EXHIBIT "A"
(Site Plan and Stipulation Amendment)

Application for "Other Business"

Cobb County, Georgia

Application No.: OB- 75 -2016

(Cobb County Zoning Division – 770-528-2035) BOC Hearing Date Requested: November 15, 2016

Applicant: Passion City Church, Inc Phone #:
(applicant's name printed)

Address: E-Mail:

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

Phone #: 7-429-1499 E-Mail: JMoore@MIJS.com
(representative's signature)

RECEIVED
OCT 11 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Signed, sealed and delivered in presence of:

My commission expires:
Notary Public

Titleholder(s): WHITEHALL INVESTMENTS, LLC Phone #: 714-376-8089
(property owner's name printed)

Address: PO Box 788, Yorba Linda CA 92885-0788 E-Mail: sabadiar@gmail.com

(Property owner's signature) Rahim Sabadia, Manager

Signed, sealed and delivered in presence of:

My commission expires: 11/15/16
Notary Public

RYAN ROBINSON NOTARY PUBLIC BARTOW CO., GEORGIA MY COMMISSION EXPIRES NOV. 15 2016

Commission District: 2 Zoning Case: Z-1 (1990); Z-48 (2008)

Size of property in acres: 10.758 Original Date of Hearing: 1990; 2008

Location: East side I-285, west side of Cumberland parkway
(street address, if applicable; nearest intersection, etc.)

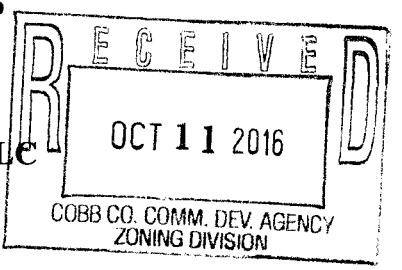
Land Lot(s): 842, 843, 884 District(s): 17

State specifically the need or reason(s) for Other Business: See Exhibit B

(List or attach additional information if needed)

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

OB Application No.: OB-75-2016
Application Nos.: Z-1 (1990) and Z-48 (2008)
Original Hearing Dates: February 20, 1990
October 21, 2008
Current Hearing Date: November 15, 2016



Applicant: Passion City Church, Inc.
Property Owner: Whitehall Investments, LLC

Passion City Church, Inc., as Applicant in this Application for "Other Business" (hereinafter "Applicant"), proposes amendments to the previously approved site plan and stipulations of three parcels which comprise an existing office park located on the westerly side of Cumberland Parkway, the easterly side of Interstate 285, southerly of Mt. Wilkinson Parkway, Land Lots 842, 843, and 884, 17th District, 2nd Section, Cobb County, Georgia, being more particularly known as 2575, 2625, and 2675 Cumberland Parkway (hereinafter collectively the "Property" or the "Subject Property"). Applicant proposes use of the Subject Property for location of its Cobb County campus which would initially require the renovation of the existing four-story office building for worship and office facilities. Future plans for development of the campus include construction of additional worship, office, educational, and related parking facilities.

Applicant seeks approval by the Cobb County Board of Commissioners for substantial revisions to any previously approved site plans and amendments to stipulations and conditions related to the Subject Property. With this Application for "Other Business," Applicant presents for approval the Zoning Site Plan prepared for Applicant by Cornerstone Site Consultants and Wakefield Beasley & Associates dated October 3, 2016, a reduced copy of which is attached hereto as Exhibit "1" for ease of reference, and is further submitted with the overall Application package. However, since the previously approved stipulations will be amended substantially, the stipulations proposed for the development of the Subject Property pursuant to the Zoning Site Plan will be enumerated in a separate letter of agreeable stipulations and conditions which will be filed with the Cobb County Zoning Office prior to the scheduled hearing before the Cobb County Board of Commissioners.

EXHIBIT "1"

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ZONING DIVISION

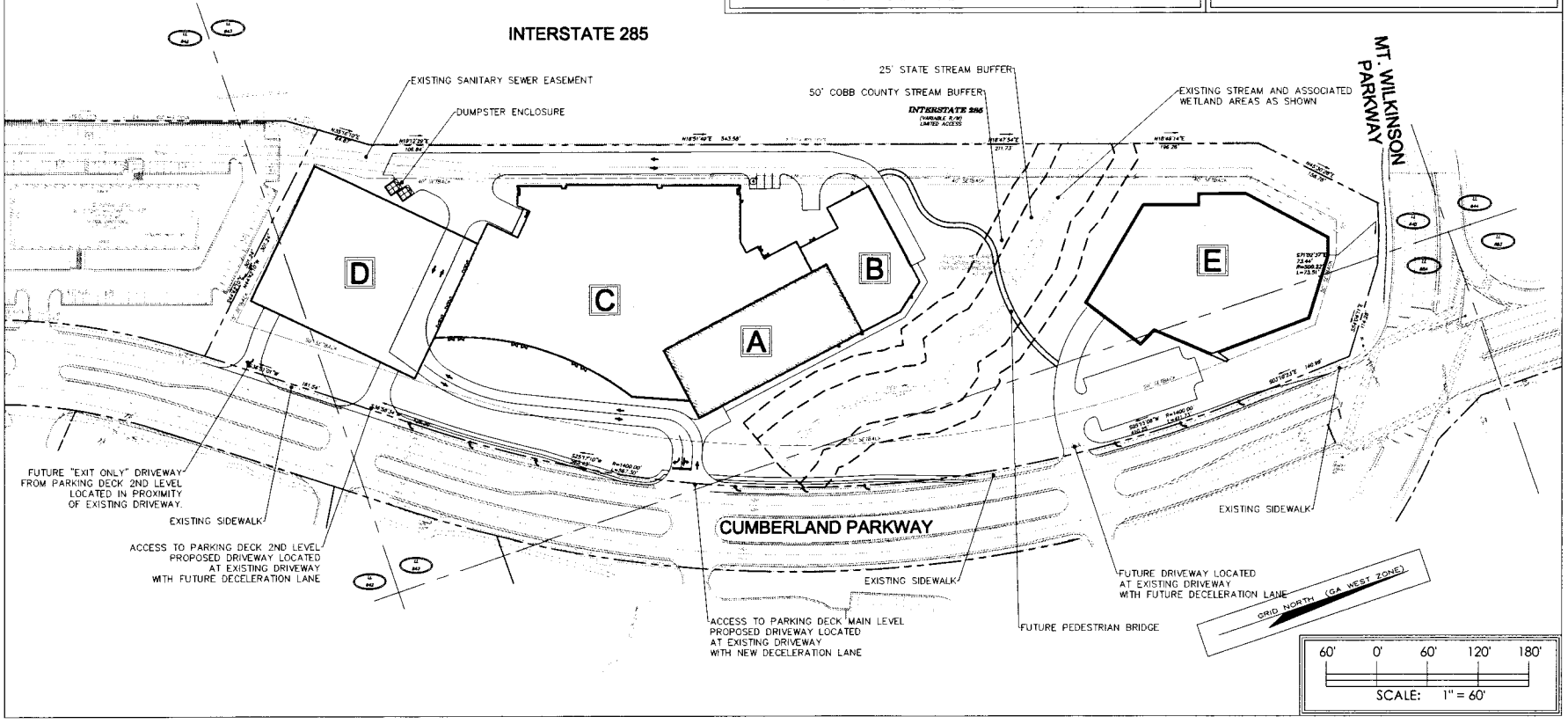
BUILDING LEGEND

A	EXISTING 4 STORY OFFICE BUILDING TO BE RENOVATED
B	PROPOSED BUILDING ADDITION MAXIMUM 2,000 SEATS & MAXIMUM 30,000 SF
C	PROPOSED WORSHIP BUILDING MAXIMUM 5,000 SEATS & MAXIMUM 300,000 SF
D	PROPOSED MULTI LEVEL PARKING DECK TO PROVIDE CODE MINIMUM PARKING
E	PROPOSED CHURCH MINISTRY AND/OR OFFICE BUILDING. MAXIMUM 150,000 SF WITH MULTI LEVEL PARKING DECK BELOW TO PROVIDE CODE MINIMUM PARKING

PROJECT DATA

SITE ADDRESS:	2575, 2625, 2675 CUMBERLAND PARKWAY ATLANTA, GA 30066 L.L. 842,843, & 884 17TH DIST., 2ND SECT.
SITE AREA:	10.758 ACRES
EXISTING SITE USE:	OFFICE BUILDINGS
PROPOSED PROJECT:	CHURCH BUILDINGS
SITE ZONING:	OHR & CRC (2008 Z-48)
IMPERVIOUS AREA:	70% MAXIMUM ALLOWED 70% PROPOSED
PARKING:	PARKING SPACES WILL BE PROVIDED AS REQUIRED BY COBB COUNTY CODE

FLOOD PLAIN NOTE:
FLOOD INSURANCE RATE MAP PANEL 13067 C 0226 G, DATED DECEMBER 16, 2008 THE SITE IS IN ZONE "X" (NO LISTED 100 YEAR FLOOD PLAIN)



WAKEFIELD BEASLEY & ASSOCIATES

ATLANTA · JACKSONVILLE · PANAMA
ABU DHABI · SHANGHAI

GEORGIA REGISTERED PROFESSIONAL ENGINEER

FOR THE FIRM CORNERSTONE SITE CONSULTANTS, LLC

CORNERSTONE SITE CONSULTANTS
2985 GORDY PARKWAY
SUITE 119
MARIETTA, GA 30066
Project # 2016-0014

PASSION CITY CHURCH

CUMBERLAND PARKWAY
ATLANTA, GEORGIA

Print Record

Revisions

Date 10-03-16 Job No.

Sheet Title
ZONING SITE PLAN

Sheet No.
SP-001

ZONING SITE PLAN SUBMITTED FOR APPROVAL BY BOARD OF COMMISSIONERS PURSUANT TO APPLICATION FOR "OTHER BUSINESS" – NOVEMBER 15, 2016

RECEIVED
OCT 11 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BUILDING LEGEND

A	EXISTING 4 STORY OFFICE BUILDING TO BE RENOVATED
B	PROPOSED BUILDING ADDITION MAXIMUM 2,000 SEATS & MAXIMUM 30,000 SF
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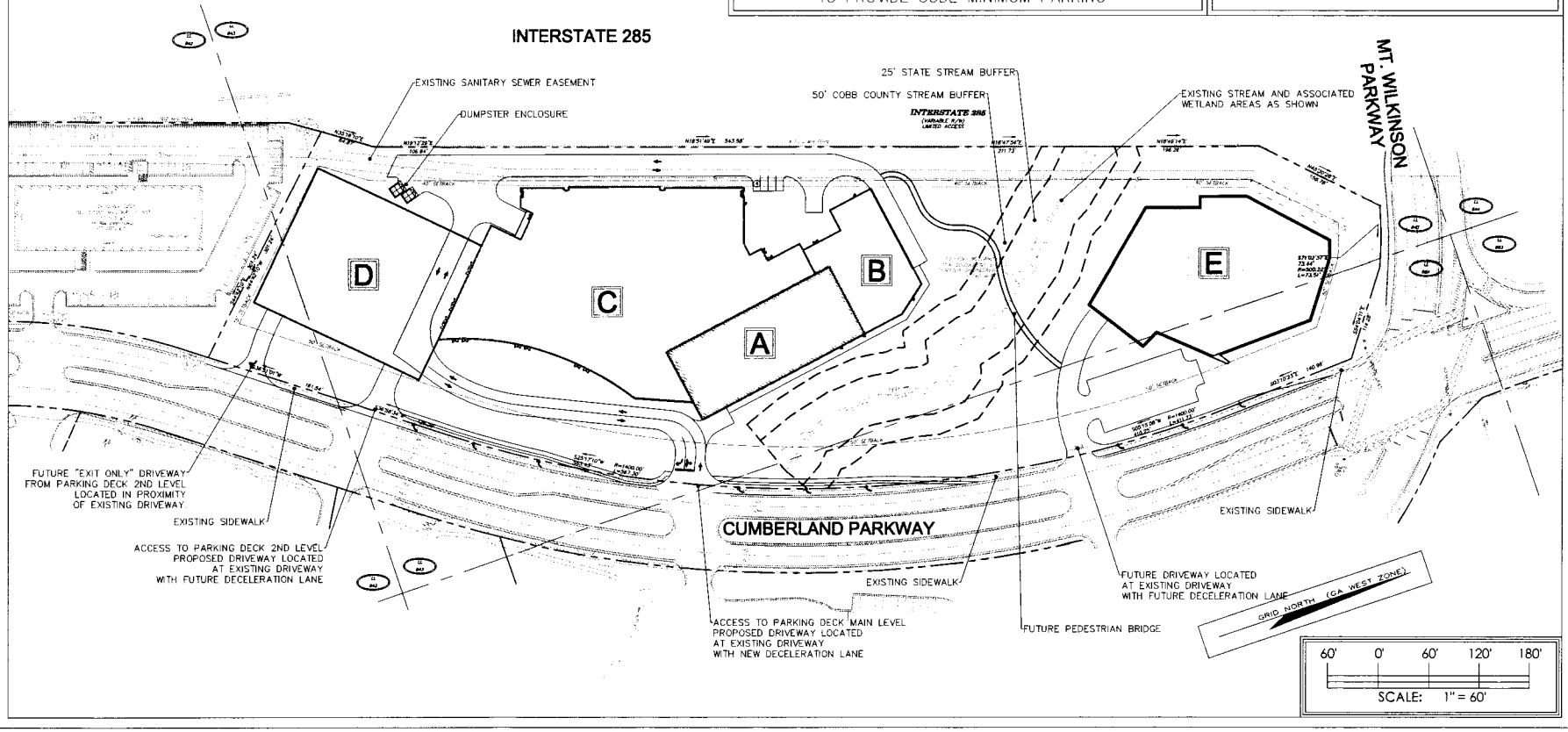


WAKEFIELD BEASLEY & ASSOCIATES
ATLANTA · JACKSONVILLE · PANAMA
ABU DHABI · SHANGHAI

FOR THE FIRM CORNERSTONE SITE CONSULTANTS, LLC

CORNERSTONE SITE CONSULTANTS
2985 GORDY PARKWAY
SUITE 119
MARIETTA, GA 30066
Project # 2016-0014

PASSION CITY CHURCH

CUMBERLAND PARKWAY
ATLANTA, GEORGIA

Print Record

Revisions

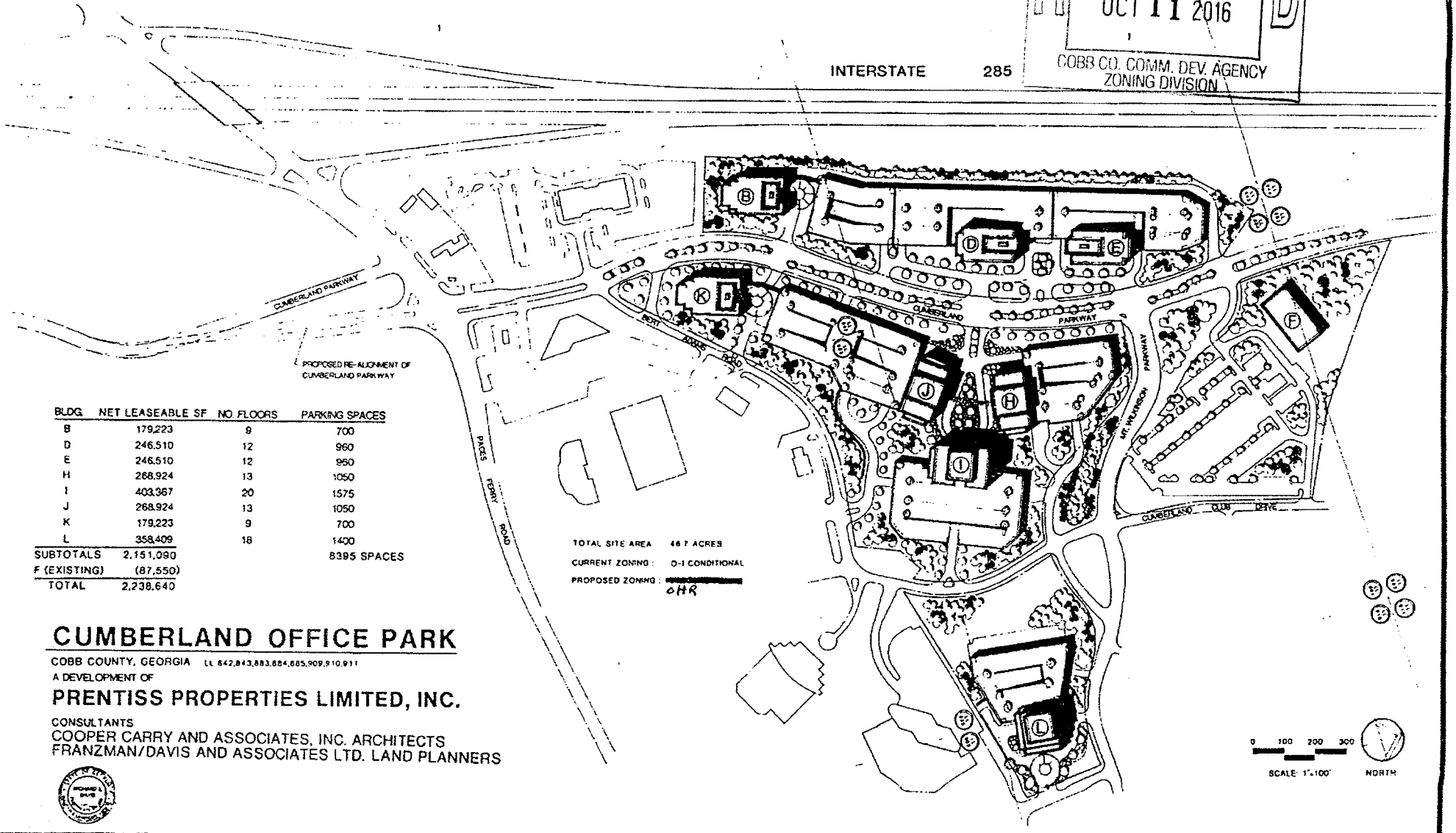
Date 10-03-16 Job No.

Sheet Title
ZONING SITE PLAN

Sheet No.
SP-001

OVERALL MASTER PLAN FOR CUMBERLAND OFFICE PARK APPROVED BY BOARD OF COMMISSIONERS PURSUANT TO APPLICATION FOR REZONING NO. Z-1 (1990) – FEBRUARY 20, 1990

RECEIVED
OCT 11 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



BLDG.	NET LEASEABLE SF	NO. FLOORS	PARKING SPACES
B	179,223	9	700
D	246,510	12	960
E	246,510	12	950
H	268,924	13	1050
I	403,367	20	1575
J	268,924	13	1050
K	179,223	9	700
L	358,409	18	1400
SUBTOTALS	2,151,090		8395 SPACES
F (EXISTING)	(87,550)		
TOTAL	2,238,640		

CUMBERLAND OFFICE PARK

COBB COUNTY, GEORGIA LL 842,843,883,884,885,909,910,911

A DEVELOPMENT OF

PRENTISS PROPERTIES LIMITED, INC.

CONSULTANTS

COOPER CARRY AND ASSOCIATES, INC. ARCHITECTS

FRANZMAN/DAVIS AND ASSOCIATES LTD. LAND PLANNERS

REZONING SITE PLAN FOR CUMBERLAND OFFICE PARK (SUBJECT PROPERTY) APPROVED BY BOARD OF COMMISSIONERS PURSUANT TO APPLICATION FOR REZONING NO. Z-48 (2008) – OCTOBER 21, 2008

CUMBERLAND OFFICE PARK
CUMBERLAND PARKWAY
MARIETTA, GEORGIA
COBB COUNTY
LAND LOTS 843, 844, AND 884
17TH DISTRICT, 2nd SECTION
REVISIONS
SH INVESTMENTS THREE, LLC
SG CONSULTING, LLC
REZONING SITE PLAN
Z1.0
LEGAL DESCRIPTION
GRAPHIC SCALE
RECEIVED
OCT 11 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
AREA TO BE REZONED
Min. Bk. 57 Petition No. Z-48
Doc. Type Site plan
Meeting Date 10/21/08

OFFICIAL MINUTES OF COBB COUNTY BOARD OF COMMISSIONERS ZONING HEARING FOR Z-1 (1990) – FEBRUARY 20, 1990

Application for Rezoning
COBB COUNTY

(type or print clearly)

Application No. Z-1
Hearing Date 2-20-90

Applicant Prentiss Properties Limited, Inc. Business Phone 892-1616 Home Phone
Richard B. Bradshaw, Jr. Address 1201 W. Peachtree Street, Suite 3600
(representative's name, printed) Atlanta, Georgia
Richard B Bradshaw Jr. Business Phone 892-1616 Home Phone
(representative's signature)

Titleholder PREEF USA Fund-III, Inc. Business Phone 781-3300 Home Phone 415/
Signature Address 650 California St., San Francisco, CA 94109
Titleholder Business Phone Home Phone
Signature Address

Zoning Request From O-I (present zoning) To OHR (proposed zoning)

For the Purpose of Redevelopment of Cumberland Office Park Office Size of Tract Approx. 46 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location Cumberland Parkway (east and west of Cumberland Parkway and north of Paces Ferry Road
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 842, 843, 883, 884, 885, 909, 910 District 17th, 2nd Section

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no [X] there are [ ] such assets. If any, they are as follows:

Applicant's Signature

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission 2-20-90 Planning Commission recommended approval of application subject to: 1) Cobb County DOT recommendation as outlined in letter to Mr. Ed Thomas from Bill Peratta, dated Feb. 20, 1990 and marked as Exhibit "A".; 2) Dev. & Inspections Dept. comments; 3) Water & Sewer Dept. comments; 4) landscaping to be reviewed and approved by Staff. Motion by Wise, second by Dawson, carried 4-0.

Chairman

Board of Commissioners' Decision 2-20-90 Board of Commissioners **approved** application as recommended by the Planning Commission and further subject to: 5) applicant participating in the Suburban Mobility Program. VOTE: 4-1, Burton opposed.

Chairman

(Site Plan and Stipulation Amendment)

Application for "Other Business"
Cobb County, Georgia

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

RECEIVED
OCT 11 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.: OB-73-2016

BOC Hearing Date Requested: November 15, 2016

Applicant: Passion City Church, Inc. **Phone #:** (404) 231-7080
(applicant's name printed)

Address: 515 Garson Drive, Atlanta, GA 30324 **E-Mail:** aaron.coe@passioncitychurch.com

Moore Ingram Johnson & Steele, LLP
John H. Moore **Address:** Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: _____ **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
Notary Public **My commission expires:** January 10, 2019

CAROLYN E. COOK NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JAN. 10, 2019

Titleholder(s): Whitehall Investments, LLC **Phone #:** (714) 376-8089
(property owner's name printed)

Address: Post Office Box 788, Yorba Linda, CA 92885-0788 **E-Mail:** sabadiar@gmail.com

See Exhibit "A" for Titleholder's Representative's Signature
(Property owner's signature)

Signed, sealed and delivered in presence of:

_____
Notary Public **My commission expires:** _____

Commission District: 2 (Ott) **Zoning Case:** Z-1 (1990); Z-48 (2008)

Size of property in acres: 10.758± **Original Date of Hearing:** 02/20/1990
10/21/2008

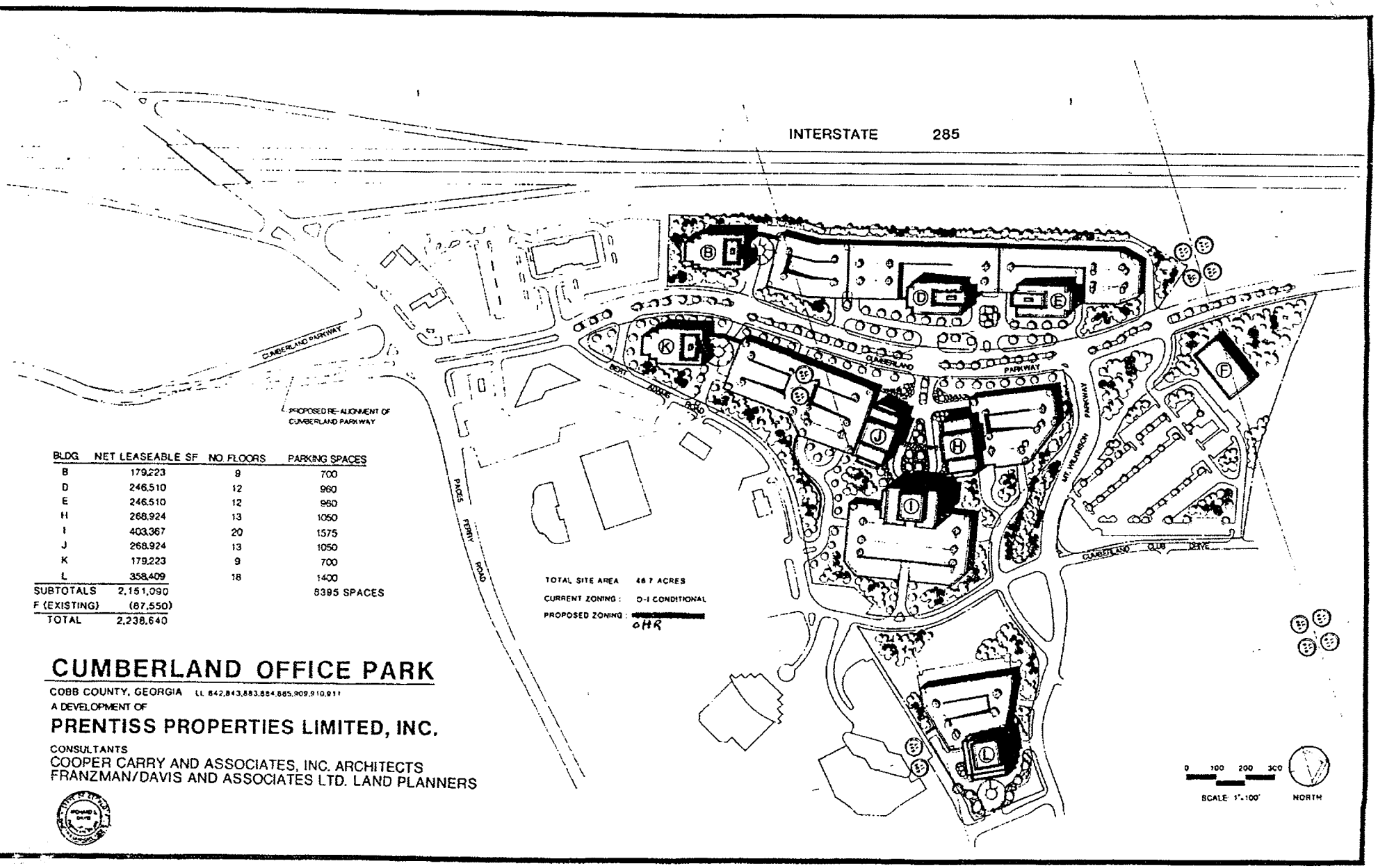
Location: West side of Cumberland Parkway; south of Mt. Wilkinson Parkway
(street address, if applicable; nearest intersection, etc.) (2575, 2625, 2675 Cumberland Parkway)

Land Lot(s): 842, 843, 884 **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)



BLDG.	NET LEASEABLE SF	NO. FLOORS	PARKING SPACES
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F (EXISTING)	(87,550)		
TOTAL	2,238,640		

CUMBERLAND OFFICE PARK

COBB COUNTY, GEORGIA LL 842,843,883,884,885,909,910,911

A DEVELOPMENT OF

PRENTISS PROPERTIES LIMITED, INC.

CONSULTANTS

COOPER CARRY AND ASSOCIATES, INC. ARCHITECTS

FRANZMAN/DAVIS AND ASSOCIATES LTD. LAND PLANNERS

Cobb County
Board of Commissioners
10 E. Park Square
Marietta, GA 30090-9623
(404) 429-3420

DEPARTMENT OF TRANSPORTATON
Traffic Engineering Division
DOUGLAS E. HEFTY
Traffic Engineer

RECEIVED
OCT 11 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

EXHIBIT "A"

TO: Ed Thomas, Principal Planner
Planning & Zoning Department

FROM: Bill Peratta, Traffic Engineer II

DATE: February 20, 1990

SUBJECT: Prentiss Properties Limited, Inc.
Petition No. Z-1
Date of Hearing: 2-20-90

Cobb County Department of Transportation recommends approval of this application subject to the following conditions:

a. Construction of the specific roadway improvements identified by the developer on the attached Exhibit under the caption "Roadway Improvements" in accordance with the time schedule established therein; and

b. Agreement of the applicant to include the property being rezoned within the Cobb County Community Improvement District; and

c. Cobb County Department of Transportation will retain the right to approve the final site location of Buildings B, D, and E at the time of submission of applications for land disturbance permits for each building for the limited purpose of ensuring that no construction activity is proposed within any reasonable right-of-way which may be required by the Georgia DOT to implement any then existing plans prepared by or on behalf on the Georgia DOT pertaining to a collector/distributor system paralleling I-285. The "reasonableness" standard provided for herein shall take into account the mimimum amount of right-of-way necessary to implement the improvements and the impact of the right-of-way requirement upon the proposed development.

Philip L. Secrist, Chairman
Emmett L. Burton, Eastern District
Harvey D. Paschal, Western District
Thea J. Powell, Eastern District
Harriet L. Smith, Western District

An Equal Opportunity Employer

EXHIBIT "A"

PROPOSED STIPULATIONS OF ZONING.

The proposed stipulations of zoning consist of two categories: specific roadway improvements to be required of the developer and coordinated with the completion of the proposed office facilities; and the funding of off-site infrastructure improvements through voluntary participation in the County's CID program.

Roadway Improvements.

Based upon the traffic analysis performed by LRE Engineering, Inc., the developer is agreeable to the following stipulations pertaining to roadway improvements:

(1) Prior to issuance of a certificate of occupancy for Building K, the construction of an additional right lane on Cumberland Parkway at its intersection with Paces Ferry Road for use by vehicles heading northbound on I-285 only; (Estimated cost: $95,300)

(2) Prior to the issuance of a certificate of occupancy for Building E, the realignment and reconstruction to four lanes of Mount Wilkerson Parkway. Additionally, signalizations will be required at the intersection with Cumberland Parkway and Cumberland Club Drive; (Estimated cost: $278,800)

EXHIBIT "A"

(3) Prior to the issuance of a certificate of occupancy for Building B, the construction of an additional east bound lane on Paces Ferry Road beginning at the I-285 off ramp and ending approximately 600 feet west of the Overlook Parkway intersection; (Estimated cost: $125,300)

(4) Prior to the issuance of a certificate of occupancy for Building L, the realignment and signalization of Burt Adams Road at its intersection with Cumberland Parkway; (Estimated cost: $71,385)

(5) Prior to the issuance of a certificate of occupancy for Building D, Mount Wilkerson Parkway will be widened to six lanes at its Cumberland Parkway intersection; (Estimated cost: $30,400) and

(6) Prior to the issuance of a certificate of occupancy for Building I, an additional right hand lane will be constructed on east bound Hargrove Road at its intersection with Cumberland Parkway. (Estimated cost: $22,900)

(NOTE: Buildings are identified by the numbers referred to on Plate 16 of the Traffic Impact Study.)

CID Participation.

Attached hereto is an analysis of the additional tax funds which will be paid by Prentiss Properties as a result of

electing to participate in the Community Improvement District through the year 2003. The analysis evidences that the total contributions should be in the range of approximately $4,543,570.00.

CONCLUSION

Prentiss Properties is extremely enthusiastic concerning the prospects of developing a high quality office park in Cobb County. The professional team assembled to properly plan this project include the land planning firm of Franzman and Davis, the architectual firm of Cooper Carry and Associates, LRE Traffic Engineers, and the engineering firm of Hensley-Schmidt, Inc. We look forward to continuing the planning process by working with Cobb County and each of the County's affected departments to insure that the final product is a credit to the entire Cobb County community.

OFFICIAL MINUTES OF COBB COUNTY BOARD OF COMMISSIONERS ZONING HEARING FOR Z-48 (2008) – OCTOBER 21, 2008

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
OCTOBER 21, 2008
9:05 A.M.

The Board of Commissioners' Zoning Hearing was held on Tuesday, October 21, 2008, at 9:05 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

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

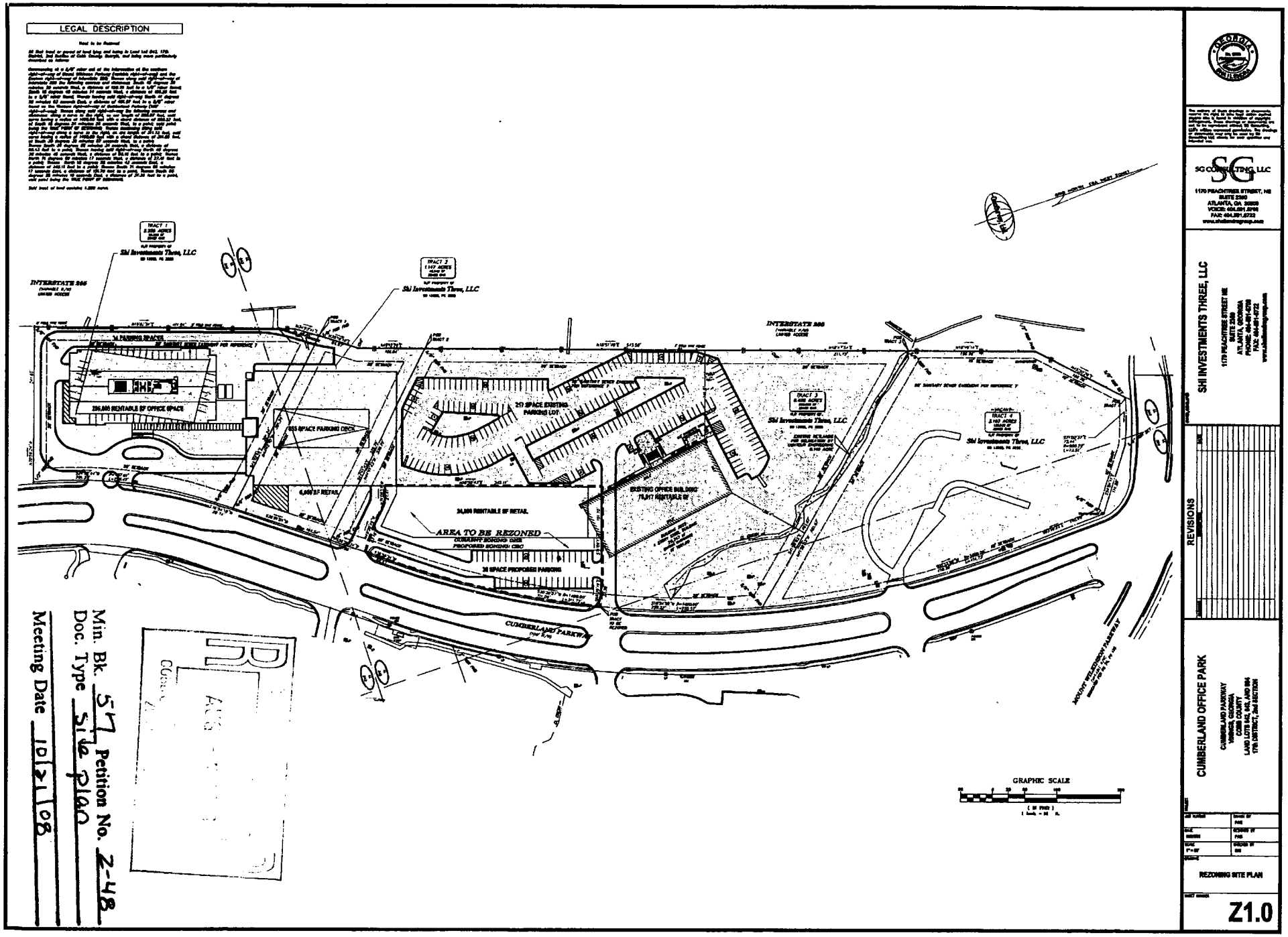
Z-48 **SHI INVESTMENTS THREE, LLC** (owner) requesting Rezoning from **OHR** to **CRC** for the purpose of Retail and Restaurants in Land Lots 842 and 843 of the 17th District. Located on the west side of Cumberland Parkway, south of Mount Wilkinson Parkway.

The public hearing was opened and Mr. John Moore addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Lee, to **approve** Rezoning to the **CRC** zoning district **subject to:**

- **site plan received by the Zoning Division August 7, 2008, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **letters of agreeable conditions from Mr. John Moore dated October 1, 2008 and October 16, 2008 (attached and made a part of these minutes)**
- **Fire Department comments and recommendations**
- **Cobb County-Marietta Water Authority comments**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **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** unanimously


LEGAL DESCRIPTION
INTERSTATE 285
Shi Investments Three, LLC
34 PARKING SPACES
236,000 RENTABLE SF OFFICE SPACE
217 SPACE EXISTING PARKING LOT
EXISTING OFFICE BUILDING
AREA TO BE REZONED
CUMBERLAND PARKWAY
MOUNT WILKINSON PARKWAY
GRAPHIC SCALE
SG CONSULTING, LLC
1170 PEACHTREE STREET, NE
SUITE 2300
ATLANTA, GA 30309
SHI INVESTMENTS THREE, LLC
REVISIONS
CUMBERLAND OFFICE PARK
CUMBERLAND PARKWAY
VININGS, GEORGIA
COBB COUNTY
LAND LOTS 842, 843, AND 864
17th DISTRICT, 2nd SECTION
REZONING SITE PLAN
Z1.0
Min. Bk. 57 Petition No. Z-48
Doc. Type Site Plan
Meeting Date 10/21/08

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

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
KIM A. ROPER
JOYCE W. HARPER
AMY K. WEBER
TARA C. RIDDLE
KELLI L. WOLK
VICTOR P. VALMUS
T. SHANE MAYES
ANGELA H. SMITH
OPHELIA W. CHAN
DARRELL L. SUTTON
NICHOLAS J. PETERSON♦
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS*
JENNIFER S. WHITE♦

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

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

BILLING ADDRESS
P.O. BOX 3305 • MARIETTA, GEORGIA 30061

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK, SUITE 500
408 N. CEDAR BLUFF ROAD • KNOXVILLE, TENNESSEE 37923

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

RYAN G. PRESCOTT
CHRISTOPHER C. MINGLEDORFF
COLE B. STINSON♦**
ANGELA D. CHEATHAM
CAREY E. OLSON*
CHARLES PIERCE♦
BRANDON C. HARDY
STAYCE M. BURKHART*
CLAY S. O'DANIEL
GRAHAM E. MCDONALD
KARINE M. POLIS
PHILLIP G. GOMBAR♦
SARAH E. STOTTLEMYER
JENNIFER A. RINGSMUTH*
PRESTON D. HOLLOWAY
JENNIFER B. SIMPSON
ASPEN S. RAINS♦

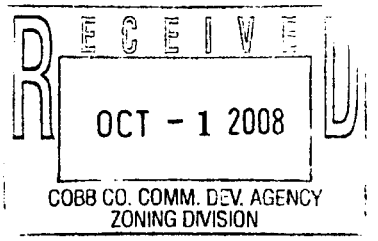
MARC E. SIROTKIN
BETH GEARHART****
S. NIKOL RICHARDSON♦
SCOTT I SAIDAK♦
JENNIFER L. LAFOUNTAINE*
TIMOTHY H. STALLINGS
PRESTON D. PIERCE♦

OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NM
*** ALSO ADMITTED IN NC
**** ALSO ADMITTED IN CA
♦ ADMITTED ONLY IN TN

October 1, 2008

Hand Delivered



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

RE: Application for Rezoning - Application No. Z-48 (2008)
Applicant/Owner: Shi Investments Three, LLC
Property: 1.280 acres located on the westerly side of Cumberland Parkway, south of Mount Wilkinson Parkway, Land Lots 842 and 843, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

As you know, the undersigned and this firm represent Shi Investments Three, LLC, the Applicant and the Property Owner (hereinafter collectively referred to as "Applicant"), in its Application for Rezoning with respect to a 1.280 tract of property located on the westerly side of Cumberland Parkway, southerly of Mount Wilkinson Parkway, Land Lots 842 and 843, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). After meeting with planning and zoning staff and various Cobb County departmental representatives, discussions with area property owners, and reviewing the staff comments and recommendations and the uses of surrounding properties, we have been 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. The referenced stipulations are as follows:

Bk. 57 Petition No. Z-48
Type letter of agreeable conditions
Date 10/21/08

(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; together with any and all Departmental Comments and Staff Recommendations relating to the Subject Property from any prior zoning actions.

(2) Applicant seeks rezoning of the Subject Property from the existing zoning category of Office High Rise ("OHR") to the proposed zoning category of Community Retail Commercial ("CRC"), with reference to the Rezoning Site Plan prepared for Applicant by SG Consulting, LLC dated July 21, 2008.

(3) The Subject Property consists of approximately 1.280 acres and shall be developed for a maximum of 24,000 square feet of rentable retail space within the existing office park development.

(4) The proposed structure shall be located adjacent to the existing parking deck and fronting Cumberland Parkway so as to provide a shield of the view of the parking deck from Cumberland Parkway.

(5) The one-story structure within the existing office park shall be traditional in style and architecture.

(6) The front façade of the proposed structure shall consist of brick, stone, stacked stone, stucco, stucco-type, steel, glass, and combinations thereof.

(7) Any roof-mounted HVAC equipment shall be screened by means of a continuous roof parapet.

(8) Entrance signage for the proposed retail building shall be ground based, monument style signage. The finish, materials, and colors for the signage shall be compatible with the retail structure as well as the signage for the existing office development. Further, such signage shall contain no flashing sign components.

(9) There shall be no roof signs and no exterior, temporary signs excepting only grand opening signage, leasing signage, and signage indicating the coming business.

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Meeting Date 10/21/08
Continued

(10) There shall be no tenant vehicles or vehicles of any type parked in front of the proposed retail building containing tenant identification signage or advertising signage.

(11) Lighting fixtures for parking areas shall be environmentally sensitive, shoe-box style and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.

(12) Security lighting on the structure shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.

(13) All dumpsters servicing the proposed retail building shall be enclosed with a minimum six (6) foot high brick enclosure on three sides with a solid wooden screen gate or doors on the access side. All dumpsters shall contain rubber lids to minimize noise.

(14) Landscaping for the proposed entrance area and surrounding the proposed retail building shall be professionally designed, implemented, and maintained, and shall be compatible with the overall landscaping of the existing office park.

(15) Minor modifications to the within stipulations, the referenced Rezoning Site Plan, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary.

(16) All utilities for the proposed development shall be located underground.

(17) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(18) All landscape and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, and any and all slopes or other required engineering features of the foregoing.

(19) 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.

We believe the requested zoning, pursuant to the referenced Rezoning Site Plan and the stipulations contained herein, is an appropriate use of the Subject Property while taking into consideration the significant changes within the area and the impact of those changes upon surrounding developments and area properties and owners thereof surrounding the proposed development. 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

Cobb County Planning Commission:
Murray Homan, Chairman
Judy Williams
Bob Hovey
Christi S. Trombetti
Tom McCleskey

Shi Investments Three, LLC

Petition No. Z-48
Meeting Date 10/21/08
Continued

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

WWW.MIJS.COM

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ROBERT D. INGRAM†
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BILLING ADDRESS
P.O. BOX 3305 • MARIETTA, GEORGIA 30061

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BRANDON C. HARDY
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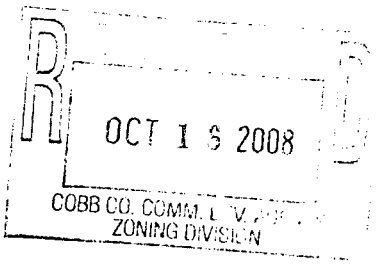
MARC E. SIROTKIN
BETH GEARHART****
S. NIKOL RICHARDSON♦
SCOTT I SAIDAK♦
JENNIFER L. LAFOUNTAINE*
TIMOTHY H. STALLINGS
PRESTON D. PIERCE♦

OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NM
*** ALSO ADMITTED IN NC
**** ALSO ADMITTED IN CA
♦ ADMITTED ONLY IN TN

October 16, 2008

Hand Delivered



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

RE: Application for Rezoning - Application No. Z-48 (2008)
Applicant/Owner: Shi Investments Three, LLC
Property: 1.280 acres located on the westerly side of Cumberland Parkway, south of Mount Wilkinson Parkway, Land Lots 842 and 843, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Shi Investments Three, LLC, as Applicant and Property Owner in 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 October 1, 2008, which, if the Application for Rezoning is approved, as submitted, shall become part of the grant of the requested zoning and shall be binding upon the Subject Property. The additional stipulations are as follows:

(1) There shall be no businesses with a drive-thru, excepting only banks.

(2) The following uses shall be prohibited from the proposed overall development:

(a) Video arcades as a primary use;

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letter of agreeable conditions
Hearing Date 12/2/08

(b) Adult-themed bookstores as a primary use;

(c) Automotive sales, repair, and/or service facilities;

(d) Gas station;

(e) Truck and trailer leasing facilities;

(f) Automotive paint and body repair shops;

(g) Automotive upholstery shops;

(h) Billiards and pool halls which are the sole or predominant use;

(i) Bus stations (not to exclude bus stops);

(j) Fraternity and sorority house;

(k) Full-service gas stations;

(l) Light automotive repair;

(m) Rooming houses and boarding houses;

(n) Any form of adult entertainment business; and

(o) Nightclubs and bars, except that same would be permitted within a restaurant or hotel provided that they are an integral part of a restaurant or hotel operation.

As previously stated, we believe the requested zoning, pursuant to the referenced Rezoning Site Plan, the stipulations contained in the letter of agreeable stipulations and conditions dated October 1, 2008, and the supplemental stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the significant changes within the area and the impact of those changes upon surrounding developments and area properties and owners thereof surrounding the proposed development. Thank you for your consideration in this request.

Petition No. Z-48
Meeting Date 10/21/08
Continued

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

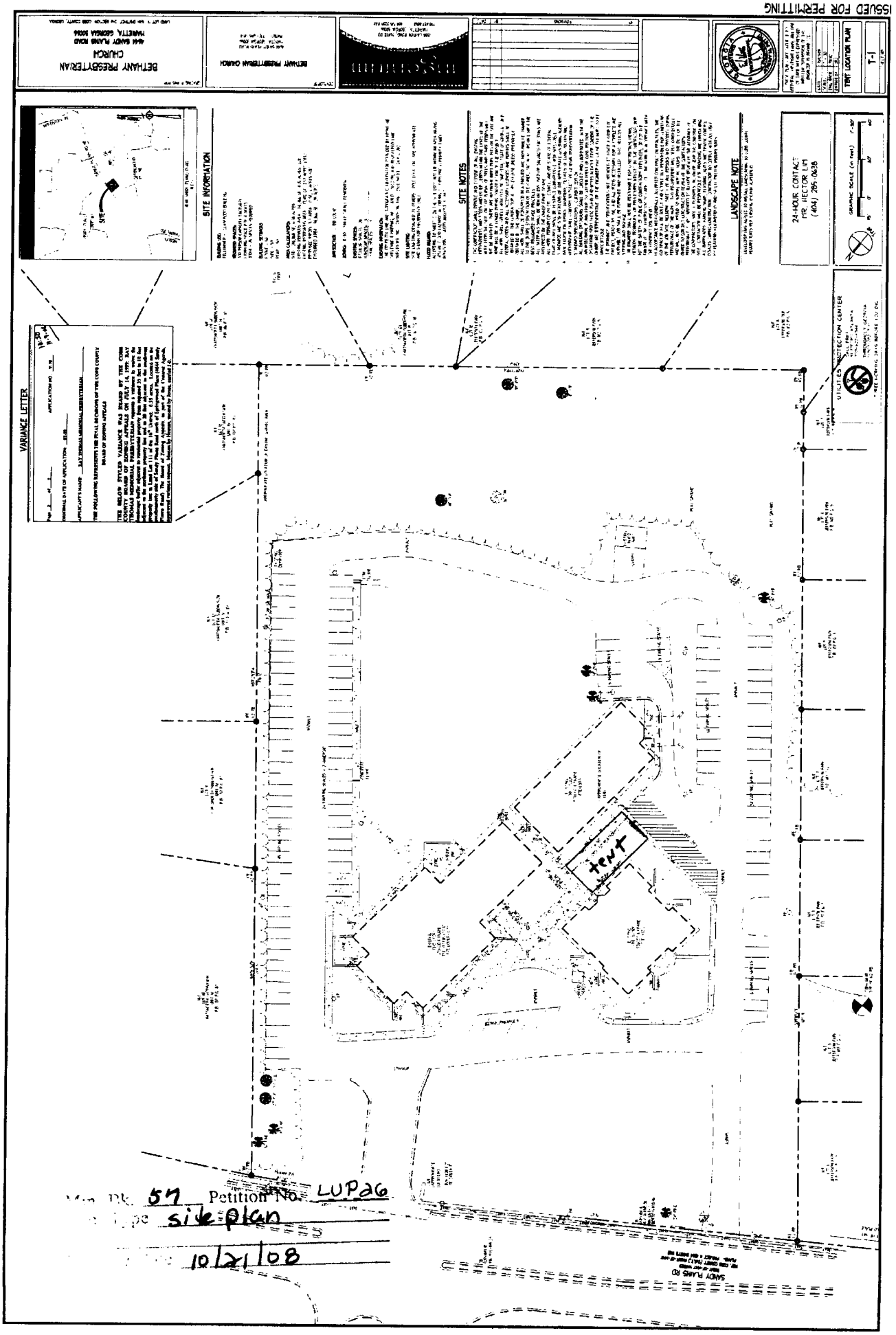
John H. Moore

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

Ron Sifen
Vinings Homeowers Association

Shi Investments Three, LLC

Petition No. Z-48
Meeting Date 10/21/08
Continued


ISSUED FOR PERMITTING
BETHANY PRESBYTERIAN CHURCH
444 SANDY PLAINS ROAD
MARIETTA, GEORGIA 30066
BETHANY PRESBYTERIAN CHURCH
T-1
TENT LOCATION PLAN
SITE INFORMATION
SITE NOTES
LANDSCAPE NOTE
24-HOUR CONTACT
MR. HECTOR LIFI
(404) 286-0638
VARIANCE LETTER
UTILITIES PROTECTION CENTER
SANDY PLAINS RD
tent
Petition No. LUP26
site plan
10/21/08

2016 PAID AD VALOREM PROPERTY TAX RECIEPTS FOR SUBJECT PROPERTY (TAX PARCEL NOS. 17084200160; 17084300030; AND 17084300050)

Printed: 10/11/2016

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:
Adriana dos Reis

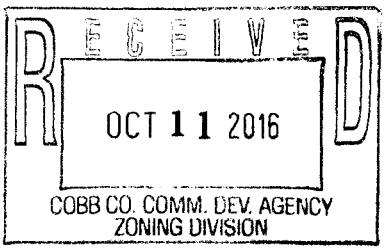
WHITEHALL INVESTMENTS LLC

Payment Date: 9/13/2016

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2016	17084200160	10/17/2016	Pay:	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$6,795.60	**$0.00**

Scan this code with your mobile phone to view this bill!!



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Printed: 10/11/2016

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:
Adriana dos Reis

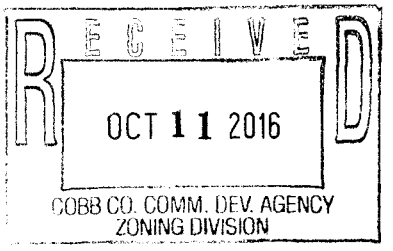
WHITEHALL INVESTMENT LLC

Payment Date: 9/13/2016

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2016	17084300030	10/17/2016	Pay:	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$57,656.47	**$0.00**

Scan this code with your mobile phone to view this bill!!



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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:
Adriana dos Reis

WHITEHALL INVESTMENTS LLC

Payment Date: 9/13/2016

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2016	17084300050	10/17/2016	Pay:	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
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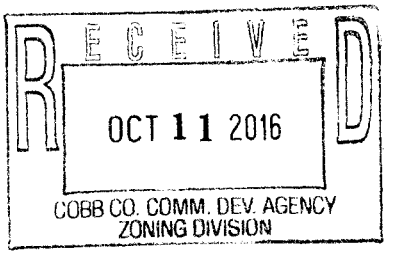
Scan this code with your mobile phone to view this bill!!



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