

**MARCH 17, 2015 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM OB-010

PURPOSE

To consider amending the zoning stipulations for Black Builders, LLC regarding rezoning application Z-33 of 2013 (Blake Properties, Inc.), for property located on the west side of West Sandtown Road, southwest of Dallas Highway in Land Lots 22 & 23 of the 19th District, and Land Lots 331 & 332 of the 20th District.

BACKGROUND

The subject property was rezoned in 2013 to R-20 OSC and R-30 OSC for a residential subdivision with 28 lots. There is a zoning stipulation that states the property would revert back to the R-20 and R-30 zoning districts if the property was not developed with at least one construction permit within 18 months. The 18 month reversion takes effect on March 18, 2015. The applicant would like an additional 18 months added to the reversion clause in order to develop the property per the zoning stipulations. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

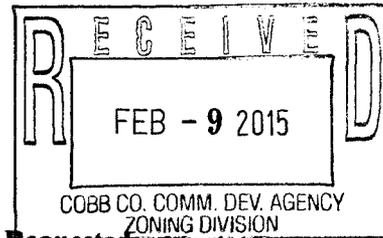
The Board of Commissioners conduct a Public Hearing and consider the proposed stipulation amendment.

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



BOC Hearing Date Requested: March 17, 2015

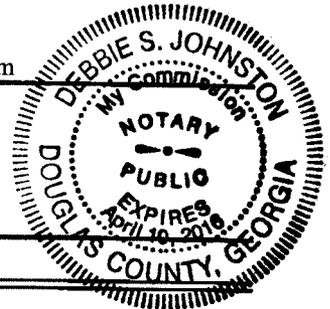
Applicant: Black Builders, LLC **Phone #:** (678) 725-5195
(applicant's name printed)

Address: 1000 Whitlock Avenue, Suite 320-149, Marietta, GA 30064 **E-Mail:** info@blackbuildersllc.com
Sams, Larkin, Huff & Balli, LLP 376 Powder Springs Street, Suite 100
by: Garvis L. Sams, Jr. **Address:** Marietta, GA 30064

(representative's name, printed)
[Signature] **Phone #:** (770) 422-7016 **E-Mail:** gsams@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] **My commission expires:** _____
Notary Public



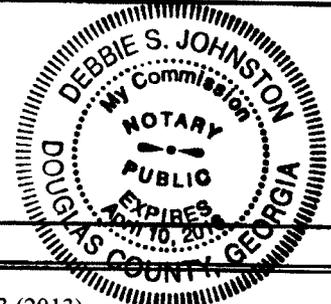
Titleholder(s) : The Estate of Margaret W. Raines **Phone #:** (770) 560-0350
(property owner's name printed)

Address: 2818 Tanner Lake Trail, Marietta, GA 30064 **E-Mail:** rainesautos@gmail.com

[Signature]
(Property owner's signature) Michael B. Raines, Executor
Margaret W. Raines Estate

Signed, sealed and delivered in presence of:

[Signature] **My commission expires:** _____
Notary Public



Commission District: Weatherford (1) **Zoning Case:** No. Z-33 (2013)

Date of Zoning Decision: September 17, 2013 **Original Date of Hearing:** September 17, 2013

Location: West side of West Sandtown Road, southwest of Dallas Highway, across from Old Dallas Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 22 & 23 **District(s):** 19th
331 & 332 20th

State specifically the need or reason(s) for Other Business: _____

To extend the "reversion clause" as presently stated in Paragraph 29 of the September 11, 2013 Letter of Agreeable Stipulations/
Conditions which was incorporated into the Minutes approving the rezoning. The original builder/developer did not close on the
subject property which is now under contract to another builder/developer. All other stipulations/conditions of the rezoning shall
remain in full force and effect.

(List or attach additional information if needed)

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

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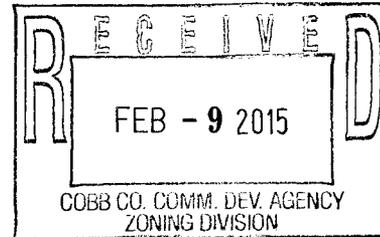
ADAM J. ROZEN

SLHB-LAW.COM

February 9, 2015

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064



Re: Other Business Application of Black Builders, LLC concerning the Application of Blake Properties, Inc. (No. Z-33, approved on September 17, 2013)

Dear John:

This firm has been engaged by and represents Black Builders, LLC and its President, William Brian Black. As you know, we previously represented Blake Properties concerning the underlying rezoning of the subject property which was approved by the Cobb County Board of Commissioners on September 17, 2013 subject to numerous stipulations/conditions of the rezoning. One of those stipulations/conditions consisted of a "reversion clause" which was contained in Paragraph 29 of the September 11, 2013 stipulation letter which was incorporated into the final approval by the Board. The stipulation/condition reads as follows:

"29. If curb, gutter and sidewalks are not installed and at least one (1) construction permit is not issued within eighteen (18) months of the Board of Commissioners' decision to rezone the subject property, said property shall revert to its R-20 and R-30 zoning districts."

The original builder/developer, Blake Properties, Inc., did not close on the subject property and the Executor of the Raines Estate has been in discussions with numerous builders and developers since Blake Properties walked from the deal. Now, the subject property is under contract to Black Builders, LLC; however, the reversion clause becomes effective on March 17, 2015 if it is not extended beyond that time. Clearly, with the extensive negotiations that took place during the pendency of the underlying rezoning with contiguous and adjacent property owners, it would be extremely unfortunate for all concerned if the entirety of the process had to be repeated.

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VIA HAND DELIVERY

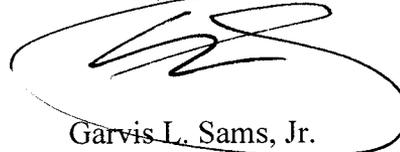
Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
February 9, 2015
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Because of the time sensitive nature of this request, we are asking that the Application be placed on the Board of Commissioners' Other Business Agenda which will immediately follow the Board's regularly scheduled Zoning Hearings on March 17, 2015. In that regard, please let me know when my staff can pick up the notification signs so that we can ensure that the subject property is properly posted. I will ensure that the principal participants in the negotiations which brought the 2013 rezoning proposal to fruition receive a copy of this correspondence and attachments so that they will be aware of the nature of this filing. Of course, all other stipulations/conditions of the rezoning will remain in full force and effect.

In the interim, please do not hesitate to contact me should you have any questions whatsoever regarding these matters. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS/dsj

Enclosures

cc: Mr. Bob Weatherford, Commissioner (via email w/attachments)
Mr. Robert L. Hosack, Jr., AICP Director (via email w/attachments)
Mr. John Dredge, Stone Bridge HOA (via email w/attachments)
Mr. Rudy Underwood, Stone Bridge HOA (via email w/attachments)
Lisa Gunn, Esq., Stillwaters Subdivision (via email w/attachments)
John H. Moore, Esq., MIJS (via email w/attachments)
Ms. Pamela Shere Googe (via email w/attachments)
Ms. Keli Gambrell, President, PLAN (via email w/attachments)
Mr. William Brian Black (via email w/attachments)
Mr. Michael B. Raines, Executor (via email w/attachments)
Hansell L. Smith, Esq. (via email w/attachments)

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 17, 2013
PAGE 8

REGULAR CASES

Z-33 **BLAKE PROPERTIES, INC.** (Estate of Margaret W. Raines, owner) requesting Rezoning from **R-20** and **R-30** to **R-20/OSC** for the purpose of a Single-Family Detached Residential Subdivision in Land Lots 22 and 23 of the 19th District and Land Lots 331 and 332 of the 20th District. Located on the west side of West Sandtown Road, southwest of Dallas Highway, across from Old Dallas Road. *(Previously continued by Staff from the July 8, 2013 Planning Commission from hearing and previously continued by the Board of Commissioners from their August 20, 2013 hearing)*

The public hearing was opened and Mr. Garvis L. Sams, Jr. and Ms. Lisa Gunn addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Birrell, to delete Rezoning to the **R-20/R-30 OSC** zoning district subject to:

Correction to minutes approved on November 19, 2013, O.B. 1



- **Site plan ~~dated August 13, 2013~~ last revised August 21, 2013 (attached and made a part of these minutes)**
- **Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated September 11, 2013 (attached and made a part of these minutes) with the following changes:**
 - **Item No. 2, revise to read: *“The subject property shall be developed in conformity to the revised site plan dated August 13, 2013.”***
 - **Item No. 17 – strike in its entirety and replace with: *“Prior to obtaining a land disturbance permit Blake Properties and/or its successor(s) shall post a \$100,000.00 performance bond bound unto Cobb County.”***
 - **Item No. 17, add subset a.: *“Blake Properties and/or its successor(s) shall pay for a pre and post lake study of Stillwaters lake. The pre and post lake study will be performed by a certified hydrologist or engineer with periodic monitoring of the turbidity of the lake. The studies shall be reviewed by a representative for Blake Properties and/or its successor(s), Cobb County Community Development Director and a representative of Stillwaters. If remediation is required, such costs will be covered by the performance bond. In the event that Blake Properties and/or its successor(s) assigns do not perform any required clean up, Community Development is authorized to pursue the bond funds.”***

MINUTES OF ZONING HEARING
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REGULAR CASES (CONT.)

Z-33 BLAKE PROPERTIES, INC. (CONT)

- **OSC comments in Planning Staff Analysis dated June 7, 2013, *not otherwise in conflict***
- **Fire Department comments and recommendations, *not otherwise in conflict***
- **Water and Sewer Division comments and recommendations, *not otherwise in conflict***
- **Stormwater Management comments and recommendations, *not otherwise in conflict***
- **Cobb DOT comments and recommendations, *not otherwise in conflict***
- **Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns**

VOTE: ADOPTED 4-0, Chairman Lee absent

~~Z-40~~

~~A. J. REHMANI (A. J. Rehmani and Ronda Rehmani, owners) requesting Rezoning from OS and PSC to GC for the purpose of Indoor/Outdoor Soccer in Land Lot 109 of the 17th District and Land Lot 41 of the 18th District. Located on the south side of Veterans Memorial Highway, and on the north side of Lee Road, east of Glore Drive, west of Garner Road (381 Veterans Memorial Highway). *(Previously held by the Planning Commission from their July 8, 2013 hearing and previously continued by the Board of Commissioners from their August 20, 2013 hearing)*~~

~~The public hearing was opened and Mr. A. J. Rehmani, Mr. Joe Song, and Ms. Sonya Wheatley addressed the Board. Following presentation and discussion, the following motion was made:~~

~~MOTION: Motion by Cupid, second by Ott, to delete Rezoning to the CRC zoning district subject to:~~

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

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FACSIMILE

JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

September 11, 2013

VIA EMAIL AND
HAND DELIVERY

Min. Bk. 70 Petition No. Z-33
Doc. Type letter of agreeable
conditions
Meeting Date 9 | 17 | 13

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Blake Properties, Inc. to Rezone a 20.91 Acre Tract from
R-20 & R-30 to R-20/R-30 OSC (No. Z-33)

Dear John:

As you know, this firm represents Blake Properties, Inc. concerning the above-captioned Application for Rezoning. In that regard, the Application was continued by the Board of Commissioners and is scheduled to be heard and considered by the Board on September 17, 2013. Recently, I received a letter from the Stonebridge HOA Board of Directors setting out the terms, provisions and revisions under which Stonebridge HOA could support Blake Properties' zoning proposal. At a special called and properly notified meeting of the Stonebridge HOA on September 8, 2013, it was decided that the Stonebridge HOA is supportive of the revised proposal as hereinafter described.

With respect to the foregoing, even though the County's professional staff recommended approval of 32 lots at a density of 1.68 units per acre, enclosed please find the requisite number of copies of a revised site plan which modifies Blake Properties' zoning proposal to one for R-20/R-30 OSC with a total number of twenty-eight (28) lots at a maximum density of 1.47 units per acre. These revisions and the balance of this letter will serve as the culmination of discussions which have taken place since the original filing of the Zoning Application in May of this year. This letter will serve as Blake Properties' expression of agreement with the following revised stipulations which shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter:

1. The revised stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.

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**VIA EMAIL AND
HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager
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Petition No. 2-33
Filing Date 9/17/13
Continued

2. The subject property shall be developed in substantial conformity to that certain revised site plan prepared by Planners and Engineers Collaborative which is being submitted contemporaneously herewith.¹
3. A maximum number of twenty-eight (28) single family detached homes at a maximum density of 1.47 units per acre.²
4. Exceeding Open Space Community (OSC) Regulations, 46.7% (9.78 acres) of the subject property shall remain in contiguous Open Space as shown on the site plan.
5. The minimum house size for the proposed residential community shall range from 3,500 sq. ft. to 4,500 sq. ft. and greater. Each of the homes shall have, at a minimum, an attached 2-car garage which shall be used for the parking and storage of vehicles.³
6. The architectural style and composition of the homes shall consist of brick, stacked stone, cedar, hardy plank shake or hardy plank siding as shown on the renderings/elevations which are being submitted contemporaneously herewith. The architectural style and composition shall be applicable to all four (4) sides of each home.⁴ All garages shall be side or rear loaded except those products which have side-loaded two car garages in addition to an ancillary single garage as shown on the renderings/elevations.
7. There shall be a minimum of fifteen feet (15') between homes.
8. The creation of a mandatory homeowner's association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs"), which shall include, among other components, strict architectural controls.

¹ The subject property is located in an area denominated as Very Low Density Residential ("VLDR") on Cobb County's Future Land Use Map which contemplates densities ranging up to two (2) units per acre. The revised site plan submitted with this letter is at a density of 1.47 units per acre.

² A Yield Site Plan prepared by DGM Associates under the existing R-20 & R-30 districts reflects a total of 26 lots at a density of 1.36 units per acre and encroaches into and utilizes what is otherwise designated as Open Space.

³ Price points are anticipated ranging from Four-Hundred Thousand to Five-Hundred Fifty Thousand Dollars (\$400,000.00 - \$550,000.00).

⁴ These products are identical to the architecture which was approved in connection with the recent rezoning for Edward Andrews Homes (No. Z-37).

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Submission Date 9/17/13

9. The mandatory HOA shall be responsible for maintaining fencing, landscaping and the entrance to the subdivision, including signage, lighting and irrigation.
10. Subdivision entrance signage shall be ground-based, monument style and consistent with provisions of the Cobb County Sign Ordinance. Additionally, said entrance signage located on West Sandtown Road shall be incorporated into the Landscape Plan for the subdivision and shall be fully landscaped and irrigated.
11. The submission of a Landscape Plan prior to the Zoning hearing on September 17, 2013 which shall be reviewed during the Plan Review process and which shall be subject to final approval by the County Arborist. The Landscape Plan shall include, inter alia, the establishment of an irrigated and landscaped berm/buffer running parallel to West Sandtown Road along the subject property's frontage thereon. Said berm/buffer shall be measured from the elevation of West Sandtown Road and the height and width of same shall be determined by the County's Arborist.
12. Recognition of a forty foot (40') setback and a twenty-five foot (25') landscaped strip contiguous to property zoned R-30 and a thirty-five foot (35') setback and twenty-five foot (25') landscaped strip contiguous to property zoned R-20. The twenty-five foot (25') landscaped strips shall be planted according to Cobb County Buffer Standards which, after the installation of same, shall remain undisturbed except for the removal and/or replacement of any dead or irrevocably diseased vegetation.
13. The installation of a six foot (6') wooden, decorative privacy fence or "Living Fence", approved by the County Arborist, along the common property line of the subject property and the R-30 tract to the south (354 West Sandtown Road).
14. For those lots directly contiguous to Open Space areas, the deeds vesting title in the ultimate owners of said lots shall contain a recital explaining that said lots are being purchased with the owners' acknowledgment that commonly owned Open Space exists to the rear of their respective properties and can not be built upon.
15. The home on the subject property which is presently owned by the Raines Estate shall be incorporated into the proposed residential community on Lot 9; however, said home shall not be subject to stipulations and conditions contained herein with respect to architecture, setbacks and related considerations.

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Contract

16. A Conservation Easement shall be granted and conveyed to Cobb County and shall be recorded along with the Subdivision Covenants in Cobb Superior Court deed records for the purpose of protecting the Open Space from development in perpetuity. Said Conservation Easement shall be submitted to the Planning Division of the Community Development Agency prior to final plat approval.

The primary purpose of the Open Space is to include the conservation of the water shed which includes the tributary of Mud Creek which traverses the subject property. There shall be no walking or pedestrian trails within the Open Space as shown on previously submitted site plans. Additionally, no trees shall be removed from the Open Space and it shall remain in its current natural state.

17. Blake Properties and/or its successor(s) in interest shall indemnify Stonebridge HOA and Stillwaters HOA and hold them harmless from damages and/or liability regarding damage to the Mud Creek Watershed caused by the proposed development and shall post a surety bond in an amount to be determined by the Community Development Agency Director.
18. Blake Properties and/or its successor(s) in interest shall provide Stonebridge HOA with written notice regarding any changes, modifications or revisions to the proposed development which require Cobb County or District Commissioner review and approval.
19. Blake Properties and/or its successor(s) in interest shall provide surety bonding to ensure the completion of the construction of the sewer project (hereinafter described) which will occur on Stonebridge HOA property.
20. Blake Properties and/or its successor(s) in interest shall return the Stonebridge HOA property to its preexisting condition, subsequent to the installation of a sewer line which will traverse said property, by replacing landscaping with mature plantings; replacing concrete sidewalks; and, replacing irrigation components, electrical utilities and any other portion of the Stonebridge HOA property which may be disturbed during the construction and installation of the sewer line and the subsequent resurfacing and restriping of the parking lot. The resurfacing and restriping of the parking lot shall include the entirety of said parking lot.
21. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site. In that regard, an agreement has been reached between Blake Properties and Stonebridge HOA regarding

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VIA EMAIL AND
HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
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Closing Date 9/17/13
Contract

the Sewer Easement which will traverse the HOA's recreational property in order to gain access to existing sewer which is located within Moss Stone Lane. The Sewer Easement shall be in substantially the same form as the Sewer Easement submitted to Stonebridge HOA a copy of which is attached hereto and shall be in substantial conformity to the Sanitary Sewer Line exhibit prepared by Gaskins Engineering & Surveying, dated January 9, 2013, a copy of which is also attached hereto.

The construction concerning the installation of the sewer line shall occur and be completed in the timeframe between September 30th and March 31st unless otherwise approved by the Stonebridge HOA Board of Directors. All stipulations/conditions embodied in this letter relative to the Sanitary Sewer Line shall be specifically incorporated within the above mentioned easement document.

22. The construction of a six foot (6') wooden, decorative privacy fence along the common property line between the Open Space and the Stonebridge HOA recreational area starting at the southwest corner of property located at 354 West Sandtown Road thence running west and terminating at the 75' impervious streambank buffer.
23. Subject to recommendations from the Cobb County Stormwater Management Division with respect to detention, stormwater management hydrological issues, including the following:
 - a. The ultimate location and configuration of on-site detention, stormwater management and water quality components.
 - b. Recognizing the seventy-five foot (75') streambank buffers (150 ft. total) and the placement of same within a Conservation Easement in favor of Cobb County.
24. Adherence to the following construction hours:
 - a. 7:00 a.m. until 7:00 p.m., Monday through Friday, from October 1st through March 31st.
 - b. 7:00 a.m. until 8:00 p.m., Monday through Friday, from April 1st through September 30th.
 - c. 9:00 a.m. until 6:00 p.m. on Saturday.

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-
- d. No outside work on Sunday unless approved ahead of time by the District Commissioner.
25. All construction and worker vehicles shall be parked on the subject property during the construction and build-out of the subdivision.
26. The roads within the subdivision shall be public roads and built to the County's Design and Detail specifications. The revised site plan reflects compliance with Development Regulation 41.08.02.1 (Local Residential Streets) which requires .50 guest parking per unit (14 spaces). Blake Properties and/or its successor(s) in interest shall be allowed to shift the parking spaces to accommodate the positioning of driveways.
27. Subject to recommendations from the Cobb County Department of Transportation ("DOT"), including the following:
- a. The voluntary donation and conveyance of right-of-way so that the County can achieve forty feet (40') from the centerline of West Sandtown Road.
 - b. The installation of curb and gutter on both sides of the streets interior to the subdivision and the installation of sidewalk on at least one (1) side of the interior streets within the subdivision.
 - c. In accordance with the latest approved SPLOST, the installation of sidewalk, curb and gutter along the subject property's frontage on West Sandtown Road.
 - d. The installation of a deceleration lane with an appropriate taper.
 - e. Insuring minimum sight distance of five-hundred feet (500') or the implementation of remedial measures in which to mitigate same.
28. Subject to recommendations from the Cobb County Fire Department.
29. If curb, gutter and sidewalks are not installed and at least one (1) construction permit is not issued within eighteen (18) months of the Board of Commissioners' decision to rezone the subject property, said property shall revert to its R-20 and R-30 zoning districts.

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30. Blake Properties and/or its successor(s) in interest agree to allow the Georgia Native Plant Society to conduct a plant rescue prior to the commencement of construction and development on the subject property.
31. The District Commissioner shall have the authority to approve minor modifications as the development proposal proceeds through the Plan Review process and thereafter (upon prior notice being given to Stonebridge HOA), except for those that:
 - a. Increase the density of the residential project.
 - b. Reduce the size of an approved buffer adjacent to property that is zoned the same or in a more restrictive zoning district.
 - c. Relocate a structure closer to the property line of adjacent property that is zoned the same or in a more restrictive zoning district.
 - d. Increase the height of a building that is adjacent to a property that is zoned in the same or in a more restrictive zoning district.
 - e. Change access location to a different roadway.

Please do not hesitate to contact me should you or your staff require additional information or documentation prior to the Board of Commissioners hearing and considering this Application on September 17, 2013. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS/dsj
Attachments

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL AND
HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
September 11, 2013
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2-33
9/17/13

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Mr. Robert L. Hosack, Jr., AICP Director (via email w/attachments)
Mr. Dana Johnson, AICP Planning Manager (via email w/attachments)
Mr. Phillip Westbrook, Planner III (via email w/attachments)
Mr. Jason Campbell, Planner III (via email w/attachments)
Mr. David Breden, PE, Cobb County Stormwater Management (via email w/attachments)
Ms. Jane Stricklin, PE, Cobb County DOT (via email w/attachments)
Ms. Karen King, Assistant County Clerk (via email w/attachments)
Ms. Lori Barton, Deputy County Clerk (via email w/attachments)
Mr. John Dredge (via email w/attachments)
Mr. Rudy Underwood, President, Stonebridge HOA (via email w/attachments)
Mr. Kraig Armstrong, Vice President, Stonebridge HOA (via email w/attachments)
Mr. Scott Hale, Secretary, Stonebridge HOA (via email w/attachments)
Mr. Rob Vachon, Treasurer, Stonebridge HOA (via email w/attachments)
Mr. Todd Rice, Director, Stonebridge HOA (via email w/attachments)
Lisa Gunn, Esq., Stillwaters Subdivision (via email w/attachments)
John H. Moore, Esq., MJS (via email w/attachments)
Ms. Pamela Shearer Googe (via email w/attachments)
Chief C. J. Collins (via first class mail w/enclosure)
Ms. Keli Gambrell, President, PLAN (via email w/attachments)
Mr. Kenneth J. Wood, P.E., LEED AP, Planners and Engineers Collaborative
(via email w/attachments)
Mr. Bruce Goodman, Blake Properties (via email w/attachments)