

NOTES PERTAINING TO: (NOTES IN PARENTHESES)

- STEWART TITLE GUARANTY COMPANY COMMITMENT
- OFFICE FILE NUMBER: 21-130023
- COMMITMENT NUMBER: 21-130023-0
- EFFECTIVE DATE: JULY 26, 2011
- DECLARATION OF RESTRICTIONS BY AND BETWEEN JOY REALTY ASSOCIATES, L.L.C. AND GARY A. BELLER, DATED JUNE 15, 2006, RECORDED AT DEED BOOK 1196, PAGE 304, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY, GEORGIA, AS AFFECTED BY PARTIAL TERMINATION OF RESTRICTIONS DATED JUNE 15, 2006, RECORDED AT DEED BOOK 1196, PAGE 304, AFFORSAID RECORDS, AS AFFECTED BY PARTIAL TERMINATION OF RESTRICTIONS DATED FEBRUARY 14, 1987, RECORDED AT DEED BOOK 1196, PAGE 304, AFFORSAID RECORDS (AFFECTS LOTS 1 & 2 ARE AFFECTED BY RESTRICTIONS, D.B. 304, PG. 304 CORPORATE PLAZA IS REFERENCED AS A PRIVATE ROAD AND GRANTED A NON-EXCLUSIVE EASEMENT.)
- ALL MATTERS OBSERVED ON THAT CERTAIN FINAL PLAN FOR CORPORATE PLAZA NORTHWEST, ALSO RECORDED AT DEED BOOK 1196, PAGE 304, AFFORSAID RECORDS, AS RECORDED AT DEED BOOK 133, PAGE 11, AFFORSAID RECORDS (AFFECTS LOTS 1 & 2 AS SHOWN)
- TO EASEMENT BY AND BETWEEN CORPORATE PLAZA NORTHWEST AND RED ROOF AIRLIFT I, CO., DATED SEPTEMBER 16, 2008, RECORDED AT DEED BOOK 1308, PAGE 306, AFFORSAID RECORDS, (MAY AFFECT, HOWEVER RECORDED DOES NOT INCLUDE A LEGAL DESCRIPTION IN EXHIBIT D SHOWING EXACT LOCATION OF EASEMENT.)

- 11. PERMIT FOR ANCHORS, GUY POWER COMPANY, DATED FEB. 1970, AFFORSAID RECORDS, EASEMENT CANNOT BE DETERMINED
- 12. GRANT OF EASEMENT WITHIN INC. DATED NOVEMBER, 1980, AFFORSAID RECORDS, (MAY, CANNOT BE DETERMINED)
- 13. EASEMENT FROM RICH'S, INC. DATED 1970, AFFORSAID RECORDS, (MAY, CANNOT BE DETERMINED)
- 14. SEWER EASEMENT FROM RICH'S, INC. TO HANOVERS, INC. DATED APRIL 13, 1970, RECORDED AT DEED BOOK 1196, PAGE 302, AFFORSAID RECORDS (DOES NOT AFFECT SOUTH OF PROPERTY)
- 15. WATER EASEMENT FROM RICH'S, INC. TO COBB COUNTY, GEORGIA, DATED APRIL 13, 1970, RECORDED AT DEED BOOK 1196, PAGE 303, AFFORSAID RECORDS (WATER EASEMENT DOES NOT AFFECT WEST OF PROPERTY)
- 16. AGREEMENT BY AND BETWEEN RICH'S, INC. AND EMIL STEPHENSON, JR. ET AL, DATED JANUARY 26, 1953, RECORDED AT DEED BOOK 1302, PAGE 301, AFFORSAID RECORDS, (DOES NOT AFFECT, POSTERIOR EASEMENT IS LOCATED INSIDE THE PUBLIC RIGHT OF WAY OF CORPORATE PLAZA)

PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 821 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A N REBAR FOUND ON THE EASTERN RIGHT OF WAY OF CORPORATE PLAZA, SAID N REBAR FOUND IS 50.00 FEET SOUTHWEST FROM THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF CORPORATE PLAZA AND THE WESTERN RIGHT OF WAY OF WATKINS HILL ROAD AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERN RIGHT OF WAY OF CORPORATE PLAZA AND FOLLOWING ALONG THE PROPERTIES OF NOW OR FORMERLY J.P. MORGAN CHASE BANK NA, HUGH H. SCHNEIDER, III IRREVOCABLE TRUST, BEN FOUR FOODS INC. AND GARY A. BELLER SOUTH 83 DEGREES 48 MINUTES 48 SECONDS EAST, 250.50 FEET TO A POINT;

THENCE CONTINUING ALONG THE PROPERTY OF NOW OR FORMERLY GARY A. BELLER NORTH 88 DEGREES 00 MINUTES 00 SECONDS EAST, 11.84 FEET TO A N REBAR SET;

THENCE FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY SUPERTEL LP SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, 162.70 FEET TO A N REBAR SET;

THENCE CONTINUING ALONG SAID PROPERTY OF SUPERTEL LP SOUTH OF DEGREES 48 MINUTES 48 SECONDS WEST, 142.00 FEET TO A N REBAR SET;

THENCE FOLLOWING ALONG THE PROPERTIES OF NOW OR FORMERLY SUPERTEL LP & H&B ACQUISITION CORPORATE FORM LLC SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, 44.41 FEET TO A N REBAR SET;

THENCE FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY GARY A. BELLER NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 11.84 FEET TO A N REBAR SET ON THE EASTERN RIGHT OF WAY OF CORPORATE PLAZA (SEE PLAN);

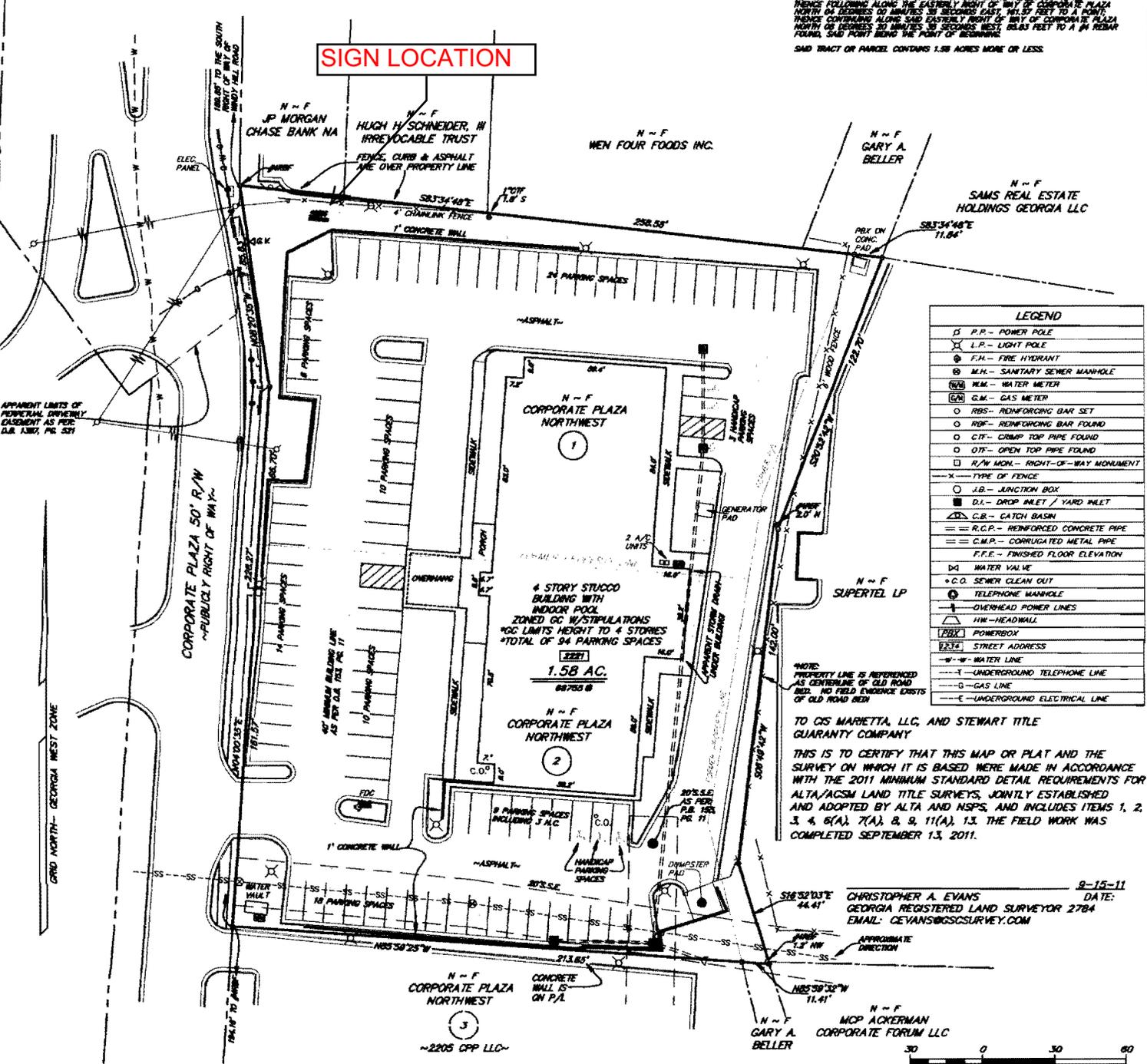
THENCE FOLLOWING ALONG THE EASTERN RIGHT OF WAY OF CORPORATE PLAZA NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 50.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID EASTERN RIGHT OF WAY OF CORPORATE PLAZA NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 162.85 FEET TO A N REBAR FOUND, SAID POINT BEING 162.85 FEET TO A N REBAR FOUND;

SAD TRACT OR PARCEL CONTAINING 1.58 ACRES MORE OR LESS.

V-106  
(2014)

SIGN LOCATION



LEGEND

⊕	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊕	W.M. - WATER METER
⊕	G.M. - GAS METER
○	R.B.S. - REINFORCING BAR SET
○	REF. - REINFORCING BAR FOUND
○	C.T. - CRIMP TOP PIPE FOUND
○	O.T. - OPEN TOP PIPE FOUND
□	R/W MON. - FRONT-OF-WAY MONUMENT
-X-	TYPE OF FENCE
○	J.B. - JUNCTION BOX
⊕	D.I. - DROP INLET / YARD INLET
⊕	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
⊕	W.V. - WATER VALVE
⊕	C.O. - SEWER CLEAN OUT
⊕	TELEPHONE MANHOLE
⊕	OVERHEAD POWER LINES
⊕	H.W. - HEADWALL
⊕	POWERBOX
⊕	STREET ADDRESS
---	W - WATER LINE
---	T - UNDERGROUND TELEPHONE LINE
---	G - GAS LINE
---	E - UNDERGROUND ELECTRICAL LINE

TO GS MARIETTA, LLC, AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11(A), 13. THE FIELD WORK WAS COMPLETED SEPTEMBER 13, 2011.

CHRISTOPHER A. EVANS  
GEORGIA REGISTERED LAND SURVEYOR 2784  
EMAIL: CEVANS@GCSURVEY.COM



NOTE: ALL FINIS ARE IN REBARS SET UNLESS OTHERWISE NOTED

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE... ACCORDING TO F.E.M.A. (F.L.A.) COMMUNITY NUMBER... MAP NUMBER... DATED... 2008

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN: 1/200,917. MATTERS OF TITLE ARE EXCEPTED.

FOR YOUR REVIEW

DATE	: 8-31-11	REVISIONS
SCALE	: 1" = 30'	
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: 523	

**Gaskins**

Professional Surveyors • Engineers • Land Managers • Environmental

2800 Peachtree Dunwoody Road, Suite 1000, Atlanta, Georgia 30328

Phone: 404.252.2000 Fax: 404.252.2000

ALTA SURVEY FOR:

GS MARIETTA, LLC, AND STEWART TITLE GUARANTY COMPANY

CORPORATE PLAZA S/D, LOTS 1 & 2

LOCATED IN L.L. 851  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**APPLICANT:** CIS Marietta, LLC  
**PHONE:** 678-738-1838  
**REPRESENTATIVE:** Ed Schagren  
**PHONE:** 770-364-1796  
**TITLEHOLDER:** CIS Marietta, LLC  
**PROPERTY LOCATION:** On the east side Corporate Plaza, south of Windy Hill Road (2221 Corporate Plaza Parkway).

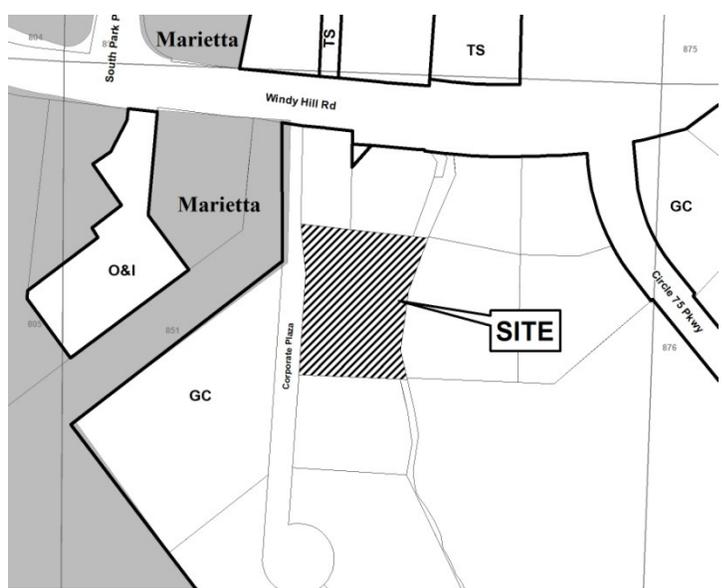
**PETITION No.:** V-106  
**DATE OF HEARING:** 10-01-2014  
**PRESENT ZONING:** GC  
**LAND LOT(S):** 851  
**DISTRICT:** 17  
**SIZE OF TRACT:** 1.58 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the maximum height of a freestanding sign from 35 feet to 54 feet; 2) increase the maximum allowable sign area from 120 square feet to 132 square feet, and 3) allow a pole sign when the original and final grade have a topographical difference of 10 feet below road grade.

**OPPOSITION:** No. OPPOSED \_\_\_\_\_ PETITION No. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
 REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
 HELD \_\_\_\_\_ CARRIED \_\_\_\_\_  
 STIPULATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** CIS Marietta, LLC

**PETITION No.:** V-106

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**COMMENTS**

**TRAFFIC:** Based on submitted information, this request will not have an adverse impact on the transportation network.

**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.

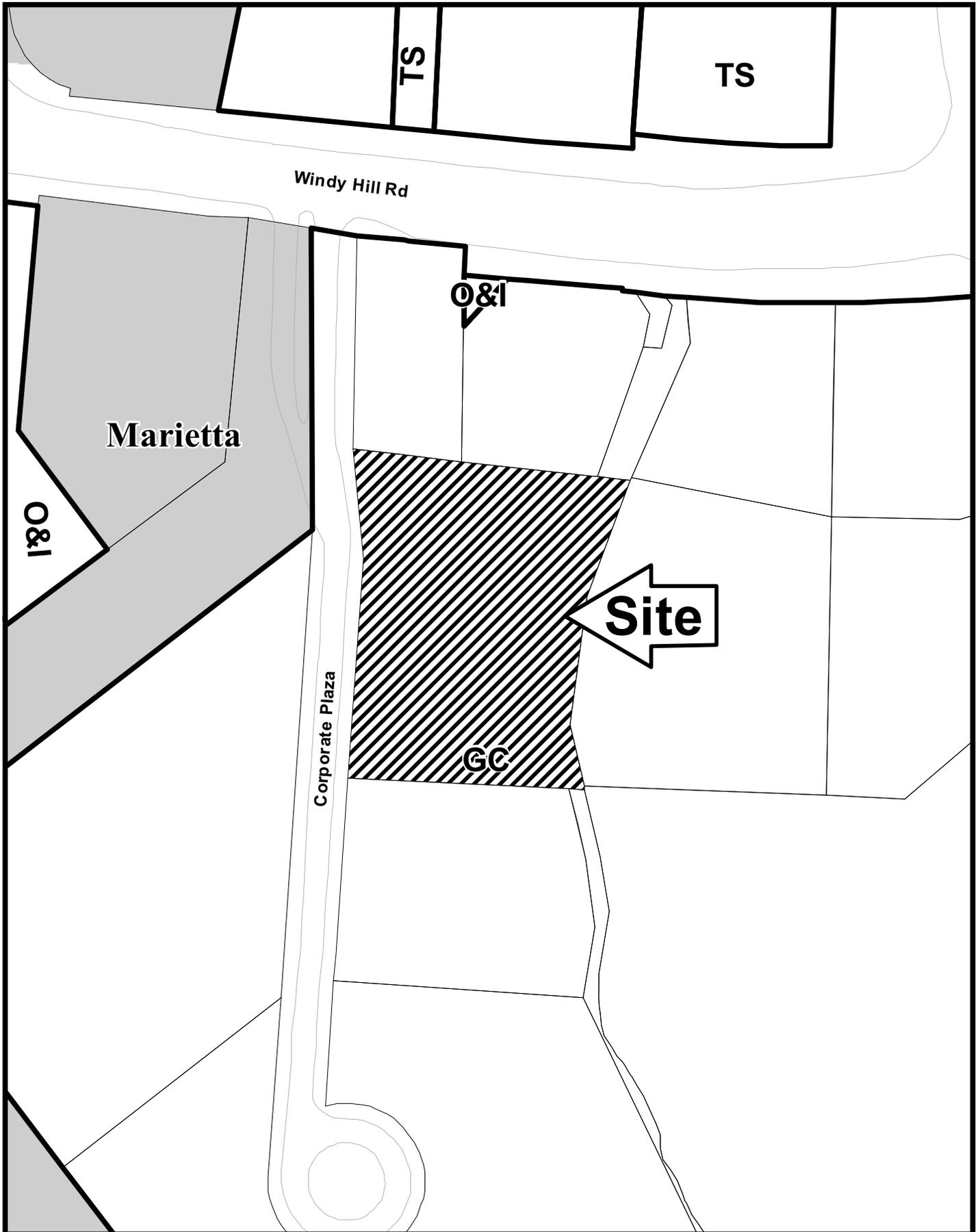
**SEWER:** No conflict.

**APPLICANT:** CIS Marietta, LLC                      **PETITION No.:** V-106

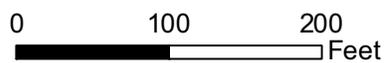
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-106



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

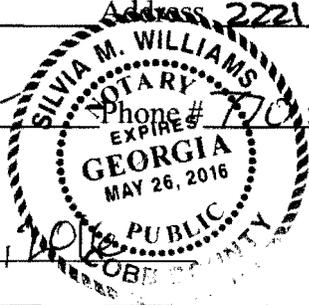
(type or print clearly)

Application No. V-106  
Hearing Date: 10-1-14

Applicant CIS Marietta, LLC Phone # 678 736 1636 E-mail connyjoe@bellsouth.net  
EDUARD SCHAGRIEN  
Ed Schagrien  
(representative's name, printed) Address 2221 Corporate Plaza Pkwy, Smyrna GA  
(street, city, state and zip code)

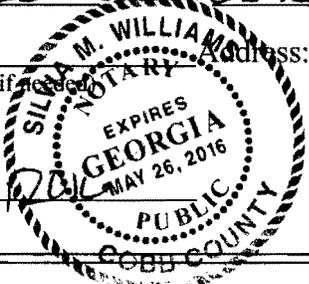
Ed Schagrien  
(representative's signature) Phone # 770 364-1796 E-mail \_\_\_\_\_

My commission expires: MAY 26, 2016 Signed, sealed and delivered in presence of:  
Silvia M. Williams  
Notary Public



Titleholder CIS Marietta, LLC Phone # 678 736 1636 E-mail Ketan@rohmlhotels.com  
Signature [Signature] Address: 2221 Corporate Plaza Pkwy, Smyrna GA  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: MAY 26, 2016 Signed, sealed and delivered in presence of:  
Silvia M. Williams  
Notary Public



Present Zoning of Property GC  
Location 2221 Corporate Plaza Pkwy, Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

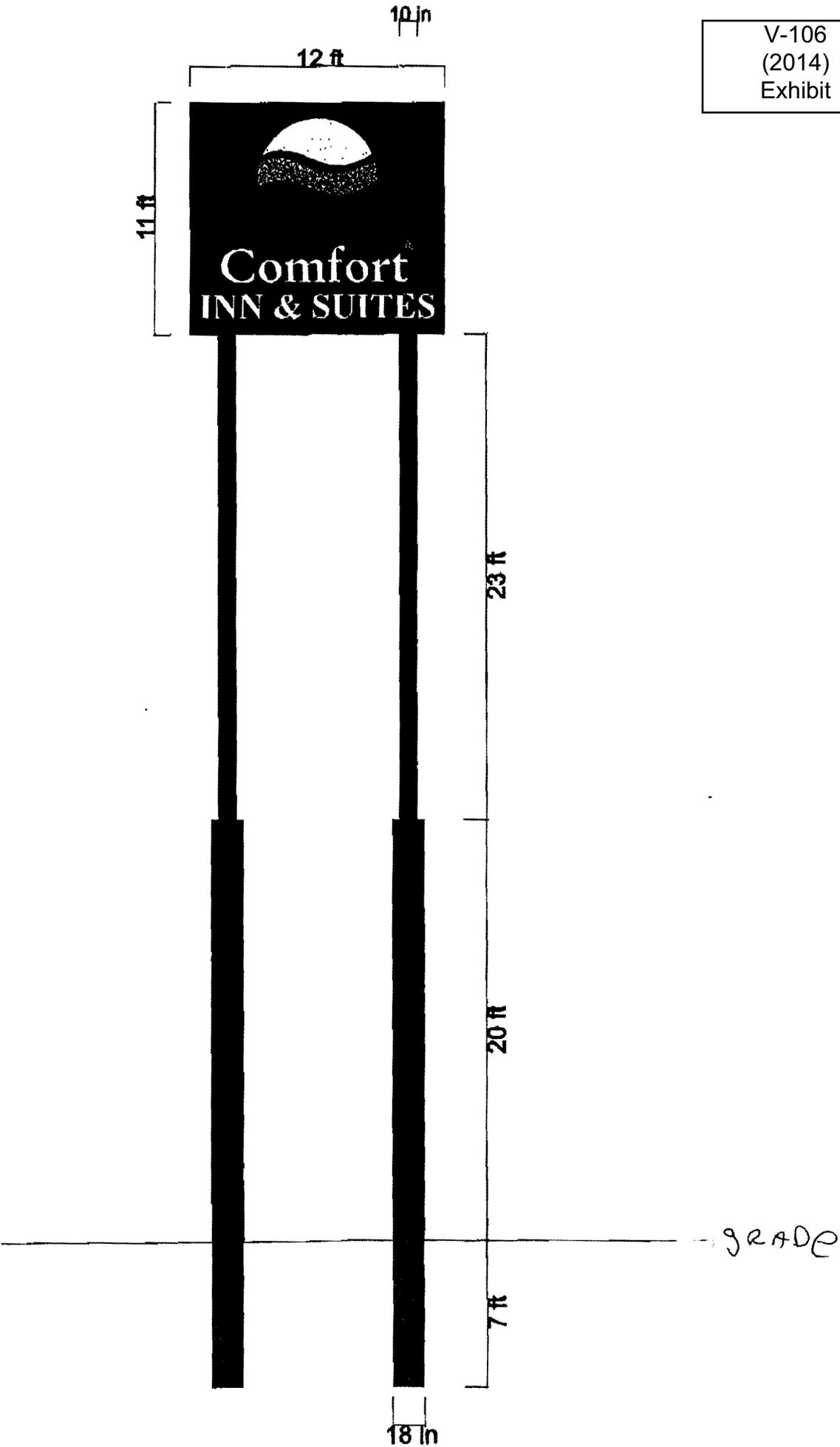
Land Lot(s) 1 & 2 District 17<sup>th</sup> Size of Tract 1.58 Acre(s)

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 \_\_\_\_\_

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

List type of variance requested: To RAISE SIGN TO Be seen From ROAD



Footing: 7ft Wide X 5ft Long X 7ft Deep