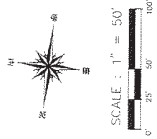
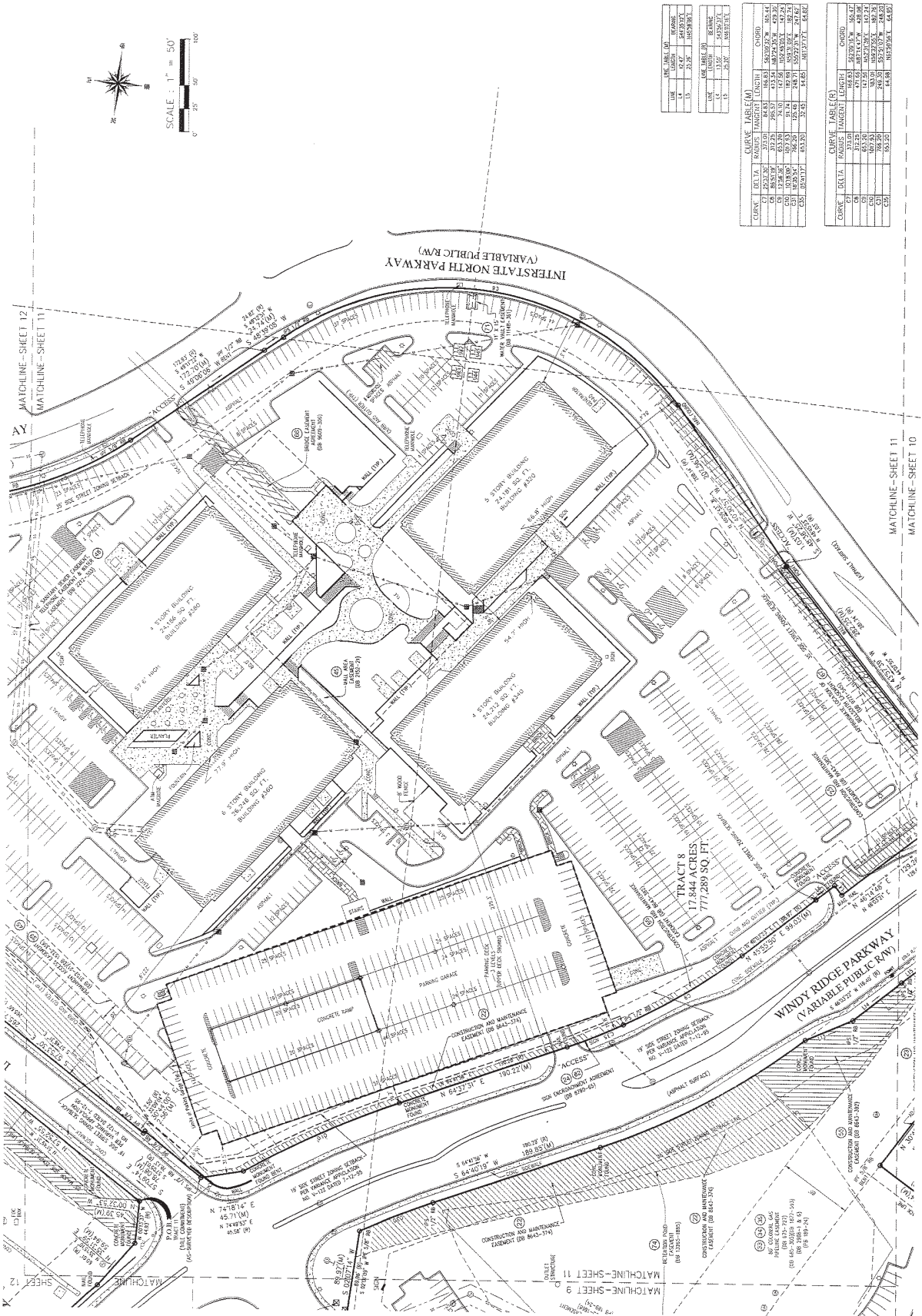


101-V
(2016)

Book & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
2550 West Market Street, Suite 200, Akron, OH 44333
Phone (800) 347-8877, Fax (330) 966-2608 www.bookandclark.com



Sheet 11 of 13



LINE	ARC	ANGLE (D)	BEARING
15	25.52	90.00	S89°20'00"W
16	15.00	90.00	S00°00'00"W

CURVE	DATA	RADIUS	TANGENT	LENGTH	CHORD
C1	10.0000	10.0000	10.0000	10.0000	10.0000
C2	10.0000	10.0000	10.0000	10.0000	10.0000
C3	10.0000	10.0000	10.0000	10.0000	10.0000
C4	10.0000	10.0000	10.0000	10.0000	10.0000
C5	10.0000	10.0000	10.0000	10.0000	10.0000

CURVE	DATA	RADIUS	TANGENT	LENGTH	CHORD
C6	10.0000	10.0000	10.0000	10.0000	10.0000
C7	10.0000	10.0000	10.0000	10.0000	10.0000
C8	10.0000	10.0000	10.0000	10.0000	10.0000
C9	10.0000	10.0000	10.0000	10.0000	10.0000
C10	10.0000	10.0000	10.0000	10.0000	10.0000

MATCHLINE - SHEET 12

MATCHLINE - SHEET 11

MATCHLINE - SHEET 11
MATCHLINE - SHEET 10

TRACT 6
17.52 ACRES
777,289 SQ. FT.

WINDY RIDGE PARKWAY
(VARIABLE PUBLIC R/W)

INTERSTATE NORTH PARKWAY
(VARIABLE PUBLIC R/W)

MATCHLINE - SHEET 12

MATCHLINE - SHEET 11

MATCHLINE - SHEET 11
MATCHLINE - SHEET 10

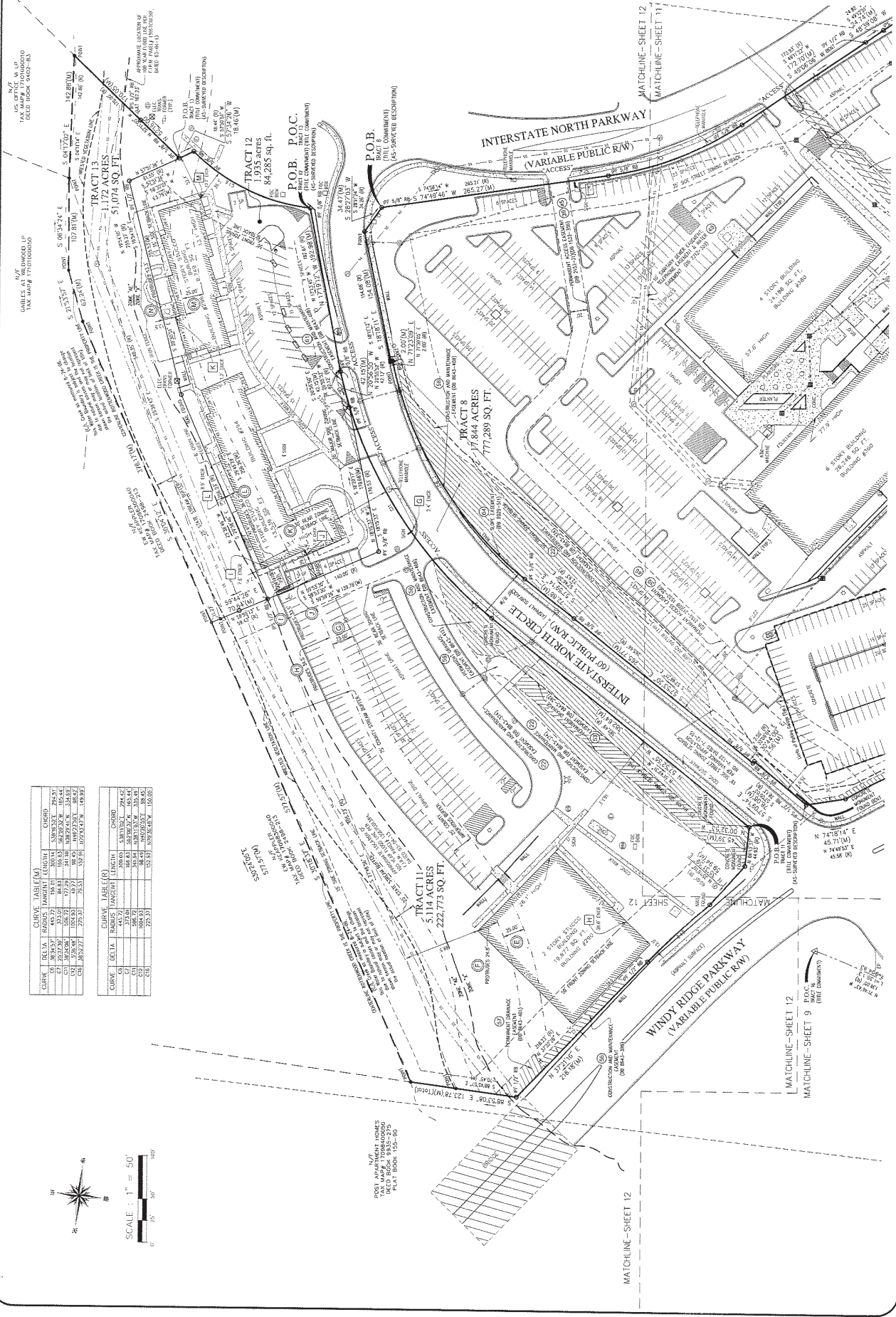
TRACT 6
17.52 ACRES
777,289 SQ. FT.

WINDY RIDGE PARKWAY
(VARIABLE PUBLIC R/W)

INTERSTATE NORTH PARKWAY
(VARIABLE PUBLIC R/W)

109-V
(2016)

Book & Clark's National Surveyors Network
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CURVE	BELTA	BOARDS	TANGENT	LENGTH	CENOS
50	30.8537	156.01	35.014	338.9254	294.37
51	30.8537	156.01	35.014	338.9254	294.37
52	30.8537	156.01	35.014	338.9254	294.37
53	30.8537	156.01	35.014	338.9254	294.37
54	30.8537	156.01	35.014	338.9254	294.37
55	30.8537	156.01	35.014	338.9254	294.37



SCALE: 1" = 50'

APPLICANT: INOP Acquisitions, LLC

PETITION No.: V-109

PHONE: 404-965-1070

DATE OF HEARING: 8-10-2016

REPRESENTATIVE: John H. Moore

PRESENT ZONING: O&I

PHONE: 770-429-1499

LAND LOT(S): 982, 983, 944, 945

TITLEHOLDER: INOP Acquisitions, LLC, a Delaware limited liability company

DISTRICT: 17

PROPERTY LOCATION: Bounded by Windy Ridge Parkway, Interstate North Circle, and Interstate North Parkway (320, 340, 360, and 380 Interstate North Parkway).

SIZE OF TRACT: 17.84 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum building height from the required 52 feet to 66.8 feet for building 320; 2) waive the maximum number of building stories from the required four (4) to five (5) for building 320; 3) waive the maximum building height from 52 feet to 54.7 feet for building 340; and 4) waive the maximum building height from 52 feet to 57.6 feet for building 380.

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

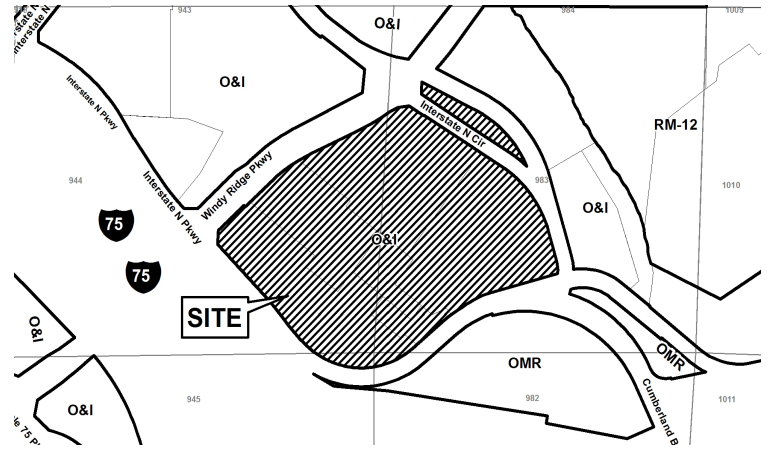
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: INOP Acquisitions, LLC **PETITION No.:** V-109

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

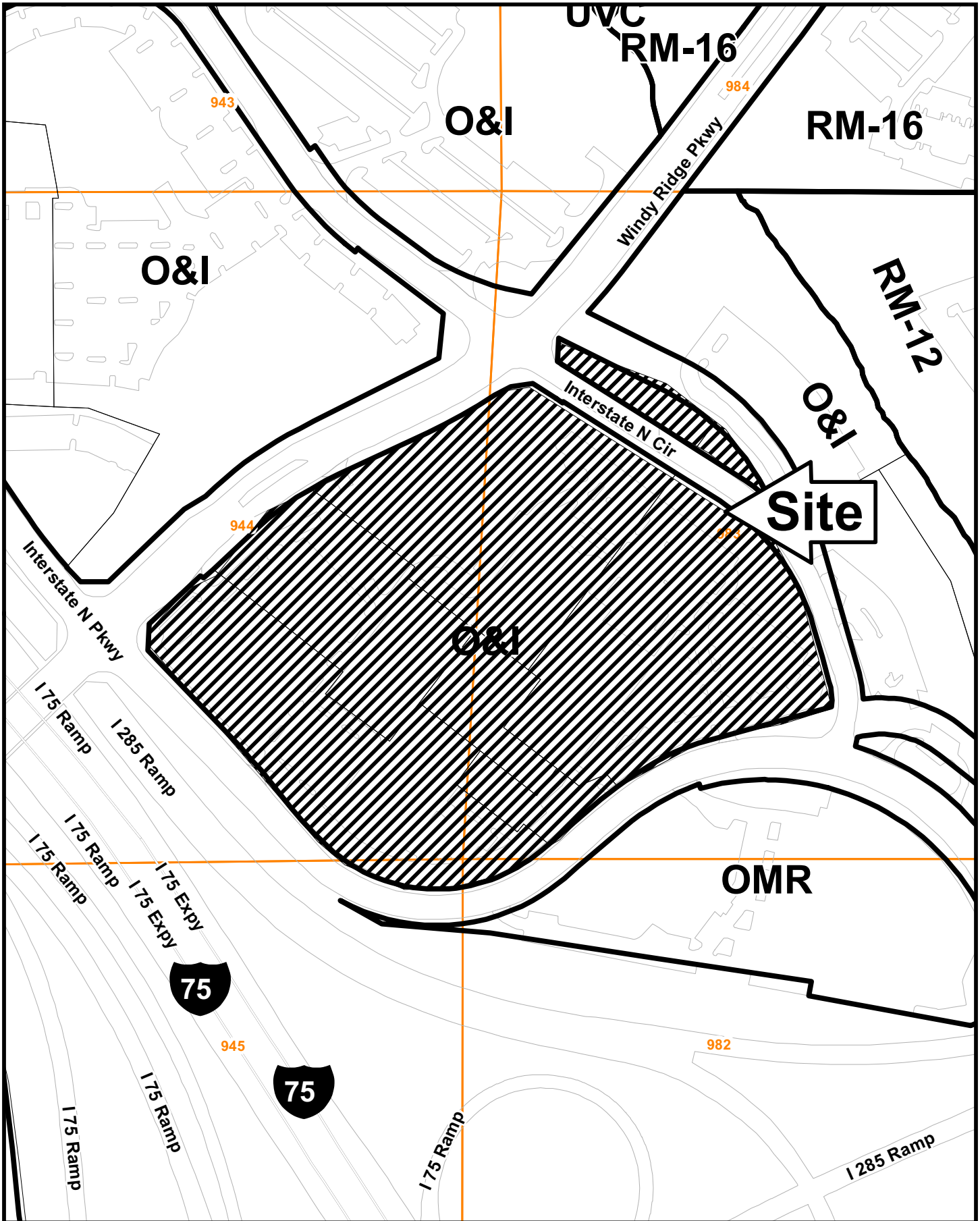
WATER: No conflict

SEWER: No conflict

APPLICANT: INOP Acquisitions, LLC **PETITION No.:** V-109

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-109-2016 GIS



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

0 200 400 Feet

City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-109 (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@mjjs.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 320, 340, 360, and 380 Interstate North Parkway (Tract 8 as shown on ALTA/ACSM
(street address, if applicable; nearest intersection, etc.) Land Title Survey)

Land Lot(s) 944, 945, 982, 983 District 17th Size of Tract 17.844 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-109
(2016)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 109 (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 320 340, 360, and 380 Interstate North Parkway (Tract 8 as shown and reflected on ALTA ACSM Land Title Survey):

As to Building 320 only:

- (1) Waiver of maximum building height from fifty-two (52) feet to 66.8 feet (See § 134-215(7)); and
- (2) Waiver of maximum number of building stories from four (4) to five (5) (See § 134-215(7)).

As to Building 340 only:

- (1) Waiver of maximum building height from fifty-two (52) feet to 54.7 feet (See § 134-215(7)).

As to Building 380 only:

- (1) Waiver of maximum building height from fifty-two (52) feet to 57.6 feet (See § 134-215(7)).