Satilla Plantation BID SHEET

Brantley County, Georgia is accepting Bids for the purchase of certain unimproved lots and wetlands owned by Brantley County in Satilla Plantation1, Satilla Plantation 2, Satilla Plantation 3, Satilla Plantation 4, Satilla Plantation 5, Satilla Plantation 6, Satilla Pastures, Pinecrest 1, Pinecrest 2, Pinecrest 3, Pinecrest 4, Pinecrest 5, Fox Ridge and Eagle Crest, the wetlands depicted on the plat of each subdivision and the Park identified on the plat at Plat Book 14, Page 195, Brantley County records, (hereinafter referred to as the "Park"). The lots, wetlands and Park are referred to as the "Properties" and are all located in Brantley County, Georgia. The Properties are more particularly identified on Exhibit "1" attached hereto. As a condition of the purchase, the Buyer must development of the Properties into a quality development consisting of single-family lots and residential/agricultural tracts for use as a "mini farms" development in accordance with the Scope and Specifications set forth below.

SCOPE AND SPECIFICATIONS

Land and Zoning

1. Zoning, subject to approval by Brantley County, is as follows for each development:

Subdivision	Zoning	
Satilla Plantation 1	RA	(Residential Agricultural)
Satilla Plantation 2	RA	
Satilla Plantation 3	RA	
Satilla Plantation 4	RA	
Satilla Plantation 5	RA	
Satilla Plantation 6	RA	
Satilla Pastures	RA	
Pinecrest 1	R-1	
Pinecrest 2	R-1	
Pinecrest 3	R-1	
Pinecrest 4	R-1	
Pinecrest 5	R-1	
Fox Ridge	R-1	
Eagle Crest	RA	

2. The Lots will be conveyed by Limited Warranty deed, the wetlands and park by Quitclaim deed. The Buyer will take control of all roads. At closing, Brantley County will execute

a disclaimer of interest confirming that it never accepted the roads or performed maintenance of the roads.

3. Lots in the Residential Agricultural District will be replotted into 3-to-10-acre parcels unless a lot cannot be combined with another lot because as of the date of the closing of the purchase and sale of the Properties, the lot is surrounded by property owned by third parties.

4. The Buyer will give the current third-party landowners in the subdivisions that are zoned single family residential the opportunity to purchase lots adjoining their property. Each third-party owner will be given written notice of the opportunity to purchase a lot. The third-party owner must have at least thirty (30) days from the date of mailing the Notice to purchase the lot. Notices will be mailed to the address of the lot owner identified on the Brantley County tax record.

5. Purchasers of tracts in Agricultural/Residential zoning districts will be limited to purchasing not more than ten (10) acres.

6. All lots must meet Georgia Department of Public Health Guidelines for water and septic systems.

7. The Buyer shall form a Master Association for the maintenance of roads and common areas in the Properties.

8. The Protective Covenants for the Agricultural/Residential District shall be amended and restated to allow for a mini-farm development consistent with the Agricultural/Residential Zoning. The Protective Covenants shall be substantially in the form of Exhibit "2" attached hereto. The Buyer will hold a meeting of all owners of lots in the subdivision to review and approve the amendment to the covenants.

9. The Buyer will form a Homeowner's Association (non-profit corporation) for each subdivision to administer the covenants for each subdivision, including those zoned residential if the original corporations charged with administering the covenants have been dissolved.

10. International Building Code Specifications will be utilized for New Homes with the following specifications.

(a) Walls will have 16 inch Center using #1 wood or better;

(b) No mobile homes or prefabricated homes will be permitted;

(c) Homes built in a barndominium style must meet a minimum wind velocity of category 3 hurricane.

(d) All Bardominiums style homes must meet the requirements of the covenants.

11. The Buyer must repair and resurface existing paved roads. Repairs include the installation of pipe or bridges in areas where the road has suffered damage due to flooding.

12. The Buyer must open and pave to county specifications, roads identified on any original subdivision plat of the property which is not open or paved.

13. The Buyer will install electric gates at the intersection of all subdivision roads and public roads to limit access to the properties.

14. The Park shall continue as a Common Area for use by Owners of lots or farms in the Properties. The Buyer will repair or will replace the swimming pool and building in the Park or will remove the swimming pool and building and replace them with a different amenity suitable for a development with residential/agricultural purposes. If the Buyer proposes to install a different type of amenity, the proposal should be submitted with the bid.

15. The Buyer must contract with Brantley County to perform the requirements for development stated in the bid. Performance will be guaranteed by a bond which may be in the form of a performance bond provided by an insurance company, a cash bond or a property bond acceptable to Brantley County. The type of bond proposed by the buyer must be submitted with the bid.

16. Payment for the work set forth in the Scope and Specifications shall be made by the Buyer and shall not be a common expense to be assessed to existing lot owners in the subdivision.