CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Saraf Properties, LLC	NAME: Saraf Properties, LLC
ADDRESS: 115 Mount Paran Road	ADDRESS: 115 Mount Paran Road
CITY: Atlanta	CITY: Atlanta
STATE: GA ZIP: 30327	STATE: GA ZIP: 30327
PHONE: 404-316-5595 cell	PHONE: 404-316-5595 cell

CONTACT PERSON: Eric Johansen, RLA PHONE: 678-571-4843 cell

CONTACT'S E-MAIL: eric@inlandllc.com

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT IS THE:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

ZONING DISTRICTS(S): C-2 PRIOR ZONING CASE: RZC-04-010

LAND DISTRICT(S): 6th LAND LOT(S): 201 ACREAGE: 4.35 ac

ADDRESS OF PROPERTY: 4181, 4161, 4151, 4141, 4131, 4121 Steve Reynolds Boulevard

PROPOSED CHANGE IN CONDITIONS: Replace Condition 2D with current GC Signage Regulations with changes

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS:	NO. OF BUILDINGS/LOTS: 6 blds/2 parcels
DWELLING UNIT SIZE (Sq. Ft.):	TOTAL GROSS SQUARE FEET: +/- 49,950 sf
GROSS DENSITY:	DENSITY: +/- 11,483 sf/acre
NET DENSITY:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 201 of the 6th District, Gwinnett County, Georgia, containing 4.13 acres and being more particularly described as follows:

BEGIN at an iron pin set on the northeasterly right of way of Beaver Ruin Road/Georgia Highway No. 378, having a 130 foot right of way located a distance of 414.0 feet along said right of way in a southeasterly direction from its intersection with the right of way of International Boulevard; run thence north 58 degrees 57 minutes 7 seconds east a distance of 269.96 feet to an iron pin ; run thence north 29 degrees 50 minutes 16 seconds west a distance of 137.41 feet to an iron pin; run thence north 58 degrees 58 minutes 14 seconds east a distance of 677.86 feet to an iron pin; run thence south 30 degrees 54 minutes 48 seconds east a distance of 186.30 feet; run thence south 56 degrees 41 minutes 40 seconds west a distance of 180.41 feet; run thence south 33 degrees 18 minutes 20 seconds east a distance of 14.00 feet; run thence south by a circular curve to the left 48 degrees 32 minutes 17 seconds west a distance subtended by a chord bearing 217.97 feet with a radius of 768.20 feet and an arch distance of 218.71 feet; run thence south 56 degrees 41 minutes 40 seconds west a distance of 59.09 feet; run thence south 43 degrees 34 minutes 22 seconds west a distance of 47.23 feet; run thence south 58 degrees 56 minutes 47 seconds west a distance of 335.24 feet to a nail in cap found on the northeasterly right of way of Beaver Ruin Road; run thence along said northeasterly right of way of Beaver Ruin Road north 74 degrees 6 minutes 15 seconds west a distance of 170.43 feet to an iron pin and the POINT OF BEGINNING.

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DEC 19 2003
GWINNETT PLANNING DIVISION

RZC 04 0 1 0

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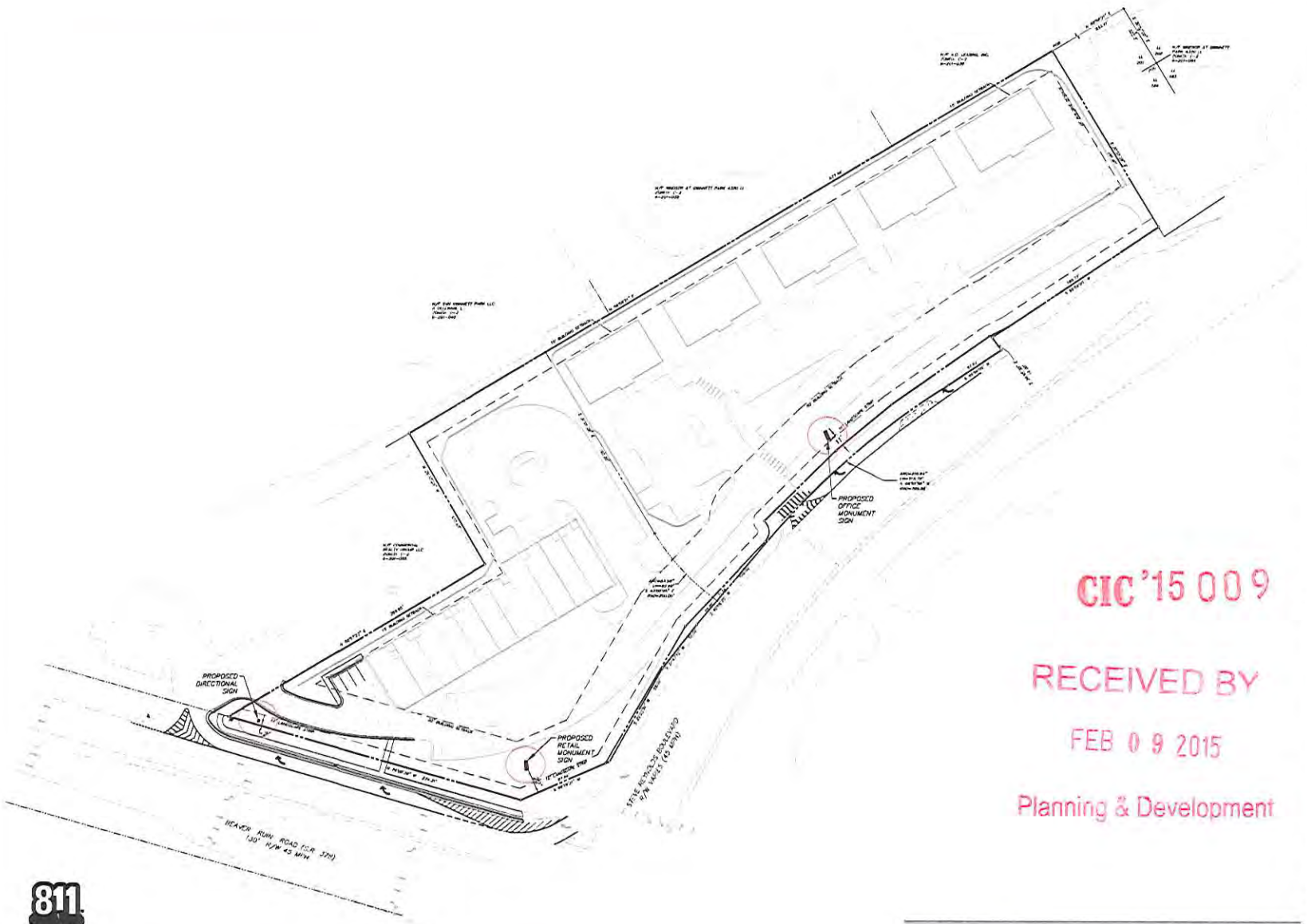

811
Know what's below.
Call before you dig.

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land solutions - construction management
2180 Satellite Boulevard
Suite 400 - 15
Duluth, Georgia 30097
404-355-6799 phone
404-355-6760 fax
www.inlandgrp.com

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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED No. 001515 PROFESSIONAL ENGINEER ERIC JOHANSEN

CORRECT LEVEL 1 CERTIFICATION #0000000476

BEAVER RUIN ROAD TRACT
an
AN OFFICE AND RETAIL MIXED USE DEVELOPMENT

SARAF PROPERTIES
4785 LAWRENCEVILLE HIGHWAY
LILBURN, GA 30047
(404) 316-5595 phone

PARCEL NUMBER
6201-068, 6201-074
6201-113
GWINNETT COUNTY, GA

REVISIONS:

NUM	DATE	REVISION
1	[illegible]	GWINNETT COUNTY COMMENTS
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	MONUMENT SIGN LOCATIONS

SHEET TITLE
SIGNAGE PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: OCTOBER 15, 2014
PROJECT: 16011-14-001

MAGNETIC

SHEET NUMBER
1

FILE PLOT FOR PERMIT SET

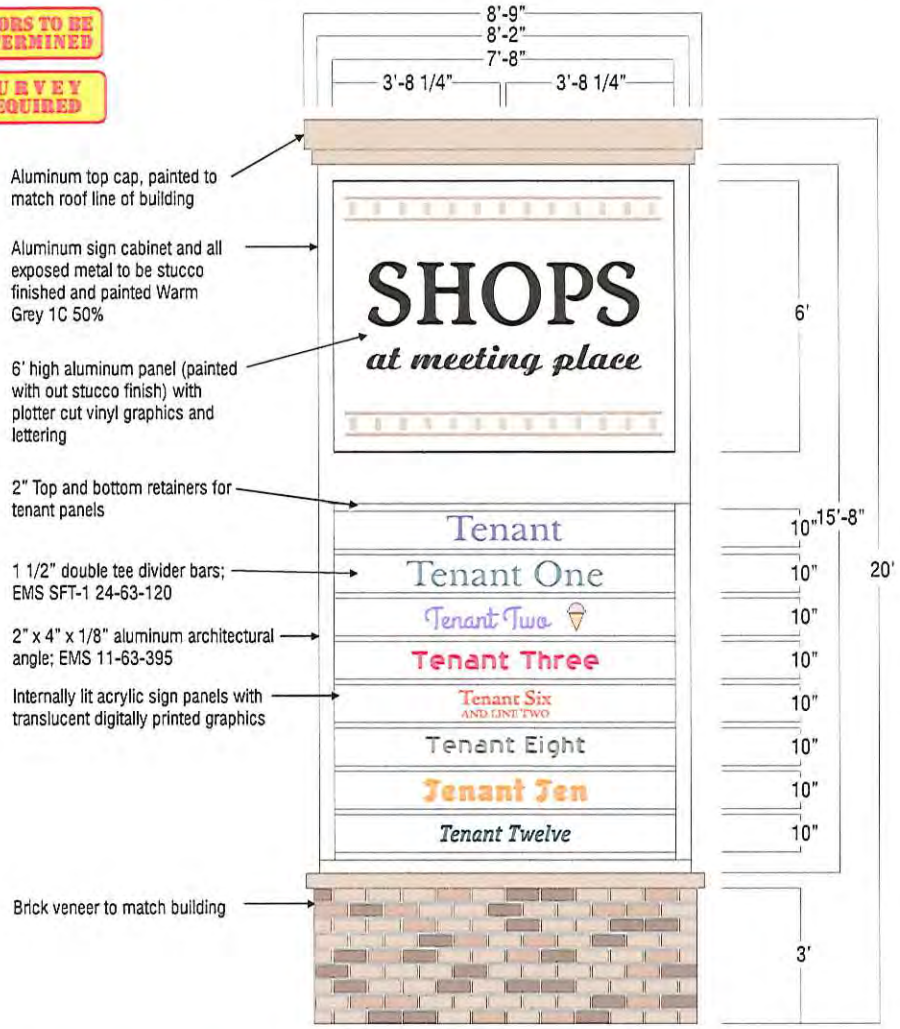
Sign Type A - Pylon for Shops

Shops at Meeting Place

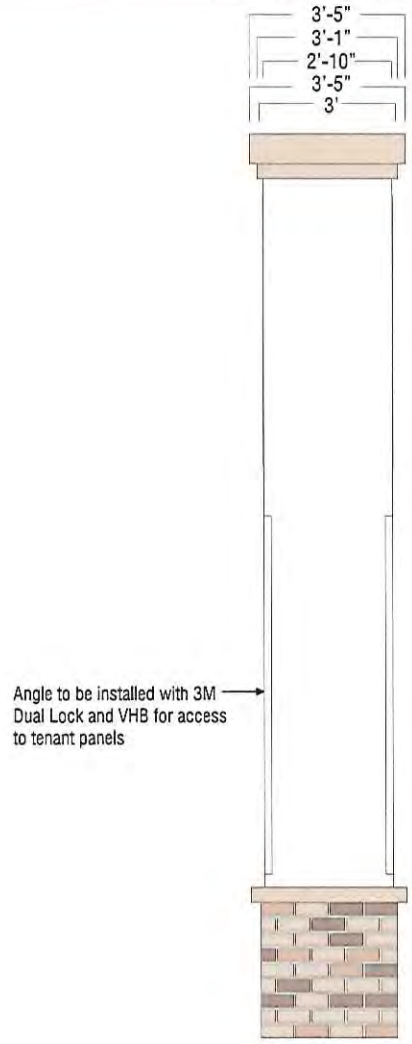
COLORS TO BE DETERMINED

SURVEY REQUIRED

175 Sq Ft



1 / 01.00 **Front Elevation** 3/8" = 1'



2 / 01.00 **Side View** 3/8" = 1'

Qty: One (1) Total

HENRY GRAPHICS ARCHITECTURAL SIGNAGE

1030 Parkway Industrial Park Drive
Buford, GA 30518

T: 770-932-3222
F: 770-614-3056

www.henrygraphics.com

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CLIENT
Eric Johansen
PROJECT
Meeting place pylon signs
PROJECT LOCATION
Corner of Steve Reynolds and Beaver Ruin

DESIGNER	ACCOUNT REP
Chelsea Toole ctoole@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

To Match top of building | Stucco | Black to match window frames | CMYK

DATE	DESCRIPTION
09-24-2014	Initial Submittal
12-17-2014	Revisions
12-24-2014	Revisions

CLIENT APPROVAL / DATE

SCALE	SHEET
As Noted	1.00

Disclaimer: The Pantone Matching System (PMS) is a color matching system shared worldwide by the graphic arts industry. You may specify a certain PMS number for use with vinyl graphics, however you should note that every computer monitor varies slightly in color. To insure an accurate PMS match, you should consult our Sales Department to view an actual PMS color swatch book.

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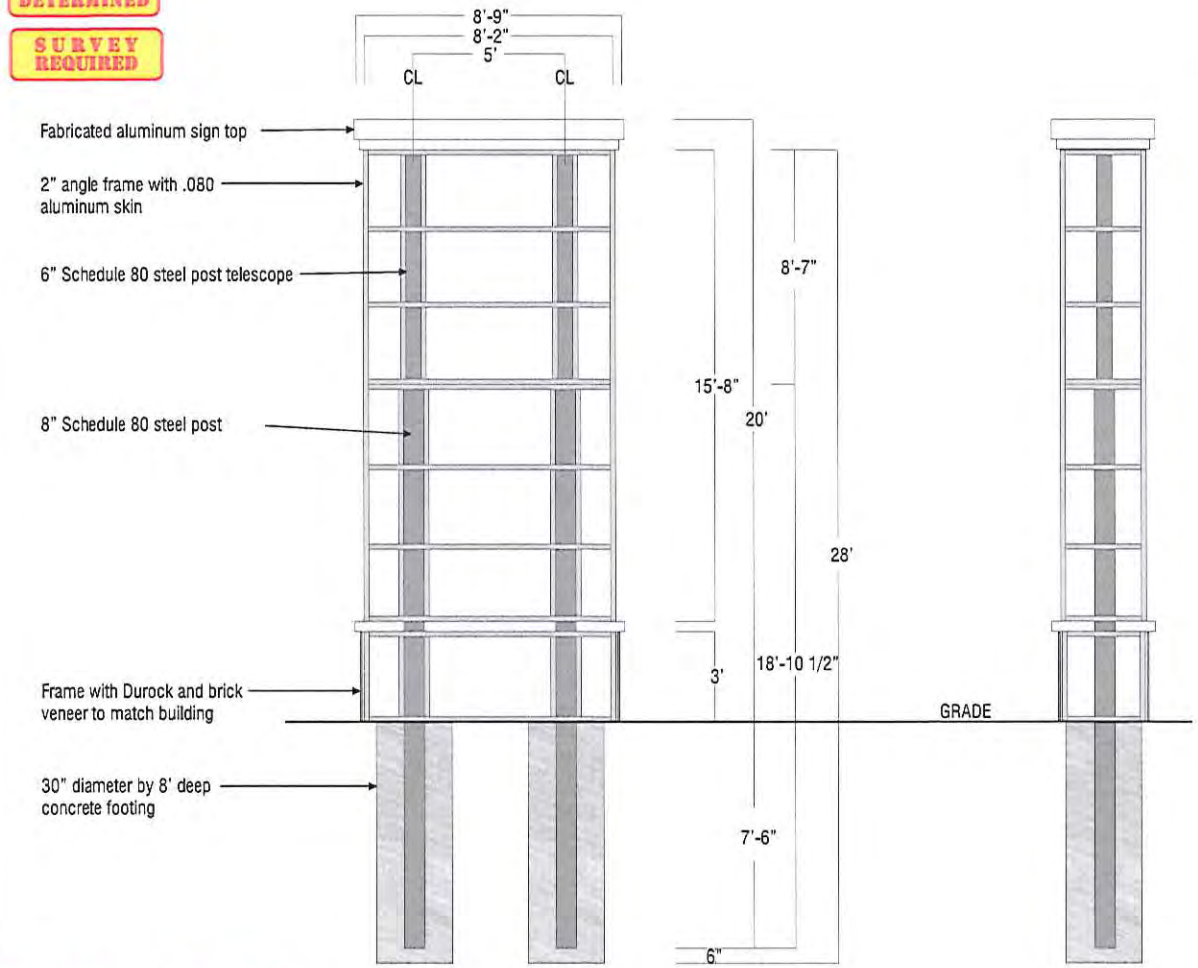
Sign Type A - Pylon for Shops

Shops at Meeting Place

COLORS TO BE DETERMINED

SURVEY REQUIRED



1 / 01.01 **Front Elevation** 1/4" = 1'

2 / 01.01 **Side View** 1/4" = 1'

3 / 01.01 **Existing Conditions of Proposed Location** NTS

Qty: One (1) Total

HENRY GRAPHICS ARCHITECTURAL SIGNAGE

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Disclaimer: The Pantone Color Specifications used in this design are approximations of the colors shown on screen as displayed by the graphic arts industry. You may specify a certain PMS number to use with your project, however you should note that every computer monitor varies slightly in color. To insure an accurate PMS match, you should consult our Sales Department to view an actual PMS color swatch book.

CLIENT
Eric Johansen
PROJECT
Meeting place pylon signs
PROJECT LOCATION
Corner of Steve Reynolds and Beaver Ruin

DESIGNER	ACCOUNT REP
Chelsea Toole ctoole@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

- To Match top of building
- Stucco
- Black to match window frames
- CMYK

DATE	DESCRIPTION
09-24-2014	Initial Submittal
12-17-2014	Revisions
12-24-2014	Revisions

CLIENT APPROVAL / DATE

SCALE	SHEET
As Noted	1.01

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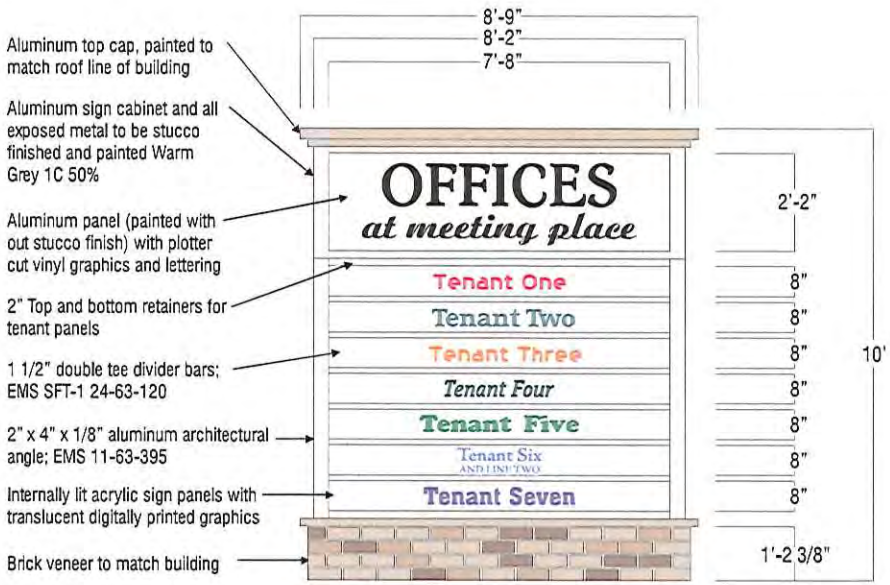
Sign Type B - Pylon for Offices

Offices at Meeting Place

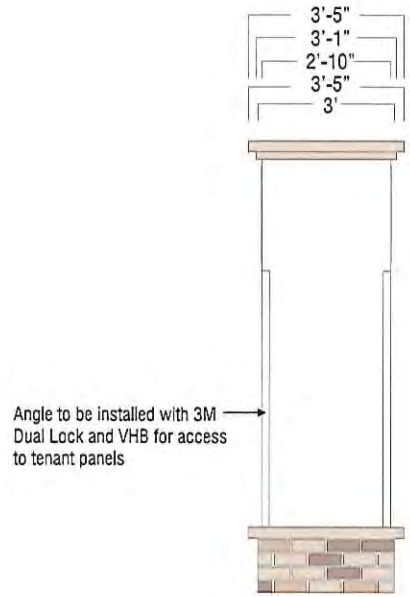
COLORS TO BE DETERMINED

SURVEY REQUIRED

87.5 Sq Ft



1 02.00 **Front Elevation** 3/8" = 1'



2 02.00 **Side View** 3/8" = 1'

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CLIENT
Eric Johansen
PROJECT
Meeting place pylon signs
PROJECT LOCATION
Corner of Steve Reynolds and Beaver Ruin

DESIGNER	ACCOUNT REP
Chelsea Toole ctoole@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

To Match top of building | PMS Warm Grey 1C at 50% | Black to match window frames | CMYK

DATE	DESCRIPTION
09-24-2014	Initial Submittal
12-17-2014	Revisions
12-24-2014	Revisions

CLIENT APPROVAL / DATE

SCALE	SHEET
As Noted	2.00

Qty: One (1) Total

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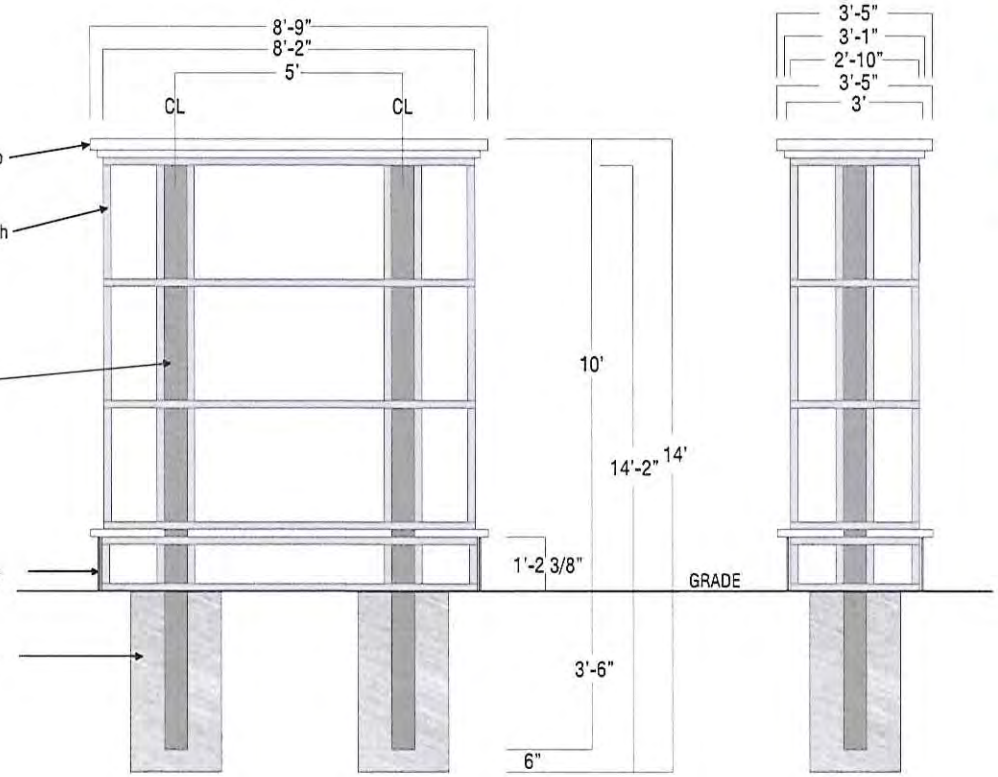
Sign Type B - Pylon for Offices

Offices at Meeting Place

COLORS TO BE DETERMINED

SURVEY REQUIRED



1 02.01 **Front Elevation** 3/8" = 1'

2 02.01 **Side View** 3/8" = 1'

NOTE: SLIGHT SLOPE TO GRADE. BASE MAY NEED TO BE ADJUSTED.

Qty: One (1) Total

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CLIENT
Eric Johansen
PROJECT
Meeting place pylon signs
PROJECT LOCATION
Corner of Steve Reynolds and Beaver Ruin

DESIGNER	ACCOUNT REP
Chelsea Toole ctoole@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

- To Match top of building
- PMS Warm Grey 1C at 50%
- Black to match window frames
- CMYK

DATE	DESCRIPTION
09-24-2014	Initial Submittal
12-17-2014	Revisions
12-24-2014	Revisions

CLIENT APPROVAL / DATE

SCALE	SHEET
As Noted	2.01

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Sign Type C - Small Directional Sign

Shops at Meeting Place

COLORS TO BE DETERMINED

SURVEY REQUIRED

1 / 03.00 **FRONT ELEVATION**
Scale: 3" = 1'

Total square footage of sign cabinet: 4

Qty: One (1) SF

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1030 Parkway Industrial Park Drive
Buford, GA 30518
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F: 770-614-3056
www.henrygraphics.com

CLIENT
Eric Johansen
PROJECT
Meeting place pylon signs
PROJECT LOCATION
Corner of Steve Reynolds and Beaver Ruin

DESIGNER	ACCOUNT REP
Chelsea Toole ctoole@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

- To Match top of building
- To Match 50% PMS Warm Grey 1C
- Black to match window frames
- CMYK

DATE	DESCRIPTION
12-11-14	Conceptual rendering
12-15-14	Revision
12-17-2014	Revisions

CLIENT APPROVAL / DATE

SCALE	SHEET
As Noted	3.00

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CHANGE IN CONDITIONS APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Our proposed change in conditions will be consistent with the immediate and surrounding area

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, this proposed change in conditions will not adversely affect the existing use or usability of the adjacent and nearby properties

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Yes, the property has a reasonable economic use as currently zoned

(D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the proposed changes will have no effect on the existing streets and transportation facilities, utilities, or schools

(E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes, the proposed change is consistent with the policy and intent of the current land use plan

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

The adjacent and surrounding businesses all have both illuminated signs and taller signs than the current condition 2D allows for

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February 9, 2015

Gwinnett County Board of Commissioners
c/o Bryan Lackey
Director of Planning and Development
446 West Crogan Street
Lawrenceville, GA 30045

Re: Change in Conditions – Letter of Intent
Parcels: R6201 068, and R6201 113
Gwinnett County, GA

Dear Mr. Lackey,

Inland Group, LLC ("Inland") has been retained by Saraf Properties, LLC (the "Applicant") to pursue a Special Use Change in Conditions Application (the "Application") for real property located at 4181, 4161, 4151, 4141, 4131, and 4121 Steve Reynolds Boulevard, Norcross, GA and further described as Tax Parcel R6201 068 and R6201 113 that is approximately ±4.35 acres (the "Subject Property"). **The Applicant is Property Owner of the Subject Property.** The Subject Property has been previously developed by others, gone through the financial lender foreclosure process and been sold twice in the last two calendar years. The Applicant has purchased the Subject Property, spent hundreds of thousands of dollars improving the Subject Property and is actively leasing up the Retail Building and marketing the Office Buildings for sale.

The Subject Property was granted zoning approval under RZC-04-010 previously by other requesting said zoning changes, not the Applicant. There is one zoning condition the Applicant desires to change to permit the Subject Property the same rights and marketing abilities of the surrounding and adjacent properties. We are requesting to remove and replace the following conditions:

REMOVE Condition 2D – Ground signs shall be limited to a single non-illuminated monument-type sign with a brick base of at least 2 feet in height. Maximum sign height shall not exceed of 10 feet in height.

REPLACE Condition 2D – Permit all signage allowed under the current Gwinnett County Unified Development Ordinance. All monument signs shall have a masonry base of at least 18 inches in height matching the pre-dominate masonry components of the adjacent building on the Subject Property.

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2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097
(404) 355-6700 Phone (404) 355-6760 Fax
www.inlandgrp.com

CIC '15 009

We respectfully request your approval of this request for the Change in Conditions for the Subject Property. The proposed signage changes are consistent with the immediate and surrounding area and will not permit a negative view of the Subject Property. The Subject Property should be afforded the same rights to market, lease and sell its available tenant spaces as the other similar developments located throughout Gwinnett County. We are available to meet with the County Staff and District Representatives at any time to further discuss the merits of this Application upon request.

Thank you for your consideration of this Application.

Sincerely,

Eric Johansen, RLA
Inland Group, LLC
Agent for the Applicant

cc: Applicant
File

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CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Rahul Saraf 2.5.15

Signature of Applicant Date

Rahul Saraf, manager of Saraf Properties, LLC

Type or Print Name and Title

NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 21, 2016

9.15.2018

Signature of Notary Public Date Notary Seal

Signature of Notary Public Date Notary Seal

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CIC'15 009

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Rahul Saraf 2.5.15

Signature of Property Owner Date

Rahul Saraf, manager of Saraf Properties, LLC

Type or Print Name and Title

ERIC JOHANSEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
APRIL 21, 2016
GWINNETT COUNTY, GEORGIA

2.5.2015

Signature of Notary Public Date Notary Seal

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CIC '15 009

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Rahul Saraf	2.5.15	Rahul Saraf, manager
Signature of Applicant	Date	Type of Print Name and Title
		Eric Johansen, agent
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	2.5.2015	
Signature of Notary Public	Date	Notary Seal

ERIC JOHANSEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
APRIL 21, 2017
GWINNETT COUNTY, 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 a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

[xx] YES [ ] NO

YES for Eric Johansen, NO for Rahul Saraf
Your Name

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

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
John Heard	$250.00	03/2014
Jace Brooks	$500.00	11/2013
Lynette Howard	$250.00	04/2014

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

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CIC'15 009

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

		Rahul Saraf, manager
Signature of Applicant	Date	Type of Print Name and Title
	02.09.2015	Eric Johansen, agent
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
Julie A Mason	2-9-2015	
Signature of Notary Public	Date	Notary Seal

JULIE A MASON
COMMISSION EXPIRES
NOTARY
PUBLIC
JULY 24, 2016
GWINNETT COUNTY, 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 a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

[xx] YES [ ] NO

YES for Eric Johansen, NO for Rahul Saraf
Your Name

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

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
John Heard	$250.00	03/2014
Jace Brooks	$500.00	11/2013
Lynette Howard	$250.00	04/2014

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: (Map Reference Number) 6 (District) - 201 (Land Lot) - 068 (Parcel)

Rahul Saraf — 2.5.15

Signature of Applicant — Date

Rahul Saraf, manager of Saraf Properties, LLC

Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

[illegible] — NAME

Tax Service Associate — TITLE

2/9/15 — DATE

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Planning & Development

CIC'15 009

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: (Map Reference Number)

6	201	113
District	Land Lot	Parcel

Rahul Saraf 2.5.15

Signature of Applicant Date

Rahul Saraf, manager of Saraf Properties, LLC

Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

M Windom — NAME

Tax Service Associate — TITLE

2/9/15 — DATE

RECEIVED BY
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Planning & Development

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