

**OCTOBER 20, 2015 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM # 042

PURPOSE

To consider amending the site plan and stipulations for Atlantic Realty Development, LLC regarding rezoning application Z-116 (B.F. Saul) of 2004, for property located on the westerly side of Circle 75 Parkway, northerly side of Windy Ridge Parkway, southerly side of Herodian Way in Land Lots 877, 878, 916 and 917 of the 17th District.

BACKGROUND

The subject property was rezoned to Planned Village Commercial (PVC) in 2005 for a mixed used development consisting of retail, office, restaurants and residential. A majority of the project is built or is under construction. This particular site plan and stipulation amendment concerns Area “D”, which is located right next to phase 1. The applicant would like to amend the zoning conditions to 1) build two, six story buildings (approved for two, eight story buildings); 2) develop 597 residential units (602 units approved); 3) develop 7,000 s.f. of accessory service retail (10,000 s.f. approved); and 4) amend the zoning stipulations for Area “D” to allow the above stated changes. If approved, all other zoning stipulations not in conflict would remain in effect.

STAFF COMMENTS

Cobb DOT comments: Recommend a FAA Study for the structures over 4 stories.

RECOMMENDATION

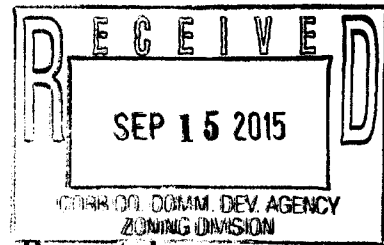
The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

ATTACHMENTS

Other Business application and stipulations.

(Site Plan and Stipulation Amendment)
Application for "Other Business"
Cobb County, Georgia

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



OB-042-2015

BOC Hearing Date Requested: October 20, 2015

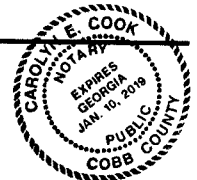
Applicant: Atlantic Realty Development LLC Phone #: (404) 591-2900
(applicant's name printed)

Address: Suite 1425, 3438 Peachtree Road, Atlanta, GA 30326 E-Mail: _____

Moore Ingram Johnson & Steele, LLP 30326

John H. Moore Address: Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800



Signed, sealed and delivered in presence of:

Carolyn E. Cook My commission expires: January 10, 2019
Notary Public

Titleholder(s): Circle 75 Venture Partners, L.L.C. and West Crescent Realty Partners LLC Phone #: _____
(property owner's name printed)

Address: _____ E-Mail: _____

See Collective Exhibit "A" for Signatures of Titleholders' Representatives
(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Commission District: 2 (Ott) **Zoning Case:** Z-116 (2004)

Date of Zoning Decision: 03/15/2005 **Original Date of Hearing:** 08/17/2004

Location: Westerly side of Circle 75 Parkway; Northerly of Windy Ridge Parkway; Southerly of Herodian Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 877, 878, 916, 917 **District(s):** 17th

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

See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)


EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Site Plan and Stipulation Amendment)

Application No.: Z-116 (2004)
Original Hearing Date: August 17, 2004
Date of Zoning Decision: March 15, 2005
Current Hearing Date: October 20, 2015

Applicant: Atlantic Realty Development LLC
Titleholders: Circle 75 Venture Partners, L.L.C.,
a Delaware limited liability company, and
West Crescent Realty Partners LLC,
a Georgia limited liability company


CIRCLE 75 VENTURE PARTNERS, L.L.C.
a Delaware limited liability company

BY: CRP Circle 75 Member, L.L.C.,
a Delaware limited liability company,
Its Managing Member

BY: 
TITLE: DAVID B. DANIEL
VICE PRESIDENT
Printed Name: 1001 PENNSYLVANIA AVENUE, NW
SUITE 220, SOUTH
Address: WASHINGTON, DC 20004

Telephone No.: _____

Signed, sealed, and delivered in the presence of:



~~STACY M. ROSENTHAL~~
Notary Public NOTARY PUBLIC DISTRICT OF COLUMBIA
Commission Expires: My Commission Expires October 14, 2016

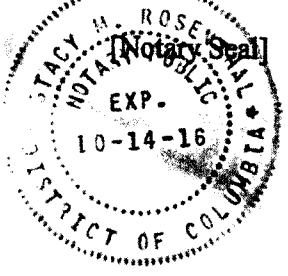
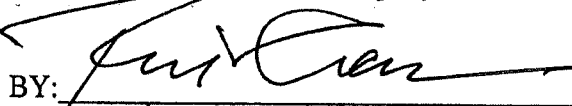


EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Site Plan and Stipulation Amendment)

Application No.: Z-116 (2004)
Original Hearing Date: August 17, 2004
Date of Zoning Decision: March 15, 2005
Current Hearing Date: October 20, 2015

Applicant: Atlantic Realty Development LLC
Titleholders: Circle 75 Venture Partners, L.L.C.,
a Delaware limited liability company, and
West Crescent Realty Partners LLC,
a Georgia limited liability company

WEST CRESCENT REALTY PARTNERS LLC
a Georgia limited liability company

BY: 
TITLE: Manager

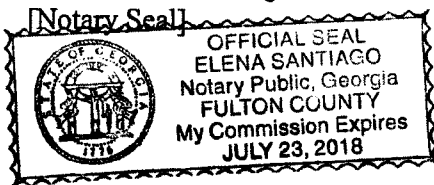
Printed Name: Richard D. Aaronson

Address: 3438 Peachtree Road, Suite 1425
Atlanta GA 30326

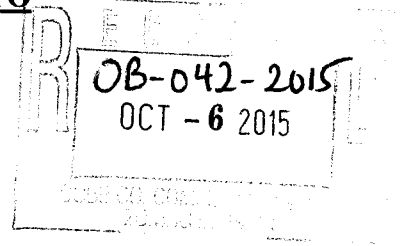
Telephone No.: 404-591-2900

Signed, sealed, and delivered in the presence of:

Elena Santiago
Notary Public
Commission Expires: July 23, 2018



**EXHIBIT "B" –AMENDMENT TO ATTACHMENT TO
APPLICATION FOR "OTHER BUSINESS"
(SITE PLAN AND STIPULATION AMENDMENT)
(AMENDED OCTOBER 6, 2015)**



Application No.: Z-116 (2004)
Original Hearing Date: August 17, 2004
Date of Zoning Decision: March 15, 2005
Current Hearing Date: October 20, 2015

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: Atlantic Realty Development LLC
Titleholders: Circle 75 Venture Partners, L.L.C. and
West Crescent Realty Partners LLC

Exhibit "B," Attachment to Application for "Other Business," filed on September 15, 2015, regarding Other Business No. OB-042-2015 pending for hearing before the Cobb County Board of Commissioners on October 20, 2015, shall be deleted in its entirety and replaced in full as follows:

On March 15, 2005, the Cobb County Board of Commissioners approved the rezoning of an approximate 50.05 acre tract located at the northwest intersection of Circle 75 Parkway and Windy Ridge Parkway, the intersection of Circle 75 Parkway and Herodian Way, and on the south side of Herodian Way to the Planned Village Community ("PVC"). The rezoning was an amendment to the Master Plan previously approved by Cobb County to allow for the development of the residential component of the Master Plan. A copy of the amended, approved Master Plan is attached hereto as Exhibit "1" and incorporated herein by reference.

The property involved in this Application for "Other Business" is an approximately 7.97 acre tract located on the westerly side of Circle 75 Parkway, northerly of Windy Ridge Parkway (hereinafter "Property" or "Subject Property"). Applicant is seeking to amend the portion of the previously approved Master Plan; as well as amend certain stipulations approved during rezoning of the residential component of the Master Plan. The proposed approval and amendments are enumerated as follows:

- (1) Applicant seeks approval of the Preliminary Zoning Plan for the project titled "Reserve at the Ballpark, Phase I & II," dated August 28, 2015, prepared for Applicant by Kimley-Horn and Associates, Inc., specific as to the development of the Subject Property only. A reduced copy of the proposed Preliminary Zoning Plan as to the Subject Property is attached hereto as Exhibit "2" for ease of review and incorporated herein by reference.

- (2) Applicant seeks to amend the stipulations applicable to the Subject Property which are more particularly set forth in the letter of agreeable stipulations and conditions dated March 9, 2005, page 8, section titled "Residential Component 'D,'" which are attached and referenced in the official minutes of the Board of Commissioners Zoning Hearing held on March 15, 2005, by deleting said stipulations in their entirety and inserting in lieu thereof the following:

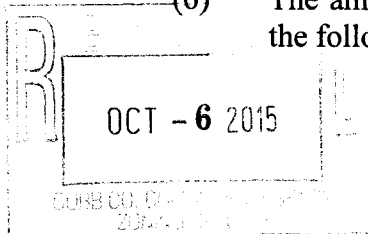
RESIDENTIAL COMPONENT "D"
(Pursuant to Preliminary Zoning Plan
dated August 28, 2015)

- (1) The Property is designated as Area "D" on the previously approved Conceptual Site Plan (Z-116 (2005)) and is located on the westerly side of Circle 75 Parkway, northerly of Windy Ridge Parkway and contains approximately 7.97 acres. Applicant seeks development of the Property for a multi-family residential community pursuant to the Preliminary Zoning Plan for the project titled "Reserve at the Ballpark, Phase I & II," dated August 28, 2015, prepared for Applicant by Kimley-Horn and Associates, Inc. and submitted with this Application for "Other Business."

It is noted that Phase I of the development consisting of one multi-family building and adjacent parking deck is under construction with a target opening date of October 2015.

- (2) There shall be a maximum of five hundred ninety-seven (597) total units contained within two (2) mid-rise buildings, up to a maximum of six (6) stories in height, with surface parking.
- (3) The proposed residential buildings shall contain a maximum of 7,000 square feet for potential accessory service retail, such as dry cleaners, convenience store, and the like, which will be located on the ground floors.
- (4) The units shall consist of studios, 1, 2, and 3 bedroom units ranging in square footage from 620 square feet to 2,066 square feet, and greater.
- (5) The exterior façade of the residential buildings shall consist of brick, stone, stacked stone, hardi-plank type, and combinations thereof, and shall be substantially similar to the renderings to be presented at the hearing before the Board of Commissioners.
- (6) The amenities for the residential community shall include, but not be limited to, the following:

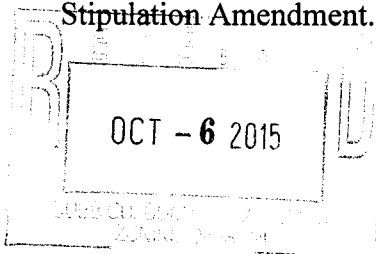
- i) Resident lounge/cyber café;



- ii) Fitness and aerobic center;
 - iii) Conference center;
 - iv) Resort-style pool, with grill cabana;
 - v) Walking trails; and
 - vi) Dog-walk park (which is already constructed).
- (7) Signage for the residential community shall be ground-based, monument style, and shall consist of materials complementary to the materials comprising the exterior façade of the residential buildings.
- (8) Lighting within the residential community shall be environmentally sensitive, decorative, and themed to the architecture and style of the residential buildings.
- (9) Additionally, hooded security lighting shall be utilized on the building and throughout the walkways, surface parking area, and amenity area.
- (10) All streets within the residential community shall be private with the construction therefor complying in all respects as to materials, base, and other requirements to the Cobb County Code.
- (11) Each phase of the proposed development shall have an adjacent, multi-level parking deck for use by residents, tenants, and clients of any retail establishments.
- (12) Phase I of the proposed residential development shall utilize the eighteen (18) private parking spaces located immediately adjacent to the development in determining Code compliance for parking.
- (13) Parking requirements as to the number of spaces required by Code and the size of spaces may be varied by means of a parking study submitted by Applicant through the Cobb County Zoning Division Manager and accepted by Cobb County Staff during the Plan Review Process.

The amendments proposed and presented herein in no way adversely impact or affect the quality or integrity of the overall development. If the requested amendments are approved, as submitted, they shall become an additional part of the final rezoning and shall be binding upon the Subject Property and the overall development.

Unless otherwise specifically set forth herein, the Conceptual Site Plan and the balance and remainder of the stipulations and conditions enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on March 15, 2005, in Application No. Z-116 (2005), are unaltered or unchanged by this request for Site Plan and Stipulation Amendment.





THE PROJECT MANAGEMENT, INC.
 A MULTI-DISCIPLINARY FIRM
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1100
 WWW.PMCONSTRUCTION.COM



**CIRCLE 15
 MASTER PLAN
 CONCEPT PLAN**

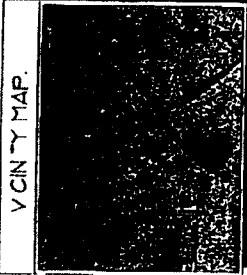
BY SAIL PROPERTY CO.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1100

DATE	01 FEBRUARY 2015
DESIGNER	STYLIZED DESIGN COMPANY
CLIENT	SAIL PROPERTY CO.
PROJECT	CIRCLE 15
SCALE	AS SHOWN
PROJECT NO.	15-0000
CONCEPTUAL SITE PLAN	

SP-1

PROJECT DATA
 SITE DATA
 1. LOCATION: 15th Avenue & Circle 15, Denver, CO
 2. AREA: 1.2 ACRES
 3. ZONING: U-1 (Urban Residential)
 4. ADJACENT PROPERTIES: 15th Avenue to the west, Circle 15 to the east, and various residential lots to the south and north.
 5. EXISTING UTILITIES: Water, sewer, gas, and electric lines are shown on the site plan.
 6. EXISTING STRUCTURES: Several existing buildings and parking lots are shown on the site plan.
 7. EXISTING LANDSCAPE: Existing trees and landscaping are shown on the site plan.
 8. EXISTING DRIVEWAYS: Existing driveways are shown on the site plan.
 9. EXISTING SIDEWALKS: Existing sidewalks are shown on the site plan.
 10. EXISTING STREETS: Existing streets are shown on the site plan.

PROJECT DATA
 PROJECT DATA
 1. PROJECT NAME: Circle 15 Master Plan
 2. PROJECT NO.: 15-0000
 3. PROJECT DATE: 01 FEBRUARY 2015
 4. PROJECT SCALE: AS SHOWN
 5. PROJECT AREA: 1.2 ACRES
 6. PROJECT ZONING: U-1 (Urban Residential)
 7. PROJECT CLIENT: SAIL PROPERTY CO.
 8. PROJECT DESIGNER: STYLIZED DESIGN COMPANY
 9. PROJECT ARCHITECT: STYLIZED DESIGN COMPANY
 10. PROJECT ENGINEER: STYLIZED DESIGN COMPANY



PROJECT DATA
 SITE DATA
 1. LOCATION: 15th Avenue & Circle 15, Denver, CO
 2. AREA: 1.2 ACRES
 3. ZONING: U-1 (Urban Residential)
 4. ADJACENT PROPERTIES: 15th Avenue to the west, Circle 15 to the east, and various residential lots to the south and north.
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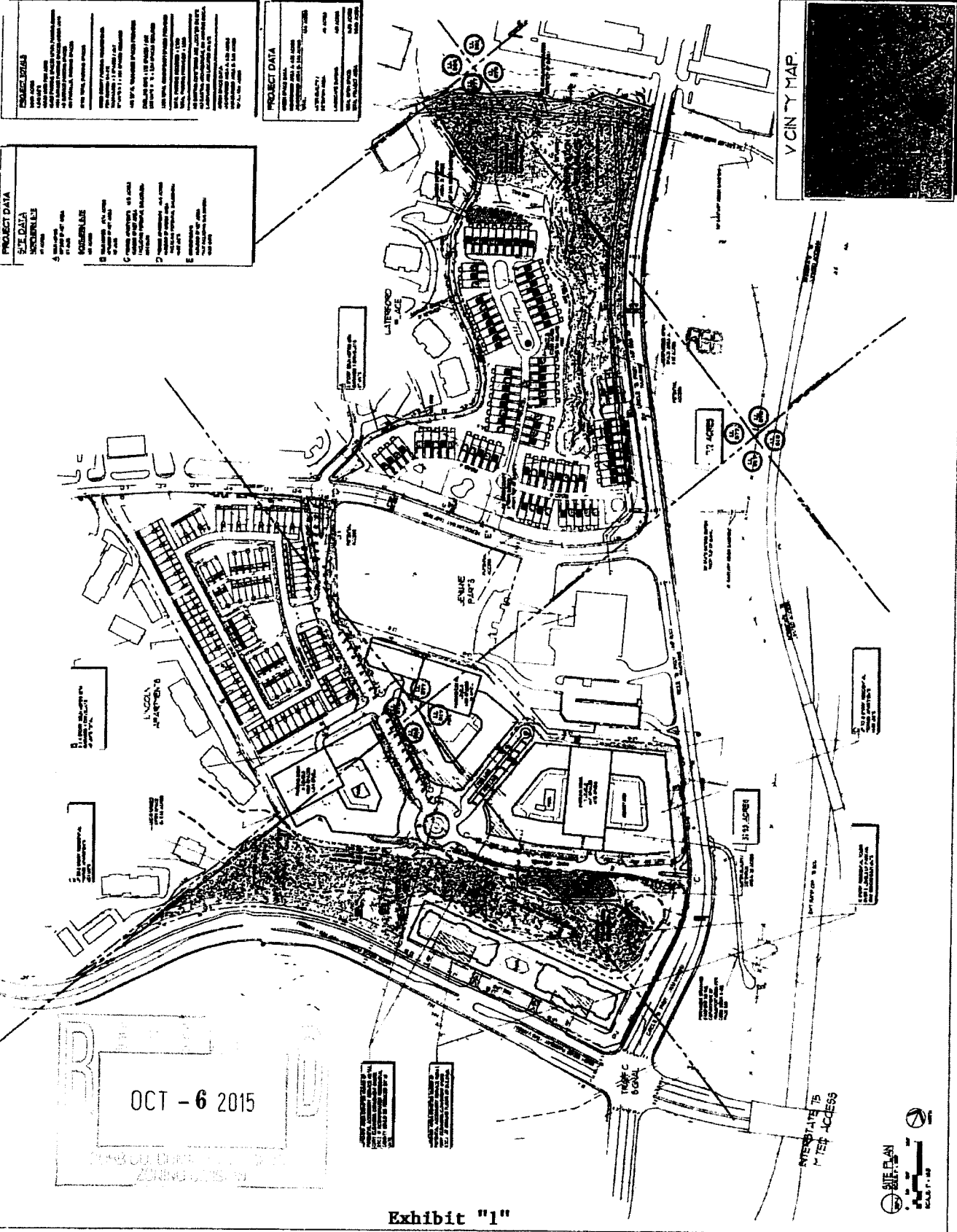


Exhibit "1"



GEORGIA811
DIGITAL PUBLIC UTILITY RECORDATION
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RESERVE AT THE BALLPARK
PHASE I & II
COBB COUNTY, GA

ATLANTIC REALTY PARTNERS, INC.

Kimley»Horn
10 POWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 818-4300
WWW.KIMLEY-HORN.COM

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	10/15/15
2	REVISED TO REFLECT COMMENTS	10/20/15
3	REVISED TO REFLECT COMMENTS	10/20/15
4	REVISED TO REFLECT COMMENTS	10/20/15
5	REVISED TO REFLECT COMMENTS	10/20/15
6	REVISED TO REFLECT COMMENTS	10/20/15
7	REVISED TO REFLECT COMMENTS	10/20/15
8	REVISED TO REFLECT COMMENTS	10/20/15
9	REVISED TO REFLECT COMMENTS	10/20/15
10	REVISED TO REFLECT COMMENTS	10/20/15

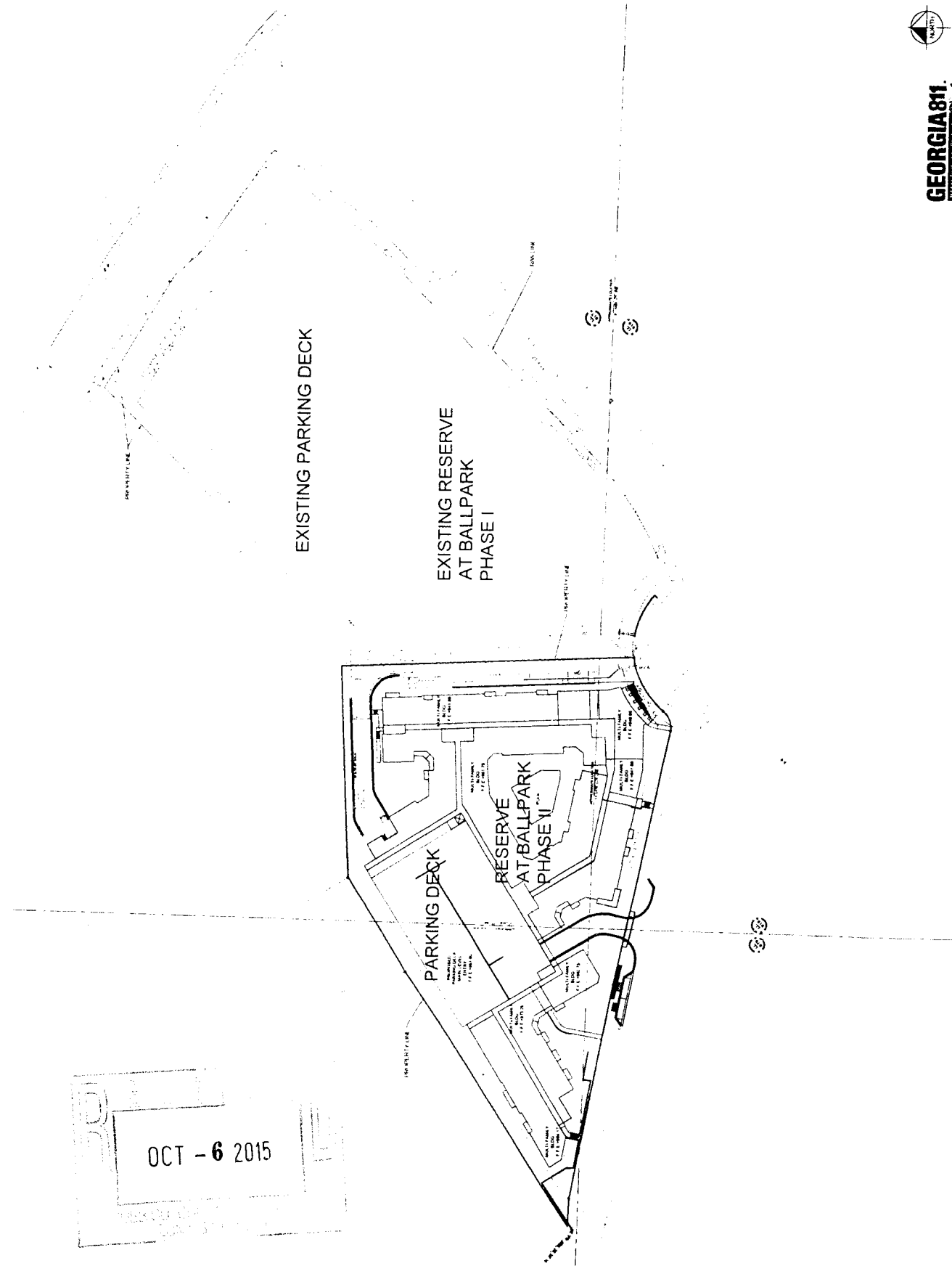
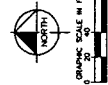


Exhibit "2"

**ZONING PLAN FOR AMENDMENT BY
BOARD OF COMMISSIONERS PURSUANT
TO APPLICATION FOR “OTHER BUSINESS”
– OCTOBER 20, 2015
(Represents Residential Component “D”
of Overall Approved Development)**



GEORGIA811
CONSTRUCTION INFORMATION
Call today for free
Call today for free

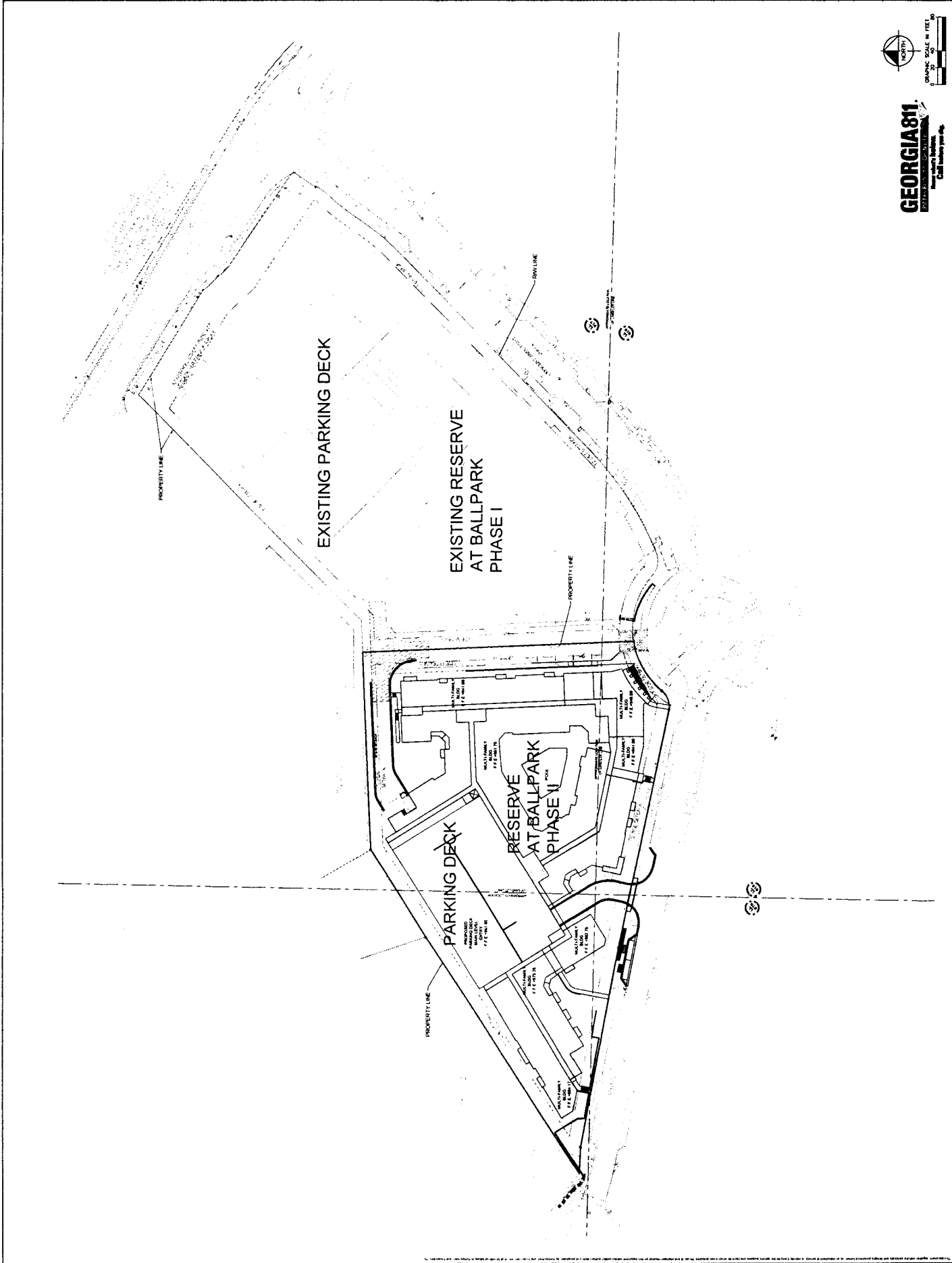
PROJECT: RESERVE AT THE BALLPARK
PHASE I & II
CONTRACT NO. 000000000
DATE: 08/14/2013
DRAWN BY: J. HORN
CHECKED BY: J. HORN
PROJECT NO. 10-Z-7P-01

CLIENT: ATLANTIC REALTY PARTNERS, INC.
3225 PEACHTREE RD
ATLANTA, GA 30309
PHONE: 404-581-2400

AS NOTED
DATE: 08/14/2013
NO. 10-Z-7P-01
SHEET NO. 01

Kimley»Horn
6-2617 WALKER RD, SUITE 100, ATLANTA, GA 30328
10 ROOSEVELT STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4200
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			



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**OVERALL CIRCLE 75 MASTER PLAN
APPROVED BY BOARD OF
COMMISSIONERS PURSUANT TO
APPLICATION FOR REZONING
NO. Z-116 (2004) – MARCH 15, 2005**



THE PROPERTY PARTNERSHIP, LLC
 A MULTI-MEMBERSHIP LIMITED LIABILITY COMPANY
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 PHONE: 303.733.1000
 FAX: 303.733.1000
 WWW: WWW.TPP.COM



CIRCLE 75
MASTER PLAN
 COOK COUNTY

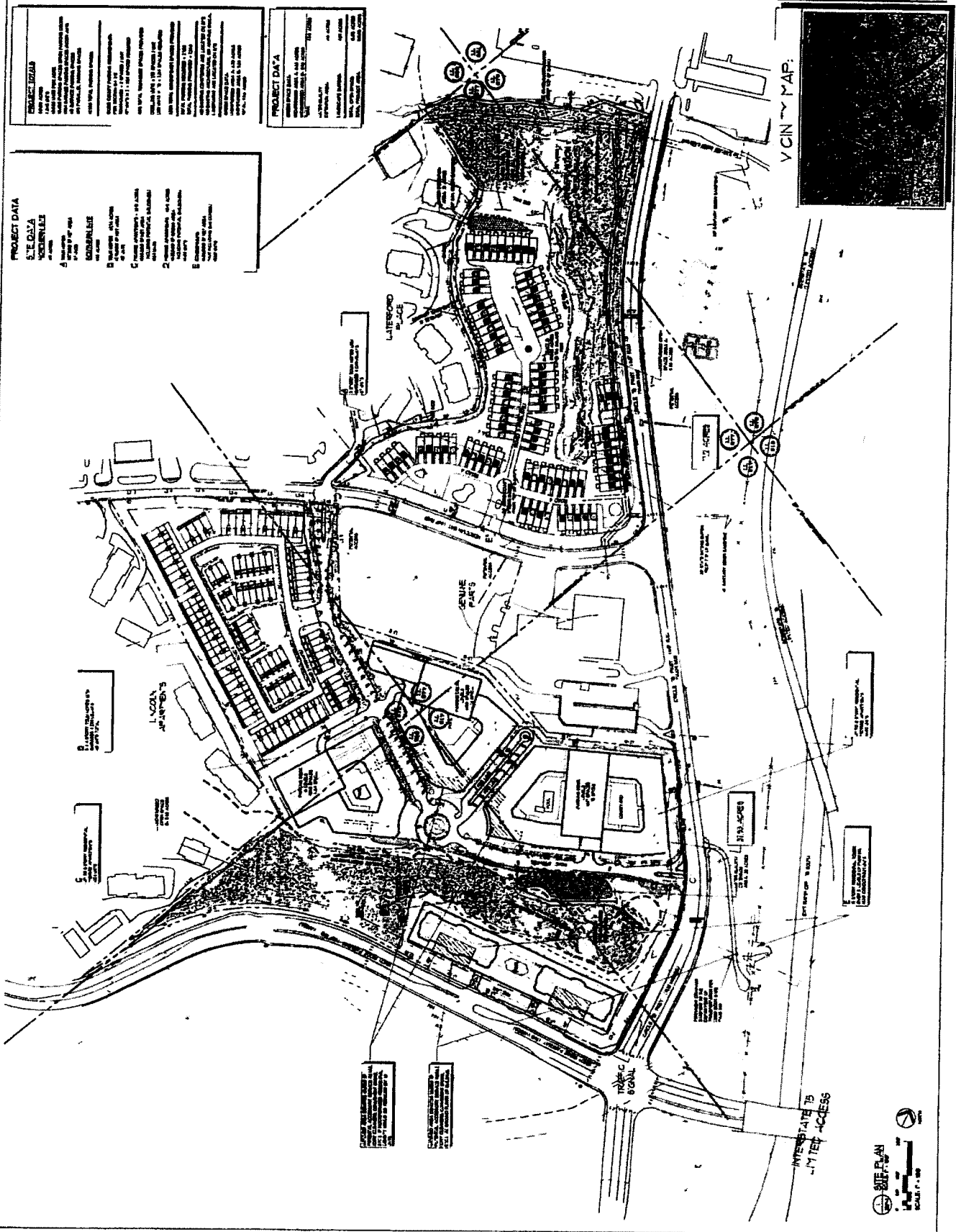
OF ALL PROPERTY CL
 THE SITE IS A 100% DEVELOPABLE
 PARCEL

DATE: 07 FEBRUARY 2008
 DRAWN BY: DPC
 CHECKED BY: DAG
 PROJECT: CONCEPTUAL SITE PLAN

9P-1

PROJECT DATA
 SITE DATA
 1. LOCATION: 1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202
 2. CLIENT: THE PROPERTY PARTNERSHIP, LLC
 3. PROJECT: CONCEPTUAL SITE PLAN
 4. DATE: 07 FEBRUARY 2008
 5. SCALE: AS SHOWN
 6. DRAWN BY: DPC
 7. CHECKED BY: DAG
 8. PROJECT NO.: 08-001
 9. SHEET NO.: 9P-1
 10. TOTAL SHEETS: 10

PROJECT DATA
 PROJECT NO.: 08-001
 SHEET NO.: 9P-1
 TOTAL SHEETS: 10
 DATE: 07 FEBRUARY 2008
 DRAWN BY: DPC
 CHECKED BY: DAG



VICINITY MAP:



INTERSTATE 75
 LIMITED ACCESS

**OFFICIAL MINUTES OF COBB COUNTY
BOARD OF COMMISSIONERS ZONING
HEARING FOR Z-116 (2004) –
MARCH 15, 2005**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 15, 2005
9:05 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, March 15, 2005, at 9:05 a.m. in the second floor public meeting room of the Cobb County building. Present and comprising a quorum of the Commission were:

Chairman Samuel S. Olens
Commissioner Helen Goreham
Commissioner Tim Lee
Commissioner Joe L. Thompson
Commissioner Annette Kesting

Z-116⁰⁴ **B. F. SAUL REAL ESTATE INVESTMENT TRUST** for Rezoning from OI to RRC for the purpose of Low-Rise, Mid-Rise and High-Rise Condominiums in Land Lots 850, 876, 877, 878, 916 and 917 of the 17th District. Located at the northwest intersection of Circle 75 Parkway and Windy Ridge Parkway, the northwest intersection of Circle 75 Parkway and Herodian Way and on the south side of Herodian Way.

The public hearing was opened and Mr. John Moore, Ms. Lori Kennedy, Mr. Ron Sifen, and Ms. Martha Adams addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Olens, to delete rezoning to the PVC zoning district **subject to:**

- letters of agreeable stipulations from Mr. John Moore dated March 9, 2005 and March 14, 2005 (copy attached and made a part of these minutes)
- renderings submitted (copy attached and made a part of these minutes)
- Applicant agrees to consider a circulator bus service within the area in conjunction with the Cumberland CID
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- *revised* Cobb DOT comments and recommendations dated March 14, 2005, *with any changes to be reviewed by Staff and approved by the District Commissioner* (copy attached and made a part of these minutes)
- 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, *to include improvements to Herodian Way and Circle 75 Parkway*

VOTE: **ADOPTED** unanimously

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
192 ANDERSON STREET

MARIETTA, GEORGIA 30060

WWW.MIJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
RODNEY R. MCCOLLOCH
SUSAN S. STUART
DANIEL A. LANDIS***
BRIAN D. SMITH

HARRY R. TEAR III
W. TROY HART†
JEFFREY A. DAXE
MELISSA W. GILBERT
TIMOTHY W. BAILEY
JOYCE W. HARPER
AMY K. WEBER
COURTNEY H. MOORE
KIM A. ROPER
TARA C. RIDDLE
JOSHUA M. BOOTH*
KELLI L. WOLK
C. LEE DAVIS
TANYA L. CROSSE*
ROBERT W. BROWN II
VICTOR P. VALMIJS
JEFFERY L. DICKERSON

MAIN OFFICE

POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

TENNESSEE OFFICE

CEDAR RIDGE OFFICE PARK
SUITE 463
408 N. CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

T. SHANE MAYES
F. MICHAEL VISCUSE**
ANGELA H. SMITH
OPHELIA W. CHAN
STACEY L. STEWART†
MEREDITH M. MILBY
DAVID M. VAN SANT
DARRELL L. SUTTON
KASI R. WHITAKER
AUTUMN L. VEAZEY
NICHOLAS J. PETERSON*
JEFFREY K. STINSON
BENJAMIN A. WALDEN
DAVID A. COX
ELIZABETH ANN GUERRANT
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS*

CHRISTOPHER L. MOORE
JENNIFER S. WHITE*
KRISTIE L. KELLY†
RYAN G. PRESCOTT
RICARDO J. DeMEDEIROS
L. LAKE JORDAN

OF COUNSEL:
MICHELLE S. DAVENPORT
JOHN L. SKELTON, JR.

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN SC
*** ALSO ADMITTED IN NC
• ADMITTED ONLY IN TN

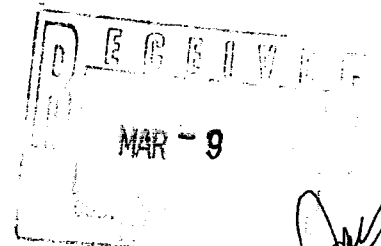
WRITER'S DIRECT
DIAL NUMBER

March 9, 2005

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Min. Bk. 33 Petition No. Z-116⁰⁴
Doc. Type Letter of Agreeable
Stipulations
Meeting Date 3-15-05

Hand Delivered



RE: Application for Rezoning

Application No.: Z-116 (2004)

Applicant/Owner: B.F. Saul Real Estate
Investment Trust

Property: 50.05 acres located at the
intersection of Circle 75
Parkway and Herodian Way,
Land Lots 850, 876, 877, 878,
916, and 917, 17th District,
2nd Section, Cobb County,
Georgia

Dear John:

As you know, the undersigned and this firm represent B.F. Saul Real Estate Investment Trust, the Applicant and Property Owner (hereinafter collectively referred to as "Applicant"), in its Application for Rezoning with regard to a total tract of 50.05 acres located at the intersection of Circle 75 Parkway and Herodian Way, Land Lots 850, 876, 877, 878, 916, and 917, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After review and completion of the Development of Regional Impact ("DRI") process by the Atlanta Regional Commission and the Georgia Regional Transportation Authority; meetings with planning and zoning staff; ongoing discussions and meetings with area residents and homeowner representatives; reviewing the staff comments and recommendations; and reviewing the uses of surrounding properties, we have been

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authorized by the Applicant to submit this letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full that certain letter of agreeable stipulations and conditions dated and filed February 23, 2005. The revised stipulations are as follows:

- (1) The 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 on the Subject Property.
- (2) Applicant seeks rezoning of the Subject Property from the Office and Institutional ("OI") zoning category, with variances as to height, to the Planned Village Commercial ("PVC") zoning category, site plan specific to the revised Conceptual Site Plan prepared by The Preston Partnership, LLC and Sprinkle Design Conservancy dated and last revised February 2, 2005.
- (3) The Subject Property consists of 50.05 acres of total site area.

STIPULATIONS APPLICABLE TO THE OVERALL RESIDENTIAL COMMUNITY

- (1) This rezoning proposal is an Amendment to the existing Master Plan previously approved by Cobb County, Georgia. The total B.F. Saul property consists of approximately 144 acres, 19 acres of which is currently developed, the subject 50.05 acres for residential components and the remaining approximately 75 acres left for future development.
- (2) There shall be protective covenants for the entire subject development that will include all phases of the community; and concurrent therewith associations will be

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formed which will include all components parts of the proposed development. The associations shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, and the like contained within the overall community (i.e., bike paths, sidewalks, open space, walking trails, and the like).

- (3) The associations to be formed hereunder shall have architectural design regulations which shall control such items as signage for individual units, and other such usual and necessary covenants and restrictions to protect the quality and integrity of the total development.
- (4) Applicant agrees to construct all necessary roadway improvements, as more particularly shown and reflected on the referenced Zoning Plan.
- (5) There shall be approximately 16.03 acres of open space/park space/buffers within the proposed community, which comprises approximately 32 percent of the total tract.
- (6) Entrances to the proposed community shall be as more particularly shown and reflected on the referenced Conceptual Site Plan.
- (7) Signage at each entrance point shall be ground based, monument style. The entrance areas shall be professionally designed, landscaped, maintained, and themed to the architecture and style of the community.
- (8) Lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the respective components of the development.
- (9) Minor modifications to the within stipulations, the referenced Conceptual Site Plan, lighting, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary.

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- (10) All setbacks and buffer areas may be penetrated for purposes of detention, utilities, and stormwater management.
- (11) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
- (12) All streets within the proposed community shall be private.
- (13) Applicant agrees that the Subject Property cannot be annexed into the City of Smyrna for a period of five (5) years from the date of zoning approval.
- (14) Staff shall approve all landscaping, not otherwise herein approved as depicted in the renderings and plans set forth herein, prior to issuance of building permits.
- (15) Entrance signage for the proposed overall development shall be ground based, monument style signage, with the finish, materials, and color being in conformity with the architecture and design of the various components. Such signage shall contain no flashing sign components.
- (16) There shall be no tenant vehicles or vehicles of any type parked in front of the proposed overall development containing tenant identification signage or advertising signage. This provision shall be contained within any lease between Applicant and any prospective tenant, and Applicant agrees to enforce these provisions against any tenant which violates the foregoing. Additionally, there shall be no vehicles parked in front of the proposed retail center with "for sale" signs posted thereon.
- (17) Landscaping for the proposed development shall be pursuant to the landscaping plan presented to the

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Planning Commission and Board of Commissioners at the respective Zoning Hearings.

- (18) The architectural style and materials of the various residential components shall be as shown and reflected on the renderings presented to the Planning Commission and Board of Commissioners at the respective Zoning Hearings.
- (19) Notwithstanding anything contained herein to the contrary, the maximum number of residential units shall not exceed a total of one thousand five hundred forty-three (1,543) units.

RESIDENTIAL COMPONENT "A"

- (1) This portion of the proposed development contains approximately 17.12 acres and is identified on the referenced Conceptual Site Plan as Area "A."
- (2) This component contains approximately 7 acres of undisturbed open space/green space, as shown and reflected on the referenced Conceptual Site Plan.
- (3) There shall be eighty-seven (87) townhome units, up to three (3) stories in height with two-car garages.
- (4) The square footage range for these units shall be between 2,000 square feet and 3,200 square feet, and greater.
- (5) These units shall be condominiums in the townhome style, as the term "condominiums" is defined under the Cobb County Zoning Ordinance.
- (6) These units shall be "for sale" units only. A maximum of ten (10) percent of the proposed units may be leased at any one time.

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- (7) All streets within the proposed community shall be private with the construction therefor complying in all respects as to materials, base, and other requirements to the Cobb County Code.
- (8) A fifteen (15) foot wide buffer shall be constructed along the common property line between Waterford Place and the Subject Property and shall consist of two areas as follows:
 - (a) Area One is designed to buffer the Waterford entrance road and Buildings 400 and 500 and is approximately six hundred seventy (670) feet long; and
 - (b) Area Two is designed to buffer Building 1000 and is approximately eighty (80) feet long.

The buffer shall consist of twenty-one (21) 6-8 foot evergreen trees planted six (6) feet on center in a double staggered row for every sixty-five (65) feet on length. The plant material shall include random groupings of the following plants: Southern Magnolia, Deodar Cedar, Canadian Hemlock, Leyland Cypress, and Cryptomeria. The new plant material will be placed within the buffer in mutually agreeable areas.

- (9) There shall be a right turn lane constructed at the entrance to Waterford Place. The turn lane shall be constructed to meet Cobb County standards and shall include the relocation and reconstruction of any entrance signs or monuments, landscaping, irrigation, system, lighting, etc., impacted by the turn lane construction. In addition, Waterford Place and Applicant agree to grant necessary easements or to quitclaim and transfer title on property necessary to construct the turn lane. The construction shall be generally in conformance with drawings by Roy Ashley & Associates dated March 7, 2005, and by Southern Civil Engineers, being drawing "EX-1" and dated July 15, 2004.

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RESIDENTIAL COMPONENT "B"

- (1) This portion of the proposed development contains approximately 7.74 acres and is identified on the referenced Conceptual Site Plan as Area "B."
- (2) There shall be one hundred ten (110) townhome units, up to four (4) stories in height, with one and two-car garages.
- (3) The square footage range for these units shall be from a minimum of 1,250 square feet to 2,000 square feet, and greater.
- (4) These units shall be condominiums in the townhome style, as the term "condominiums" is defined under the Cobb County Zoning Ordinance.
- (5) These units shall be "for sale" units only. A maximum of ten (10) percent of the proposed units may be leased at any one time.
- (6) All streets within the proposed community shall be private with the construction therefor complying in all respects as to materials, base, and other requirements to the Cobb County Code.

RESIDENTIAL COMPONENT "C"

- (1) This portion of the proposed development contains approximately 3.15 acres and is identified on the referenced Conceptual Site Plan as Area "C."
- (2) There shall be two hundred twenty-four (224) condominium units in a mid-rise building up to eight (8) stories in height and containing a parking deck of six (6) levels immediately adjacent to the mid-rise building, all as more particularly delineated on the referenced Conceptual Site Plan.

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- (3) The square footage range for these units shall be between 800 square feet and 2,000 square feet, and greater.
- (4) These units shall be condominiums as the term "condominiums" is defined under the Georgia Condominium Act.
- (5) These units shall be "for sale" units only. A maximum of ten (10) percent of the proposed units may be leased at any one time.
- (6) This Component "C" shall contain a separate pool and related club amenities such as meeting rooms, lounge area, exercise area, and the like.
- (7) All streets within the proposed community shall be private with the construction therefor complying in all respects as to materials, base, and other requirements to the Cobb County Code.

RESIDENTIAL COMPONENT "D"

- (1) This portion of the proposed development contains approximately 8.19 acres and is identified on the referenced Conceptual Site Plan as Area "D."
- (2) There shall be six hundred two (602) apartment home units in two mid-rise buildings up to eight (8) stories in height each and containing parking decks of seven (7) levels, located immediately adjacent to said buildings, all as more particularly delineated on the referenced Conceptual Site Plan.
- (3) The buildings shall contain an area of 10,000 square feet for potential accessory service retail, such as dry cleaners, convenience store, and the like, which will be located on the ground floors. If the retail component is incorporated, residential density would be reduced by approximately ten (10) units per building.

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- (3) Amenities for Component "D" are as follows:
 - (a) The southerly building of this Component contains a pool and related amenities such as meeting rooms, lounge area, exercise area, and the like; and
 - (b) The northerly building of this Component contains a pool and related amenities such as meeting rooms, lounge area, exercise area, and the like.
- (4) All streets within the proposed community shall be private with the construction therefor complying in all respects as to materials, base, and other requirements to the Cobb County Code.

UNIT INFORMATION APPLICABLE TO RESIDENTIAL COMPONENT "D"

- (1) The total unit division and square footages for Residential Component "D" are as follows:

UNITS	NUMBER	SQUARE FOOTAGE RANGE
Studio	30	620
One Bedroom	272	725-1,100
Two Bedroom	259	1,155-1,511
Three Bedroom	41	1,500-1,690
Total Units	602	

RESIDENTIAL COMPONENT "E"

- (1) This portion of the proposed development contains approximately 14.51 acres and is identified on the referenced Conceptual Site Plan as Area "E."

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- (2) This residential component shall consist of two (2) 19 story residential towers, each over five (5) levels of parking, and containing in total five hundred twenty (520) residential condominium units, all as more particularly shown and reflected on the referenced Conceptual Site Plan.
- (3) The square footage range for these units shall be from a minimum of 800 square feet ranging upwards to 2,000 square feet, and greater.
- (4) These units shall be "for sale" units only and shall comply with the State of Georgia Condominium Act. A maximum of ten (10) percent of the proposed units may be leased at any one time.
- (5) Each residential tower contains an area of 10,000 square feet for potential accessory service retail, such as dry cleaners, convenience store, and the like, which will be located on the ground floors of each building. If the retail component is incorporated, residential density would be reduced by approximately ten (10) units per building.
- (6) Component "E" shall contain a separate pool and related club amenities such as meeting rooms, lounge area, exercise area, and the like.
- (7) All streets within the proposed community shall be private with the construction therefor complying in all respects as to materials, base, and other requirements to the Cobb County Code.

We believe the requested zoning, pursuant to the revised Conceptual Site Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property. The proposed community is an exciting concept which fits together numerous types of product into one development. The Applicant has gone to great detail in planning the development. The proposed community shall promote the

MOORE INGRAM JOHNSON & STEELE

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Meeting Date 3-15-05
Continued

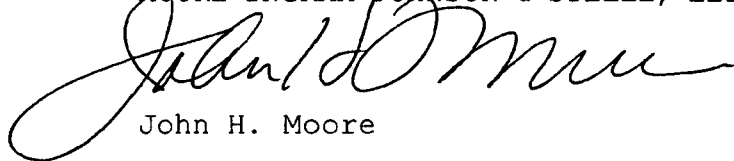
Mr. John P. Pederson
Planner III
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Cobb County Community Development Agency
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"live where you work" concept; shall be of the highest quality; shall be compatible with surrounding retail developments and neighborhoods; and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee

Mr. Robert L. Hosack, Jr., AICP, Director
Cobb County Community Development Agency

Mr. Michael H. S. Hughes, Director
Cobb County Economic Development

Mr. Ron Sifen
Vinings Civic Association

Ms. Karen Morales, President
Waterford Place Homeowners Association

Mr. Anthony L. Waybright

Ms. Mary Rose Barnes

B. F. Saul Real Estate Investment Trust

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
192 ANDERSON STREET

MARIETTA, GEORGIA 30060

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OF COUNSEL:
MICHELLE S. DAVENPORT
JOHN L. SKELTON, JR.

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN SC
*** ALSO ADMITTED IN NC
• ADMITTED ONLY IN TN

WRITER'S DIRECT
DIAL NUMBER

March 14, 2005

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Min. Bk. 33 Petition No. Z-116⁰⁴
Doc. Type Letter of Agreeable
Stipulations
Meeting Date 3-15-05

Hand Delivered

FILED WITH COUNTY CLERK THIS 15th DAY

OF March 2005 BY John Moore

RE Z-116⁰⁴

Chail K. Duff

COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

RE: Application for Rezoning

Application No.: Z-116 (2004)

Applicant/Owner: B.F. Saul Real Estate
Investment Trust

Property: 50.05 acres located at the
intersection of Circle 75
Parkway and Herodian Way,
Land Lots 850, 876, 877, 878,
916, and 917, 17th District,
2nd Section, Cobb County,
Georgia

Dear John:

On behalf of the Applicant and Property Owner for the above-referenced Application for Rezoning, please allow this correspondence to serve as a supplement to the letter of agreeable stipulations and conditions dated and filed with your office on March 9, 2005, which if the Application for Rezoning is approved, as submitted, shall also become part of the grant of the requested zoning and shall be binding upon the Subject Property. Applicant deletes in its entirety subparagraph (9) of "Residential Component 'A'" and inserts in lieu thereof the following:

"(9) There shall be a right turn lane constructed by the Applicant, including all permitting costs, at the entrance to Waterford Place. The turn lane shall be constructed to meet Cobb County standards and shall

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Continued

include the relocation and reconstruction of any entrance signs or monuments, landscaping, irrigation system, lighting, etc., impacted by the turn lane construction. In addition, Waterford Place and Applicant agree to grant necessary easements or to quitclaim and transfer title on property necessary to construct the turn lane. The construction and landscaping shall be generally in conformance with drawings by Roy Ashley & Associates dated March 7, 2005, and by URS dated March 11, 2005, and being Project No. 1528006."

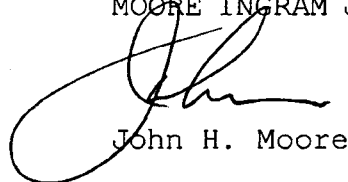
The balance and remainder of the stipulations and conditions set forth in the March 9, 2005, correspondence shall be unaltered by this supplement.

As previously stated, we believe the requested zoning, pursuant to the revised Conceptual Site Plan and the revised stipulations set forth in the March 9, 2005, and the revision contained herein, is an appropriate use of the Subject Property. The proposed community is an exciting concept which fits together numerous types of product into one development. The Applicant has gone to great detail in planning the development. The proposed community shall promote the "live where you work" concept; shall be of the highest quality; shall be compatible with surrounding retail developments and neighborhoods; and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc
Attachment

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
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Continued

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee
(With Attachment)

Mr. Robert L. Hosack, Jr., AICP, Director
Cobb County Community Development Agency
(With Attachment)

Mr. Michael H. S. Hughes, Director
Cobb County Economic Development
(With Attachment)

Mr. Ron Sifen
Vinings Civic Association
(With Attachment)

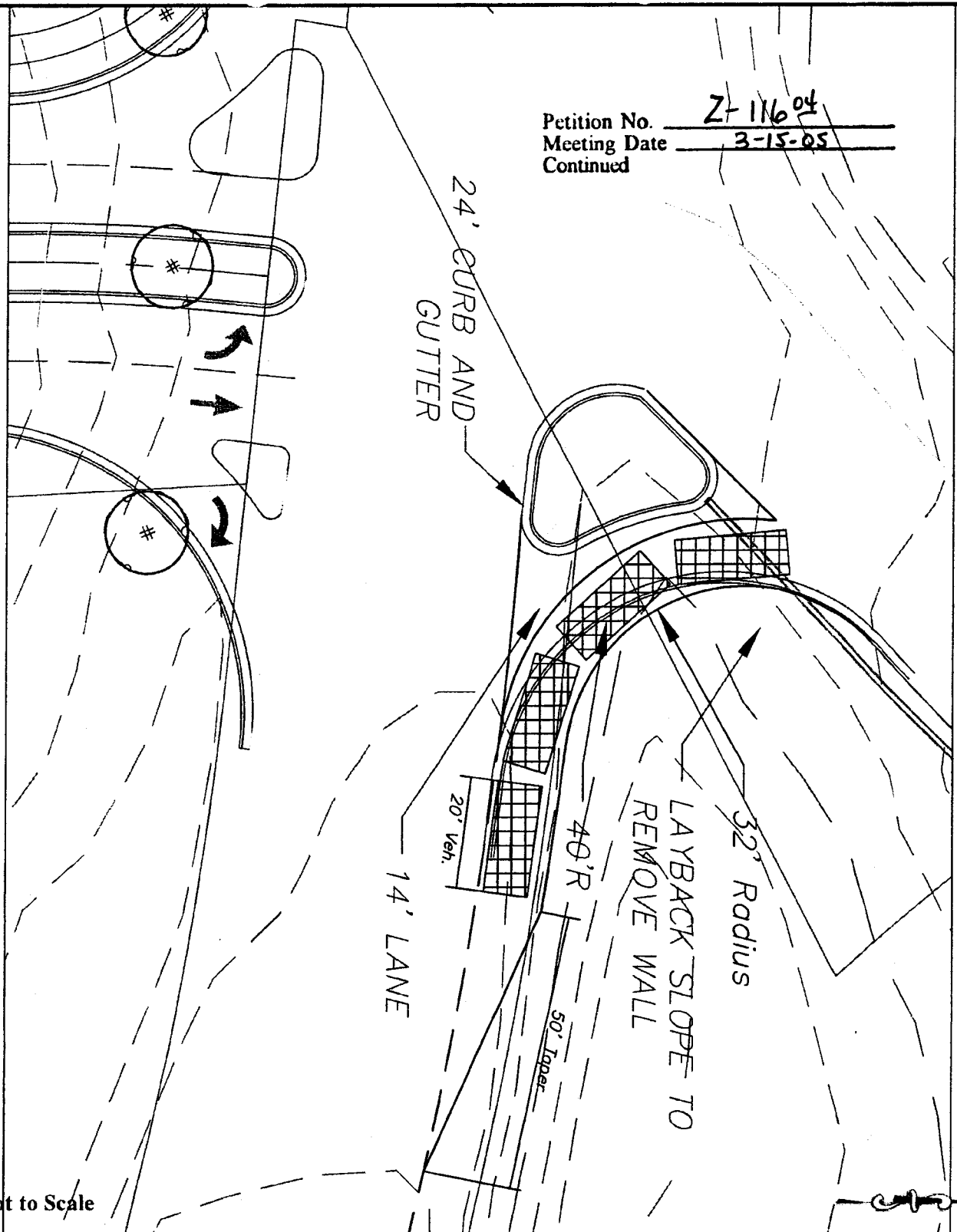
Ms. Karen Morales, President
Waterford Place Homeowners Association
(With Attachment)

Mr. Anthony L. Waybright
(With Attachment)

Ms. Mary Rose Barnes
(With Attachment)

B. F. Saul Real Estate Investment Trust
(With Attachment)

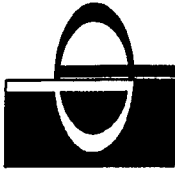
Petition No. Z-116⁰⁴
 Meeting Date 3-15-05
 Continued



Not to Scale

CLIENT:		B.F. Saul Property Company	
PROJECT:		Circle 75 Neighborhood Development	
Date:	3/11/05	DRAWN BY:	S. Smoak
FILE:	P:\1528\0066_Circle 75\Drawing\circle75.pdf	CHECKED BY:	D. Dobry

TITLE:		Waterford Place Deceleration Lane	
PROJ NO.:	1528006		
TASK:			
FIGURE:	1		



THE PRESTON PARTNERSHIP, LLC
 A MULTIMEDIA COMPANY
 1000 ABERNATHY ROAD, SUITE 600
 ATLANTA, GEORGIA 30308
 TEL: 770.796.2900
 FAX: 770.796.2901
 WWW.PRESTONPARTNERSHIP.COM

CONCEPT RENDERING

PROJECT
**CIRCLE 75
 MASTER PLAN**
 COBB COUNTY, GEORGIA

ARCHITECT
**BF SAUL
 PROPERTY COMPANY**
 900 CIRCLE 75, SUITE 100
 ATLANTA, GEORGIA 30308
 770.852.8075

DATE

JOB NUMBER

PROJECT CODE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

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DATE **DECEMBER 1, 2004**

JOB NUMBER **0318301**

PROJECT CODE

DATE

DATE

DATE

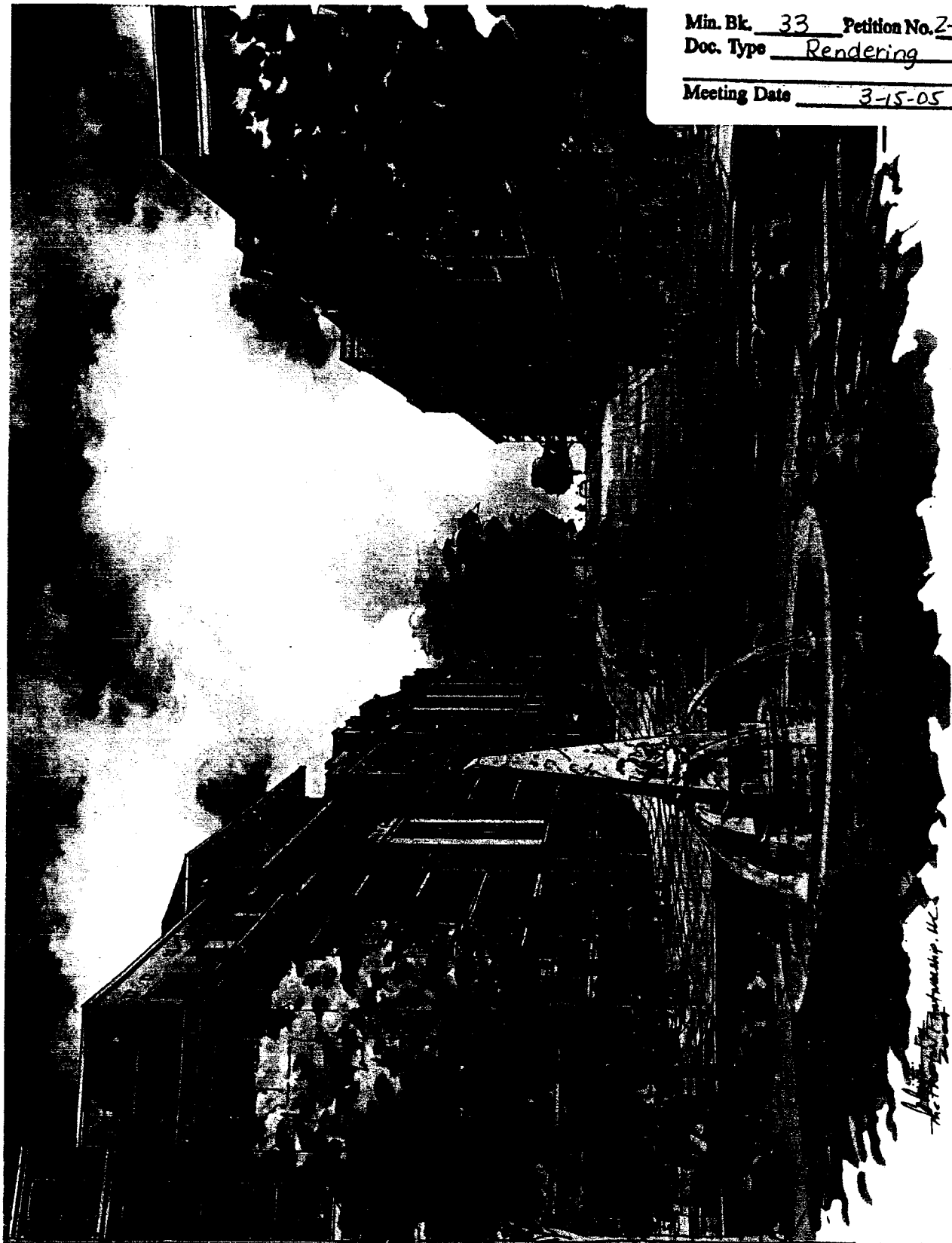
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DATE

**CONCEPTUAL
 RENDERING**

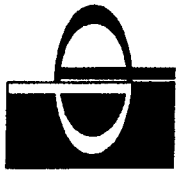
CR-03

CONCEPT



Min. Bk. 33 Petition No. 2-11604
 Doc. Type Rendering
 Meeting Date 3-15-05

Handwritten signature: The Preston Partnership, LLC



THE PRESTON PARTNERSHIP, LLC
 A MULTIDISCIPLINARY DESIGN FIRM
 1100 ARGEMONY ROAD, SUITE 600
 ATLANTA, GEORGIA, 30328
 TELEPHONE 770 346 7244
 FAC 770 346 2745
 WWW.PRESTONPARTNERSHIP.COM

CONSULTANT

SCALE

PROJECT
**CIRCLE 75
 MASTER PLAN**
 COBB COUNTY, GEORGIA

FOR
**BF SAUL
 PROPERTY COMPANY**
 1100 ARGEMONY ROAD, SUITE 100
 ATLANTA, GEORGIA 30328
 770-361-0075

PREPARED BY

DATE

JOB NUMBER

LAYOUT CODE

PLANNED WORK

DRAWN BY

CHECKED BY

DRAWING TITLE

CUSTOMER NUMBER

COMMENTS

DATE DECEMBER 1, 2004

JOB NUMBER 031830T

LAYOUT CODE

PLANNED WORK

DRAWN BY

CHECKED BY

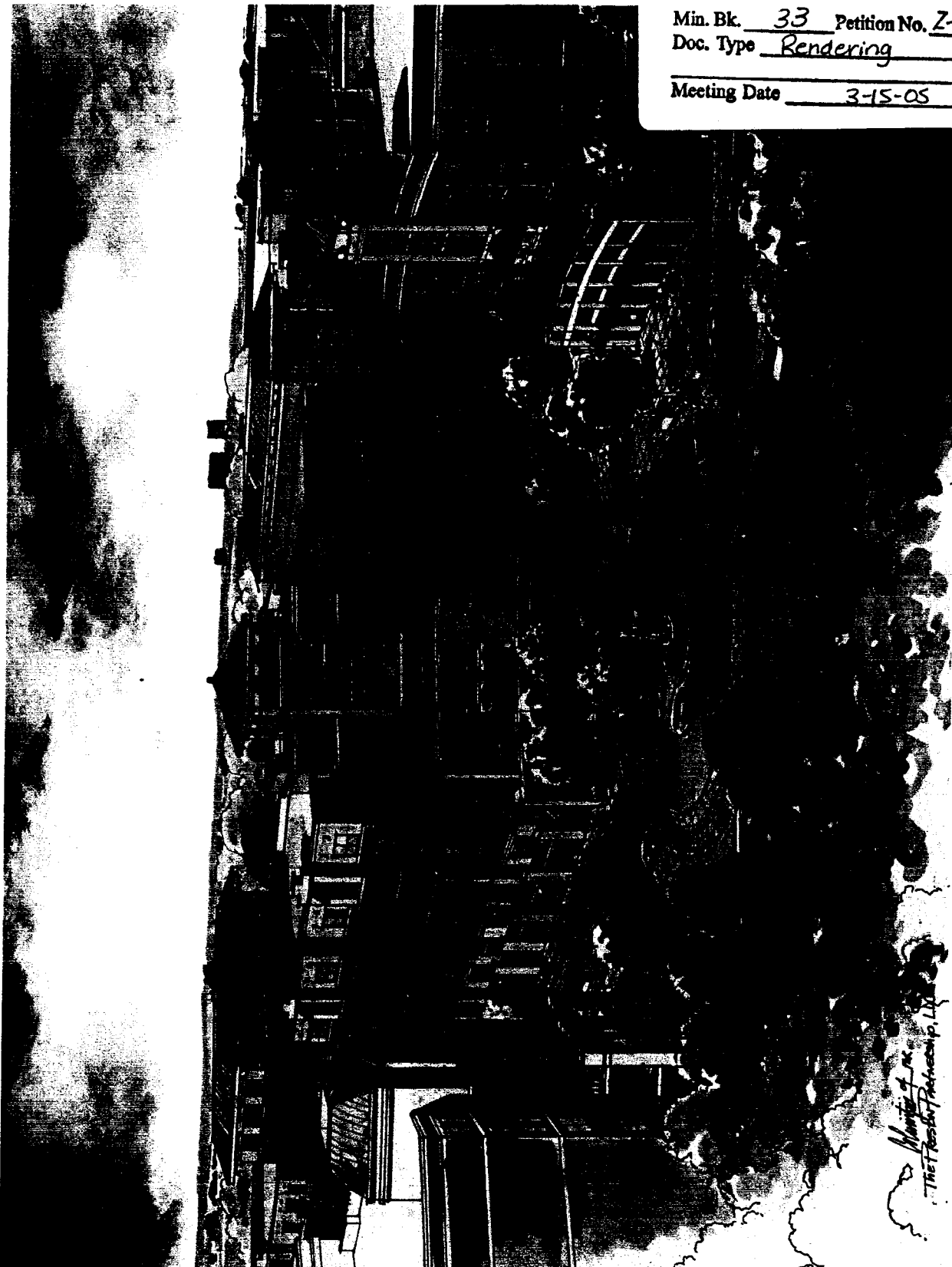
DRAWING TITLE

CUSTOMER NUMBER

COMMENTS

**CONCEPTUAL
 RENDERING**

CR-01



Min. Bk. 33 Petition No. Z-116⁰⁴

Doc. Type Rendering

Meeting Date 3-15-05

*Submitted by
 THE PRESTON PARTNERSHIP, LLC*

TRANSPORTATION COMMENTS

Min. Bk. 33 Petition No. Z-116⁰⁴
 Doc. Type Revised DOT Comments
 Meeting Date 3-15-05

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

	AVERAGE DAILY TRIPS	CLASSIFICATION	MIN. R.O.W. REQUIREMENTS
Herodian Way	14490	Major Collector	80'
Circle 75 Parkway	5801	Major Collector	80'
Windy Ridge Parkway	10938	Arterial	100'

Based on 10-23-03 traffic counting data taken by Cobb DOT. (Circle 75 Parkway)
Based on 10-29-03 traffic counting data taken by Cobb DOT. (Herodian Way)
Based on 10-14-03 traffic counting data taken by Cobb DOT. (Windy Ridge Parkway)

Herodian Way is classified as a Major Collector and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.
 Circle 75 Parkway is classified as a Major Collector and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.
 Windy Ridge Parkway is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Install sidewalk, curb and gutter along the all road frontages.

As necessitated by this development for egress from Herodian Way, Circle 75 Parkway and Windy Ridge Parkway, a minimum 150' deceleration lane will be required at each access point.

Two median breaks on Windy Ridge Parkway with minimum separation of 660'.

Provide 100% funding for traffic signal if and when warranted on Circle 75 at access point "C".

Construct a northbound left turn lane on Circle 75 at access point "C".

Driveway for access point "F" should be right-in-right-out.

Construct a 100' deceleration lane with a 50' taper at Waterford Place Condominiums driveway.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side and south side of Herodian Way, a minimum of 40' from the roadway centerline, b) donation of right-of-way on the west side of Circle 75 Parkway, a minimum of 40' from the roadway centerline and c) donation of right-of-way on the north side of Windy Ridge Parkway, a minimum of 50' from the roadway centerline.

Recommend installing sidewalk, curb and gutter along all road frontages.

Recommend a minimum 150' deceleration lane at each access point.

Recommend a maximum of two median breaks on Windy Ridge Parkway between Circle 75 Parkway and Heritage Trail with a minimum separation of 660 ft. and a minimum distance to intersection of 660'.

APPLICANT: B.F. Saul I Estate Investment Trust PETITIO. NO.: Z-116

PRESENT ZONING: OI PETITION FOR: RRC

TRANSPORTATION COMMENTS cont.

Petition No. Z-116⁰⁴
Meeting Date 3-15-05
Continued

Recommend developer provide 100% funding for a traffic signal if and when warranted on Circle 75 at access point "C".

Recommend constructing a northbound left turn lane on Circle 75 at access point "C".

Recommend the driveway for access point "F" be a right-in/right-out.

Recommend constructing a 100' deceleration lane with a 50' taper at Waterford Place Condominiums driveway.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

**2014 PAID AD VALOREM PROPERTY TAX
RECIPTS FOR SUBJECT PROPERTY
(TAX PARCEL NOS. 17091600050,
17091700010, AND 17087700010)**



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Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
ATLANTA BRAVES

**SAUL B F REAL ESTATE INV TRUST
C/O EASLEY MCCALED & ASSOCIATES
INC**

Payment Date: 10/14/2014

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2014	17091600050	10/15/2014	Pay: N/A or	24638.23

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$24,638.23	\$24,638.23	\$0.00



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Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
ATLANTA BRAVES

SAUL B F REAL ESTATE INV TRUST
C/O EASLEY MCCALED & ASSOCIATES
INC

Payment Date: 10/14/2014

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2014	17091700010	10/15/2014	Pay: N/A or	44164.45

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$44,164.45	\$44,164.45	\$0.00



CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

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Thank you for your payment!

Payer:
ATLANTA BRAVES

SAUL B F REALESTATE INV TRUST
C/O EASLEY MCCALED & ASSOC INC

Payment Date: 10/14/2014

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2014	17087700010	10/15/2014	Pay: N/A or	9350.87

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$9,350.87	\$9,350.87	\$0.00