

FORSYTH COUNTY GEORGIA
FILED IN THIS OFFICE

FEB 25 2008

Douglas Bonelle
CLERK SUPERIOR COURT

In the Superior Court
of Forsyth County
State of Georgia

Michael D. Peck on Behalf of)
Himself and All Homeowners) Civil Action
Adjacent to Lanier Golf Club) File Number 07CV-2147
f/k/a Canongate on Lanier)
Golf Club,)
 Plaintiffs,)
v.)
Lanier Golf Club, Inc.,)
 Defendant.)

Affidavit of Charles D. Pratt in Support of
Plaintiff's Proposed Class Certification

State of Georgia
County of Forsyth

Personally appeared before the undersigned attesting officer
comes Charles D. Pratt who states under oath as follows:

1.

My present legal name is Charles D. Pratt and my address is 1950
Buford Dam Road, Unit 308 Cumming, Georgia 30041.

2.

I am a homeowner of real property adjacent to Lanier Golf Club
("Golf Course").

3.

The purpose of this affidavit is to support the motion of Michael D. Peck ("Mr. Peck") to certify the class of other similarly situated homeowners around the Golf Course.

4.

I believe that the other similarly situated homeowners around the Golf Course would be so numerous as to make it impracticable to bring all these persons before the court except in this one pending case.

5.

I also believe that any contested issues of fact in Mr. Peck's case would be the same contested issue of fact for my other neighbors on the Golf Course.

6.

Any claims that my neighbors on the Golf Course may have would be similar to the claims of Mr. Peck.

7.

I believe that Mr. Peck will adequately represent the interest of this class.

8.

I have discussed the sale of the Golf Course with many residents here at the Town Homes at Lanier subdivision. They all chose their current homes because of the Golf Course and paid a premium for living on the Golf Course. It was an ideal situation for us

because the Golf Course owners allowed us to walk on the Course and play a few holes of golf late in the afternoon. Combined with easy access to shopping, medical facilities, and easy access to Atlanta via SH 400, it was ideal for us retirees.

9.

The persons that live around the Golf Course will all suffer similar losses if the Golf Course is developed for high density housing. The value of a Golf Course home or a home adjacent to Parkland property has considerably lower value than current status, and lower appreciation in the future. This has been documented by the lowering of prices and empty lots since the action by the owners to rezone the property for development - totally distinct from, and irrespective of, any valuation due to current market and economic conditions.

10.

It's obvious to anyone familiar with the area that our investment in a golf club property will be devalued. We had the opportunity to purchase a similar townhouse in a neighboring subdivision with access to a golf course. With just the threat of closure of Lanier Golf Club, our property values have not kept pace with other similar properties in our area but we chose this one because of the view and the quality of the golf course.

11.

Considering the fact that part of our subdivision property resides on Lake Lanier, the value of property with the Golf Course is much higher than that of other close by golf course properties. There are 36 owners in our subdivision with exactly the same concerns with the closing of the Golf Course. I know that this is the case because we have held meetings to discuss

what could be done, we have contributed to organizations and politicians supporting the rejection of the rezoning of the golf course, and we have consulted legal council to determine our best course of action to maintain our property values.

12.

I believe that Mr. Peck would make every effort to ensure that we receive a fair and proper compensation for the negative impact and long-term financial harm such a development might cause. Yes. He has shown the initiative to bring this lawsuit to benefit all of us; otherwise he would have filed on his own behalf.

13.

My attention has been directed to the fact that this Affidavit will be relied upon as testimony in this matter by this Honorable Court.

Further Affiant Sayeth Not.

Charles D. Pratt
Charles D. Pratt

Sworn to and subscribed before me this 12th day of February, 2008.

Robert P. McFarland
Notary Public

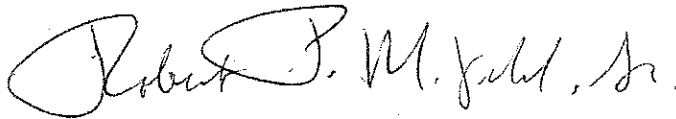


Certificate of Service

This is to certify that I have this day duly served opposing counsel with a true and accurate copy of the attached affidavit in a manner prescribed by law by depositing a copy of same in the United States Mail, postage prepaid, addressed as follows:

Andrea Cantrell Jones
Dillard & Galloway, LLC
Suite 760
3500 Lenox Road
Atlanta, Georgia 30326

This 25 day of February, 2008.



Robert P. McFarland, Sr.