



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, June 09, 2021
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Bicentennial Fact

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

There is no public comment during this section of the agenda unless formally requested by the Mayor and the Council.

- [1.](#) ANNX2021-00004, RZC2021-00021, 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
- [2.](#) Consideration of a Cooperation Agreement with Gwinnett County for Community Development Block Grant (CDBG) Funds for Federal Fiscal Years 2022 - 2024
- [3.](#) Raco Drive Feeder Extension Project
- [4.](#) Update to the City Code of Ordinances, Chapter 32, Article I Public Properties
- [5.](#) Maltbie Industrial Small Tract Surplus
- [6.](#) Discussion of False Alarm Ordinance
- [7.](#) Discussion of Package Liquor Store

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: ANNX2021-00004, RZC2021-00021, 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: Wednesday, June 9, 2021

Presented By: Todd Hargrave, Planning and Development Director

Department Recommendation: **Approval**

Planning Commission Recommendation: **Approval with Staff recommended conditions**

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
- Planning Commission Recommendation

**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 - 06012021

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
Page 2

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

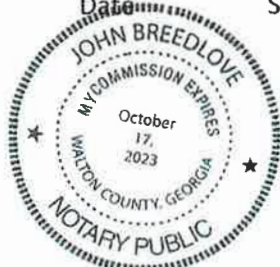
Date

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.

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RZC2021-00023, RZC2021-00024 & RZC2021-00025

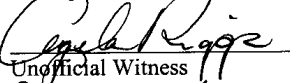
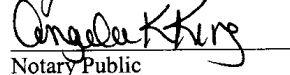
Received: April 5, 2021

Planning and Development Department

BK38131PG0101

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)

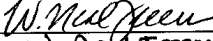
My Commission Expires:

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

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

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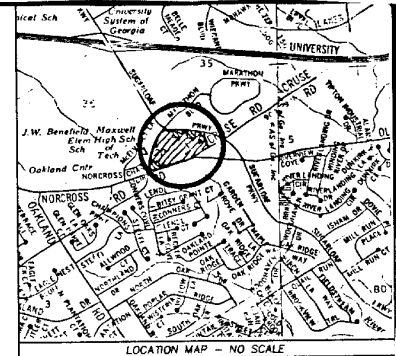
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RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
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LEGEND

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
IW	- GUY WIRE
HW	- 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
LP	- 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 C, 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 FOR EVER 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*, 19*98*

DIRECTOR,
DEPARTMENT OF PLANNING AND DEVELOPMENT

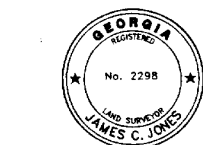
FPL 98-00082

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
Received April 5, 2021
Planning and Development Department



JOB NO. 96051.01-2062

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 FRONTS.
 - 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 FRONTS 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.

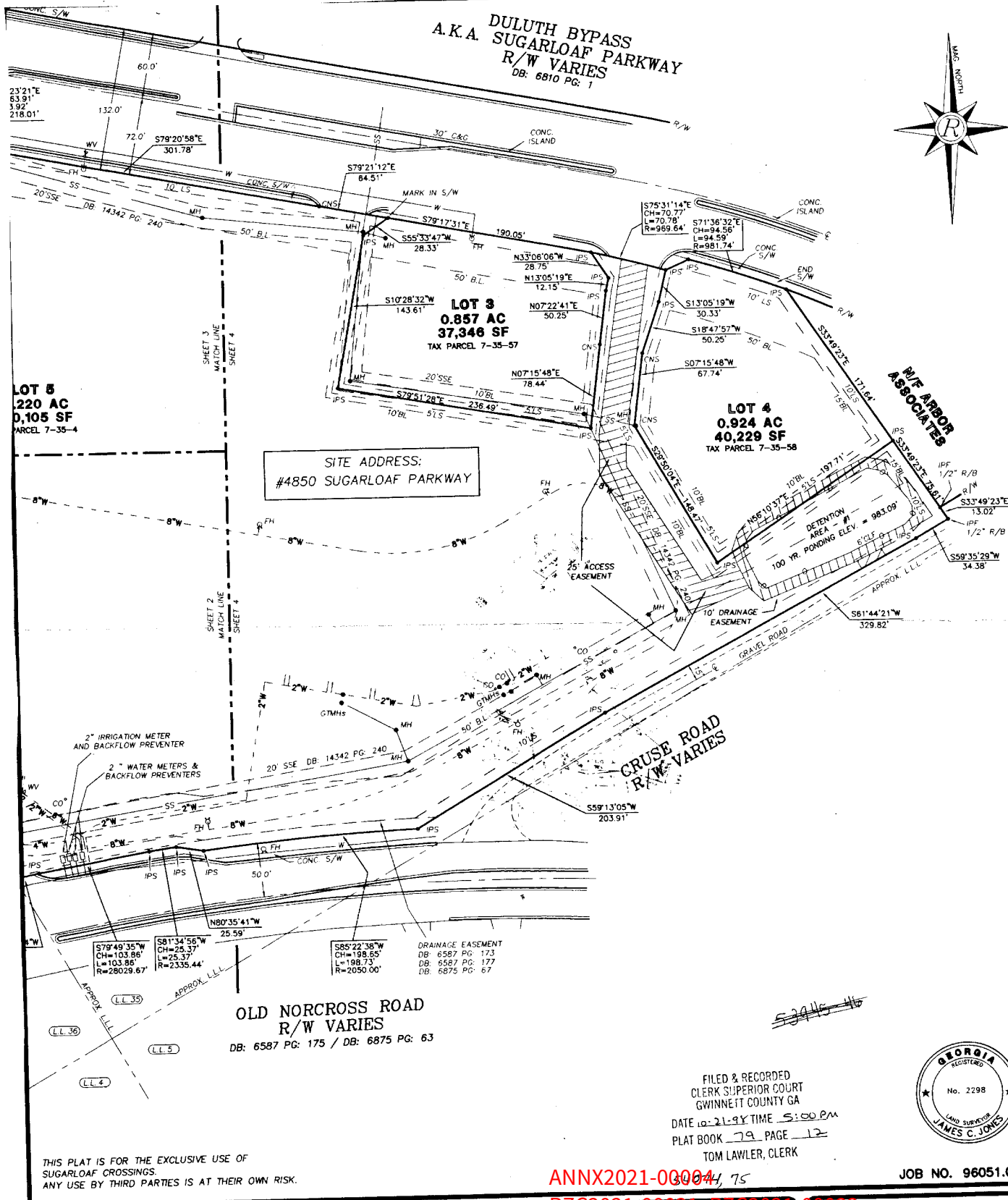
NO.	DATE	DESCRIPTION

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

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



21-00024 & RZC2021-00025
rochester
 rochester & associates, inc.
 1000 West 10th Street, Suite 1000 - Palm
 Blairville (706) 745-5106
 Page 20



SHEET 4 OF 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.

GRAPHIC SCALE
0' 30' 60' 120'

NO.	DATE	DESCRIPTION

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

rochester
rochester & associates, inc.
atlanta (770)798-0800 • columbus (770)534-5708
birmingham (770)745-5700
425 oak st., n.w. 30604



LAWRENCEVILLE

FRIENDLY 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

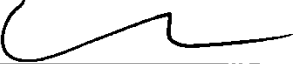
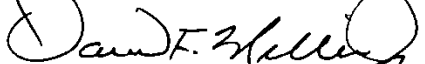
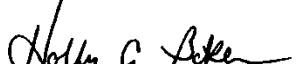
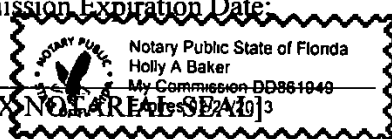
Page 25

BK51669 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:	Climatized Development Sugarloaf, LLC, a Georgia limited liability company
	By: 
Unofficial Witness	David F. Miller, Jr., as it Managing Member
	
Notary Public	
Commission Expiration Date:	
 [AFFIDAVIT OF REAL ESTATE]	

Doc # 01-2601310 3
SAgi

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

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NEW OR FORMERLY
ATTEMPTED FIELD LIMITED

PROPOSED DEVELOPMENT

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Map showing the proposed 'EMERGENCY STOP AND GO' station location. The station is located on Highway 101, near the intersection with Highway 15. The map includes labels for 'EMERGENCY STOP AND GO', 'EMERGENCY STOP AND GO', and 'EMERGENCY STOP AND GO'. The map also shows the 'EMERGENCY STOP AND GO' station, the 'EMERGENCY STOP AND GO' station, and the 'EMERGENCY STOP AND GO' station. The map is a technical drawing with various lines, labels, and a scale bar.

Map of the area around the intersection of Madison Avenue and 42nd Street in New York City. The map shows the layout of the streets, including Madison Avenue, 42nd Street, and the surrounding blocks. Key landmarks and addresses are labeled, such as the New York Public Library at 42nd Street and the New York City Hall at 100 City Hall Place. The map also shows the locations of various schools, churches, and other buildings. The map is oriented with North at the top.

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

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STATIONARY LAMP SET LINE

[illegible]

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DRAWING NO. 25-1001 DRAWN BY J.S. CHECKED BY J.S.E. APPROVED BY M.D.		DESIGNED BY J.S. BULL DATE 11-1-57	
 LOVE ENGINEERS A DIVISION OF ROSSER FABRAB INT.			

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LOWE ENGINEERS
A DIVISION OF ROSSER FABRAP INT.

ARBOR ASSOCIATES
LIMITED PARTNERSHIP

AS-BUILT FINAL FLAT
FOR
ARBOR 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

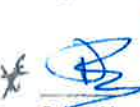
Area: 1.33 acres or _____ square feet

Tax Map Numbers: R7035 027

Owners of Property: ISZ, LLC

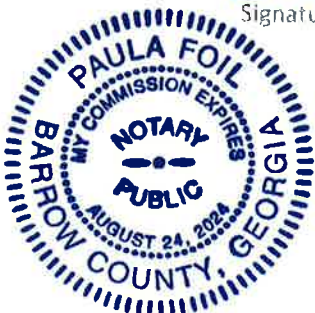
Address if different from Property: 1176 Lanford Dr.
Lilburn, GA. 30047

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 Saadly 3.30.21
 Print Name of Applicant Date

*Rahima Saadly 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

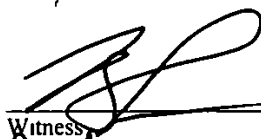
This Deed is given subject to all easements and restrictions of record

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

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 Pride April 29, 2020
Signature of Notary Date

Gale Marie Pride 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

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.

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
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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

Marie 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.

ANNX2021-00004

RZC2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

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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RZC2021-00023, RZC2021-00024 & RZC2021-00025

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Planning and Development Department

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.

2903665_1 DOC

ANNX2021-00004
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RZC2021-00023, RZC2021-00024 & RZC2021-00025
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Page 44



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.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

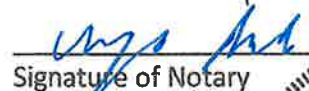
Applicant Name and Address: Carl R Hartrampf, III Phone: 404-213-9177

P.O. Box 422627
Atlanta, GA. 30342

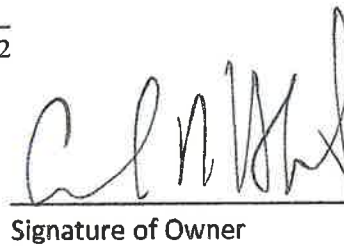

Signature of Applicant _____ Date 1/6/21


Print Name of Applicant _____ Date 1/6/21

Carl R Hartrampf, III

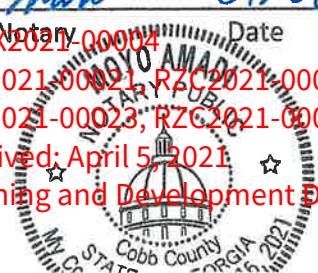

Signature of Notary _____ Date 01/06/2021




Signature of Owner _____ Date 1/6/21

Print Name of Owner _____ Date
Octavian Group LLLP


Signature of Notary _____ Date 01/06/2021



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



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.

ANNX2021-00004

RZC2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

1.

City of Lawrenceville Planning Department

P.O. Box 2200

Lawrenceville, GA 30046

Phone: 678-407-6583

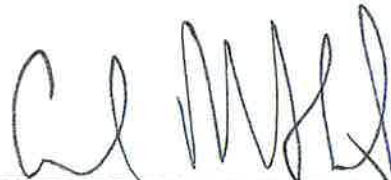
E-Mail: Planning@lawrencevillega.org

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:



ANNX2021-00004

RZC2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

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.

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



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

EXHIBIT "A" TO LIMITED WARRANTY DEED

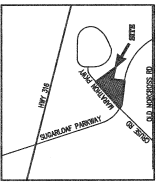
Tract Description of Premises

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.

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

LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	RADIUS	CHORD
L1	41.32	N26°42'35"W	C1	29.86	N67°00'45"E
L2	22.45	S62°42'28"W	C2	100.91	N52°10'30"E
L3	23.04	N73°09'55"W	C3	108.13	N52°10'30"E
L4	31.56	N73°09'55"W	C4	87.75	N52°10'30"E
L5	28.45	N73°09'55"W	C5	100.91	N52°10'30"E
L6	110.36	N33°29'55"W	C6	100.91	N52°10'30"E
L7	116.06	N09°21'14"W	C7	100.91	N52°10'30"E
L8	20.85	N33°29'55"W			

REVISIONS				
NO.	DATE	BY	DESCRIPTION	
1.				
2.				
3.				
4.				

[illegible]

DECLARATION
THIS DECLARATION IS MADE AND ENTERED INTO AS OF
THE 1st DAY OF MARCH, 2018, BY SUGARLOAF
MARATHON, LLC, A GEORGIA LIMITED LIABILITY, AND
RECORDED IN DEED BOOK 55955, PAGE 585.

EXTENSION OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BETWEEN THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

WATER and SEWER NOTES
PERMANENT STRUCTURES AND TREES ARE NOT ALLOWED IN
SANITARY SEWER EASEMENTS ACCORDING TO CURRENT CHINNEY
COUNTY POLICY.

STORM WATER NOTES
THERE ARE NO METANS BEING DISTURBED ON THIS SITE.

STORM WATER MANAGEMENT FOR THIS FINAL PLAN IS PROVIDED IN THIS INUT AND IS ADDRESSED IN PROJECT NAMED SUGARLOAF MARATHON RETAIL WITH CASE NUMBER CSP2017-0182.

ANN
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Pag

25

FINAL FLAT DATA	
ZONING	GENERAL
C-2	
TAX ID #S	70359-047, 70359-037 & 70359-084
PROJECT DATA	
# OF LOTS	3
TOTAL AREA	2,546 ACRES
NET AREA	2,546 ACRES
FLOOD PLAIN	0 ACRES
WETLANDS	0 ACRES
POWER/GAS EASEMENT	0.00 ACRES
SANITARY SEWER	GRAVITY FLOW
DENSITY	
GROSS	1.178
NET	1.178

SURVEY NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 104,384 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 10,000 FEET AND

A. INCHON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

FLOOD NOTE
BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE
IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY
PANEL NO. 13135000877 DATED 9/29/08

TRACT AREAS:

PARCEL 1: 0.77 ACRES
PARCEL 2: 0.97 ACRES
PARCEL 3: 0.81 ACRES

ZONING: C-2 (FEZ1994-00210)

GENERAL BUSINESS DISTRICT

SETBACKS:
FRONT: 15 FEET
SIDE: 10 FEET
REAR: 30 FEET

MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE
MINIMUM LOT DEPTH: NONE

LANDSCAPE STRIPS: FRONT-10 FEET
EXTERIOR SIDE-5 FEET
INTERIOR-2.5 FEET (5' TOTAL)

OWNER/DEVELOPER
SUGARLOAF MARATHON, LLC
1505 LAKES PARKWAY
SUITE 190

LAWRENCEVILLE, GA 30043
PHONE 678-688-0395
CONTACT: JEREMY YARBROUGH
SURVEYOR
SCI DEVELOPMENT SERVICES
2020 WESTSIDE COURT

SUITE E
SHELLVILLE, GA 30078
PHONE: 770-736-7666
CONTACT: DANE PETERSON

WORKS CERTIFICATE
 ED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY

THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE 1.00000 FEET AND AN ANGULAR ERROR OF 02" FOR ANGLE POINT, USING LEAST SQUARE RULE. THIS PLAT HAS BEEN CALCULATED FOR AND TO BE ACCURATE WITHIN ONE FOOT IN 104,304 FEET AND 2.546 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR DATA WAS A TOPCON TOTAL STATION.

REVIEW
DATE OF EXPIRATION: 12/31/2018

18-00044

Sugarloaf Place
LAND LOT 35 7th DISTRICT
GWINNETT COUNTY, GEORGIA

IT IS HEREBY CERTIFIED THAT THIS PLAY IS TRUE AND CORRECTLY SET FORTH THE FACTS AND IMPROVEMENTS SHOWN THEREON, AND



BY: _____
REGISTERED LAND SURVEYOR
REG. NO. 2576 DATE OF EXPIRATION: 12/31/2018

FPL2018-00044

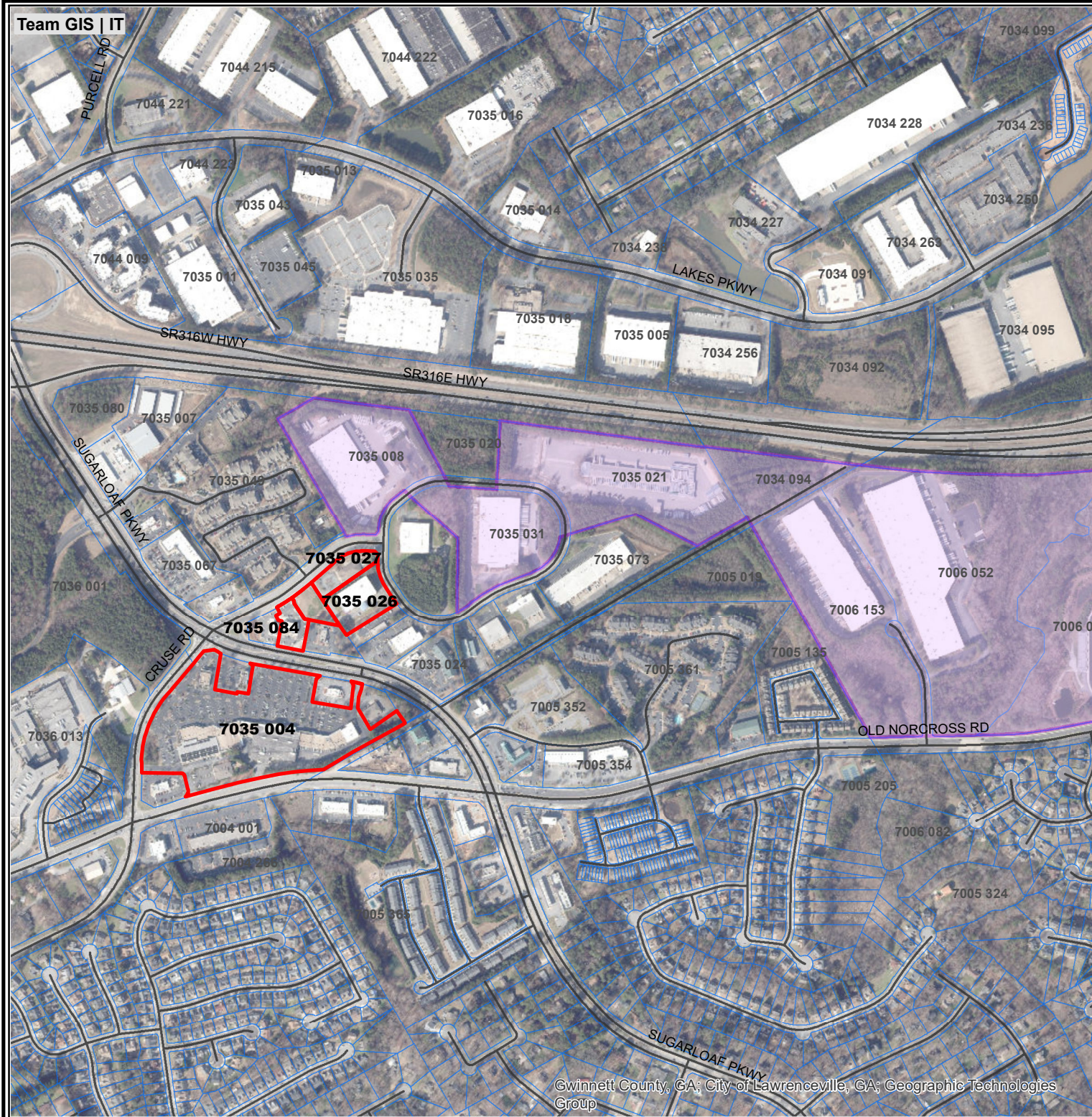
ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville
Planning & Development*

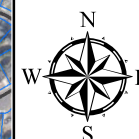
Location Map and Surrounding Zoning

File # ANNEX2021-00004



Legend

-  Subject Properties
 Roads
 City of Lawrenceville Boundary
 Parcels



0	435	870
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LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # ANN2021-00004



Legend

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



0 120 240



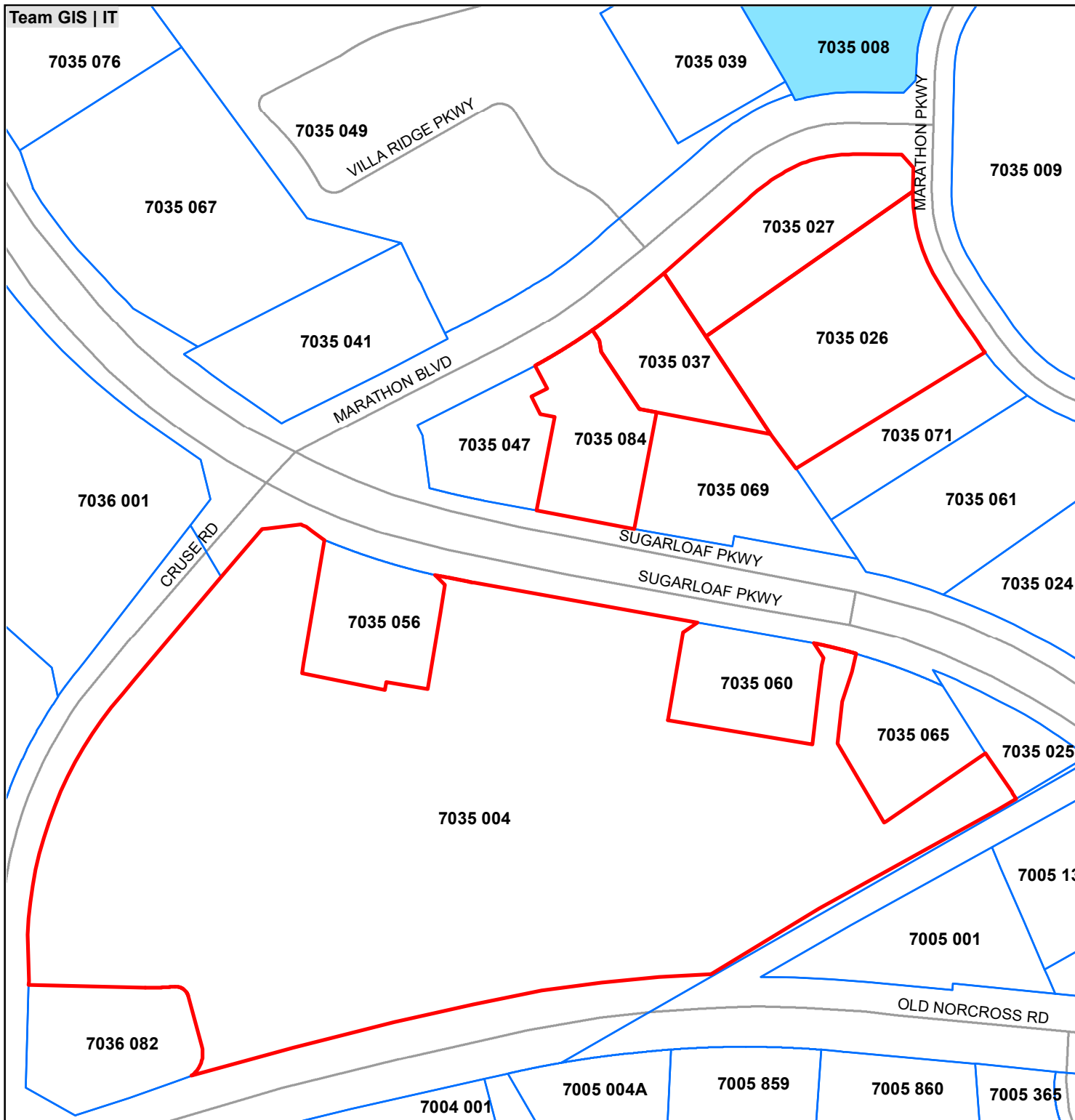
LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # ANN2021-00004



Legend

Subject Properties

Parcels

Zoning Districts

LM Light Manufacturing

Roads



0 120 240

**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

AGENDA REPORT
MEETING: WORK SESSION
AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

Item:	Consideration of a Cooperation Agreement with Gwinnett County for Community Development Block Grant (CDBG) Funds for Federal Fiscal Years 2022 - 2024
Department:	City Manager
Date of Meeting:	Wednesday, June 9, 2021
Fiscal Impact:	To be determined based on funding allocation
Presented By:	Steve North, Deputy City Manager
Action Requested:	Approval of a Cooperation Agreement with Gwinnett County for Community Development Block Grant (CDBG) Funds for Federal Fiscal Years 2022 - 2024

Summary: Gwinnett County is an entitlement County for Community Development Block Grant (CDBG) funds from the federal government. This agreement allows the City to apply for an amount of allocated funding each year without having to compete with other cities and counties throughout the State. The City will apply for a portion of the funds available from Gwinnett County for within Gwinnett.

Fiscal Impact: Funding will be determined on a yearly basis on the amount allocated to Gwinnett County by the federal government and the amount allocated by the County.

Attachments/Exhibits: Copy of Cooperation Agreement

U.S. Department of Housing and Urban Development
CDBG Program Urban County Qualification



COOPERATION AGREEMENT

for

Gwinnett County, Georgia

and

City of Lawrenceville

Federal Fiscal Years 2022 - 2024

AUTHORITY: HUD - CPD NOTICE 21-06

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**GWINNETT COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
COOPERATION AGREEMENT [AUTHORITY: CPD NOTICE 21-06; April 2021]**

Program Year 2022-2024

STATE OF GEORGIA – COUNTY OF GWINNETT

This Cooperation Agreement made this day of , 2021, by Gwinnett County, a political subdivision of the State of Georgia (hereinafter referred to as the "County") and the City of Lawrenceville, a political subdivision of the State of Georgia (hereinafter referred to as the "City").

Section 1: Urban County Qualification Requirements

The United States Department of Housing and Urban Development (hereinafter referred to as "HUD") has determined that the County is eligible, as an "Urban County", to receive Entitlement Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended, to address certain needs of predominantly low and moderate income persons with CDBG funds [and any program income derived from the expenditure of CDBG funds] to be made available during the period beginning with Federal Fiscal Year [hereinafter referred to as "FFY"] 2022 and continuing in place and in full effect until such time in the future as the City shall elect to exclude itself, in accordance with HUD instructions and schedules. The County agrees to provide written notice to the City of Lawrenceville its rights of future exclusion from the County CDBG Program for each successive three-year qualification period, in compliance with HUD-required notification dates.

HUD permits Urban Counties and their participating municipalities to execute Cooperation Agreements which are to be automatically renewing at the end of each three-year qualification period, unless changes in the Agreement are required by HUD that would necessitate the execution of a new Agreement and/or unless the participating municipality elects to be excluded from the Agreement at the beginning of each three-year cycle. The County and the City agree, herein, to execute this automatically renewing Cooperation Agreement, with these special stipulations [and as further described in this Agreement], beginning with FFY 2022.

Section 2: CDBG Program

The funds received under this Agreement will be used to improve the quality of housing, public facilities, certain public service capital needs, and to create and/or retain jobs, predominantly for low- and moderate-income persons. These funds will benefit low- and moderate-income citizens of the County's incorporated municipalities if the needs of such persons in these municipalities are included in the Gwinnett County CDBG Program.

This agreement covers the CDBG Entitlement program and, where applicable, the HOME Investment Partnership (HOME) and Emergency Solutions Grants (ESG) Programs (i.e., where the urban county receives funding under the ESG program or receives funding under the HOME program as an urban county or as a member of a HOME consortium).

By executing the CDBG cooperation agreement, the city understands that it:

1. May not apply for grants from appropriations under the State CDBG Program for fiscal years during the period in which it participates in the urban county's CDBG program; and
2. May receive a formula allocation under the HOME Program only through the urban county. Thus, even if the urban county does not receive a HOME formula allocation, the participating unit of local government cannot form a HOME consortium with other local governments. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for HOME funds; and
3. May receive a formula allocation under the ESG Program only through the urban county. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for ESG funds.

Participation in this Agreement covers participation in the Community Development Block Grant [CDBG] program per HUD requirements. The County invites the participation of the incorporated municipalities located in Gwinnett County in the Community Development Block Grant Program, upon the respective municipalities dedicating their population counts in support of the County formula allocation of funds and the County agrees to carry out the objectives of the Housing and Community Development Act, as amended, throughout the unincorporated areas of the County and in the City.

The County agrees to allocate to the City each program year a CDBG "fair share" dollar amount based on the City's percentage of the County's total population, according to the 2020 or later Census, or any other Bureau of Census population statistics, if approved by HUD. The City may also receive additional CDBG funds, if awarded by the Gwinnett County Board of Commissioners.

During each Program Year, the City agrees to make priority decisions and to submit a list of eligible CDBG activities to the County. The CDBG activities shall be submitted to the County in accordance with the County's schedule for the preparation of the Consolidated Plan(s), which must be approved by HUD. The list of CDBG activities will be accepted by the County, as recommended by the City, except for activities, which are ineligible under the federal program regulations. The County and the City acknowledge that neither party shall obstruct the implementation of the HUD approved Consolidated Plan(s) during the period covered by this Agreement. The County and City jointly agree to work cooperatively each program year to establish a schedule of implementation, which is responsive to the City's needs, while complying with all federal requirements. The County agrees to submit to the City, for review and comment, any plans, which would affect the City, which will involve the use of CDBG funds for implementation.

Section 3: Duration of Agreement

This Agreement remains in effect until CDBG (and, where applicable, HOME and ESG) funds have been received from HUD and program income received (with respect to activities carried out during the three-year qualification period) have been expended by the City and the County, and the funded activities completed. Neither the County nor the City can terminate or withdraw from the Cooperation Agreement while it remains in effect.

The City pledges its willingness to undertake or assist in the undertaking of eligible CDBG activities funded by the Gwinnett County CDBG Program. The City understands that it remains a part of the County CDBG Program beginning with FFY 2022 and shall remain a member until such time, at the end of any HUD-designated three-year period, as the County provides to the City written notice, in accordance with the HUD-established instructions and schedule, and the City elects not to participate in a new qualification period. The failure of either party to adopt an amendment to the Agreement incorporating all changes necessary to meet the requirements for Cooperation Agreements set forth by HUD for a subsequent three-year Urban County qualification period and to submit the amendment(s) to HUD, as required by HUD, will void the automatic renewal of such qualification period. The County will notify the City, by HUD prescribed dates, for the next and all subsequent three-year qualification periods, of the City's rights to remain a party to the Agreement or elect to choose exclusion from the County CDBG Program.

It is hereby agreed to by the parties signed hereto that neither party shall terminate this Cooperation Agreement after the date first written prior to the end of any three-year qualifying period. The City may choose to exclude itself from the County CDBG Program only at the beginning of each three-year qualifying period, unless the City has exercised its option to exclude itself from the County CDBG Program established under the terms of the Housing and Community Development Act of 1974, as amended. The only other options for termination of this Agreement are the cancellation by HUD of its obligation to the County under the aforementioned Act, or if the County fails to qualify as an Urban County, or if the County does not receive a CDBG grant in any year of the three-year period previously identified. It is also agreed by the parties signed hereto that this Agreement shall remain valid until such time as: (1) HUD requires changes in the Agreement; or (2) the City shall choose to exclude itself from the County CDBG Program; or (3) the County shall no longer qualify to receive CDBG funds.

Section 4: Federal Grant Restrictions

The City understands that it may not apply for grants under the Small Cities or Department of Community Affairs [DCA] State CDBG Program from appropriations for fiscal years during the period in which it is participating in the County's CDBG Program. The City understands that it may not participate in a Consortium except through the County, regardless of whether the County receives a formula allocation.

The County agrees to actively request the City's involvement in the Community Development Block Grant Program and the County agrees to accept the City's interest in

undertaking eligible CDBG activities. The City and the County agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban county renewal, and publicly assisted housing within the municipal limits of said City.

Section 5: Compliance

The county and the city agree to "cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities."

The City acknowledges that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations. The City acknowledges that it has adopted and is enforcing a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location, which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

The County and the City will take all actions necessary to ensure compliance with the County's certification under Section 104 (b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and affirmatively furthering fair housing. The City and the County also have an obligation to comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975, and all other applicable laws.

The County acknowledges that it is prohibited from funding activities in or in support of any cooperating city that does not affirmatively further fair housing within its own jurisdiction or that impede the County's actions to comply with its fair housing certification. If the City undertakes any activities with Community Development Block Grant funds, the City will take all required actions to comply with the provisions of Section 104 (b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, as amended, and other applicable laws.

The City agrees to affirmatively further fair housing within its jurisdiction and to assist the County in the implementation of its HUD approved Consolidated Plan covering the County and the City throughout the effective term of this Agreement.

The City has affirmed that it has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and;
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-

violent civil rights demonstrations within jurisdictions."

The city understands that it may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits, or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

Section 6: CDBG Eligible Project Approval

The County will have the responsibility for approving projects as eligible for funding, after their selection by the Mayor and Council of the City. The County will also have the responsibility for preparing the Consolidated Plan and for other documents and reports to be submitted to HUD. The City will provide the necessary documentation, with technical assistance from the County, for projects funded with CDBG funds. Pursuant to the requirements of 24 CFR 570.501(b), the City agrees that it will enter a CDBG Subrecipient Agreement [as do all Subrecipients, as set forth in 24 CFR 570.503] for each of the years during which the City remains as a participating municipality in the County CDBG Program for the use of such funds as are approved by the County for the City for each of the respective years.

Section 7: Program Income

If the City generates any program income as a result of the expenditure of CDBG funds, the provisions of 24 CFR 570.504(c), as well as the following specific stipulations, shall apply:

- a. The City acknowledges that it must notify the County of any program income generated through the expenditure of CDBG funds during the calendar month that such program income is generated.
- b. The City acknowledges that any such program income must be expended by the City or paid to the County at the end of the month in which the program income is generated.
- c. The City further acknowledges that the County has the responsibility for monitoring and reporting to the U.S. Department of Housing and Urban Development (HUD) on the generation of any such program income. The responsibility for appropriate recordkeeping by the City and reporting to the County by the City on the generation of such program income is hereby acknowledged by the City. The County agrees, herein, to provide technical assistance to the City in establishing an appropriate and proper recordkeeping and reporting system, as required by HUD.
- d. In the event of close-out or change in status of the City, any program income that is on hand or received subsequent to the close-out or change in status shall be paid to the County within 30 calendar days following the official date of the close-out or change in status. The County agrees to notify the City, in writing, should close-out or change in status of the City occur as a result of changes in CDBG Program statutes, regulations and/or instructions.

The following standards shall apply to real property (within the control of the City) acquired or improved, in whole or in part, using CDBG funds. The standards are:

- a. The City shall inform the County in writing at least thirty (30) calendar days prior to any modification or change in the use of the real property from that planned at the time of acquisition or improvements, including disposition.
- b. The City shall reimburse the County in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG funds) of property acquired or improved with CDBG funds that is sold or transferred for a use which does not qualify under the CDBG regulations. Said reimbursement shall be provided to the County at the time of sale or transfer of the property referenced, herein.
- c. Any program income generated from the disposition or transfer of property prior to or subsequent to the close-out, change of status or termination of the Cooperation Agreement between the County and the City shall be repaid to the County at the time of disposition or transfer of the property.

Section 8: Authorizations

The Mayor of the City is hereby authorized to execute any and all documents necessary as a condition for the City's participation under the terms of the aforementioned Housing and Community Development Act of 1974, as amended.

Section 9: Agreement Execution

IN WITNESS WHEREOF, the parties hereunto have affixed their signatures on the dates specified below:

For: City of Lawrenceville

Signature of Authorized Official

Mayor David Still

Typed/Printed Name & Title of
Authorized Official

Date of Signature

Attestor: _____
Signature

Print Name & Title of Attestor

Date of Signature

Date Approved: Lawrenceville Governing
Body:

[IMPRINT CITY SEAL HERE]

For: Gwinnett County, Georgia

Nicole L. Hendrickson, Chairwoman
Gwinnett County Board of Commissioners

Date of Signature

Attestor: _____
Diane Kemp, County Clerk

Date of Signature

[IMPRINT COUNTY SEAL HERE]

Eryca Fambro, Director
Gwinnett County Community Development
Program Office

Date of Signature

Gwinnett County Board Action Date

Approved As To Form:

Michael P. Ludwiczak, County Attorney's
Office

Date of Signature

Section 10: City Clerk Certification

Name of City: City of Lawrenceville

This is to certify that the authority to execute the attached Cooperation Agreement with the Gwinnett County Board of Commissioners for participation in the Gwinnett County Community Development Block Grant Program, for Urban County Qualification beginning with FFY 2022, and continuing until such time for future Urban County qualification periods as the City might choose to exclude itself from the Gwinnett County Community Development Block Grant Program, was approved and adopted in the regular meeting of the City Council held on:

_____, 2021
Date

This is to further certify that the attached is a true and correct copy of said "Cooperation Agreement," as approved at the City Council meeting held on the date written above.

Signature of City Clerk

Typed Name of City Clerk

Date of Signature

Attestor: _____
Signature

Print Name/Title of Attestor

Date of Signature



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 9, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Raco Drive Feeder Extension Project
Department:	Electric
Date of Meeting:	Wednesday, June 9, 2021
Fiscal Impact:	\$503,383.17
Presented By:	Barry Mock, Assistant City Manager, Public Works Director
Action Requested:	Award Raco Drive Feeder Extension Project to low bidder, Over and Under General Contractor, Inc., amount not to exceed \$503,383.17. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of the installation of a new 50-3 pole double circuit, 3000 feet of 6" bore able conduit with 9000 feet of conductor, three switchgears, and 3 new inline switches. This will be done through directional underground drilling. This will increase the power capabilities of substation 3.

Fiscal Impact: Amount not to exceed \$503,383.17. This project is funded by the Capital Outlay Fund (5114600-541000).

Attachments/Exhibits:
Bid Tabulation

2017-21
Raco Drive Feeder Extension Project
Electric Department

BID TABULATION

			Over and Under General Contractor, Inc.		U-TEC Construction, Inc.	
ITEM #	DESCRIPTION		BASE BID		BASE BID	
1.	Raco Drive Feeder Extension Project		\$186,483.17		\$1,173,634.52	
ITEM #	DESCRIPTION	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	Add for Rock Bore	2,000 LF	\$147.20	\$294,400.00	\$275.00	\$550,000.00
2.	Open trench if rock is found and can't be bored through.	100 LF	\$225.00	\$22,500.00	\$275.00	\$27,500.00
Total			\$503,383.17		\$1,751,134.52	

Recommended vendor:
Over and Under General Contractor, Inc.
9B Hurricane Shoals Road
Lawrenceville, GA 30046
770-682-9160
overandundercontractor@gmail.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 9, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item: Update to the City Code of Ordinances, Chapter 32, Article I Public Properties

Department: City Manager

Date of Meeting: Wednesday, June 9, 2021

Fiscal Impact:

Presented By: Lee Thompson, City Attorney

Action Requested: Approve the amendment to the City Code of Ordinances, Chapter 32, Article I regarding Public Properties

Attachments/Exhibits:

Ordinance 32-1 – small parcels

ORDINANCE _____

AN ORDINANCE TO AMEND ARTICLE I OF CHAPTER 32 OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA REGARDING PUBLIC PROPERTIES

The City Council of the City of Lawrenceville, Georgia hereby ordains that the Code of the City of Lawrenceville, Georgia shall be amended as follows:

By amending Article I of Chapter 32 by deleting the current sections 32-1 – 32-18. - Reserved in their entirety and inserting in lieu thereof, the following:

Section 32-1. - Sale of parcels of property too small to be used independently.

The City Council is hereby authorized to sell and convey parcels of property owned by the City which are narrow strips of land so shaped or so small as to be incapable of being used independently as zoned or under applicable subdivision regulations or other development ordinances or as streets whether the property is owned in fee by the City or has been obtained by grant of easement. The property may be sold to abutting owners where such sales and conveyances facilitate the enjoyment of the highest and best use of the abutting owner's property. Such sales shall not require the use of the process of an auction or solicitation of sealed bids, however, for any such sale each abutting property owner shall be notified of the availability of the property and shall have an opportunity to present a proposal of purchase for said property to the City. Upon receipt of any such proposals from any abutting property owners, the City shall be authorized to negotiate with such property owners, and the City Council shall by motion authorize the sale of such property on such terms as the City Council determines to be appropriate and in the best interest of the City.

Secs. 32-2 – 32-18. - Reserved

This Ordinance shall be effective upon its adoption by the Mayor and Council of the City of Lawrenceville.

IT IS SO ORDAINED, this _____ day of _____, 2021.

David R. Still, Mayor

Attest: _____
Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 9, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item: Maltbie Industrial Small Tract Surplus

Department: City Manager

Date of Meeting: Wednesday, June 9, 2021

Fiscal Impact:

Presented By: Lee Thompson, City Attorney

Action Requested: Authorize staff to solicit offers on the Maltbie Industrial small tract.

Attachments/Exhibits:

Maltbie 20' survey

Maltbie 20' legal description

LEGEND

IPF = IRON PIN FOUND
IPS = IRON PIN SET
CMF = CONCRETE MONUMENT FOUND
R/W = RIGHT OF WAY
BL = BUILDING LINE
LL = LAND LOT LINE
LL = LAND LOT
N/F = NOW OR FORMERLY
NTS = NOT TO SCALE
CL = CENTER LINE
BM = BENCH MARK
TBM = TEMPORARY BENCH MARK
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENCY
R = RADIUS
CH = CHORD
IE = INVERT ELEVATION
-T- = TELEPHONE LINE
-W- = WATER LINE
-G- = GAS LINE
-S- = SEWER LINE
-P- = POWER LINE
MH = MAN HOLE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
CE = CONSTRUCTION EASEMENT
CB = CATCH BASIN
JB = JUNCTION BOX
DI = DROP INLET
HW = HEAD WALL
FH = FIRE HYDRANT
RCP = REINFORCED CONCRETE PIPE
HP = HANDICAPED PARKING

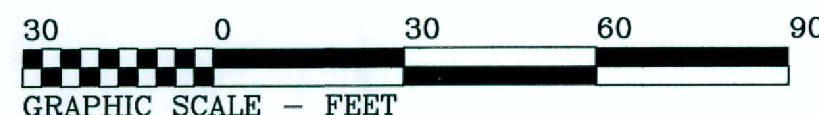


This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and is set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

N/F CITY OF LAWRENCEVILLE
DB 12883 PG 188

GENERAL NOTES

- 1) The field data upon which this plat is based has a precision of one foot in 49,668 feet and an angular error of 3" per angle point and was adjusted using least squares.
- 2) This plat has been calculated for closure and has an accuracy of one foot in 189,935 feet.
- 3) Field equipment used for this survey was a Topcon GPT-2005.
- 4) All easements, restrictions, or exceptions to title are shown based on information supplied to M.V. Ingram Enterprises, Inc. No Certification as to the completeness or accuracy of any matters of title is made by M.V. Ingram Enterprises, Inc.
- 5) Underground utilities shown on this plat were taken from field observation and from plats by others, the exact location of all utilities should be verified by the respective utility company. M.V. Ingram Enterprises, Inc. assumes no liability as to the exact location of any underground utility. For verification contact the utilities Protection Center Inc. 1-800-282-7411.
- 6) This survey is a correct representation of the land platted and has been platted in conformity with the minimum standards of Georgia Law. It does not intend to indicate ownership of any parcel or easement, this information should be verified by an attorney licensed by the state of Georgia.
- 7) Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13135C0073F Dated 9-29-2006.
- 8) This property may be subject to easements, rights of way, reservations, or restrictions, which are not recorded or not disclosed by the title policy or otherwise unknown to the surveyor. Exception is taken to any such items.
- 9) Survey reference: 1) Survey for G. Michael Crow, dated 4-30-87, Pb 43 Pg. 68-A
2) Survey for Robert Wall & Associates, dated 12-12-88, Pb 47 Pg 282.



TRACT 3
0.080 ACRES
(3491.43 SF)

TRACT 1
0.500 ACRES
PARCEL # 5-145-263

TRACT 2
0.994 ACRES
PARCEL 5-146E-065

BOUNDARY SURVEY FOR:
693H20, LLC
LL 145 & 146 5TH DISTRICT
GWINNETT COUNTY GEORGIA
CITY OF LAWRENCEVILLE
1"= 30' JN2789-16 1-11-16
FIELD SURVEY 1-8-16
REVISED 5-18-21 (ADD TRACT 3)
1.574 ACRES TOTAL

M. V. INGRAM ENTERPRISES, INC.
LAND SURVEYING AND PLANNING
125 GENERALS PLACE
CANTON, GEORGIA 30114
(770) 963-4801

L E G A L D E S C R I P T I O N

All that tract or parcel of land lying and being in land lot 145 of the 5th District, Gwinnett County, Georgia, in the City of Lawrenceville and more particularly described as follows;

Beginning at an iron pin on the northerly right of way of Maltbie Industrial Drive (60' R\W) a distance of 446.16' westerly of the southwesterly right of way of Maltbie Street (60' R/W);

THENCE South 88 degrees 18 minutes 29 seconds West for a distance of 20.00' feet along the northerly right of way of Maltbie Industrial Drive to an iron pin;

THENCE North 01 degrees 51 minutes 00 seconds West for a distance of 174.57' feet to an iron pin on the southerly right of way of Seaboard Systems Railroad (100' R\W);

THENCE North 88 degrees 17 minutes 06 seconds East for a distance of 20.00' feet along said right of way to an iron pin;

THENCE South 01 degrees 51 minutes 00 seconds East for a distance of 174.58' feet to an iron pin on the northerly right of way of Maltbie Industrial Drive and the Point Of Beginning.

Said property contains 0.080 acres (3491.43 SF)more or less.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 9, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Discussion of False Alarm Ordinance
Department:	Police Department
Date of Meeting:	Wednesday, June 9, 2021
Fiscal Impact:	TBD
Presented By:	Keith Roche, Council Member and Victoria Jones, Mayor Pro Tem
Action Requested:	Discussion



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 9, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item: Discussion of Package Liquor Store

Department: City Council

Date of Meeting: Wednesday, June 9, 2021

Fiscal Impact: TBD

Presented By: Bob Clark, Council Member

Action Requested: Discussion
