

MIDLAND GAINESVILLE

214-Unit Multifamily Development
Located in Downtown Gainesville, Georgia



PRESENTED BY:

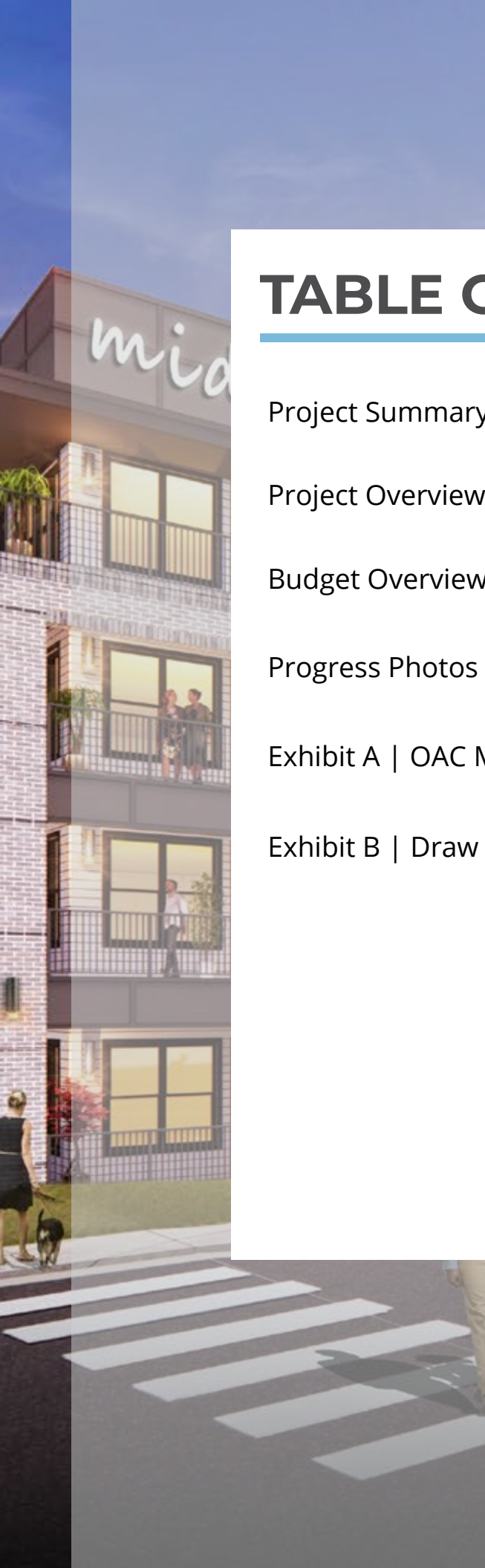


MONTHLY REPORT

JUNE 2022

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PROJECT SUMMARY

MIDLAND GAINESVILLE / 3



Midland Gainesville is a 214-unit, Class A multifamily project planned for the Gainesville community. The property sits adjacent to the Midland Greenway Park at 2100 Saint Thomas Drive, which is less than a 10-minute walk from historic downtown Gainesville. The property will consist of three 4-story buildings comprised of studio, one-bedroom and two-bedroom units with high-end amenities including a leasing office, co-working space, mail/package area, pet spa, bike storage, fitness center, rooftop lounge with outdoor terrace, private garages, and pool and outdoor porch amenity space. Midland Gainesville will be designed and constructed by Atlanta based architectural firm, Dynamik Design, and contractor, Summit Contracting Group, and sponsored by Capitol Square, Ltd., McNeal Development, and The Macallan Group.

PROJECT OVERVIEW

JUNE 2022

CONSTRUCTION PROGRESS REPORT

SIGNIFICANT EVENTS:

- Building & Site Development Permits issued by City of Gainesville
- Perimeter Fencing installed along property lines
- Tree Removal began in the month of June
- 74% bought out (as of 6/22/22)

NEXT STEPS:

- Demolition of existing homes and utilities to begin in late June/early July
- Mass Grading & Geopier Installation scheduled to begin in early July
- City of Gainesville Water Department Coordination Meeting to discuss water line replacement along Gordon Avenue and water/sewer services for Buildings 1000, 2000 & 3000
- Temp power to be set up onsite
- Summit anticipates being 90% bought out by mid-July

PROJECT OVERVIEW

JUNE 2022

MIDLAND GAINESVILLE / 5

DEVELOPMENT PROGRESS REPORT

SIGNIFICANT EVENTS:

- Closed on construction loan May 17, 2022
- Met with Georgia Power, AT&T and other utility providers onsite to discuss pole relocation/removal of existing services and determine best path moving forward for project's future utility needs
- Actively working with Insurance Broker to get Builders Risk Policy in place within 90 days of loan closing, per the requirements in loan agreement
- Received proposal from Gigamonster for Bulk WiFi Property Agreement
- Review redlines received from RangeWater for Midland Gainesville's PMA Agreement
- Gainesville Fire Department used homes located on property for recruit training activities

NEXT STEPS:

- Plan flip meeting scheduled for last week in July with design and construction teams to prepare for IFC plan set release
- Groundbreaking Ceremony to take place on July 28th at Midland Greenway
- Schedule AT&T to remove old Telecom lines from poles located on property to allow Georgia Power to remove & relocate existing power poles
- Continue to work with Insurance Broker to get Builders Risk Policy set up before August 15, 2022
- Execute agreement for property-wide Bulk WiFi Agreement & determine fiber provider
- Execute PMA Agreement with RangeWater Property Management
- Finalize FF&E budget & selections for amenity spaces with Dynamik Design

PROJECT BUDGET OVERVIEW - DRAW 1 (JUNE 2022)

MIDLAND GAINESVILLE / 6

PROJECT DRAW REQUISITION

Project Name: MIDLAND GAINESVILLE MULTIFAMILY
Location: 2100 SAINT THOMAS DRIVE, GAINESVILLE, GA

Date: 6/25/2022
Draw Number: Draw 1

| Item No. A | Item Description B | Development Budget C | Previous Changes* D | Current Changes E | Revised Budget F | Previous Application G | Current Draw H | Total Completed & Drawn to Date I | Percent Drawn J | Balance to Finish + Retainage K |
|----------------|--|----------------------------|---------------------------|-------------------------|------------------------|------------------------------|----------------------|---|-----------------------|--|
| USES | | | | | | | | | | |
| 1 | LAND COSTS | \$ 4,561,838 | \$ - | \$ 4,905.00 | \$ 4,566,743 | \$ 4,561,838 | \$ 4,905.00 | \$ 4,566,743 | 100.0% | \$ - |
| 2 | CLOSING COSTS | \$ 91,017 | \$ - | \$ (2,442.01) | \$ 88,575 | \$ 88,575 | \$ - | \$ 88,575 | 100.0% | \$ - |
| 3 | TAXES | \$ 78,022 | \$ - | \$ - | \$ 78,022 | \$ - | \$ - | \$ - | 0.0% | \$ 78,022 |
| 4 | LEGAL | \$ 365,000 | \$ - | \$ - | \$ 365,000 | \$ 346,560 | \$ 8,855.00 | \$ 355,415 | 97.4% | \$ 9,585 |
| 5 | INSURANCE | \$ 371,564 | \$ - | \$ - | \$ 371,564 | \$ 93,364 | \$ - | \$ 93,364 | 25.1% | \$ 278,200 |
| 6 | MUNICIPAL FEES | \$ 1,127,691 | \$ - | \$ - | \$ 1,127,691 | \$ 734,050 | \$ 500.00 | \$ 734,550 | 65.1% | \$ 393,141 |
| 7 | ARCHITECTURE & DESIGN | \$ 742,355 | \$ - | \$ - | \$ 742,355 | \$ 533,788 | \$ 17,543.92 | \$ 551,332 | 74.3% | \$ 191,023 |
| 8 | ENGINEERING & SURVEY | \$ 277,278 | \$ - | \$ - | \$ 277,278 | \$ 182,548 | \$ 11,828.00 | \$ 194,376 | 70.1% | \$ 82,902 |
| 9 | FF&E and MARKETING | \$ 975,000 | \$ - | \$ - | \$ 975,000 | \$ 14,302 | \$ - | \$ 14,302 | 1.5% | \$ 960,698 |
| 10 | RETAIL | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.0% | \$ - |
| 11 | OTHER DEVELOPMENT COSTS | \$ 40,696 | \$ - | \$ - | \$ 40,696 | \$ 7,291 | \$ 350.00 | \$ 7,641 | 18.8% | \$ 33,055 |
| 12 | OPERATING DEFICIT RESERVE | \$ 286,716 | \$ - | \$ - | \$ 286,716 | \$ 36,894 | \$ - | \$ 36,894 | 12.9% | \$ 249,822 |
| 13 | DEVELOPMENT FEE | \$ 1,700,000 | \$ - | \$ - | \$ 1,700,000 | \$ 425,000 | \$ 55,434.78 | \$ 480,435 | 28.3% | \$ 1,219,565 |
| 14 | SOFT COST CONTINGENCY | \$ 310,300 | \$ 6,680.47 | \$ 115,385.55 | \$ 432,366 | \$ - | \$ - | \$ - | 0.0% | \$ 432,366 |
| 15 | HARD COSTS | \$ 42,983,033 | \$ (37,774.00) | \$ (235,697.00) | \$ 42,709,562 | \$ 4,764 | \$ 419,990.00 | \$ 424,754 | 1.0% | \$ 42,284,808 |
| 16 | HARD COST CONTINGENCY | \$ 1,857,005 | \$ - | \$ 117,848.50 | \$ 1,974,853 | \$ - | \$ - | \$ - | 0.0% | \$ 1,974,853 |
| 17 | FINANCING COSTS | \$ 710,475 | \$ 31,095.53 | \$ (0.04) | \$ 741,570 | \$ 741,570 | \$ - | \$ 741,570 | 100.0% | \$ - |
| 18 | FINANCING INTEREST EXPENSE | \$ 674,558 | \$ - | \$ - | \$ 674,558 | \$ - | \$ - | \$ - | 0.0% | \$ 674,558 |
| | TOTAL USES: | \$ 57,152,547 | \$ 2.00 | \$ 0.00 | \$ 57,152,549 | \$ 7,770,544 | \$ 519,406.70 | \$ 8,289,951 | 14.5% | \$ 48,862,598 |
| SOURCES | | | | | | | | | | |
| 20% | Midland Gainesville QOF, LLC / Midland Investor QOF, LLC | \$ 4,286,441 | \$ 0.17 | \$ 0.00 | \$ 4,286,441 | \$ 4,286,441 | \$ - | \$ 4,286,441 | 100.0% | \$ - |
| 80% | CSL Midland QOF, LTD | \$ 17,145,764 | \$ 0.70 | \$ 0.00 | \$ 17,145,765 | \$ 3,484,103 | \$ 519,406.70 | \$ 4,003,509 | 23.3% | \$ 13,142,255 |
| | Construction Loan - Ameris Bank | \$ 35,720,342 | \$ 1.13 | \$ 0.00 | \$ 35,720,343 | \$ - | \$ - | \$ - | 0.0% | \$ 35,720,343 |
| | TOTAL SOURCES: | \$ 57,152,547 | \$ 2.00 | \$ 0.00 | \$ 57,152,549 | \$ 7,770,544 | \$ 519,406.70 | \$ 8,289,951 | 14.5% | \$ 48,862,598 |

*Note: Budget increased by \$2 in BRR #1 to tie to Budget in Construction Loan Agreement

PROGRESS PHOTOS - JUNE 2022

MIDLAND GAINESVILLE / 7



BUILDING 3000 TEMPORARY FENCING



VIEW FROM MIDLAND GREENWAY



GAINESVILLE FIRE DEPARTMENT TRAINING



GAINESVILLE FIRE DEPARTMENT TRAINING

PROGRESS PHOTOS - JUNE 2022

MIDLAND GAINESVILLE / 8



EXHIBIT A
OAC MINUTES
& PROJECT SCHEDULE



**MIDLAND GAINESVILLE
GAINESVILLE, GA**

**OWNER /ARCHITECT /CONTRACTOR
AGENDA FOR MEETING #1
6/22/2022**

NOTES BY: SCOTT BROOKINS, PROJECT MANAGER
SUMMIT CONTRACTING GROUP, INC.

LOCATION: SUMMIT ATLANTA OFFICE
53 PERIMETER CENTER EAST
SUITE 550
ATLANTA, GA 30346
TIME: 10:30 AM

Invited to Attend:

William Norris- McNeal Development
Kristi Caldwell- McNeal Development
Scott Brookins- Summit Contracting
Michael Bressler- Summit Contracting
Brian Mugrage- Summit Contracting

Rob Vaivodiss- Dynamik Design
Allen Margavich- Rochester Assoc.
James Baker- Macallan Group
James L Rhoden III- Macallan Group

• **Construction Progress:**

Perimeter Security Fencing has been installed, Windscreen is in progress
Perimeter Trees around 1000 and 2000 have been removed
Interior trees and Demo start Monday/Tuesday followed by erosion control
Gainesville Fire Dept have been using homes on site for recruit training
Site Signs will be set the week of July 5th

SCHEDULE:

Review Overall Project Schedule (OPS)
Review 1 month look ahead

• **Photos:**

First aerial photos taken **this week**

• **Review of Logs:**

RFI's – **CONFIRM** who we send to for each scope
Submittal Log – **CONFIRM** workflow for Pro Core
Open PCO's – **CONFIRM** limit if any for COs
Future PCO's -

• **General Issues:**

Groundbreaking details

We are 74% bought out on the Project

Discuss Trash Compactor- Supplier

Need names of who will be making site visits for hard hats

Plan Review- What is best way to handle corrections or omissions needed?

Confirm Power account- Summit set up, then turnover to McNeal with buildings

- **Open Issues – Impacting Design/Construction:**
 - Window Supplier- Finalize**
 - Retaining wall block- will have sample next Tuesday**

Upcoming Meetings:

Groundbreaking Ceremony: July 28th

- **Future OAC Meetings: Will be on site location (528 Banks Street Gainesville, GA is a good address to use)**

July 27th 10:30 am, At job site

August 24th 10:30 am, At job site

September 28th 10:30 am, At job site

EXHIBIT B
DRAW 1 REQUEST
FOR JUNE 2022

PROJECT DRAW REQUISITION

Project Name: MIDLAND GAINESVILLE MULTIFAMILY
Location 2100 SAINT THOMAS DRIVE, GAINESVILLE, GA

Date: 6/25/2022
Draw Number: Draw 1

| Item No. A | Item Description B | Development Budget C | Previous Changes* D | Current Changes E | Revised Budget F | Previous Application G | Current Draw H | Total Completed & Drawn to Date I | Percent Drawn J | Balance to Finish + Retainage K |
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*Note: Budget increased by \$2 in BRR #1 to tie to Budget in Construction Loan Agreement

PROJECT DRAW - LIST OF INVOICES

Project Name: MIDLAND GAINESVILLE MULTIFAMILY

Draw Number: Draw #1

6/25/2022

| Cost Code | Invoice # | Invoice Date | Supplier/Vendor Name | Invoice Amount | Description |
|------------------|----------------------------------|--------------|--|---------------------|---|
| <u>1000.0100</u> | <u>LAND COSTS</u> | | | | |
| 1000.0110 | 74527 | 4/5/22 | Rochester & Associates | \$4,905.00 | Prepare R/W Exhibits for Longstreet Abandonment, Prepare R/W Dedication Exhibits for on-street parking and sidewalks, & Prepare Roadway Maintenance Exhibit |
| <u>1000.0400</u> | <u>LEGAL</u> | | | | |
| 1000.0401 | 899 | 5/31/22 | Blue Sky Law | \$900.00 | Review/Revise AIA docs for Summit Contracting CM Agreement |
| 1000.0408 | 84004 | 5/17/22 | Smith, Gilliam, Williams & Miles, P.A. | \$3,367.50 | Rezoning |
| 1000.0409 | 760007 | 6/7/22 | Miller & Martin PLLC | \$450.00 | Review of loan docs |
| 1000.0409 | 771648 | 6/23/22 | Morris, Manning & Martin, LLP | \$4,137.50 | Real Estate Joint Venture Transaction - Legal Fees Rendered Through May 31,2022 |
| <u>1000.0600</u> | <u>MUNICIPAL FEES</u> | | | | |
| 1000.0610 | 061522 | 6/15/22 | AT&T CWO | \$500.00 | Development and Engineering Quote Preparation Charge |
| <u>1000.0700</u> | <u>ARCHITECTURE & DESIGN</u> | | | | |
| 1000.0701 | MCN2021-01-10 | 4/26/22 | Dynamik Design Partners, LLC | \$2,000.00 | Architectural Contract Administration |
| 1000.0701 | MCN2021-01-12 | 6/30/22 | Dynamik Design Partners, LLC | \$13,000.00 | Architectural, Structural & MEP CA, Separate Drawing Sets for Permitting, & Coordination w/ 3rd Party Waterproofing Consultant |
| 1000.0702 | MCN2021-01-10 | 4/26/22 | Dynamik Design Partners, LLC | \$729.34 | Printing Fees - Reimbursable Expenses |
| 1000.0702 | MCN2021-01-11 | 5/31/22 | Dynamik Design Partners, LLC | \$129.58 | Printing & FedEx - Reimbursable Expenses |
| 1000.0702 | MCN2021-01-12 | 6/30/22 | Dynamik Design Partners, LLC | \$185.00 | Printing Fees - Reimbursable Expenses |
| 1000.0705 | MCN2021-01-10 | 4/26/22 | Dynamik Design Partners, LLC | \$500.00 | ID Contract Administration |
| 1000.0710 | MCN2021-01-11 | 5/31/22 | Dynamik Design Partners, LLC | \$1,000.00 | Add Service #2: Unit Finishes Rendering |
| <u>1000.0800</u> | <u>ENGINEERING & SURVEY</u> | | | | |
| 1000.0801 | 74887 | 5/10/22 | Rochester & Associates | \$3,272.50 | Additional Surveying Items |
| 1000.0801 | 75010 | 6/2/22 | Rochester & Associates | \$2,677.50 | Additional Surveying Items |
| 1000.0815 | 74526 | 4/5/22 | Rochester & Associates | \$4,723.00 | LDP Plan Processing, CA, Site Civil Design, Hydrology Study, & Reimbursable Expenses-Bond Prints |
| 1000.0815 | 74887 | 5/10/22 | Rochester & Associates | \$495.00 | Project Design Coordination Meetings |
| 1000.0815 | 75010 | 6/2/22 | Rochester & Associates | \$660.00 | LDP Plan Processing / Submittal |
| <u>1000.1100</u> | <u>OTHER DEVELOPMENT COSTS</u> | | | | |
| 1000.1106 | 61543 | 3/1/22 | Greater Hall Chamber of Commerce | \$350.00 | Membership Investment Annual Renewal (Apr 01, 2022 - Mar 31, 2023) |
| <u>1000.1300</u> | <u>DEVELOPMENT FEE</u> | | | | |
| 1000.1301 | 062522-DF | 6/25/22 | Gainesville Midland Partner, LLC | \$55,434.78 | Development Fee - Draw #1 |
| <u>1000.1500</u> | <u>HARD COSTS</u> | | | | |
| 1000.1501 | Pay App #1 | 6/25/22 | Summit Contracting Group, Inc. | \$419,990.00 | Construction Contract - Draw Request #1 |
| | | | SUBTOTAL | \$519,406.70 | |

Cost-Code 1000.0110: \$4,905.00 Total



P.O. Box 2871
Gainesville, Georgia 30503
V.770.718.0600 F.770.718.1678
Accounting@rochester-assoc.com

William Norris
McNeal Development, LLC
2739 Old Mill Trail
Marietta, GA 30062

April 5, 2022
Project No: G221068.MID.00
Invoice No: 0074527

Project G221068.MID.00 Gainesville Midland
William@mcnealholdings.com

Professional Services from March 1, 2022 to March 31, 2022

Task A01 Right of Way

Prepare Right of Way (R/W) Exhibits for Longstreet abandonment. Prepare R/W Dedication Exhibits for on street parking and sidewalks. Prepare Roadway Maintenance Exhibit.

Professional Personnel

| | Hours | Rate | Amount |
|------------------------------------|--------------|---------------------------|-------------------|
| Senior Surveyor | 10.75 | 165.00 | 1,773.75 |
| Senior Engineer | 2.50 | 165.00 | 412.50 |
| Director of Development Strategies | 1.00 | 190.00 | 190.00 |
| Principal | 2.50 | 245.00 | 612.50 |
| Cadd Technician | 18.25 | 105.00 | 1,916.25 |
| Totals | 35.00 | | 4,905.00 |
| Total Labor | | | 4,905.00 |
| | | Total this Task | \$4,905.00 |
| | | Total this Invoice | \$4,905.00 |



4045 Orchard Road SE
Building 400
SMYRNA, GA 30080
(678) 974-1503
www.blueskylaw.com

Cost-Code: 1000.0401 - \$900 Total

May 31, 2022

James Rhoden
The Macallan Group, LLC

Invoice Number: 899

Invoice Period: 05-01-2022 - 05-31-2022

Payment Terms: Net 5 Days.

RE: Midland Gainesville Project

| | | |
|-----------------|-------------------|----------------|
| Job/PO/SC _____ | Div _____ | \$ _____ |
| Ph _____ | Code _____ | Class _____ |
| Job/PO/SC _____ | Div _____ | \$ _____ |
| Ph _____ | Code _____ | Class _____ |
| Gross \$ _____ | Retainage % _____ | Approval _____ |

Time Details

| Date | Professional | Description | Hours | Rate | Amount |
|------------|--------------|---|--------------|--------|---------------|
| 05-02-2022 | Scott Minot | Correspondence from W. Norris regarding Midland Gainesville Apartments project and draft AIA Documents A101-2017 and A201-2017 to be entered into by and between Midland Gainesville MF LLC, and Prestwick Construction Company with respect to the Midland Gainesville Apartments located at 627 Queen City Parkway, Gainesville, review and revise draft AIA Document A201-2017 sent by B. Judah, Summit's counsel, on April 28, 2022; correspondence J. Rhoden and W. Norris regarding the same. | 1.00 | 450.00 | 450.00 |
| 05-03-2022 | Scott Minot | Revise and redline draft AIA Documents A101-2017, A101-2017 Exhibit A and A201-2017 to be entered into by and between Midland Gainesville MF LLC, and Prestwick Construction Company with respect to the Midland Gainesville Apartments located at 627 Queen City Parkway, Gainesville, correspondence J. Rhoden and W. Norris regarding the same. | 0.80 | 450.00 | 360.00 |
| 05-09-2022 | Scott Minot | Revise and redline draft AIA Documents A101-2017, A101-2017 Exhibit A and A201-2017 to be entered into by and between Midland Gainesville MF LLC, and Prestwick Construction Company with respect to the Midland Gainesville Apartments located at 627 Queen City Parkway, Gainesville, correspondence with W. Norris regarding the same. | 0.20 | 450.00 | 90.00 |
| | | | Total | | 900.00 |

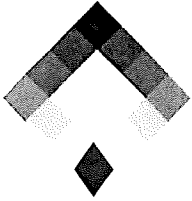
| | |
|---|---------------|
| Total for this Invoice | 900.00 |
| Previous Invoice Balance | 9,540.00 |
| Payment - 1002 on 05-31-2022 | (9,540.00) |
| Total Amount to Pay as of 06-02-2022 | 900.00 |

Pay by [clicking here](#) or by scanning the QR code



Pay by [clicking here](#) or by scanning the QR code





**SMITH GILLIAM
WILLIAMS & MILES**

Website: sgwmfirm.com
 Phone: 770.536.3381
 Fax: 770.531.1481
 Mailing Address: P.O. Box 1098
 Gainesville, GA 30503

McNeal Holdings, LLC
 VIA EMAIL: William@mcnealholdings.com

Fed ID#: 58-1557449

Invoice Date: May 17, 2022
 Invoice Number: 84004
 File#: 34192

RE: Rezoning - Gainesville

INVOICE FOR PROFESSIONAL SERVICES RENDERED FOR THE PERIOD THROUGH: April 30, 2022

| DATE | DESCRIPTION | PROFESSIONAL | AMOUNT |
|----------|---|--------------|----------|
| 01/10/22 | Receipt of email from William Norris regarding the rezoning and next steps on the Land Swap/Private Maintenance Agreement; email the Abb regarding status of the appraisal; and review of the Quitclaim Deeds. | SPG 0.45 | \$168.75 |
| 01/13/22 | Email to Raye Green regarding the current status of the appraisal on Gainesville Midland; email to William Norris on next steps; and receipt and reply to emails from Kate. | SPG 0.45 | \$168.75 |
| 01/21/22 | Receipt of emails from William on January 18; and email to William and Kate regarding meeting with Raye Green. | SPG 0.20 | \$75.00 |
| 01/24/22 | Emails with William Norris regarding Raye Green. | SPG 0.40 | \$150.00 |
| 02/10/22 | Telephone conference with Rae Green regarding finalization of price value for property to be swapped to the City of Gainesville and City of Gainesville Property swapped to McNeal Holdings; telephone call to William Norris. | SPG 0.30 | \$112.50 |
| 02/17/22 | Emails with William regarding Abb's email along with the Rae Greene's appraisal; preparation of maintenance agreement and the proper advertising for the land swap. | SPG 0.40 | \$150.00 |
| 02/21/22 | Telephone conference with William Norris regarding dates for City Council hearings on land swaps and road maintenance agreements email to Abb Hayes regarding counsel hearing dates and next steps with respect to the land swap agreement and approval and St. Thomas street maintenance approval. | SPG 0.75 | \$281.25 |
| 02/22/22 | Receipt and review of emails from William Norris regarding property description and surveys showing they are being abandoned by City and what is being conveyed to the City and exchange. | SPG 0.35 | \$131.25 |
| 02/22/22 | Receipt and review of emails from Abb and William. | SPG 0.20 | \$75.00 |

| | | | | |
|-------------------------|---|-----|------|------------|
| 02/23/22 | Receipt off and print Midland-Gainesville & Longstreet Ave File Documents | DM | 0.25 | \$37.50 |
| 02/24/22 | Research and preparation of agreement for St. Thomas Drive, dictation of street maintenance agreement. | SPG | 1.25 | \$468.75 |
| 02/25/22 | Draft parking easement; email to SPG; revise and complete parking easement; email to SPG | LP | 1.50 | \$292.50 |
| 02/28/22 | Emails with Kate and with William regarding Street maintenance Agreement and forwarding word version along with suggested changes and questions and thoughts. | SPG | 0.65 | \$243.75 |
| 03/04/22 | Emails with Ab, William and receipt of various emails regarding fixing the surveys to reflect that the propely that is contained on the Raye Green appraisal is exactly what is being conveyed on the land swap agreement with the City of Gainesville. | SPG | 0.30 | \$112.50 |
| 03/04/22 | Receipt and review of email from Ab regarding swapping of property and email to William Norris and comparing surveys prior to Rae Green's appraisal with surveys and legal description provided by Kate and receipt and review of email from William Norris. | SPG | 0.00 | \$0.00 |
| 03/08/22 | Receipt and review of email from Brian regarding the correct survey and legal description for filing the "Exhibit C" to the Easement Maintenance Agreement; emails with Kate and Brian; and accepting the survey. | SPG | 0.30 | \$112.50 |
| 03/08/22 | Receipt and review of emails between William and Abb Hayes and Brian Rochester and telephone call to William regarding documentation for the property swap with City of Gainesville and Easement Maintenance Agreement. | SPG | 0.35 | \$131.25 |
| 03/08/22 | Receipt and review of email from William regarding Easement Maintenance Agreement and Exhibits; reply to emails. | SPG | 0.30 | \$112.50 |
| 03/08/22 | Receipt and review of illegal descriptions for the Street Maintenance Agreement and Survey for the Benefitted property; receipt and review of the descriptions for the Land Swap properties with the City of Gainesville; emails approving the documents; receipt and review of other approvals and comments; and comparison to prior emails. | SPG | 0.45 | \$168.75 |
| 03/08/22 | Email to Brian, Bradley, and Allen regarding survey of McNeal development in Gainesville; forwarded attachments of various documents including Easement Maintenance Agreement; review of surveys provided by Allen on March 7, 2022. | SPG | 0.35 | \$131.25 |
| 03/09/22 | Receipt and review of email from Abb along with changes to the Easement Maintenance Agreement along with the resolutions for the Land Swap and Easement Maintenance Agreement; and email to Abb. | SPG | 0.35 | \$131.25 |
| 03/16/22 | Receipt and review of emails regarding closing and signing off on documents for the closing; email response that Kate Lewis will be handling the closing on behalf of McNeal. | SPG | 0.30 | \$112.50 |
| TOTAL PROFESSIONAL FEES | | | 9.85 | \$3,367.50 |

TOTAL NOW DUE

\$3,367.50

Smith, Gilliam, Williams & Miles, P.A.

Post Office Box 1098
Gainesville, Georgia 30503

Telephone: 770-536-3381 Fax: 770-531-1481

As at Jun 10, 2022

Interest Charge To Jun 10, 2022

McNeal Holdings, LLC
VIA EMAIL: William@mcnealholdings.com

REMINDER NOTICE

RE: Rezoning - Gainesville

| Bill Date | Matter # | Inv# | Billed | Interest | Paid | Due | Rate | Aging |
|-----------|----------|-------|------------|----------|--------|------------|--------|-----------|
| May-17-22 | 34192 | 84004 | 3,367.50 | 0.00 | 0.00 | 3,367.50 | 18.00% | < 30 days |
| Totals | | | \$3,367.50 | \$0.00 | \$0.00 | \$3,367.50 | | |

Balance Due and Owing \$3,367.50

MILLER & MARTIN PLLC
Attorneys at Law

Tax ID Number: 62-0449014
Telephone (423) 756-6600
Facsimile: (423) 785-8480

ATLANTA, GA
CHARLOTTE, NC
CHATTANOOGA, TN
NASHVILLE, TN

Remittance Address:
832 Georgia Avenue, Suite 1200
Chattanooga, TN 37402-2289

Macallan Construction, LLC

1642 Powers Ferry Road, SE
Suite 250
Marietta, GA 30067
James L Rhoden III

Client: 26915 Matter: 0001

Invoice: 760007 Page: 1
June 7, 2022

For Professional Services Rendered in Connection With: **Cost-Code: 1000.0409 - \$450 Total**
Matter: 0001

The Macallan Group, LLC General Represen

| | | | |
|----------|-----|------|---|
| 05/05/22 | RBS | 0.60 | Review email and Guarantee with Ameris Bank, along with comments from Nelson Mullins; notes for discussion of same with Jay Rhoden. |
| 05/06/22 | RBS | 0.30 | Return telephone call from Jay Rhoden to discuss my review of the Limited Guaranty Agreement. |

Total Actual Fees: \$450.00

Matter Expenses:

Total Expenses: \$0.00

----- S U M M A R Y -----

| Empl Init | Actual Hours | Billing Hours | Bill Rate | Actual Amount | Billing Amount |
|--------------------|--------------|---------------|-----------|---------------|----------------|
| RBS | 0.90 | 0.90 | \$500.00 | \$450.00 | \$450.00 |
| Invoice Balance: | | \$450.00 | | | |
| Previous Billings: | | | | | |

| Invoice | Date | Orig. Amount | Credits | Balance Due |
|-----------|----------|--------------|---------|-------------|
| 749978 | 12/06/21 | 1,142.00 | 0.00 | 1,142.00 |
| Subtotal: | | 1,142.00 | 0.00 | 1,142.00 |

Previous Balances: \$1,142.00

Invoice Balance: \$450.00

MILLER & MARTIN PLLC
Attorneys at Law

Tax ID Number: 62-0449014
Telephone (423) 756-6600

ATLANTA, GA
CHARLOTTE, NC
CHATTANOOGA, TN

Remittance Address:
832 Georgia Avenue, Suite
1200
Chattanooga, TN 37402-2289

Facsimile: (423) 785-8480

NASHVILLE, TN

Client: 26915
Invoice: 760007
June 7, 2022

Matter: 0001
Page: 2

| | |
|--------------------|------------|
| Less Prepayments: | \$0.00 |
| Total Balance Due: | \$1,592.00 |

MORRIS, MANNING & MARTIN, LLP

ATTORNEYS AT LAW

1600 ATLANTA FINANCIAL CENTER
3343 PEACHTREE ROAD, NE
ATLANTA, GEORGIA 30326-1044
TELEPHONE 404 233-7000 FACSIMILE 404 365-9532
RALEIGH-DURHAM • SAVANNAH • WASHINGTON, DC

Cost-Code: 1000.0409 - \$4,137.50 Total

Gainesville Midland Partner LLC
Attn: William Norris and Jay Rhoden, III

June 23, 2022
Stmt. #771648

For Professional Services Rendered Through May 31, 2022

Client/Matter: 38748/148152

Real Estate Joint Venture Transaction

| | | | |
|----------|------------|-----|---|
| 05/03/22 | M. Peurach | 0.2 | Finalize JV agreement; email correspondence regarding same. |
| 05/04/22 | S. Boso | 0.7 | Review organizational documents and file regarding the same. |
| 05/05/22 | L. Martin | 0.1 | Correspondence regarding final capital stack and updated joint venture agreement in connection with same. |
| 05/06/22 | S. Boso | 0.6 | Review and revise operating agreement; call with William Norris regarding the same. |
| 05/09/22 | S. Boso | 1.8 | Review and revise joint venture agreement; prepare exhibits for the same. |
| 05/10/22 | M. Peurach | 0.7 | Call with William Norris regarding JV agreement terms; continue to finalize JV agreement; email correspondence regarding same; internal conference with Seth Boso regarding same. |
| 05/10/22 | S. Boso | 2.0 | Review and revise joint venture agreement with respect to equity preference calculation. |
| 05/11/22 | S. Boso | 2.3 | Review and revise joint venture agreement; calls with William Norris regarding the same. |
| 05/12/22 | L. Martin | 0.1 | Correspondence with Seth Boso regarding operating agreement. |

PAYMENT DUE WITHIN TEN DAYS OF RECEIPT OF STATEMENT.
PLEASE RETURN REMITTANCE PAGE WITH PAYMENT.

INTEREST AT THE RATE OF 1.5% PER MONTH (18% PER YEAR) WILL
BE CHARGED ON ALL BALANCES UNPAID FOR 30 DAYS OR MORE.

FEDERAL EMPLOYER ID
NUMBER 58-1269995

MRP 771648.rtf

Client: 38748/148152

Page 2

| | | | |
|----------|---------|-----|--|
| 05/13/22 | S. Boso | 2.5 | Attention to closing matters; review organizational documents; draft amendment to Midland Gainesville QOF operating agreement. |
| 05/16/22 | S. Boso | 1.1 | Review and revise joint venture agreement; attention to closing matters. |

TOTAL TIME: 12.10

TOTAL FOR SERVICES: \$6,547.50

SUMMARY OF HOURS WORKED:

| Atty/Legal Asst. | Hours Worked | Billed Per Hour | Bill Amount |
|----------------------|--------------|-----------------|-------------|
| M. Peurach | 0.90 | 675.00 | 607.50 |
| S. Boso | 11.00 | 530.00 | 5,830.00 |
| L. Martin | 0.20 | 550.00 | 110.00 |
| Total All Attorneys: | 12.10 | | \$6,547.50 |

| | |
|-------------------------------------|------------|
| TOTAL AMOUNT FOR CURRENT CHARGES: | \$6,547.50 |
| CREDIT APPLIED: | (2,410.00) |
| NET AMOUNT DUE FOR CURRENT CHARGES: | \$4,137.50 |

MORRIS, MANNING & MARTIN, LLP

ATTORNEYS AT LAW

1600 ATLANTA FINANCIAL CENTER
3343 PEACHTREE ROAD, NE
ATLANTA, GEORGIA 30326-1044
TELEPHONE 404 233-7000 FACSIMILE 404 365-9532
RALEIGH-DURHAM • SAVANNAH • WASHINGTON, DC

Gainesville Midland Partner LLC
Attn: William Norris and Jay Rhoden, III

06/23/22
Stmt. #771648

For Professional Services Rendered Through 05/31/22

Client/Matter: 38748/148152

Real Estate Joint Venture Transaction

| | |
|-------------------------------------|-------------------|
| TOTAL AMOUNT FOR CURRENT CHARGES: | \$6,547.50 |
| CREDIT ON ACCOUNT: | (2,410.00) |
| NET AMOUNT DUE FOR CURRENT CHARGES: | <u>\$4,137.50</u> |

*****PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT*****

To remit payment via wire or ACH transmittal, our banking information is as follows:

Transmit funds to:

Truist Bank
Atlanta, GA

ABA Routing Number 061000104
International Swift Code SNTRUS3A

Credit to:

Morris, Manning & Martin, LLP Client Receipts Account
Account Number 1000160569868

Notify:

Accounts Receivable (404) 233-7000

To ensure proper application of funds, please include client number and statement number details in the electronic payment advice or wire comments. Email notifications regarding initiated payments and application instructions may be sent to accountsreceivable@mmmlaw.com.



AUTHORIZATION TO PREPARE QUOTE

Date: 7/5/2022

****Please fill in all customer related information****

| | |
|---|---------------------------------|
| Billing Party's Name: | Midland Gainesville MF, LLC |
| Billing Street Address: | 1642 Powers Ferry Rd., Ste. 250 |
| Billing City, State & Zip: | Marietta, GA 30067 |
| Billing Contact Name: | Kristi Caldwell |
| Title: | Development Manager |
| Contact Number: | 404-310-8147 |
| Alternate Number: | 404-603-8833 |
| Email Address: | kristi@mcnealdevelopment.com |
| Site Address: 2100 Saint Thomas Dr., Gainesville, GA 30501 | |
| Description of Work Requested: Relocate AT&T Facilities | |

AT&T has received a request to perform Custom Work:

AT&T Customer Request #: 219528

In accordance with the state tariffs, a one-time, non-refundable quotation development and engineering preparation charge of **\$500** must be paid in advance to AT&T to offset the expenditures incurred for providing the special construction estimate. After this payment is received, AT&T will proceed with developing the estimate of charges for the special construction associated with your request. AT&T has the right to apply more applicable engineering preparation fees for any large, complex and/or unique projects that will require excessive engineering hours to develop a detailed cost quote. After the special construction estimate of charges has been developed, a contract with this information will be provided to you for your approval. Once the agreement to the special construction charge is confirmed by returning the original signed contract and full payment, AT&T will schedule the work to meet your request. This estimate preparation payment along with this signed authorization; should be returned to the address noted before AT&T will proceed with the work.

Customer Authorization



I have requested and authorized AT&T upon receipt of the \$500 payment mentioned above, to prepare a cost estimate associated with making changes to AT&T's existing network on my behalf. I understand that I am responsible for any additional quotation development and engineering preparation costs that AT&T incurs beyond the \$500 payment in the above paragraph, in connection with preparing this cost estimate even if I choose to cancel the request prior to receiving the cost estimate. I also understand that, once I obtain the cost estimate for the special construction work, I am not obligated to proceed with the work. I further understand that if I proceed with the requested work, the engineering charges are included as part of those costs.

AT&T Customer Request #: 219528

| | |
|---|-------------------|
| Signature  | Date 7/5/2022 |
| Name WILLIAM NORRIS | Title AUTH. AGENT |

Please send **check payable to AT&T CWO**, along with this signed agreement to:

AT&T CWO
ATTN: Steve Piette
220 Wisconsin Ave, Flr 2
Waukesha, WI 53186

Prepared By: Steve Piette
Title: CWO Manager-Customer Contract Specialist
Phone Number: (262) 347-9110
Email Address: steve.piette@att.com

5901 Peachtree Dunwoody Road
 Building C, Suite 250
 Atlanta, GA 30328
 678.506.8830 // dynamikdesign.com

Cost-Code 1000.0701: \$2,000
 Cost-Code 1000.0702: \$729.34
 Cost-Code 1000.0705: \$500
 = \$3,229.34 Total



INVOICE

| | | | |
|---|---|-----------------------------------|---|
| TO: William Norris MCNEAL DEVELOPMENT 2739 Old Mill Trail Marietta, GA 30062 | FOR: Gainesville Multifamily Gainesville, Georgia | INVOICE # DATE JOB # | MCN2021-01-10 April 26, 2022 MCN2021-01 |
|---|---|-----------------------------------|---|

| | | | |
|---|--------------------------------|----------------------------|--|
| For Professional Services rendered the month of April 2022 | PAYMENT TERMS NET 14 | DUE DATE 5/10/22 | |
|---|--------------------------------|----------------------------|--|

| DESCRIPTION | CONTRACT AMOUNT | PREVIOUSLY BILLED | CURRENT | % |
|---|--------------------------|-------------------|----------|------|
| PRELIMINARY DESIGN SERVICES | | | | |
| Conceptual Site Plan, Floor Plans, Exterior Elevations and Mood Board | 12,000.00 | 12,000.00 | | 100% |
| Site Planning/Due Diligence/Master Plan Coordination | 10,000.00 | 10,000.00 | | 100% |
| Conceptual Design | 30,000.00 | 30,000.00 | | 100% |
| Design Review Board Approvals / City Meetings | HOURLY | | | |
| Renderings (\$3,000 street view, \$5,000 aerial) | 6,000.00 | 6,000.00 | | 100% |
| ARCHITECTURAL BASIC SERVICES | | | | |
| Schematic Design | 40,000.00 | 40,000.00 | | 100% |
| Design Development | 65,000.00 | 65,000.00 | | 100% |
| Construction Documents | 153,600.00 | 153,600.00 | | 100% |
| Contract Administration 1000.0701 | 65,000.00 | 2,000.00 | 2,000.00 | 6% |
| Site Visits (12 included - all disciplines) | 14,400.00 | | | 0% |
| STRUCTURAL BASIC SERVICES | | | | |
| Schematic Design | 4,000.00 | 4,000.00 | | 100% |
| Design Development | 20,000.00 | 20,000.00 | | 100% |
| Construction Documents | 38,000.00 | 38,000.00 | | 100% |
| Contract Administration | 8,000.00 | | | 0% |
| MEP BASIC SERVICES | | | | |
| Schematic Design | 4,000.00 | 4,000.00 | | 100% |
| Design Development | 18,000.00 | 18,000.00 | | 100% |
| Construction Documents | 34,000.00 | 34,000.00 | | 100% |
| Contract Administration | 8,000.00 | | | 0% |
| INTERIOR DESIGN – DYNAMIK INTERIORS | | | | |
| Schematic Design | 5,000.00 | 5,000.00 | | 100% |
| Design Development | 12,000.00 | 12,000.00 | | 100% |
| Construction Documents | 23,000.00 | 23,000.00 | | 100% |
| FFE Selection & Procurement | 5,000.00 | | | 0% |
| Construction Administration 1000.0705 | 5,000.00 | | 500.00 | 10% |
| OTHER SERVICES | | | | |
| Additional Site Visits beyond basic services | \$1,200/person/day/visit | | | |
| Waterproofing Consultant | 50,000.00 | | | 0% |
| Architectural Coord w/ 3rd party Waterproofing Cons | 5,000.00 | | | 0% |

| | | | | |
|---|----------------|-----------|--|------|
| Architectural Coord w/ 3rd party Accessibility Cons | 5,000.00 | 2,500.00 | | 50% |
| Site Pump | 7,000 per pump | | | |
| Generator Design | 3,500.00 | | | 0% |
| Site Lighting/ Photometric Plan | 15,000.00 | | | 0% |
| Low Voltage Design | 35,000.00 | | | 0% |
| Prepare Mock-Up Panel Drawings | 2,500.00 | | | 0% |
| Add Service #1: Interior Rendering | 15,000.00 | 15,000.00 | | 100% |
| | | | | |
| | | | | |

SUBTOTAL \$ 2,500.00

| | | | | |
|--|-----------|-------------------|-----------------|--|
| Reimbursable Expenses: At Direct Cost | | | | |
| | 1000.0702 | In-House Printing | 66.00 | |
| | 1000.0702 | Printing | 663.34 | |
| | | Fed Ex | - | |
| | | Mileage | - | |
| | | Travel | - | |
| | | | | |
| | | SUBTOTAL \$ | 729.34 | |
| | | TOTAL \$ | 3,229.34 | |

Make all checks payable to: DYNAMIK DESIGN PARTNERS, LLC

THANK YOU FOR YOUR BUSINESS!

dy

INVOICE

RSI

REPROGRAPHIC SERVICES INC
 5706 New Peachtree Road
 Atlanta, Georgia 30341
 770-458-2455

INVOICE NO. 107047
 DATE March 15, 2022
 CUSTOMER ID 3082017


Bill To: DYNAMIK DESIGN
 5901 Peachtree Dunwoody Road
 Building C, Suite 250
 Atlanta, Georgia 30328
 Ordered by Parinita Ghewde

SHIP TO DeVaux Consulting, LLC
 Donna DeVauxx

678.506.8830
 678.506.8837

| SALESPERSON | JOB NUMBER | JOB NAME | SHIPPING METHOD | DELIVERY DATE | PAYMENT TERMS | DUE DATE |
|-------------|------------|----------------|-----------------|---------------|---------------|----------|
| JS | MCN2021-01 | Gaines-Midland | Courier | 3/15/22 | Net 30 | 4/15/22 |

| QTY | ITEM # | DESCRIPTION | | LINE TOTAL |
|--------|--------|------------------------------|--|------------|
| 626.00 | 331 | Bond Prints 17x22 from 30x42 | | \$ 532.10 |
| 626.00 | 335 | Drilled 3 - Holes | | 12.52 |
| 3.00 | 383 | Screw Post Binding | | 18.00 |
| | | Bldgs 1000, 2000, 3000 | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| 1.00 | 100 | Courier Del | | 57.32 |

Thank you


| | | |
|-----------|----|--------|
| SUBTOTAL | \$ | 619.94 |
| SALES TAX | | 43.40 |
| TOTAL | \$ | 663.34 |

THANK YOU FOR YOUR BUSINESS!

Cost-Code 1000.0701: \$13,000

Cost-Code 1000.0702: \$185

= \$13,185.00 Total

5901 Peachtree Dunwoody Road
Building C, Suite 250
Atlanta, GA 30328
678.506.8830 // dynamikdesign.com



INVOICE

| | | | |
|---|---|----------------------------|--|
| TO: William Norris MCNEAL DEVELOPMENT 2739 Old Mill Trail Marietta, GA 30062 | FOR: Gainesville Multifamily Gainesville, Georgia | INVOICE # DATE JOB # | MCN2021-01-12 June 30, 2022 MCN2021-01 |
|---|---|----------------------------|--|

| | | | |
|--|-------------------------|---------------------|--|
| For Professional Services rendered the month of June 2022 | PAYMENT TERMS NET 14 | DUE DATE 7/14/22 | |
|--|-------------------------|---------------------|--|

| DESCRIPTION | CONTRACT AMOUNT | PREVIOUSLY BILLED | CURRENT | % |
|---|--------------------------|-------------------|--------------------|------|
| PRELIMINARY DESIGN SERVICES | | | | |
| Conceptual Site Plan, Floor Plans, Exterior Elevations and Mood Board | 12,000.00 | 12,000.00 | | 100% |
| Site Planning/Due Diligence/Master Plan Coordination | 10,000.00 | 10,000.00 | | 100% |
| Conceptual Design | 30,000.00 | 30,000.00 | | 100% |
| Design Review Board Approvals / City Meetings | HOURLY | | | |
| Renderings (\$3,000 street view, \$5,000 aerial) | 6,000.00 | 6,000.00 | | 100% |
| ARCHITECTURAL BASIC SERVICES | | | | |
| Schematic Design | 40,000.00 | 40,000.00 | | 100% |
| Design Development | 65,000.00 | 65,000.00 | | 100% |
| Construction Documents | 153,600.00 | 153,600.00 | | 100% |
| Contract Administration | 65,000.00 | 4,000.00 | 1000.0701 1,500.00 | 8% |
| Site Visits (12 included - all disciplines) | 14,400.00 | | | 0% |
| STRUCTURAL BASIC SERVICES | | | | |
| Schematic Design | 4,000.00 | 4,000.00 | | 100% |
| Design Development | 20,000.00 | 20,000.00 | | 100% |
| Construction Documents | 38,000.00 | 38,000.00 | | 100% |
| Contract Administration | 8,000.00 | | 1000.0701 500.00 | 6% |
| MEP BASIC SERVICES | | | | |
| Schematic Design | 4,000.00 | 4,000.00 | | 100% |
| Design Development | 18,000.00 | 18,000.00 | | 100% |
| Construction Documents | 34,000.00 | 34,000.00 | | 100% |
| Contract Administration | 8,000.00 | | 1000.0701 500.00 | 6% |
| INTERIOR DESIGN – DYNAMIK INTERIORS | | | | |
| Schematic Design | 5,000.00 | 5,000.00 | | 100% |
| Design Development | 12,000.00 | 12,000.00 | | 100% |
| Construction Documents | 23,000.00 | 23,000.00 | | 100% |
| FFE Selection & Procurement | 5,000.00 | | | 0% |
| Construction Administration | 5,000.00 | 500.00 | | 10% |
| OTHER SERVICES | | | | |
| Separate Drawing Sets for Permitting | 8,000.00 | | 1000.0701 8,000.00 | 100% |
| Additional Site Visits beyond basic services | \$1,200/person/day/visit | | | |

| | | | | |
|---|----------------|-----------|--------------------|------|
| Waterproofing Consultant | 50,000.00 | | | 0% |
| Architectural Coord w/ 3rd party Waterproofing Cons | 5,000.00 | | | 0% |
| Architectural Coord w/ 3rd party Accessibility Cons | 5,000.00 | 2,500.00 | 1000.0701 2,500.00 | 100% |
| Site Pump | 7,000 per pump | | | |
| Generator Design | 3,500.00 | | | 0% |
| Site Lighting/ Photometric Plan | 15,000.00 | | | 0% |
| Low Voltage Design | 35,000.00 | | | 0% |
| Prepare Mock-Up Panel Drawings | 2,500.00 | | | 0% |
| Add Service #1: Interior Rendering | 15,000.00 | 15,000.00 | | 100% |
| Add Service #2: Unit Finishes Rendering | 1,000.00 | 1,000.00 | | 100% |
| | | | | |

SUBTOTAL \$ 13,000.00

| | | | |
|--|-------------------|------------------|--|
| Reimbursable Expenses: At Direct Cost | | | |
| | In-House Printing | - | |
| | Printing | 1000.0702 185.00 | |
| | Fed Ex | - | |
| | Mileage | - | |
| | Travel | - | |
| | SUBTOTAL \$ | 185.00 | |
| | TOTAL \$ | 13,185.00 | |

Make all checks payable to: DYNAMIK DESIGN PARTNERS, LLC

THANK YOU FOR YOUR BUSINESS!

Cost-Code 1000.0702: \$129.58

Cost-Code 1000.0710: \$1,000
= \$1,129.58 Total

5901 Peachtree Dunwoody Road
Building C, Suite 250
Atlanta, GA 30328
678.506.8830 // dynamikdesign.com



INVOICE

| | | | |
|---|---|----------------------------|---|
| TO: William Norris MCNEAL DEVELOPMENT 2739 Old Mill Trail Marietta, GA 30062 | FOR: Gainesville Multifamily Gainesville, Georgia | INVOICE # DATE JOB # | MCN2021-01-11 May 31, 2022 MCN2021-01 |
|---|---|----------------------------|---|

| | | | |
|---|-------------------------|---------------------|--|
| For Professional Services rendered the month of May 2022 | PAYMENT TERMS NET 14 | DUE DATE 6/14/22 | |
|---|-------------------------|---------------------|--|

| DESCRIPTION | CONTRACT AMOUNT | PREVIOUSLY BILLED | CURRENT | % |
|---|--------------------------|-------------------|---------|------|
| PRELIMINARY DESIGN SERVICES | | | | |
| Conceptual Site Plan, Floor Plans, Exterior Elevations and Mood Board | 12,000.00 | 12,000.00 | | 100% |
| Site Planning/Due Diligence/Master Plan Coordination | 10,000.00 | 10,000.00 | | 100% |
| Conceptual Design | 30,000.00 | 30,000.00 | | 100% |
| Design Review Board Approvals / City Meetings | HOURLY | | | |
| Renderings (\$3,000 street view, \$5,000 aerial) | 6,000.00 | 6,000.00 | | 100% |
| ARCHITECTURAL BASIC SERVICES | | | | |
| Schematic Design | 40,000.00 | 40,000.00 | | 100% |
| Design Development | 65,000.00 | 65,000.00 | | 100% |
| Construction Documents | 153,600.00 | 153,600.00 | | 100% |
| Contract Administration | 65,000.00 | 4,000.00 | | 6% |
| Site Visits (12 included - all disciplines) | 14,400.00 | | | 0% |
| STRUCTURAL BASIC SERVICES | | | | |
| Schematic Design | 4,000.00 | 4,000.00 | | 100% |
| Design Development | 20,000.00 | 20,000.00 | | 100% |
| Construction Documents | 38,000.00 | 38,000.00 | | 100% |
| Contract Administration | 8,000.00 | | | 0% |
| MEP BASIC SERVICES | | | | |
| Schematic Design | 4,000.00 | 4,000.00 | | 100% |
| Design Development | 18,000.00 | 18,000.00 | | 100% |
| Construction Documents | 34,000.00 | 34,000.00 | | 100% |
| Contract Administration | 8,000.00 | | | 0% |
| INTERIOR DESIGN – DYNAMIK INTERIORS | | | | |
| Schematic Design | 5,000.00 | 5,000.00 | | 100% |
| Design Development | 12,000.00 | 12,000.00 | | 100% |
| Construction Documents | 23,000.00 | 23,000.00 | | 100% |
| FFE Selection & Procurement | 5,000.00 | | | 0% |
| Construction Administration | 5,000.00 | 500.00 | | 10% |
| OTHER SERVICES | | | | |
| Additional Site Visits beyond basic services | \$1,200/person/day/visit | | | |
| Waterproofing Consultant | 50,000.00 | | | 0% |
| Architectural Coord w/ 3rd party Waterproofing Cons | 5,000.00 | | | 0% |

| | | | | |
|---|----------------|-----------|----------|------|
| Architectural Coord w/ 3rd party Accessibility Cons | 5,000.00 | 2,500.00 | | 50% |
| Site Pump | 7,000 per pump | | | |
| Generator Design | 3,500.00 | | | 0% |
| Site Lighting/ Photometric Plan | 15,000.00 | | | 0% |
| Low Voltage Design | 35,000.00 | | | 0% |
| Prepare Mock-Up Panel Drawings | 2,500.00 | | | 0% |
| Add Service #1: Interior Rendering | 15,000.00 | 15,000.00 | | 100% |
| Add Service #2: Unit Finishes Rendering 1000.0710 | 1,000.00 | | 1,000.00 | 100% |
| | | | | |

SUBTOTAL \$ 1,000.00

| | | | | |
|--|-----------|-------------------|-----------------|--|
| Reimbursable Expenses: At Direct Cost | | | | |
| | | In-House Printing | - | |
| | 1000.0702 | Printing | 45.00 | |
| | 1000.0702 | Fed Ex | 84.58 | |
| | | Mileage | - | |
| | | Travel | - | |
| | | | | |
| | | SUBTOTAL \$ | 129.58 | |
| | | TOTAL \$ | 1,129.58 | |

Make all checks payable to: DYNAMIK DESIGN PARTNERS, LLC

THANK YOU FOR YOUR BUSINESS!

Cost-Code 1000.0801: \$3,272.50

Cost-Code 1000.0815: \$495.00

= \$3,767.50 Total



P.O. Box 2871
Gainesville, Georgia 30503
V.770.718.0600 F.770.718.1678
Accounting@rochester-assoc.com

William Norris
McNeal Development, LLC
2739 Old Mill Trail
Marietta, GA 30062

May 10, 2022
Project No: G221068.MID.00
Invoice No: 0074887

Project G221068.MID.00 Gainesville Midland

William@mcnealholdings.com

Professional Services from April 1, 2022 to April 30, 2022

Task 60A Project Design Coordination Meetings
Hourly Estimate \$7,500.00

Professional Personnel

| | Hours | Rate | Amount |
|--------------------|-------|--------|---------------|
| Senior Engineer | 3.00 | 165.00 | 495.00 |
| Totals | 3.00 | | 495.00 |
| Total Labor | | | 495.00 |

Total this Task \$495.00 1000.0815

Task A02 Additional Surveying Items

Fee

| | | | |
|------------------|----------|----------------------|-----------------|
| Total Fee | 5,950.00 | | |
| Percent Complete | 55.00 | Total Earned | 3,272.50 |
| | | Previous Fee Billing | 0.00 |
| | | Current Fee Billing | 3,272.50 |
| | | Total Fee | 3,272.50 |

Total this Task \$3,272.50 1000.0801

Task ESV Erosion Control Site Visit

Fee

| | | | |
|------------------|----------|----------------------|-------------|
| Total Fee | 1,500.00 | | |
| Percent Complete | 0.00 | Total Earned | 0.00 |
| | | Previous Fee Billing | 0.00 |
| | | Current Fee Billing | 0.00 |
| | | Total Fee | 0.00 |

Total this Task 0.00

Total this Invoice \$3,767.50

Outstanding Invoices

| Number | Date | Balance |
|---------|----------|----------|
| 0074526 | 4/5/2022 | 4,723.00 |

-----PLEASE INCLUDE OUR INVOICE# ON YOUR CHECK STUB-----
DUE UPON RECEIPT

| | | | | | |
|---------|----------------|---------------------|-----------------|---------|---------|
| Project | G221068.MID.00 | Gainesville Midland | | Invoice | 0074887 |
| | 0074527 | 4/5/2022 | 4,905.00 | | |
| | Total | | 9,628.00 | | |

Cost-Code 1000.0801: \$2,677.50

Cost-Code 1000.0815: \$660.00

= \$3,337.50 Total



P.O. Box 2871
Gainesville, Georgia 30503
V.770.718.0600 F.770.718.1678
Accounting@rochester-assoc.com

William Norris
McNeal Development, LLC
2739 Old Mill Trail
Marietta, GA 30062

June 2, 2022
Project No: G221068.MID.00
Invoice No: 0075010

Project G221068.MID.00 Gainesville Midland

William@mcnealholdings.com

Professional Services from May 1, 2022 to May 31, 2022

Task 062 Plan Processing

Hourly Estimate \$3,500.00

Submit LDP Package.

Professional Personnel

| | Hours | Rate | Amount | |
|--------------------|-------|------------------------|--------|---------------------------|
| Senior Engineer | 4.00 | 165.00 | 660.00 | |
| Totals | 4.00 | | 660.00 | |
| Total Labor | | | | 660.00 |
| | | Total this Task | | \$660.00 1000.0815 |

Task A02 Additional Surveying Items

| Fee | | | | |
|------------------|----------|------------------------|----------|-----------------------------|
| Total Fee | 5,950.00 | | | |
| Percent Complete | 100.00 | Total Earned | 5,950.00 | |
| | | Previous Fee Billing | 3,272.50 | |
| | | Current Fee Billing | 2,677.50 | |
| | | Total Fee | | 2,677.50 |
| | | Total this Task | | \$2,677.50 1000.0801 |

Task ESV Erosion Control Site Visit

| Fee | | | | |
|------------------|----------|---------------------------|------|-------------------|
| Total Fee | 1,500.00 | | | |
| Percent Complete | 0.00 | Total Earned | 0.00 | |
| | | Previous Fee Billing | 0.00 | |
| | | Current Fee Billing | 0.00 | |
| | | Total Fee | | 0.00 |
| | | Total this Task | | 0.00 |
| | | Total this Invoice | | \$3,337.50 |

Outstanding Invoices

| Number | Date | Balance |
|---------|----------|----------|
| 0074526 | 4/5/2022 | 4,723.00 |
| 0074527 | 4/5/2022 | 4,905.00 |

-----PLEASE INCLUDE OUR INVOICE# ON YOUR CHECK STUB-----
DUE UPON RECEIPT

| | | | | | |
|---------|----------------|---------------------|------------------|---------|---------|
| Project | G221068.MID.00 | Gainesville Midland | | Invoice | 0075010 |
| | 0074887 | 5/10/2022 | 3,767.50 | | |
| | Total | | 13,395.50 | | |

Cost-Code 1000.0815: \$4,723.00 Total



P.O. Box 2871
Gainesville, Georgia 30503
V.770.718.0600 F.770.718.1678
Accounting@rochester-assoc.com

William Norris
McNeal Development, LLC
2739 Old Mill Trail
Marietta, GA 30062

April 5, 2022
Project No: G221068.MID.00
Invoice No: 0074526

Project G221068.MID.00 Gainesville Midland
William@mcnealholdings.com

Professional Services from March 1, 2022 to March 31, 2022

Task 062 Plan Processing
Hourly Estimate \$3,500.00
Submit LDP Package.

Professional Personnel

| | Hours | Rate | Amount |
|--------------------|-------|--------|---------------------------------|
| Senior Engineer | 2.50 | 165.00 | 412.50 |
| Project Engineer | .50 | 145.00 | 72.50 |
| Cadd Technician | 1.00 | 105.00 | 105.00 |
| Totals | 4.00 | | 590.00 |
| Total Labor | | | 590.00 |
| | | | Total this Task \$590.00 |

Task 080 Limited Construction Administration
Hourly Estimate \$15,500.00

Professional Personnel

| | Hours | Rate | Amount |
|--------------------|-------|--------|---------------------------------|
| Senior Engineer | 3.00 | 165.00 | 495.00 |
| Totals | 3.00 | | 495.00 |
| Total Labor | | | 495.00 |
| | | | Total this Task \$495.00 |

Task 20A Site Civil Design

Fee

| | | | |
|------------------|-----------|----------------------|-----------------------------------|
| Total Fee | 53,500.00 | | |
| Percent Complete | 100.00 | Total Earned | 53,500.00 |
| | | Previous Fee Billing | 50,825.00 |
| | | Current Fee Billing | 2,675.00 |
| | | Total Fee | 2,675.00 |
| | | | Total this Task \$2,675.00 |

Task 40A Hydrology Study

Fee

| | | | |
|------------------|----------|--------------|----------|
| Total Fee | 7,500.00 | | |
| Percent Complete | 100.00 | Total Earned | 7,500.00 |

-----PLEASE INCLUDE OUR INVOICE# ON YOUR CHECK STUB-----
DUE UPON RECEIPT

| | |
|----------------------|----------|
| Previous Fee Billing | 7,125.00 |
| Current Fee Billing | 375.00 |

| | |
|------------------|---------------|
| Total Fee | 375.00 |
|------------------|---------------|

| | |
|------------------------|-----------------|
| Total this Task | \$375.00 |
|------------------------|-----------------|

| | | |
|------|-----|----------------------------|
| Task | ESV | Erosion Control Site Visit |
|------|-----|----------------------------|

Fee

| | |
|-----------|----------|
| Total Fee | 1,500.00 |
|-----------|----------|

| | | | |
|------------------|------|--------------|------|
| Percent Complete | 0.00 | Total Earned | 0.00 |
|------------------|------|--------------|------|

| | |
|----------------------|------|
| Previous Fee Billing | 0.00 |
|----------------------|------|

| | |
|---------------------|------|
| Current Fee Billing | 0.00 |
|---------------------|------|

| | |
|------------------|-------------|
| Total Fee | 0.00 |
|------------------|-------------|

| | |
|------------------------|-------------|
| Total this Task | 0.00 |
|------------------------|-------------|

| | | |
|------|-----|--|
| Task | EXP | Reimbursable Expenses - Engineering Design |
|------|-----|--|

Estimate \$1,500.00

Unit Billing

24x36 Blackline Bond Prints

| | | | |
|----------|-----------|-------------------------|--------|
| 3/3/2022 | Submittal | 336.0 Blacklines @ 1.75 | 588.00 |
|----------|-----------|-------------------------|--------|

| | | |
|--------------------|---------------|---------------|
| Total Units | 588.00 | 588.00 |
|--------------------|---------------|---------------|

| | |
|------------------------|-----------------|
| Total this Task | \$588.00 |
|------------------------|-----------------|

| | |
|---------------------------|-------------------|
| Total this Invoice | \$4,723.00 |
|---------------------------|-------------------|



Cost-Code: 1000.1106 - \$350.00 Total

Greater Hall Chamber of Commerce

P.O. Box 374
Gainesville, GA 30503-0374

phone:
fax:

(770) 532-6206 ext: 116
(770) 535-8419
cwilbanks@ghcc.com

Invoice

Midland Gainesville Apartments
Kristi Caldwell
1642 Powers Ferry Road SE
Suite 250
Marietta, GA 30067

Invoice Date: Mar 01, 2022
Invoice #: 61543
Due Date: Apr 01, 2022

| ITEM | QUANTITY | RATE | AMOUNT |
|--|----------|----------|-----------------|
| Membership Investment (Apr 01, 2022 - Mar 31, 2023) | 1 | \$350.00 | \$350.00 |
| Total: | | | \$350.00 |

If you are paying via check, please print the invoice and include it with your payment.



June 25, 2022

Cost-Code: 1000.1301 - \$55,434.78 Total

RE: Gainesville Midland Development Fee

| Invoice #: | Invoice Date: | Supplier/Vendor Name: | Invoice Amount: | Invoice Description: |
|-------------------|----------------------|----------------------------------|------------------------|-----------------------------|
| 06252022-DF | 6/25/2022 | Gainesville Midland Partner, LLC | \$55,434.78 | Development Fee - Draw #1 |
| | | | | |
| | | Total Due | \$55,434.78 | |

Please remit payment to Gainesville Midland Partner, LLC as follows:

Mailing Address:
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

| | |
|--|--|
| TO OWNER: | PROJECT: |
| McNeal Development 1642 Powers Ferry Rd SE Marietta, GA 30067 770.634.7661 | Gainesville Midland 528 Banks Street Gainesville, GA 30501 |
| FROM CONTRACTOR: | VIA ARCHITECT: |
| Summit Contracting Group, Inc. 7595 Baymeadows Way Jacksonville, FL 32256 904.268.5515 | Dynamik Design 5901 Peachtree Dunwoody Rd Atlanta, GA 30328 678.506.8830 |
| CONTRACT FOR: | |

APPLICATION NO: 1

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

PERIOD THROUGH: 25-Jun-22

Cost-Code: 1000.1501 - \$419,990 Total

PROJECT NUMBER: 22-0214

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

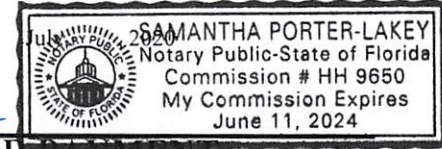
| | | |
|---|----|----------------------|
| 1. ORIGINAL CONTRACT SUM | \$ | 42,516,962.00 |
| 2. Net change by Change Orders | \$ | 0.00 |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2) | \$ | 42,516,962.00 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) | \$ | 419,990.00 |
| 5. RETAINAGE: | | |
| a. 10 % of Completed Work (Column D + E on G703) | \$ | 0.00 |
| b. 10 % of Stored Material (Column F on G703) | \$ | |
| Total Retainage (Lines 5a + 5b or Total in Column I of G703) | \$ | 0.00 |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) | \$ | 419,990.00 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | \$ | - |
| 8. CURRENT PAYMENT DUE | \$ | 419,990.00 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | \$ | 42,096,972.00 |

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Mr. Bunker Date: 05-Jul-22

State of: Florida County of: Duval
 Subscribed and sworn to before me this 5th day of _____
 Notary Public: Samantha Porter-Lakey
 My Commission expires: June 11, 2024



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated and when approved for occupancy by the building official will be in substantial accordance with the Contract Documents, and the Contract is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-----------|------------|
| Total changes approved in previous months by Owner | \$0.00 | \$0.00 |
| Total approved this Month | | \$0.00 |
| TOTALS | \$0.00 | \$0.00 |
| NET CHANGES by Change Order | \$0.00 | |



CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1

APPLICATION DATE: 25-Jun-22

PERIOD TO: 25-Jun-22

ARCHITECT'S PROJECT NO:

| A ITEM NO. | B DESCRIPTION OF WORK | C SCHEDULED VALUE | D WORK COMPLETED | | F MATERIALS PRESENTLY STORED (NOT IN D OR E) | G | | H BALANCE TO FINISH (C - G) | I RETAINAGE 10% |
|------------------|---|-------------------------|---|-------------|---|--|--------------|--------------------------------------|-----------------------|
| | | | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G + C) | | |
| 1100 | Insurance | 314,990.00 | - | 314,990.00 | | 314,990.00 | 100% | | No Retainage |
| 1200 | Overhead | 809,847.00 | - | | | - | | 809,847.00 | No Retainage |
| 1300 | Fee | 1,214,770.00 | - | | | - | | 1,214,770.00 | No Retainage |
| 1400 | General Conditions | 2,415,000.00 | - | 105,000.00 | | 105,000.00 | 4% | 2,310,000.00 | No Retainage |
| 1425 | Winter Conditions | 50,000.00 | - | | | - | | 50,000.00 | - |
| 1450 | Business License | 2,000.00 | - | | | - | | 2,000.00 | - |
| 1475 | Temporary Security Perimeter Fencing and Lighting - ALLOWANCE | 43,200.00 | - | | | - | | 43,200.00 | - |
| 1500 | Sitework | 4,067,031.00 | - | | | - | | 4,067,031.00 | - |
| 1600 | Layout and Surveying | 21,750.00 | - | | | - | | 21,750.00 | - |
| 1650 | Sleeving | 11,500.00 | - | | | - | | 11,500.00 | - |
| 1675 | Temporary Construction Fencing | 15,000.00 | - | | | - | | 15,000.00 | - |
| 1700 | Soil Improvements | 132,000.00 | - | | | - | | 132,000.00 | - |
| 1800 | Landscape & Irrigation | 295,105.00 | - | | | - | | 295,105.00 | - |
| 1900 | Hardscape | 423,444.00 | - | | | - | | 423,444.00 | - |
| 1950 | Top Floor Amenity Trellis - ALLOWANCE | 35,000.00 | - | | | - | | 35,000.00 | - |
| 2000 | Termite Protection | 6,233.00 | - | | | - | | 6,233.00 | - |
| 2100 | Structural Concrete - Materials | 691,718.00 | - | | | - | | 691,718.00 | No Retainage |
| 2150 | Structural Concrete - Labor | 455,000.00 | - | | | - | | 455,000.00 | - |
| 2200 | Layout | 36,500.00 | - | | | - | | 36,500.00 | - |
| 2300 | Precast Shafts | 187,184.00 | - | | | - | | 187,184.00 | - |
| 2400 | Gypcrete | 398,344.00 | - | | | - | | 398,344.00 | - |
| 2500 | Elevated Concrete | 249,675.00 | - | | | - | | 249,675.00 | - |
| 2600 | Masonry | 798,763.00 | - | | | - | | 798,763.00 | - |
| 2700 | Steel Stairs & Railing | 248,610.00 | - | | | - | | 248,610.00 | - |
| 2800 | Balcony Railing | 309,086.00 | - | | | - | | 309,086.00 | - |
| 2900 | Structural & Miscellaneous Steel | 91,154.00 | - | | | - | | 91,154.00 | - |
| 3000 | Fencing | 78,000.00 | - | | | - | | 78,000.00 | - |
| 3100 | Rough Carpentry - Materials | 3,955,186.00 | - | | | - | | 3,955,186.00 | No Retainage |
| 3200 | Framing Labor | 1,760,449.00 | - | | | - | | 1,760,449.00 | - |
| 3300 | Framing Hardware | 178,757.00 | - | | | - | | 178,757.00 | No Retainage |
| 3400 | Flashing | 74,900.00 | - | | | - | | 74,900.00 | No Retainage |
| 3500 | Trusses - Roof & Floor | 2,592,162.00 | - | | | - | | 2,592,162.00 | No Retainage |
| 3700 | Temporary Stairs | 12,500.00 | - | | | - | | 12,500.00 | - |
| 4000 | Roofing | 825,687.00 | - | | | - | | 825,687.00 | - |

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1

APPLICATION DATE: 25-Jun-22

PERIOD TO: 25-Jun-22

ARCHITECT'S PROJECT NO:

| A ITEM NO. | B DESCRIPTION OF WORK | C SCHEDULED VALUE | D WORK COMPLETED | | F MATERIALS PRESENTLY STORED (NOT IN D OR E) | G | | H BALANCE TO FINISH (C - G) | I RETAINAGE 10% |
|------------------|--|-------------------------|---|-------------|---|--|--------------|--------------------------------------|-----------------------|
| | | | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G + C) | | |
| 4200 | Waterproofing and Joint Sealants | 146,690.00 | - | | | - | | 146,690.00 | - |
| 4300 | Insulation & Fireproofing | 482,272.00 | - | | | - | | 482,272.00 | - |
| 4400 | Siding - Material | 719,463.00 | - | | | - | | 719,463.00 | No Retainage |
| 4500 | Siding - Labor | 485,000.00 | - | | | - | | 485,000.00 | - |
| 4800 | Summit's Mold Prevention Program | 29,318.00 | - | | | - | | 29,318.00 | No Retainage |
| 5000 | Doors, Trim, Hardware & Specialties - Material | 1,426,562.00 | - | | | - | | 1,426,562.00 | No Retainage |
| 5100 | Doors, Trim, Hardware & Specialties - Labor | 290,000.00 | - | | | - | | 290,000.00 | - |
| 5200 | Windows | 469,135.00 | - | | | - | | 469,135.00 | No Retainage |
| 5300 | Window Installation | 53,500.00 | - | | | - | | 53,500.00 | - |
| 5400 | Aluminum Storefront | 233,706.00 | - | | | - | | 233,706.00 | - |
| 5500 | Garage Doors/Overhead Doors | 13,652.00 | - | | | - | | 13,652.00 | - |
| 5600 | Shower Doors | 115,600.00 | - | | | - | | 115,600.00 | - |
| 5700 | Dumpsters | 144,450.00 | - | | | - | | 144,450.00 | No Retainage |
| 5800 | Drywall - Materials | 1,305,100.00 | - | | | - | | 1,305,100.00 | No Retainage |
| 5850 | Drywall - Labor | 875,300.00 | - | | | - | | 875,300.00 | - |
| 5900 | Painting | 715,672.00 | - | | | - | | 715,672.00 | - |
| 6000 | Flooring & Wall/Bathroom Finishes | 822,307.00 | - | | | - | | 822,307.00 | - |
| 6100 | Amenity Finishes | 303,787.00 | - | | | - | | 303,787.00 | - |
| 6125 | Custom Metal Artwork - ALLOWANCE | 10,000.00 | - | | | - | | 10,000.00 | - |
| | Custom Logo Pattern Flooring at Leasing and | | | | | | | | |
| 6150 | Mailroom Entrances - ALLOWANCE | 5,000.00 | - | | | - | | 5,000.00 | - |
| 6200 | Canopies | 41,512.00 | - | | | - | | 41,512.00 | - |
| 6300 | Apartment Cleaning | 139,100.00 | - | | | - | | 139,100.00 | - |
| 6400 | Appliances | 809,192.00 | - | | | - | | 809,192.00 | No Retainage |
| | Trash Compactor & Recycling Equipment - | | | | | | | | |
| 6450 | ALLOWANCE | 31,500.00 | - | | | - | | 31,500.00 | - |
| 6600 | Window Coverings | 87,024.00 | - | | | - | | 87,024.00 | - |
| 6700 | Cabinets | 733,688.00 | - | | | - | | 733,688.00 | - |
| 6800 | Countertops | 537,279.00 | - | | | - | | 537,279.00 | - |
| 6900 | Pool | 132,194.00 | - | | | - | | 132,194.00 | - |
| 7000 | Elevators | 384,600.00 | - | | | - | | 384,600.00 | - |
| 7100 | Trash Chutes | 45,550.00 | - | | | - | | 45,550.00 | - |
| 7200 | Plumbing - Materials | 1,277,033.00 | - | | | - | | 1,277,033.00 | No Retainage |
| 7250 | Plumbing - Labor | 795,000.00 | - | | | - | | 795,000.00 | - |
| 7300 | Submeters | 24,043.00 | - | | | - | | 24,043.00 | No Retainage |
| 7400 | Fire Protection | 486,633.00 | - | | | - | | 486,633.00 | - |

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1

APPLICATION DATE: 25-Jun-22

PERIOD TO: 25-Jun-22

ARCHITECT'S PROJECT NO:

| A ITEM NO. | B DESCRIPTION OF WORK | C SCHEDULED VALUE | D WORK COMPLETED | | F MATERIALS PRESENTLY STORED (NOT IN D OR E) | G | | H BALANCE TO FINISH (C - G) | I RETAINAGE 10% |
|---------------------|-------------------------------------|-------------------------|---|----------------------|---|--|--------------|--------------------------------------|-----------------------|
| | | | FROM PREVIOUS APPLICATION (D ÷ E) | THIS PERIOD | | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G ÷ C) | | |
| 7500 | HVAC + Bond | 1,698,528.00 | - | | | - | | 1,698,528.00 | - |
| 7600 | 14.3 SEER2 - Heat Pumps - ALLOWANCE | 214,000.00 | - | | | - | | 214,000.00 | No Retainage |
| 7700 | Electrical + Bond | 3,462,665.00 | - | | | - | | 3,462,665.00 | |
| 7800 | Access Control | 145,362.00 | - | | | - | | 145,362.00 | |
| 7900 | Primary - Conduit Only - ALLOWANCE | 25,000.00 | - | | | - | | 25,000.00 | |
| | | | | | | 0 | | | |
| GRAND TOTALS | | \$ 42,516,962.00 | \$ - | \$ 419,990.00 | \$ - | \$ 419,990.00 | 1% | \$ 42,096,972.00 | \$ - |
| PERCENT | | | 0% | 1% | 0% | 1% | | 99% | |

**CONDITIONAL
PARTIAL WAIVER
AND RELEASE OF LIEN**

Draw #1

State of FLORIDA
County of DUVAL


Whereas, the undersigned, SUMMIT CONTRACTING GROUP, INC. has been heretofore engaged by MCNEAL DEVELOPMENT, or others to furnish certain labor or material, or both, on GAINESVILLE MIDLAND job/project located at 528 BANKS STREET, GAINESVILLE, GA 30501.

Now, therefore, the undersigned, upon receipt of the amount stipulated below, does hereby waive and release any and all liens and claims or rights to liens on said above described Job/Project and real estate under the Laws of the state in which the property is located relating to mechanics' liens and materialmen's liens by reason or on account of labor or materials, or both, whether fully described and identified herein or not, and heretofore furnished by the undersigned for the said Job/Project and real estate, it being the expressed intention of the undersigned, with the knowledge of the provisions of his (its) rights that the execution hereof constitutes a full and complete discharge, release and waiver of his (its) Mechanics' Lien and Materialmen's Lien for any and all work and labor done and performed or any and all materials furnished, or both, prior to and through 25th day of JUNE, 2022 in the amount of \$419,990.00.

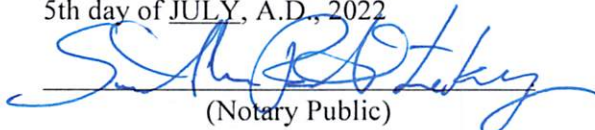
This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

Given under my (our) hand(s) this 5th day of JULY, 2022

SUMMIT CONTRACTING GROUP, INC.
(Company/Organization/Individual)


By: Michael Bressler
Title: Division Manager

Sworn to and subscribed before me on:
5th day of JULY, A.D., 2022


(Notary Public)

My Commission Expires

