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December 6, 2019

Via Hand Delivery

Russell G. Martin
Director
City of Smyrna, Community Development
Offices in Brawner Hall
3180 Atlanta Road
Smyrna, GA 30080

Via Hand Delivery

Scott Cochran, Esq.
Cochran & Edwards, LLC
2950 Atlanta Road
Smyrna, Georgia 30080

Re: Privatization of rights-of-way within Smyrna Grove Community ("Smyrna Grove") located at 600 Smyrna Grove Place, Smyrna, Georgia 30082

Dear Gentlemen:

This firm represents Southeast Capital Companies ("SEC"), which is the developer of Smyrna Grove. As you are aware, SEC, together with the Smyrna Grove Home Owners Association (the "HOA"), desire to privatize certain rights-of-way within Smyrna Grove for purposes of allowing the HOA to install security gates at the entrances and exits of Smyrna Grove to address safety concerns raised by residents thereof. By means of this letter, SEC and the HOA hereby request that the City Council of the City of Smyrna consider and grant the privation of the following rights-of-way (the "Roads") within Smyrna Grove:

1. Crimson Maple Way;
2. Still Pine Bend;
3. Windy Elm Drive;
4. White Cypress Street;
5. Smyrna Grove Drive; and
6. Smyrna Grove Place.

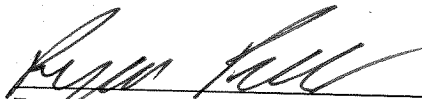
Each of the Roads are depicted on that certain Right-of-Way Survey for Smyrna Grove Homeowners Association, prepared by William J. Gilbert, GA RLS #2843, of LandTec Surveying, dated December 2, 2019 (the "Survey"), a copy of which is enclosed with this letter.

In addition to the Survey, I have attached the Capital Reserve Analysis for Smyrna Grove, prepared for the Smyrna Grove Homeowners Association, Inc., by Robert "Nicko" N. Romeo, R.S. of Ray Engineering, Inc., dated November 2018 and last revised April 2019 (the "Capital Reserve Study"), which reflects the increased costs required of the HOA to maintain the Roads and other infrastructure as a result of the privatization of the Roads. In addition, I have attached (i) an Association Revenues/Costs Summary, and (ii) a Combined Capital and Operating Summary, each of which were provided by the HOA to evidence the HOA's capacity to undertake such maintenance.

We respectfully ask for the support of the City Council of the City of Smyrna and the City of Smyrna Community Development Department with respect to this request to privatize the Roads. Please do not hesitate to contact me with any questions you may have.

Sincerely,

HOLT NEY ZATCOFF & WASSERMAN, LLP



Ryan C. Pulley