

108-V
(2016)

Book & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
3520 Weber Market Street, Suite 200, Arden, OH 44333
Phone: (480) 599-8877 Fax: (330) 956-9828 www.bookandclark.com



Sheet 7 of 13



TRACT 16
0.995 ACRES
43,326 SQ. FT.
MATCHLINE-SHEET 9
MATCHLINE-SHEET 7

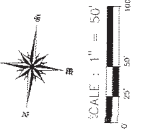
FORTIS INSURANCE COMPANY
105 JAY A 3705400040
DEED BOOK 11590-544

N/E
FORTIS INSURANCE COMPANY
DEED BOOK 11590-544

CURVE DATA	CHORD
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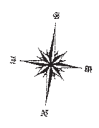
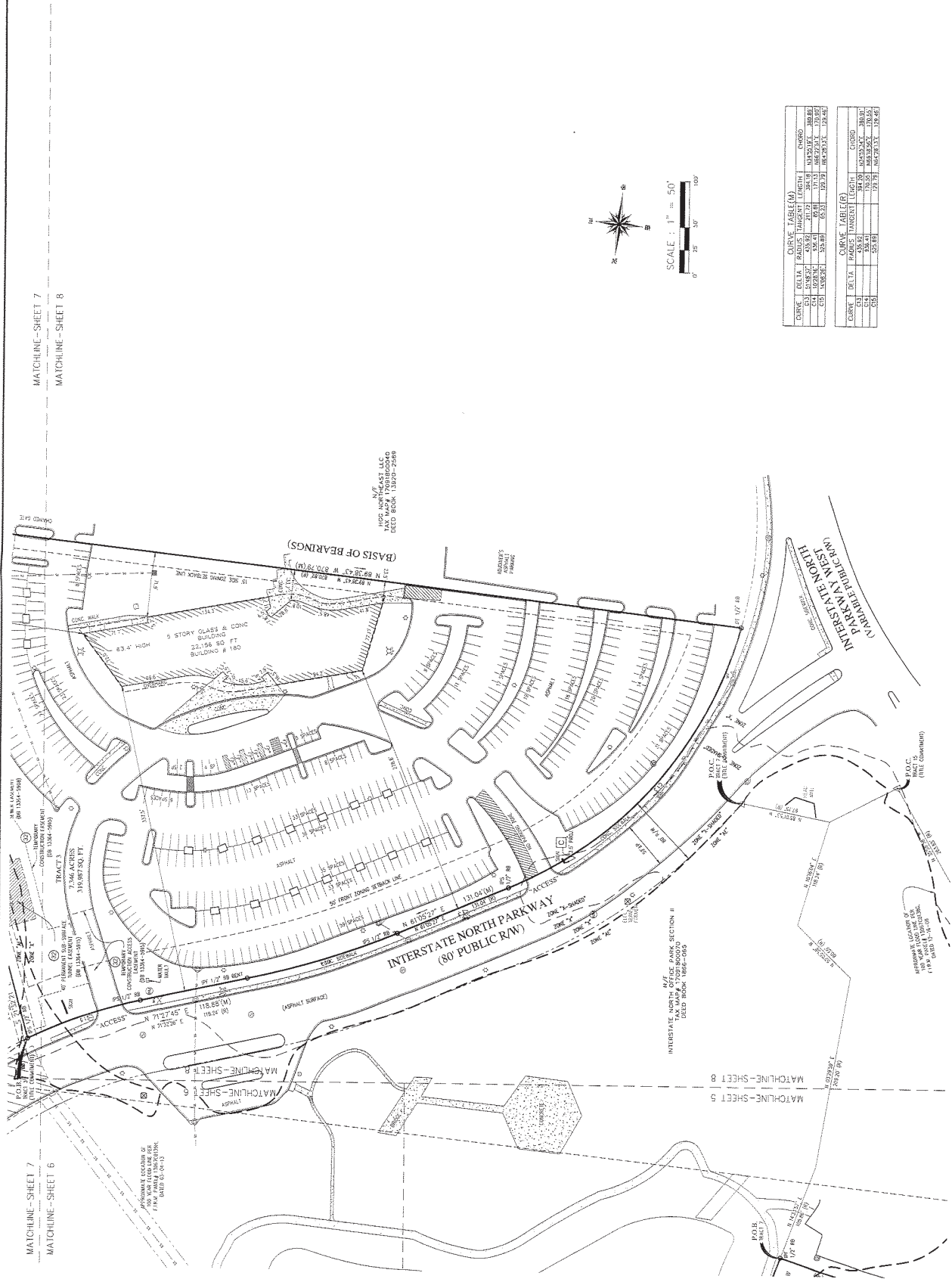


MATCHLINE-SHEET 6
MATCHLINE-SHEET 7

MATCHLINE-SHEET 6
MATCHLINE-SHEET 7

MATCHLINE-SHEET 7
MATCHLINE-SHEET 8

DATED 02-04-13



SCALE: 1" = 50'
0 25 50 100

CURVE TABLE (M)			
CURVE ID	DELTA	RADIUS	TANGENT LENGTH
C1	173.82°	211.42	391.18
C2	173.82°	211.42	391.18
C3	173.82°	211.42	391.18
C4	173.82°	211.42	391.18
C5	173.82°	211.42	391.18

CURVE TABLE (FT)			
CURVE ID	DELTA	RADIUS	TANGENT LENGTH
C1	173.82°	253.77	469.82
C2	173.82°	253.77	469.82
C3	173.82°	253.77	469.82
C4	173.82°	253.77	469.82
C5	173.82°	253.77	469.82

MATCHLINE-SHEET 7
MATCHLINE-SHEET 8

MATCHLINE-SHEET 7
MATCHLINE-SHEET 6

MATCHLINE-SHEET 8
MATCHLINE-SHEET 5

APPROXIMATE LOCATION OF
PROPERTY CORNER
AT THE POINT OF BEGINNING
AS SHOWN ON PLAT
DATED 05/04/15

NOT A PART OF THIS SURVEY
TAX MAP # 170180000
DEED BOOK 13300-2586

INTERSTATE NORTH PARKWAY SECTION #
TAX MAP # 170180000
DEED BOOK 1866-085

APPROXIMATE LOCATION OF
PROPERTY CORNER
AT THE POINT OF BEGINNING
AS SHOWN ON PLAT
DATED 05/04/15

APPLICANT: INOP Acquisitions, LLC
PHONE: 404-965-1070
REPRESENTATIVE: John H. Moore
PHONE: 770-429-1499
TITLEHOLDER: INOP Acquisitions, LLC, a Delaware limited liability company
PROPERTY LOCATION: On the south side of Interstate North Parkway, east of Interstate North Parkway West (180 Interstate North Parkway).

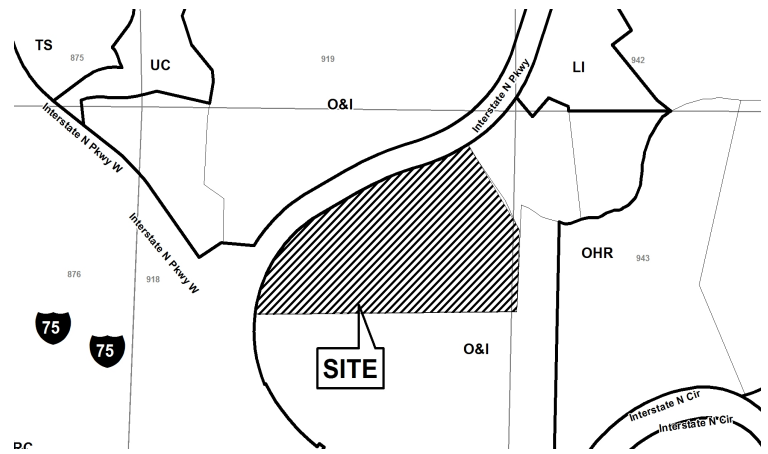
PETITION No.: V-108
DATE OF HEARING: 8-10-2016
PRESENT ZONING: O&I
LAND LOT(S): 918, 943
DISTRICT: 17
SIZE OF TRACT: 7.35 acres
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum building height from 52 feet to 63.4 feet; and 2) waive the maximum number of building stories from four (4) to five (5).

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

BOARD OF APPEALS DECISION

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



APPLICANT: INOP Acquisitions, LLC **PETITION No.:** V-108

COMMENTS

TRAFFIC: Recommend a FAA study.

DEVELOPMENT & INSPECTIONS: No comment

SITE PLAN REVIEW: No comment

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources for V-98 –V-113.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment

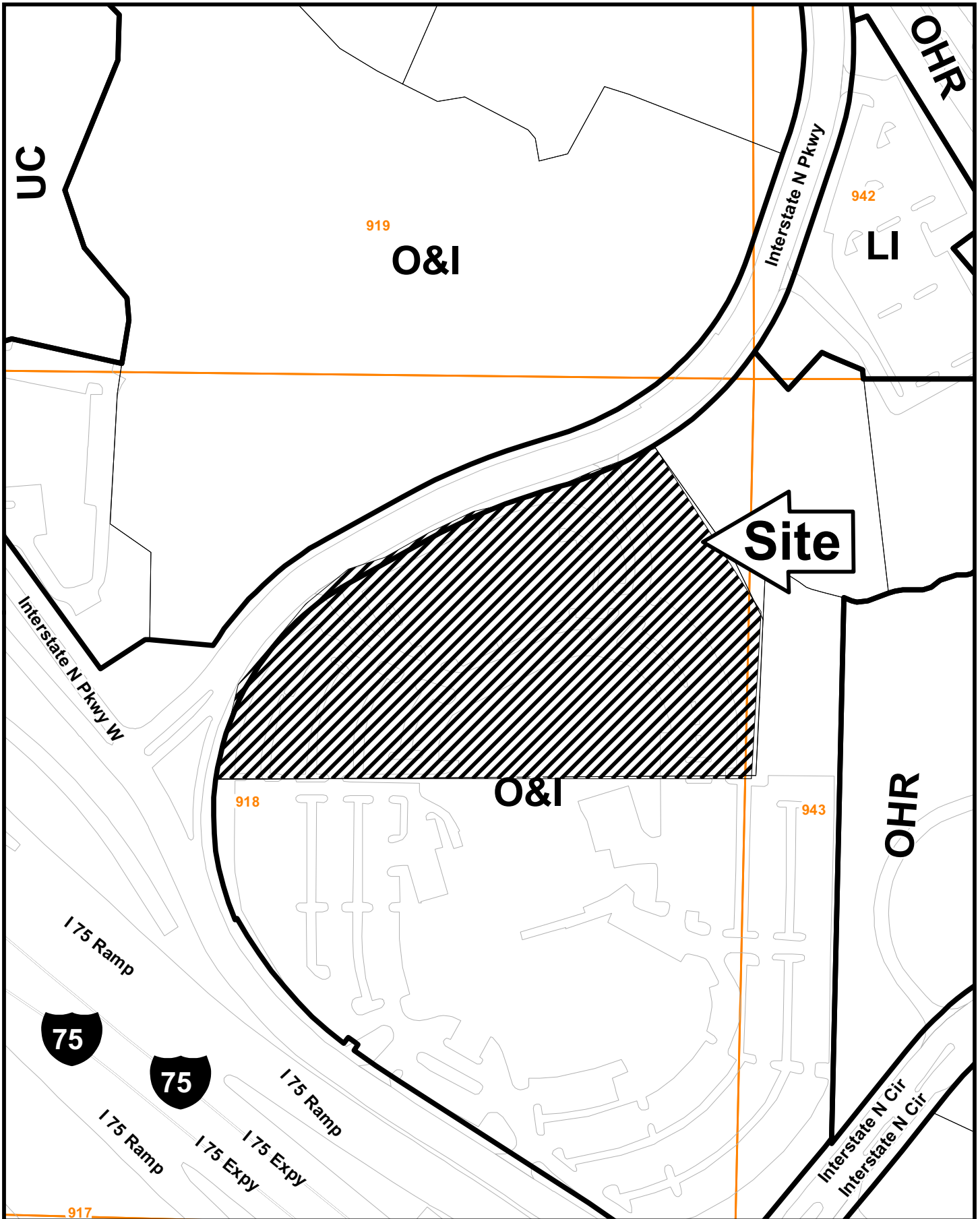
WATER: No conflict

SEWER: No conflict

APPLICANT: INOP Acquisitions, LLC **PETITION No.:** V-108

FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

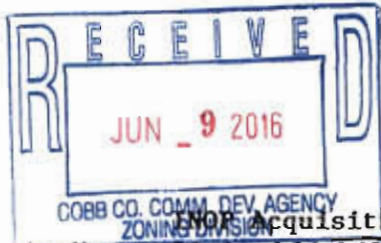
V-108-2016 GIS



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

0 100 200
Feet

City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V- 108 (2016)
Hearing Date: 08/10/2016

Applicant INOP Acquisitions, LLC, a Delaware limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubensteinpartners.com

Moore Ingram Johnson & Steele, LLP
John H. Moore Address Emerson Overlook, 326 Roswell Street
(representative's name, printed) (street, city, state and zip code) 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:
[Signature]
Notary Public

My commission expires: January 10, 2019

Titleholder INOP Acquisitions, LLC, a Delaware limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubensteinpartners.com

Signature See Exhibit "A" Attached Hereto Address: Suite 340, 340 Interstate North Parkway
(attach additional signatures, if needed) (street, city, state and zip code) Atlanta, GA 30339

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property OI

Location 180 Interstate North Parkway (Tract 3 as shown on ALTA/ACSM Land Title Survey)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 918 District 17th Size of Tract 7.346 Acre(s)

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

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

Does the property or this request need a second electrical meter? YES _____ NO X

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

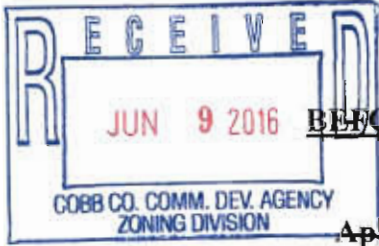
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: See Exhibit "B" attached hereto and incorporated herein by reference.

V-108
(2016)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 108 (2016)
Hearing Date: August 10, 2016



BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicant/Titleholder: INOP Acquisitions, LLC,
a Delaware limited liability company**

Please state what hardship would be created by following the normal terms of the ordinance:

INOP Acquisitions, LLC as Applicant and Titleholder (hereinafter collectively "Applicant") recently acquired ownership of the commercial property known as "Interstate North Office Park," located, generally, along Interstate North Parkway, Interstate North Parkway West, Interstate North Circle, Windy Hill Road, and Windy Ridge Parkway; as well as Rottenwood Creek traversing the Subject Property, in Land Lots 875, 918, 919, 942, 943, 944, 945, 982, and 983, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The improvements on the Property consist of single and multi-story buildings for office, restaurant and retail uses, together with associated parking decks and surface parking areas. The Office Park was planned, developed, and constructed in compliance with all Cobb County Zoning Ordinance and Development Standards applicable at the time of construction. However, in the years following construction and occupancy of the Office Park, Interstate 75, the Windy Hill Road corridor, and many surrounding roadways have experienced ongoing road improvement projects, including condemnations of properties for road widenings, construction of new roadways, entrance realignments, and many other improvements which directly affected the Subject Property. Additionally, the Cobb County Zoning Ordinance and Development Standards which was in effect at the time of development of the Office Park has been revised and updated. Waivers of the affected tracts and buildings within the Office Park must be approved to allow for the Property to be in compliance with current, existing Zoning Ordinance and Development Standards. Applicant seeks the approval of the variances, as required by Cobb County, even though the variances are required as a result of actions and events not caused by Applicant, but by Cobb County, Georgia, and/or the State of Georgia. To grant the requested variances and allow the Subject Property to conform to current, existing Ordinances and Standards would result in no detrimental impact upon the Subject Property or any other adjacent or surrounding properties.

List of type of variances requested:

Variances requested for 180 Interstate North Parkway (Tract 3 as shown and reflected on ALTA ACSM Land Title Survey):

- (1) Waiver of maximum building height from fifty-two (52) feet to 63.4 feet (See § 134-215(7)); and
- (2) Waiver of maximum number of building stories from four (4) to five (5) (See § 134-215(7)).