

EXHIBIT A

222.53+/- Acre Tract on Jackson Lake Jasper County, GA

Development Agreement with Jasper County, GA: Master Plan Approval and
Variance Request

Variance Request: Seeking Waiver of Conservation Subdivision and seeking approval
of traditional subdivision.

No More than 117 Residential Lots

Minimum Lot Size of 1 Acre

22 Foot Paved Roads, 3 Foot Shoulders on each side, 60 Foot Right Of Way for
main roads. Private Driveways and Lesser thoroughfares built to applicable specs.

Private Roads - Gated and Maintained by the Property Owners Association and
Dedicated Accordingly

No Curb and Gutter

Water- Jasper Water & Sewer Department - Fire Hydrants every 500 feet

Sewer - Individual On and Offsite Septic

Underground Power

Individual Lots will have their surface area limited to 50% of impervious surfaces.
Meaning the remaining 50% of the lots surface areas must be left natural, planted in
grass or landscaped with surfaces that are not impervious.

The zoning requires minimum size of homes must be 1,800 sq. ft.

The development will be governed by a set of restrictive covenants between
homeowner and developer. These restrictive covenants will match, or exceed, the
county zoning where required.

As shown conceptually on the Master Plan, the residential development shall be
capped at 117 residential units, which at this time includes 77 waterfront lots and 40
interior lots. The number of waterfront and interior lots could decrease in amount, or
location, but the overall yield will not exceed 117. This is also true of the road
footage or location. The reason for the possible change is once full engineering and
design of roads and water supply is underway, grade or soil could be a strategic
change.

EXHIBIT A (CONTINUED)

The subdivision will be developed in one or two phases, as to better allow market-driven development practices and to better ensure the financial success of the project as a whole.

A common area plan has yet to be finalized but could include boat storage areas, community pavilion, community pool or day boat slips for the community. Additional amenities may be added based upon marketing needs.

A traffic study will be conducted to determine if an accel or decel lane is needed. If it is determined that it is needed; developer will provide funding for the lanes.

There will be a \$15,000 bond placed by the developers and forfeited to the County for any damage to Eagle Drive and other County roads.

Upon approval, we are excited to move ahead with this project.

We request that this document be placed, along with our master plan, in the minutes