



REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

RECEIVED
MAR - 4 2025

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3515 Fax 770.985.3551 www.snellville.org

DATE RECEIVED: **CITY OF SNELLVILLE #2500053**
PLANNING & DEVELOPMENT
1810 ATHENS HWY
CASE # RZ REZONING APPLICATION RZ 25-02
PARCEL- 5060 043, 014, 283, 359

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.

Apex Land Company c/o LJA Engineering
Name (please print)
299 S. Main Street
Address
Alpharetta, GA, 30009
City, State, Zip Code
470.202.9321
Phone Number(s) Fax

Multiple - please see attached
Name (please print)
Address
City, State, Zip Code
Phone Number(s) Fax

Contact Person: Tyler Lasser Phone: 470.202.9321 Fax:
Cell Phone: E-mail: tlasser@lja.com

Present Zoning District Classification: RS30 Requested/Proposed Zoning District Classification: R-TH

Present Future Land Use Map (FLUM) Designation: Medium Density Res. Does the FLUM Require Amending? No Yes*

Proposed Use (Describe): Attached Townhomes

Property Address/Location: 1804, 1810, 1860 ATHENS HWY District 5 Land Lot 60 Parcel(s) 043, 014, 283, 359

* If the requested zoning district is not consistent with the Future Land Use category on the current Future Land Use Map (FLUM) and identified in Table 2 – Future Land Use Categories and Corresponding Zoning Districts (pg. 53) of the Snellville 2040 Comprehensive Plan, applicant shall also be required to submit a Land Use Plan Amendment application and which is considered concurrent with the Rezoning application.

APPLICATION FEES:

- Less than one acre \$ 500
- 1 to 5 acres 560
- 5 to 10 acres 800
- 10 to 15 acres 1,050
- 15 to 20 acres 1,350
- Over 20 acres 1,900
- Public Notice Sign \$ 75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ 15 (per adjoining property X 2 public hearings)

IF REQUESTING A CHANGE IN CONDITIONS OF ZONING FROM A PRIOR APPROVED REZONING CASE, PLEASE SUBMIT USING THE CHANGE IN CONDITIONS APPLICATION



Property Owner Information

PID: 5060-043
CHO SANG J & CHO UN H
1035 CARNOUSTIE LN
ALPHARETTA, GA 30005-6998

PID: 5060-014
BAUHCUM STEVEN LEE &
FRAZIER DENISE B
612 LARK MEADOW DR
KNOXVILLE, TN 3793-1718

PID: 5060-283 & 5060-359
374 MOUNT VERNON HIGHWAY LLC
PO BOX 80042
ATLANTA, GA 30366-0042

Contact:
Tyler Lasser
470.202.9321
Tlasser@LJA.com

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, **a written, documented analysis of the impact of the proposed rezoning 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 standard is not acceptable and shall be considered non-responsive.**

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

Response: Please see attached

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

Response: Please see attached

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

Response: Please see attached

D. 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: Please see attached

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

Response: Please see attached

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

Response: Please see attached

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning 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 standard is not acceptable and shall be considered non-responsive.

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

Yes, the site is situated near an intersection that is intended to be an activity node, which includes a variety of commercial uses.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.
No, the development will maintain a residential use that is intended for this location and will adhere to all site setback standards.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
The Applicant submits the proposed zoning is more suitable for the subject site. Due to constraints such as lot shape and significant unbuildable areas caused by streams and floodplains, a detached single-family development would not be feasible.

D. 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.
No, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.
Yes, it's within the medium density residential future land use area, and is within or adjacent to an activity node. This area is designed for uses up to 8 units per acre that can support the businesses within the node around the intersection.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.
The consistency with the land use plan, the need for infill housing, and the pattern of more attached housing along 78 are grounds for approval of the zoning proposal.

CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

[Signature] 2-18-25
Signature of Applicant Date

Aaron Rissler, Manager
Type or Print Name and Title

Affix Notary Seal

Emily Prescott 2/18/25
Signature of Notary Public Date



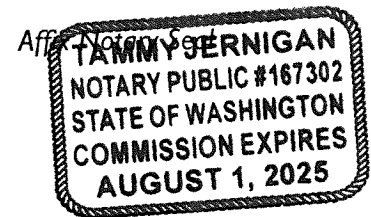
PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize Aaron Rissler Apex Land Company LLC to file this application. The undersigned is aware that that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

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

[Signature] 2/11/25
Signature of Owner Date

Steven L. Baughcum, Owner
Type or Print Name and Title

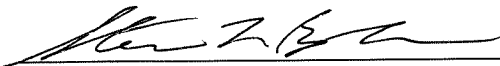


[Signature] 2-11-25
Signature of Notary Public Date

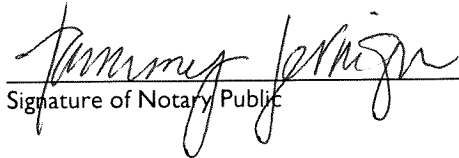
AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

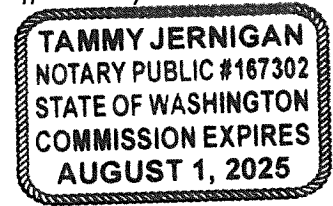
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

 2/11/25
Signature of Owner or Agent Date

Steven L. Baughcum, Owner
Type or Print Name and Title

 2-11-25
Signature of Notary Public Date

Affix Notary Seal



CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

 2-18-25

Signature of Applicant Date
Aaron Rissler - Manager
Type or Print Name and Title

Emily Prescott 2/18/25
Signature of Notary Public Date



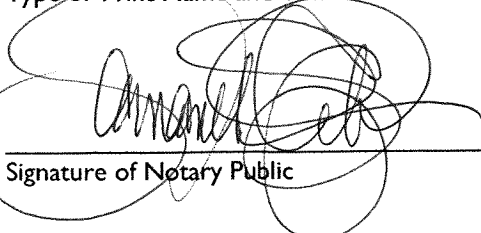
PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize Apex Land Company, LLC to file this application. The undersigned is aware that that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

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

Denise Baughum Frazier 2/11/2025
Signature of Owner Date

Denise Baughum Frazier
Type or Print Name and Title

 02-11-25
Signature of Notary Public Date



Comm. Exp. 12-26-28

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Denise Baughcum Frazier 2/11/2025
Signature of Owner or Agent Date

Denise Baughcum Frazier
Type or Print Name and Title

[Handwritten Signature] 02-11-25
Signature of Notary Public Date



Comm. Exp. 12-26-28

CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

[Signature] 2/8/25
Signature of Applicant Date

Arion Rissle - Manager
Type or Print Name and Title

Affix Notary Seal

[Signature] 2/18/25
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize Apex Land Company, LLC to file this application. The undersigned is aware that that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

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

[Signature] 2/10/2025
Signature of Owner Date

Un Hwang Cho - Seller
Type or Print Name and Title

[Signature] 2/11/25
Signature of Notary Public Date



AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

U. Hwang Cho 2/10/2025
Signature of Owner or Agent Date

U. Hwang Cho - Seller
Type or Print Name and Title

David Hong 2/11/25
Signature of Notary Public Date

Affix Notary Seal



CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

[Signature] 1-17-25
Signature of Applicant Date

Avron Rissler - Manager
Type or Print Name and Title

Affix Notary Seal



Emily Prescott 1/17/2025
Signature of Notary Public Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize Apex Land Company, LLC to file this application. The undersigned is aware that that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

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

374 Mount Vernon Highway LLC
Soren Thomas, member 01/20/2025
Signature of Owner Date

SOREN THOMAS, member
Type or Print Name and Title

Affix Notary Seal



Emily Prescott 1/20/2025
Signature of Notary Public Date

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

374 Mount Vernon Highway LLC

Soren Thomas, member 01/20/2025

Signature of Owner or Agent

Date

SOREN THOMAS, member

Type or Print Name and Title

Emily Prescott

Signature of Notary Public

1/20/2025

Date

Affix Notary Seal



**CONFLICT OF INTEREST CERTIFICATIONS
FOR REZONING APPLICATION**

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

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

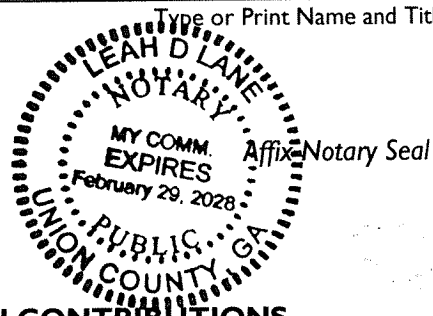
 2-3-25
Signature of Applicant Date

Aaron Rissler - Manager
Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date

Type or Print Name and Title

Leah D Lane 2/3/25
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) 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?

YES NO YOUR NAME: Aaron Rissler

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

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



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Apex Land Company, LLC - Adon Risse
 Signature: [Signature] Date: 1-22-2025

Property Information

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5060 014	
R5060 043	
R5060 283	
R5060 359	

Tax Commissioner Affirmation

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Melinda Lindsey Title: Tax Service Associate II
 Signature: [Signature] Date: 02/04/25



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3508

2024 Property Tax Bill

Parcel ID	Tax District	Bill #
R5060 043	10 - City of Snellville	007617
Property Owner/Location/Description		Fair Market Value
CHO SANG J 1804 ATHENS HWY		47,600
		Taxable Value
		19,040
Levies	Taxable Value	- Exemptions = Net Assessment X Tax Rate = Net Tax
City of Snellville	19,040	0 = 19,040 X 4.0000000000 = \$76.16

Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2024 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	\$76.16
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$76.16
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/16/2024



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5060 043
 Amount Due: \$0.00
 Bill#: 007617
 Due Date: 12/16/2024

AMOUNT PAID

CHO SANG J
 1035 CARNOUSTIE LN
 ALPHARETTA, GA 30005-6998

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3508

2024 Property Tax Bill

Parcel ID	Tax District	Bill #			
R5060 014	10 - City of Snellville	007606			
Property Owner/Location/Description		Fair Market Value	Taxable Value		
BAUGHUM STEVEN LEE 1810 ATHENS HWY		325,500	130,200		
Levies	Taxable Value	Exemptions	= Net Assessment	X Tax Rate	= Net Tax
City of Snellville	130,200	0	130,200	4.0000000000	\$520.80
2024 STORMWATER					\$156.25

Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2024 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	\$677.05
Interest	\$14.59
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$691.64
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/16/2024



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5060 014
 Amount Due: \$0.00
 Bill#: 007606
 Due Date: 12/16/2024

AMOUNT PAID

STEVEN LEE BAUGHUM
 612 LARK MEADOW DR
 KNOXVILLE, TN 37934-1718

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3508

2024 Property Tax Bill

Parcel ID	Tax District	Bill #
R5060 283	10 - City of Snellville	007838
Property Owner/Location/Description		Taxable Value
SOREN S THOMAS LIVING TRUST 1860 ATHENS HWY		87,200
		Fair Market Value
		218,000
Levies	Taxable Value	- Exemptions = Net Assessment X Tax Rate = Net Tax
City of Snellville	87,200	0 = 87,200 X 4.000000000 = \$348.80
	2024 STORMWATER	\$156.25

Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2024 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	\$505.05
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$505.05
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/16/2024



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5060 283
 Amount Due: \$0.00
 Bill#: 007838
 Due Date: 12/16/2024

AMOUNT PAID

SOREN S THOMAS LIVING TRUST
 PO BOX 80042
 ATLANTA, GA 30366-0042

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3508

2024 Property Tax Bill

Parcel ID	Tax District	Bill #						
R5060 359	10 - City of Snellville	007909						
Property Owner/Location/Description		Fair Market Value	Taxable Value					
SOREN S THOMAS LIVING TRUST 0 ATHENS HWY		101,200	40,480					
Levies	Taxable Value	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
City of Snellville	40,480	0	=	40,480	X	4.0000000000	=	\$161.92

Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2024 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	\$161.92
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$161.92
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/16/2024



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5060 359
 Amount Due: \$0.00
 Bill#: 007909
 Due Date: 12/16/2024

AMOUNT PAID

SOREN S THOMAS LIVING TRUST
 PO BOX 80042
 ATLANTA, GA 30366-0042

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

OVERALL

A parcel of land lying in Land Lot 60, 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of U.S. Highway #78, A.K.A Athens Highway (variable right of way) and Old Grayson Road (Variable right of way); thence run South 36 degrees 22 minutes 07 seconds East for a distance of 103.08 feet to a found 1/2" rebar on the southerly right of way of aforementioned U.S. Highway #78, A.K.A. Athens Highway; thence run North 82 degrees 56 minutes 02 seconds East along said right of way for a distance of 154.08 feet to a point, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 03 degrees 50 minutes 49 seconds, a chord bearing of North 81 degrees 00 minutes 40 seconds East and a chord length of 225.83 feet; thence run along the arc of said curve and said right of way for a distance of 225.87 feet to a found 1/2" rebar and the **POINT OF BEGINNING** of the parcel herein described, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 02 degrees 44 minutes 02 seconds, a chord bearing of North 77 degrees 21 minutes 10 seconds East and a chord length of 160.50 feet;

Thence run along the arc of said curve and said right of way for a distance of 160.51 feet to a found 1/2" rebar, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 02 degrees 08 minutes 29 seconds, a chord bearing of North 74 degrees 59 minutes 34 seconds East and a chord length of 125.72 feet; thence run along the arc of said curve and said right of way for a distance of 125.73 feet to a found 1/2" rebar; thence leaving said right of way run South 12 degrees 03 minutes 37 seconds East for a distance of 349.98 feet to a found 1/2" rebar; thence run South 52 degrees 14 minutes 52 seconds West for a distance of 76.72 feet to a found 1" open top pipe; thence run South 07 degrees 39 minutes 48 seconds East for a distance of 45.32 feet to a found 1" open top pipe; thence run South 49 degrees 07 minutes 48 seconds East for a distance of 589.53 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 82 degrees 13 minutes 05 seconds West for a distance of 200.48 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 63 degrees 17 minutes 50 seconds West for a distance of 210.60 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 51 degrees 11 minutes 32 seconds West for a distance of 243.80 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 29 degrees 08 minutes 28 seconds East for a distance of 260.03 feet to a found 1/2" rebar; thence run South 28 degrees 52 minutes 47 seconds East for a distance of 245.18 feet to a found square rock; thence run South 60 degrees 10 minutes 26 seconds West for a distance of 199.43 feet to a found 1/2" rebar; thence run North 28 degrees 34 minutes 56 seconds West for a distance of 552.26 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 28 degrees 38 minutes 15 seconds West for a distance of 368.49 feet to a found 1.5" open top pipe; thence run North 53 degrees 42 minutes 03 seconds East for a distance of 193.42 feet to a found 1/2" rebar; thence run North 29 degrees 11 minutes 40 seconds West for a distance of 336.72 feet to a found 1/2" rebar; thence run North 80 degrees 15 minutes 54 seconds East for a distance of 175.21 feet to a found 1/2" rebar; thence run North 28 degrees 39 minutes 57 seconds West for a distance of 80.42 feet to a found 1/2" rebar; thence run North 83 degrees 38 minutes 17 seconds East for a distance of 124.94 feet to a found 1/2" rebar; thence run North 11 degrees 09 minutes 12 seconds West for a distance of 241.47 feet to the **POINT OF BEGINNING**.

Said parcel contains 626,609 square feet or 14.385 acres.

TRACT 1

A parcel of land lying in Land Lot 60, 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of U.S. Highway #78, A.K.A Athens Highway (variable right of way) and Old Grayson Road (Variable right of way); thence run South 36 degrees 22 minutes 07 seconds East for a distance of 103.08 feet to a found 1/2" rebar on the southerly right of way of aforementioned U.S. Highway #78, A.K.A. Athens Highway; thence run North 82 degrees 56 minutes 02 seconds East along said right of way for a distance of 154.08 feet to a point, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 03 degrees 50 minutes 49 seconds, a chord bearing of North 81 degrees 00 minutes 40 seconds East and a chord length of 225.83 feet; thence run along the arc of said curve and said right of way for a distance of 225.87 feet to a found 1/2" rebar and the **POINT OF BEGINNING** of the parcel herein described, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 02 degrees 44 minutes 02 seconds, a chord bearing of North 77 degrees 21 minutes 10 seconds East and a chord length of 160.50 feet;

Thence run along the arc of said curve and said right of way for a distance of 160.51 feet to a found 1/2" rebar; thence leaving said right of way run South 08 degrees 58 minutes 47 seconds East for a distance of 258.61 feet to a found 1/2" rebar; thence run South 07 degrees 31 minutes 04 seconds West for a distance of 88.23 feet to a found 5/8" rebar; thence run South 70 degrees 29 minutes 16 seconds East for a distance of 75.97 feet to a found 1/2" rebar; thence run South 49 degrees 52 minutes 56 seconds East for a distance of 51.67 feet to a found 1" open top pipe; thence run South 49 degrees 07 minutes 48 seconds East for a distance of 589.53 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 82 degrees 13 minutes 05 seconds West for a distance of 200.48 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 63 degrees 17 minutes 50 seconds West for a distance of 210.60 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 51 degrees 11 minutes 32 seconds West for a distance of 243.80 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 29 degrees 08 minutes 28 seconds West for a distance of 61.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 29 degrees 08 minutes 28 seconds West for a distance of 376.11 feet to a found 1/2" rebar; thence run North 29 degrees 11 minutes 40 seconds West for a distance of 336.72 feet to a found 1/2" rebar; thence run North 80 degrees 15 minutes 54 seconds East for a distance of 175.21 feet to a found 1/2" rebar; thence run North 28 degrees 39 minutes 57 seconds West for a distance of 80.42 feet to a found 1/2" rebar; thence run North 83 degrees 38 minutes 17 seconds East for a distance of 124.94 feet to a found 1/2" rebar; thence run North 11 degrees 09 minutes 12 seconds West for a distance of 241.47 feet to the **POINT OF BEGINNING**.

Said parcel contains 392,019 square feet or 9.000 acres.

TRACT 2

A parcel of land lying in Land Lot 60, 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of U.S. Highway #78, A.K.A Athens Highway (variable right of way) and Old Grayson Road (Variable right of way); thence run South 36 degrees 22 minutes 07 seconds East for a distance of 103.08 feet to a found 1/2" rebar on the southerly right of way of aforementioned U.S. Highway #78, A.K.A. Athens Highway; thence run North 82 degrees 56 minutes 02 seconds East along said right of way for a distance of 154.08 feet to a point, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 03 degrees 50 minutes 49 seconds, a chord bearing of North 81 degrees 00 minutes 40 seconds East and a chord length of 225.83 feet; thence run along the arc of said curve and said right of way for a distance of 225.87 feet to a found 1/2" rebar, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 02 degrees 44 minutes 02 seconds, a chord bearing of North 77 degrees 21 minutes 10 seconds East and a chord length of 160.50 feet; thence run along the arc of said curve and said right of way for a distance of 160.51 feet to a found 1/2" rebar, said point being the **POINT OF BEGINNING** of the parcel herein described, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 02 degrees 08 minutes 29 seconds, a chord bearing of North 74 degrees 59 minutes 34 seconds East and a chord length of 125.72 feet;

Thence run along the arc of said curve and said right of way for a distance of 125.73 feet to a found 1/2" rebar; thence leaving said right of way run South 12 degrees 03 minutes 37 seconds East for a distance of 349.98 feet to a found 1/2" rebar; thence run South 52 degrees 14 minutes 52 seconds West for a distance of 76.72 feet to a found 1" open top pipe; thence run South 07 degrees 39 minutes 48 seconds East for a distance of 45.32 feet to a found 1" open top pipe bolt; thence run North 49 degrees 52 minutes 56 seconds West for a distance of 51.67 feet to a found 1/2" rebar; thence run North 70 degrees 29 minutes 16 seconds West for a distance of 75.97 feet to a found 5/8" rebar; thence run North 07 degrees 31 minutes 04 seconds East for a distance of 88.23 feet to a found 1/2" rebar; thence run North 08 degrees 58 minutes 47 seconds West for a distance of 258.61 feet to the **POINT OF BEGINNING**.

Said parcel contains 52,089 square feet or 1.196 acres.

TRACT 3

A parcel of land lying in Land Lot 60, 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of U.S. Highway #78, A.K.A Athens Highway (variable right of way) and Old Grayson Road (Variable right of way); thence run South 36 degrees 22 minutes 07 seconds East for a distance of 103.08 feet to a found 1/2" rebar on the southerly right of way of aforementioned U.S. Highway #78, A.K.A. Athens Highway; thence leaving said right of way run South 28 degrees 57 minutes 13 seconds East for a distance of 266.03 feet to a found 1/2" rebar; thence run South 29 degrees 07 minutes 21 seconds East for a distance of 73.16 feet to a found 1/2" rebar; thence run South 29 degrees 11 minutes 40 seconds East for a distance of 336.72 feet to a found 1/2" rebar, said point being the **POINT OF BEGINNING** of the parcel herein described;

Thence run South 29 degrees 08 minutes 28 seconds East for a distance of 376.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 56 degrees 02 minutes 11 seconds West for a distance of 195.84 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 28 degrees 38 minutes 15 seconds West for a distance of 368.49 feet to a found 1.5" open top pipe; thence run North 53 degrees 42 minutes 03 seconds East for a distance of 193.42 feet to the **POINT OF BEGINNING**.

Said parcel contains 72,017 square feet or 1.653 acres.

TRACT 4

A parcel of land lying in Land Lot 60, 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of U.S. Highway #78, A.K.A Athens Highway (variable right of way) and Old Grayson Road (Variable right of way); thence run South 36 degrees 22 minutes 07 seconds East for a distance of 103.08 feet to a found 1/2" rebar on the southerly right of way of aforementioned U.S. Highway #78, A.K.A. Athens Highway; thence leaving said right of way run South 28 degrees 57 minutes 13 seconds East for a distance of 266.03 feet to a found 1/2" rebar; thence run South 29 degrees 07 minutes 21 seconds East for a distance of 73.16 feet to a found 1/2" rebar; thence run South 29 degrees 11 minutes 40 seconds East for a distance of 336.72 feet to a found 1/2" rebar; thence run South 29 degrees 08 minutes 28 seconds East for a distance of 376.11 feet to a set 5/8" capped rebar (L.S.F. #1390), said point being the **POINT OF BEGINNING** of the parcel herein described;

Thence run South 29 degrees 08 minutes 28 seconds East for a distance of 61.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 29 degrees 08 minutes 28 seconds East for a distance of 260.03 feet to a found 1/2" rebar; thence run South 28 degrees 52 minutes 47 seconds East for a distance of 245.18 feet to a found square rock; thence run South 60 degrees 10 minutes 26 seconds West for a distance of 199.43 feet to a found 1/2" rebar; thence run North 28 degrees 34 minutes 56 seconds West for a distance of 552.26 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 56 degrees 02 minutes 11 seconds East for a distance of 195.84 feet to the **POINT OF BEGINNING**.

Said parcel contains 110,484 square feet or 2.536 acres.

BK 51424 PG 0512

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

After recording, return to:
John O. Moore, Atty. at Law
260 Constitution Blvd.
Lawrenceville, GA 30046

PT-61# 067-2012-017778
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ none
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

2012 JUN 11 PM 1:42
RICHARD ALEXANDER, CLERK

STATE OF GEORGIA
COUNTY OF GWINNETT

306003

DEED OF ASSENT

A CONVEYANCE, made this 9th day of June, 20 11, from
STEVEN LEE BAUGCUM and DENISE B. FRAZIER, AS CO-TRUSTEES of the
HENRIETTA S. BAUGCUM TESTAMENTARY TRUST, as the First Parties, to
STEVEN LEE BAUGCUM and DENISE B. FRAZIER, as joint tenants with right of
survivorship, as the Second Parties.

WITNESSETH

(a) The First Parties are Co-Trustees of Henrietta S. Baughcum Testamentary
Trust, Established under the last will and testament of HENRIETTA S. BAUGCUM,
late of Gwinnett County, who died on December 21, 2008, seized and possessed of the
property hereinafter described in Exhibit "A" attached hereto (hereinafter referred to as
the "Land").

(b) Said will was probated in solemn form and admitted to record in the Probate
Court of Gwinnett County, Georgia, on April 25, 2009.

(c) Under Item Five of said will, the residuary estate of HENRIETTA S.
BAUGCUM was devised and bequeathed to the First Parties, and was conveyed to First
Parties by Deed of Assent Dated June 8, 2011. Under said Item Five of
said will, upon the death of HENRIETTA S. BAUGCUM and her spouse, GEORGE L.
BAUGCUM, said property was devised and bequeathed to Second Parties. GEORGE
L. BAUGCUM died March 1, 2011. The devise of the above- described property is
made in satisfaction of said devise and bequest.

0058392

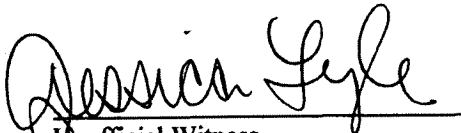
NOW THEREFORE, in order to evidence the assent of the First Parties to the devise of the Second Parties of the real property hereinafter described and to vest in the Second Parties, their successors, heirs and assigns, all the interest in said real property vested in HENRIETTA S. BAUGCUM at the time of her death, the First Parties hereby grant and convey unto the Second Parties, their successors, heirs and assigns, the interest owned by HENRIETTA S. BAUGCUM in the Land.

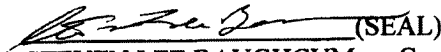
TO HAVE AND TO HOLD the Land, with all and singular the right, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Second Parties forever in FEE SIMPLE.


EXECUTED under seal as of the date above.


Signed, sealed and delivered in the presence of:

FIRST PARTY


Unofficial Witness

 (SEAL)
STEVEN LEE BAUGCUM, as Co-Trustee of the HENRIETTA S. BAUGCUM Testamentary Trust


Notary Public

 (SEAL)
DENISE B. FRAZIER, as Co-Trustee of the HENRIETTA S. BAUGCUM Testamentary Trust

(NOTARIAL SEAL)



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 60 of the 5th Land District of Gwinnett County, Georgia and being Tract One containing 9.50 acres as per plat made by Hannon and Meeks, Surveyors, on November 14, 1969 and said plat being recorded in Plat Book 1, Page 210, Gwinnett County Records and by reference herein is incorporated in this description and by reference is made a part thereof and said land is described as follows:

BEGINNING at an iron pin on the South side of U.S. Highway 78 and said point of beginning being 162.65 feet, more or less, in a Southwesterly direction from a point on the original land lot line separating Land Lots 60 and 69; thence South 10 degrees 02' East 316.6 feet to an iron pin; thence South 6 degrees 57' West 88.3 feet to an iron pin; thence South 71 degrees 17' East 76 feet to an iron pin; thence South 49 degrees 58' East 641.2 feet to a point; thence South 81 degrees 43' West 196.1 feet to a point; thence South 62 degrees 48' West 217 feet to a point; thence South 50 degrees 08' West 243.8 feet to a point; thence North 29 degrees 56' West 847.1 feet to an iron pin; thence North 78 degrees 47' East 150 feet to an iron pin; thence North 21 degrees 46' West 6.8 feet to an iron pin; thence North 82 degrees 45' East 150 feet to an iron pin; thence North 12 degrees 07' West 300 feet to an iron pin on the South side of U.S. Highway 78; thence in a northeasterly direction 162.65 feet to the point of beginning.

Less and except all conveyance previously made by Grantor including but not limited to that certain tract or parcel described in that certain Warranty Deed from George L. Baughcum to Gerald and Bobbie Kilgore recorded at Deed Book 1647, Page 236 Gwinnett County Records and that certain right of way deed from George L. Baughcum to the Georgia Department of Transportation recorded at Deed Book 2301 Page 320 Gwinnett County Records.

BK 49621 PG 0338

Return to:
Jacqueline M. Nay, PC
9435 Clublands Dr.
Alpharetta, GA 30022

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2009 JUL 27 AM 11:10

TOM LAWLER, CLERK

Return To:

310646

DEED UNDER POWER OF SALE

STATE OF GEORGIA
GWINNETT COUNTY

PT-61# 67-2009-019508
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 0
TOM LAWLER CLERK OF
SUPERIOR COURT

THIS INDENTURE, made this 15th day of May, 2009, by **Crown Pt. Properties, LLC** aka **Crown Point Properties, LLC** (Borrower) acting through **Sang J. Cho and Un H. Cho** duly appointed agent and attorney-in-fact (Lender), as **Grantor**, and **Sang J. Cho and Un H. Cho** as **Grantee**;

WITNESSETH

WHEREAS, Borrower on June 5, 2006, executed and delivered to Lender a Security Deed dated June 5, 2006 and recorded in Deed Book 46612, Page 453, Gwinnett County Records conveying the property described in Exhibit A, to secure the payment of a Promissory Note of even date therewith, in the original principal amount of \$223,155.00 (Two Hundred Twenty-Three Thousand One Hundred Fifty Five and 00/100 Dollars); and

WHEREAS, default in payment of the monthly installments under said note occurred, and whereas by reason of said default, Lender elected, pursuant to the terms of said security deed and note, and declared the entire principal and interest immediately due and payable; and

WHEREAS, said entire indebtedness still being in default, Lender, as attorney-in-fact for Borrower and according to the terms of said Security Deed, did advertise said property for sale once a week for four weeks in a newspaper in Gwinnett County, Georgia, wherein the Sheriff carried his advertisement, namely the Gwinnett Daily Post, said dates of publication being 4/9/09, 4/16/09, 4/23/09 and 4/30/09; and

WHEREAS, Lender did expose said land for sale to the highest bidder for cash on the first Tuesday in May, 2009, within the legal hours of sale at the usual place for conducting Sheriff's sales in Gwinnett County before the Courthouse door in Lawrenceville, Gwinnett County, Georgia, and offered said property for sale at public outcry to the highest bidder for cash when and where Lender bid \$222,410.00 (Two Hundred Twenty-Two Thousand Four Hundred Ten and 00/100 Dollars); and

0069799

WHEREAS, the Notice of Foreclosure as required by Georgia law in the form of a copy of the Notice of Sale Under Power submitted to the publisher of the Gwinnett Daily Post was sent certified U.S. Mail to Borrower at least thirty days prior to the foreclosure sale date.

WHEREAS, the land was knocked off to Lender for the sum of \$222,410.00 (Two Hundred Twenty-Two Thousand Four Hundred Ten and 00/100 Dollars);

NOW, THEREFORE, in consideration of the premises and said sum of money and by virtue of money and by virtue of and in the exercise of the power of sale contained in the aforesaid Security Deed, Grantor has bargained, sold, granted, and conveyed, and by these presents does hereby bargain, sell, grant, and convey to Grantee, including their successors and assigns, all that tract or parcel of improved property described in Exhibit A attached hereto.

Together with all and singular the rights, members and appurtenances thereto appertaining; also, all the estate, right, title, interest, claim or demand of Crown Pt. Properties, LLC aka Crown Point Properties, LLC, its successors and assigns, legal, equitable or otherwise whatsoever, in and to the same.

TO HAVE AND TO HOLD the said premises and every part thereof unto **Sang J. Cho and Un H. Cho**, their successors and assigns, to their own proper use, benefit and behoof in FEE SIMPLE, in as full and ample a manner as Crown Pt. Properties, LLC aka Crown Point Properties, LLC did hold and enjoy the same.

IN WITNESS WHEREOF, the Lender as Agent and Attorney-in-Fact for Crown Pt. Properties, LLC aka Crown Point Properties, LLC has hereunto fixed its hand and seal, the day and year first above written.

Sang J. Cho and Un H. Cho
as Attorney-in-Fact for Crown Pt. Properties, LLC aka
Crown Point Properties, LLC

Signed, sealed and delivered
in the presence of:

By: [Signature] (L.S.)
Sang J. Cho

By: [Signature] (L.S.)
Un H. Cho

[Signature]
Witness

[Signature]
Notary Public

Commission Expiration Date: 11-26-2011

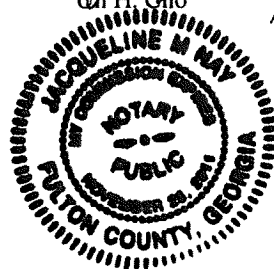


EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 60, 5th District, Gwinnett County, Georgia, being Tract 3, per plat and survey entitled "Survey for Merrill H. Thornton", containing 1.19 acres, more or less, and being more particularly described according to plat and survey prepared by Jacque L. Williams, Surveyor 859, dated May 26, 1984, and recorded in Plat Book 26, Page 107, Clerk's Office, Gwinnett County, Georgia Records, reference to which is hereby made for a more complete description. Also conveyed is a permanent, non-exclusive easement for ingress and egress over Tract 4, said survey. Said property is also known as Gwinnett County Tax Parcel R5060 043.

DEED B: 61453 P: 00877
10/03/2024 03:09 PM Pgs: 3 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672024023858

Soren Thomas
P.O. Box 80042
Atlanta, Ga. 30366

Stater of Georgia
County of Gwinnett

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 1st of October, 2024 (the "Effective Date") between the following Grantor (the "Grantor"): SOREN S THOMAS LIVING TR DATED FEBRUARY 22ND 2019 whose mailing address is PO Box 8802, Atlanta, Georgia, 30366. And the following Grantee (the "Grantee"): 374 MOUNT VERNON HIGHWAY, LLC. and whose mailing address is P.O. Box 80042, Atlanta, Georgia, USA, 30366.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (United States ten Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Gwinnett County, State of Georgia and more particularly described as follows: 1860 ATHENS HIGHWAY, GRAYSON, COUNTY OF GWINNETT, 30017, USA, DESIGNATED AS TRACT 2 PER SURVEY, whose Parcel ID is #R5060 283, and whose original warranty deeds are recorded in DEED B: 57708 P:007739 and P00741, File #2006-43: DB 52781 PG198.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 60, of the 5th district, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the Northeast corner of the mitered intersection located at the Easterly right-of-way of Rockdale Circle and the Southerly right-of-way of Athens Highway (a.k.a. Georgia Highway 10 & U.S. Highway 78); thence along said right-of-way of Athens Highway 588.09 feet to a 1/2 inch rebar set; thence South 29°53'56" East a distance of 811.95 feet to a 1.5 inch open top pipe found and THE TRUE POINT OR PLACE OF BEGINNING. From thus established Point of Beginning North 52°20'26" East a distance of 193.14 feet to a 1.5 inch open top pipe found; thence South 30°26'25" East a distance of 376.47 feet to a 1/2 inch rebar set; thence South 54°47'52" West a distance of 195.90 feet to a 1/2 inch rebar set, said point being South 28°17'43" East a distance of 6.57 feet from a 1/2 inch rebar found; thence North 29°52'43" West a distance of 368.48 feet to THE TRUE POINT OR PLACE OF BEGINNING. SAID PROPERTY BEING THE SAME AS SET FORTH AS TRACT 2 IN PLAT BOOK 00149, PAGE 00027.

The above described property is conveyed together with the right over, along and across that certain tract of land designated as Tract 1 (R5060 006) on the survey recorded on July 21, 2020 at Plat Book 00149, Page 00025, and further shown in survey recorded on July 21, 2020 at Plat Book 00149, Page 00026 in the above described records, for the purpose of ingress and egress for vehicular and pedestrian traffic, from the southeasterly right of way of U.S. Highway No. 78 to the above described property (R5050 283), AND to the property described as Tract 3 (R5060 359) in survey recorded on July 21, 2020 at Plat Book 00149, Page 00028 in the above described records, said ingress and egress easement is more particularly shown on the above-described survey, made a part hereof by this reference.

Said tract or parcel of land containing 1.653 acres.
Tax Parcel ID R5060 283

AND

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXECUTED this 3rd day of October, 2024 ST 2024

Grantor Signature Soren Thomas, trustee Grantor Name: SOREN S THOMAS, Trustee

Grantee Signature Soren Thomas, member Grantee Name SOREN S THOMAS, member

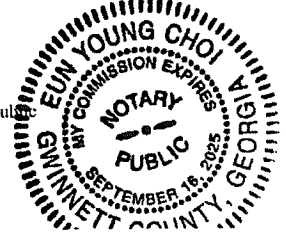
Witness 1 Signature Michael D Thomas Witness 1 Name (Print) Michael D Thomas

State of Georgia
County of Gwinnett

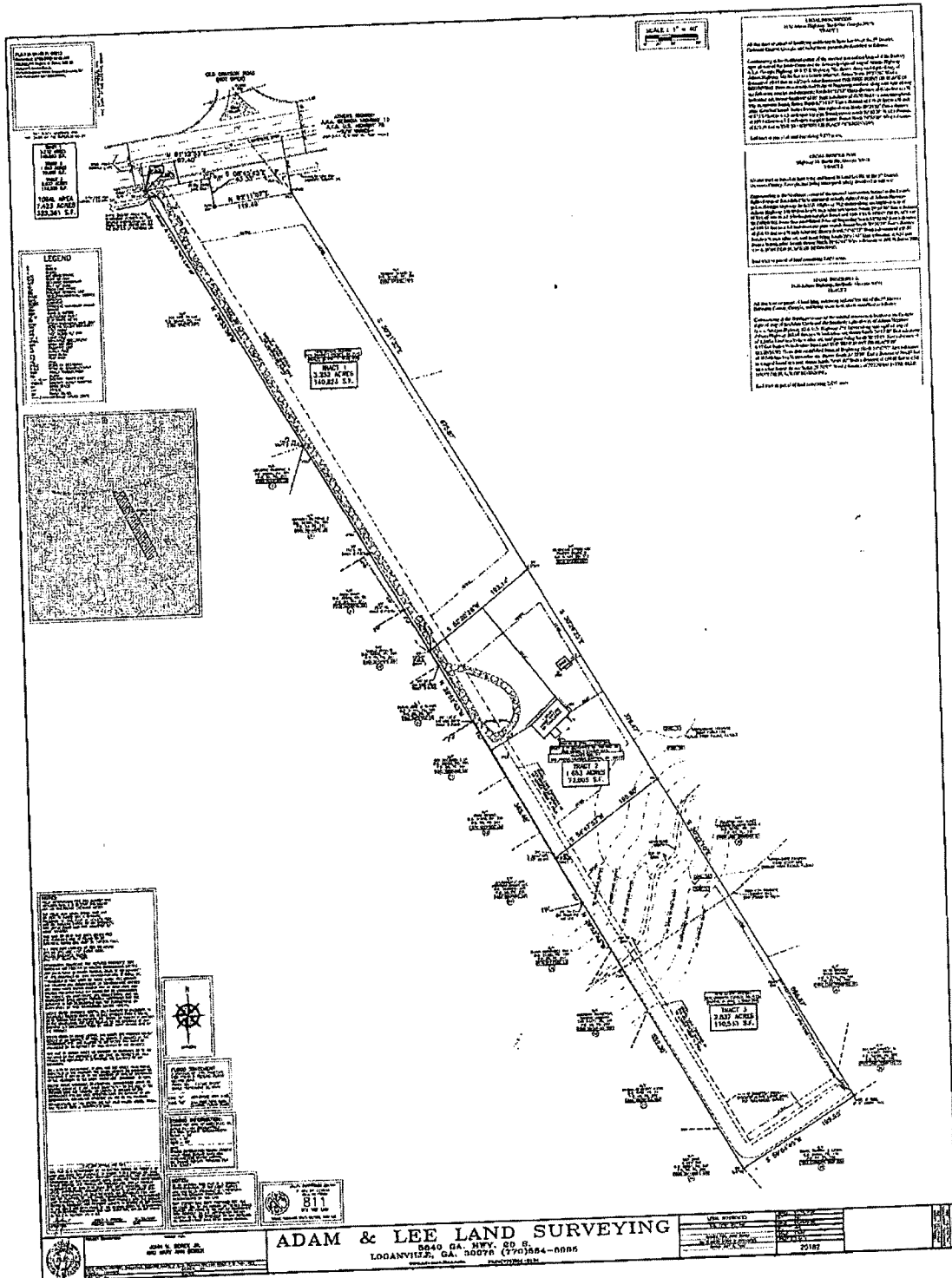
The foregoing instrument was acknowledged before me by means of physical presence, this 3 day of Oct, 2024, by Soren Chia Thomas, who is personally known to

- () me or
- () produced driver's license as an identification.
- () produced passport or other ID

My Commission Expires: sep. 16. 2025
[Signature] Notary Public



6
10/03/2024



ADAM & LEE LAND SURVEYING
8640 GA. HWY. 65 S
LOGANVILLE, GA. 30076 (770) 864-8086

NO.	DATE	DESCRIPTION
1	10/03/2024	20187

Soren Thomas
P.O. Box 80042
Atlanta, Ga 30366

DEED B: 61453 P: 00880
10/03/2024 03:09 PM Pgs: 3 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672024023860

Stater of Georgia
County of Gwinnett

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 1st of October, 2024 (the "Effective Date") between the following Grantor (the "Grantor"): SOREN S THOMAS LIVING TR DATED FEBRUARY 22ND 2018 whose mailing address is PO Box 8802, Atlanta, Georgia, 30366. And the following Grantee (the "Grantee"): 374 MOUNT VERNON HIGHWAY, LLC, and whose mailing address is P.O. Box 80042, Atlanta, Georgia, USA, 30366.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (United States ten Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Gwinnett County, State of Georgia and more particularly described as follows: 1870 ATHENS HIGHWAY, GRAYSON, COUNTY OF GWINNETT, 30017, USA, DESIGNATED AS TRACT 3 PER SURVEY, whose Parcel ID is #R5060 359 and whose original warranty deeds are recorded in DEED B: 57708 P:007739 and P00741, File #2006-43; DB 52781 PG108.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 60, of the 5th district, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the Northeast corner of the mitered intersection located at the Easterly right-of-way of Rockdale Circle and the Southerly right-of-way of Athens Highway (a.k.a. Georgia Highway 10 & U.S. Highway 78); thence along said right-of-way of Athens Highway 588.09 feet to a 1/2 inch rebar set; thence South 29°53'56" East a distance of 1,180.43 feet to a 1/2 inch rebar set, said point being South 28°17'43" East a distance of 6.57 feet from a 1/2 inch rebar found and THE TRUE POINT OR PLACE OF BEGINNING. From thus established Point of Beginning North 54°47'52" East a distance of 195.90 feet to a 1/2 inch rebar set; thence South 30°22'10" East a distance of 566.87 feet to a signal found in a tree; thence South 59°04'49" West a distance of 199.95 feet to a 5/8 inch rebar found; thence North 29°52'43" West a distance of 552.30 feet to THE TRUE POINT OR PLACE OF BEGINNING.

The above described property is conveyed together with the right over, along and across that certain tract of land designated as Tract 1 (R5060 006) on the survey recorded on July 21, 2020 at Plat Book 00149, Page 00025, and further shown in survey recorded on July 21, 2020 at Plat Book 00149, Page 00026 in the above described records, for the purpose of ingress and egress for vehicular and pedestrian traffic, from the southeasterly right of way of U.S. Highway No. 78 to the above described property (R5050 359), AND to the property described as Tract 2 (R5060 283) in survey recorded on July 21, 2020 at Plat Book 00149, Page 00027 in the above described records, said ingress and egress easement is more particularly shown on the above-described survey, made a part her of by this reference.

Said tract or parcel of land containing 2.537 acres.
Tax Parcel ID R5060 359

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXECUTED this 3rd day of October, 2024.

Grantor Signature Soren Thomas, trustee Grantor Name: SOREN S THOMAS, Trustee
Grantee Signature Soren Thomas member Grantee Name SOREN S THOMAS, member
Witness 1 Signature Michael D Thomas Witness 1 Name (Print) Michael D Thomas

State of Georgia
County of Gwinnett
The foregoing instrument was acknowledged before me by means of physical presence, this 3 day of oct, 2024, by Soren Slia Thomas, who is personally known to
() me or
() produced driver's license /passport as an identification.
My Commission Expires: Sep. 16, 2025
[Signature] Notary Public

