents of South Auction are allowed to bid on any South Auction property provided that they will pay a buyer's premium and follow all other protocols as would any other buyer.
- 5) The auction company may elect to limit or adjust bid increments.
- 6) The auction company has the right to charge the buyer a \$5000 non-performance charge on their supplied credit card if they do not complete their purchase of any property. By bidding in the auction all bidders agree to this charge.