



CONDITIONAL USE PERMIT APPLICATION

RECEIVED SEP 07 2016 CITY OF SNELLVILLE PLANNING & DEVELOPMENT

Snellville Planning & Development Department 2342 Oak Road Snellville, GA 30078 Phone 770.985.3514 Fax 770.985.3551 www.snellville.org

DATE RECEIVED 2005 MCGEE RD #1600409 CONDITIONAL USE PERMIT(16-08) PARCEL-5008 359 EMMANUEL INTERNATIONAL CHURCH

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.

Emmanuel International Church

NHL Corporation

Name (please print)

Name (please print)

941 Garden Oak Ct

P.O. Box 308

Address

Address

Lawrenceville, GA 30046

Monroe City, MO 63456-0308

City, State, Zip Code

City, State, Zip Code

404-452-8595

Phone Number(s) Fax

Phone Number(s) Fax

Contact Person: Michael Williams Phone: 770-938-1489 Fax:

Cell Phone: 770-316-7500 E-mail: mcwzone@gmail.com

Present Zoning Classification(s): BG Present Land Use Classification(s): PARK / RECREATION

Property Address/Location: 2005 McGee Rd District Land Lot Parcel(s) R5008-359

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



- 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 Fortuntellers: 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: The church would not be used every day. The property has a solid wood fence with heavy vegetation adjacent to residences on the north side and a county park on the south side.

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

Response: Church services would have no affect on the adjacent park parking lot and limited impact on adjacent residential property which is separated by a fence, vegetation, and a difference in elevation

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

Response: Although the property is zoned BG, it has been vacant and unused for some time. The proposed use would result in improved maintenance of the building, parking lot, and property.

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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 proposed church use with a congregation of less than 250 members would not cause an excessive or burdensome use of McGee Road and add no children to the school system.

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

Response: The Comprehensive Plan supports the use of the property under Economic Development policy ED.5. "encourage re-designation and redevelopment of deteriorating commercial property into more viable office or institutional uses."

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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: The property is currently vacant, deteriorating, and lacks necessary maintenance. Conversion to a church would result in appropriate maintenance of the property.

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**CERTIFICATIONS**

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than six months from the date of denial.

[Signature]  
Signature of Applicant

Date

Silas Thapa  
Type or Print Name and Title

09/07/2016

Notary Seal



[Signature]  
Signature of Notary Public

9-7-16  
Date

OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than six months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

[Signature]  
Signature of Owner

9-2-16  
Date

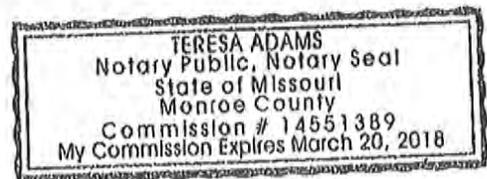
Paul E. Thomas  
Type or Print Name and Title

Vice President  
NLH Corporation

Notary Seal

[Signature]  
Signature of Notary Public

Teresa Adams Date 9-2-16



### 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.

*[Signature]*                      09/07/2016  
Signature of Applicant                      Date

Silas Thapa  
Type or Print Name and Title

*[Signature]*                      9-2-16  
Signature of Owner                      Date

Paul E. Thomas                      Vice President  
Type or Print Name and Title                      MLT Corporation

*[Signature]*                      9-7-16  
Signature of Notary Public                      Date



### 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.

BK53866 PG0220

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2015 OCT -7 PM 2:00

RICHARD ALEXANDER, CLERK

PT-61 # 067-2015-025459  
GWINNETT CO GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ None  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

Prepared by and return to:

Gregory M. Taube, Esq.  
NELSON MULLINS RILEY & SCARBOROUGH LLP  
201 17<sup>th</sup> Street, NW, Suite 1700  
Atlanta, Georgia 30363

Re: Deed to Secure Debt at  
Deed Book 21201, Page 0120  
Deed Book 47659, Page 0288  
Deed Book 53186, Page 0501  
Gwinnett County, Georgia records

STATE OF GEORGIA

COUNTY OF FULTON

DEED UNDER POWER OF SALE

THIS DEED UNDER POWER OF SALE is made effective as of the 6th day of October, 2015, by and between FORCE CHEERLEADING, INC., a Georgia corporation ("Grantor"), by its attorney-in-fact, NLH CORPORATION, a Missouri corporation ("Grantee").

WITNESSETH:

WHEREAS, on the 6th day of October, 2015, during the legal hours of sale, Grantee, as attorney-in-fact for Grantor, did expose for sale at public outcry to the highest and best bidder for cash before the courthouse door in Gwinnett County, Georgia (the "Sale") the Property (as hereinafter described);

WHEREAS, Grantee was the highest and best bidder at the Sale at and for Four Hundred and Ten Thousand Dollars and Ninety One Cents (\$410,000.00);

WHEREAS, the Property was then and there knocked off to Grantee under and by virtue of the power of sale and authority granted to Grantee under that certain Deed to Secure Debt ("Security Deed") by Grantor to Grantee, dated August 29, 2000, recorded on August 31, 2000, in the real property records of the Clerk of Superior Court of Gwinnett County, Georgia at Deed Book 21201 Page 0120;

0090371

BK53866 PG0221

WHEREAS, the Sale was made after advertising the time, place and terms thereof in the *Gwinnett Daily Post*, being a newspaper having general circulation in Gwinnett County, Georgia, and being the publication in which Sheriff's advertisements for said County are now published, once a week for four weeks prior to the Sale, and advertisement in all respects complying with the requirements of the power of sale contained in the Security Deed;

WHEREAS, the notice of foreclosure sale as required by Georgia law in the form of a copy of the Notice of Sale Under Power submitted to the publisher was provided to the Grantor at least thirty days prior to the foreclosure sale, and

WHEREAS, the Sale was made for the purpose of paying the indebtedness due to Grantee secured by the Security Deed and the expenses of the Sale, all of which were due and payable because, among other possible events of default, non-payment of the installments due on the indebtedness owed by Grantor to Grantee.

NOW THEREFORE, Grantee acting under and by virtue of the power of sale contained in the Security Deed for and in consideration of the highest and best bid as set forth above and paid for the Property by virtue of the Sale and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed, and does hereby bargain, sell and convey to Grantee, its successors and assigns, the land described on Exhibit A attached hereto ("Land"), together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, members, easements, tenements, hereditaments, and appurtenances belonging to or benefiting, or in anywise appertaining thereto (with the Land, the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns in FEE SIMPLE. It is the purpose and intent of this Deed to convey all of the right, title, equity and interest of Grantor, its successors and assigns, and all persons whomsoever claiming under Grantor in and to the Property.

This Deed is made subject to all prior restrictive covenants, easements, rights-of-way, security deeds or encumbrances of record, all valid zoning ordinances, matters which would be disclosed by an accurate survey of the Property or by any inspection of the Property; all outstanding taxes, assessments, unpaid bills, charges and expenses that are a lien against the Property whether due and payable or not yet due and payable.

[SIGNATURE PAGE TO FOLLOW]

DK53866 PG0222

IN WITNESS WHEREOF, Grantee has hereunto executed this Deed under seal and delivered this instrument the day and year first above written.

Sworn to and subscribed in the presence of

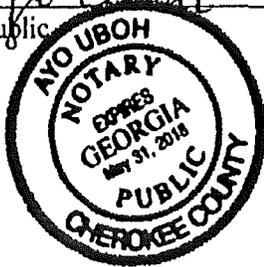
NLH Corporation, as attorney-in-fact for Force Cheerleading, Inc.

Kimberly D. Neaton  
Unofficial Witness

By: [Signature] William Lymer  
Title: President

Ayo Ubah  
Notary Public

By: Paul E Thomas PAUL E. THOMAS  
Title: Vice President



BK53866 PG0223

EXHIBIT A

Legal Description of the Land

All that tract or parcel of land lying and being in Land Lot 8 of the 5<sup>th</sup> District, Gwinnett County, Georgia, containing 2.05 acres according to a survey for Adams Gymnastics Corner, Inc., The Bank of Gwinnett County, and Lawyers Title Insurance Corporation, dated July 9, 1997, prepared by Gordon Story, said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin found located on the land lot line common to Land Lot 68 of the 6<sup>th</sup> District and Land Lot 8 of the 5<sup>th</sup> District, said point being located 599.22 feet in a generally northwesterly direction along said land lot line from the intersection of said land lot line with the common corner to Land Lots 7 and 8 of the 5<sup>th</sup> District, and run thence along said land lot line to Land Lot 68 of the 6<sup>th</sup> District and Land Lot 8 of the 5<sup>th</sup> District north 31 degrees 11 minutes 7 seconds west a distance of 157.39 feet to a point marked by an iron pin set; leaving said land lot line, run thence north 24 degrees 30 minutes 00 seconds east a distance of 641.71 feet to a point marked by an iron pin set located on the southwesterly right of way line of McGee Road (80 foot right of way); run thence along said right of way along McGee Road south 65 degrees 30 minutes 00 seconds east a distance of 130.00 feet to a point marked by an iron pin found; leaving said right of way line, run thence south 24 degrees 30 minutes 00 seconds west a distance of 730.44 feet to a point marked by an iron pin found, said point being the TRUE PLACE OR POINT OF BEGINNING.



**CITY OF SNELLVILLE**  
 Department of Planning & Development  
 2342 Oak Road, 2<sup>nd</sup> Floor  
 Snellville, GA 30078  
 Phone 770.985.3514 Fax 770.985.3551

**APPLICANT - PLEASE HAND DELIVER THIS VERIFICATION SHEET TO THE GWINNETT COUNTY TAX ASSESSORS OFFICE (SEE ADDRESS AND PHONE NUMBER BELOW) TO OBTAIN WRITTEN CONFIRMATION THAT REAL PROPERTY TAXES HAVE BEEN PAID-IN-FULL AND PROPERTY TAX ACCOUNT IS CURRENT. ATTACH COMPLETED ORIGINAL TO APPLICATION. IF SUBMITTING A LAND USE PLAN AMENDMENT APPLICATION TOGETHER WITH A REZONING APPLICATION, PROVIDE VERIFICATION SHEET(S) FOR ONLY ONE (1) APPLICATION.**

**APPLICANT NAME:** EMMANUEL INTERNATIONAL CENTER  CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): NLH CORPORATION TAX PARCEL NO.: R5008359

AMOUNT OF CURRENT TAXES PAID: \$ \_\_\_\_\_ PAYMENT DATE: \_\_\_\_\_ ACCOUNT CURRENT?  YES  NO *2016 due by 10/15/16*

PROPERTY OWNER NAME(S): \_\_\_\_\_ TAX PARCEL NO.: \_\_\_\_\_

AMOUNT OF CURRENT TAXES PAID: \$ \_\_\_\_\_ PAYMENT DATE: \_\_\_\_\_ ACCOUNT CURRENT?  YES  NO

PROPERTY OWNER NAME(S): \_\_\_\_\_ TAX PARCEL NO.: \_\_\_\_\_

AMOUNT OF CURRENT TAXES PAID: \$ \_\_\_\_\_ PAYMENT DATE: \_\_\_\_\_ ACCOUNT CURRENT?  YES  NO

PROPERTY OWNER NAME(S): \_\_\_\_\_ TAX PARCEL NO.: \_\_\_\_\_

AMOUNT OF CURRENT TAXES PAID: \$ \_\_\_\_\_ PAYMENT DATE: \_\_\_\_\_ ACCOUNT CURRENT?  YES  NO

\*\*\* INFORMATION VERIFIED BY GWINNETT COUNTY TAX ASSESSOR'S OFFICE \*\*\*

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): <u>Heather Moore</u>	DATE: <u>9-6-16</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE): <u>[Signature]</u>	

**ONLY ORIGINAL VERIFICATION SHEET  
 CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS**



# ACCOUNT DETAIL

 [View/Pay Your Taxes / Account Detail](#)

## Tax Account

**Mailing Address:**

NLH CORPORATION  
PO BOX 308  
MONROE CITY , MO 63456-0308

[Change Mailing Address](#)

**SITUS:**

2005 MCGEE RD

**Tax District:**

SNELLVILLE

**Parcel ID**

R5008 359

**Property Type**

Real Property

**Last Update**

9/13/2016 10:58:27 AM

**Legal Description**

MCGEE RD

## Tax Bills

Note: Four years of tax information is available online. Email [tax@gwinnettcounty.com](mailto:tax@gwinnettcounty.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
<a href="#">2016</a>	\$9,157.02	\$0.00	\$0.00	\$0.00	10/15/2016	\$9,157.02
<a href="#">2015</a>	\$9,116.48	\$10,606.95	\$0.00	\$0.00	10/15/2015	\$0.00
<a href="#">2014</a>	\$9,175.07	\$11,464.05	\$0.00	\$0.00	10/1/2014	\$0.00

2013	\$9,251.50	\$9,251.50	\$0.00	\$0.00	10/3/2013	\$0.00
<b>Total</b>						\$9,157.02

Print Tax Bill

**Click to view and print your Aug 2016 tax bill.**

\* This bill is good through Oct 15, 2016 only.

Pay Online

Select a payment option:

- Total Due
- Partial

\$9,157.02

[ADD TO CART](#)





# BILL DETAIL



[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

## Tax Account

**Mailing Address:**

NLH CORPORATION  
PO BOX 308  
MONROE CITY, MO 63456-0308

**SITUS:**

2005 MCGEE RD

**Tax District:**

SNELLVILLE

**Parcel ID**

R5008 359

**Property Type**

Real Property

**Last Update**

9/13/2016 10:58:27 AM

**Legal Description**

MCGEE RD

## Tax Values

**Description**

Land

**Market Value**

\$89,300.00

**Assessed Value**

\$35,720.00

Improvement

\$489,700.00

\$195,880.00

Total

\$579,000.00

\$231,600.00

**Class Codes**

373-Retail-Single Occupancy

## Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$4,585.68	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Snellville Taxes</u>	\$1,062.58	\$0.00
<u>County Incorporated No Police</u>	\$2,542.04	\$0.00
Sub Total	\$8,190.30	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$474.78	\$0.00
<u>County Incorporated No Police</u>	\$55.58	\$0.00
Sub Total	\$530.36	\$0.00
Special Assessment	Net Tax	Savings
<u>SNELLVILLE STORMWATER FEES</u>	\$436.36	\$0.00
Sub Total	\$436.36	\$0.00
Total Tax	\$9,157.02	\$0.00

## Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	22876558	10/15/2016	2016	\$9,157.02	\$0.00	\$0.00	\$9,157.02
<b>Total Due:</b>				\$9,157.02	\$0.00	\$0.00	\$9,157.02

## Payment History

No Payment Records Found

List of Adjoining Property Owners

Tanveer Moin	Hazel Christie	Parcel R5008 -407
3000 Manor Ct	3060 Manor Ct.	Ashwood Grove
Snellville, Ga. 30078-2950	Snellville, Ga. 30078-2950	Community Assoc.
Parcel R5008-396	Parcel R5008-401	2675 Paces Ferry Rd SE Ste 125
		Atlanta, Ga. 30339-4266
Hina Thobhani	Michael D. & Rosalind Armstrong	
3010 M	3090 Manor Ct	
Snellville, Ga. 30078-2950	Snellville, Ga. 30078-3092	
Parcel R5008-397	Parcel R6068-163	
Diamond & Sakina Ali	Theron&Angela L Bell	Parcel R5007-023 South Gwinnett Park
3020 Manor Ct.	3100 Manor Ct.	Gwinnett Recreation Authority
Snellville, Ga. 30078-2950	Snellville, Ga. 30078-2967	75 Langley Dr.
Parcel R5008-398	Parcel R6068-224	Lawrenceville, Ga 30046-6935
Charles R Aston	Teshome B Achew & Belynesh Tekle	
3030 Manor Ct.	3110 Manor Ct.	
Snellville 30078-2950	Snellville, Ga. 30078-2967	
Parcel R5008-399	Parcel R6068-225	
Hina & Kamlesh Patel	Parcel R6068-162	
1011 Georgetown Dr.	Ashwood Grove Community Association	
Elon, NC. 27244-8335	P.O. Box 87363	
Parcel R5008-400	Atlanta, Ga. 30337-0363	



**ENGINEER'S CERTIFICATION**  
**STORM WATER RUNOFF**

7.10.20.20.20 and 10.11.1997

I, Shirley J. Gordon, a Registered Professional Engineer in the State of Georgia, hereby certify that the grading and drainage plan for the subject project conforms to the following: 11533 of the District of Concord.  
I have prepared under my professional seal and the execution of said plans will not increase the present storm water discharge rate from the site. This the 19 day of August, 1997.  
Shirley J. Gordon  
Name  
11533  
Georgia P.E. No.

**EXISTING NOTES**

- EXISTING UTILITIES**  
ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND TELEPHONE LINES, SHALL BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- EXISTING EROSION CONTROL**  
ALL EXISTING EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING EROSION CONTROL MEASURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- EXISTING STORM WATER RUNOFF**  
ALL EXISTING STORM WATER RUNOFF MEASURES SHALL BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING STORM WATER RUNOFF MEASURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

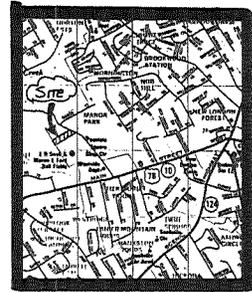
**INSTALLATION NOTES**

- INSTALLATION OF EROSION CONTROL MEASURES**  
EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- INSTALLATION OF STORM WATER RUNOFF MEASURES**  
STORM WATER RUNOFF MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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**CONSTRUCTION NOTES**

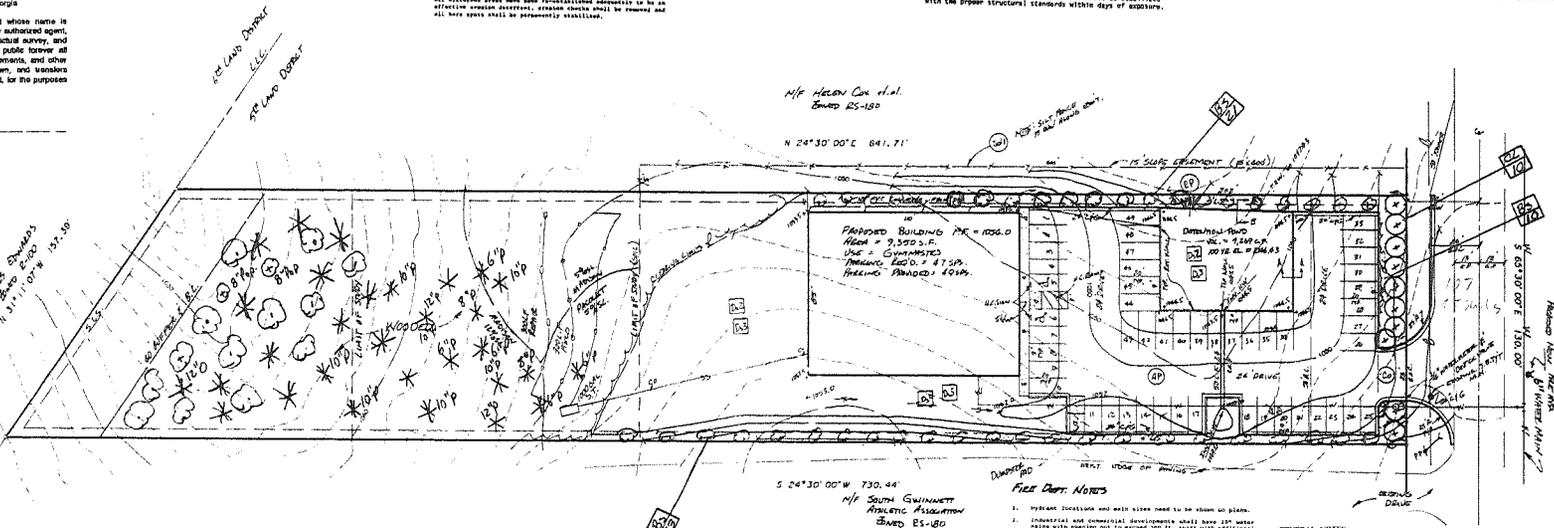
- CONSTRUCTION OF EROSION CONTROL MEASURES**  
EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF STORM WATER RUNOFF MEASURES**  
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- CONSTRUCTION OF EROSION CONTROL MEASURES**  
EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

CONSTRUCTION	1.00
EROSION CONTROL	1.00
STORM WATER RUNOFF	1.00
UTILITIES	1.00
LANDSCAPE	1.00
ROAD	1.00
DRIVE	1.00
WALKWAY	1.00
BIKEWAY	1.00
TRAIL	1.00
PLAY AREA	1.00
SPORTS FIELD	1.00
POOL	1.00
SPRINKLER	1.00
IRRIGATION	1.00
LANDSCAPE LIGHTS	1.00
LANDSCAPE WATER	1.00
LANDSCAPE FERTILIZER	1.00
LANDSCAPE PESTICIDES	1.00
LANDSCAPE SUPPLIES	1.00
LANDSCAPE LABOR	1.00
LANDSCAPE TOTAL	1.00



**OWNER'S ACKNOWLEDGMENT AND DECLARATION**

The owner of the land shown on this plan and whose name is subscribed thereto, and to persons through a duly authorized agent, acknowledge that the plan was made from an actual survey, and declares by this Declaration to the use of the public for all public sewer collectors, fire hydrants, easements, and other public facilities and appurtenances thereon shown, and transfers ownership of all public areas in the sample by deed, for the purposes herein expressed.



**PLANTING LIST**

SPECIES	UNIT	QTY	SMA.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS	TOTAL
150C	0.5	10	CL	BOTANICAL NAME	COMMON NAME	2"	838	FULL	5.0
150C	0.4	39	DR	BOTANICAL NAME	COMMON NAME	6"	CONF	STRAIGHT	15.6
150C	0	44	BS	BOTANICAL NAME	COMMON NAME	2 1/2"	658	STRAIGHT	0

TOTAL NEW UNITS = 5.0  
TOTAL REMAINING = 29.1  
34.1 UNITS PROVIDED

**CAUTION**  
The utilities shown are shown for the contractor's convenience only. There may be other utilities not shown on these plans. The engineer assumes no responsibility for the locations of underground utilities, and it shall be the contractor's responsibility to verify the locations of all utilities shown as well as those not shown within the work limits. All damage done to existing utilities by the contractor shall be the responsibility of the contractor.

**SECURITY SIGNAGE**  
a) Installation of sediment control measures...  
b) Installation of erosion control measures...  
c) Clearing, grubbing, and grading operations...  
d) Maintenance of erosion and sediment control measures...  
e) Final revegetation, seeding, etc. cleaning of storm drains...

- GENERAL NOTES**
- Site area - 2.65 acres
  - Site opened - 1968
  - The property is not in a flood hazard area as per FIRM Panel No. 130102-0022A dated 7/16/82
  - The boundary survey was by Gordon Story and Associates on 10/14/97
  - The topographic survey was by Gordon Story and Associates and is tied to USGS datum
  - Owner: Defendant Adams Gymnasium Co. Inc. 3410 Hwy 78 West Suite A Southlake, GA 30078 Ph. (770)736-2549
  - Engineer: Gordon Story 1201 Industrial Way, Suite 500 Southlake, GA 30078 Ph. (770)736-2549
  - Utility supplier: Power: Georgia Power Co. Atlanta Gas Light Water: Concord County Sewer: On site disposal
  - Signage provided separately

- LANDSCAPE NOTES:**
- LANDSCAPE UNITS REQ'D: 2029 UNITS
  - LANDSCAPE STRIPS: 60% CONCRETE ROAD  
ROW: 100' X 0.4 = 40.0  
SIDEWALK: 10' X 0.4 = 4.0  
TOTAL: 44.0 UNITS
  - LANDSCAPE STRIP (PARKING)  
ROW: 100' X 0.4 = 40.0  
SIDEWALK: 10' X 0.4 = 4.0  
TOTAL: 44.0 UNITS
  - LANDSCAPE STRIP (PARKING)  
ROW: 100' X 0.4 = 40.0  
SIDEWALK: 10' X 0.4 = 4.0  
TOTAL: 44.0 UNITS

- LANDSCAPE STRIP TREE: 100' X 0.4 = 40.0  
ROW: 100' X 0.4 = 40.0  
SIDEWALK: 10' X 0.4 = 4.0  
TOTAL: 44.0 UNITS
- LANDSCAPE STRIP (PARKING)  
ROW: 100' X 0.4 = 40.0  
SIDEWALK: 10' X 0.4 = 4.0  
TOTAL: 44.0 UNITS
- LANDSCAPE STRIP (PARKING)  
ROW: 100' X 0.4 = 40.0  
SIDEWALK: 10' X 0.4 = 4.0  
TOTAL: 44.0 UNITS

**EXISTING TREES TO REMAIN:**

38'-4" Pines x 0.1 = 3.8  
12'-6" Pines x 0.5 = 6.3  
2'-24" Pines x 3.1 = 6.2  
2'-12" Pines x 0.8 = 16.0  
7'-8" Pines x 0.8 = 4.2  
2'-8" Pines x 0.5 = 1.0  
25'-6" Pines x 0.3 = 2.5  
12" Oak x 0.5 = 0.8  
2'-8" Pines x 0.5 = 1.0  
34.1 UNITS

GRAPHIC SCALE: 1" = 20'  
0 10 20 30 40 50 60



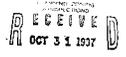
OFF: (770) 979-7665  
FAX: (770) 736-8258  
**GORDON STORY & ASSOC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
3205 INDUSTRIAL HWY  
2017E 500  
SMELLVILLE, GA 30078  
GORDON STORY, P.E., R.L.S.

LAND LOT: 2  
DISTRICT: 5  
CONCORD COUNTY  
SC0018  
DATE: 11/19/97  
NO: 97-03-008

REVISIONS: (1) 11/19/97, (2) 12/10/97, (3) 12/10/97

LANDSCAPE PLAN BY:  
ADAMS GYMNASIUMS

SHEET 2 OF 3



ENGINEER'S CERTIFICATION  
SYSTEM WATER SURVEY

7-31-97 10:00 AM (DATE/TIME)  
I, Gordon C. Story, Jr., a Registered Professional Engineer in the State of Georgia hereby certify that the grading and drainage plans for the subject project known as Adams Gymnasium, City of Snellville, Georgia County have been prepared under my supervision and that the execution of said plans will not increase the present surface water discharge rate from the site. This is the 16 day of June 1997.  
Gordon C. Story, Jr.  
11533  
Georgia P.E. No.

EXISTING UTILITIES

1. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SNELLVILLE AND THE GEORGIA POWER COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SNELLVILLE AND THE GEORGIA POWER COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SNELLVILLE AND THE GEORGIA POWER COMPANY.
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CONSTRUCTION NOTES

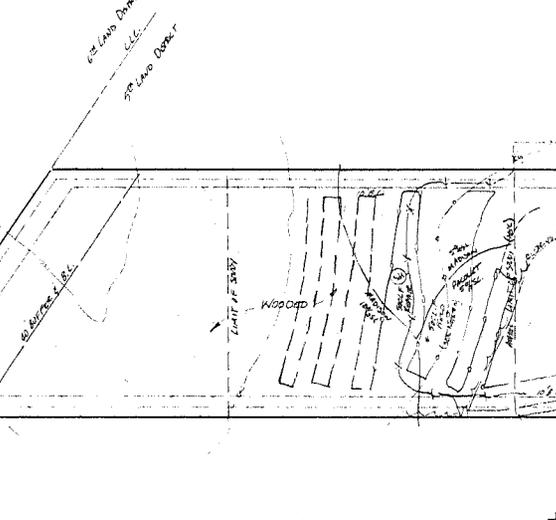
1. ALL CONSTRUCTION AND USE OF THIS PLAN SHALL CONFORM TO CITY OF SNELLVILLE STANDARDS AND SPECIFICATIONS.
2. TRAFFIC CONTROL, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SNELLVILLE AND THE GEORGIA POWER COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SNELLVILLE AND THE GEORGIA POWER COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SNELLVILLE AND THE GEORGIA POWER COMPANY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SNELLVILLE AND THE GEORGIA POWER COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SNELLVILLE AND THE GEORGIA POWER COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SNELLVILLE AND THE GEORGIA POWER COMPANY.

OWNER'S ACKNOWLEDGMENT AND DECLARATION

The owner of the land shown on this plan and whose name is indicated therein, and in person or through a duly authorized agent, acknowledges that the plan was made from an actual survey, and declares by this Declaration to the use of the public, forever all streets, sewer collectors, 10' utility easements, easements, and other public facilities and easements thereon shown, and transfers ownership of all public areas to the authority by deed for the purposes therein expressed.

Gordon C. Story, Jr.  
7/31/97  
Owner/Signature Date

City of Snellville, Gwinnett County, Georgia



**CAUTION**  
The utilities shown are shown for the contractor's convenience only. There may be other utilities not shown on these plans. The engineer assumes no responsibility for the contractor's responsibility to verify the locations of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.

- REVISIONS:
- 1. Add the following sentence to the plans: Prior to issuance of a certificate of occupancy, the developer or owner shall post a performance bond or cash escrow guaranteeing all landscaping measures and work for a period of two (2) years after the approval or acceptance thereof by the City. (0225.02.01.005)

**PIPE CHART**

LINE	PIPE	DIAMETER	DEPTH	INVERT	C	TO	PIPE	DEPTH	INVERT	REMARKS
1-	24"	3.66	2.66	1.02	0.5	2	24"	3.66	2.66	1.02

- Regarding the City's comments:
- (1) Address 2005 McGee Road, Snellville, GA 30078
  - (2) Conditions of zoning: R240-07, 1149-04-01, 1149-04-02, 1149-04-03, 1149-04-04, 1149-04-05, 1149-04-06, 1149-04-07, 1149-04-08, 1149-04-09, 1149-04-10, 1149-04-11, 1149-04-12, 1149-04-13, 1149-04-14, 1149-04-15, 1149-04-16, 1149-04-17, 1149-04-18, 1149-04-19, 1149-04-20, 1149-04-21, 1149-04-22, 1149-04-23, 1149-04-24, 1149-04-25, 1149-04-26, 1149-04-27, 1149-04-28, 1149-04-29, 1149-04-30, 1149-04-31, 1149-04-32, 1149-04-33, 1149-04-34, 1149-04-35, 1149-04-36, 1149-04-37, 1149-04-38, 1149-04-39, 1149-04-40, 1149-04-41, 1149-04-42, 1149-04-43, 1149-04-44, 1149-04-45, 1149-04-46, 1149-04-47, 1149-04-48, 1149-04-49, 1149-04-50, 1149-04-51, 1149-04-52, 1149-04-53, 1149-04-54, 1149-04-55, 1149-04-56, 1149-04-57, 1149-04-58, 1149-04-59, 1149-04-60, 1149-04-61, 1149-04-62, 1149-04-63, 1149-04-64, 1149-04-65, 1149-04-66, 1149-04-67, 1149-04-68, 1149-04-69, 1149-04-70, 1149-04-71, 1149-04-72, 1149-04-73, 1149-04-74, 1149-04-75, 1149-04-76, 1149-04-77, 1149-04-78, 1149-04-79, 1149-04-80, 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