



CONDITIONAL USE PERMIT APPLICATION

RECEIVED

AUG 11 2016

CITY OF SNELLVILLE

DATE RECEIVED PLANNING & DEVELOPMENT

Snellville Planning & Development Department

2342 Oak Road

Snellville, GA 30078

Phone 770.985.3514

Fax 770.985.3551

www.snellville.org

2151 FOUNTAIN DR

#1600367

CONDITIONAL USE PERMIT (16-07)

PARCEL- 5007 174

TENDER LIVING CARE

Applicant is: (check one)
Owner's Agent
Contract Purchaser
Property Owner

Owner (if not the applicant): check here if there are additional property owners and attach additional sheets.

Jennifer Harris
Name (please print)

Bartlett Family Winder, LLC
Name (please print)

949 Ross Place
Address

PO Box 1309
Address

Stone Mountain GA. 30087
City, State, Zip Code

Winder, GA 30680
City, State, Zip Code

404 368-9765
Phone Number(s) Fax

(770) 307-6466
Phone Number(s) Fax

Contact Person: Jim Canady Phone: Jensen 7770 yahoo.com

Cell Phone: 706-338-6350 E-mail: canadysen@yahoo.com

Present Zoning Classification(s): OP Present Land Use Classification(s): OP

Property Address/Location: 2151 Fountain Dr. Snellville Ga 30078 District 5 Land Lot 7 Parcel(s) 174

Applicants must submit a Conditional Use Permit application (and Land Use Plan Amendment and/or Zoning Map Amendment application, if required) for the following permitted uses (check one):

- Automotive Body Repair Shops (HSB District Only)
Automotive Parts Store (with or without lubrication or tune-up centers) (BG and HSB Districts)
Automotive Repair Shops including major engine repair (transmission, radiator repair and engine overhauls) (HSB District Only)
Automotive and Motorcycle Sales and Rental Establishments and associated service facilities (BG and HSB Districts)
Automotive Service Stations or Tire Stores (including lubrication, tune-up, battery replacement, brake repair centers) (BG District Only)
Banks and Savings & Loan Institutions (OP District Only)
Beauty and Barber Shops, including Manicurists (OP District Only)
Boat Sales Establishments and associated service facilities (HSB District Only)
Building Supply Centers with screened outdoor storage (BG and HSB Districts)
Camper and Recreational Vehicle Sales and Rental Establishments and associated service facilities (HSB District Only)
Cell Towers (new) and Telecommunications Antennas and Towers (new) (All Zoning Districts)
Cemetery (All Residential Districts)
Churches and related religious uses (All Residential Districts, BG and HSB Districts Only)
Community Living Arrangement (RS-180 or RS-150 District)
Commercial Recreational Enterprises (All Residential Districts; BG and HSB Districts)
Contractor's Office with outdoor storage of equipment or materials (HSB District Only)
Day Care Centers, provided that State day care requirements and health regulations are met (OP District Only)
Drug Stores and Pharmacies accessed through and associated with medical clinics, doctors' offices, or dental offices (OP District Only)
Emissions Inspections Stations (BG District Only)
Equipment Rental, Sales, or Service Establishments with outdoor storage of equipment (HSB District Only)
Family Personal Care Home (RS-180 or RS-150 District)
Gas (Fuel) Stations (BG and HSB Districts)
Group Home (RS-180 or RS-150 District)
Historical Event Venue (All Residential Districts)
Lawnmower Sales and Repair Shops (BG and HSB Districts)
Machine and/or Welding Shops (BG District Only)
Mini-Warehouse Storage Facilities (HSB District Only)
Parking Lots and Parking Structures (OP District Only)
Pawn Shops and Pawn Brokers, Title Pawn Shops, and Check Cashing Businesses (BG District Only)

- Plumbing, Electrical, Pool, and Homebuilding Supply Showrooms and Sales Centers with outdoor storage (HSB District Only)
- Psychics and Fortuntellers (BG District Only)
- Public, Private and Parochial Schools (All Residential Districts)
- Railroad through and spur tracks (All Residential Districts; OP, BN, BG, and HSB Districts)
- Tattoo and or Body Piercing Establishments (BG District Only)
- Taxicab or Limousine Services (BG and HSB Districts)
- Utility Substation (All Residential Districts; OP, BN, BG, and HSB Districts)

At a minimum, the following items are required with submittal of all CUP applications. Incomplete applications will not be accepted.

- √ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- √ Payment of the appropriate application and public notice sign fees. Make checks payable to *City of Snellville*;
- √ Letter of Intent explaining the request for a Conditional Use Permit and what is proposed;
- √ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- √ The present zoning district and land use plan classification for the subject parcel(s);
- √ Analysis of impact of the proposed Conditional Use Permit pursuant to Section 15.2(3)(e) of Snellville Zoning Ordinance. (Attachment A);
- √ Applicant's and/or Owner's Certification (Attachment B);
- √ Conflict of Interest Certification and Disclosure of Campaign Contributions (Attachment C and D);
- √ A current legal description of the parcel(s) proposed for a Conditional Use Permit;
- √ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- √ A Certificate of Title or Warranty Deed (for all parcels subject to this application);
- √ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- √ Ten (10) copies and one (1) original of the proposed Site and Concept Plan, and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) and the location and extent of required buffer areas. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal;
- √ Additional information in narrative form, or depicted on the site plan, demonstrating how all provisions regarding the conditional use as listed in the Zoning Ordinance will be complied with;
- √ Ten (10) stapled or bound copies of the Conditional Use Permit application, Architectural building renderings and all supporting documents, in addition to one (1) unbound application (original) bearing original signatures. All documents must be folded to 8-1/2 x 11"; and
- √ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed and signed Conditional Use Permit application (and all supporting documents) in .pdf file format;

The following uses must comply with additional regulations, which is in-addition to the general submittal requirements above:

- Automotive Body Repair Shops – Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Automotive Repair Shops including major engine repair (transmission, radiator repair and engine overhauls) – Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Automotive and Motorcycle Sales and Rental Establishments and associated service facilities (include on Site & Concept Plan):

	Complies (check one)
a) The property for said use shall not be less than two (2) acres in area;	<input type="checkbox"/> Yes <input type="checkbox"/> No
b) The property shall have a minimum road frontage of two-hundred (200) feet;	<input type="checkbox"/> Yes <input type="checkbox"/> No
c) One thousand (1,000) linear feet of separation exists between said business and any other automotive and motorcycle sales business.;	<input type="checkbox"/> Yes <input type="checkbox"/> No
d) Include the following statement on the Site & Concept Plan, "All vehicles on the sales lots are to be in operating condition at all times";	<input type="checkbox"/> Yes <input type="checkbox"/> No
e) Include the following statement on the Site & Concept Plan, "All vehicle inventory stored/parked/displayed outside must be on paved parking surfaces only and shall not be stored/parked/displayed in landscaped areas or elevated by use of a ramp, post or other device higher than five-feet (5') above grade";	<input type="checkbox"/> Yes <input type="checkbox"/> No
f) Include the following statement on the Site & Concept Plan, "Showrooms and/or service bays that keep new/used/service vehicles within building structures, must meet all applicable Federal, State, County, and local building and life-safety codes (at the time of application for an Occupation tax Certificate) regarding the storage of hazardous materials";	<input type="checkbox"/> Yes <input type="checkbox"/> No

NOTE: Internet automobile/motorcycle sales where there is no temporary or permanent storage, parking, delivery, or display of inventory may submit an Administrative Variance application in lieu of a Conditional Use Permit application for administrative review and approval.

- Building Supply Centers with outdoor lumber yards or storage areas - Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Cell Towers (new) and Telecommunications Antennas and Towers (new): See Attachment B

- Cemeteries (new): Complies (check one)
- a) All new cemeteries shall front on a street having a minimum road classification of "major collector", for a distance of at least one-hundred feet (100'); Yes No
 - b) New cemeteries shall have a minimum lot size shall be two (2) acres; Yes No
 - c) A landscape buffer having a width of ten-feet (10') shall be installed along all side and rear lot lines and shall have a fence of a type specified in the City of Snellville Architectural Design Standards. Show on Site Plan and provide pictures of proposed fencing. Yes No
- Churches and related religious uses: Complies (check one)
- a) All such facilities shall front on a street having a minimum road classification of "major collector", for a distance of at least one-hundred feet (100'); Yes No
 - b) The minimum lot size shall be one (1) acre; Yes No
 - c) The maximum lot size shall be three (3) acres; Yes No
 - d) All buildings shall be set back at least fifty-feet (50') from the front property line, forty-feet (40') from the rear property line, and twenty-feet (20') from the side property lines (thirty-five feet (35') on the street side if a corner lot; and Yes No
 - e) A densely planted buffer, no less than six feet (6') in height, having a minimum width of ten-feet (10') shall be installed along all side and rear property lines which abut Residential Land Use. Show on Site Plan. Yes No
- Community Living Arrangement: Complies (check one)
- a) Minimum one (1) acre lot size; Yes No
 - b) Licensed by the Department of Human Resources of the State of Georgia as a Community Living Arrangement; Yes No
 - c) The community living arrangement shall apply for and receive an occupation tax certificate/business license from the City of Snellville prior to operation; Yes No
 - d) May be granted for the care of up to 6 adults, aged 18 years or older; and Yes No
 - e) Approved by the Gwinnett County Department of Environmental Health for properties having an on-site sewage management (septic) system. Yes No
- Contractor's Office with outdoor storage of equipment or materials – Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Drug Stores and Pharmacies: Complies (check one)
- a) Accessed through and associated with medical clinics, doctors' offices, or dental offices; and Yes No
 - b) Provide floor plan showing office space and public and private access areas. Yes No
- Family Personal Care Home: Complies (check one)
- a) Minimum one (1) acre lot size; Yes No
 - b) Licensed by the Department of Human Resources of the State of Georgia as a Community Living Arrangement; Yes No
 - c) The community living arrangement shall apply for and receive an occupation tax certificate/business license from the City of Snellville prior to operation; Yes No
 - d) May be granted for the care of up to 6 adults, aged 18 years or older; and Yes No
 - e) Approved by the Gwinnett County Department of Environmental Health for properties having an on-site sewage management (septic) system. Yes No
 - f) The dwelling unit must be the primary and legal place of residence for the owner of the family personal care home. Owner of the family personal care home is defined as an individual, not a partnership or corporation, that has sole ownership of 51% or more of the stock, assets, or value of the family personal care home business. Yes No
 - g) Operation of the family personal care home is subject to the regulations or Article XVIII, Home Occupations and Businesses of the City of Snellville Zoning Ordinance. Yes No
- Gas (Fuel) Stations: Complies (check one)
- a) Fuel pumps shall not be closer than thirty-feet (30') from right-of-way. Show on Site Plan; Yes No
 - b) Fuel pumps and gas storage tanks shall be setback at least one-hundred feet (100') from any residential zoning district; Show on Site Plan; Yes No
 - c) Canopy design shall conform to the specifications indicated in Architectural Design Standards. Provide examples. Yes No
- Group Home: Complies (check one)
- a) Minimum one (1) acre lot size; Yes No
 - b) Licensed by the Department of Human Resources of the State of Georgia as a Child Care Institution; Yes No
 - c) The group home shall apply for and receive an occupation tax certificate/business license from the City of Snellville prior to operation; Yes No
 - d) May be granted for 6 or more children or child care institution for medically fragile children (1-12 children) that provides full-time group home care for children through 18 years of age outside their own home; Yes No
 - e) Approved by the Gwinnett County Department of Environmental Health for properties having an on-site sewage management (septic) system. Yes No
 - f) Dwelling and premises shall maintain residential in character. Yes No

- Historical Event Venue: Complies (check one)
- a) Principal building must have been built at least 50 years prior to the Conditional Use Permit application, and the principal building must maintain historical significance based upon criteria used for The National Register of Historic Places; provided however, that failure to be listed by The National Register of Historic Places shall not disqualify such a building for consideration by the City of Snellville for designation as an Historic Event Venue; Yes No
 - b) In addition to all principal permitted uses and permitted accessory uses, any such venue facility shall only be used for the following commercial uses – weddings, private parties, business lunches, receptions, showers, and events of similar characteristics; Yes No
 - c) The minimum lot size shall be one (1) acre. Show on Site Plan; Yes No
 - d) The minimum size of the principal building shall be 1,800 square feet. Show on Site Plan; and Yes No
 - e) A buffer shall be planted along all side and rear property lines, having a minimum width of ten-feet (10'), when abutting residentially zoned properties. Show on Site Plan. Yes No
- Pawn Shops and Pawn Brokers, Title Pawn Shops, and Check Cashing Businesses: Complies (check one)
- a) No pawnshop/broker, title pawn shop or check cashing business shall be licensed or operated within one-thousand feet (1,000') of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, tattoo and/or body piercing establishment, and existing pawnshop, title pawnshop, check cashing or adult establishment. Provide distance survey by GA Registered Land Surveyor; Yes No
- Plumbing, electrical, pool and homebuilding supply showrooms and sales centers with outdoor storage – Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Psychics and Fortunetellers: Complies (check one)
- a) No psychic or fortuneteller shall be licensed or operated within two-thousand feet (2,000') of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, adult entertainment establishment, tattoo and/or body piercing establishment, and any other existing psychic and fortunetelling business. Provide distance survey by GA Registered Land Surveyor; Yes No
- Public, Private and Parochial schools: Complies (check one)
- a) A minimum site of five (5) acres is provided; Yes No
 - b) The site shall front on a street having a minimum road classification of "major collector", for a distance of at least one-hundred-feet (100'); Yes No
 - c) A buffer is provided along all side and rear property lines having a minimum width of ten-feet (10'). Show on Site Plan; Yes No
- Railroad through and spur tracks: Complies (check one)
- a) No sidings or terminal facilities shall be provided; Yes No
 - b) No service, repair or administrative facilities shall be provided. Yes No
- Tattoo and or Body Piercing Establishments: Complies (check one)
- a) No tattoo and/or body piercing establishment shall be licensed or operated within two-thousand feet (2,000') of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, adult entertainment establishment, or any other existing tattoo and/or body piercing establishment. Provide distance survey by GA Registered Land Surveyor; Yes No
- Utility Substation: Complies (check one)
- a) Documentation is presented by the utility company depicting the need for such substation in a residential locale; Yes No
 - b) Any substation shall conform with all setback and space limits of the zoning district in which they are located; Yes No
 - c) Substations shall be enclosed by an opaque fence other than a cyclone type, and shall be appropriately landscaped; Yes No
 - d) A buffer shall be planted along all side and rear property lines, having a minimum width of ten-feet (10'). Yes No

Pursuant to Section 15.2(3)(e) of the Snellville Zoning Ordinance, a written, documented analysis of the impact of the proposed Conditional Use Permit with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. **Simple yes/no answers or re-statement of the questions is not acceptable.**

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

Response: An adult daycare will fit perfectly with a
hospital in the area.

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

Response: This is a former doctors office park and this
will not affect any properties nearby.

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

Response: No property will be affected by this conditional use

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

Response: The adult daycare facility will find ample
parking at the facility so no burden will be caused
to community

5. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan.

Response: The city of Snellville allows a daycare facility
to be a conditional use from an OP zoning.

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

Response: This is a simple conditional use that will
not affect the use of the property.

CELL TOWERS

Check here if section is NOT APPLICABLE

Article XIX of the Snellville Zoning Ordinance should be reviewed by the applicant in its entirety and the following shall be formally addressed in writing. Check here and attach additional sheets if necessary.

1) Section 19.4 (B) Inventory of Existing Sites and towers, that are either within the City of Snellville or within three miles of the border thereof, including specific information about the location, height, and design of each tower: _____

2) Section 19.5 (C) Factors Considered in Granting Conditional Use Permits:

A) Height of Proposed Tower: _____ (ft) _____ (meters)

B) Proximity of the tower to residential structures and residential district boundaries:

C) Nature of uses on adjacent and nearby properties:

D) Surrounding topography:

E) Surrounding tree coverage and foliage:

F) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness:

G) Availability of suitable existing towers and other structures as discussed in Section 19.5 (D) of the Snellville Zoning Ordinance:

CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

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

check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

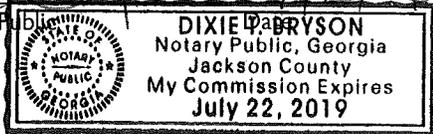
Jennifer Harris 7/13/16
Signature of Applicant Date

Jennifer Harris RW
Type or Print Name and Title

[Signature] 7/13/16
Signature of Owner Date

Wayne Baethoff, operations
Type or Print Name and Title MANAGER

Dixie Bryson 7/13/16
Signature of Notary Public



Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last four (4) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

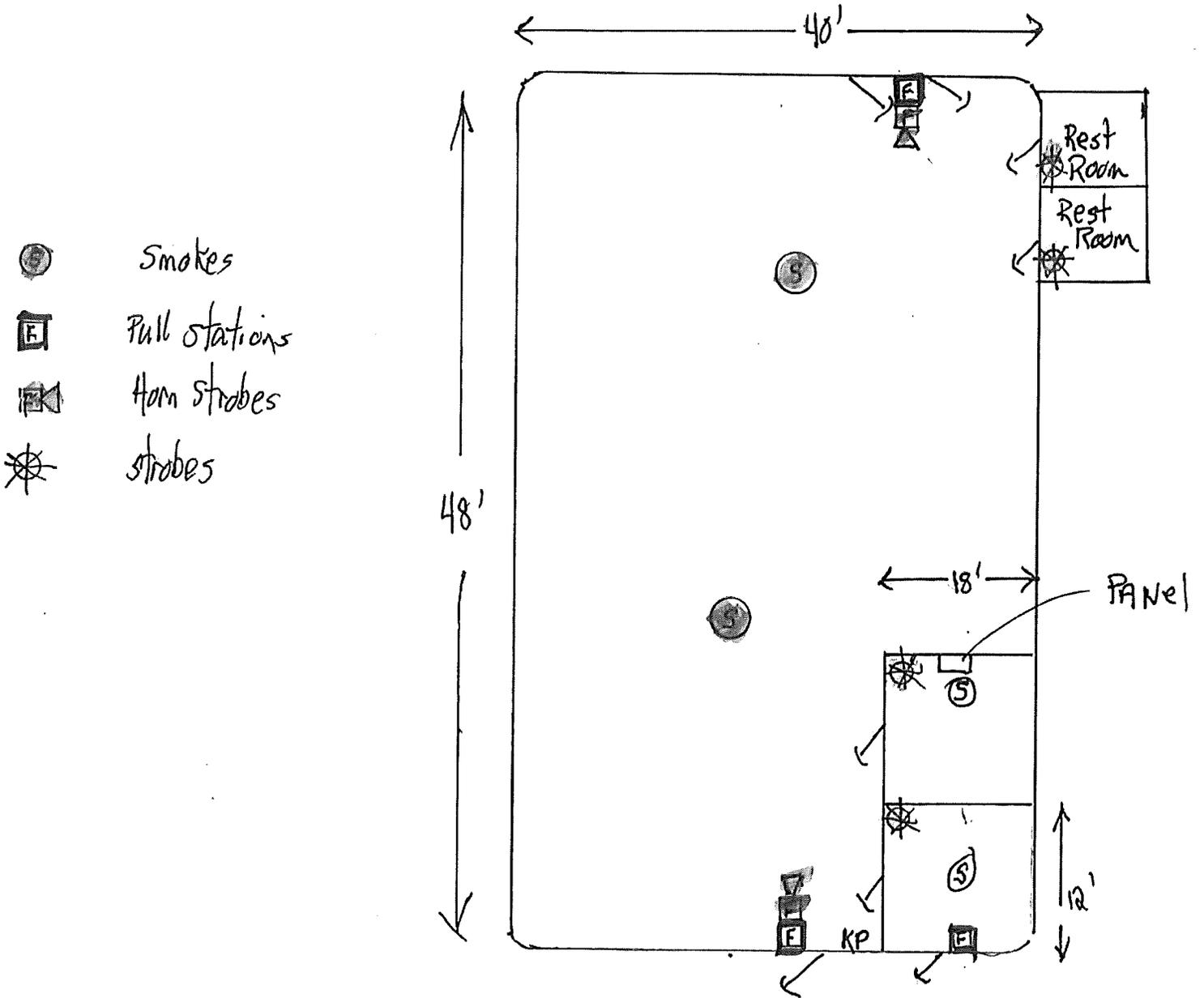
As to Applicant (circle one): YES **NO** As to Property Owner (circle one): YES **NO**

If the answer above is YES, please complete the following section:

Name of Government Official	Contributions or Descriptions of Gifts (List all which aggregate to \$250.00 or more)	Date when Contribution or Gift was made within the last four years
_____	_____	_____
_____	_____	_____
_____	_____	_____

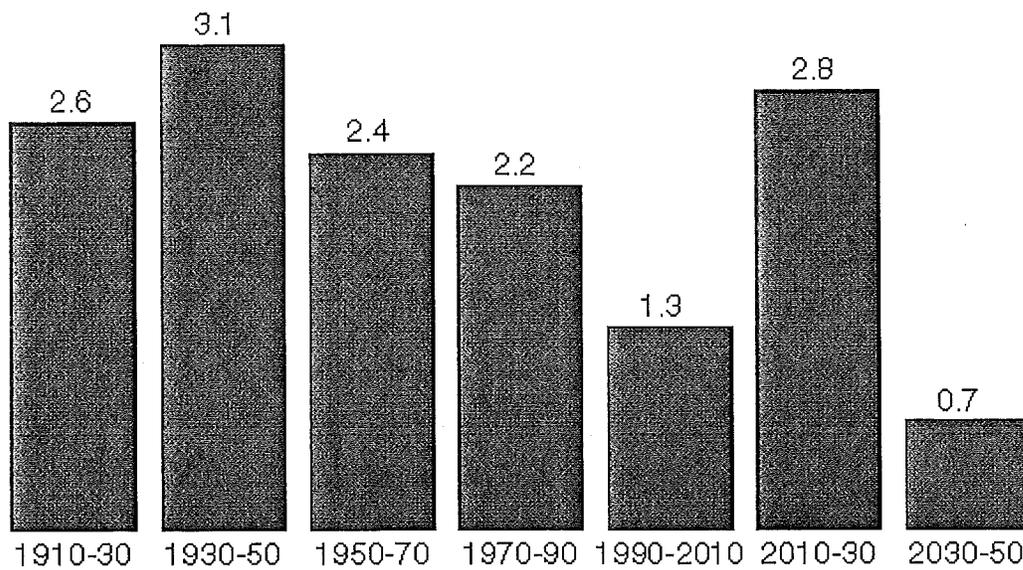
Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

Tender Living Care
2151 Fountain Dr.
Snellville, Ga 30039



Fifteen Years From Now, Elderly Population Growth Will Explode

Average annual growth rate (in percent) of the elderly population:
1910-30 to 2030-50





**GEORGIA
CORPORATIONS DIVISION**

GEORGIA SECRETARY OF STATE
BRIAN P. KEMP

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **TENDER LIVING CARE, INC.** Control Number: **0582069**

Business Type: **Domestic Profit Corporation** Business Status: **Active/Compliance**

Business Purpose:

Principal Office Address: **949 ROSS PLACE, STONE MOUNTAIN, GA, 30087, USA** Date of Formation / Registration Date: **12/7/2005**

State of Formation: **Georgia** Last Annual Registration Year: **2016**

DissolvedDate : **08/21/2011**

REGISTERED AGENT INFORMATION

Registered Agent Name: **JENNIFER HARRIS**

Physical Address: **949 ROSS PLACE, Dekalb, STONE MOUNTAIN, GA, 30087**

OFFICER INFORMATION

Name	Title	Business Address
jennifer harris	CFO	949 ROSS PLACE, STONE MOUNTAIN, GA, 30087, USA
jennifer harris	CEO	949 ROSS PLACE, STONE MOUNTAIN, GA, 30087, USA
jennifer harris	Secretary	949 ROSS PLACE, STONE MOUNTAIN, GA, 30087, USA

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BILL DETAIL

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Tax Account

Mailing Address:
BARTLETT FAMILY WINDER LLC
PO BOX 1309
WINDER , GA 30680-1309

SITUS:
2151 FOUNTAIN DR

Tax District:
EVERMORE CID SVILL

Parcel ID	Property Type	Last Update
R5007 174	Real Property	7/11/2016 12:25:13 PM

Legal Description

U S HWY 78

Tax Values

Description	Market Value	Assessed Value
Land	\$549,600.00	\$219,840.00
Improvement	\$150,400.00	\$60,160.00
Total	\$700,000.00	\$280,000.00
Class Codes	349-Medical Office	

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$5,544.00	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$14.00	\$0.00
<u>EVERMORE CID TAXES</u>	\$1,400.00	\$0.00
<u>City of Snellville Taxes</u>	\$1,284.64	\$0.00
<u>County Incorporated No Police</u>	\$3,186.12	\$0.00
Sub Total	\$11,428.76	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$574.00	\$0.00
<u>County Incorporated No Police</u>	\$67.20	\$0.00
Sub Total	\$641.20	\$0.00
Special Assessment	Net Tax	Savings
<u>SNELLVILLE STORMWATER FEES</u>	\$708.66	\$0.00
Sub Total	\$708.66	\$0.00
Total Tax	\$12,778.62	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	22385866	10/15/2015	2015	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2015	22385866	B15.25743	\$12,778.62	8/19/2015

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2015 NOV 30 AM 8:00

RICHARD ALEXANDER, CLERK

Please Return Document To:
STELL, SMITH & MATTISON, P.C.
P.O. Box 644
Winder, GA 30680
File #: R15-6304 - Bartlett Family Winder, LLCPT-81 # 067-2015-029534
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 950.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT**WARRANTY DEED**STATE OF GEORGIA
COUNTY OF BARROW

THIS INDENTURE made this 20th day of November, 2015, between Gateway Venture Partners, LLC, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Bartlett Family Winder, 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 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 7 of the 5th District G.M., State of Georgia, County of Gwinnett, City of Snellville, containing 2.675 acres and being more particularly described and delineated according to a plat and survey prepared by W. T. Dunahoo and Associates, L.L.C., certified by W. T. Dunahoo, Georgia Registered Surveyor No. 1577, dated September 23, 2014, entitled "Survey for AMBC, LLC" said plat being of record in the Office of the Clerk of Superior Court for Gwinnett County, Georgia in Plat Book 132, page 120; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

Together with a perpetual, but non-exclusive easement for ingress and egress over, across and through the following described property:

All that tract or parcel of land lying and being in Land Lot 7 of the 5th Land District, Gwinnett County, Georgia, in the City of Snellville, designated as Fountain Drive on a plat of survey by Hayes, James & Associates, Surveyors, dated April 7, 1977, last revised April 27, 1977, and being more particularly described as follows:

To find the point of beginning, begin at an iron pin marking the original corner common to Land Lots 7, 8, 25 and 26 of the 5th Land District; run thence along the north line of Land Lot 7 south 30 degrees 23 minutes east a distance of 1,535.77 feet to a point in the northwestern right of way line of U.S. Highway 78 (a 100 foot right of way); thence south 71 degrees 28 minutes west along said right of way a distance of 616.91 feet to the intersection of the northeasterly right of way of Fountain Drive with the northwesterly right of way line of Highway 78 and the point of beginning; thence south 71 degrees 28 minutes west a distance of 61.59 feet to a point located on the intersection of the westerly right of way of Fountain Drive and the northwesterly right of way of Highway 78; thence along the right of way of said Fountain Drive the following courses and distances north 30 degrees 08 minutes west a distance of 373.02 feet to a point; thence north 22 degrees 28 minutes west a distance of 78.50 feet to a point; thence north 14 degrees 51 minutes west a distance of 50.95 feet to a point; thence north 15 degrees 17 minutes west a distance of 50.88 feet to a point; thence north 22 degrees 30 minutes west a distance of 50 09 feet to a point; thence north 29 degrees 50 minutes west a distance of 66.15 feet to a point; thence north 30 degrees 29 minutes west a distance of 130.92 feet to a point and the southwest portion of the cul-de-sac of Fountain Drive; thence continuing along said cul-de-sac right of way the following courses and distances: thence north 42 degrees 52 minutes west a distance of 20 02 feet to a point; thence north 72 degrees 13 minutes west a distance of 34.55 feet to a point; thence north 60 degrees 32 minutes west a distance of 34.11 feet to a point; thence north 32 degrees 59 minutes west a distance of 36.05 feet to a point; thence north 26 degrees 58 minutes east a distance of 18.89 feet to a point; thence north 09 degrees 40 minutes east a distance of 13.43 feet to a point; thence north 25 degrees 53 minutes east a distance of 32.57 feet to a point; thence north 52 degrees 28 minutes east a distance of 28.66 feet to a point; thence north 76 degrees 38 minutes east a distance of 30.04 feet to a point; thence south 83 degrees 19 minutes east a distance of 16.99 feet to a point; thence south 75 degrees 38 minutes east a distance of 14.26 feet to a point; thence south 85 degrees 25 minutes east a distance of 16 05 feet to a point; thence south 31 degrees 01 minute east a distance of 45 52 feet to a point; thence south 01 degree 11 minutes east a distance of 51.12 feet to a point; thence south 34 degrees 53 minutes west a distance of 14 86 feet to a point, thence south 21 degrees 35 minutes east a distance of 19.59 feet to a point located on the northeasterly right of way of Fountain Drive; thence along said right of way the following courses and distances: south 30 degrees 15 minutes east a distance of 134.38 feet; south 29 degrees 14 minutes east a distance of 66 11 feet to a point; thence south 26 degrees 03 minutes east a distance of 50.00 feet to a point; thence south 14 degrees 05 minutes east a distance of 51.09 feet to a point; thence south 13 degrees 00 minutes east a distance of 45.59 feet to a point; thence south 21 degrees 30 minutes east a distance of 80.01 feet to a point, thence south 30 degrees 30 minutes east a

distance of 385.33 feet to a point located on the northwestern right of way of U.S. Highway 78 and the point of beginning.

Also, together with a perpetual, but non-exclusive easement located between the forgoing easement area and the above-described property for purposes of ingress and egress.

Subject to rights of tenants in possession.

Subject to Easement from Charles W. Moore, Charles T. Hitchcock, Belva Jenkins and Commonwealth National Realty Trust to City of Snellville, dated December 19, 1974, filed January 15, 1975, recorded in Deed Book 913, page 225, Gwinnett County, Georgia Deed Records.

Subject to all covenants, conditions, restrictions, easements, reservations, and rights of way of record.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Detta Larnes
Witness

Gateway Venture Partners, LLC
Richard F. Combs (Seal)
Richard F. Combs, General Manager

Susan M. Mulrowey
Notary Public
My commission expires:
(Notary Seal)

