



REZONING APPLICATION

RECEIVED

NOV 08 2016

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

City of Snellville

Planning & Development Department

2342 Oak Road, 2nd Floor

Snellville, GA 30078

Phone 770.985.3514 Fax 770.985.3551 www.snellville.org

1630 SCENIC HWY RZ 17-01
#1600519 REZONING APPLICATION
PARCEL- 5056 008 & 5056 012
PRESIDENTIAL COMMONS

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.

CHRIS MAY
Name (please print)
3500 PIEDMONT RD., SUITE 730
Address
ATLANTA, GA. 30305
City, State, Zip Code
(404) 504-6757 (404) 846-7920
Phone Number(s) Fax

DDR SOUTHEAST SNELLVILLE, L.L.C.
Name (please print)
3300 ENTERPRISE PKWY.
Address
BEECHWOOD, OH. 44122
City, State, Zip Code
(404) 504-6757
Phone Number(s) Fax

Contact Person: CHRIS MAY Phone: (404) 504-6757 Fax: (404) 846-7920
Cell Phone: _____ E-mail: CMAY@DDR.COM

Present Zoning Classification(s): ~~NA~~ BG (General Business)
Proposed Zoning Classification(s): BG (General Business) zoning modification with waived request
Proposed Use: NA
Property Address/Location: 1630 SCENIC HWY / RIDGEPALE DR. District _____ Land Lot _____ Parcel(s) R5056-008
R5056-012

At a minimum, the following items are required with submittal of this application. 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, public notice sign, and adjoining property owner notification fees;
- ✓ Letter of Intent explaining the request for rezoning 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 and proposed zoning district for the parcel(s). Include listing of ALL permitted uses in requested Zoning District;
- ✓ Analysis of impact of the proposed rezoning 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);
- ✓ A current legal description of the parcel(s) to be rezoned. If the parcel proposed for amendment includes multiple parcels, provide a separate legal description for each individual parcel, together with a composite legal description for all parcels;
- ✓ 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;
- ✓ Thirty (30) 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;
- ✓ Thirty (30) stapled or bound copies of: (a) Rezoning application (page 1 only and any additional sheets if there are additional property owners); (b) Analysis of impact of the proposed rezoning (Attachment A); (c) Certifications (Attachments B and C); (d) Letter of Intent; and (e), Architectural building renderings and all supporting documents. In addition, one (1) unbound application (original) bearing original signatures and all other required documents. 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 Rezoning application (and all supporting documents) in .pdf file format;

Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "INLAND SOUTHEAST SNELLVILLE, L.L.C.", CHANGING ITS NAME FROM "INLAND SOUTHEAST SNELLVILLE, L.L.C." TO "DDR SOUTHEAST SNELLVILLE, L.L.C.", FILED IN THIS OFFICE ON THE TWENTIETH DAY OF APRIL, A.D. 2007, AT 5:23 O'CLOCK P.M.



3577596 8100

070461952

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 5614360

DATE: 04-23-07

CERTIFICATE OF AMENDMENT

OF

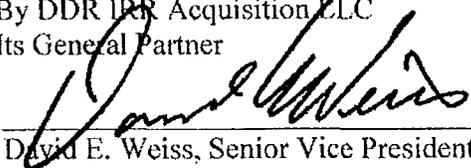
INLAND SOUTHEAST SNELLVILLE, L.L.C.

1. The name of the limited liability company is Inland Southeast Snellville, L.L.C.
2. The Certificate of Formation of the limited liability company is hereby amended as follows:

FIRST: The name of the limited liability company formed hereby is DDR Southeast Snellville, L.L.C.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Amendment of Inland Southeast Snellville, L.L.C. this 11th day of April, 2007.

INLAND SOUTHEAST SNELLVILLE, L.L.C.
a Delaware limited liability company
By Inland Retail Real Estate Limited Partnership
Its Sole Member
By DDR IRR Acquisition LLC
Its General Partner

By: 
David E. Weiss, Senior Vice President

After recording return
Calloway Title & Escrow, LLC
Attn: David Dudley 2-1405
4800 Ashford Dunwoody Rd. Ste. 240
Atlanta, Georgia 30338

WINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

BK 300266 17

FILED & RECORDED
CLERK'S SUPERIOR COURT
GWINNETT COUNTY, GA.

02 DEC -5 AM 9:24

TOM LAWLER, CLERK

STATE OF GEORGIA
COUNTY OF FULTON

\$ 20,886.80
TOM LAWLER CLERK OF
SUPERIOR COURT

LIMITED WARRANTY DEED

THIS INDENTURE (this "Deed"), made and entered into this 26th day of November, 2002, by and between SNELLVILLE ASSOCIATES LIMITED PARTNERSHIP, a Georgia limited partnership (the "Grantor") in favor of INLAND SOUTHEAST SNELLVILLE, L.L.C., a Delaware limited liability company (the "Grantee"), the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH:

310230 -31

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 (\$10.00) Dollars in hand paid by Grantee to Grantor at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and does by these presents grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all of the right, title and interest of Grantor in and to all that certain tract or parcel of land lying and being in Land Lots 56 & 73 of the 5th District, Gwinnett County, Georgia, being more particularly described in Exhibit "A" annexed hereto, together with all rights, members, easements and improvements located thereon or appurtenant thereto (collectively, the "Property").

TO HAVE AND TO HOLD the Property, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging or in any way appertaining, to the only proper use, benefit and behoof of Grantee forever, in FEE SIMPLE, subject to the matters set forth in Exhibit "B" annexed hereto.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee from and against any and all claims of any and all parties whomsoever holding, owning or claiming by, through or under Grantor, it being the intention of the parties hereto that such warranties shall be limited to only such period of time that Grantor owned such tract or parcel of land, subject to matters referred to in the preceding paragraph.

IN WITNESS WHEREOF, Grantor has signed, affixed its corporate seal and delivered this Deed, the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

Kimberly Owens
Unofficial Witness

M. Marretta Paulini
Notary Public

My commission expires:
July 15, 2005



SNELLVILLE ASSOCIATES Limited Partnership, a Georgia limited partnership

By: SELIG ENTERPRISES, INC., a Georgia corporation, its general partner

By: *David Witt* (L.S.)
DAVID E. WITT, Executive Vice President

Attest: *William J. Dawkins* (L.S.)
WILLIAM J. DAWKINS,
Senior Vice President, Secretary and
General Counsel



223004

EXHIBIT "A"

TRACT 1:

ALL THAT TRACT or parcel of land lying and being in Land Lots 56 and 73 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a point and iron pin found at the intersection of the southerly right-of-way line of Ridgedale Drive (80 foot Right-of-Way) with the westerly right-of-way line of North Road (a/k/a Old Snellville Highway) (60 foot Right-of-Way) and thence running South $12^{\circ} 48' 57''$ West along the westerly right-of-way line of North Road a distance of 183.45 feet to a point; thence continuing along said right-of-way running South $12^{\circ} 48' 57''$ West a distance of 24.13 feet to a point; thence continuing along said right-of-way running South $11^{\circ} 30' 48''$ West a distance of 104.03 feet to a point; thence continuing along said right-of-way running South $12^{\circ} 31' 42''$ West a distance of 222.35 feet to a point; thence continuing along said right-of-way running South $13^{\circ} 14' 00''$ West a distance of 8.62 feet to a point; thence continuing along said right-of-way running South $13^{\circ} 14' 00''$ West a distance of 99.73 feet to a point; thence continuing along said right-of-way running South $13^{\circ} 25' 15''$ West a distance of 265.53 feet to a point; thence continuing along said right-of-way running South $13^{\circ} 25' 15''$ West a distance of 20.09 feet to a point; thence continuing along said right-of-way running South $13^{\circ} 42' 56''$ West a distance of 148.09 feet to a point; thence continuing along said right-of-way running South $11^{\circ} 41' 17''$ West a distance of 183.24 feet to a point; thence continuing along said right-of-way running South $12^{\circ} 07' 57''$ West a distance of 79.83 feet to a point; thence continuing along said right-of-way running South $13^{\circ} 42' 54''$ West a distance of 88.92 feet to a point; thence running South $60^{\circ} 27' 41''$ West a distance of 30.75 feet to a point; thence running North $75^{\circ} 56' 31''$ West a distance of 712.87 feet to a point; thence running North $15^{\circ} 01' 13''$ East a distance of 180.79 feet to a point; thence running North $75^{\circ} 26' 31''$ West a distance of 358.26 feet to a point on the easterly right-of-way line of Georgia Highway 124 (a/k/a Scenic Highway) (Variable Width Right-of-Way); thence running along the easterly right-of-way of Georgia Highway 124 following the arc of a 22991.31 foot radius curve, an arc distance of 262.34 feet to a point (said arc being subtended by a chord bearing North $15^{\circ} 10' 14''$ East a distance of 262.34 feet); thence continuing along said right-of-way running North $14^{\circ} 50' 37''$ East a distance of 454.91 feet to a point; thence departing said right-of-way running South $75^{\circ} 09' 23''$ East for a distance of 24.94 feet to a point; thence running North $15^{\circ} 39' 16''$ East a distance of 40.04 feet to a point; thence running North $75^{\circ} 09' 23''$ West a distance of 25.51 feet to a point on the easterly right-of-way line of Georgia Highway 124; thence running North $14^{\circ} 50' 37''$ East along the easterly right-of-way line of Georgia Highway 124 a distance of 725.18 feet to a point; thence departing said right-of-way running South $75^{\circ} 09' 23''$ East a distance of 15.00 feet to a point; thence running North $14^{\circ} 50' 37''$ East a distance of 30.00 feet to a point; thence running North $75^{\circ} 09' 23''$ West a distance of 15.00 feet to a point on the easterly right-of-way line of Georgia Highway 124; thence running North $14^{\circ} 50' 37''$ East along the easterly right-of-way line of Georgia Highway 124 a distance of 135.00 feet to a point; thence running North $56^{\circ} 36' 14''$ East a distance of 45.04 feet to a point on the southerly right-of-way line of Ridgedale Drive; thence running South $72^{\circ} 00' 08''$ East

along the southerly right-of-way line of Ridgedale Drive for a distance of 50.13 feet to a point; thence continuing along said right-of-way following the arc of a 740.92 foot radius curve, an arc distance of 167.54 feet to a point (said arc being subtended by a chord bearing South 65° 31' 28" East a distance of 167.18 feet); thence continuing along said right-of-way following the arc of a 900.30 foot radius curve, an arc distance of 292.20 feet to a point (said arc being subtended by a chord bearing South 46° 54' 46" East a distance of 290.92 feet); thence continuing along said right-of-way running South 37° 25' 54" East a distance of 199.72 feet to a point; thence continuing along said right-of-way following the arc of a 969.86 foot radius curve, an arc distance of 151.13 feet to a point (said arc being subtended by a chord bearing South 42° 03' 52" East a distance of 150.98 feet); thence continuing along said right-of-way following the arc of a 319.88 foot radius curve, an arc distance of 147.73 feet to a point (said arc being subtended by a chord bearing South 60° 14' 12" East a distance of 146.42 feet); thence continuing along said right-of-way running South 79° 41' 22" East a distance of 113.18 feet to a point which is the point of beginning.

Said tract contains 38.9628 acres as shown on plat of survey prepared for Allianz Life Insurance Company of North America, Snellville Associates Limited Partnership and Old Republic National Title Insurance Company by Centerline Surveying Systems, Inc., Charles C. Franklin, Georgia Registered Land Surveyor No. 2143, dated May 18, 1998, last revised May 27, 1998.

TOGETHER WITH those easement rights arising under that certain Sewer Easement Agreement by and between Cousins Properties Incorporated, a Georgia corporation, and Snellville Associates Limited Partnership, a Georgia limited partnership, dated as of November 21, 1997, filed for record January 14, 1998 at 8:00 a.m., recorded in Deed Book 15311, Page 69, Records of Gwinnett County, Georgia.

TOGETHER WITH those easement rights arising under that certain Reciprocal Easement and Operation Agreement by and between Snellville Associates Limited Partnership, a Georgia limited partnership and Home Depot U.S.A., Inc., a Delaware corporation, dated as of June 4, 1998, filed for record June 5, 1998 at 1:50 p.m., recorded in Deed Book 16138, Page 35, aforesaid Records.

TRACT 2:

ALL THAT TRACT OF LAND lying and being in Land Lots 56 and 73 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGIN at a 5/8" rebar set at the intersection of the Eastern right-of-way line of Georgia Highway No. 124 (variable right-of-way) and the Northern right-of-way line of Ridgedale Drive (80 foot right-of-way); said 5/8" rebar being **TRUE POINT OF BEGINNING**.

THENCE along the Eastern right-of-way line of Georgia Highway No. 124 North 14 degrees 50 minutes 05 seconds East, a distance of 195.03 feet to a 5/8" inch rebar set; **THENCE** leaving said right-of-way line South 75 degrees 09 minutes 55 seconds East, a distance of 231.00 feet to a 5/8" rebar set; **THENCE** South 14 degrees 50 minutes 05 seconds West, a distance of 245.00 feet to a 5/8" rebar set on the Northern right-of-way line of Ridgedale Drive; **THENCE** along said right-of-way line the following courses and distances: along a curve to the left an arc distance of 135.57 feet, said curve having a radius of 725.65 feet and being subtended by a chord bearing North 66 degrees 40 minutes 11 seconds West, a distance of 135.37 feet to a point; **THENCE** North 72 degrees 01 minutes 11 seconds West, a distance of 67.22 feet to a 5/8" rebar set; **THENCE** North 33 degrees 56 minutes 49 seconds West, a distance of 39.88 feet to a 5/8" rebar set at the intersection of the Eastern right-of-way line of Georgia Highway No. 124 and the Northern right-of-way line of Ridgedale Drive; said 5/8" rebar being the **TRUE POINT OF BEGINNING**.

Said parcel containing 1.203 acres, as shown on that certain ALTA/ACSM Boundary and Topographic Survey for First Union National Bank and Chicago Title Insurance Company, prepared by Trenton D. Turk, Georgia Registered Land Surveyor No. 2411 of GeoSurvey, Ltd., Job No. 990532, dated December 17, 1999, said Survey incorporated herein by reference.

TOGETHER WITH those easement rights arising under that certain Easements with Covenants and Restrictions Affecting Land ("ECR") by and between Wal-Mart Real Estate Business Trust, a Delaware business trust, Snellville Associates Limited Partnership, a Georgia limited partnership and First Union National Bank, a national banking association, dated as of May 21, 1999, filed for record May 28, 1999 at 9:44 a.m., recorded in Deed Book 18475, Page 1, Records of Gwinnett County, Georgia.

EXHIBIT "B"

1. All taxes subsequent to the first installment for the year 2002.

THE FOLLOWING AFFECT TRACT 1:

1. Deed to Secure Debt and Security Agreement from Snellville Associates Limited Partnership, a Georgia limited partnership to Allianz Life Insurance Company of North America, a Minnesota corporation, dated June 4, 1998, filed for record June 5, 1998 at 1:53 p.m., recorded in Deed Book 16138, Page 51, Records of Gwinnett County, Georgia.
2. Assignment of Rents and Leases from Snellville Associates Limited Partnership, a Georgia limited partnership to Allianz Life Insurance Company of North America, a Minnesota corporation, dated June 4, 1998, filed for record June 5, 1998 at 1:53 p.m., recorded in Deed Book 16138, Page 81, aforesaid Records.
3. U.C.C. - 2 - Notice Filing for UCC Real Estate Related Collateral showing Snellville Associates Limited Partnership as Debtor and Allianz Life Insurance Company of North America as Secured Party, filed for record June 5, 1998 at 1:53 p.m., recorded in Deed Book 16138, Page 93, aforesaid Records.
4. U.C.C. 1 Financing Statement No. 67-1998-006895 showing Snellville Associates Limited Partnership as Debtor and Allianz Life Insurance Company of North America as Secured Party, entered of record June 5, 1998, aforesaid Records.
5. Slopes, fills and drainage rights as contained in that certain Right of Way Deed from Martha Lou Britt Jones, Individually and as Executrix U/W of W.C. Britt, Deceased, Helen B. Hancock, n/k/a Helen Britt Powell, Bernice M. Britt, Laurie Britt, a/k/a Frances Laurie Britt, and William Clarkie Britt, a/k/a William Clark Britt to the Georgia Department of Transportation, dated February 1, 1991, filed for record February 6, 1991 at 3:28 p.m., recorded in Deed Book 6386, Page 285, aforesaid Records.
6. Right-of-Way Easement from Patricia D. Britt to Walton Electric Membership Corporation, a corporation, dated January 20, 1988, filed for record January 27, 1992 at 3:27 p.m., recorded in Deed Book 7080, Page 262, aforesaid Records.
7. Right of Way Easement from Yulee T. Parr to Southern Bell Telephone and Telegraph Company, dated June 3, 1988, filed for record June 3, 1988 at 2:06 p.m., recorded in Deed Book 4926, Page 239, aforesaid Records.
8. Slopes, fills and drainage rights as contained in that certain Right of Way Deed from Bernice M. Britt, Martha Lou B. Jones, Helen B. Powell, W. Clark Britt and Frances Laurie Britt to Gwinnett County, a political subdivision of the State of Georgia, dated July 7, 1981, filed for record July 24, 1981 at 2:47 p.m., recorded in Deed Book 2217, Page 231, aforesaid Records.

9. Slopes, fills and drainage rights as contained in that certain Right of Way Deed from Bernice M. Britt, Martha Lou B. Jones, Helen B. Powell, W. Clark Britt and Frances Laurie Britt to Gwinnett County, a political subdivision of the State of Georgia, dated February 11, 1982, filed for record August 2, 1982 at 1:55 p.m., recorded in Deed Book 2429, Page 333, aforesaid Records.
10. Slopes, fills and drainage rights as contained in that certain Right of Way Deed from Yulee T. Pharr to Gwinnett County, a political subdivision of the State of Georgia, dated August 18, 1981, filed for record September 10, 1981 at 10:53 a.m., recorded in Deed Book 2248, Page 25, aforesaid Records.
11. Water Metering Device Easement from Selig Enterprises, Inc. to Gwinnett County, a political subdivision of the State of Georgia, dated June 19, 1997, filed for record June 20, 1997 at 1:23 p.m., recorded in Deed Book 14342, Page 246, aforesaid Records.
12. Terms and conditions of that certain Lease Agreement as evidenced by that certain Short-Form Lease by and between Snellville Associates Limited Partnership, a Georgia limited partnership ("Lessor") and Home Depot U.S.A., Inc., a Delaware corporation ("Lessee"), dated as of January 31, 1997, filed for record February 7, 1997 at 2:00 p.m., recorded in Deed Book 13776, Page 105, aforesaid Records.
13. Terms and conditions of that certain Lease as evidenced by that certain Memorandum of Lease by and between Snellville Associates Limited Partnership, a Georgia limited partnership ("Landlord") and Uptons, Inc., a Delaware corporation ("Tenant"), dated as of August 12, 1997, filed for record August 22, 1997 at 8:25 a.m., recorded in Deed Book 14625, Page 142, aforesaid Records.
14. Terms and conditions of that certain Lease as evidenced by that certain Memorandum of Lease by and between Snellville Associates Limited Partnership ("Lessor") and Stein Mart, Inc. ("Lessee"), dated November 24, 1997, filed for record December 22, 1997 at 2:00 p.m., recorded in Deed Book 15207, Page 13, aforesaid Records.
15. Sewer Easement Agreement by and between Cousins Properties Incorporated, a Georgia corporation and Snellville Associates Limited Partnership, a Georgia limited partnership, dated as of November 21, 1997, filed for record January 14, 1998 at 8:00 a.m., recorded in Deed Book 15311, Page 69, aforesaid Records.
16. Terms, conditions and obligations as contained in that certain Lease as evidenced by that certain Memorandum of Lease by and between Snellville Associates Limited Partnership, a Georgia limited partnership ("Landlord") and Pier 1 Imports (U.S.), Inc., a Delaware corporation ("Tenant"), dated December 29, 1997, recorded in Deed Book 15479, Page 14, aforesaid Records.

17. Reciprocal Easement and Operation Agreement by and between Snellville Associates Limited Partnership, a Georgia limited partnership and Home Depot U.S.A., Inc., a Delaware corporation, dated as of June 4, 1998, filed for record June 5, 1998 at 1:50 p.m., recorded in Deed Book 16138, Page 35, aforesaid Records.
18. Easement (sewer purposes) from Snellville Associates Limited Partnership, a Georgia limited partnership and Cousins Properties Incorporated, a Georgia corporation to Gwinnett County, a political subdivision of the State of Georgia, dated May 20, 1998, filed for record June 5, 1998 at 9:36 a.m., recorded in Deed Book 16140, Page 40, aforesaid Records.
19. Right-of-Way Easement from Snellville Associates, L. P. to Walton Electric Membership Corporation, dated November 17, 1997, filed for record July 22, 1998 at 8:00 a.m., recorded in Deed Book 16421, Page 22, aforesaid Records.
20. Easement from Snellville Associates, Ltd. Partnership to Gwinnett County Water and Sewerage Authority, dated July 6, 1999, filed for record August 2, 1999 at 4:35 p.m., recorded in Deed Book 18910, Page 105, aforesaid Records.
21. Shopping Center Lease Agreement as evidenced by that certain Memorandum of Lease by and between Snellville Associates Limited Partnership, a Georgia limited partnership ("Landlord") and Kelley Restaurants, Inc. ("Tenant"), dated December, 1998, filed for record May 18, 1999 at 2:24 p.m., recorded in Deed Book 18408, Page 248, aforesaid Records.
22. Lease as evidenced by that certain Memorandum of Lease by and between Snellville Associates Limited Partnership, a Georgia limited partnership ("Landlord") and Circuit City Stores, Inc, a Virginia corporation ("Tenant"), dated May 29, 1998, filed for record June 10, 1998 at 9:00 a.m., recorded in Deed Book 16172, Page 165, aforesaid Records.
23. Lease by and between Snellville Associates Limited Partnership, a Georgia limited partnership ("Landlord") and The Kroger Co., an Ohio corporation ("Tenant"), dated as of March 3, 1998, filed for record July 13, 1998 at 1:30 p.m., recorded in Deed Book 16362, Page 154, aforesaid Records.
24. All those matters as disclosed by that certain survey entitled "Survey for Allianz Life Insurance Company of North America and Snellville Associates Limited Partnership and Old Republic National Title Insurance Company", prepared by Centerline Surveying Systems, Inc., bearing the seal and certification of Charles C. Franklin, Georgia Registered Land Surveyor No. 2143, dated May 18, 1998, last revised November 18, 1998
25. All those matters as disclosed by that certain plat recorded in Plat Book 84, Page 39, aforesaid Records.

THE FOLLOWING AFFECT TRACT 2:

1. Slopes, fills and drainage rights as contained in that certain Right of Way Deed from Bernice M. Britt, et al to Gwinnett County, a political subdivision of the State of Georgia, dated July 7, 1981, filed for record July 24, 1981 at 2:46 p.m., recorded in Deed Book 2217, Page 230, aforesaid Records. (Mt. Zion Church Road)
2. Slopes, fills and drainage rights as contained in that certain Right of Way Deed from Bernice M. Britt, Martha Lou B. Jones, Helen B. Powell, W. Clark Britt and Frances Laurie Britt to Gwinnett County, a political subdivision of the State of Georgia, dated February 11, 1982, filed for record August 2, 1982 at 1:55 p.m., recorded in Deed Book 2429, Page 333, aforesaid Records. (Ridgedale Drive Ext.)
3. Terms, conditions and obligations as contained in that certain Agreement by and between Martha Lou Jones, Jimmie J. Powell and W. Clark Britt, dated March 20, 1995, filed for record March 31, 1995 at 11:28 a.m., recorded in Deed Book 11187, Page 120, aforesaid Records.
4. Easements with Covenants and Restrictions Affecting Land ("ECR") by and between Wal-Mart Real Estate Business Trust, a Delaware business trust, Snellville Associates Limited Partnership, a Georgia limited partnership and First Union National Bank, a national banking association, dated as of May 21, 1999, filed for record May 28, 1999 at 9:44 a.m., recorded in Deed Book 18475, Page 1, aforesaid Records.
5. Ground Lease as evidenced by that certain Memorandum of Ground Lease by and between Snellville Associates Limited Partnership ("Lessor") and First Union National Bank ("Lessee"), dated as of February 23, 2000, filed for record March 6, 2000 at 11:06 a.m., recorded in Deed Book 20129, Page 115, aforesaid Records.
6. All those matters as disclosed by that certain survey entitled "Boundary Survey for Selig Enterprises, Inc. & Old Republic National Title Insurance Company", prepared by McWhorter ~ Quintana Land Surveying & Civil Engineering, bearing the seal and certification of Neil A. McWhorter, Georgia Registered Land Surveyor No. 2644, dated October 21, 1998.



BILL DETAIL

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

Tax Account

Mailing Address:

DDR SOUTHEAST SNELLVILLE LLC
 3300 ENTERPRISE PKWY
 BEACHWOOD , OH 44122-7200

SITUS:

1630 SCENIC HWY

Tax District:

SNELLVILLE

Parcel ID	Property Type	Last Update
R5056 008	Real Property	10/11/2016 8:51:03 AM

Legal Description

RIDGEDALE DRIVE

Tax Values

Description	Market Value	Assessed Value
Land	\$15,352,300.00	\$6,140,920.00
Improvement	\$14,147,700.00	\$5,659,080.00
Total	\$29,500,000.00	\$11,800,000.00

Class Codes 342-Community Shopping Mall



Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$233,640.00	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Snellville Taxes</u>	\$54,138.40	\$0.00
<u>County Incorporated No Police</u>	\$129,516.80	\$0.00
Sub Total	\$417,295.20	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$24,190.00	\$0.00
<u>County Incorporated No Police</u>	\$2,832.00	\$0.00
Sub Total	\$27,022.00	\$0.00
Special Assessment	Net Tax	Savings
<u>SNELLVILLE STORMWATER FEES</u>	\$14,869.58	\$0.00
Sub Total	\$14,869.58	\$0.00
Total Tax	\$459,186.78	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	22723887	10/15/2016	2016	\$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
2016	22723887	B16.57537	\$459,186.78	9/29/2016



Select Language ▼

Copyright 2016 by Thomson Reuters | [Site Map](#)

[Administration Login](#)





TICE OF TAXES - GWINNETT COUNTY, GEORGIA
Richard Steele, Tax Commissioner
 www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD
R5056 008	2016	DDR SOUTHEAST SNELLVILLE LLC
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
SNELLVILLE	1630 SCENIC HWY RIDGEDALE DRIVE	

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
 If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

The state property tax has been eliminated by the Governor and the General Assembly.

APPRAISAL DETAIL	YOUR EXEMPTION AND CREDIT SAVINGS
LAND VALUE: \$15,352,300	
BUILDING VALUE: \$14,147,700	
TOTAL VALUE: \$29,500,000	
ASSESSED VALUE: \$11,800,000	
ACREAGE: 29.370000	

COUNTY GOVERNMENT TAXES Levied by the Board of Commissioners and representing 29.78% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
COUNTY GENERAL FUND	11,800,000	0	0	11,800,000	0.006826	80,546.80
DETENTION CENTER BOND	11,800,000	0	0	11,800,000	0.000240	2,832.00
DEVELOPMENT/CODE ENFORCEMENT	11,800,000	0	0	11,800,000	0.000000	0.00
FIRE & EMS	11,800,000	0	0	11,800,000	0.003200	37,760.00
POLICE	11,800,000	0	0	11,800,000	0.000000	0.00
RECREATION	11,800,000	0	0	11,800,000	0.000950	11,210.00
TOTAL COUNTY TAXES					0.011216	132,348.80

SCHOOL TAXES Levied by the Board of Education and representing 58.04% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
SCHOOL	11,800,000	0	0	11,800,000	0.019800	233,640.00
SCHOOL BOND	11,800,000	0	0	11,800,000	0.002050	24,190.00
TOTAL SCHOOL TAXES					0.021850	257,830.00

STATE, CITY & OTHER TAXES Levied by the State, City or other authorities and representing 12.18% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
SNELLVILLE	11,800,000	0	0	11,800,000	0.004588	54,138.40
STATE	11,800,000	0	0	11,800,000	0.000000	0.00
TOTAL OTHER TAXES						54,138.40

TOTAL MILLAGE RATE: 0.0376540

TOTAL AD VALOREM TAXES: 444,317.20

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
SNELLVILLE STORMWATER	FLAT RATE	14,869.58	AD VALOREM TAXES:	444,317.20
			ASSESSMENTS:	14,869.58
			TOTAL AMOUNT DUE	459,186.78
TOTAL OTHER ASSESSMENTS:			GRAND TOTAL DUE THIS BILLING:	
		14,869.58		459,186.78

RETURN THIS PORTION WITH YOUR PAYMENT

8-8-16

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2016	R5056 008	10-15-2016	\$459,186.78	

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.



R5056 008 1669
 DDR SOUTHEAST SNELLVILLE LLC
 3300 ENTERPRISE PKWY
 BEACHWOOD OH 44122-7200

9,878



1111

1 16 185056000080000 5 00045918678 00045918678 0



BILL DETAIL

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

Tax Account

Mailing Address:

DDR SOUTHEAST SNELLVILLE LLC
 3300 ENTERPRISE PKWY
 BEACHWOOD , OH 44122-7200

SITUS:

1670 SCENIC HWY

Tax District:

SNELLVILLE

Parcel ID

R5056 012

Property Type

Real Property

Last Update

11/7/2016 3:13:21 PM

Legal Description

GA HWY 124

Tax Values

Description

Market Value

Assessed Value

Land

\$2,939,000.00

\$1,175,600.00

Improvement

\$2,314,000.00

\$925,600.00

Total

\$5,253,000.00

\$2,101,200.00

Class Codes

345-Discount Department Store

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$41,603.76	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Snellville Taxes</u>	\$9,640.31	\$0.00
<u>County Incorporated No Police</u>	\$23,062.77	\$0.00
Sub Total	\$74,306.84	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$4,307.46	\$0.00
<u>County Incorporated No Police</u>	\$504.29	\$0.00
Sub Total	\$4,811.75	\$0.00
Special Assessment	Net Tax	Savings
<u>SNELLVILLE STORMWATER FEES</u>	\$5,391.40	\$0.00
Sub Total	\$5,391.40	\$0.00
Total Tax	\$84,509.99	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	22724687	11/1/2016	2016	\$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
2016	22724687	B16.113418	\$84,509.99	10/15/2016

Select Language ▼

Copyright 2016 by Thomson Reuters | Site Map

Administration Login

30042 pfo Home Dept

PARCEL ID	TAX YEAR	OWNER OF RECORD
R5056 012	2016	DDR SOUTHEAST SNELLVILLE LLC
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
SNELLVILLE	1670 SCENIC HWY GA HWY 124	

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

This is a corrected bill.

APPRAISAL DETAIL	YOUR EXEMPTION AND CREDIT SAVINGS
TOTAL VALUE: \$5,253,000 ASSESSED VALUE: \$2,101,200	

COUNTY GOVERNMENT TAXES						
Levied by the Board of Commissioners and representing 29.78% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS =	TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	2,101,200	0	0	0	2,101,200	0.006826 14,342.79
DETENTION CENTER BOND	2,101,200	0	0	0	2,101,200	0.000240 504.29
DEVELOPMENT/CODE ENFORCEMENT	2,101,200	0	0	0	2,101,200	0.000000 0.00
FIRE & EMS	2,101,200	0	0	0	2,101,200	0.003200 6,723.84
POLICE	2,101,200	0	0	0	2,101,200	0.000000 0.00
RECREATION	2,101,200	0	0	0	2,101,200	0.000950 1,996.14
TOTAL COUNTY TAXES						0.011216 23,567.06

SCHOOL TAXES						
Levied by the Board of Education and representing 58.04% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS =	TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	2,101,200	0	0	0	2,101,200	0.019800 41,603.76
SCHOOL BOND	2,101,200	0	0	0	2,101,200	0.002050 4,307.46
TOTAL SCHOOL TAXES						0.021850 45,911.22

STATE, CITY & OTHER TAXES						
Levied by the State, City or other authorities and representing 12.18% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS =	TAXABLE VALUE X MILL RATE = TAXES LEVIED
SNELLVILLE	2,101,200	0	0	0	2,101,200	0.004588 9,640.31
STATE	2,101,200	0	0	0	2,101,200	0.000000 0.00
TOTAL OTHER TAXES						9,640.31

TOTAL MILLAGE RATE: 0.0376540

TOTAL AD VALOREM TAXES: 79,118.59

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
SNELLVILLE STORMWATER	FLAT RATE	5,391.40	AD VALOREM TAXES:	79,118.59
			ASSESSMENTS:	5,391.40
			TOTAL AMOUNT DUE	84,509.99
TOTAL OTHER ASSESSMENTS:		5,391.40	GRAND TOTAL DUE THIS BILLING:	84,509.99

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2016	R5056 012	11-1-2016	\$84,509.99	

Address Change:



R5056 012 1549
DDR SOUTHEAST SNELLVILLE LLC
3300 ENTERPRISE PKWY
BEACHWOOD OH 44122-7200

2,183



Check here and fill out the back of this remittance slip if your billing address or property location has changed.



1111

1 16 185056000120000 7 00008450999 00008450999 3



BILL DETAIL

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

Tax Account

Mailing Address:

DDR SOUTHEAST SNELLVILLE LLC
 3300 ENTERPRISE PKWY
 BEACHWOOD , OH 44122-7200

SITUS:

1590 SCENIC HWY

Tax District:

SNELLVILLE

Parcel ID	Property Type	Last Update
R5056 097	Real Property	10/11/2016 9:05:41 AM

Legal Description

HWY 124

Tax Values

Description	Market Value	Assessed Value
Land	\$564,500.00	\$225,800.00
Improvement	\$451,400.00	\$180,560.00
Total	\$1,015,900.00	\$406,360.00

Class Codes

351-Bank



Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$8,045.93	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Snellville Taxes</u>	\$1,864.38	\$0.00
<u>County Incorporated No Police</u>	\$4,460.20	\$0.00
Sub Total	\$14,370.51	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$833.04	\$0.00
<u>County Incorporated No Police</u>	\$97.53	\$0.00
Sub Total	\$930.57	\$0.00
Special Assessment	Net Tax	Savings
<u>SNELLVILLE STORMWATER FEES</u>	\$429.10	\$0.00
Sub Total	\$429.10	\$0.00
Total Tax	\$15,730.18	\$0.00

Tax Installment Information

Bill Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	22898003	10/15/2016	2016	\$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
2016	22898003	B16.57538	\$15,730.18	9/29/2016



Select Language ▼

Copyright 2016 by Thomson Reuters | [Site Map](#)

[Administration Login](#)





30042

OFFICE OF TAXES - GWINNETT COUNTY, GEORGIA
Richard Steele, Tax Commissioner
 www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD
R5056 097	2016	DDR SOUTHEAST SNELLVILLE LLC
DISTRICT		PROPERTY LOCATION & DESCRIPTION
SNELLVILLE		1590 SCENIC HWY HWY 124

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
 If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.
 The state property tax has been eliminated by the Governor and the General Assembly.

APPRAISAL DETAIL	YOUR EXEMPTION AND CREDIT SAVINGS
LAND VALUE: \$564,500	
BUILDING VALUE: \$451,400	
TOTAL VALUE: \$1,015,900	
ASSESSED VALUE: \$406,360	
ACREAGE: 1.200000	

COUNTY GOVERNMENT TAXES Levied by the Board of Commissioners and representing 29.78% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
COUNTY GENERAL FUND	406,360	0	0	406,360	0.006826	2,773.81
DETENTION CENTER BOND	406,360	0	0	406,360	0.000240	97.53
DEVELOPMENT/CODE ENFORCEMENT	406,360	0	0	406,360	0.000000	0.00
FIRE & EMS	406,360	0	0	406,360	0.003200	1,300.35
POLICE	406,360	0	0	406,360	0.000000	0.00
RECREATION	406,360	0	0	406,360	0.000950	386.04
TOTAL COUNTY TAXES					0.011216	4,557.73

SCHOOL TAXES Levied by the Board of Education and representing 58.04% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
SCHOOL	406,360	0	0	406,360	0.019800	8,045.93
SCHOOL BOND	406,360	0	0	406,360	0.002050	833.04
TOTAL SCHOOL TAXES					0.021850	8,878.97

STATE, CITY & OTHER TAXES Levied by the State, City or other authorities and representing 12.18% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
SNELLVILLE	406,360	0	0	406,360	0.004588	1,864.38
STATE	406,360	0	0	406,360	0.000000	0.00
TOTAL OTHER TAXES						1,864.38

TOTAL MILLAGE RATE: 0.0376540 TOTAL AD VALOREM TAXES: 15,301.08

LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
SNELLVILLE STORMWATER	FLAT RATE	429.10	AD VALOREM TAXES:	15,301.08
			ASSESSMENTS:	429.10
			TOTAL AMOUNT DUE	15,730.18
TOTAL OTHER ASSESSMENTS:		429.10	GRAND TOTAL DUE THIS BILLING:	15,730.18

RETURN THIS PORTION WITH YOUR PAYMENT

8-8-16

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2016	R5056 097	10-15-2016	\$15,730.18	

Address Change:



R5056 097 22249
 DDR SOUTHEAST SNELLVILLE LLC
 3300 ENTERPRISE PKWY
 BEACHWOOD OH 44122-7200

9.608



Check here and fill out the back of this remittance slip if your billing address or property location has changed.



1111

1 16 185056000970000 8 00001573018 00001573018 2