

ATTORNEY'S TITLE OPINION

TO: City of Dalton
RE: Borrower(s)/Purchaser(s): Octavio Perez
Seller(s):
Brief property description: Harris Street, Dalton, GA 30721

This is to certify that we have examined the Whitfield County, Georgia Land Records, as indexed, and are of the opinion that marketable fee simple title to the property described in Exhibit "A" attached hereto, as of the date of this Opinion, is vested in:

OP 2115, LLC

free and clear of all liens, encumbrances and objections affecting the same with the following EXCEPTIONS:

1. All questions with reference to the following are expressly excepted from this Opinion is limited to the names of married women as they appear in the chain of title and as furnished to examining counsel:
 - a. All matters of record subsequent to the date of this examination.
 - b. Rights or claims of persons in actual possession of any or all of said property which are not a matter of public record.
 - c. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area or encroachments which an accurate and complete survey would disclose, including, without limitation, the existence of roads, easements or rights-of-way acquired through use or otherwise.
 - d. Any contractor's, materialmen's, or laborer's lien or other liens or assessments of any kind that are not a matter of record.
 - e. The capacity of any party, the correctness of recitals contained in recorded documents, or any matters of record but not properly indexed.
 - f. Rights claimed in appliances, fixtures, or personal property, attached or unattached, to the property or improvements thereon.
 - g. Compliance with any regulation rule, act, order or other law concerning Consumer Credit Protection, Federal Truth in Lending, Land Sales or Securities matters.
 - h. Any matters arising out of any bankruptcy proceeding now or hereafter pending which may adversely affect any interest in the property, except to the extent that a notice of a defect, lien or encumbrance resulting from any bankruptcy proceeding affecting the property is a matter of record.
 - i. Any law, ordinance or governmental regulation restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; or (iii) environmental protection, or the effect of any, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land is a matter of record.
 - j. Any governmental police power including that exercised under any law providing for direct seizure or forfeiture of property, except to the extent that a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the property is a matter of record.
 - k. The riparian rights of abutting owners on any waters running through the property.
 - l. Any and all mineral and mining rights possibly reserved outside the period of our examination that would affect the status of title of the property.
 - m. Taxes for the current year, which are liens, but not due and payable at the date of this Opinion, and taxes coming due and payable for all future times.
2. Exceptions:
 - a. Southern Bell easement set forth in the instrument recorded in Deed Book 22 Page 530, Whitfield County, Georgia Land Records.
 - b. NOTE: The southern boundary line does not close. There is approximately a 17 foot gap between the Point of Beginning and the last call of the legal description for the subject Property.
 - c. All matters set forth on that certain plat recorded in Plat Book 1 Page 206 (Plat Cabinet A Slide 51), Whitfield County, Georgia Land Records.
3. Requirements:
 - a. The following documents must be executed and filed for record creating the proposed interest in the Subject Property:
 1. Warranty Deed from OP 2115, LLC, a Georgia limited liability company to The City of Dalton, Georgia, conveying the subject property, must be executed and filed for record.

- b. Ad valorem real property taxes were issued for the year 2024 in the name of Octavio Perez under parcel number 12-239-16-012; the Whitfield County taxes and the City of Dalton taxes were in the amount of \$1,704.76. A payment was made in the amount of \$517.37 and currently has a balance of \$1,187.39 due by January 20, 2026. [NO EXEMPTION] [UNIMPROVED LAND]
- c. NOTE: As a matter of information only, the vesting deed into the current owner is a Limited Warranty Deed from Octavio Perez to OP 2115, LLC dated February 13, 2025 and recorded in Deed Book 7095 Page 576; prior deed is a Quit Claim Deed from Debra W. Wells to Octavio Perez dated August 18, 2004 and recorded in Deed Book 5247 Page 102; prior deed is a Warranty Deed from Octavio Perez to Debra W. Wells dated August 16, 2004 and recorded in Deed Book 4323 Page 41, and prior deed is a Warranty Deed from BrownIndustries, Inc., successor by name change to MS Divestiture Corporation to Octavio Perez dated September 17, 1998 and recorded in Deed Book 3030 Page 344, Whitfield County, Georgia Land Records.
- d. The search did not disclose any open mortgages or deeds of trust of record. Please inquire.

This 16th day of October, 2025 at 12:00 AM

This Opinion is made for the sole and exclusive use of:
City of Dalton

The Minor Firm

BY:

Attorney at Law

A handwritten signature in blue ink, appearing to read "C. Ward", is written over a horizontal line.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 239 in the 12th District and 3rd Section of Whitfield County, Georgia, and being part of Lot Nos. 204 through 227, inclusive, of Martin Heights Subdivision, and being more particularly described according to a plat of survey of said subdivision prepared for Octavio Perez by Joseph R. Evans Georgia Registered Land Surveyor No. 2168, recorded in Plat Book 1 Page 206 (Plat Cabinet A Slide 51), Whitfield County, Georgia Land Records, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located on the easterly right of way line of Harris Street (50' R/W) a distance of 314.05 feet north of the point of intersection of said right of way with the westerly right of way of Third Avenue (50' R/W); thence northerly, along and with the easterly right of way of Harris Street the following courses and distances: north 04 degrees 52 minutes 54 seconds west a distance of 126 feet; north 01 degree 50 minutes 08 seconds east a distance of 73.82 feet; north 06 degrees 01 minute 57 seconds west a distance of 67.68 feet; north 14 degrees 20 minutes 30 seconds west a distance of 70.60 feet; north 23 degrees 33 minutes 56 seconds west a distance of 73.24 feet; north 23 degrees 37 minutes 31 seconds west a distance of 79.43 feet; north 10 degrees 12 minutes 24 seconds west a distance of 50.60 feet; north 02 degrees 17 minutes 05 seconds east a distance of 64.21 feet; and north 06 degrees 19 minutes 45 seconds east a distance of 43.78 feet to an iron pin; thence leaving said right of way and running south 88 degrees 29 minutes 55 seconds east a distance of 138.71 feet to an iron pin found; thence south 02 degrees 33 minutes 03 seconds east a distance of 195.78 feet to an iron pin; thence south 13 degrees 36 minutes 56 seconds east a distance of 148.93 feet to an iron pin; thence south 00 degrees 51 minutes 30 seconds east a distance of 290.41 feet to an iron pin; thence north 88 degrees 29 minutes 55 seconds west a distance of 73.73 feet to an iron pin and THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT 25-feet in width for the purpose of building, installing, constructing, operating, repairing and maintaining a sewer line to serve the above-described property, as more particularly described in deed from Brown Industries, Inc., successor by name change to MS Divestiture Corporation, to Octavio Perez, as recorded in Deed Book 3030, Page 344, Whitfield County, Georgia Land Records.