

FEMA FLOOD CERTIFICATION

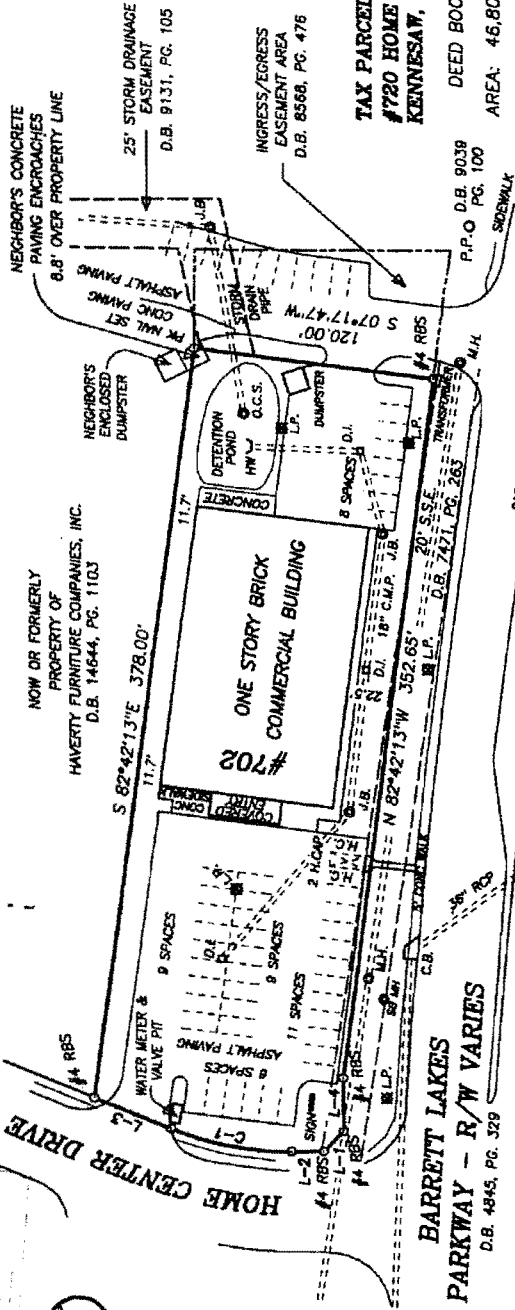
THIS TO CERTIFY THAT THIS PROPERTY LIES WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE "A" AS SHOWN ON THE F.I.R.M. OF COBB COUNTY, GEORGIA, MAP NUMBER NO. 13067C00396, DATED DECEMBER 16, 2008.

CURVE	RADIUS	LENGTH	CHORD	CH-BEARING
C-1	150.00'	60.96'	60.54'	N 11°15'28"E

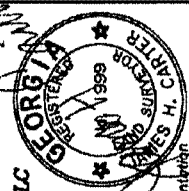
COURSE	BEARING	DISTANCE
L-1	N 45°23'05"W	14.14'
L-2	N 00°23'05"W	16.06'
L-3	N 22°54'01"E	40.23'
L-4	S 89°36'55"W	27.20'

NOW OR FORMERLY PROPERTY OF
HAVERTY FURNITURE COMPANIES, INC.
 D.B. 14644, PG. 1103

TAX PARCEL NO. 160720 00180
#720 HOME CENTER DRIVE
 KENNESAW, GEORGIA 30144-6810
 DEED BOOK 14306, PAGE 4821
 AREA: 46,800 SQ.FT. ~ 1.074 ACRES



BOUNDARY & AS-BUILT SURVEY FOR:
HODGE INVESTMENT PARTNERS, LLLP;
HAMB PROPERTIES, LLC; BY GOSCH, LLC;
STANCORP MORTGAGE INVESTORS, LLC;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND
CALLOWAY TITLE AND ESCROW, LLC
 LAND LOT 720
 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1" = 60'
 FIELD WORK DATE: 08/21/2012
 PLAT DATE: 08/23/2012



In my opinion, this plat is a correct representation of the land plotted and has been prepared within the minimum standards and requirements of law.

- LEGEND**
- SSE SANITARY ESMT.
 - R/W RIGHT-OF-WAY
 - CONC CONCRETE
 - DK DECK
 - PAT PATIO
 - S STOP
 - X-X FENCE
 - M.H. MANHOLE
 - UTILITY CONTROL STRUCTURE
 - CATCH BASIN
 - C.B.
 - REBAR SET
 - REBAR FOUND
 - OPEN TOP PIPE FND.
 - CR IMPED TOP PIPE FND.
 - BL BUILDING LINE
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - C.C.S. CONCRETE CURB
 - RBS REBAR SET
 - OTPF OPEN TOP PIPE FND.
 - CTPF CR IMPED TOP PIPE FND.
 - BL BUILDING LINE
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 - C.C.S. CONCRETE CURB



THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD. DIMENSIONS FROM BUILDING TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. EQUIPMENT USED: TOPCON ROBOTIC TOTAL STATION & RTK G.P.S.

CCT 1 2012



JAMES H. CARTER
 LAND SURVEYING COMPANY
 112 LONG POINT DRIVE, ST. SIMONS ISLAND, GA 31522
 (704) 243-3706 TOLL FREE (866) 779-7522

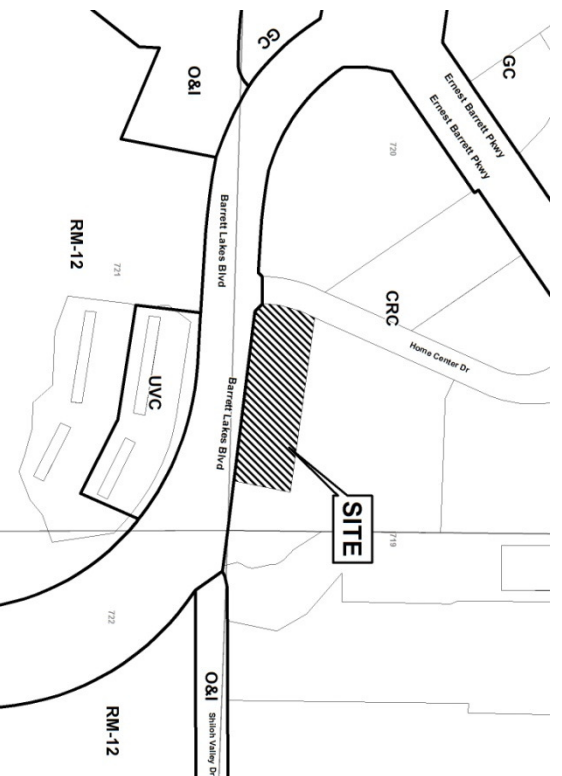
APPLICANT: HAMB Properties, LLC **PETITION No.:** V-97
PHONE: 770-655-7491 **DATE OF HEARING:** 12-12-2012
REPRESENTATIVE: Peter Bilson **PRESENT ZONING:** CRC
PHONE: 770-419-0006 **LAND LOT(S):** 720
TITLEHOLDER: HAMP Properties, LLC **DISTRICT:** 16
PROPERTY LOCATION: At the northeast corner of **SIZE OF TRACT:** 1.074 acres
Barrett Lakes Boulevard and Home Center Drive **COMMISSION DISTRICT:** 1
(702 Home Center Drive).

TYPE OF VARIANCE: 1) Waive the major side setback from the required 25 feet to 22.5 feet; and 2) reduce the minimum number of parking spaces from the required 47 to 43.

OPPOSITION: No. **OPPOSED** _____ **PETITION No.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: HAMB Properties, LLC

PETITION No.: V-97

COMMENTS

TRAFFIC: Recommend no additional access to Barrett Lakes Boulevard or Home Center Drive.

Recommend no parking on the right-of-way.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comment.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

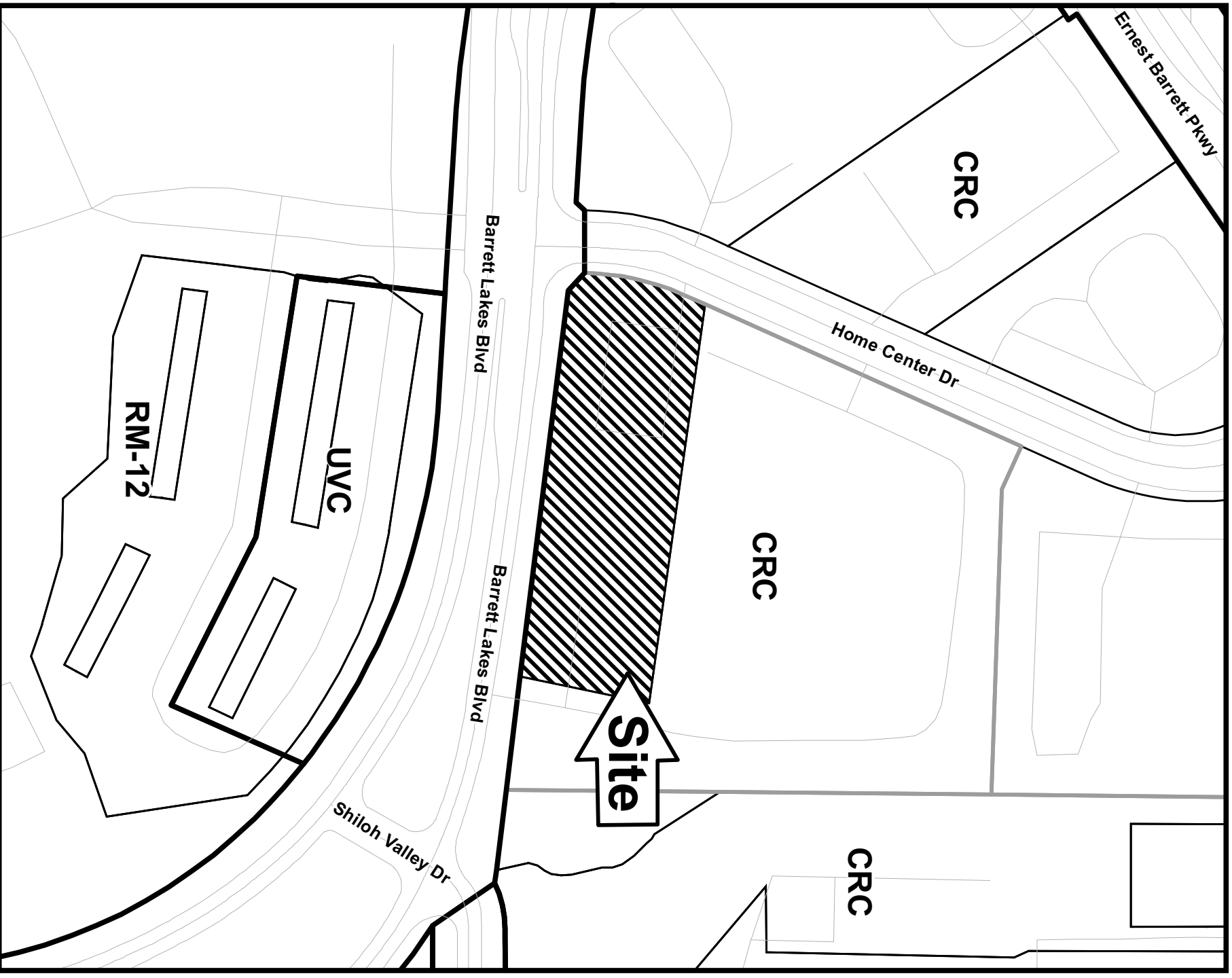
APPLICANT: HAMB Properties, LLC

PETITION No.:

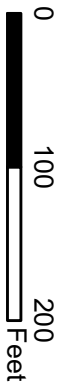
V-97

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

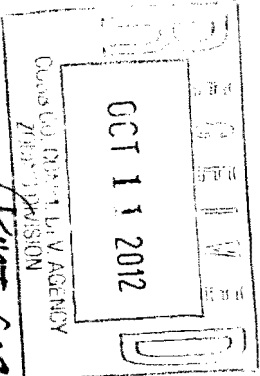
V-97



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary



Application for Variance Cobb County

(Type or print clearly) Application No. V-97

Hearing Date: 12-12-12

(Not GOSCH)

Applicant HAMB PROPERTIES LLC Phone # 770 655-7491 E-mail _____

PETER BILSON Address 40 POWDER SPRINGS ST, MABLETTA GA
(representative's name, printed) (street, city, state and zip code)

DAVID M COHEN Phone # 770 419 0006 E-mail pekebilson@associates.com
(representative's signature) (street, city, state and zip code)

NOTARY PUBLIC
COBB COUNTY
STATE OF GEORGIA
MY COMMISSION EXPIRES MAY 19, 2013

My commission expires: _____ Signed, sealed and delivered in presence of: _____
Notary Public

Titleholder HAMB PROPERTIES LLC phone # 770 655-7491 E-mail _____

Signature [Signature] Address: 4784 MAPLEBROOK SE MABLETTA GA 30067
(attach and label signatures, if needed) (street, city, state and zip code)

MOZI PINZON
Signed, sealed and delivered in presence of
Notary Public
Cobb County
State of Georgia
My Comm. Expires JAN 26, 2016

My commission expires: JAN 26 2016

Present Zoning of Property CR2

Location 702 HOME CENTER DRIVE KENNESAW, GA. 30144-6810
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 720 District 16 Size of Tract 1.074 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

This property has been occupied since 1996 and the original permit and certificate of occupancy was issued with a minor encroachment into one setback - 22.5' vs 25' and a parking deficiency of 4 spaces. The current owners would like to request a variance to bring the property in compliance with Cobb County through the variance process.

List type of variance requested: Reduce the building setback along Barrett Lakes Pkwy from 25' (required) to 22.5'.

2) Reduce required parking from 47 spaces to 43 spaces.