

**SEPTEMBER 20, 2016 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM 058

PURPOSE

To consider a stipulation amendment for Audubon Communities regarding rezoning application Z-12 of 2012 (Highland Place Properties, LLC), for property located on the southwest side of Parkwood Circle, west of Windy Ridge Parkway in Land Lots 943 and 984 of the 17th District.

BACKGROUND

The subject property was rezoned to UVC for residential units in 2012. The concept at that time was to renovate the existing apartments into upscale leased units. The letter of agreeable stipulations called for certain interior finishes for the units. The applicant would like revise some of the interior finishes based on how they renovate their properties. The applicant has submitted Exhibit “B” which specifically addresses the applicant’s proposed changes to the zoning stipulations. If approved, all previous stipulations not in conflict with this amendment should remain in effect.

RECOMMENDATION

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

ATTACHMENTS

Other Business application and zoning stipulations.

(Stipulation Amendment)

Application for "Other Business"

Cobb County, Georgia

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

Application No.: OB- 58 -2016

BOC Hearing Date Requested: September 20, 2016

Applicant: Audubon Communities Phone #: (678) 710-8263
(applicant's name printed)

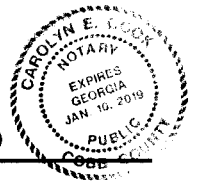
Address: Suite 216, 6525 The Corners Parkway, E-Mail: cedwards@acmapts.com
Moore Ingram Johnson & Steele, LLP Peachtree City, GA 30092-3350

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:

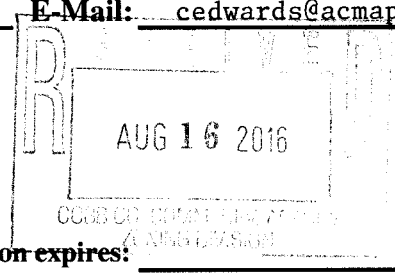
[Signature] My commission expires: January 10, 2019
Notary Public



Titleholder(s): ACV VIII LLC Phone #: (678) 710-8263
(property owner's name printed)

Address: Suite 216, 6525 The Corners Parkway, E-Mail: cedwards@acmapts.com
Peachtree City, GA 30092-3350

See Attached Exhibit "A"
(Property owner's signature)



Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Commission District: 2 (Ott) **Zoning Case:** Z-12 (2012)

Size of property in acres: 12.844 **Original Date of Hearing:** 03/20/2012

Location: Southwest side of Parkwood Circle, west of Windy Ridge Parkway
(street address, if applicable; nearest intersection, etc.) (1500 Parkwood Circle)

Land Lot(s): 943, 984 **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
(STIPULATION AMENDMENT)**

OB Application No.: OB- 58 -2016
Application No.: Z-12 (2012)
Original Hearing Date: March 20, 2012
Date of Zoning Decision: March 20, 2012
Current Hearing Date: September 20, 2016

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: Audubon Communities
Titleholder: ACV VIII LLC

ACV VIII LLC,
a Delaware limited liability company

BY: Christopher Edwards
Christopher Edwards
Manager

Date of Execution: 8/15/16

Address: Suite 216, 6525 The Corners Parkway
Peachtree Corners, Georgia 30092-3350

Telephone No.: (678) 710-8263
Telefax No.: (678) 261-1580

Signed, sealed, and delivered in the presence of:

Laura Butler
Notary Public
Commission Expires: 12.6.19

[Notary Seal]

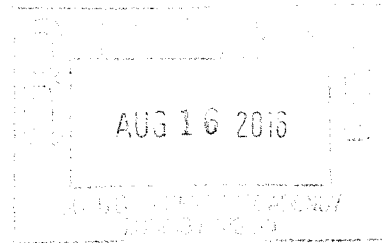
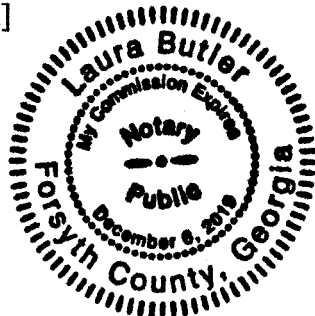


EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(STIPULATION AMENDMENT)

OB Application No.:	OB- <u>58</u> -2016
Application No.:	Z-12 (2012)
Original Hearing Date:	March 20, 2012
Date of Zoning Decision:	March 20, 2012
Current Hearing Date:	September 20, 2016

AUG 19 2016

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant:	Audubon Communities
Titleholder:	ACV VIII LLC

On March 20, 2012, the Cobb County Board of Commissioners granted a request to rezone property located at 1500 Parkwood Circle ("Property" or "Subject Property") to the Urban Condominium ("UC") zoning classification to allow for the renovation, refurbishing, and conversion of an existing hotel/training facility to a leased, residential community. One of the stipulations approved in the original rezoning enumerated "upgrades and renovations to the existing floor plans and finishes within the existing units."

Applicant seeks clarification, amendment, and approval of specific items enumerated for the interior unit finishes as set forth in stipulation no. 6 of the March 14, 2012, letter of agreeable stipulations and conditions. Stipulation no. 6 is set forth below, with the bolded text being the upgrades which Applicant has installed, or intends to install, within the individual units, and for which Applicant seeks approval in this Application for "Other Business."

(6) Upgrades and renovations to the existing floor plans and finishes within the existing units shall include, but not be limited to, the following:

(a) **Living/Dining Area:**

(i) Hardwood flooring in the entrance area;

Applicant has installed faux wood PVC backed vinyl flooring with sound proofing underlayment in the following locations within the units: living room, which encompasses the entrance area and in the kitchen.

(b) **Kitchen Area:**

(i) Replacement of countertops with solid surface materials;

Applicant has replaced all countertops with new granite countertops.

- (ii) Replacement of sinks with under slung two-compartment units;

Applicant has replaced all sinks with new single-bowl stainless steel sinks.

- (iii) Replacement of all cabinet fronts;

Applicant has installed all new cabinet boxes, including doors and hardware.

- (iv) Replacement of all flooring with hardwoods;

Applicant has installed faux wood PVC backed vinyl flooring with sound proofing underlayment in the following locations within the units: living room, which encompasses the entrance area and in the kitchen.

(c) **Bedroom Area:**

- (i) Replacement of tops at dressing area with solid surface;

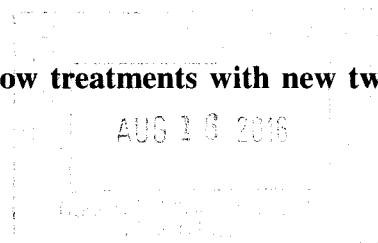
Applicant has replaced all countertops with new granite countertops.

- (ii) Replacement of mirror in dressing area with decorative mirror and custom lighting;

Applicant's renovation included gutting the bathroom areas to the studs. All bathrooms have received 100 percent new everything, including new mirrors and custom lighting.

- (iii) Replacement of window treatments with wood valances with multiple trim features;

Applicant has replaced all window treatments with new two-inch faux wood blinds.



(d) **Bathroom Area:**

- (i) Replacement of all flooring with 18 inch ceramic tile;

Applicant will replace all bathroom flooring with new 12 inch by 24 inch ceramic floor tiles.

- (ii) Replacement of all vanity tops with solid surfaces;

Applicant has replaced all countertops with new granite countertops.

- (iii) Replacement of all damaged tubs with new shower units, which shall include:
- A. Showers will include solid surrounds, custom glass doors and set-in units for soap and shampoo;
 - B. Showers will have recessed ceiling lights;

Applicant has replaced all existing tubs with new steel tubs and all bathroom floors and shower walls contain new ceramic tile. The master baths in two-bedroom units contain custom glass shower doors; bathrooms in all other units contain tubs only.

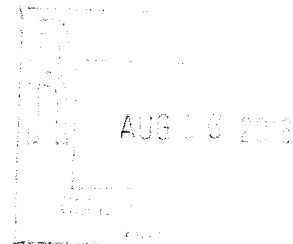
- (iv) Replacement of all hardware.

Applicant has replaced all hardware with new hardware.

If the proposed, revised stipulations are approved, as submitted in this Application, they shall become an additional part of the final rezoning and shall be binding upon the Subject Property.

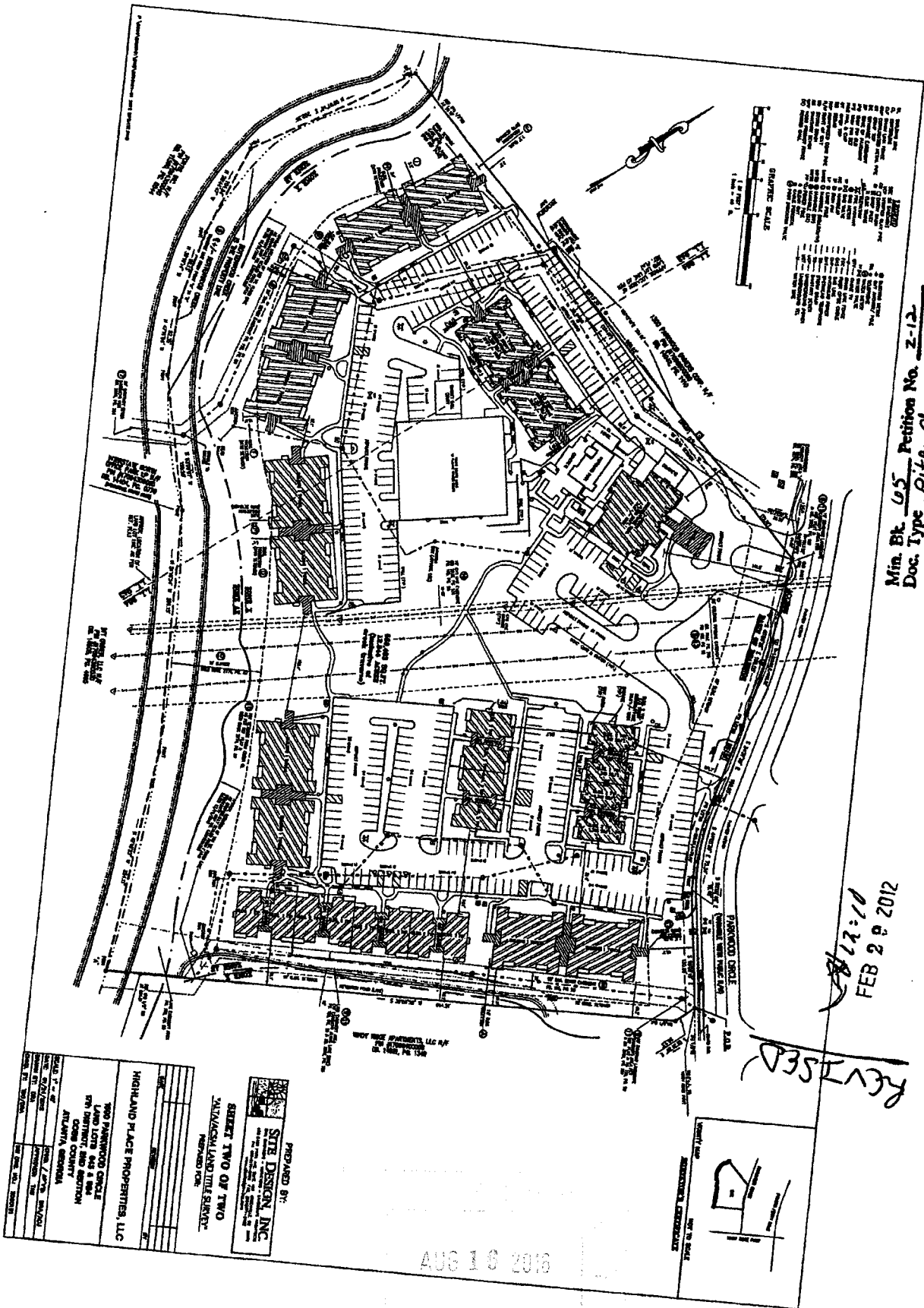
The balance and remainder of the stipulations and conditions specifically enumerated in the final, official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on March 20, 2012, together with any "Other Business" decisions applicable to the Subject Property, are unaltered by this request for Stipulation Amendment and shall remain in full force and effect.

Applicant has performed extensive renovation to the buildings for conversion into leased, residential condominiums. The renovations to the interiors have met, and exceeded, the intent set forth within the stipulations approved by the Board of Commissioners. Any variations have been upgrades, and are comparable in quality, style, and design to those found in new construction within the area. Applicant has worked diligently to redevelop the Property into a first-class residential community and is confident the work, materials, and finishes installed on the Property meet and exceed in every aspect the design requirements envisioned when the rezoning was approved in March 2012.



**SITE PLAN APPROVED FOR
SUBJECT PROPERTY BY
BOARD OF COMMISSIONERS
PURSUANT TO
APPLICATION NO. Z-12 (2012)
MARCH 20, 2012**

REC'D
PLANNING
DIVISION
AUG 15 2012

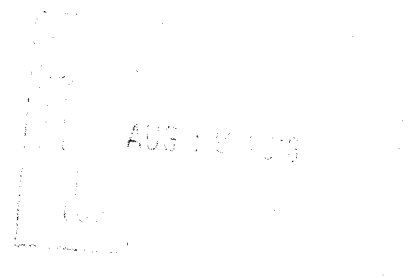


Min. Bl. 65 Petition No. 2-12
Doc. Type Site Plans
Meeting Date 3/22/12

REVISED
12:11
FEB 29 2012

AUG 10 2012

**OFFICIAL MINUTES OF BOARD OF
COMMISSIONERS ZONING HEARING
FOR APPLICATION FOR REZONING
NO. Z-12 (2012) – MARCH 20, 2012**



MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 20, 2012
9:00 A.M.

The Board of Commissioners' Zoning Hearing was held on Tuesday, March 20, 2012 at 9:00 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 Tim Lee
Commissioner JoAnn Birrell
Commissioner Helen Goreham
Commissioner Robert Ott
Commissioner Woody Thompson

Z-12 **HIGHLAND PLACE PROPERTIES, LLC** (Northwest Atlanta Hotel Partners, L.P., by HAWATL Associates, LLC, as receiver, owner) requesting Rezoning from **O&I** to **UC** for the purpose of Urban Condominiums in Land Lots 943 and 984 of the 17th District. Located on the southwest side of Parkwood Circle, west of Windy Ridge Parkway (1500 Parkwood Circle).

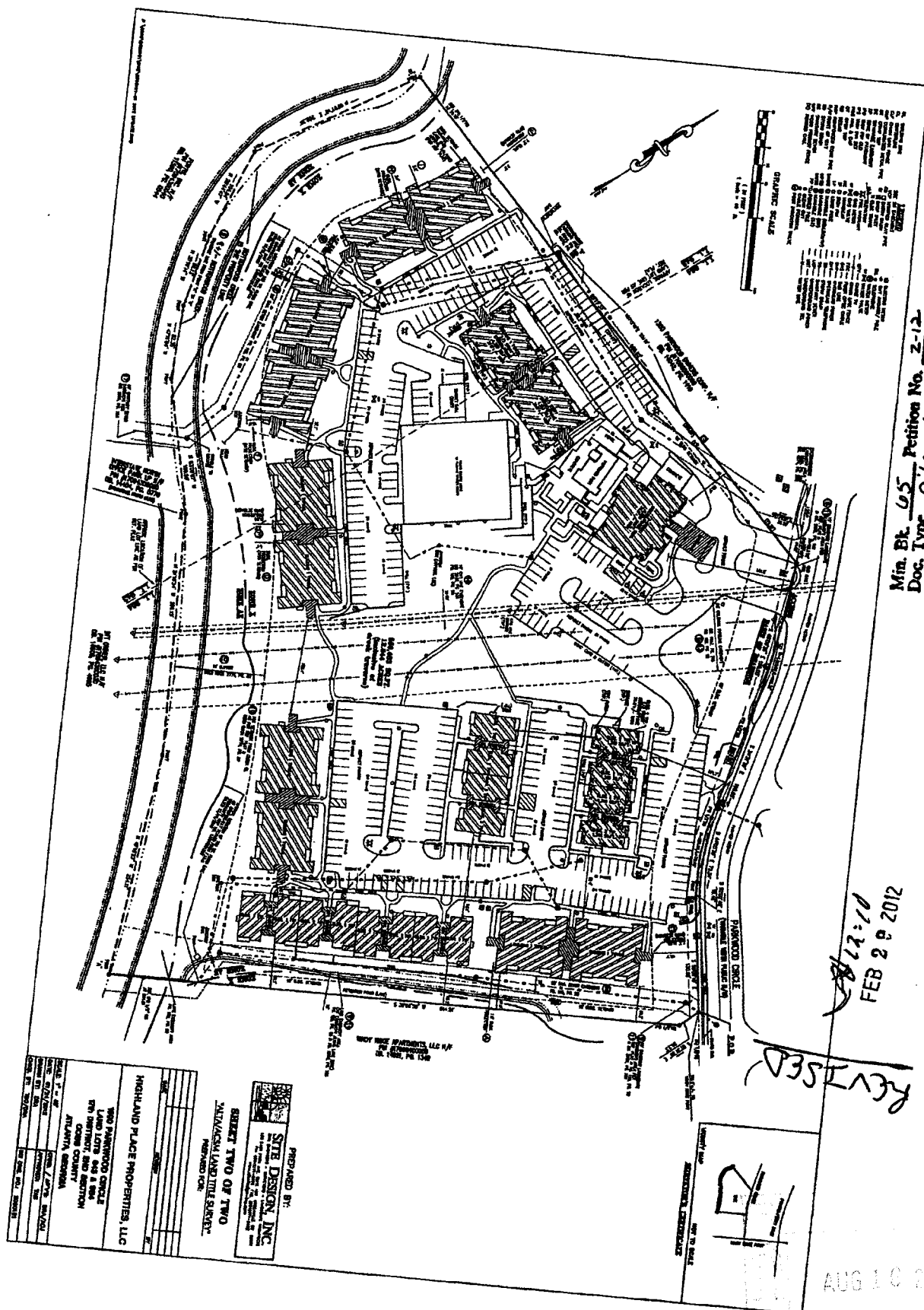
MOTION: Motion by Ott, second by Birrell, as part of the Consent Agenda, to delete Rezoning to the UVC zoning district **subject to:**

Stipulation
corrected at May 8,
2012 BOC Regular
Meeting

- site plan received by the Zoning Division on February 29, 2012 with District Commissioner approving minor modifications (attached and made a part of these minutes)
- letter of agreeable conditions from Mr. John Moore dated ~~February 29, 2012~~ March 14, 2012 (attached and made a part of these minutes)
- any future site changes will require verification that existing stormwater management facilities are adequate
- no dry cleaning to be performed on site, pickup and delivery *only*
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

VOTE: ADOPTED unanimously

AUG 16 2012



Min. Bl. 05 Petition No. 2-12
 Doc. Type Site Plan
 Meeting Date 8/20/12

12:10
 FEB 29 2012

REVISED

AUG 10 2015

DATE	BY	DESCRIPTION

PREPARED BY:
SITE DESIGN, INC.
 2000 W. BERRY AVE. SUITE 100
 ATLANTA, GA 30336
 (404) 525-1234
 WWW.SITEDSIGN.COM

SHEET TWO OF TWO
 "HIGHLAND PLACE PROPERTIES"
 PREPARED FOR:
HIGHLAND PLACE PROPERTIES, LLC
 200 PARKWOOD CENTER
 LAND LOTS 208 & 209
 8TH DISTRICT, DECATUR
 COUNTY
 ATLANTA, GEORGIA

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 G. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
ROONEY R. MCCOLLOCH
SUSAN S. STUART
BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART††
JEFFREY A. DAZE
KIM A. ROPER
VICTOR P. VALMUS

T. SHANE MAYES
WILLIAM R. WINDERS, JR.*
ANGELA H. SMITH†
JOYCE W. HARPER
CHRISTOPHER C. MINGLEDORFF
ANGELA D. TARTLINE
CAREY E. OLSON*
CHARLES E. PIERCE*
PRESTON D. HOLLOWAY
ASPEN S. RAINS*
MARC E. SIROTKIN
BETH GEARHART***
WILMA R. BUSH
GREGORY H. FULLER*
VERONICA L. RICHARDSON
CALANIT HAYES
TODD I. HEIRD*
DANIEL W. STARNES*
ALEXANDER B. MORRISON*
DOUGLAS W. BUTLER, JR.
APRIL R. HOLLOWAY

MARIETTA, GEORGIA
EMERSON OVERLOOK
328 ROSWELL STREET
MARIETTA, GEORGIA 30060
TELEPHONE (770) 428-1498
TELECOPIER (770) 428-8831

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-8039
TELECOPIER (865) 692-8071

JACKSONVILLE, FLORIDA
AETRA BUILDING
841 PRUDENTIAL DRIVE
18TH FLOOR
JACKSONVILLE, FLORIDA 32207
TELEPHONE (904) 371-1953
TELECOPIER (904) 672-4236

NASHVILLE, TENNESSEE
3200 WEST END AVENUE
SUITE 508
NASHVILLE, TENNESSEE 37203
TELEPHONE (615) 425-7947
TELECOPIER (615) 783-1686

LOUISVILLE, KENTUCKY
9900 CORPORATE CAMPUS DRIVE
SUITE 3000
LOUISVILLE, KENTUCKY 40223
TELEPHONE (502) 410-8021
TELECOPIER (502) 410-8022

CARLA G. WESTER*
JAIME E. KNOEBEL*
ADON J. SOLOMON*
AMY L. JETT†
JEFF C. MORMAN*
RYAN M. INGRAM
SHAWN G. SHELTON
KRISTEN C. STEVENSON*
JASON M. BURK*
MELISSA B. WHITMAN*
CARLY M. RECORD
SARAH H. BEST††
ERICA C. MITCHELL
BRAM L. SCHARF*
ROY H. SPARKS*
RYAN C. EDENS*
JULIE C. FULLER*
BETHANY C. MORRIS
KATIE R. BRANHAM**
JODI B. LODEN*
ANASTACIA W. SHELTON*

AMY E. BROWN*
TAMMI L. BROWN
TRAVIS R. JACKSON
DAVID A. HURTADO
GREGORY V. REYSOLD

OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NM
*** ALSO ADMITTED IN CA
- ALSO ADMITTED IN TX
+ ALSO ADMITTED IN AL
\$ ALSO ADMITTED IN NY
^ ALSO ADMITTED IN NV
• ADMITTED ONLY IN TN
◊ ADMITTED ONLY IN FL

March 14, 2012

Hand Delivered

Min. Bk. 65 Petition No. Z-12
Doc. Type letter of agreeable
conditions
Meeting Date 3/20/12
MAR 14 2012
PLANNING AGENCY
ZONING DIVISION

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-12 (2012)
Applicant: Highland Place Properties, LLC
Property Owner: Northwest Atlanta Hotel Partners, L.P.,
by HAWATL Associates, LLC, as Receiver
Property: 13.0 acres, more or less, located at
1500 Parkwood Circle, Land Lots 943 and 984,
17th District, 2nd Section, Cobb County, Georgia

Dear Jason:

The undersigned and this firm represent Highland Place Properties, LLC, the Applicant (hereinafter "Applicant"), in its Application for Rezoning with regard to property located at 1500 Parkwood Circle, being approximately 13.0 acres, lying in Land Lots 943 and 984, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). After the hearing before the Cobb County Planning Commission; additional meetings and discussions with planning and zoning staff and various Cobb County departmental representatives, ongoing discussions and meetings with area civic and homeowner

AUG 16 2016

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
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Petition No. 2-12
Meeting Date 3/20/12
Continued

representatives, and reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant to submit this revised 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 that certain letter of agreeable stipulations and conditions dated and filed on February 29, 2012. 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) By submission of this letter of agreeable zoning stipulations and conditions, Applicant hereby deletes its request for rezoning of the Subject Property from the Urban Condominium ("UC") zoning classification; and now seeks rezoning of the Subject Property from the existing Office and Institutional ("OI") zoning classification, with stipulations, to the Urban Village Condominium ("UVC") zoning classification, site plan specific to the revised ALTA/ACSM Land Title Survey prepared for Highland Place Properties, LLC by Site Design, Inc. dated January 24, 2012, and filed February 29, 2012, a reduced copy of which is attached hereto for ease of reference as Exhibit "A" and incorporated herein by reference.
- (3) The rezoning will allow for a redevelopment project in which Applicant proposes to renovate and remodel an existing hotel/training facility into a leased, residential community.
- (4) As a part of this redevelopment, Applicant will reduce the number of units from the existing 288 units to a total not exceeding 200 units. The proposed residential units are to be "leased" units; however, as a part of this request, Applicant retains the flexibility to convert the proposed units to "for sale" or "owned" units at some time in the future.
- (5) There shall be no additional residential buildings or units constructed other than those currently in existence.

AJB 10 2012

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
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March 14, 2012

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Meeting Date 3/20/12
Continued

B. Showers will have recessed ceiling lights;

- (iv) Replacement of all hardware.
- (7) The amenities within the proposed residential community shall include, but not be limited to, a clubhouse, swimming pool, and tennis courts.
- (8) The proposed residential community shall have a central mail kiosk to accommodate mail service for its residents.
- (9) The Subject Property may continue to be operated, and used for its current use, as a hotel for all purposes (i.e., not as a legal, non-conforming use) prior to the time such renovation project is complete; including, without limitation, in connection with, and in order to effect, repairs, or construction of or to the improvements on the Subject Property following any casualty or condemnation to any portion of the Subject Property.
- (10) In the event that, on or before August 1, 2012, HAWATL Associates, LLC provides written notice by certified mail, return receipt requested, to the Cobb County Community Development Agency, Zoning Division (the "Zoning Division") that the closing of the sale of the Subject Property from Owner to Applicant did not occur, for any or no reason; then, and in such event, the Subject Property shall automatically revert to its previous zoning category, namely Office and Institutional ("OI"), without the need of any further act or action, which reversion shall be effective immediately upon the Zoning Division's receipt of such notice.
- (11) Applicant agrees to provide space for possible retail use, the exact nature of such retail use shall be determined at a later date.
- (12) Landscaping for the entrance area, amenity areas, and all other common areas immediately surrounding the proposed residential community shall be professionally designed, implemented, and maintained.
- (13) All dumpsters or compactors servicing the proposed residential community shall be enclosed within a minimum six (6) foot high brick enclosure on three sides with a solid wooden screen gate or doors on the access side.

APR 3 9 2012

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
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March 14, 2012

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Continued

- (14) Minor modifications to the referenced, revised ALTA/ACSM Land Title Survey, including, but not limited to, site layout, stormwater control measures, buffers, and the like, may be approved by the District Commissioner, as needed or necessary.
- (15) Applicant agrees to repair or replacement of any sidewalk, curb, or gutter along the property frontage on Parkwood Circle which may be damaged during development and construction.

We believe the requested rezoning to the UVC zoning classification, together with the revised ALTA/ACSM Land Title Survey and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the previous use of the Subject Property, the surrounding area and the uses of properties located within the area, and the current economic climate. The redevelopment of the Subject Property into a residential condominium community shall allow for an existing development to be upgraded and renovated into a first-class community, being compatible with surrounding neighborhoods and an enhancement to the Subject Property and the community 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

AUG 20 2012

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 6 of 6
March 14, 2012

Petition No. 2-12
Meeting Date 3/20/12
Continued

- c: Cobb County Board of Commissioners:
Timothy D. Lee, Chairman
George W. "Woody" Thompson
Helen C. Goreham
Robert J. Ott
Joann Birrell
(With Copy of Attachment)
- Eric Jacobsen
East Cobb Civic Association, Inc.
(With Copy of Attachment)
- Sally Zangger, President
Parkwood Place Condominium Association, Inc.
(With Copy of Attachment)
- Ron Sifen
(With Copy of Attachment)
- Highland Place Properties, LLC
(With Copy of Attachment)
- HAWATL Associates, LLC
(With Copy of Attachment)

AUG 18 2012

Petition No. 2-12
Meeting Date 3/20/12
Commuted



MAR 1 4 2012
Good Old Road, Albany
Zoning

PREPARED BY:
STB DESIGN, INC.
100 PARKWOOD CIRCLE
LAKE LURE, GA 31709
706-884-1234

PROJECT TWO OF TWO
"ANTHONY LAND DEVELOPMENT"
PREPARED FOR:

HIGHLAND PLACE PROPERTIES, LLC	
100 PARKWOOD CIRCLE LAKE LURE, GA 31709 706-884-1234	
SCALE: 1" = 20'	DATE: 3/20/12
DRAWN BY: STB	CHECKED BY: STB
DATE: 3/20/12	DATE: 3/20/12

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED PAVEMENT
[Symbol]	EXISTING PAVEMENT
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[Symbol]	EXISTING GRASS
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[Symbol]	EXISTING UTILITIES
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[Symbol]	PROPOSED PARKING SPACES
[Symbol]	EXISTING PARKING SPACES
[Symbol]	PROPOSED LANDSCAPING
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[Symbol]	EXISTING SIGNAGE
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[Symbol]	EXISTING FENCES

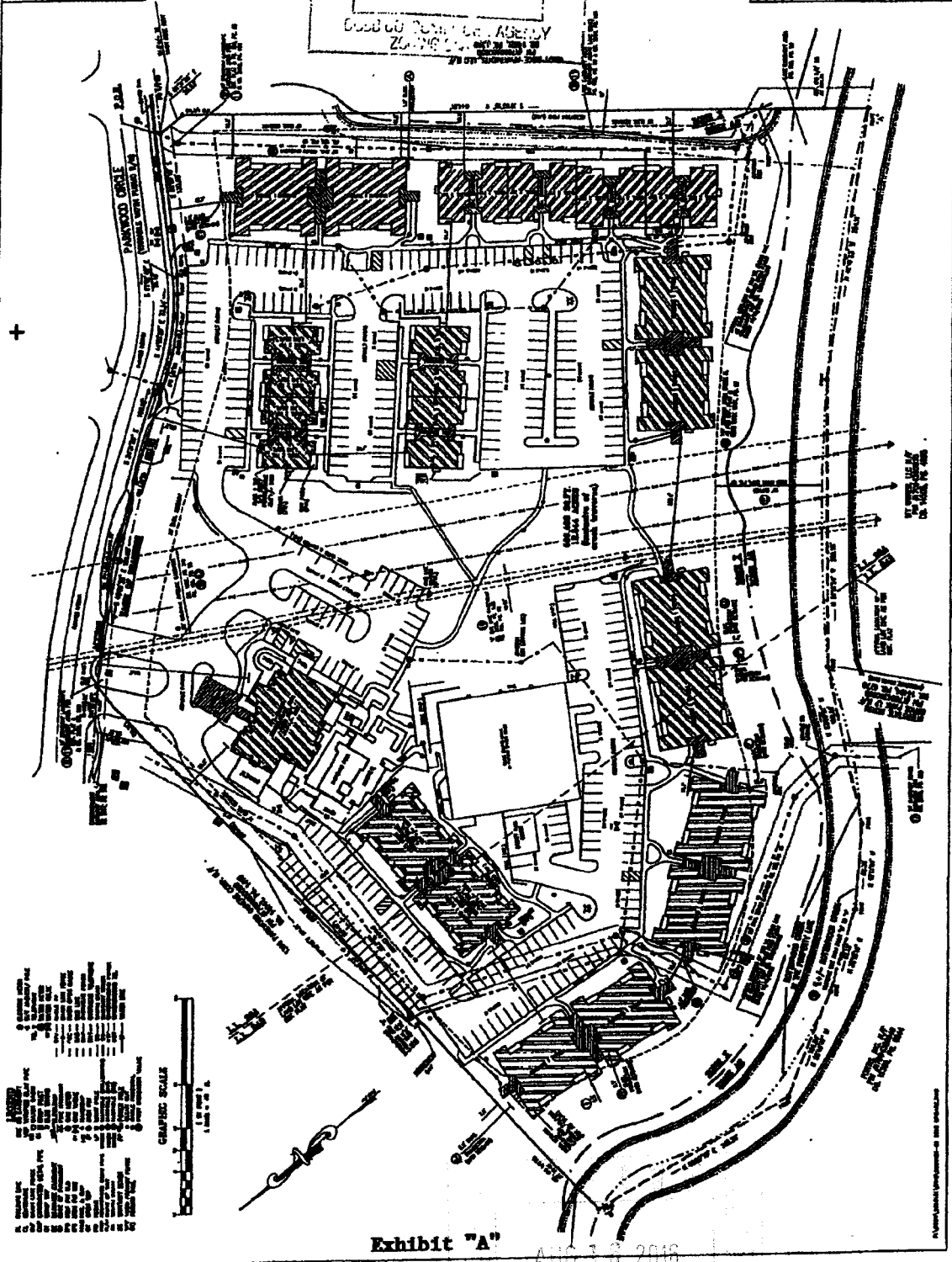
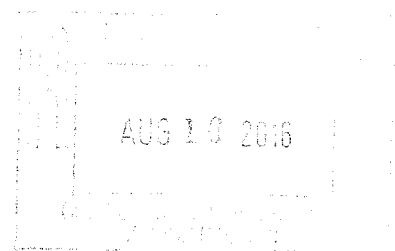


Exhibit "A"

APR 1 9 2018

**2015 PAID AD VALOREM PROPERTY TAX
RECEIPT FOR TAX PARCEL
NO. 17098400040**





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

Printed: 8/16/2016 9:58:45 AM

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
 ACV VIII LLC

ACV VIII LLC

Payment Date: 11/10/2015

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2015	17098400040	10/15/2015	Pay: N/A or	125279.85	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$125,279.85	\$125,279.85	\$0.00

