



IRREVOCABLE LETTER OF CREDIT

Hall County Board of Commissioners
P.O. Drawer 1435
Gainesville, GA 30503

RE: (Project name, owner/developer, Address, City, State, and Zip)

Chairman _____

The purpose of this Irrevocable Letter of Credit is one of the following:

- Public subdivisions/developments – To induce the Hall County Board of Commissioners to approve the street system as shown on the final plat, to induce the Hall County Board of Commissioners to accept the streets as shown on the final plat for public maintenance, and to ensure the completion of the project as per the approved plans and the regulations of Hall County, Georgia.
- Private subdivisions/developments – To induce the Hall County Board of Commissioners to approve the street system as shown on the final plat and to ensure the completion of the project as per the approved plans and the regulations of Hall County, Georgia.

United Community Bank (Banking institution hereinafter referred to as “Issuer”) hereby establishes its Irrevocable Letter of Credit No. 6000410396P in favor of Hall County, Georgia, for the account of Breedlove Residential LLC (Owner/developer) up to the aggregate amount of \$142,375.00 dollars effective immediately and available by your draft(s) drawn at sight on the Issuer when accompanied by this Irrevocable Letter of Credit. This Irrevocable Letter of Credit is to cover the value of materials and work associated with the construction of Westchester Subdivision (Name of project).

The owner/developer responsibilities are as follows:

All construction of the street system of Westchester Subdivision (Name of project) will be maintained for fifteen (15) months according to the terms and requirements as shown on the recorded final plat and of the Subdivision Regulations in force in Hall County, Georgia. Sidewalks will be completed throughout entire subdivision as shown on the recorded final plat within fifteen (15) months of the signing of said plat. The sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, and traffic signs in Westchester Subdivision (Name of project) must be properly maintained and free from faults in design, materials, and workmanship as shown on the recorded final plat and as set out in the Subdivision Regulations in force in Hall County, Georgia.

Hall County will pursue the collection of funds for deficiencies upon the elapsing of one (1) year from final platting *and* after the compliance date given in the 45-day written notice.

The Issuer hereby agrees that all drafts drawn under and in compliance with the terms of this Irrevocable Letter of Credit will be duly honored if drawn and presented for payment to the Issuer’s office at 351 Jesse Jewell Parkway, Gainesville, Hall County, GA on or before the expiration date along with a written statement that indicates that the Owner has failed to comply with its responsibilities related to the Westchester Subdivision (Name of project)

This Irrevocable Letter of Credit is hereby issued on April 12, 2024 and expires on April 12, 2026 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day.

This Letter of Credit is issued subject to the Uniform Customs and Practices for Documentary Credits, 2007 Revision, ICC Publication no. 600. This Letter of Credit is governed by the laws of the State of Georgia.

IN WITNESS WHEREOF the Issuer has set its hand and affixed its seal on this day of

April 15, 2024.

[Signature]
Witness

[Signature]
Notary Public

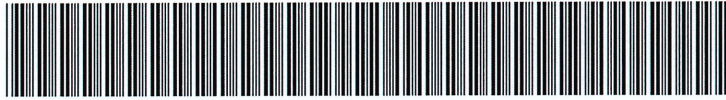
United Community Bank

By: [Signature]
Rick Frazier
Senior Vice President

My Commission Expires: 2/26/26

[Seal]





0000000600041039600004122024

SIGHT DRAFT

Principal	Loan Date	Maturity	Loan No	Call / Coll	Account	Officer	Initials
\$142,375.00	04-12-2024	04-12-2026	6000410396	99 / 0100	3321410	506	

References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "*****" has been omitted due to text length limitations.

Borrower: BREEDLOVE RESIDENTIAL, LLC
4651 STRICKLAND ROAD
FLOWERY BRANCH, GA 30542

Lender: UNITED COMMUNITY BANK
GAINESVILLE - COMMERCIAL
PO BOX 2537
351 JESSE JEWELL PKWY SW
GAINESVILLE, GA 30501

DATE _____

RE: United Community Bank Irrevocable Letter of Credit No. 6000410396P, dated APRIL 12, 2024.

On this date we present this Sight Draft against the Letter of Credit referenced above for immediate payment in good funds in the amount of ONE HUNDRED FORTY TWO THOUSAND THREE HUNDRED SEVENTY FIVE AND NO/100 U.S. Dollars (\$142,375.00). This Sight Draft is submitted against Letter of Credit No. 6000410396P because:

Beneficiary:
HALL COUNTY BOARD OF COMMISSIONERS

By: _____

Title: _____