

CLOSING STATEMENT

Transferee: Hall County, Georgia

Transferor: Athens Highway 2025, LLC, as nominee for
Hall County, Georgia

Broker: Avison Young-Atlanta, LLC

Property: 33.67 acres, m/l, 268th GMD, Hall County, Georgia
Being known as 2710 Athens Highway, Gainesville, GA

Date: May 13, 2025

Client #50054.457

Commission payable to Broker (<i>see special stipulation no. 1</i>)	\$84,750.00
---	-------------

TRANSFEROR'S TRANSACTIONS:

Commission payable to Broker	\$84,750.00
Less Transferor's expenses	<u>0.00</u>
Net cash due to Broker:	\$84,750.00

TRANSFEEE'S TRANSACTIONS:

Commission payable to Broker:	\$84,750.00
Plus Transferee's expenses:	
Wire transfer fees	\$ 50.00
Premium for owner's title insurance policy	3,559.50
E-fling Quitclaim Deed	<u>25.88</u>
Cash due from Transferee:	\$88,385.38

[Special Stipulations and signatures begin on next page]

SPECIAL STIPULATIONS:

1. On May 13, 2025, Athens Highway 2025, LLC, as nominee for Hall County, Georgia (in such capacity, the "Nominee"), acquired title to the Property from Anthony Mitchell Gold ("Gold"). Hall County provided funds in the amount of \$1,692,756.72 (\$1,695,000 purchase price less a credit for Gold's prorata share of 2025 State and County taxes in the amount of \$2,268.28 plus \$25.00 for recording fees), to Nominee to facilitate the purchase of the Property by Nominee. Avison Young-Atlanta, LLC (a brokerage firm Nominee is a member of) is owed a commission in the amount of \$84,750.00 from Hall County in connection with the May 13 purchase and sale. Avison Young-Atlanta agreed to defer receipt of the commission payable to it until Hall County acquired the Property.
2. In consideration of the Transferor conveying the Property to Transferee, Transferee hereby assumes and agrees to be responsible for all environmental liabilities or obligations, including those arising from past or present conditions on the Property, as defined by federal, state, and local environmental laws, including but not limited to, all costs of remediation, damages, fines, response actions, and third-party claims related to the Property, whether known or unknown at the time of the purchase of the Property." As a material part of the consideration for this conveyance, Transferee accepts the Property on an "AS IS" and "WHERE IS" basis, with all faults and any and all latent and patent defects, and without any warranty for fitness for any particular purpose and/or merchantability, absence of defects, absence of hazardous or toxic substances, absence of faults, (k) flooding, or (l) compliance with laws and regulations including, without limitation, those relating to health, safety, and the environment. Transferee acknowledges that Transferee is accepting the Property with the intention of making and relying upon its own investigation of the physical, environmental, economic use, compliance, and legal condition of the Property.
3. The undersigned parties hereby certify this Closing Statement to be true and accurate and authorize the disbursements set forth herein.

Transferor:

Athens Highway 2025, LLC

By: 
Frank N. Simpson, sole Member

Transferee:

Hall County, Georgia

By: _____
Title: _____

Broker:

Avison Young-Atlanta, LLC

By: 
Frank N. Simpson, Principal and
Managing Director