



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Tuesday, June 01, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

- 1. ANN2021-00004, RZC201-00021, RZC2021-00022, RZC2021-00023, RZC2021-00024, and RZC2021-00025;** Sugarloaf Crossing Association, LLC, Life Storage LP, ISZ, LLC, Sugarloaf Marathon, LLC, and Octavian Group LLLP; 4850 Sugarloaf Parkway, 4855 Sugarloaf Parkway, 4875 Sugarloaf Parkway, 875 Marathon Parkway, 1720 Marathon Blvd

Public Comment

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: **ANNX2021-00004, RZC201-00021, RZC2021-00022, RZC2021-00023, RZC2021-00024, and RZC2021-00025;** Sugarloaf Crossing Association, LLC, Life Storage LP, ISZ, LLC, Sugarloaf Marathon, LLC, and Octavian Group LLLP; 4850 Sugarloaf Parkway, 4855 Sugarloaf Parkway, 4875 Sugarloaf Parkway, 875 Marathon Parkway, 1720 Marathon Blvd

Department: Planning and Development

Date of Meeting: Tuesday, June 1, 2021

Presented By: Todd Hargrave, Planning and Development Director

Department Recommendation: **Approval**

Summary: The applicants request annexation, and rezoning of five parcels of land (R7035 004, R7035 026, R7035 027, R7035 037 and R7035 084) within unincorporated Gwinnett County, totaling approximately 22.499-acres from C-2 (Gwinnett County General Business District) to BG (City of Lawrenceville General Business District).

Attachments/Exhibits:

- **Report**
- **Attachments**

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
ANNEXATION AND REZONING**

CASE NUMBER	ANNX2021-00004 RZC2021-00021 (R7035 004) RZC2021-00022 (R7035 026) RZC2021-00023 (R7035 027) RZC2021-00024 (R7035 037) RZC2021-00025 (R7035 084)
APPLICANT	SUGARLOAF CROSSING ASSOCIATION, LLC; LIFE STORAGE LP; ISZ, LLC; SUGARLOAF MARATHON; OCTAVIAN GROUP LLLP
CONTACT	SUGARLOAF CROSSING ASSOCIATION, LLC C/O J. RON STEPHENS; LIFE STORAGE LP, C/O ANDREW J. GREGOILE; ISZ, LLC, C/O RAHIMA SAUDLYE; SUGARLOAF MARATHON, LLC, C/O RICHARD SWOPE; OCTAVIAN GROUP LLLP, C/O CARL R. HARTRAMPF, III
PHONE NUMBER	J. RON STEPHENS – 404.456.0239 ANDREW J. GREGOILE – 716.632.7796 RAHIMA SAUDLYE – 404.610.0797 RICHARD SWOPE – 678.689.0397 CARL R. HARTRAMPF, III – 404.213.9177
ZONING CHANGE	GWINNETT COUNTY, C-2 (GENERAL BUSINESS DISTRICT) TO CITY OF LAWRENCEVILLE BG (GENERAL BUSINESS DISTRICT)

LOCATION	4850 SUGARLOAF PARKWAY; 875 MARATHON PARKWAY; 1720 MARATHON BOULEVARD; 4855 SUGARLOAF PARKWAY; 4875 SUGARLOAF PARKWAY
PARCEL ID	R7035 004 (17.22 ACRES); R7035 026 (2.169 ACRES); R7035 027 (1.33 ACRES); R7035 037 (0.81 ACRES); R7035 084 (0.97 ACRES)
ACREAGE	APPROXIMATELY 22.499 ACRES
PROPOSED DEVELOPMENT	EXISTING PROPERTIES
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject properties are located within unincorporated Gwinnett County, zoned C-2 (General Business District).

PROJECT DATA:

The applicants request annexation, and rezoning of five parcels of land (R7035 004, R7035 026, R7035 027, R7035 037 and R7035 084) within unincorporated Gwinnett County, totaling approximately 22.499-acres from C-2 (Gwinnett County General Business District) to BG (City of Lawrenceville General Business District). The subject properties are located within the Sugarloaf Crossings, Arbor Business Park and Sugarloaf Place commercial developments. The subject properties are located just south of Georgia Highway No. 316 at its intersection with Sugarloaf Parkway, bounded by Cruse Road, Marathon Boulevard, Marathon Parkway, Old Norcross Road and Sugarloaf Parkway. The properties are currently developed and utilized for commercial/retail activities.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located near the Office, Distribution, and Technology Character Area. This character area encourages a variety of job/work types with a focus on skilled jobs and high-tech businesses. The intent of the Plan is to create “opportunity zones” within the city limits that would not only create jobs, but would incorporate civic, commercial, institutional and residential uses into the overall design. The pattern of development along Sugarloaf Parkway has consisted of a variety of commercial, light industrial and residential uses and zoning. Therefore, the long-standing use of the subject properties and their compatibility with the variety of uses and zoning in the immediate area could be considered to be consistent with the policies of the City of Lawrenceville.

The surrounding area is characterized by a variety of uses and zoning. To the east, within the city limits of Lawrenceville and adjacent to the Arbor Business Park development zoned C-2 (General Business District) and LM (Light Industry District). To the south, across Cruse Lane, is the Sugarloaf Commons multifamily development zoned RM-13 (Gwinnett County Multifamily Residential District) and the Traditions at Sugarloaf office park development zoned C-2 (Gwinnett County General Business District). To the west, along Sugarloaf Parkway and Marathon Boulevard are commercial, multifamily and office uses and zoning. The variety of uses and zoning in the immediate area further supports the applicants' request.

The proposed annexation and rezoning are consistent with the policies of the City of Lawrenceville; which would be designed to attract, develop, maintain and retain a diverse array of professional businesses, and inventory of land to support the city's growth, influence and marketability. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested Annexation and Rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes, the requested annexation and rezoning could be considered to be consistent with adjacent and nearby properties.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No, the annexation and rezoning should not adversely affect the existing use of adjacent or nearby properties.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes, and the proposed annexation and rezoning would be consistent with*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes, the proposed annexation and rezoning conform with the policies and intent of the City's 2040 Comprehensive Plan.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The proposed annexation and rezoning will allow the city to expand and reinforce its economic foundation.*

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

ANNX2021-00004, RZC2021-00021, RZC2021-00022, RZC2021-00023, RZC2021-00024 & RZC2021-00025

Approval of annexation as BG (General Business District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Uses permitted in the BG (General Business District).
- B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.



LAWRENCEVILLE

GEORGIA

Via Priority Mail and Certified Mail

April 7, 2021

The Honorable Nicole Love Hendrickson, Chairman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30046

Re: Lawrenceville Annexation Application - ANNX2021-00004

Dear Ms. Nicole Love Hendrickson:

Please see the attached documents in regards to the Annexation:

- Letter from City Manager, Chuck Warbington, P.E.
- Annexation application.
- Survey and Legal Description for subject property.

Sincerely,

Todd Hargrave | Director
Planning and Development Department



LAWRENCEVILLE
GEORGIA
70 S Clayton St | PO Box 2200,
Lawrenceville GA 30046
Office: 678.407.6563

Enc: Annexation Application; Legal Descriptions; Surveys

C: Ms. Susan Canon, Gwinnett County, Director of Department of Planning and Development
Mr. Glenn Stephens, Gwinnett County Administrator



LAWRENCEVILLE

GEORGIA

April 7, 2021

The Honorable Nicole Love Hendrickson, Chairman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, Georgia 30046

Re: City of Lawrenceville Annexation Application - ANN2021-00004

Owners:

Sugarloaf Crossing Association, LLC (R7035 004)
Life Storage LP (R7035 026)
ISZ, LLC (R7035 027)
Sugarloaf Marathon, LLC (R7035 037)
Octavian Group LLLP (R7035 084)

Requested Zoning: BG (General Business District)

Dear Chairman Love Hendrickson:

Please be advised that the City of Lawrenceville, Georgia, by the authority vested in the Mayor and Council of the City of Lawrenceville, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property, hereinafter described, by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation in accordance with O.C.G.A. §36-36-6, O.C.G.A. §36-36-9 and O.C.G.A. §36-36-111.

SEE ATTACHED LEGAL DESCRIPTIONS AND SURVEYS

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you are requested to notify the Mayor and City Council of the City of Lawrenceville, in writing and by certified mail, return receipt requested, of any county facilities or property located within the area to be annexed, within five (5) business days of receipt of this letter.

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

The Honorable Nicole Love Hendrickson, Chairman
 April 7, 2021
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In accordance with Georgia law, this letter provides you with a copy of the annexation and zoning/land use request. The rezoning application specifies and identifies the requested zoning and any zoning or land use changes. Copies of the annexation application and rezoning application are enclosed with this notice. A public hearing on the rezoning of the property, which is to be annexed is set for 7:00 P.M. on Monday, June 21, 2021. The proposed City zoning classification of the property is BG (General Business District). The hearing on the annexation will also be held on Monday, June 21, 2021. The annexation and zoning hearings will take place in the City Hall building at 70 South Clayton Street, Lawrenceville, Georgia.

Notice has been provided in this letter in accordance with O.C.G.A. §36-36-111. If the County governing authority intends to object to this annexation, please notify the Mayor and City Council of the objection within 30 days as provided in O.C.G.A. §36-36-113.

Sincerely,

Chuck Warbington, PE | City Manager



70 South Clayton Street | PO Box 2200
 Lawrenceville GA 30046
 Office: 678-407-6415 | LawrencevilleGa.org

Enc: Annexation Application; Legal Descriptions; Surveys

C: Ms. Susan Canon, Gwinnett County Director, Department of Planning and Development
 Mr. Glenn Stephens, Gwinnett County Administrator



LAWRENCEVILLE

WINNETT - METRO ATLANTA

1.

Date Received _____ Case File #: _____

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: PLANNING.ANDZONING@LawrencevilleGA.Org

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of C2

Address of Property to be annexed: 4850 Sugarloaf Pkwy., Lawrenceville, GA. 3004-2859

Area: 17.22 acres or _____ square feet

Tax Map Numbers: R7035-004

Owners of Property: Sugarloaf Crossing Association, LLC

Address if different from Property: 146 Highway 138, Suite 376
Monroe, GA. 30655

Applicant Name and Address: J. Ron Stephens Phone: 404-456-0239
146 Highway 138, Suite 376
Monroe, GA. 30655

Signature of Applicant

Date

Signature of Owner

Date

Print Name of Applicant

Date

Print Name of Owner

Date

Signature of Notary

Date

Signature of Notary

Date



ANNX2021-00004

RZC2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

BK 38131 PG 0100

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

04 MAY -6 AM 11:40

TOM LAWLER, CLERK

ANDERSEN, TATE, MAHAFFEY, & MCGARITY, P.C.
1605 Lakes Parkway, Suite 100
Lawrenceville, GA 30043
P.O. Box 2000
Lawrenceville, GA 30046

After Recording Return to:

Hartman, Simons, Spielman & Wood, LLP
6400 Powers Ferry Road, N.W., Suite 400
Atlanta, Georgia 30339
Attn: Charles A. Brake, Jr., Esq.

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 7380.20
TOM LAWLER CLERK OF
SUPERIOR COURT

305322-27

LIMITED WARRANTY DEED

THIS INDENTURE, made the 3rd day of April, 2004, between **SUGARLOAF CROSSINGS ASSOCIATES**, a Georgia general partnership, as party of the first part, hereinafter called "Grantor," and **SUGARLOAF CROSSING ASSOC., LLC**, a Delaware limited liability company, as party 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 No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, aliened, 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 Lots 35 and 36, 7th District, Gwinnett County, Georgia, and being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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.

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.

The conveyance and warranty of title hereunder are expressly subject to those matters shown on Exhibit "B," attached hereto and made a part hereof by reference.

666107-2 8306.0141000

081853

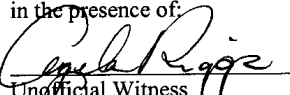
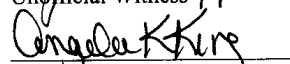
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BK 38131 PG 0101

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:


Unofficial Witness

Notary Public

(NOTARY SEAL)

My Commission Expires:

1-14-07

SELLER:

SUGARLOAF CROSSINGS ASSOCIATES,
a Georgia general partnership

By: Wilwat Properties, Inc., a Georgia
corporation, its Manager and General
Partner

By: 
Name: W. Neal Freeman
Title: Vice President

[CORPORATE SEAL]



ANGELA K. KING
Notary Public, Polk County, Georgia
My Commission Expires Jan. 14, 2007

EXHIBIT A

All that tract or parcel of land lying and being located in Land Lots 35 & 36, 7th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point located at the Southeast end of a miter in the Easterly right of way (R/W) line of Cruse Road (Relocated - R/W varies) at its intersection with the Northwest R/W line of Old Norcross Road (R/W varies); thence following said R/W line of Cruse Road North 61°02'18" West, a distance of 90.45 feet to a point; thence North 02°15'25" East, a distance of 171.92 feet to a ½" rebar set and the TRUE POINT OF BEGINNING; thence continuing along said R/W line North 02°15'25" East, a distance of 79.60 feet to a point; thence 423.91 feet along a curve to the right, said curve having a chord of North 21°24'32" East 416.06 feet and a radius of 634.07 feet to a concrete nail set; thence North 40°50'14" East, a distance of 349.80 feet to a ½" rebar set; thence North 84°11'09" East, a distance of 63.47 feet to a concrete nail set at the intersection of said R/W line with the Southwest R/W line of Sugarloaf Parkway (R/W varies); thence following said R/W line of Sugarloaf Parkway 8.91 feet along curve to the left, said curve having a chord of South 66°22'25" East 8.91 feet and a radius of 1205.92 feet to a concrete nail set; thence South 53°17'56" East, a distance of 36.76 feet to a concrete nail set; thence leaving said R/W line South 10°16'49" West, a distance of 217.86 feet to a concrete nail set; thence South 78°05'10" East, a distance of 136.81 feet to a concrete nail set; thence North 10°11'00" East, a distance of 12.62 feet to a ½" rebar set; thence South 79°49'00" East, a distance of 67.74 feet to a ½" rebar set; thence North 10°07'54" East, a distance of 123.14 feet to a ½" rebar set; thence North 09°10'42" East, a distance of 47.65 feet to a ½" rebar set; thence North 45°28'28" West, a distance of 22.15 feet to a concrete nail set on the Southwest R/W line of Sugarloaf Parkway; thence following said R/W line 63.92 feet along a curve to the left, said curve having a chord of South 78°23'21" East 63.91 feet and a radius of 1218.01 feet to a ½" rebar set; thence South 79°20'58" East, a distance of 301.78 feet to a concrete nail set; thence South 79°21'12" East, a distance of 64.51 feet to a mark set in a sidewalk; thence leaving said R/W line South 55°33'47" West, a distance of 28.33 feet to a ½" rebar set; thence South 10°28'32" West, a distance of 143.61 feet to a ½" rebar set; thence South 79°51'28" East, a distance of 236.49 feet to a ½" rebar set; thence North 07°15'48" East a distance of 78.44 feet to a concrete nail set; thence North 07°22'41" East, a distance of 50.25 feet to a ½" rebar set; thence North 13°05'19" East, a distance of 12.15 feet to a ½" rebar set; thence North 33°06'06" West, a distance of 28.75 feet to a ½" rebar set on the Southwest R/W line of Sugarloaf Parkway; thence following said R/W line 70.78 feet along a curve to the right, said curve having a chord of South 75°31'14" East 70.77 feet and a radius of 969.64 feet to a ½" rebar set; thence leaving said R/W line South 13°05'19" West, a distance of 30.33 feet to a ½" rebar set; thence South 18°47'57" West, a distance of 50.25 feet to a concrete nail set; thence South 07°15'48" West, a distance of 67.74 feet to a concrete nail set; thence South 29°50'04" East, a distance of 148.47 feet to a ½" rebar set; thence North 56°10'37" East, a distance of 197.71 feet to a ½" rebar set; thence South 33°49'23" East, a distance of 75.61 feet to a ½" rebar found on the Northwest R/W line of Cruse Road (R/W varies); thence following said R/W line South 33°49'23" East, a distance of 13.02 feet to a ½" rebar

AA980350.057

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found; thence South 59°35'29" West, a distance of 34.38 feet to a ½" rebar set; thence South 61°44'21" West, a distance of 329.82 feet to a ½" rebar set; thence South 59°13'05" West a distance of 203.91 feet to a ½" rebar set at the intersection of said R/W line with the Northwest R/W line of Old Norcross Road; thence following said R/W line of Old Norcross Road 198.73 feet along a curve to the left, said curve having a chord of South 85°22'38" West 198.65 feet and a radius of 2050.00 feet to a ½" rebar set; thence North 80°35'41" West, a distance of 25.59 feet to a ½" rebar set; thence 25.37 feet along a curve to the left, said curve having a chord of South 81°34'56" West 25.37 feet and a radius of 2335.44 feet to a ½" rebar set; thence 103.86 feet along a curve to the left, said curve having a chord of South 79°49'35" West 103.86 feet and a radius of 28029.67 feet to a ½" rebar set; thence South 78°46'54" West, a distance of 85.70 feet to a ½" rebar set; thence South 74°32'28" West, a distance of 114.38 feet to a ½" rebar set; thence South 75°50'49" West, a distance of 140.40 feet to a ½" rebar set; thence 61.37 feet along a curve to the left, said curve having a chord of South 76°22'00" West 61.37 feet and a radius of 3913.68 feet to a ½" rebar set; thence South 75°23'07" West, a distance of 102.97 feet to a ½" rebar set; thence leaving said R/W line 54.86 feet along a curve to the left, said curve having a chord of North 20°35'19" East 51.52 feet and a radius of 45.00 feet to a ½" rebar set; thence North 14°20'09" West, a distance of 84.28 feet to a concrete nail set; thence 28.13 feet along a curve to the left, said curve having a chord of North 54°37'36" West 25.87 feet and a radius of 20.00 feet to a ½" rebar set; thence 48.40 feet along a curve to the right, said curve having a chord of South 88°30'21" West 48.37 feet and a radius of 405.00 feet to a ½" rebar set; thence North 88°04'13" West, a distance of 187.83 feet to the TRUE POINT OF BEGINNING.

Said tract being shown as containing 17.220 acres on that certain ALTA/ACSM Land Title Survey prepared for Nationwide Life Insurance Company, Sugarloaf Crossings Associates and Commonwealth Land Title Insurance Company, prepared by Rochester & Associates, Inc. dated January 19, 1998, last revised February 4, 1998, bearing the seal and certification of James C. Jones, GRLS #2298. Said Survey being incorporated herein by this reference.

TOGETHER WITH non-exclusive rights in and to that Cross Easement Agreement by and between Dale P. Seefeldt and Sugarloaf Crossings Associates, dated June __, 1997 filed June 26, 1997 and recorded at Deed Book 14367, page 148 aforesaid records.

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EXHIBIT "B"

(Permitted Exceptions)

1. Taxes and assessments not yet due and payable.
2. The rights of tenants in possession as tenants only.
3. Applicable zoning.
4. All matters of record.
5. All matters that would be revealed by a current accurate survey and inspection of the property.

666107-2 8306.0141000

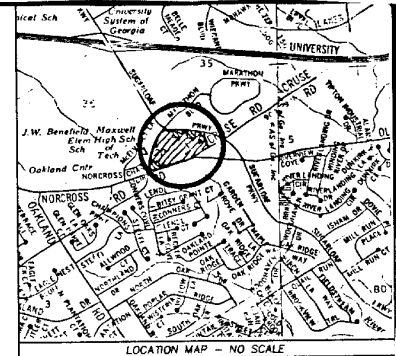
ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
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LEGEND

AC	- ACRES
AKA	- ALSO KNOWN AS
BL	- BUILDING SETBACK LINE
C&G	- CURB & GUTTER
CI	- CURB INLET
CL	- CENTER LINE
CLF	- CHAIN LINK FENCE
CMF	- CONCRETE MONUMENT FOUND
CO	- CORRUGATED METAL PIPE
CONC	- CONCRETE
DB, PG	- DEED BOOK, PAGE
DI	- DROP INLET
DIP	- DUCTILE IRON PIPE
DP	- DUMPSTER PAD
DWCB	- DOUBLE-WING CATCH BASIN
FH	- FIRE HYDRANT
-G-	- GAS LINE
GM	- GAS METER
GTMH	- GREASE TRAP MANHOLE
GV	- GAS VALVE
H	- HEADWALL
IPF	- IRON PIN FOUND
IPS	- IRON PIN SET (1/2" R/B)
JB	- JUNCTION BOX
LL	- LAND LOT
LLL	- LAND LOT LINE
LS	- LANDSCAPE STRIP
L	- LIGHT POLE
MH	- MANHOLE
N/F	- NOW OR FORMERLY
OCS	- OUTLET CONTROL STRUCTURE
-P-	- POWER LINE
-P/T-	- POWER TELEPHONE LINE
PAV T	- PAVEMENT
PBX	- POWER BOX
PB, PG	- PLAT BOOK, PAGE
PL	- PROPERTY LINE
PM	- POWER METER
POB	- POINT OF BEGINNING
PP	- POWER POLE
PTP	- POWER TELEPHONE POLE
R/B	- REINFORCING IRON BAR
RCP	- REINFORCED CONCRETE PIPE
R/W	- RIGHT OF WAY
SPV	- SPRINKLER VALVE
-SS-	- SANITARY SEWER LINE
SSE	- SANITARY SEWER EASEMENT
S/W	- SIDEWALK
SWCB	- SINGLE-WING CATCH BASIN
TBX	- TELEPHONE BOX
TF	- TRANSFORMER
TP	- TELEPHONE POLE
TPOB	- TRUE POINT OF BEGINNING
-T-	- TELEPHONE LINE
-TS-	- TRAFFIC SIGNALS
TSB	- TRAFFIC SIGNAL BOX
TSP	- TRAFFIC SIGNAL POLE
WE	- WATER EASEMENT
WI	- WEIR INLET
-W-	- WATER LINE
WM	- WATER METER
WV	- WATER VALVE
WVT	- WATER VAULT
(P)	- NUMBER OF PARKING SPACES

NOTES:

1. TOTAL SITE AREA = 21.069 ACRES. TOTAL NUMBER OF LOTS = 5. DENSITY = 35,602 SQUARE FEET OF BUILDING PER 1 ACRE AREA.
2. ZONING: LOTS 1 THROUGH 5 ARE ZONED C-2.
3. MINIMUM BUILDING SETBACKS (ZONE C-2):
FRONT = 50 FEET
SIDE = 10 FEET
REAR = 15 FEET
4. IRON PIN (1/2" REBAR) SET AT ALL LOT CORNERS & PROPERTY CORNERS UNLESS NOTED OTHERWISE.
5. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA, COMMUNITY PANEL NO. 130322 0185 G, REVISED: JULY 20, 1998.
6. OWNER & SUBDIVIDER:
SUGARLOAF CROSSINGS ASSOCIATES
1046 MONROE DRIVE
ATLANTA, GEORGIA 30324
404-872-3841
CONTACT: NEAL FREEMAN
7. ENGINEER:
DOULGERAKIS CONSULTING ENGINEERS, INC.
2565 OLD MILTON PARKWAY
ALPHARETTA, GEORGIA 30201
770-753-9800
8. SURVEYOR:
ROCHESTER & ASSOC., INC.
425 OAK ST. N.W.
GAINESVILLE, GA 30501
(770) 718-0600 ATLANTA
(770) 534-5106 GAINESVILLE
9. BEARINGS ARE BASED ON MAGNETIC NORTH AND WERE COMPUTED FROM ANGLES TURNED IN THE FIELD.
10. DETENTION AREA AND ALL STORM DRAINS SHALL BE PRIVATELY OWNED AND MAINTAINED.
11. THIS PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DB 12959 PG. 95 AND DECLARATIONS OF RESTRICTIONS RECORDED IN DB 14367 PG. 154.
12. NOTE: GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO ENSURE COMPLIANCE WITH PROTECTIVE COVENANTS.
13. REFERENCE PLAT: ALTA/ASCM LAND TITLE SURVEY FOR NATIONWIDE LIFE INSURANCE COMPANY, SUGARLOAF CROSSINGS ASSOCIATES AND COMMONWEALTH LAND TITLE INSURANCE COMPANY PREPARED BY ROCHESTER & ASSOC., INC. DATED 1/19/98 (LAST REVISED 2/4/98).
14. PER ARTICLE 8, SECTION 8.2.6.6 OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OF DEBRIS.
15. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE.
16. 100 YEAR PONDING ELEVATIONS PROVIDED BY DOULGERAKIS CONSULTING ENGINEERS, INC.
17. THIS PLAT IS TO SHOW THE SUBDIVISION OF SUBJECT PROPERTY ONLY. THIS PROPERTY CONTAINS IMPROVEMENTS WHICH ARE NOT SHOWN HEREON.



SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40,000 FEET AND AN ANGULAR ERROR OF 01" PER ANGULAR POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 317,417 FEET, AND CONTAINS A TOTAL OF 21.069 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE TOPCON GTS-313.

By: Neal Freeman

REGISTERED GEORGIA LAND SURVEYOR
REG. NO. 2298 DATE OF EXPIRATION 12-31-98

OWNERS ACKNOWLEDGMENT AND DECLARATION
(STATE OF GEORGIA)
(COUNTY OF GWINNETT)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STORM SEWER, WATER FACILITIES, SEWER COLLECTORS, LIFT STATIONS AND APPURTENANCES THEREON SHOWN, AND AGREES TO TRANSFER OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

OWNER/SUBDIVIDER W. Neal Freeman

DATE 3/19/98

FINAL PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF GWINNETT COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE GWINNETT COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING APPROVAL, AND THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED COUNTY DEPARTMENTS, AS APPROPRIATE. THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF GWINNETT COUNTY THE DEDICATION OF ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS, AND PUBLIC WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON, SUBJECT TO RATIFICATION BY THE BOARD OF COMMISSIONERS OF GWINNETT COUNTY. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND GWINNETT COUNTY.

DATED THIS 21st DAY OF October, 1998

Michael Williams FPL 98-00082
DIRECTOR,
DEPARTMENT OF PLANNING AND DEVELOPMENT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 10-21-98 TIME 5:00 PM
PLAT BOOK 79 PAGE 9
TOM LAWLER, CLERK

54068.69
BLOCK "A" - 5 LOTS
TOTAL 21.069 ACRES 004
ZONED: C-2

RZC2021-00021, RZC2021-00022, RZC2021-00023, RZC2021-00024 & RZC2021-00025
JOB NO. 96051.01-2062

Received April 5, 2021
Planning and Development Department

rochester
associates,
INC.
Atlanta (770) 718-0600
Gainesville (770) 534-5106
425 oak st. n.w. gainesville, ga.

DRAINAGE

GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

CONDITIONS OF REZONING - CASE No. RZ-96-015

1. TO RESTRICT THE USE OF THE PROPERTY AS FOLLOWS:
A. RETAIL AND SERVICE COMMERCIAL AND ACCESSORY USES.
2. TO SATISFY THE FOLLOWING SITE DEVELOPMENT CONSIDERATIONS:
A. PROVIDE A TEN-FOOT WIDE LANDSCAPED STRIP OUTSIDE THE DEDICATED RIGHTS-OF-WAY OF ALL ROAD FRONTAGES.
B. PROVIDE A FIVE-FOOT WIDE LANDSCAPED STRIP ADJACENT OF ALL INTERNAL PROPERTY LINES.
C. NO MORE THAN THREE EXITS/ENTRANCES ON SUGARLOAF PARKWAY, AND TWO EXITS/ENTRANCES ON OLD NORCROSS ROAD. LOCATION AND EXITS/ENTRANCE DESIGN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE GWINNETT DEPARTMENT OF TRANSPORTATION.
D. NO MORE THAN FIVE OUTPARCELS SHALL BE ALLOWED.
E. THE NUMBER AND LOCATION OF MEDIAN BREAKS ALONG SUGARLOAF PARKWAY AND ACCESS TO MEDIAN BREAKS SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION.
F. NO BILLBOARDS SHALL BE PERMITTED.
G. DUMPSTERS SHALL BE SCREENED BY A FENCE OR WALL. PICKUPS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM AND 9:00 PM.
H. PROVIDE INTERPARCEL ACCESS AS REQUIRED BY THE DEVELOPMENT DIVISION.
I. BUILDINGS SHALL BE FINISHED WITH ARCHITECTURAL TREATMENTS OF GLASS AND /OR BRICK, STONE OR STUCCO, OR SUBMIT ALTERNATE ARCHITECTURAL PLANS FOR APPROVAL OF THE PLANNING COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT.
J. PROVIDE SIDEWALKS WITHIN THE NEW DEDICATED RIGHTS-OF-WAY OF ALL ROAD FRONTAGES BORDERING THE PROPERTY.
K. LIGHTING SHALL BE CONTAINED IN CUT-OFF TYPE LUMINAIRES AND SHALL BE DIRECTED IN TOWARD THE PROPERTY SO AS NOT TO REFLECT INTO NEARBY RESIDENTIAL PROPERTIES.
L. PROVIDE LANDSCAPED ISLANDS THROUGHOUT THE PARKING AREAS. AT A MINIMUM, LANDSCAPED ISLANDS SHALL CONSIST OF A 100-SQUARE FOOT PLANTED AREA PER EIGHTEEN (18) SPACES OF DOUBLE ROW PARKING WITH A 100-SQUARE FOOT PLANTED AREA AT THE END OF EACH ROW. THESE LANDSCAPED ISLANDS SHALL INCLUDE AT LEAST TWO TREES PER ISLAND. TREES SHALL BE A MINIMUM OF FIVE FEET IN HEIGHT AT THE TIME OF PLANTING. SUBMIT LANDSCAPE PLANS FOR REVIEW AND APPROVAL BY THE DEVELOPMENT REVIEW SECTION.
3. TO ABIDE BY THE FOLLOWING REQUIREMENTS, DEDICATIONS AND IMPROVEMENTS:
A. CONTRIBUTE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT 25% OF THE COST OF SIGNALIZATION OF THE INTERSECTION OF SUGARLOAF PARKWAY AND CRUISE ROAD, NOT TO EXCEED \$12,500.
B. WHEN A TRAFFIC SIGNAL IS DEEMED NECESSARY BY THE GWINNETT COUNTY D.O.T., CONTRIBUTE 50% OF THE COST OF SIGNALIZATION OF SUGARLOAF PARKWAY AND THE MAIN SHOPPING CENTER ENTRANCE/MEDIAN BREAK, NOT TO EXCEED \$25,000.
C. INITIATE ABANDONMENT PROCEDURES FOR ATKINSON ROAD THROUGH THE SUBJECT PROPERTY.

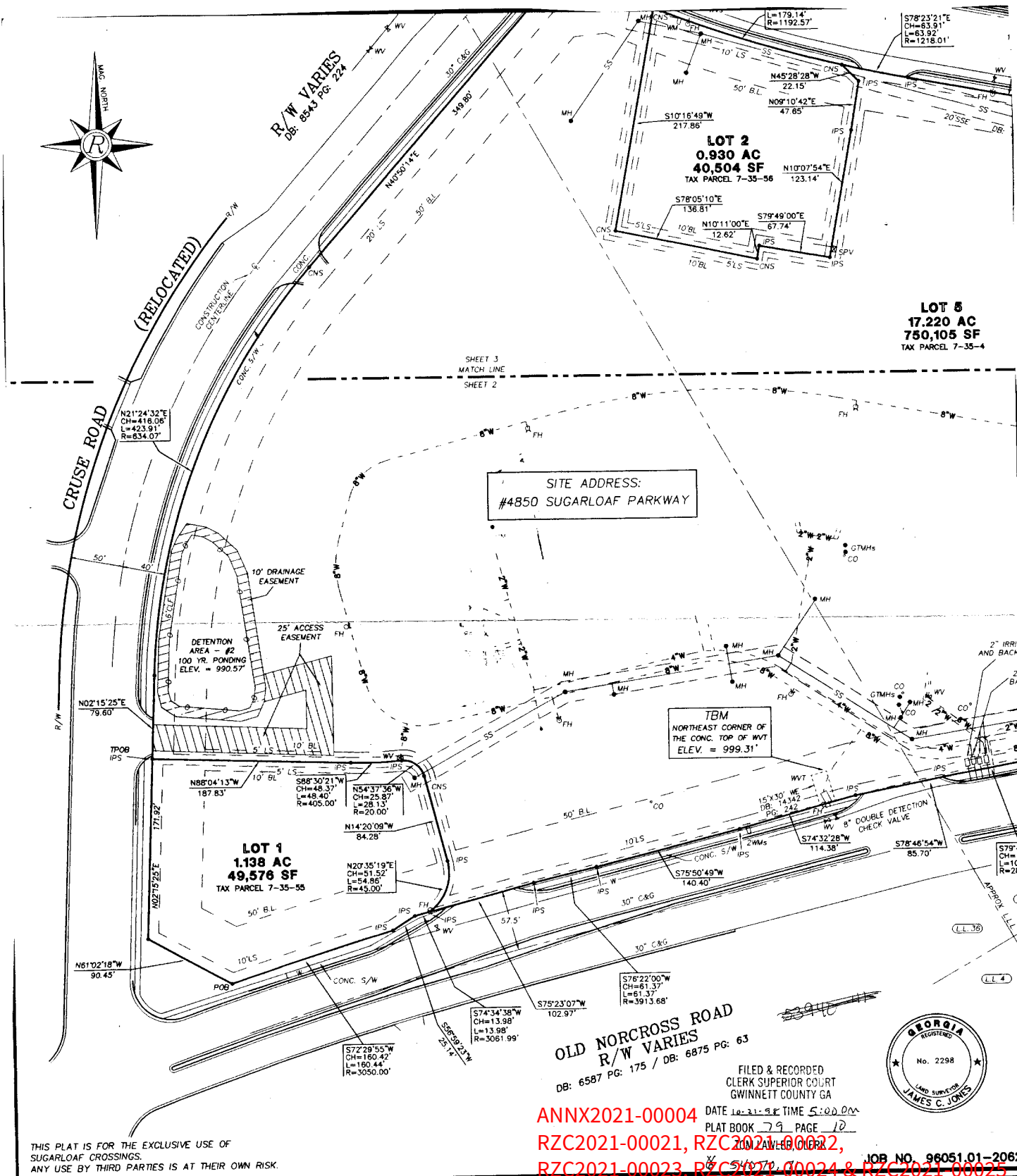
THIS PLAT IS FOR THE EXCLUSIVE USE OF SUGARLOAF CROSSINGS.
ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

SHEET 1 OF 4
DATE 6/4/98
SCALE NONE
JOB NO. 96051.01
DRAWN BY: BAC
DWG NO. S-001537

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

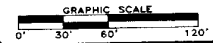
NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT OF
SUGARLOAF CROSSINGS
UNIT
LOCATED IN
LAND LOTS 35 & 36 7TH DISTRICT
GWINNETT COUNTY, GEORGIA



SHEET 2 OF 4
DATE 6/4/98
SCALE 1"=60'
JOB NO. 96051.01
DRAWN BY: BJC
DWG NO. S-001537

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.



NO.	DATE	DESCRIPTION

LOCATED IN
LAND LOTS 35 & 36 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

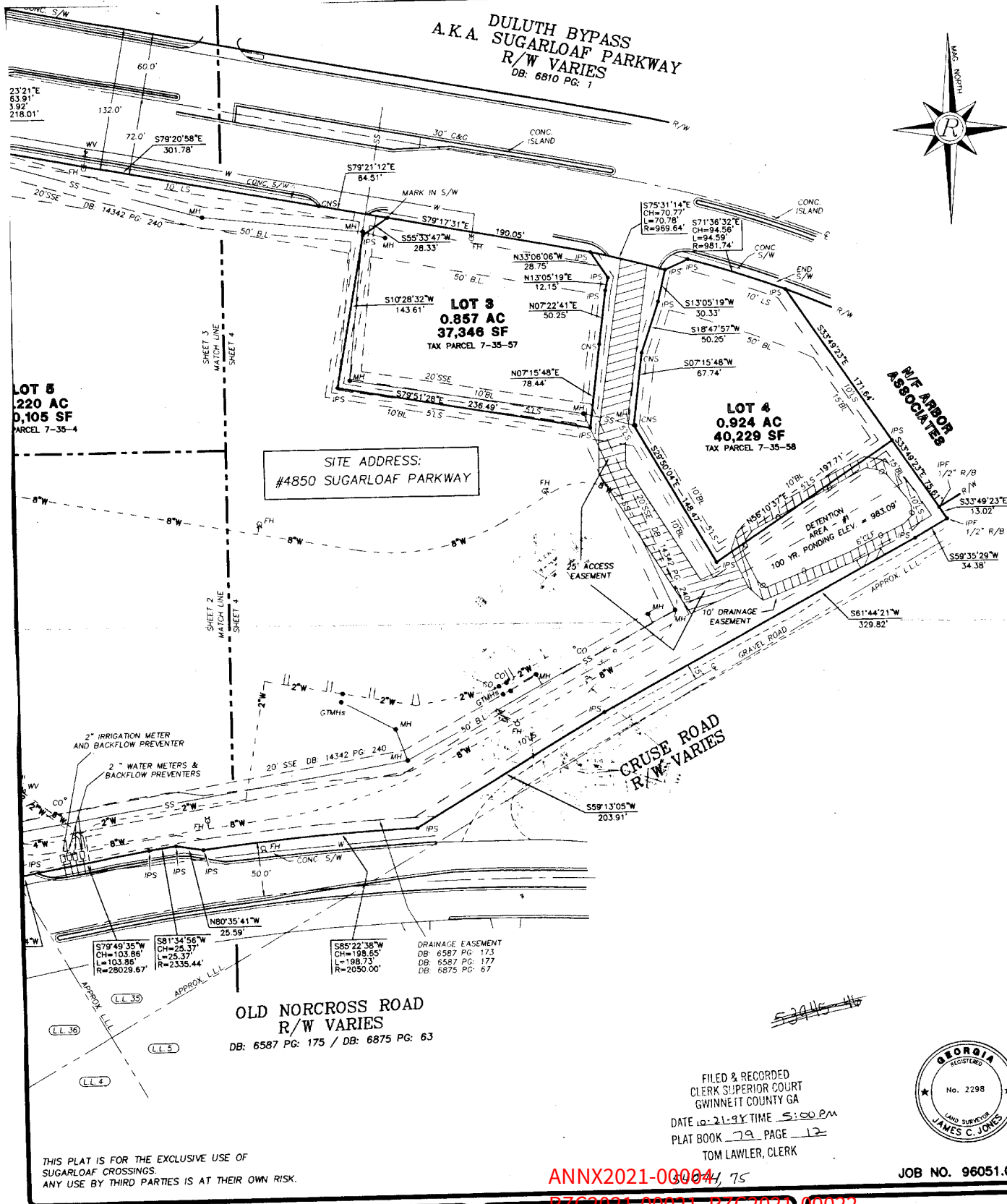
rochester
PLANNING & DEVELOPMENT
425 Oak St., N.W. Gainesville, GA 30601



21-00024 & RZC2021-00025

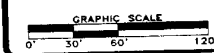
rochester
rochester & associates, inc.
1000 North 10th Street • Suite 100
Chattanooga, TN 37405 • Phone
(423) 766-1100 • Fax (423) 766-1101

Page 20



SHEET	OF
4	4
DATE 5/4/98	
SCALE 1"=60'	
JOB NO. 96051.01	
DRAWN BY BLM	
DWG NO. S-001537	

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.



NO.	DATE	DESCRIPTION

LAND LOTS 35 & 36
7TH DISTRICT
GWINNETT COUNTY, GEORGIA

rochester
rochester & associates, inc.
atlanta (770)798-0800 • gwinnett (770)334-5708
buckhead (770)745-5700
425 oak st., n.w. 30804



LAWRENCEVILLE

THE OFFICIAL METRO ATLANTA

Date Received _____ Case File #: _____

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: PLANNING.ANDZONING@LawrencevilleGA.Org

APPLICATION FOR ANNEXATION

DATE 10/28/2020

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of C-2

Address of Property to be annexed: 875 Marathon Pkwy., Lawrenceville, GA. 30046

Area: 2.15 acres or _____ square feet

Tax Map Numbers: R7035 026

Owners of Property: Life Storage LP

Address if different from Property: 6467 Main St.
Williamsville, NY. 14221

Applicant Name and Address: Life Storage LP Phone: 716-632-7796
6467 Main St.
Williamsville, NY. 14221

Signature of Applicant Date

Andrew J. Gregoire 10/28/20
Signature of Owner Date

Print Name of Applicant Date

Andrew J. Gregoire
Print Name of Owner Date

Signature of Notary Date

Ann E. Hughes 10/28/20
Signature of Notary Date

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received April 3, 2021
Planning and Development Department

ANNIE E. HUGHES
No. 01H06019276
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 02/01/20 23



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____ **Y/N**

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____ **Y/N**

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

ANNX2021-00004

RZC2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant Date

Andrew J. Bayne 10/28/20
Signature of Owner Date

Print Name of Applicant Date

Andrew Bayne 10/28/20
Print Name of Owner Date

Anne E. Hughes 10/28/2020
Signature of Notary Public Date

Stamp:

ANNE E. HUGHES
No. 01HU6019276
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 02/01/2023

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

51669
00616

1.

BK51669 PG0616

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

12 SEP 26 PM 2:00

RICHARD ALEXANDER, CLERK

RETURN TO:
NEIL S. MORRISROE
MCLAIN MERRITT, P.C.
3445 PEACHTREE RD, NE, SUITE 500
ATLANTA, GA 30326

PT-61 #007-2012-029412
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 3,495.90
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

1281095/KED

(ABOVE SPACE RESERVED FOR RECORDING DATA)

AFTER RECORDING, RETURN TO:

John A. Pappano, Esq.
Phillips Lytle LLP
3400 HSBC Center
Buffalo, NY 14203

LIMITED WARRANTY DEED

THIS DEED, made this 11 day of September, 2012, between, Climatized Development Sugarloaf, LLC, a Georgia limited liability company ("Grantor"), and, Sovran Acquisition Limited Partnership, a Delaware limited partnership ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND MORE DOLLARS (\$10.00 and more), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the real property (inclusive of the land and all buildings and improvements thereon) described on Exhibit "A" attached hereto and made a part hereof (the "Property").

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

MBU 141203A1-6
875 Marathon Parkway
Lawrenceville, Georgia
aka SUGARLOAF

ANNX2021-00004

0098873-74
RZC2021-00023, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

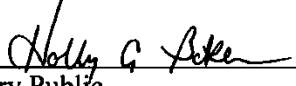
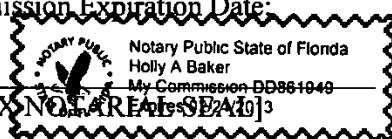
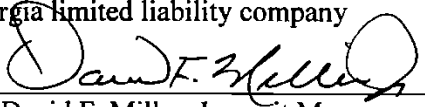
Page 25

BX51669 PG0617

SUBJECT TO the title matters expressly set forth on Exhibit "B" attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming, owning or holding by, through or under Grantor but not otherwise.

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:  Unofficial Witness  Notary Public Commission Expiration Date:  [AFFIDAVIT OF REAL ESTATE]	Climatized Development Sugarloaf, LLC, a Georgia limited liability company By:  David F. Miller, Jr., as it Managing Member
---	--

Doc # 01-2601310 3
SAgi

2

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

Page 26

BK 51669 PG 0618

EXHIBIT A875 Marathon Pkwy
Lawrenceville, Georgia

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 35 of the 7th District of Gwinnett County, Georgia being Lots 1B and 2A-2, Block B, per As-Built Final Plat for Arbor Business Park f/k/a Northeast Gwinnett Business Park, recorded on February 27, 2001, in Plat Book 88, Page 69, Gwinnett County Georgia Records, which plat is incorporated herein and made a part of this legal description by reference.

TOGETHER WITH AND SUBJECT TO Declaration of Protective Covenants for Northeast Gwinnett Business Park, dated October 6, 1988 and recorded October 24, 1988, in Deed Book 5168, Page 165, Gwinnett County Georgia Records, as amended or affected by First Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park by Marathon U.S. Realities, Inc., dated October 1, 1989, recorded October 27, 1989 in Deed Book 5730, Page 71, aforesaid records; Assignment and Assumption Agreement by and between Marathon U.S. Realities, Inc. and Arbor Associates Limited Partnership, dated November 26, 1991, recorded December 2, 1991 in Deed Book 6917, Page 188, aforesaid records; Second Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park and Reservation of Easement for an Inter-Parcel Access Drive by Arbor Associates Limited Partnership, dated January 20, 1998, recorded January 27, 1998 in Deed Book 15361, Page 204, aforesaid records, and Third Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park by Arbor Associates Limited Partnership, dated May 31, 2001, recorded July 2, 2001 in Deed Book 23691, Page 60, aforesaid records.

ALSO DESCRIBED AS:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 35 of the 7th District of Gwinnett County, Georgia containing 2.169 acres or 94,463 square feet and being more particularly described as follows:

Commence the southeastern corner of the miter at the intersection of Marathon Blvd and Marathon Pkwy.; thence along the right of way of Marathon Pkwy., 63.18' to a 1/2" rebar found and the Point of Beginning. Thence continuing along said right of way along an arc of a curve 130.21', said arc having a radius of 262.20' and being subtended by a chord having a bearing of S 18° 51' 31" E 128.88' to a 1/2" rebar found; thence S 33° 05' 10" E 53.92' to a PK nail found; thence S 33° 05' 10" E 68.93' to a 1/2" rebar found; thence along an arc of a curve 10.41', said arc having a radius of 316.00' and being subtended by a chord having a bearing of S 34° 01' 49" E 10.41' to a 1/2" rebar found; thence leaving said right of way, S 57° 47' 59" W 359.23' to a 1/2" rebar found; thence N 33° 35' 57" W 79.35' to a 1/2" rebar found; thence N 33° 35' 57" W 179.37' to a 1/2" rebar found; thence N 57° 47' 59" E 393.06' to the Point of Beginning.

875 Marathon Parkway
Lawrenceville, GeorgiaANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

BK 51669 PG 0619

EXHIBIT B

1. Rights of tenants, as tenants only with no rights of purchase.
2. All taxes for the year 2012 and subsequent years, and any re-billings or re-assessments for 2008.
3. State of acts as shown on plat recorded in Plat Book 88, page 69, Gwinnett County Georgia.
4. Easement from H.C. Deaton to Georgia Power dated 6/20/1946, recorded 7/19/1967, in Deed Book 77, page 504.
5. Declaration of Protective Covenants for Northeast Gwinnett Business Park by Marathon U.S. Realities, Inc., dated 10/6/1988, recorded 10/24/1988 in Deed Book 5168, page 165, as amended by:
 - a. First Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park by Marathon U.S. Realities, Inc., dated 10/1/1989, recorded 10/27/1989 in Deed Book 5730, page 71.
 - b. Assignment and Assumption Agreement by and between Marathon U. S. Realities, Inc. and Arbor Associates Limited Partnership, dated 11/26/1991, recorded 12/2/1991 in Deed Book 6917, page 188.
 - c. Second Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park and Reservation of Easement for an Inter-Parcel Access Drive by Arbor Associates Limited Partnership dated 1/20/1998 recorded 1/27/1998 in Deed Book 15361, page 204.
 - d. Third Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park by Arbor Associates Limited Partnership dated 5/31/2001 recorded 7/2/2001 in Deed Book 23691, page 60.
11. Interparcel Grading and Fill and Reciprocal Easement Agreement by and between Hayes Microcomputer Products, Inc. and Arbor Associates Limited Partnership dated 8/16/1995, in Deed Book 11635, page 62 as amended by:
 - a. Easement Agreement and First Amendment to Interparcel Grading and Fill and Reciprocal Easement Agreement by and among Scientific-Atlanta, Inc. Arbor Associates Limited Partnership, KinderCare Real Estate Corp., PNC Commercial Corp., and ACE Hardware Corporation, with Arbor Business Park Owners Association Inc., Architectural Review Committee of the Association and Webster Holdings Corporation dated 2/8/1999 and recorded 2/9/2000 in Deed Book 20008, page 168.

875 Marathon Parkway
Lawrenceville, Georgia

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

12. Slope Easement Agreement by and between Arbor Associates Limited Partnership, KinderCare Real Estate Corp., dated 1/20/1998 and recorded 1/23/1998 in Deed Book 15351, page 264 as re-recorded in Deed Book 15731, page 220.
13. Sanitary Sewer Easement Agreement by and between Arbor Associates Limited Partnership, KinderCare Real Estate Corp., dated January 1998, recorded 1/23/1998 in Deed Book 15352, page 1, as re-recorded in Deed Book 115731, page 228.
14. Sign Easement Agreement by and between Arbor Associates Limited Partnership, KinderCare Real Estate Corp., dated 1/20/1998 recorded 1/23/1998 in Deed Book 15352, page 10 as amended by:
 - a. Sign Easement Agreement First Amendment by and between Arbor Associates Limited Partnership, Kinder Care Real Estate Corp., AMSS Development, L.P. and Sewick Properties, LLC dated 1/27/2000, recorded 7/10/2000 in Deed Book 20848, page 180.
15. Easement between Arbor Associates Limited Partnership and Gwinnett County dated 11/12/1993, recorded 10/12/1998 in Deed Book 16943, page 185.
16. Underground Easement from Climatized Development Sugarloaf, LLC to Georgia Power Company dated 10/2/2006, recorded 10/31/2006 I Deed Book 47192, page 638.
17. Water Meter Device Easement to Gwinnett County Water and Sewerage Authority dated 4/14/2006 recorded in Deed Book 46506, page 296.
18. Maintenance Agreement to Gwinnett County dated 4/14/2006 recorded in Deed Book 46695, page 776.

Doc # 01-2601310 2
SAGi

[illegible][illegible][illegible][illegible]

0004

21, RZC2021-0

23, RZC2021-0

ril 5, 2021

The map shows the intersection of Highway 97 and Highway 101 in Astoria, Oregon. Key features include:

- Highway 97**: Running vertically through the center.
- Highway 101**: Running horizontally across the top.
- Astoria-Megler Bridge**: Located at the top right, crossing the Columbia River.
- Emergency Services Center**: Highlighted with a red circle near the intersection of Highway 97 and Highway 101.
- Other Landmarks**: Includes the Astoria-Megler Bridge, various businesses like "Astoria Megler Bridge" and "Astoria Megler Bridge", and residential areas.

This is a detailed street map of the area around the intersection of Madison Avenue and Lexington Avenue in New York City. The map shows various streets including Madison Avenue, Lexington Avenue, and several cross streets like E 86th St, E 87th St, and E 88th St. It also depicts the East River and the Manhattan Bridge. Numerous lot numbers and building footprints are shown.

[illegible][illegible]

PLAT IS RECORDED IN
PLAT BOOK 33, PAGE 160
OF THE COUNTY RECORDS
AT THE STATE OF ILLINOIS
DATE 10/25/80
BY 36

36

36

STATIONARY LAMP SET LINE

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83																	

[illegible]

DRAWING NO. 25-1001 DRAWN BY J.S. CHECKED BY J.S. APPROVED BY M.D.		DESIGNED BY J.S. DATE 10-1-58	
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LOVE

ENGINEERS

A DIVISION OF ROSSER FABRIANT, INC.

PROJECT NO. 25-1001 PROJECT NAME 25-1001 PROJECT LOCATION 25-1001 PROJECT DATE 10-1-58		PROJECT NO. 25-1001 PROJECT NAME 25-1001 PROJECT LOCATION 25-1001 PROJECT DATE 10-1-58	
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PROJECT NO. 25-1001 PROJECT NAME 25-1001 PROJECT LOCATION 25-1001 PROJECT DATE 10-1-58	PROJECT NO. 25-1001 PROJECT NAME 25-1001 PROJECT LOCATION 25-1001 PROJECT DATE 10-1-58
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[illegible]

**LOWE
ENGINEERS**
A DIVISION OF ROSSER FABRAP INT.

ARBOR ASSOCIATES
LIMITED PARTNERSHIP

AS-BUILT FINAL FLAT
FOR
HARBOR BUSINESS PARK

PROJ. NO. 00836
DATE: DEC 19, 1987
SCALE: 1" = 100'
DWG. NO. 1

LEGEND

ANHX2021-00004
 RZC2021-00021, RZC2021-00022,
 RZC2021-00023, RZC2021-00024 & RZC2021-00025
 Received: April 5, 2021



LAWRENCEVILLE

Date Received _____ Case File #: _____

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: PLANNING.AND.ZONING@LawrencevilleGA.Org

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of C-2

Address of Property to be annexed: 1720 Marathon Blvd., Lawrenceville, GA. 30046

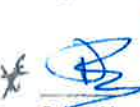
Area: 1.33 acres or _____ square feet

Tax Map Numbers: R7035 027

Owners of Property: ISZ, LLC

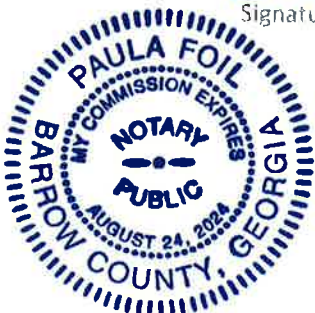
Address if different from Property: 1176 Lanford Dr.
Lilburn, GA. 30047

Applicant Name and Address: ISZ, LLC Phone: 404-610-0797
1176 Lanford Dr.
Lilburn, GA. 30047

	<u>3-31-21</u>		<u>3-31-21</u>
Signature of Applicant	Date	Signature of Owner	Date
	<u>3-31-21</u>		<u>3-31-21</u>
Print Name of Applicant	Date	Print Name of Owner	Date

 3-31-21
Signature of Notary Date

 3-31-21
Signature of Notary Date



ANNX2021-00004
RZC2021-00021, RZC2021-00022
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department



LAWRENCEVILLE

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

 3.30.21
Signature of Applicant Date

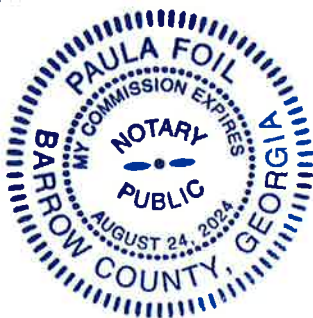
 3.30.21
Signature of Owner Date

*Rahima Soudhy 3.30.21
Print Name of Applicant Date

*Rahima Soudhy 3.30.21
Print Name of Owner Date

 3.30.21
Signature of Notary Public Date

Stamp:



ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department



LAWRENCEVILLE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N ☒

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____ Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

BK54835 PG0628

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2016 DEC 29 PM 12: 33

RICHARD ALEXANDER, CLERK

310349

Return Recorded Document to
STELL, SMITH & MATTISON, P C
485 South Perry Street, Suite A
Lawrenceville, GA 30046
FILE # L16-412A

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

PT-61 # 67-2016-033713
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 0
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

THIS INDENTURE made this 9th day of December, 2016, between Al Turab LLC of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and ISZ LLC 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 NO/100 DOLLARS (\$10 00) 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, convey and confirm unto the said Grantee

Parcel One: Marathon Blvd.

ALL THAT TRACT or parcel of land lying and being in Land Lot 35 of the 7th District of Gwinnett County, Georgia, being shown as Lot 1A, Block "B" of Arbor Business Park, as shown on a Plat of Survey recorded in Plat Book 75, Page 290, Gwinnett County, Georgia Records, and more particularly described according to said plat as follows:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at the point of intersection of the southerly right of way line of Marathon Boulevard (a 100-foot right of way) with the westerly right of way line of Marathon Parkway, if the rights of way were extended to form a point of intersection instead of a miter; running thence South 01 degree 58 minutes 17 seconds West a distance of 20.00 feet to a point on the west right of way line of Marathon Parkway, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, running thence South 01 degree 58 minutes 17 seconds West and continuing along said right of way line a distance of 32.97 feet to a point; running thence southeasterly and continuing along said right of way line and following a curve to the left an arc distance of 30.22 feet, said curve having a radius of 262.20 feet and a chord bearing and distance of South 01 degrees 19 minutes 48 seconds East 30.20 feet to a point; thence leaving said right of way line, run South 57 degrees 47 minutes 59 seconds West a distance of 393.06 feet to a point; thence North 33 degrees 35 minutes 57 seconds West a distance of 126.90 feet to a point located on the southeasterly right of way line of Marathon

ANNX2021-00004

0122264

RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

Document4

Page 34

BK 54835 PG 0629

Boulevard; running thence North 50 degrees 06 minutes 31 seconds East along said right of way line a distance of 209.07 feet to a point; running thence northeasterly and continuing along said right of way line and following a regular curve to the right an arc distance of 173.79 feet to a point, said arc having a radius of 238.71 feet and a chord bearing and distance of North 70 degrees 57 minutes 55 seconds East 169.98 feet; running thence South 88 degrees 10 minutes 36 seconds East and continuing along said right of way line a distance of 62.89 feet to a point; thence South 43 degrees 06 minutes 10 seconds East a distance of 28.25 feet to the true place or point of beginning.

Parcel Two: Rockbridge Road

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 169 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows: BEGINNING at a point on the northern right-of-way of Rockbridge Road (80 foot R/W) a distance of 438 feet westerly from the intersection of the north right-of-way of Rockbridge Road and the east line of Land Lot 169; thence North 9 degrees 00 minutes 00 seconds East a distance of 10.01 feet to the true POINT OF BEGINNING on the northern right-of-way (90 foot R/W) of Rockbridge Road (as widened); running thence North 83 degrees 37 minutes 10 seconds West a distance of 115.0 feet along the northern right-of-way of Rockbridge Road to an iron pin; running thence North 9 degrees 00 minutes 00 seconds East a distance of 390.0 feet to an iron pin; running thence South 81 degrees 31 minutes 45 seconds East a distance of 165.93 feet to an iron pin; running thence South 37 degrees 40 minutes 49 seconds West a distance of 81.95 feet to an iron pin; running thence South 15 degrees 24 minutes 01 second West a distance of 105.0 feet to an iron pin; running thence South 9 degrees 00 minutes 00 seconds West a distance of 210.40 feet to an iron pin and the true POINT OF BEGINNING.

TAX MAP NO. 6-169-143

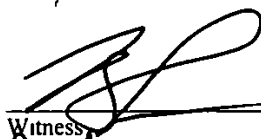
This Deed is given subject to all easements and restrictions of record

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written

Signed, sealed and delivered in presence of

Witness

 Notary Public
 [Notary Seal]



Al Turab LLC

By:  (SEAL)
 Raheel Sohani, Member

Document4

ANNX2021-00004
 RZC2021-00021, RZC2021-00022,
 RZC2021-00023, RZC2021-00024 & RZC2021-00025
 Received: April 5, 2021
 Planning and Development Department



LAWRENCEVILLE

WINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE 4-29-20

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of B6.

Address of Property to be annexed: 4855 Sugarloaf Parkway, Lawrenceville, GA

Area: .81 acres or 35,284 square feet.

Tax Map Number: R7035-037

Owners of Property: Sugarloaf Marathon, LLC

Address if different from Property: 1505 Lakes Pkwy, Suite 190 Phone: 678-689-0397
Lawrenceville, GA 30043

Applicant Name and Address: Sugarloaf Marathon, LLC Phone: 678-689-0397
1505 Lakes Pkwy, Suite 190
Lawrenceville, GA 30043

Sugarloaf Marathon, LLC

Signature of Applicant manager Date 4-29-20

Sugarloaf Marathon, LLC

Signature of Owner manager Date 4-29-20

Richard Swyer, manager 4-29-20
Print Name of Applicant Date

Richard Swyer, manager 4-29-20
Print Name of Owner Date

Gale Marie Pridé April 29, 2020
Signature of Notary Date

Gale Marie Pridé April 29, 2020
Signature of Notary Date



ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department



LAWRENCEVILLE

WINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
 P.O. Box 2200
 Lawrenceville, GA 30046
 Phone: 678-407-6583
 E-Mail: Planning@lawrencevillega.org

Date Received _____
 Case File #: ANX _____

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Lawrenceville City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

_____ YES

X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

Please list the Date and Amount of Contribution(s) (list all which aggregated \$250.00 or more):

Sugarbait Marathon, LLC
[Signature] Manager
 Signature of Applicant

4-29-20
 Date

Richard Swice, Manager
 Print Name of Applicant

Signature of Applicant's Attorney or Representative

Print Name of Applicant's Attorney or Representative

ANNX2021-00004
 RZC2021-00021, RZC2021-00022,
 RZC2021-00023, RZC2021-00024 & RZC2021-00025
 Received: April 5, 2021
 Planning and Development Department



LAWRENCEVILLE

WINNETT · METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Sugarloaf Marathon, LLC

Signature of Applicant *manager* Date *4-29-20*

Sugarloaf Marathon, LLC

Signature of Owner *manager* Date *4-29-20*

Richard Swope, manager 4-29-20
Print Name of Applicant Date

Richard Swope, manager 4-29-20
Print Name of Owner Date

Gale Marie Pride april 29, 2020
Signature of Notary Public Date

Stamp:



ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

BK55470 PG0340

BK55087 PG0235

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2017 MAY -1 PM 4: 08

PT-61 # 107-2017-010580
GWINNETT CO GEORGIA
REAL ESTATE TRANSFER TAX
\$ 200.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

RICHARD ALEXANDER, CLERK

303883

308563-66

AFTER RECORDING, RETURN TO:

Thomas J. Andersen
ANDERSEN, TATE & CARR, P.C.
One Sugarloaf Centre, Suite 4000
1960 Satellite Boulevard
Duluth, GA 30097
File #026464.070001 MT

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 28th day of April, 2017, between

GWINNETT COUNTY HABITAT FOR HUMANITY, INC., a Georgia corporation

as party or parties of the first part, hereinafter called Grantor, and

SUGARLOAF MARATHON, LLC, a Georgia limited liability company

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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in the Land Lot 35 of the 7th District, Gwinnett County, Georgia, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

Said property is conveyed subject to the permitted title exceptions as described on Exhibit "B" attached hereto and by reference made a part hereof.

0097608

0039408

ANNX2021-00004

RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

This document is being re-recorded to add the corporate seal.

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA
17 OCT 18 PM 4: 06
RICHARD ALEXANDER, CLERK

BK55470 PG0341

BK55087 PG0236

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 Grantor and all others claiming by, through or under Grantor.

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

GRANTOR:

Signed, sealed and delivered in
in the presence of:

Samuel Correll
Unofficial Witness

Maree E. Thomas
Notary Public



GWINNETT COUNTY HABITAT FOR
HUMANITY, INC., a Georgia corporation

By: *Brent Bohanan* (SEAL)
Brent Bohanan, Executive Director



ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

BK55470 PG0342

BK55087 PG0237

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 35 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD (HAVING A 100 FOOT WIDE RIGHT-OF-WAY) IF THE RIGHT-OF-WAY LINES WERE EXTENDED TO FORM A POINT OF INTERSECTION RATHER THAN A MITER AND ALONG SAID EXTENDED SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD NORTH 62 DEGREES 57 MINUTES 15 SECONDS EAST A DISTANCE OF 123.88 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD; THENCE ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 62 DEGREES 57 MINUTES 15 SECONDS EAST A DISTANCE OF 183.32 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,001.99 FEET, AN ARC LENGTH OF 11.54 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 62 DEGREES 38 MINUTES 29 SECONDS EAST AND A CHORD DISTANCE OF 11.54 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) AT THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,001.99 FEET, AN ARC LENGTH OF 214.84 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 56 DEGREES 09 MINUTES 04 SECONDS EAST AND A CHORD DISTANCE OF 214.43 FEET TO A POINT; THENCE NORTH 50 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 59.71 FEET TO A MASONRY NAIL FOUND IN A PRIVATE ASPHALT DRIVE; THENCE DEPARTING THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD SOUTH 33 DEGREES 35 MINUTES 12 SECONDS EAST A DISTANCE OF 310.91 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 79 DEGREES 15 MINUTES 21 SECONDS WEST A DISTANCE OF 187.38 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 11 DEGREES 27 MINUTES 24 SECONDS EAST A DISTANCE OF 20.28 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 79 DEGREES 27 MINUTES 07 SECONDS WEST A DISTANCE OF 215.82 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 27 DEGREES 36 MINUTES 40 SECONDS WEST A DISTANCE OF 7.76 FEET TO THE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINS 0.961 ACRE (BEING 41,872 SQUARE FEET) INCLUDING ALL EASEMENTS.

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Received: April 5, 2021

Planning and Development Department

BK 55470 PG 0343 BK 55087 PG 0238

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. All taxes for the year 2017 and subsequent years, not yet due and payable.
2. Subject to all matters on that certain plat recorded at Plat Book 50, Page 18, Gwinnett County, Georgia records.
3. Declaration of Protective Covenants for Northeast Business park, dated October 6, 1988, recorded October 24, 1988, in Deed Book 5168, Page 165, aforesaid records; and as amended by that certain First Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park, dated October 1, 1989, recorded October 27, 1989, in Deed Book 5730, Page 71, aforesaid records.
4. Easement from H. C. Deaton to Georgia Power Company, dated June 20, 1946, recorded July 19, 1946, in Deed Book 77, Page 504, aforesaid records.
5. Easement from H. C. Deaton and Ruby Paden Deaton to W.H. Hughes, his heirs and assigns, dated July 12, 1955, recorded July 14, 1955, in Deed Book 119, Page 578, aforesaid records.
6. Easement from H. C. Deaton to Georgia Power Company, dated November 17, 1959, recorded December 1, 1959, in Deed Book 156, Page 130, aforesaid records.
7. Easement from B.L. Greason to Georgia Power dated June 19, 1946, recorded July 19, 1946, in Deed Book 77, Page 510, aforesaid records.
8. Easement from Hayes Microcomputer Products, Inc. to Jackson Electric Membership Corporation, dated March 1, 1993, recorded August 20, 1993, in Deed Book 9215, Page 271, aforesaid records.
9. Reciprocal Easement Agreement between Hayes Microcomputer Products, Inc., and QuikTrip Corporation, dated April 25, 1995, recorded April 27, 1995, in Deed Book 11253, Page 323, aforesaid records; and as amended by that certain Amendment to Reciprocal Easement Agreement dated June 6, 1995, recorded June 27, 1995, in Deed Book 11421, Page 131, aforesaid records; and as further amended by that certain Agreement and Second Amendment to Reciprocal Easement Agreement dated February 8, 2000, recorded February 9, 2000, in Deed Book 20008, Page 136, aforesaid records.
10. Easement Agreement between Hayes Microcomputer Products, Inc., and QuikTrip Corporation, dated September 12, 1995, recorded October 5, 1995, in Deed Book 11813, Page 160, aforesaid records.
11. Interparcel Grading and Fill and Reciprocal Easement Agreement between Hayes Microcomputer Products, Inc., and Arbor Associates Limited Partnership, dated August 16, 1995, recorded August 21, 1995, in Deed Book 11635, Page 62, aforesaid records; and as amended by that certain Easement Agreement and First Amendment to Interparcel Grading and Fill and Reciprocal Easement Agreement among Scientific-Atlanta, Inc., Arbor Associates Limited Partnership, Kindercare Real Estate Corp, PNC Commercial Corp, Ace

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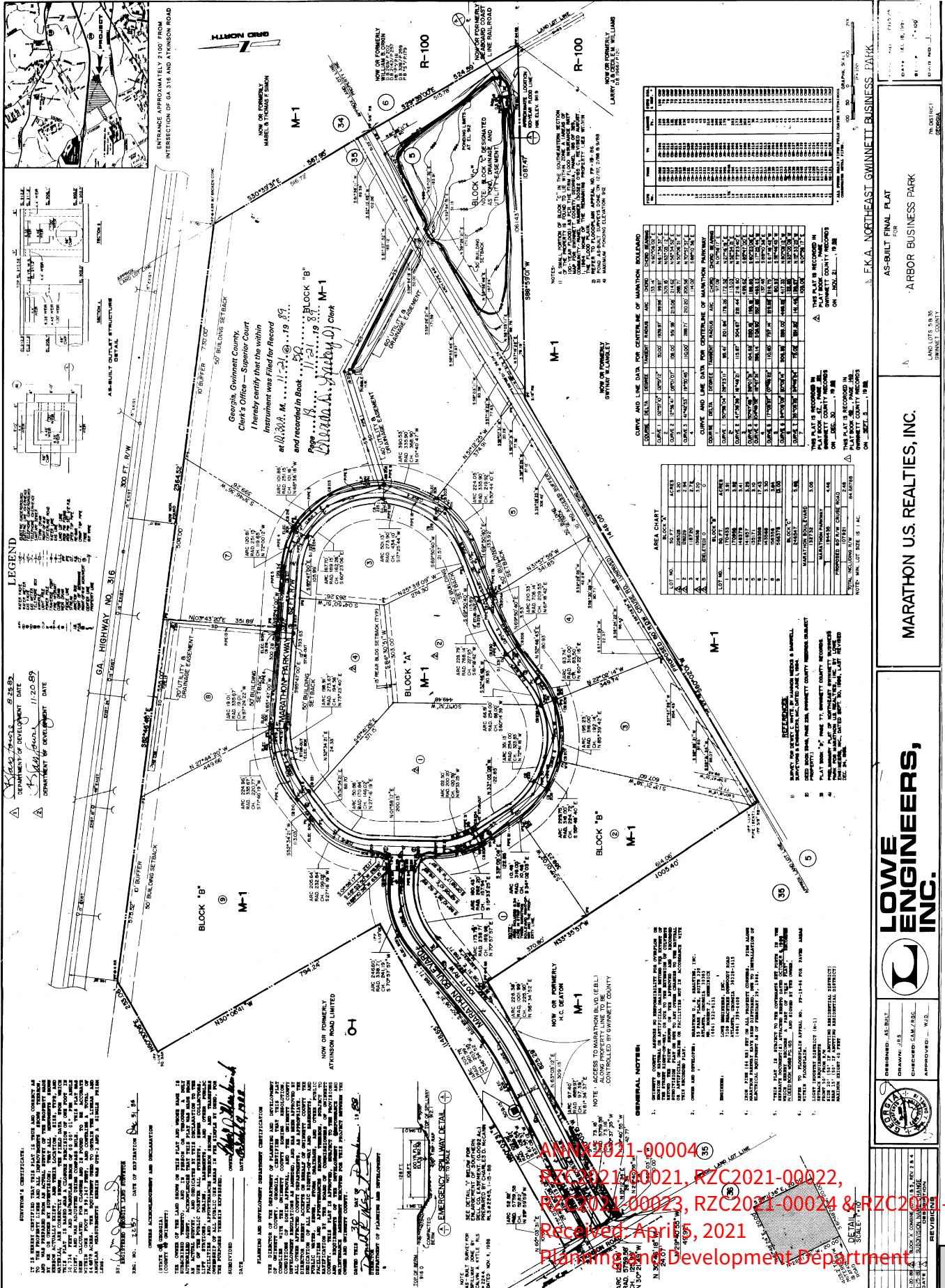
BOOK 55470 PAGE 0344
BOOK 55087 PAGE 0239

- Hardware Corporation, Arbor Business Park Owners Association, Inc., the Architectural Review Committee of the Association, and Webster Holdings Corporation, dated February 8, 1999, recorded February 9, 2000, in Deed Book 20008, Page 168, aforesaid records.
12. Declaration of Covenants, Conditions and Restrictions, dated July 17, 1996, recorded July 17, 1996, in Deed Book 12959, Page 95, aforesaid records.

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LAWRENCEVILLE

1.

Date Received _____ Case File #: _____

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: PLANNING.ANDZONING@LawrencevilleGA.Org

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of C-2

Address of Property to be annexed: 4875 Sugarloaf Pkwy., Lawrenceville, GA. 30046

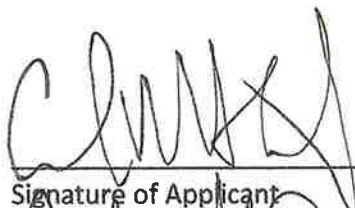
Area: 0.97 acres or _____ square feet

Tax Map Numbers: R7035-084

Owners of Property: Octavian Group LLLP

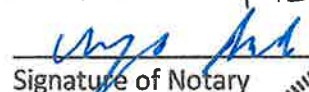
Address if different from Property: P.O. Box 422627
Atlanta, GA. 30342

Applicant Name and Address: Carl R Hartrampf, III Phone: 404-213-9177
P.O. Box 422627
Atlanta, GA. 30342

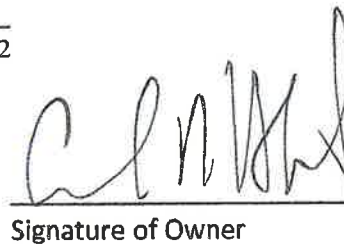

Signature of Applicant _____ Date 1/6/21


Print Name of Applicant _____ Date 1/6/21

Carl R Hartrampf, III

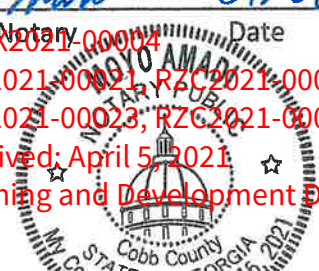

Signature of Notary _____ Date 01/06/2021




Signature of Owner _____ Date 1/6/21

Print Name of Owner _____ Date
Octavian Group LLLP


Signature of Notary _____ Date 01/06/2021



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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

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RZC2021-00023, RZC2021-00024 & RZC2021-00025

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LAWRENCEVILLE

GWINNETT • METRO ATLANTA

1.

City of Lawrenceville Planning Department

P.O. Box 2200

Lawrenceville, GA 30046

Phone: 678-407-6583

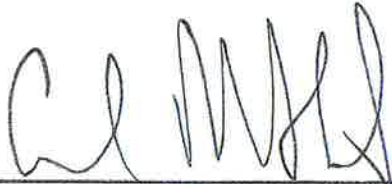
E-Mail: Planning@lawrencevillega.org

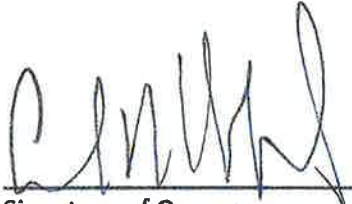
Date Received _____

Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

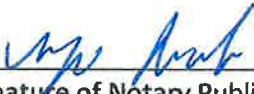
The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

 1/6/21
Signature of Applicant Date

 1/6/21
Signature of Owner Date

Carl R. Houtcamp III
Print Name of Applicant Date

Octavian Group LLC
Print Name of Owner Date

 01/06/2021
Signature of Notary Public Date

Stamp:



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DEED B: 56473 P: 00707
03/20/2019 11:13 AM Pgs: 5 Fees: \$18.00
TTax: \$2,771.80
 Richard T. Alexander, Jr., Clerk of Superior Court
 Gwinnett County, GA
 PT-61 #: 0672019006178
ERECORDED
 eFile Participant IDs: 7702621529,

The space above this line is reserved for the use of the Clerk of the Superior Court

After recording, return to:

Gwinnett County Tax Parcel Nos.
R7035-047 and R7035-037

Specialized Title Services, Inc.
 Attn: Charles Gioino, Esq.
 6133 Peachtree Dunwoody Rd.
 Atlanta, Georgia 30328
 STS File No. 1065.0185(O)(R)

STATE OF GEORGIA

GWINNETT COUNTY

LIMITED WARRANTY DEED

THIS INDENTURE, made on the date set forth on the signature page hereof below, between **SUGARLOAF MARATHON, LLC**, a Georgia limited liability company (herein called "**Grantor**"), and **OCTAVIAN GROUP, L.L.L.P.** a Georgia limited liability limited partnership, and (herein called "**Grantee**"); the words "Grantor" and "Grantee" to include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the Grantee at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged by the Grantor, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on **Exhibit "A"**, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This instrument, and the warranty of title contained herein, are made expressly subject to the items set forth on **Exhibit "B"**, attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

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Planning and Development Department

IN WITNESS WHEREOF, the aforesaid Grantor has caused its duly authorized and empowered representative to sign and seal this instrument on behalf of Grantor, this 28th day of March, 2019.

Signed, sealed and delivered in the presence of:

Gene Burnett
Unofficial Witness

Marci E Thomas
Notary Public
My Commission Expires: 5-9-2022

GRANTOR:

SUGARLOAF MARATHON, LLC, a Georgia limited liability company

By: *[Signature]* (L.S.)
Richard Swope
Its: Manager



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EXHIBIT "A" TO LIMITED WARRANTY DEED

Tract Description of Premises

All that tract or parcel of land lying and being in Land Lot 35 of the 7th District, Gwinnett County, Georgia and being more particularly shown and described as "Parcel 2" by that certain plat of survey entitled "Final Plat for Sugarloaf Place" prepared for Sugarloaf Marathon, LLC by SCI Development Services, Project No. 53063, having a plat date of March 30, 2018 and bearing the signature and seal of John A. Steerman, Georgia R.L.S. seal no. 2576 and a signature date of October 1, 2018, said plat being recorded on October 9, 2018 at 03:14 p.m., and recorded in Plat Book 00143, page 00115, Gwinnett County, Georgia records.

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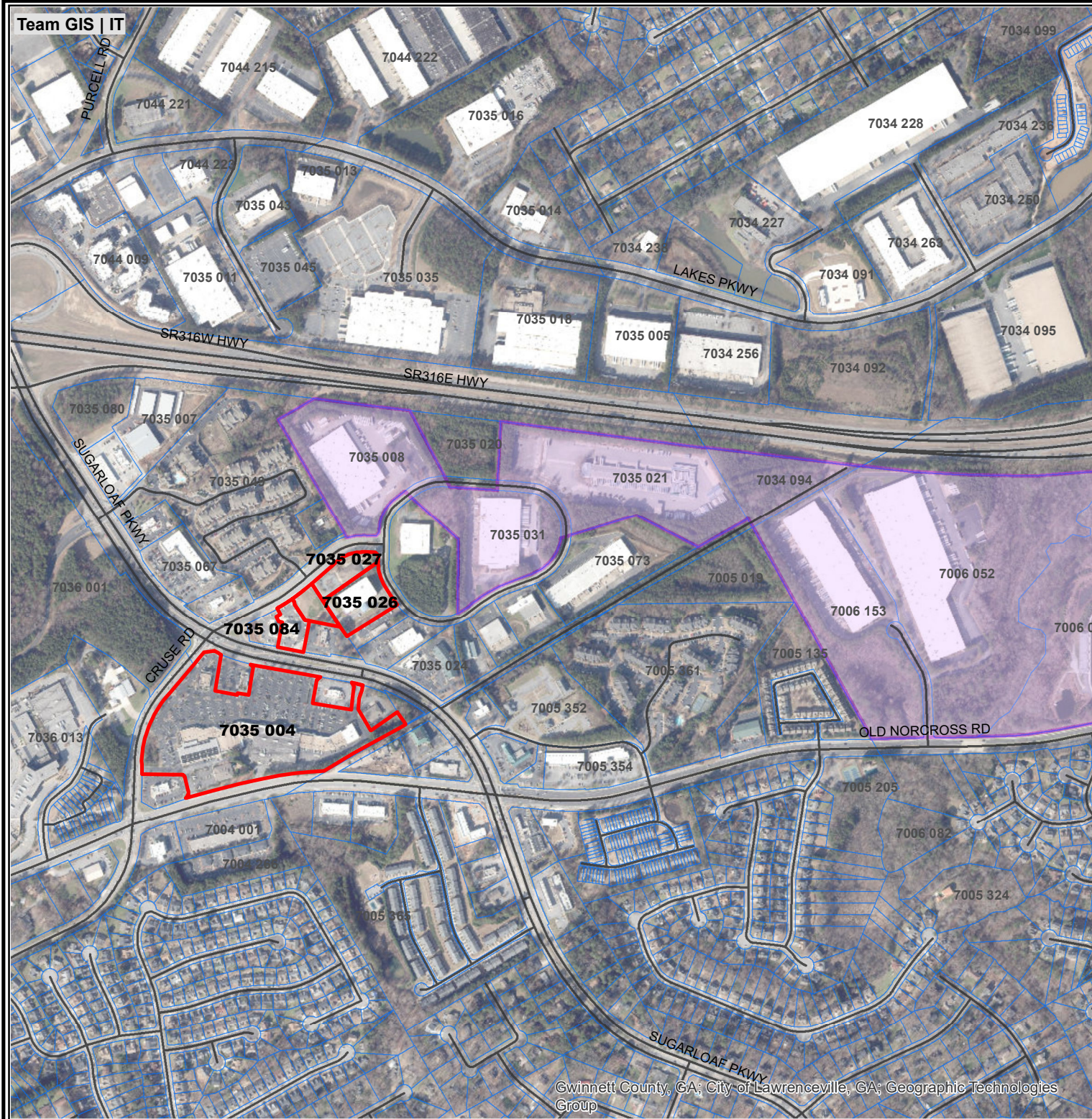
LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # ANN2021-00004



Legend

- Subject Properties
- Roads
- City of Lawrenceville Boundary
- Parcels



0 435 870



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

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Legend

- Subject Properties
- Parcels
- City of Lawrenceville Boundary
- Roads



0 120 240



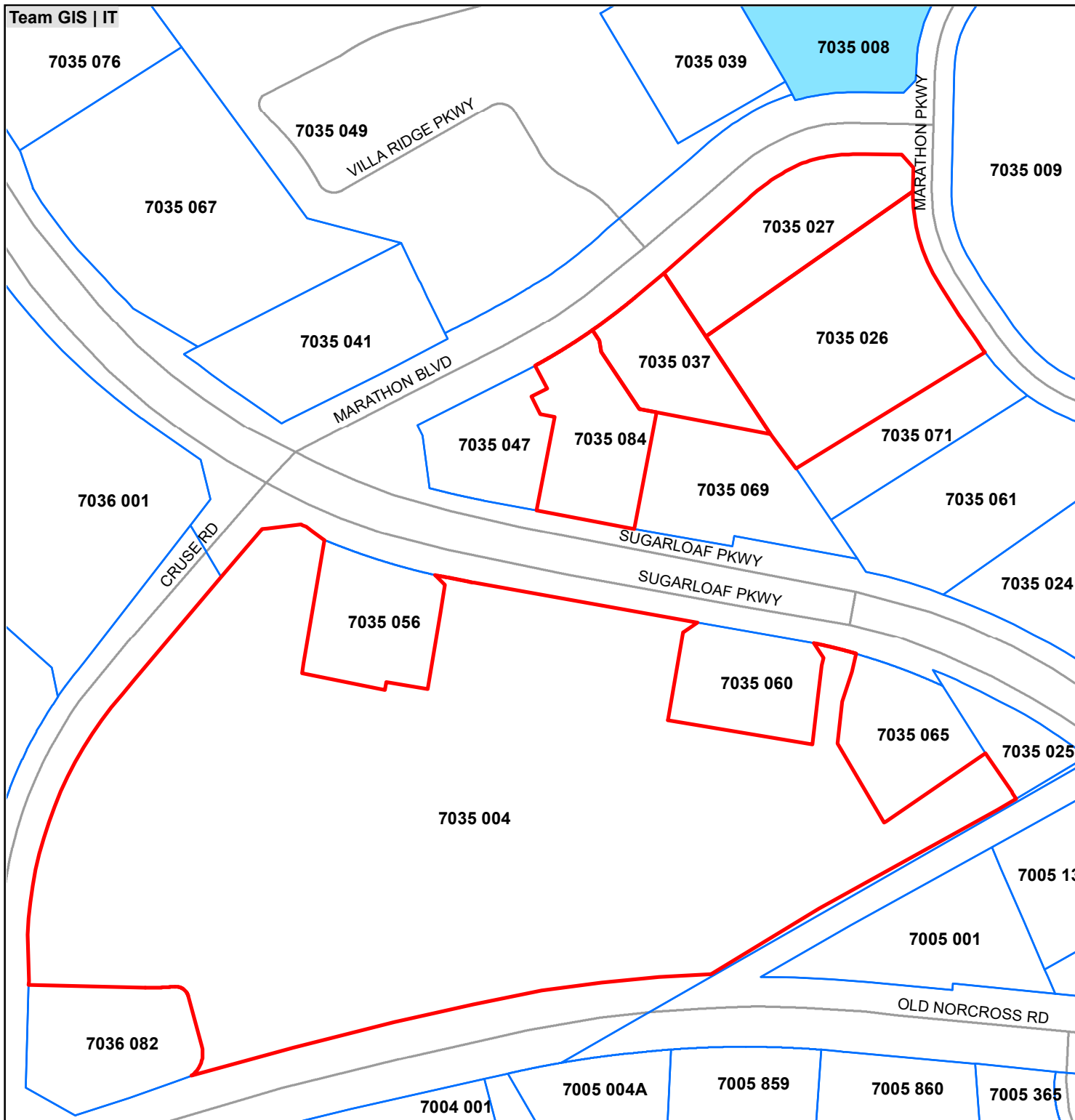
LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

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Legend

Subject Properties

Parcels

Zoning Districts

LM Light Manufacturing

Roads



0 120 240