

**APPLICATION FOR REZONING
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: 7

Application No: Z18-016

Hearing Date: _____

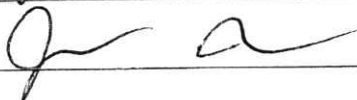
APPLICANT: _____

Name: O'Dwyer Properties LLC
(Representative's name, printed)

Address: 850 Old Alpharetta Rd. Alpharetta, GA 30005

Business Phone: 770-887-2177 Cell Phone: 334-322-5888 Fax Number: _____

E-Mail Address: JordonT@odwyerhomes.com

Signature of Representative: 

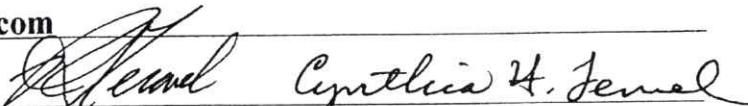
TITLEHOLDER

Name: Ronald and Cynthia Fennel
(Titleholder's name, printed)

Address: 10 Rebel Trail

Business Phone: _____ Cell Phone: 678.592.9011 Home Phone: 770.948.9486

E-mail Address: ronfennel@me.com

Signature of Titleholder: 
(Attach additional signatures, if needed)

(To be completed by City)

Received: 9/14/18

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING REQUEST

From Cobb County R-20 to Smyrna R-12 with Variances
Present Zoning Proposed Zoning

LAND USE

From Single Family Residential to Single Family Residential
Present Land Use Proposed Land Use

For the Purpose of Single Family Residential Subdivision

Size of Tract 2 Acres

Location 10 Rebel Trail

(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 331, 389, and 390 District 2nd

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no ___ there are 0 such assets. If any, they are as follows:

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: City of Smyrna R-12 and Cobb County R-20

East: City of Smyrna R-12 with Variances

South: City of Smyrna R-12 with Variances

West: Cobb County R-20

CONTIGUOUS LAND USE

North: Single Family Residential

East: Single Family Residential

South: Single Family Residential

West: Single Family Residential

INFRASTRUCTURE

WATER AND SEWER

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

Cobb County Water and Sewer both available to the site.

Map showing availability included.

TRANSPORTATION

Access to Property? **Property is accessed from Cooper Lake Rd**

Improvements proposed by developer? **Decel Lane to be included and designed per city requirements.**

Comments:

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council or Planning and Zoning Board who will consider this application?

No

If so, the applicant* and the attorney representing the applicant* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed

Please supply the following information, which will be considered as the required disclosure:

The name of the Mayor or member of the City Council or Planning and Zoning Board to whom the campaign contribution or gift was made:

N/A

The dollar amount of each campaign contribution made by the applicant* to the Mayor or any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application, and the date of each such contribution:

N/A

An enumeration and description of each gift having a value of \$250 or more by the applicant* to the Mayor and any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application:

N/A

Does the Mayor or any member of the City Council or Planning and Zoning Board have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

Yes

If so, describe the nature and extent of such interest: **Mr. Fennel is currently on the City Council in Smyrna and he and his wife own the property.**

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

Yes

If so, describe the nature and extent of such interest:

Mr. Fennel and his wife own the property.

Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

No

If so, describe the relationship and the nature and extent of such interest:

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application**. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 13 day of SEPTEMBER, 2018.



(Applicant's Signature)

(Attorney's Signature, if applicable)

Notes

* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

** Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

REZONING ANALYSIS

Section 1508 of the Smyrna Zoning Code details the zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the rezoning request.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The surrounding properties are single family residential. This property will be attached to a previously zoned parcel which allowed for R-12 with a density of 2.78 units per acre. There is also a RAD townhome property south of this parcel.

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

No. The existing use is for single family residential. The property has remained vacant for years so the proposed development will not adversely affect nearby properties.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The parcel is zoned AG-1 with one vacant house on it. It is surrounded by residential subdivisions; therefore, it is unlikely it be used or developed for any use other than single family homes.

REZONING ANALYSIS (CONTINUED)

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

No. The zoning request is for 19 single family homes, which will have minimal impact of the existing streets, transportations facilities, utilities, or schools.

zoning.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

Yes. The requested zoning is aligned with the surrounding areas and the land use plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Next to the property is train tracks, which allows for separation between this property and any other subdivision, which helps support approval for the zoning.

REZONING ANALYSIS (CONTINUED)

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

O'Dwyer Properties has built several communities in Smyrna. We believe this development will enhance the architectural standards of the general area as well as highlight the entrance into the subdivision.

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

The zoning request is for 19 single family homes, which will have minimal impact on the existing area. The property is also next to the train track which allows space between this development and the closest subdivision.

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

The zoning request is for 19 single family homes, which will have minimal impact on the existing area. The property is also below the existing street level which reduces the impact based upon building height.

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

wait
PREPARED BY AND AFTER
RECORDING RETURN TO:
Diane S. Calloway, Esq.
Specialized Title Services, Inc.
6133 Peachtree Dunwoody Road, NE
Atlanta, Georgia 30328
STS File No. 1122.005

PARCEL 1

STATE OF GEORGIA
COUNTY OF FULTON

EXECUTOR'S DEED

THIS EXECUTOR'S DEED is made and entered into this 15th day of September, 2003, by and between **Stanley P. Sullivan, as Executor of the Estate of Martha B. Sullivan, Deceased** (hereinafter referred to as "Grantor"), and **Ronald D. Fennel and Cynthia H. Fennel** (hereinafter collectively referred to as "Grantee"). Grantor and Grantee to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH:

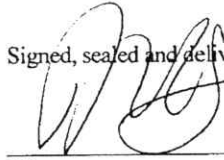
THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantor (acting under and by virtue of the power and authority contained in the Last Will and Testament of Martha B. Sullivan, Deceased, dated December 3, 1970, the same having been duly probated in solemn form on March 24, 2000, and Letters Testamentary having been issued by the Probate Court of Cobb County, Georgia, and recorded March 24, 2000 at 11:31 a.m., Probate Court of Cobb County, Georgia) has granted, bargained, sold and conveyed and these presents does hereby grant, bargain, sell and convey unto said Grantee that certain tract or parcel of land lying and being in Land Lot 331 of the 17th District, 2nd Section, Cobb County, Georgia, and more particularly described on Exhibit "A" attached hereto and made an essential part hereof.

TO HAVE AND TO HOLD the said interest in said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, IN FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased. This conveyance is made subject to all easements, restrictions and encumbrances, if any, of record.

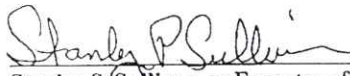
IT IS EXPRESSLY understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that Grantor makes this conveyance without covenants, warranties, representations or indemnities. Furthermore, any liability imposed on Grantor arising out of the conveyance made herein shall be satisfied solely out of the assets, if any, of the Estate of Martha B. Sullivan.


IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness

 (SEAL)
Stanley S. Sullivan, as Executor of the Estate
of Martha B. Sullivan



Notary Public

(NOTARY SEAL)



EXHIBIT "A"**Lot 39, 40 and the Club Lot**

ALL THAT TRACT or parcel of land lying and being in Land Lot 331 of the 17th District and 2nd Section of Cobb County, Georgia, being all of Lot 39 and the Club Lot of Block 1 of Cooper Lakes Subdivision, as shown on Plat of Cooper Lakes and Camco Mills Property, recorded in Plat Book 1, Page 154, Records of Cobb County, Georgia, and being more particularly described as follows:

To reach the POINT OF BEGINNING, commence at the common corner of Land Lots 331, 332, 389 and 390 of said district and section and proceed south $01^{\circ}41'00''$ east along the land lot line common to Land Lots 331 and 390, for a distance of 181.90 feet to a 1" crimped top pipe found; thence depart said land lot line and run south $65^{\circ}29'05''$ west for a distance of 75.83 feet to a 1" crimped top pipe found; thence travel south $81^{\circ}44'09''$ west for a distance of 66.37 feet to a point; proceed thence south $29^{\circ}52'35''$ east for a distance of 79.34 feet to a point on the northwesterly right-of-way line of Club Drive (variable right-of-way, not open); thence travel southwesterly along said right-of-way line of Club Drive south $65^{\circ}31'36''$ west for a distance of 200.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, continue thence south $65^{\circ}31'36''$ west for a distance of 21.30 feet to a point on said right-of-way line; travel thence 72.28 feet along the arc of a curve to the left, said curve having a radius of 267.42 feet and being subtended by a chord of south $06^{\circ}51'34''$ east, 72.06 feet to a 1/2" re-bar found; thence travel south $29^{\circ}52'35''$ east for a distance of 51.68 feet to a point where said right-of-way line of Club Drive intersects the southeasterly right-of-way line of Rebel Trail (f/k/a Southern Drive, variable right-of-way); thence travel south $29^{\circ}52'35''$ east for a distance of 91.87 feet to a point on the northwesterly right-of-way line of Southern Railway (200' right-of-way); thence travel 412.24 feet along the arc of a curve to the left, said curve having a radius of 3,796.70 feet and being subtended by a chord of south $58^{\circ}48'45''$ west, 412.04 feet to a point; thence depart said Southern Railway right-of-way line and run north $34^{\circ}11'28''$ east for a distance of 162.38 feet to a point; thence travel north $02^{\circ}28'28''$ east for a distance of 133.90 feet to a 3/4" crimped top pipe found; thence travel north $15^{\circ}26'28''$ east for a distance of 84.15 feet to a 3/4" crimped top pipe found; thence travel north $31^{\circ}26'11''$ east for a distance of 100.71 feet to a 3/4" crimped top pipe found; thence travel north $52^{\circ}32'38''$ east for a distance of 96.29 feet to a 1/2" re-bar found; thence travel south $29^{\circ}52'35''$ east for a distance of 87.05 feet to a point on the right-of-way line of Club Drive and the POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT TRACT or parcel of land lying and being in Land Lot 331 of the 17th District and 2nd Section of Cobb County, Georgia being all of Lot 40 of Block 1 of Cooper Lakes Subdivision, as shown on Plat of Cooper Lakes and Camco Mills Property, recorded in Plat Book 1, Page 154, Records of Cobb County, Georgia, and being more particularly described as follows:

To reach the POINT OF BEGINNING, commence at the common corner of Land Lots 331, 332, 389 and 390 of said district and section and proceed south $01^{\circ}41'00''$ east along the land lot line common to Land Lots 331 and 390, for a distance of 181.90 feet to a 1" crimped top pipe found; thence depart said land lot line and run south $65^{\circ}29'05''$ west for a distance of 75.83 feet to a 1" crimped top pipe found; thence travel south $01^{\circ}42'57''$ east for a distance of 87.20 feet to a point on the southeasterly right-of-way line of Club Drive (variable right-of-way, not open); thence travel along said right-of-way line of Club Drive south $65^{\circ}31'36''$ west 120.22 feet to a 1/2" re-bar found and the POINT OF BEGINNING.

From said POINT OF BEGINNING, travel south $14^{\circ}55'03''$ east for a distance of 80.99 to a 1/2" re-bar found on the northwesterly right-of-way line of Rebel Trail (f/k/a Southern Drive, variable right-of-way); thence travel south $65^{\circ}31'36''$ west along said right-of-way line of Rebel Trail for a distance of 42.80 feet to a point; thence travel northwesterly and northeasterly along said right-of-way line of Club Drive 125.46 feet along the arc of a curve to the right, said curve having a radius of 39.94 feet and being subtended by a chord of north $24^{\circ}28'24''$ west, 79.87 feet to a point; thence travel north $65^{\circ}31'36''$ east for a distance of 56.25 feet to a point on the northwesterly right-of-way line of Club Drive and the POINT OF BEGINNING.

Shown as 1.65699 collective acres, on ALTA/ACSM Land Title Survey for Ronald D. Fennel and Cynthia H. Fennel, Sea Island Employees Credit Union, Specialized Title Services, Inc., and Chicago Title Insurance Company, prepared by Watts & Browning Engineers, Inc., bearing the seal and certification of Virgil T. Hammond, Georgia Registered Land Surveyor No. 2554, dated July 17, 2003, last revised September 12, 2003.

wait

STATE OF GEORGIA
COUNTY OF FULTON

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

PREPARED BY AND AFTER
RECORDING RETURN TO:
Diane S. Calloway, Esq.
Specialized Title Services, Inc.
6133 Peachtree Dunwoody Road, NE
Atlanta, Georgia 30328
STS File No. 1122.005

PARCEL 2

EXECUTOR'S DEED

THIS EXECUTOR'S DEED is made and entered into this 15th day of September, 2003, by and between **Stanley P. Sullivan, as Executor of the Estate of Martha B. Sullivan**, Deceased (hereinafter referred to as "Grantor"), and **Ronald D. Fennel and Cynthia H. Fennel** (hereinafter collectively referred to as "Grantee"). Grantor and Grantee to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH:

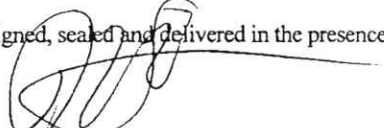
THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantor (acting under and by virtue of the power and authority contained in the Last Will and Testament of Martha B. Sullivan, Deceased, dated December 3, 1970, the same having been duly probated in solemn form on March 24, 2000, and Letters Testamentary having been issued by the Probate Court of Cobb County, Georgia, and recorded March 24, 2000 at 11:31 a.m., Probate Court of Cobb County, Georgia) has granted, bargained, sold and conveyed and these presents does hereby grant, bargain, sell and convey unto said Grantee that certain tract or parcel of land lying and being in Land Lot 331 of the 17th District, 2nd Section, Cobb County, Georgia, and more particularly described on Exhibit "A" attached hereto and made an essential part hereof.

TO HAVE AND TO HOLD the said interest in said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, IN FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased. This conveyance is made subject to all easements, restrictions and encumbrances, if any, of record.

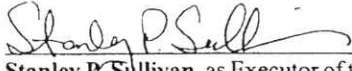
IT IS EXPRESSLY understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that Grantor makes this conveyance without covenants, warranties, representations or indemnities. Furthermore, any liability imposed on Grantor arising out of the conveyance made herein shall be satisfied solely out of the assets, if any, of the Estate of Martha B. Sullivan.

IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness

 (SEAL)
Stanley P. Sullivan, as Executor of the Estate
of Martha B. Sullivan



Notary Public

(NOTARY SEAL)



EXHIBIT "A"**Investment Lots**

ALL THAT TRACT or parcel of land lying and being in Land Lot 331 of the 17th District and 2nd Section of Cobb County, Georgia, being Lots 36 and 37 of Block 1 of Cooper Lakes Subdivision, as shown on Plat of Cooper Lakes and Camco Mills Property, recorded in Plat Book 1, Page 154, Records of Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common corner of Land Lots 331, 332, 389 and 390 of said district and section and proceed south $01^{\circ}41'00''$ east along the land lot line common to Land Lots 331 and 390, for a distance of 181.90 feet to a 1" crimped top pipe found; thence depart said land lot line and run south $65^{\circ}29'05''$ west for a distance of 75.83 feet to a 1" crimped top pipe found; thence travel south $81^{\circ}44'09''$ west for a distance of 66.37 feet to a point; thence travel south $81^{\circ}44'09''$ west a distance of 21.55 feet to a $3/4$ " crimped top pipe found; thence travel south $68^{\circ}03'56''$ west a distance of 30.03 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, travel south $29^{\circ}52'35''$ east a distance of 86.71 feet to an iron pin found on the northwesterly right-of-way line of Club Drive (variable right-of-way, not open), thence travel along said right-of-way line south $65^{\circ}31'36''$ west a distance of 100.00 feet to a point on said right-of-way line; thence depart said right-of-way line and travel north $29^{\circ}54'01''$ west a distance of 91.19 feet to a $1/2$ " rebar found; thence travel north $68^{\circ}03'56''$ east a distance of 100.56 feet to the POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT TRACT or parcel of land lying and being in Land Lot 331 of the 17th District and 2nd Section of Cobb County, Georgia, being Lots 41 and 42 of Block 1 of Cooper Lakes Subdivision, as shown on Plat of Cooper Lakes and Camco Mills Property, recorded in Plat Book 1, Page 154, Records of Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common corner of Land Lots 331, 332, 389 and 390 of said district and section and proceed south $01^{\circ}41'00''$ east along the land lot line common to Land Lots 331 and 390, for a distance of 181.90 feet to a 1" crimped top pipe found; thence depart said land lot line and run south $65^{\circ}29'05''$ west for a distance of 75.83 feet to a 1" crimped top pipe found; travel thence south $01^{\circ}42'57''$ east for a distance of 87.20 feet to a point on the southeasterly right-of-way line of Club Drive (variable right-of-way, not open) and the POINT OF BEGINNING.

From the POINT OF BEGINNING, depart said right-of-way line and travel south $01^{\circ}42'57''$ east a distance of 86.61 feet to a point found on the northwesterly right-of-way line of Rebel Trail f/k/a Southern Drive (variable right-of-way); thence travel along said right-of-way line south $65^{\circ}31'36''$ west a distance of 100.16 feet to a $1/2$ " rebar found; thence depart said right-of-way line and travel north $14^{\circ}55'03''$ west a distance of 80.99 feet to a $1/2$ " rebar found on the southeasterly right-of-way line of Club Drive; thence travel along said right-of-way line north $65^{\circ}31'36''$ east a distance of 120.22 to the POINT OF BEGINNING.

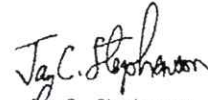
TOGETHER WITH:

ALL THAT TRACT or parcel of land lying and being in Land Lot 331 of the 17th District and 2nd Section of Cobb County, Georgia, being Lots 69 and 70 of Block 1 of Cooper Lakes Subdivision, and as shown on Plat of Cooper Lakes and Camco Mills Property, recorded in Plat Book 1, Page 154, Records of Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the common corner of Land Lots 331, 332, 389 and 390 of said district and section and proceed south $01^{\circ}41'00''$ east along the land lot line common to Land Lots 331 and 390, for a distance of 181.90 feet to a 1" crimped top pipe found; thence depart said land lot line and run south $65^{\circ}29'05''$ west for a distance of 75.83 feet to a 1" crimped top pipe found; thence travel south $01^{\circ}42'57''$ east a distance of 195.83 feet to a 1" crimped top pipe found on the southeasterly right-of-way line of Rebel Trail f/k/a Southern Drive (variable right-of-way); thence travel along said right-of-way line south $65^{\circ}31'36''$ west a distance of 119.84 feet to a 1" crimped top pipe found on said right-of-way line and the POINT OF BEGINNING.

From the POINT OF BEGINNING; depart said right-of-way line and travel south $24^{\circ}18'08''$ east a distance of 85.08 feet to a 1" crimped top pipe found; thence travel south $61^{\circ}28'13''$ west a distance of 90.24 feet to a point; thence travel north $29^{\circ}52'35''$ west a distance of 91.87 feet to a point on said right-of-way line; thence travel along said right-of-way line north $65^{\circ}31'36''$ east a distance of 98.92 feet to a 1" crimped top pipe found on said right-of-way line and the POINT OF BEGINNING.

Shown as 0.5971 collective acres on ALTA/ACSM Land Title Survey for Ronald D. Fennel and Cynthia H. Fennel, Sea Island Employees Credit Union, Specialized Title Services, Inc., and Chicago Title Insurance Company, prepared by Watts & Browning Engineers, Inc., bearing the seal and certification of Virgil T. Hammond, Georgia Registered Land Surveyor No. 2554, dated July 17, 2003, last revised September 12, 2003.



Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

After Recording Return to
Calloway Title and Escrow, LLC
4800 Ashford-Dunwoody Road, Suite 240
Atlanta, Georgia 30338
CT#2-16627

17j

PARCEL 2

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE is made this 20th day of July, 2006, between WHISTLE-STOP PROPERTIES, L.L.C., a Georgia limited liability company, as party of the first part (herein referred to as "Grantor"), and SOUTHEAST FONTAINE, LLC, a Georgia limited liability company, and FONTAINE LAKES, LLC, a Georgia limited liability company, as parties of the second part (herein collectively referred to as "Grantee").

WITNESSETH that: Grantor, for and in consideration of and the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 331, of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor, subject only to those matters listed on Exhibit "B" attached hereto and made a part hereof by reference.



IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

WHISTLE-STOP PROPERTIES, L.L.C.

By: *[Signature]*
Gary F. Eubanks, Manager

[Signature]
Notary Public
My commission expires: _____
[NOTARY SEAL]



EXHIBIT "A"

Legal Description

[TRACTS 22 AND 23]

All that tract or parcel of land lying and being in Land Lot 331 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located at the intersection of the northwesterly right-of-way of Southern Railway (which right-of-way is 200 feet at this point measured from the centerline of the south track) with the west land lot line of Land Lot 331; thence running north 31 degrees 06 minutes 30 seconds east 205.0 feet to an iron pin; thence running north 54 degrees 17 minutes 30 seconds east 140.0 feet to an iron pin; thence running north 84 degrees 30 minutes east 140 feet to an iron pin located on the northwest right-of-way of Southern Railway (which right-of-way is 200 feet at this point measured from the centerline of the south track); thence running southwesterly along the northwest right-of-way of Southern Railway 449.6 feet (the chord of which is 449.56 feet on a magnetic bearing of south 52 degrees 59 minutes west) to a point of beginning; said tract containing 0.52 acres and designated as Tract 3 as per plat of survey for Cousins Properties, Incorporated by Watts & Browning, Engineers, dated October 15, 1970, revised November 6, 1970, and revised December 7, 1970.

Less and Except the right-of-way for the relocated Nickajack Road conveyed to Cobb County by right-of-way deed dated July 7, 1980, and recorded in Deed Book 2204, Page 199, Cobb County, Georgia Records.

A handwritten signature in black ink, appearing to be 'LGS', is written over a vertical line that extends from the signature down towards the bottom of the page.

EXHIBIT "B"

Permitted Exceptions

1. All taxes for the year 2006 and subsequent years.
2. Grant of Easement from T. R. Mitchell to Cobb County, Georgia, dated September 27, 1962, filed for record January 31, 1963 at 12:15 p.m., recorded in Deed Book 685, Page 177, Records of Cobb County, Georgia.
3. Judgment of Court as entered in that certain Condemnation - Cobb County vs. A Sewer Line and Construction Easement over, upon and through Lots 403, 463, 318, 331, 389, 390, 404, 473, 474, 536, 537, 544 and 545 of the 17th District, 2nd Section, of said County and Southern Railway Company, et al, being Docket No. 32530, dated October 7, 1971, filed for record November 18, 1971 at 12:30 p.m., recorded in Deed Book 1269, Page 436, aforesaid Records.
4. Right of Way Easement from J. R. Eubanks, Hazel B. Eubanks, Gary F. Eubanks and Virginia J. Eubanks to Douglas County Electric Membership Corporation, a corporation, filed for record July 2, 1985 at 8:26 a.m., recorded in Deed Book 3552, Page 434, aforesaid Records; as affected by that certain QuitClaim Deed from Greystone Power Corporation, formerly known as Douglas County Electric Membership Corporation to Whistle-Stop Properties, L.L.C., dated July 31, 2000, filed for record August 4, 2000 at 11:05 a.m., recorded in Deed Book 13282, Page 4993, aforesaid Records.
5. Right-of-Way Deed from The Estate of J. R. Eubanks, Gary F. Eubanks, Virginia Eubanks and T. Marshall Eubanks to Cobb County, Georgia, dated September 23, 1998, filed for record November 2, 1998 at 12:53 p.m., recorded in Deed Book 11834, Page 326, aforesaid Records; as affected by that certain QuitClaim Deed from Greystone Power Corporation, formerly known as Douglas County Electric Membership Corporation to Whistle-Stop Properties, L.L.C., dated July 31, 2000, filed for record August 4, 2000 at 11:05 a.m., recorded in Deed Book 13282, Page 4993, aforesaid Records.
6. Reservation as contained in that certain QuitClaim Deed from Cobb County, Georgia to Hazel Bentley Eubanks, as to 62.5%, T. Marshall Eubanks, as to 12.5%, Gary F. Eubanks, as to 20.83% and Virginia J. Eubanks, as to 4.17 %, dated February 15, 2000, filed for record February 24, 2000 at 3:33 p.m., recorded in Deed Book 13244, Page 1873, aforesaid Records.
7. Easements as contained in that certain Notice of Order and Judgment Affecting Interest in Real Estate to Class Corridor, LLC, a Delaware limited liability company, filed for record May 9, 2005 at 11:13 a.m., recorded in Deed Book 14150, Page 5677, aforesaid Records.
8. Right of way for Nickajack Road conveyed to Cobb County by deed dated July 7, 1980 and recorded in Deed Book 2204, Page 199, Cobb County, Georgia Records.



After Recording, please return to:
Smith, Eubanks, Smith & Tumlin P.C.
P.O. Box 1186
Marietta, GA 30061
File no. 07130728

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

**STATE OF GEORGIA
COUNTY OF COBB**

PARCEL 2 & 3

LIMITED WARRANTY DEED

THIS INDENTURE made this 20th day of **December** in the year **Two Thousand Seven**, between

SOUTHEAST REAL ESTATE ACQUISITIONS, LLC and BUCKNER-NICKAJACK, LLC

of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called **GRANTOR**,
and

WHISTLE-STOP PROPERTIES, L.L.C.

as party or parties of the second part, hereinafter called **GRANTEE** (the words "GRANTOR" and "GRANTEE" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that: GRANTOR, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) DOLLARS** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, and confirm unto the said GRANTEE,

All that tract or parcel of land lying and being in Land Lots 331, 389 and 390 of the 17th District, 2nd Section of Cobb County, Georgia, as more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

This deed is an absolute conveyance, the Grantor having sold said land to the Grantee for a fair and adequate consideration, such consideration being full satisfaction of all obligations secured by the Deed to Secure Debt and Security Agreement executed by Southeast Real Estate Acquisitions, LLC and Buckner-Nickajack, LLC in favor of Whistle-Stop Properties, L.L.C., as Lender, recorded in Deed Book 14362, Page 1488, Cobb County, Georgia Records, and the Note secured thereby.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this Deed between Grantor and Grantee, with respect to said land.

The conveyance of the within-described property is subject to those items set forth on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members

and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of all persons claiming by, through or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:
SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

[Signature]

By: [Signature] (SEAL)
Kent S. Levenson, Manager

Witness

[Signature]
Notary Public



Signed, sealed and delivered
in the presence of:

GRANTOR:
BUCKNER-NICKAJACK, LLC

[Signature]

By: [Signature] (SEAL)
Eric J. Edee, Manager

Witness

[Signature]
Notary Public



EXHIBIT "A"

Legal Description

TRACT 5

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 331, 389 AND 390 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SOUTHERN RAILROAD (200' RW) AND THE WEST RIGHT OF WAY OF COOPER LAKE ROAD RELOCATION (VARIABLE RW), SAID POINT BEING THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS ESTABLISHED,
 THENCE ALONG THE NORTH RIGHT OF WAY OF SAID RAILROAD ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 439.64 FEET, SAID CURVE HAVING A RADIUS OF 3930.48 FEET AND BEING SUBTENDED BY A CHORD OF 439.41 FEET, AT SOUTH 67 DEGREES 38 MINUTES 37 SECONDS WEST, TO A POINT;
 THENCE LEAVING SAID RIGHT OF WAY NORTH 22 DEGREES 57 MINUTES 16 SECONDS WEST, 80.02 FEET TO A CRIMP TOP PIPE FOUND;
 THENCE NORTH 66 DEGREES 48 MINUTES 55 SECONDS EAST, 119.82 FEET TO A CRIMP TOP PIPE FOUND;
 THENCE NORTH 00 DEGREES 24 MINUTES 56 SECONDS WEST, 195.74 FEET TO A CRIMP TOP PIPE FOUND;
 THENCE NORTH 00 DEGREES 14 MINUTES 37 SECONDS WEST, 33.98 FEET TO A CRIMP TOP PIPE FOUND;
 THENCE NORTH 46 DEGREES 07 MINUTES 29 SECONDS EAST, 77.27 FEET TO A #4 REBAR FOUND;
 THENCE NORTH 50 DEGREES 08 MINUTES 49 SECONDS EAST, 26.83 FEET TO A #4 REBAR FOUND;
 THENCE NORTH 63 DEGREES 07 MINUTES 04 SECONDS EAST, 25.25 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND;
 THENCE SOUTH 17 DEGREES 51 MINUTES 15 SECONDS EAST, 68.06 FEET TO A POINT;
 THENCE NORTH 66 DEGREES 45 MINUTES 41 SECONDS EAST, 50.07 FEET TO A POINT;
 THENCE NORTH 17 DEGREES 56 MINUTES 27 SECONDS WEST, 71.25 FEET TO A #4 REBAR FOUND;
 THENCE NORTH 62 DEGREES 15 MINUTES 01 SECONDS EAST, 17.29 FEET TO A #4 REBAR SET;
 THENCE NORTH 69 DEGREES 58 MINUTES 49 SECONDS EAST, 51.10 FEET TO A POINT;
 THENCE NORTH 77 DEGREES 50 MINUTES 49 SECONDS EAST, 6.24 FEET TO A POINT;
 THENCE NORTH 77 DEGREES 50 MINUTES 49 SECONDS EAST, 50.26 FEET TO A POINT;
 THENCE NORTH 17 DEGREES 10 MINUTES 50 SECONDS WEST, 8.74 FEET TO A POINT;
 THENCE NORTH 66 DEGREES 02 MINUTES 41 SECONDS EAST, 100.19 FEET TO A #4 REBAR FOUND;
 THENCE SOUTH 17 DEGREES 51 MINUTES 15 SECONDS EAST, 14.61 FEET TO A POINT;
 THENCE SOUTH 17 DEGREES 48 MINUTES 16 SECONDS EAST, 52.18 FEET TO A #4 REBAR FOUND;
 THENCE NORTH 66 DEGREES 52 MINUTES 08 SECONDS EAST, 135.05 FEET TO A POINT;
 THENCE NORTH 66 DEGREES 46 MINUTES 55 SECONDS EAST, 9.77 FEET TO A POINT ON THE WEST RIGHT OF WAY OF COOPER LAKE ROAD RELOCATION (VARIABLE RW);
 THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 30 DEGREES 41 MINUTES 59 SECONDS WEST, 177.49 FEET TO A RIGHT OF WAY MONUMENT FOUND;
 THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.13 FEET, SAID CURVE HAVING A RADIUS OF 751.20 FEET AND BEING SUBTENDED BY A CHORD OF 230.22 FEET, AT SOUTH 21 DEGREES 53 MINUTES 08 SECONDS WEST, TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINS 3.30 ACRES, MORE OR LESS, AND IS DEPICTED AS TRACT 5, AND IS MORE FULLY SHOWN ON THE PLAT OF SURVEY DATED JULY 14, 2006, PREPARED BY GASKINS SURVEYING & ENGINEERING COMPANY, CERTIFIED BY ALBERT W. GRAMLING, JR., G.R.L.S. 2983, WHICH PLAT OF SURVEY IS INCORPORATED BY REFERENCE.

G:\WPDOCS\3745 - EASLANM3 - MITCHELL\LEGAL DESCRIPTIONS\WS - SALE\TRACT 5 - S [V2].DOC

-AND-

EXHIBIT "A"

(continued)

[TRACT 8]

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 389 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SOUTHERN RAILROAD (200' RW) AND THE WEST RIGHT OF WAY OF COOPER LAKE ROAD RELOCATION (VARIABLE RW); THENCE ALONG THE WEST RIGHT OF WAY OF COOPER LAKE ROAD RELOCATION ON A CURVE TO THE RIGHT, AN ARC DISTANCE OF 231.13 FEET, SAID CURVE HAVING A RADIUS OF 751.20 FEET AND BEING SUBTENDED BY A CHORD OF 230.22 FEET, AT NORTH 21 DEGREES 53 MINUTES 08 SECONDS EAST, TO A RIGHT-OF-WAY MONUMENT; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 30 DEGREES 41 MINUTES 59 SECONDS EAST, 283.72 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS ESTABLISHED, THENCE ALONG THE WEST RIGHT OF WAY OF COOPER LAKE ROAD RELOCATION, NORTH 30 DEGREES 41 MINUTES 59 SECONDS EAST, 176.53 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 43 DEGREES 52 MINUTES 19 SECONDS WEST, 101.51 FEET TO A POINT; THENCE SOUTH 50 DEGREES 00 MINUTES 49 SECONDS WEST, 54.90 FEET TO A POINT; THENCE SOUTH 27 DEGREES 13 MINUTES 41 SECONDS EAST, 48.73 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINS 0.08 ACRES, MORE OR LESS, AND IS DEPICTED AS TRACT 8, AS MORE FULLY SHOWN ON THE PLAT OF SURVEY DATED JULY 14, 2006, PREPARED BY GASKINS SURVEYING & ENGINEERING COMPANY, CERTIFIED BY ALBERT W. GRAMLING, JR., G.R.L.S. 2983, WHICH PLAT OF SURVEY IS INCORPORATED BY REFERENCE.

EXHIBIT "B"

Permitted Exceptions

1. All taxes for the year 2006 and subsequent years.
2. Grant of Easement from T. R. Mitchell to Cobb County, Georgia, dated September 27, 1962, filed for record January 31, 1963 at 12:15 p.m., recorded in Deed Book 685, Page 177, Records of Cobb County, Georgia.
3. Judgment of Court as entered in that certain Condemnation – Cobb County vs. A Sewer Line and Construction Easement over, upon and through Lots 403, 463, 318, 331, 389, 390, 404, 473, 474, 536, 537, 544 and 545 of the 17th District, 2nd Section, of said County and Southern Railway Company, et al, being Docket No. 32530, dated October 7, 1971, filed for record November 18, 1971 at 12:30 p.m., recorded in Deed Book 1269, Page 436, aforesaid Records.
4. Right of Way Deed from Thomas R. Mitchell to Cobb County, Georgia, dated June 22, 1976, recorded in Deed Book 1696, Page 254, aforesaid Records.
5. Right of Way Easement from J. R. Eubanks, Hazel B. Eubanks, Gary F. Eubanks and Virginia J. Eubanks to Douglas County Electric Membership Corporation, a corporation, filed for record July 2, 1985 at 8:26 a.m., recorded in Deed Book 3552, Page 434, aforesaid Records; as affected by that certain QuitClaim Deed from Greystone Power Corporation, formerly known as Douglas County Electric Membership Corporation to Whistle-Stop Properties, L.L.C., dated July 31, 2000, filed for record August 4, 2000 at 11:05 a.m., recorded in Deed Book 13282, Page 4993, aforesaid Records.
6. Right-of-Way Deed from The Estate of J. R. Eubanks, Gary F. Eubanks, Virginia Eubanks and T. Marshall Eubanks to Cobb County, Georgia, dated September 23, 1998, filed for record November 2, 1998 at 12:53 p.m., recorded in Deed Book 11834, Page 326, aforesaid Records; as affected by that certain QuitClaim Deed from Greystone Power Corporation, formerly known as Douglas County Electric Membership Corporation to Whistle-Stop Properties, L.L.C., dated July 31, 2000, filed for record August 4, 2000 at 11:05 a.m., recorded in Deed Book 13282, Page 4993, aforesaid Records.
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8. Easements as contained in that certain Notice of Order and Judgment Affecting Interest in Real Estate to Class Corridor, LLC, a Delaware limited liability company, filed for record May 9, 2005 at 11:13 a.m., recorded in Deed Book 14150, Page 5677, aforesaid Records.
9. Grant of Easement from Thomas R. Mitchell to Cobb County, a political subdivision of the State of Georgia, dated August 21, 1969, recorded in Deed Book 1132, Page 340, aforesaid Records.
10. Those matters as disclosed by that certain survey entitled "ALTA/ACSM Land Title Survey For: Whistle-Stop Properties, LLC, et al", prepared by Gaskins Surveying & Engineering Company, bearing the seal and certification of Albert W. Gramling, Jr., Georgia Registered Land Surveyor No. 2983, dated July 14, 2006, as follows:
 - (1) Asphalt drive for access to Fennel Property crossing the central portion of Tract 5;
 - (2) Creeks crossing the northerly boundary lines of Tract 5; and
 - (3) Woods Trail crossing the northerly boundary lines of Tract 5.



Printed: 9/14/2018

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

PARCEL 1

Payer:
Catherine Eubanks

WHISTLE STOP PROPERTIES LLC

Payment Date: 10/12/2017

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2017	17039000110	10/15/2017	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$690.56	\$0.00



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



Printed: 9/14/2018

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

PARCEL 2

Agent
Catherine Eubanks

WHISTLE STOP PROPERTIES LLC

Payment Date: 10/12/2017

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2017	17038900450	10/15/2017	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$6.55	\$0.00



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



Printed: 9/14/2018

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
 HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

PARCEL 3

Catherine Eubanks

WHISTLE STOP PROPERTIES LLC
 C/O PROPERTY TAX EXPERTS LLC

Payment Date: 10/12/2017

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2017	17038900770	10/15/2017	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$49.11	\$0.00



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Printed: 9/10/2018

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

Payee:
 Ronald Fennel

FENNEL RONALD D & CYNTHIA H

Payment Date: 10/15/2017

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2017	17033100010	10/15/2017	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$159.04	\$0.00



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Printed: 9/10/2018

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

Ronald Fennel

FENNEL RONALD D & CYNTHIA H

Payment Date: 10/15/2017

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2017	17033100090	10/15/2017	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$2,276.53	\$0.00



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We Brought Value Back Home
www.odwyerhomes.com

September 5, 2018

Architectural elevations and Floor Plan – For Rezoning Application on Cooper Rd

To City of Smyrna Planning and Development:

The purpose of this letter is to detail the architectural elevations and Floor plans we intend to build at the Cooper Rd Property. As a semi-custom homebuilder, we use a variety of building materials and techniques all focused on offering a craftsman style home for our future homeowners.

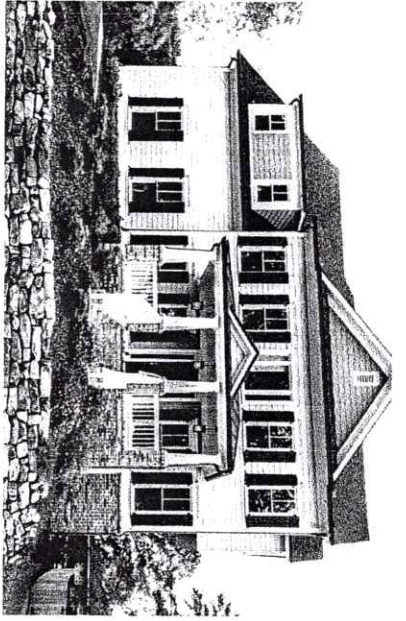
The single-family homes we will offer will be similar in design to the several previous communities completed by O'Dwyer Properties within the City of Smyrna including:

- a) Park Place
- b) Cooper Lake Place
- c) Tackett Farms
- d) Maple Shade

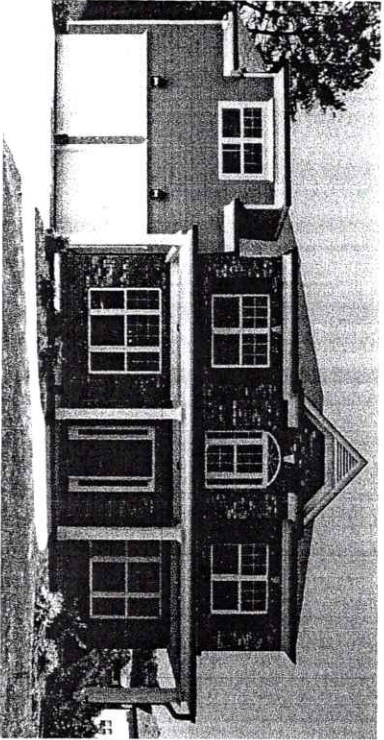
Some additional example elevations are shown on the following page.

Sincerely,

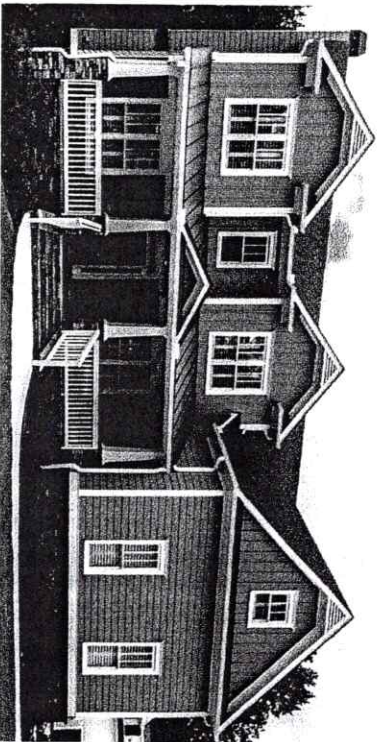
Jordon Tench
Land Development Manager
O'Dwyer Properties LLC
Phone: 770-887-2177 ext 201



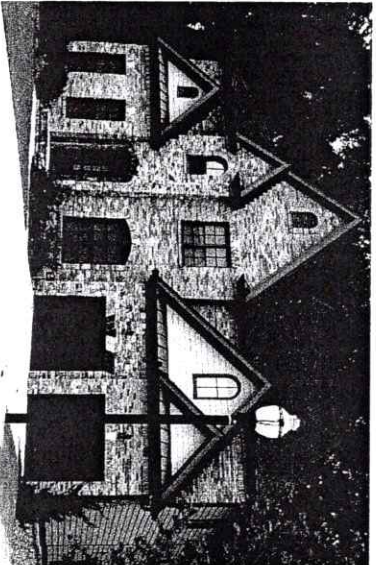
Example Elevation 1



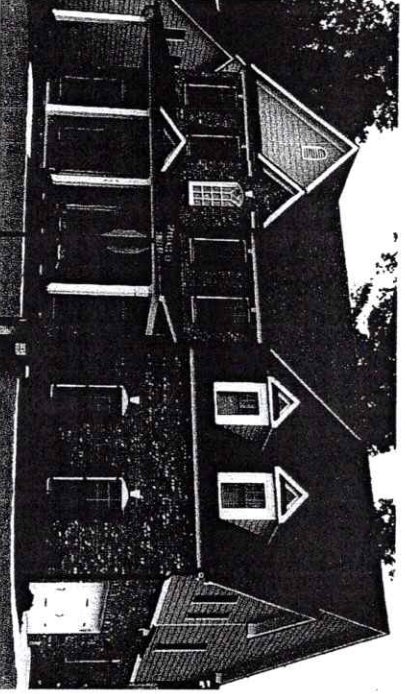
Example Elevation 3



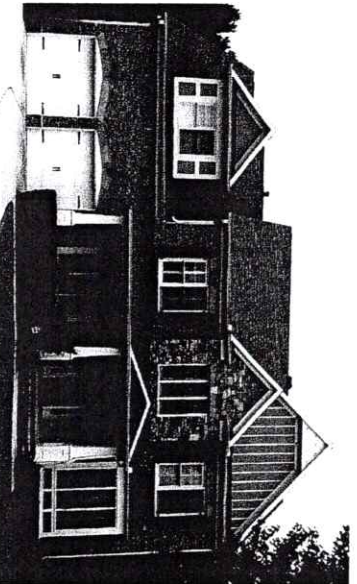
Example Elevation 2



Example Elevation 4



Example Elevation 5



Example Elevation 6

WATER & SEWER VERIFIED BY COBB COUNTY



Cobb County Georgia Online Mapping



400.0 0 200.00 400.0 Feet

WGS, 1984, Web Mercator, Auxiliary, Sphere
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:2,400



Map Notes:

