

HEARING OFFICER'S CERTIFICATE
REGARDING PUBLIC HEARING

The undersigned Jerry G. Peterson, hearing officer for Columbus-Muscogee County, Georgia HEREBY CERTIFIES, as follows:

(1) A public hearing by teleconference was duly held on June 9, 2023, at approximately 10:00 a.m., pursuant to proper notice given in accordance with law as to the time and place of this public hearing prior to such public hearing. The public hearing was accessible to the residents of Columbus-Muscogee County, Georgia by calling a toll-free number as permitted by Rev. Proc. 2022-20. Notice of the hearing was published at least 7 days prior to the hearing in *The Macon Telegraph*, a newspaper of general circulation in Columbus-Muscogee County, Georgia. A copy of the notice is attached hereto as Exhibit I.

(2) The hearing officer announced the commencement of the public hearing on the proposed issuance by the Development Authority of Columbus, Georgia (the “**Authority**”) of its Revenue Bonds (The Lodge at Magnolia Manor, LLC Project) Series 2023 in an aggregate principal amount not to exceed \$130,000,000 (the “**Bonds**”). The proceeds of the Bonds will be lent to The Lodge at Magnolia Manor, LLC (the “**Obligor**”), a Georgia limited liability company whose sole member is Magnolia Manor, Inc., a Georgia nonprofit corporation, to be used for the purpose of providing funds to (a) finance, refinance, or reimburse certain costs of the acquisition, construction, furnishing, and equipping of a retirement community that will include independent living units, assisted living units, memory care units, and rehabilitation and skilled nursing care facilities to be located at the intersection of Pierce Chapel Road and Veterans Parkway in Columbus, Muscogee County, Georgia that will be owned and operated by the Obligor, (b) fund interest on the Bonds, (c) fund a debt service reserve for the Bonds, (d) fund start-up expenses, and (f) pay certain costs associated with the issuance of the Bonds.

No one requested to speak at the hearing and no one joined the teleconference to speak on the matter and the hearing officer declared the public hearing closed at 10:07 a.m.

This 9th day of June, 2023.



Jerry G. Peterson, Hearing Officer for
Columbus-Muscogee County, Georgia

Exhibit Attached: “A” - Copy of Notice

EXHIBIT I

NOTICE OF PUBLIC HEARING

[Attached]



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23288	424241	Print Legal Ad-IPL01238550 - IPL0123855		\$75.00	2	40 L

Attention: Leslie Mannino

BUTLER SNOW - ATLANTA
 1170 PEACHTREE STREET NE, SUITE 1900
 ATLANTA, GA 30309

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Friday, June 9, 2023, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder, will be held on behalf of the Council of Columbus, Georgia with respect to the proposed plan of financing by means of the issuance by the Development Authority of Columbus, Georgia (the "Authority") of its Revenue Bonds (The Lodge at Magnolia Manor, LLC Project) Series 2023 in an aggregate principal amount not to exceed \$130,000,000 (the "Bonds"). The proceeds of the Bonds will be lent to The Lodge at Magnolia Manor, LLC, a Georgia limited liability company (the "Obligor"), whose sole member is Magnolia Manor, Inc., a Georgia nonprofit corporation, to be used for the purpose of providing funds to (a) finance, refinance, or reimburse certain costs of the acquisition, construction, furnishing, and equipping of a retirement community that will include independent living units, assisted living units, memory care units, and rehabilitation and skilled nursing care facilities, to be located at the intersection of Pierce Chapel Road and Veterans Parkway in Columbus, Muscogee County, Georgia (the "Community"), (b) fund interest on the Bonds, (c) fund a debt service reserve for the Bonds, (d) fund start-up expenses, and (f) pay certain costs associated with the issuance of the Bonds. The Community will be owned and operated by the Obligor.

The principal of, premium, if any, and interest on the Bonds will not constitute an indebtedness or liability of the Authority, Columbus, Georgia, Muscogee County, the State of Georgia, or any political subdivision of the State of Georgia, or a charge against their general credit or any taxing powers, but shall be payable solely from the sources provided for in the proceedings pursuant to which the Bonds are issued. The Authority has no taxing power.

Pursuant to Rev. Proc. 2022-20, the hearing will be conducted telephonically. Persons wishing to attend the hearing may do so by dialing the following toll-free number: 1-855-824-4232, followed by the PIN number 678-238-1360.

The hearing will commence at 10:00 a.m. or as soon thereafter as the matter can be heard. Persons desiring to speak at the hearing must make a written request to speak at least 24 hours before the hearing. Interested persons wishing to express their views on the issuance of the Bonds or on the nature or location of the Community may also submit written comments prior to the time of the hearing. Such requests to speak or written comments should be submitted to the Hearing Officer, Jerry G. Peterson, Butler Snow, LLP, 1170 Peachtree Street, N.E., Suite 1900, Atlanta Georgia 30309 or by email at jerry.peterson@butlersnow.com.

THE DEVELOPMENT AUTHORITY OF COLUMBUS, GEORGIA
 IPL0123855
 May 23 2023

To whom it may concern:

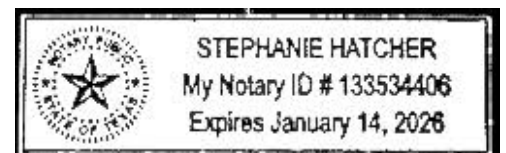
This is to certify the legal advertisement in the above stated case has been published in the Columbus Ledger-Enquirer, legal organ of Muscogee County on

1 insertion(s) published on:
 05/23/23

Sworn to and subscribed before me this 24th day of May in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!