

06/25/2019

TAX PARCEL ID#
12-186-01-000
PFLC LLC.
DB 4004 PG 277

TAX PARCEL ID#
12-185-01-045
MOORE-ALLEN, JANET M.
DB 6647 PG 75

TAX PARCEL ID#
12-185-01-058
HUGGINS, SALLY SUZANNE &
HUMPHREYS W. LEE
DB 5968 PG 155

2) THIS PLAT IS PREPARED BASED ON A FIELD SURVEY USING A 5 SECOND STATION & IGADE X90 DUAL FREQUENCY GPS RECEIVER. FROM MAKING REDUNDANT MEASUREMENTS TO ACHIEVE A RELATIVE POSITIONAL TOLERANCE OF 0.05" AND HAS A CLOSURE OF ONE FOOT IN 63,581 FEET. THE TRAVERSE NETWORK WAS ADJUSTED USING THE COMPASS RULE METHOD. 3) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 231,327 FEET.

PROPERTY DESCRIPTION:
LOT 17, ROCKY FACE ESTATES SUBDIVISION
ROCKY FACE CIRCLE
DALTON, GEORGIA 30720

LAND LOT 186, 12th DISTRICT,
3rd SECTION
WHITFIELD COUNTY, GEORGIA

SOURCE OF DATA:
PLAT BOOK 8, PAGE 51
CITY OF DALTON
WHITFIELD COUNTY, GEORGIA

SURVEY TYPE: BOUNDARY

DATE OF FIELD SURVEY: 06/17/2019

MAP ISSUE DATE: 06/25/2019

PROJECT No.: 2019/FROMM

**LAND SURVEYORS &
CONSULTANTS, LLC.**

Surveying • Elevation Certificates • Consulting
12 Centerport Drive
White, GA 30184
678-435-1998

Email: landsurveyors&consultants@gmail.com

BOUNDARY RETRACEMENT

**SURVEY
PREPARED**

STEPHAN & SHIRLEY FROMM

LAND APPRAISAL REPORT

File No. 200344

IDENTIFICATION	Borrower <u>N/A</u>		Census Tract <u>0008.00</u> Map Reference <u>16536</u>																																																																							
	Property Address <u>Lot 17 Rocky Face Est</u>																																																																									
	City <u>Dalton</u>	County <u>Whitfield</u>	State <u>GA</u>	Zip Code <u>30720</u>																																																																						
	Legal Description <u>LL 185, DIST 12, SEC 3, Whitfield County, GA, Lot 17, Rocky Face Est</u>																																																																									
	Sale Price \$ <u>N/A</u> Date of Sale <u>N/A</u> Loan Term <u>N/A</u> yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD Actual Real Estate Taxes \$ <u>606.37</u> (yr) Loan charges to be paid by seller \$ <u>N/A</u> Other sales concessions <u>N/A</u> Lender/Client <u>Stefan Fromm</u> Address _____ Occupant <u>N/A</u> Appraiser <u>Douglas Ondray Thomas</u> Instructions to Appraiser <u>Appraise property "AS IS"</u>																																																																									
NEIGHBORHOOD	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																					
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%																																																																						
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Slow																																																																						
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining																																																																						
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply																																																																						
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.																																																																						
	Present Land Use	<u>70%</u> 1 Family	<u>1%</u> 2-4 Family	<u>2%</u> Apts. <u>2%</u> Condo <u>8%</u> Commercial																																																																						
		<u>0%</u> Industrial	<u>1%</u> Vacant	<u>16%</u> Vacant or Public																																																																						
	Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From _____ To _____																																																																								
	Predominant Occupancy	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>1</u> % Vacant Single Family Price Range \$ <u>100,000</u> to \$ <u>295,000</u> Predominant Value \$ <u>200,000</u> Single Family Age <u>0</u> yrs. to <u>80</u> yrs. Predominant Age <u>35</u> yrs.																																																																								
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <u>The subject site is located in Whitfield County, GA approximately 2 linear miles northwest of downtown Dalton's central business district. Schools, shopping, places of worship, and employment are all located within 3 linear miles of the subject property.</u>																																																																										
SITE	Dimensions <u>134.3 x 240.07 x 205.0 x 242.4</u> = <u>.93</u> Sq. Ft. or Acres <input type="checkbox"/> Corner Lot Zoning classification <u>R2 - Low Density Single Family Residential</u> Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations Highest and best use <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify) _____ Elec. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe) _____ Gas <input type="checkbox"/> None _____ Water <input checked="" type="checkbox"/> _____ San. Sewer <input type="checkbox"/> None _____ <input type="checkbox"/> Underground Elect. & Tel. _____																																																																									
	OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <u>Asphalt</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights																																																																									
	Topo <u>Fairly Steep</u> Size <u>Typical</u> Shape <u>Irregular</u> View <u>Residential</u> Drainage <u>Appears Adequate</u>																																																																									
	Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes																																																																									
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): <u>The subject site contains a drainage easement that negatively affects the utility of the lot.</u>																																																																									
	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																									
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td><u>Lot 17 Rocky Face Est</u> <u>Dalton</u></td> <td><u>502 Leighton Lndg</u> <u>Dalton, GA 30720</u></td> <td><u>W Lakeshore Dr</u> <u>Dalton, Georgia 30720</u></td> <td><u>1500 Covie Rdg</u> <u>Dalton, GA 30720</u></td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td><u>1.61 miles SE</u></td> <td><u>2.81 miles SE</u></td> <td><u>0.92 miles E</u></td> </tr> <tr> <td>Sales Price</td> <td>\$ <u>N/A</u></td> <td>\$ <u>16,000</u></td> <td>\$ <u>18,000</u></td> <td>\$ <u>19,000</u></td> </tr> <tr> <td>Price Per Acre</td> <td>\$ _____</td> <td>\$ _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>Data Source</td> <td><u>Assessors Ofc/Owner</u></td> <td><u>CCARMLS#112872/Assessor Recs</u></td> <td><u>CCARMLS#114149/Assessor Recs</u></td> <td><u>CCARMLS#112317/Assessor Recs</u></td> </tr> <tr> <td>Date of Sale and Time Adjustment</td> <td><u>N/A</u></td> <td><u>09/14/2018</u></td> <td><u>06/07/2019</u></td> <td><u>07/26/2018</u></td> </tr> <tr> <td>Location</td> <td><u>Average</u></td> <td><u>Average</u></td> <td><u>Average</u></td> <td><u>Average</u></td> </tr> <tr> <td>Site/View</td> <td><u>.93 acres</u></td> <td><u>.70 acres</u></td> <td><u>1.08 acres</u></td> <td><u>.30 acres</u></td> </tr> <tr> <td>Utility</td> <td><u>Fair</u></td> <td><u>Average</u></td> <td><u>Average</u></td> <td><u>Average</u></td> </tr> <tr> <td>Water</td> <td><u>Public Available</u></td> <td><u>Public Available</u></td> <td><u>Public Available</u></td> <td><u>Public Available</u></td> </tr> <tr> <td>Sales or Financing Concessions</td> <td><u>N/A</u></td> <td><u>Cash</u> <u>\$0</u></td> <td><u>Cash</u> <u>\$0</u></td> <td><u>Cash</u> <u>\$0</u></td> </tr> <tr> <td>Net Adj. (Total)</td> <td></td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$ _____</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$ _____</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$ _____</td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>\$ <u>16,000</u></td> <td>\$ <u>18,000</u></td> <td>\$ <u>19,000</u></td> </tr> </tbody> </table>				ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	<u>Lot 17 Rocky Face Est</u> <u>Dalton</u>	<u>502 Leighton Lndg</u> <u>Dalton, GA 30720</u>	<u>W Lakeshore Dr</u> <u>Dalton, Georgia 30720</u>	<u>1500 Covie Rdg</u> <u>Dalton, GA 30720</u>	Proximity to Subject		<u>1.61 miles SE</u>	<u>2.81 miles SE</u>	<u>0.92 miles E</u>	Sales Price	\$ <u>N/A</u>	\$ <u>16,000</u>	\$ <u>18,000</u>	\$ <u>19,000</u>	Price Per Acre	\$ _____	\$ _____	\$ _____	\$ _____	Data Source	<u>Assessors Ofc/Owner</u>	<u>CCARMLS#112872/Assessor Recs</u>	<u>CCARMLS#114149/Assessor Recs</u>	<u>CCARMLS#112317/Assessor Recs</u>	Date of Sale and Time Adjustment	<u>N/A</u>	<u>09/14/2018</u>	<u>06/07/2019</u>	<u>07/26/2018</u>	Location	<u>Average</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>	Site/View	<u>.93 acres</u>	<u>.70 acres</u>	<u>1.08 acres</u>	<u>.30 acres</u>	Utility	<u>Fair</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>	Water	<u>Public Available</u>	<u>Public Available</u>	<u>Public Available</u>	<u>Public Available</u>	Sales or Financing Concessions	<u>N/A</u>	<u>Cash</u> <u>\$0</u>	<u>Cash</u> <u>\$0</u>	<u>Cash</u> <u>\$0</u>	Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	Indicated Value of Subject		\$ <u>16,000</u>	\$ <u>18,000</u>	\$ <u>19,000</u>
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Comments on Market Data: <u>Similar sales from the subject neighborhood were included in the sales analysis.</u>																																																																										
Comments and Conditions of Appraisal: <u>Appraise land as is.</u>																																																																										
RECONCILIATION	Final Reconciliation: <u>After analyzing the comparison approach to value, taking into account all considerations which affect market value such as location, utility, and overall marketability, it is the opinion of this appraiser that the subject property would sell for \$17,000.</u>																																																																									
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>July 23 2019</u> to be \$ <u>17,000</u>																																																																									
<u>Douglas Ondray Thomas</u> Douglas Ondray Thomas <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property Appraiser(s) Review Appraiser (if applicable)																																																																										

[Y2K]

Noncash Charitable Contributions

▶ **Attach to your tax return if you claimed a total deduction of over \$500 for all contributed property.**

▶ **Information about Form 8283 and its separate instructions is at www.irs.gov/form8283.**

OMB No. 1545-0908

Attachment
Sequence No. **155**

Name(s) shown on your income tax return

Identifying number

Stefan Fromm and Shirley Fromm

Note. Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

Section A. Donated Property of \$5,000 or Less and Publicly Traded Securities—List in this section **only** items (or groups of similar items) for which you claimed a deduction of \$5,000 or less. Also list publicly traded securities even if the deduction is more than \$5,000 (see instructions).

Part I Information on Donated Property—If you need more space, attach a statement.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description of donated property (For a vehicle, enter the year, make, model, and mileage. For securities, enter the company name and the number of shares.)
A	The City of Dalton	<input type="checkbox"/>	0.93 Acres being Tax Parcel 12-185-01-044
B		<input type="checkbox"/>	
C		<input type="checkbox"/>	
D		<input type="checkbox"/>	
E		<input type="checkbox"/>	

Note. If the amount you claimed as a deduction for an item is \$500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						
E						

Part II Partial Interests and Restricted Use Property—Complete lines 2a through 2e if you gave less than an entire interest in a property listed in Part I. Complete lines 3a through 3c if conditions were placed on a contribution listed in Part I; also attach the required statement (see instructions).

- 2a** Enter the letter from Part I that identifies the property for which you gave less than an entire interest ▶ _____
If Part II applies to more than one property, attach a separate statement.
- b** Total amount claimed as a deduction for the property listed in Part I: **(1)** For this tax year ▶ _____
(2) For any prior tax years ▶ _____
- c** Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization above):
Name of charitable organization (donee) _____
Address (number, street, and room or suite no.) _____
City or town, state, and ZIP code _____
- d** For tangible property, enter the place where the property is located or kept ▶ _____
- e** Name of any person, other than the donee organization, having actual possession of the property ▶ _____

- | | Yes | No |
|--|-----|----|
| 3a Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property? | | |
| b Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire? | | |
| c Is there a restriction limiting the donated property for a particular use? | | |

Name(s) shown on your income tax return

Identifying number

Stefan Fromm and Shirley Fromm

Section B. Donated Property Over \$5,000 (Except Publicly Traded Securities)—Complete this section for one item (or one group of similar items) for which you claimed a deduction of more than \$5,000 per item or group (except contributions of publicly traded securities reported in Section A). Provide a separate form for each property donated unless it is part of a group of similar items. An appraisal is generally required for property listed in Section B. See instructions.

Part I Information on Donated Property—To be completed by the taxpayer and/or the appraiser.

4 Check the box that describes the type of property donated:

- a** ☐ Art* (contribution of \$20,000 or more) **d** ☐ Art* (contribution of less than \$20,000) **g** ☐ Collectibles** **j** ☐ Other
b ☐ Qualified Conservation Contribution **e** ☒ Other Real Estate **h** ☐ Intellectual Property
c ☐ Equipment **f** ☐ Securities **i** ☐ Vehicles

*Art includes paintings, sculptures, watercolors, prints, drawings, ceramics, antiques, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

**Collectibles include coins, stamps, books, gems, jewelry, sports memorabilia, dolls, etc., but not art as defined above.

Note. In certain cases, you must attach a qualified appraisal of the property. See instructions.

5 (a) Description of donated property (if you need more space, attach a separate statement)		(b) If tangible property was donated, give a brief summary of the overall physical condition of the property at the time of the gift		(c) Appraised fair market value	
A Lot 17 Rocky Face Estates Dalton, Georgia					
B					
C					
D					

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	See instructions	
					(h) Amount claimed as a deduction	(i) Date of contribution
A						
B						
C						
D						

Part II Taxpayer (Donor) Statement—List each item included in Part I above that the appraisal identifies as having a value of \$500 or less. See instructions.

I declare that the following item(s) included in Part I above has to the best of my knowledge and belief an appraised value of not more than \$500 (per item). Enter identifying letter from Part I and describe the specific item. See instructions. ►

Signature of taxpayer (donor) ►

Date ►

Part III Declaration of Appraiser

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). In addition, I understand that I may be subject to a penalty under section 6695A if I know, or reasonably should know, that my appraisal is to be used in connection with a return or claim for refund and a substantial or gross valuation misstatement results from my appraisal. I affirm that I have not been barred from presenting evidence or testimony by the Office of Professional Responsibility.

Sign

Here

Signature ►

Title ►

Date ►

Business address (including room or suite no.)

Identifying number

City or town, state, and ZIP code

Part IV Donee Acknowledgment—To be completed by the charitable organization.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ►

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file **Form 8282**, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use?

► ☐ Yes ☐ No

Name of charitable organization (donee)

Employer identification number

The City of Dalton

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

Authorized signature

Title

Date