

**Commissioners:**

Don Bergwall - Chairman
Phillip Jackson - Vice
Chairman
Lacey Ragus
Rebecca Patterson
Trey Bodenhamer
Todd Vande Zande
Carolyn Greenall

**Planning Commission
Meeting Agenda
December 6, 2023 6:30 PM
Council Chambers**

1. Call to Order / Roll Call**2. Announcements**

- A. This public meeting is being conducted via the use of real-time telephonic technology, allowing the public simultaneous access to the public meeting. The meeting may be accessed using Facebook Live via the following link: [www.Facebook.com/City of Kennesaw/](https://www.facebook.com/CityofKennesaw/). However, comments made on Facebook Live will not be visible by City staff. If you would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 p.m. the night of the regular meeting. Your comment will be read aloud or grouped into categories for the record. All interested parties may attend the meeting in person with limited seating available at the City Hall Council Chambers and the Ben Robertson Community Center, if needed. Please note that the Planning Commission serves as an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.
- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link: <https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on Monday, December 18, 2023.

3. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes from November 1, 2023

4. New Business

- A. Consideration for approval of a variance application submitted by Kennesaw Square Development, LLC for the properties located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). Case #ZV2023-04.
- B. Consideration for approval of a rezoning application submitted by Kennesaw Square Development, LLC for the properties located at 2590 Keene Street (20016700420) and 2570 N Cobb Parkway (20016700730, 20016701160) to zone from HGB to CBD. Case #RZ2023-04.

5. Staff Comment

6. Adjourn

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
November 1, 2023
6:30 PM**

1. Call to Order / Roll Call

Meeting called to order by Chairman Bergwall at 6:46 p.m.

Roll Call: Commissioner Greenall, Commissioner Jackson, Commissioner Vande Zande

Absent: Commissioner Patterson, Commissioner Bodenhamer, Commissioner Ragus

Staff present: James Friedrich (Assistant to the City Manager, representing the Zoning Administrator) and Natalie Faustine (Community Development Administrative Assistant)

Speakers: Michael Miller & Parks Huff (Applicant)

2. Announcements

- A. This public meeting is being conducted via the use of real-time telephonic technology, allowing the public simultaneous access to the public meeting. The meeting may be accessed using Facebook Live via the following link: [www.Facebook.com/City of Kennesaw/](https://www.facebook.com/CityofKennesaw/). However, comments made on Facebook Live will not be visible by City staff. If you would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 p.m. the night of the regular meeting. Your comment will be read aloud or grouped into categories for the record. All interested parties may attend the meeting in person with limited seating available at the City Hall Council Chambers and the Ben Robertson Community Center, if needed. Please note that the Planning Commission serves as an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.
- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link: <https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on November 20, 2023.

3. Approval of the Meeting Minutes

A. Meeting Minutes from October 4, 2023

Chairman Bergwall states that there were a few minor changes made to the draft minutes prior to the meeting. Those changes include correcting the square footage of the dwelling and some grammatical errors.

Chairman Bergwall opens the floor for comments to no response. He calls for a motion to approve.

Motion by Commissioner Vande Zande to Approve. Seconded by Commissioner Greenall.

Vote taken, motion unanimously approved 3-0.

4. New Business

- A. Consideration for approval of a variance application submitted by Piedmont Residential, LLC for the property located at 1651 McCollum Parkway (20009900010). Case #ZV2023-04.

Chairman Bergwall introduces the agenda item and turns the floor over to Mr. Friedrich for further introduction.

Mr. Friedrich explains the location of the proposed development and the applicant's request. The applicant, Piedmont Residential LLC, is asking for a stream buffer variance and to rezone the property at 1651 McCollum Parkway from R-15 to PUD-R as depicted on the site plan. The applicant wishes to build 68 fee simple homes of various styles and sizes to attract a variety of people. It is of note that 14 units are considered attainable units, meant to be more affordable to accommodate first-time buyers. There will be 269 parking spaces throughout the development. The 14 attainable units will utilize on-street parking, and the remainder will have garages with additional parking in their driveways. There are 14 guest spaces and 1 handicap space. The Zoning Administrator recommends approval of the variance with the following conditions: (1) Staff recommends incorporation of all 11 conditions as specified in the attorney letter dated October 27, 2023 prepared by Sams, Larkin, & Huff LLP. (2) Staff recommends the variance to encroach into the required stream buffer area for the purpose of providing rear-access drive for the townhome units. Mr. Friedrich turns the floor over to the applicant and their attorney.

Attorney Parks Huff approaches the podium and introduces himself. He asks the commission if the variance should be discussed first, or if the items could be discussed together. Chairman Bergwall explains that the variance must be voted on before the rezoning, but he can introduce both at the same time. Mr. Huff explains the process his colleagues went through with staff in order to put this proposal together to go before the Commission, which consisted of several meetings and edits to the plan. The intent of the project is to create a community with a diversity in housing options and price points. One of the ways this was achieved was by including surface parking for some units, which makes them cheaper since they are not paying for the square footage of a

garage.

On the site plan, Mr. Huff points out the stream located just west of the property, and explains that although the stream is not within the property lines, the back alley and driveway for some of the units are within the 25 foot impervious stream buffer. The applicant is asking for a variance for a minor encroachment of that stream buffer to allow access to the proposed garages of those units, and City staff recommends approval.

Mr. Huff goes on to discuss parking in the proposed development. The original plan had 245 total parking spaces, but staff requested additional parking to be added. An overflow parking lot was added, bringing the total number of parking spots up to 269. This includes garage parking, driveway parking, on-street parking, guest parking, and overflow parking. The parking ratio is 3.95 spaces per unit.

Mr. Huff mentions the location of the proposed development in relation to main roads such as McCollum Parkway and the interstate. According to the future land use map in the 2022 Comprehensive Plan, a high-density residential development is appropriate for this project.

Chairman Bergwall thanks Mr. Huff for his presentation and opens the floor for comments by citizens. There are none, so he moves on to comments by commissioners.

Commissioner Greenall asks about the location of the stream in relation to the proposed development and existing development. The applicant explains the landscaping around the stream allows for privacy between the developments.

Chairman Bergwall mentions that from McCollum Road to the back of the site there is about 50 feet of elevation difference going downhill towards the back of the property.

Commissioner Greenall asks about the location of parking for units 5, 8, 9, 12, 14, 16, 17, 20, 21, 24, 25, 28, 29 and 32, since they are facing the street and the units behind them get their own driveways.

Mr. Michael Miller of Piedmont Residential comes to the podium and describes another local development they built, Pritchard Park, as reference for the Commission, since the development being proposed is similar. He goes on to explain that the units in question are back-to-back townhomes, meaning there are units on the front of the structure, facing the proposed main road inside the development, and units on the back, facing the back alleyway. The people in the back units each have a 20-foot-long driveway and 2 garage spaces, while the people in the front units will have on-street parking on the other side of the proposed road. Mr. Miller and Commissioner Greenall discuss the impact of on-street parking on the aesthetic and functionality of the proposed development. Mr. Miller reiterates that the front units are designed to have on-street parking so the buyer does not have to pay for the square footage of a garage, making

the unit more affordable and attainable.

Commissioner Greenall asks if a traffic evaluation has been done in the area, and the applicant responds that there is one in the works that will be presented to staff during the permitting process and implemented by their engineers.

Commissioner Jackson asks if the builders have considered doing anything to offset the environmental impact of building into a stream buffer zone.

Mr. Miller explains that they are encroaching on the impervious buffer in some areas, but in others they are staying well beyond it, so he cannot determine a per square foot trade off.

Commissioner Jackson expresses that they have been presented with many stream buffer variances, and if all of them were granted that would defeat the purpose of the stream buffer.

Mr. Miller responds that staff recommended the approval of this variance because it is a relatively minor encroachment, as the stream itself is not on the property, just the buffer. He explains the other environmental regulations they meet and emphasizes that the City's staff do not take stream buffer variances lightly and would not recommend approval if it was not appropriate.

Mr. Friedrich confirms that the Zoning Administrator met with stormwater staff at Public Works to get their input.

Chairman Bergwall mentions that on some county maps of the property, there is a stream running through the middle of the proposed development. The applicant explains that Riverbend Environmental has done a full environmental survey and report of the property and no such stream was found.

Chairman Bergwall explains that in order for a variance to be approved, the applicant must show practical difficulties and unnecessary hardship placed on the property. However, Georgia is a Buyer Beware state, so buyers know exactly what they're getting. He states that he believes the development could be designed to avoid the stream buffer altogether, but the applicant chose not to do that. He also brought up the issue of traffic, which is something the citizens are very concerned about. Chairman Bergwall reiterates that he is not one that treads lightly on stream buffers being encroached on for the benefit of higher density on the site, so his position is that the variance would not be needed if changes were made to the plan.

He opens the floor to other commissioners for comment. Upon no response, he opens the floor for the developer to respond.

Mr. Miller goes to the podium to state that the plan was created with a lot of input and support from City staff, and he would not have filed the plan without a lot of thought and

consideration. He states that the developers and staff think that the best way to handle the stream buffer is to have the alley in the back for the garages, as it is only a minor encroachment on the last 25 feet of the buffer, not the 50 foot undisturbed, critical buffer.

Chairman Bergwall asks if they will be putting a retaining wall along that area because of the slope change. Mr. Miller responds that engineering will determine whether that is possible. He goes on to reiterate that our land use plan says that it is recommended to put high-density residential developments in this spot. He also makes the point that putting residential properties close to jobs and traffic corridors actually reduces traffic.

Commissioner Jackson mentions that if they say yes to this case, then other developers will look at land in the City, see a 75 foot stream buffer, and assume they can get a variance and build on it anyway, so the price they are willing to pay for the land will go up. He states that, in his opinion, they are looking at whether they need to put an extra 10 houses on a 25-foot stream buffer that is important for the environment.

Chairman Bergwall adds that it is possible to take six houses out of the grouping and move the drive over a bit to eliminate the need for a variance.

Mr. Miller responds that the plan they originally came to the city with had all of the driveways in the front of the homes, no alley in the rear, and did not encroach on the buffer. The plan was redesigned based on staff feedback, and they ultimately lost units in the process. It was determined by the applicant and staff that the neighborhood would look better and the streetscape would flow better if the units were rear loaded rather than front.

Chairman Bergwall asks if the Commissioners have any other comments. With no response, he entertains a motion.

Motion by Commissioner Greenall to Approve. Seconded by Commissioner Jackson.

Vote taken, 1 in favor (Vande Zande) 2 opposed (Greenall, Jackson). Motion denied.

- B. Consideration for approval of a rezoning application submitted by Piedmont Residential, LLC for the property located at 1651 McCollum Parkway (20009900010). Case #RZ2023-03

Chairman Bergwall introduces the rezoning request and invites Mr. Friedrich to elaborate.

Mr. Friedrich explains that this is a consideration to approve the rezoning request to change the zoning from Single Family Residential or R-15 to planned Urban Development Residential or PUD-R as submitted by Piedmont Residential LLC. The property lies on land lots 99 and 98, tax parcel 001 and consists of roughly 5.1 acres. He turns the floor over to the developer and their attorney.

Mr. Huff states that the argument for the rezoning case was discussed while discussing the variance case, and asks if he needs to present it further.

Chairman Bergwall claims that Mr. Huff and Mr. Miller have given a good explanation of why this is a planned development unit, and the Commission has a good understanding of the various products and general layout of the project. The Chairman asks if the applicant would like to speak with regard to the rezoning.

The applicant responds asking if the Commissioners have any questions. When he receives no answer, he reminds the Commissioners that staff recommended approval, and the project is consistent with the goals of our comprehensive plan.

Chairman Bergwall opens the floor to citizen comment. With no response, he opens the floor to comments by the Commissioners with regard to the rezoning. With no response, Chairman Bergwall states he believes the layout and variety of the development are good. Hearing no other comments, he asks for a motion to approve the rezoning.

Motion by Commissioner Jackson to Approve. Seconded by Commissioner Vande Zande.

Vote taken, motion unanimously approved 3-0.

5. Staff Comment

Mr. Friedrich thanks the Commissioners for allowing him to fill in for Mr. Simmons and states he will be giving him a full report when he returns on Monday.

Chairman Bergwall thanks Commissioner Vande Zande for rearranging his schedule on short notice so the meeting would not have to be postponed.

6. Adjourn

Motion to adjourn by Commissioner Greenall, second by Commissioner Vande Zande.

Meeting adjourned at 7:37 p.m.



Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: December 6, 2023

TITLE: Consideration for approval of a variance application submitted by Kennesaw Square Development, LLC for the properties located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). Case #ZV2023-04.

Summary:

The proposed request is to vary from the Unified Development Code for parcels listed above. The requested variances are outlined in the attached letter of intent. This agenda item was advertised in the Marietta Daily Journal on November 17, 2023.

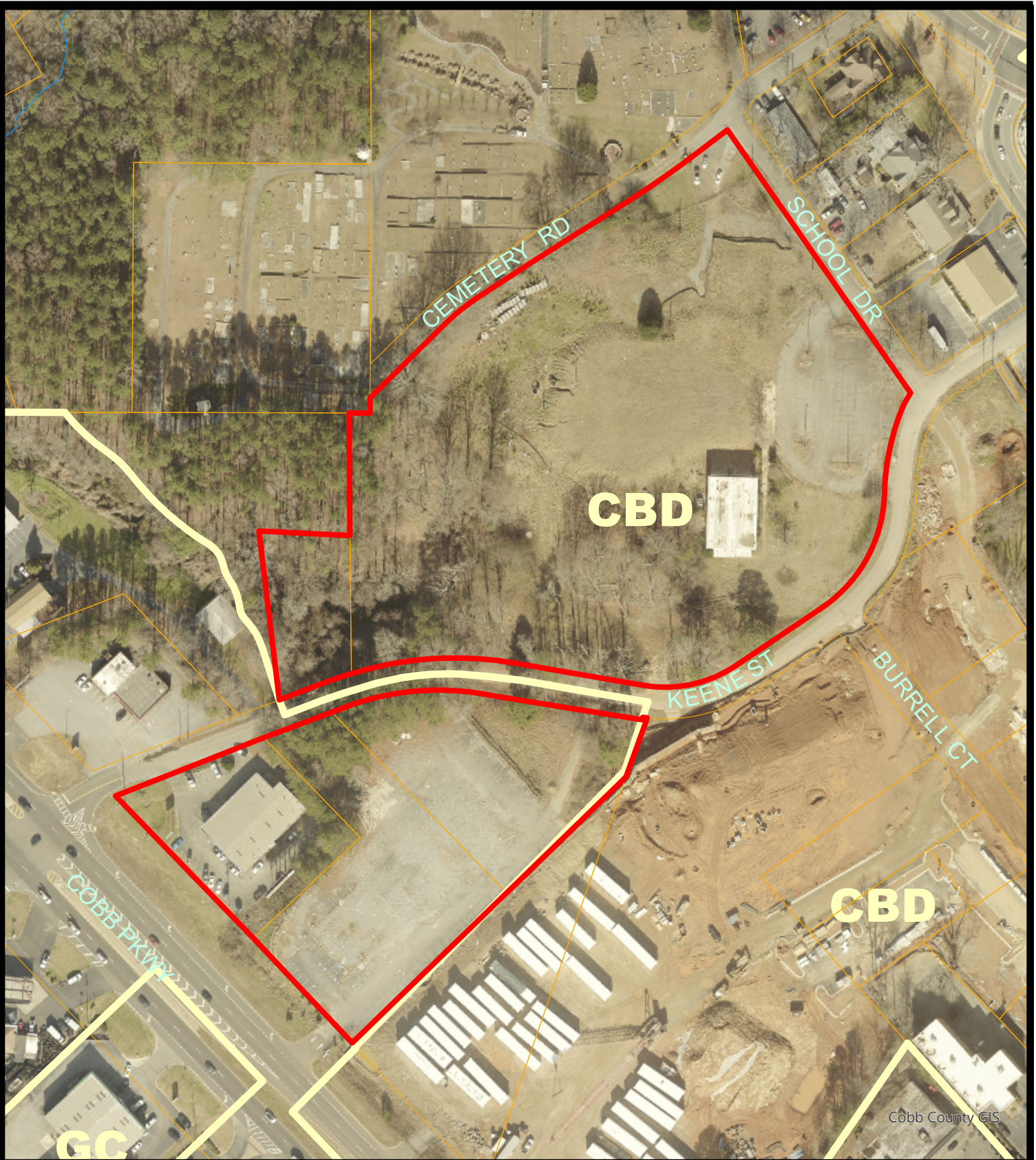
Recommendation:

The Zoning Administrator recommends approval.

Fiscal Impact:

Attachments:

1. PACKET - VARIANCE-APPLICATION.Kennesaw Square_Redacted



CASE NUMBER		LAND USE OR ZONING		Kennesaw Square Land Lot 166 & 167 Tax Parcels 34, 367, 73, 116, 42  Subject Property	
FROM	TO				
AV	LU			 CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268 <i>Deirdre Esterling</i> MAJOR <i>Lee Murray</i> CITY CLERK	Scale: 1" = 167' Print Date: 10/30/2023 ZV2023_000
AX	RZ				
DX	AV – Administrative Variance	 ZONING			
HBR	AX – Annexation	 KENNESAW CITY LIMITS			
SLUP	DX – De-annexation	 COBB COUNTY			
	HBR – Historic Board Review	 LAND LOT			
	LU – Land Use				
	RZ – Re-zoning				
	SLUP – Special Land Use				
	ZV – Variance				
ZV 2023-004					



**Community Development
Planning & Zoning Department
2529 J. O. Stephenson Avenue 770-590-8268**

**Darryl Simmons
Planning & Zoning Administrator**

VARIANCE APPLICATION

If property identified is located within the Kennesaw Historic District and there are exterior improvements or changes to be made such as, façade, parking, landscaping, signage, etc. applicant must follow application procedures to the Historic Preservation Commission. Please consult with Planning and Zoning Staff.

For questions, please feel free to contact the Planning and Zoning Department at 770-590-8268. Planning

Commission meetings are held on the 1st Wednesday of each month at 7:00 P.M.

The Mayor and Council meetings are held the first and third Monday of the month at 6:30 P.M.

Both meetings are held in the City Hall Council Chambers, 2529 J.O. Stephenson Avenue.

When the application and all checklist items have been properly completed and filed with the Planning and Zoning Department, the applicant will be notified of the date of hearing(s).

- ✓ **Application completed, signed and notarized**
- ✓ **Variance fees paid** *Required Fee \$375.00*
- ✓ **Provide directions from City Hall to Subject Property**
- ✓ **A copy of the warranty deed for said property that includes the full legal description/ in word format.**
- ✓ **A copy of the current taxes paid in full for said property from the Cobb County Tax and City of Kennesaw Tax Departments**
- ✓ **Current copy of boundary survey and plot plan, to scale, prepared by a registered surveyor or registered engineer. Such plans shall also include such other information thereon as may be required by the zoning department, including preliminary plans for development, building locations, parking areas, access points, adjacent streets, land lot lines, buffer areas, future right of way, wetlands, floodplains, utilities and retention. Copy sized 8 1/2 x 11 inches.**
- ✓ **Applicant or agent must be present at all public hearings**
- ✓ **Documentation authorizing petitioner to submit application by property owners if petitioner is not owner**
- ✓ **Completed application and supporting documents listed on one Flash Drive or email to dsimmons@kennesaw-ga.gov in PDF format**

Note: The Department of Planning & Zoning reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

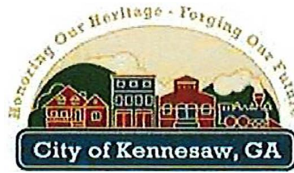


CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice at:

**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530**



ZV2023-04

Date Received 10/20/23

Staff's Initials NF

VARIANCE APPLICATION

Required Fee \$375.00

Is this property located within the Kennesaw Historic District (yes) X portion NW of Keene St (no) X portion SE of Keene St

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY. (Applicant or agent must be present at all public hearings)

Date of Consultation 10/19/23

Staff's Initials _____

PURPOSE OF VARIANCE REQUEST The purpose of the variances requested are to allow for a mixed-use development centered around a large public square See attached LOI for details of each variance request.

LAND USE PROPERTY ADDRESS 667 Keene Street; Keene Street; 2570 N Cobb Parkway; and 2590 Keene Street

Land Lot 166 & 167 Tax Parcel 20016700340; 20016603670; 20016701180* 20016700730; 20016700420 Lot Size 12.3 Current Zoning CBD & HGB
(*Tax Parcel identified on Cobb County, GA qPublic.net) (CBD rezone requested)

APPLICANT Kennesaw Square Development, LLC

APPLICANT EMAIL _____

Applicant address 2160 Kingston Court SE, Suite B; Marietta, GA 30067

(Home#) _____ (Work#) _____ (Cell#) _____

Applicant Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date

REPRESENTATIVE _____

(Fax #) _____ (Work#) _____ (Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date

TITLEHOLDER: Piedmont Residential, LLC

Telephone: _____

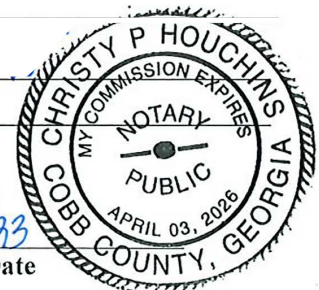
Address: 285 Parkway 575; Woodstock, GA 30188

Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date





CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

Date Received 10/20/23
Staff's Initials NF

Is this property located within the Kennesaw Historic District (yes) ☒ lots north of Keene St. (no) ☒ lots south of Keene Street ?

A minimum of one consultation to review project concept and factors to consider in the planning & design phase prior to initial site plan and architectural review, submission and hearing before the Mayor and Council is mandatory.

Date Received _____

Staff's Initials _____

Procedures for filing for CBD Approval:

1. Original application completed, signed and notarized
2. Application must be filled out completely, signed and returned to the Zoning Administrator
3. Copy of Business Plan
4. Copy of warranty deed that reflects the current property owner
5. Copy of site plan with proposed project consistent with the Kennesaw Design Guidelines
6. Completed application and supporting documents listed on one Flash Drive or email to dsimmons@kennesaw-ga.gov in PDF format

CBD Approval Process:

1. Submittal to KDDA for review and comment
2. Submittal to HPC for Certificate of Appropriateness (if in HPC district) not in HPC district comments only required from HPC
3. Review/ Approval by Mayor and Council

PROPERTY ADDRESS 667 Keene Street; Keene Street; 2570 N Cobb Parkway; and 2590 Keene Street

Land Lot 166 & 167 Tax Parcel 20016700340; 20016701180* CBD & HGB
20016603670; Lot Size 12.3 Present Zoning (CBD rezone requested)
20016701130; 20016700730 and 20016700420

Proposed Project for Property
Kennesaw Square - a Mixed-Use Development (multi-family residential, commercial retail, and park/plaza)

Add additional sheet if necessary

APPLICANT Kennesaw Square Development, LLC

APPLICANT EMAIL _____

Applicant address 2160 Kingston Court SE, Suite B; Marietta, GA 30067

(Fax #) _____ (Work #) _____ (Cell #) _____

Applicant Signature _____

Signed, sealed and delivered in presence of: _____

Notary

TITLEHOLDER: B N Auto Parts Company

Telephone: _____

Address: 2864 Wood Park Terrace; Kennesaw, GA 30152

Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date



Section 1909, Part 4 Standards for Decisions – Variances

Zoning Variances may be granted in such individual cases of practical difficulty or unnecessary hardships as follows:

COMMENTS

There is extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.	Please see attached statement.
The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship.	Please see attached statement.
Such conditions are peculiar to the particular piece of property involved.	Please see attached statement.
Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.	Please see attached statement.



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

No

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 16th day of October, 2023



Applicants Signature

¹ If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

² Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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NO

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CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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No

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

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I certify that the foregoing information is true and correct, this 16 day of October, 20 23


Applicants Signature

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On OCTOBER 16, 2023
Date

before me, THERESA CURA, NOTARY PUBLIC
Here Insert Name and Title of the Officer

personally appeared NATE SIRANG
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: APPLICANT

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On OCTOBER 16, 2023 before me, THERESA CURA, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared NATE SIKANG
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

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☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: TITLE HOLDER

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

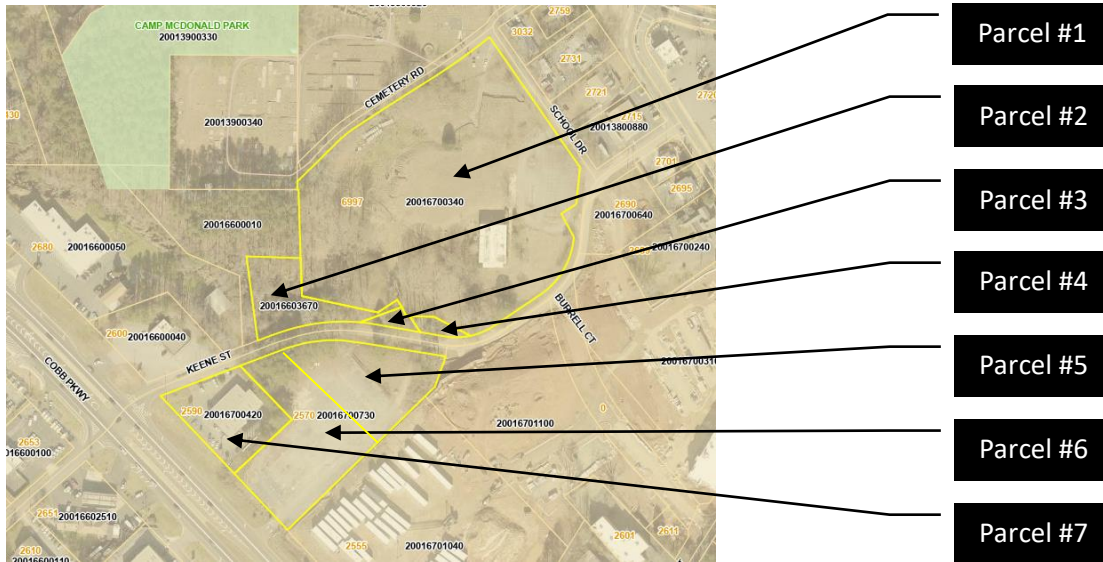
KENNESAW SQUARE

LETTER OF INTENT

Variance Application Request

Project Summary

The proposed Kennesaw Square mixed-use development project (the “Project”) is comprised of several adjacent tax parcels along with certain portions of the existing Keene Street Right-of-Way (ROW) proposed to be abandoned subject to approval by the City of Kennesaw. The Project totals 12.3 acres and includes each of the tax parcels outlined in the graphic and table below:



Existing Parcel	Parcel Number	Location Address	Owner	FLU	Existing Zoning	Proposed Zoning	Within KDDA	Within Historic District
1	20016700340	6997 Keene Street	Piedmont Residential LLC 285 Parkway 575 Woodstock, GA 30188	DAC	CBD	CBD	Yes	Yes
2	20016603670	Keene Street	Kennesaw City Storage LLC 1450 Brickell Ave, Suite 2560 Miami, FL 33131	DAC	CBD	CBD	Yes	Yes
3	** (see note) 20016701130 (partial)	Keene Street	Kennesaw City Storage LLC 2160 Kingston CT SE, Suite B Marietta, GA 30067	DAC	CBD	CBD	Yes	Yes
4	20016701130 (partial)	Keene Street	Redwood Development LLC 2160 Kingston CT SE, Suite B Marietta, GA 30067	DAC	CBD	CBD	Yes	Yes
5	20016700730	2570 N Cobb Pkwy	Kennesaw City Storage LLC 2160 Kingston CT SE, Suite B Marietta, GA 30067	CAC	HGB	CBD	Yes	No
6	20016701160	2570 N Cobb Pkwy	Kennesaw City Storage LLC 2160 Kingston CT SE, Suite B Marietta, GA 30067	CAC	HGB	CBD	Yes	No
7	20016700420	2590 Keene Street	B N Auto Parts Company 2864 Wood Park Terrace Kennesaw, GA 30152	CAC	HGB	CBD	Yes	No

Note:

*Existing Keene Street ROW adjacent to subject parcels, to be abandoned (subject to approval by City of Kennesaw), and included in proposed Kennesaw Square project.

**Tax Parcel identified as 20016701180 on Cobb County, GA qPublic.net

The bulk of the acreage included in the Project is presently zoned Central Business District (CBD), while the three parcels located to the southeast of the remaining Keene Street right of way are presently zoned Highway General Business (HGB), but have been requested to be zoned CBD in order to have consistency across the entirety of the Project. Generally, all of the parcels included within the Project are within the Kennesaw Downtown Development Authority (KDDA), while the parcels northwest of Keene Street are also included in the Historic District. The parcels southeast of Keene Street (which are subject to rezoning) are not located within the Historic District.

The parcels northwest of Keene Street have a Future Land Use designation of Downtown Activity Center (DAC), while the parcels southeast of Keene Street have a Community Activity Center (CAC) designation. The proposed development is consistent with each future land use designation.

Proposed Development

The Project is planned as a mixed-use development incorporating multi-family residential, commercial retail and a park/plaza area. The commercial aspects of the Project are intended to serve not only the proposed residents of the Project, but also the surrounding neighborhoods, the entire Kennesaw community, as well as the broader regional area by taking advantage of the Cobb Parkway transportation corridor. The Project is intended to provide ample parking for both residents and visitors, and will also provide pedestrian and alternative transportation connections to Main Street and downtown Kennesaw.

The Project is proposed to include a total of 410 multi-family residential units encompassing 367,250 gross square feet of building area, spread among four mixed use buildings. In addition, the project will include a total of 130,600 gross square feet of commercial retail space spread across the four multi-use buildings as well as four solely commercial buildings.¹ The commercial retail buildings proposed closest to Cobb Parkway are single story surrounded by surface parking in keeping with the commercial corridor of the parkway. North of the single-story retail buildings, and closer to downtown, a series of four multi-use buildings, each either five or six-stories in height, will include multi-family residential units over ground-floor retail. In partnership with the KDDA, the Project is proposing a six-story parking structure of 1,110 parking spaces so as to minimize the footprint of the development and allowing for the construction of a park/plaza area rather than additional surface parking. The garage facades internal to the Project will be lined with multifamily residential and ground floor retail, which will also front upon the park/plaza space. An additional 288 surface parking spaces are included within the Project, resulting in total proposed parking of 1,398 spaces, which is sufficient to accommodate not only the residents of the project, but also customers and visitors from the Kennesaw community and surrounding region.

It is envisioned that the central park plaza space will offer ample seating and broad walkways, landscaped focal points, shading through raised planters and ornamental trees, open lawn space, an outdoor stage/performance area, a water fountain, and patterned pavement surfaces. This central park/plaza will

¹ This Project is below the threshold of a Development of Regional Impact (DRI), and is therefore not subject to the Atlanta Regional Commission (ARC) DRI review process. The Project is below the threshold of 500,000 square feet of mixed-use development - which is the ARC threshold for multi-use developments in established and developing suburbs. The Project is also below the threshold of 500 new housing units and 400,000 square feet of commercial square footage which would alternatively trigger a DRI review.

serve as a flexible space for open air events, including farmers markets and festivals, thus encouraging the active outdoor community which will be a central theme of the project.

Consistency with Zoning District

The portion of the Project that is northwest of the existing Keene Street ROW is currently zoned Community Business District (CBD), while that portion of the Project that is southeast of Keene Street (specifically Parcels 20016700420 and 20016700730 and 20016701160), is currently zoned Highway General Business (HGB), although an application has been made to rezone such property to the CBD district to provide zoning consistency across the entire project. While there are no existing buildings located on the property that are needed to be protected, the CBD zoning district provides for the stimulation and enhancement of the vitality and economic growth of this area. The proposed Project is consistent with the CBD zoning district guidelines as it is a development intended to create an environment where residents and visitors can live, work, meet and play amongst a balance of mixed uses designed around a central public square, and encourages and facilitates pedestrian movement and convenient access to the Historic Downtown Kennesaw and a link to the Cobb Parkway corridor which does not presently exist.

While the Project is consistent with the intent and uses permitted in the CBD zoning district, there are certain applicable development requirements which the developer desires to vary from in order to develop the Project in a manner consistent with market conditions and which are consistent with other similar developments in the region. These variances are requested so as to allow for a successful project that will be both physically attractive and financially successful.

Variance Requests

Variance Request #1:

Section 4.02.03.B.3.a: Site Design Standards for Central Business District, Minimum Front Setback.

Required:

3) Minimum Setbacks

- a. Front – Established to “build-to-line” which equals the averaged distance from the property lines measured from the existing structures along right-of-way adjoining properties as measured from existing structures.

Proposed:

The existing structures located along the Cobb Parkway right-of-way are setback various distances, ranging from approximately 40 feet to 85 feet with an average of 58 feet. The proposed structures located along Cobb Parkway are setback approximately 6.5 feet. The applicant is seeking a variance from this development regulation so as to allow the placement of the buildings along Cobb Parkway as indicated on the Site Plan.

Variance Request #2:

Section 4.02.03.B.4: Site Design Standards for Central Business District, Maximum Building Height, and Section 5.2.03: Historic District Design Guidelines, Building Mass, Scale & Form.

Required:

4.02.03.B.4: Subject to Historic District Design Guidelines.

5.2.03: Mixed use, and nonresidential construction in nonresidential character areas shall not exceed three (3) stories in height; and mixed use and nonresidential construction in residential character areas shall not exceed two (2) stories in height.

Proposed:

While there is no specific building height requirement, the Kennesaw Historic District guidelines limit new construction to three stories. Variances are requested so as to allow the four and five story buildings proposed despite the Kennesaw Historic development regulations. It is noted that there are no proximate historical structures that need to be matched, and as such the proposed heights will not conflict with any adjacent developments. Because this Project is designed to be accessed from Cobb Parkway, and is a Cobb Parkway revitalization Project, the height limitations designed to be consistent with existing historic structures is not applicable.

Variance Request #3:

Section 4.02.03.G.1: Site Design Standards for Central Business District, Residential Development Standards, Condominiums, Minimum Floor Area:

Required:

G. Residential Development Standards

1. Condominiums: Minimum floor area for all units - 1,000 square feet

Proposed:

The applicant is seeking a variance from the minimum floor area requirement of 1,000sf to allow Studio and One-bedroom units ranging in size from 560sf to 800sf. These minimum floor area sizes are consistent with current market trends for high-density mixed-use developments geared toward young professionals and active adults. These sizes are similar apartments located at The Avalon in Alpharetta.

Variance Request #4:

Section 4.02.03.G.2.b: Site Design Standards for Central Business District, Residential Development Standards, Mixed use retail/residential with residential on second floor, Gross Floor Area occupied by residential:

Required:

G. Residential Development Standards

2. Mixed use retail/residential with residential on second floor:
 - b. The gross floor area occupied by residential uses shall not exceed seventy-five (75) percent of the total gross floor area of the buildings or individual structures.

Proposed:

The applicant is seeking a variance from the standard limiting the gross floor area occupied by residential uses not exceeding 75% of the total gross floor area of the buildings or individual structures. While the applicant proposes non-residential uses on the ground floor, due to the increased number of stories above the non-residential uses, the floor area occupied by residential use exceeds the minimum standard. The overall square footage of the development provides for 130,600 gross square feet of commercial and retail space, and 367,250 gross square feet of residential space. This results in an overall allocation of approximately 74% residential area as against 26% commercial and retail area.

Variance Request #5:

Section 4.02.03.G.2.c: Site Design Standards for Central Business District, Residential Development Standards, Mixed use retail/residential with residential on second floor, Minimum Floor Area:

Required:

- G. Residential Development Standards
 - 2. Mixed use retail/residential with residential on second floor:
 - c. Minimum floor area for all residential units—1,000 square feet

Proposed:

As noted above, the applicant seeks a variance on the minimum size of all residential units. Applicant seeks a variance to allow for the minimum floor area for all residential units is 560 square feet and 800 square feet for Studio and One-bedroom units.

Variance Request #6:

Section 4.02.03.G.5.d: Site Design Standards for Central Business District, Residential Development Standards, For-Rent Residential Apartment Units, Minimum Floor Area:

Required:

For-Rent Residential Apartment units:

- d. Units with a floor plan totaling the minimum of 850 square feet can be utilized for no more than 30 percent of the total apartment units for the project.

Proposed:

Based upon the proposed minimum square footage of each apartment, coupled with the anticipated mix of unit types, the applicant seeks a variance to allow for a minimum apartment size of 560 square feet, but agrees that such units shall not account for more than 15% of the total units of the Project. Further, applicant seeks to allow a total of 70% of the units in the Project to be less than 850 square feet in size.

Variance Request #7:

Article 6: Stream Buffer Ordinance. Section 46-440.1 and Section 46-440.2: Buffer and setback requirements:

Required:

Buffer and setback requirements.

All land development activity subject to this article shall meet the following requirements:

- (1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, from both banks of the stream.
- (2) An additional area setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
- (3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback area.

Proposed:

There is one section of exposed stream near the northwestern corner of the property which is approximately 150' in length. This stream is presently piped on both ends of this area. The Applicant seeks variances to allow this entire section of stream to be piped and to therefore eliminate all stream buffers associated therewith.

Variance Request #8

Kennesaw Historic District Design Standards, Section 5.4 *Exterior Walls*. This provision requires the use of architectural elements that are consistent with the downtown historic area, but are not consistent with this Project which is a revitalization of the Cobb Parkway corridor.

Proposed:

The Applicant seeks a variance from its need to comply with Section 5.4 of the Kennesaw Historic District Design Standards so as to allow for architectural treatments consistent with the architectural renderings submitted in conjunction with this application.

Variance Standards

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

Applicant shows that the standards from which it seeks variances are not consistent with a mixed-use development of this size and shape, which is located adjacent to Cobb Parkway and is designed as revitalization along the Cobb Parkway corridor. While the Historic District Standards are legally applicable to this property as it is located within the Historic District, there are no historical properties located on the site and as such the Project will not detract from, or be inconsistent with, any existing structures.

The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship.

The application of the identified standards would prevent the development of this Property as proposed. The costs associated with creating a development of this magnitude which will include a parking deck and significant public plaza in the center require the efficient utilization of the property in a manner consistent with the desires of the market-place. The subject property does not have any buildings of historical

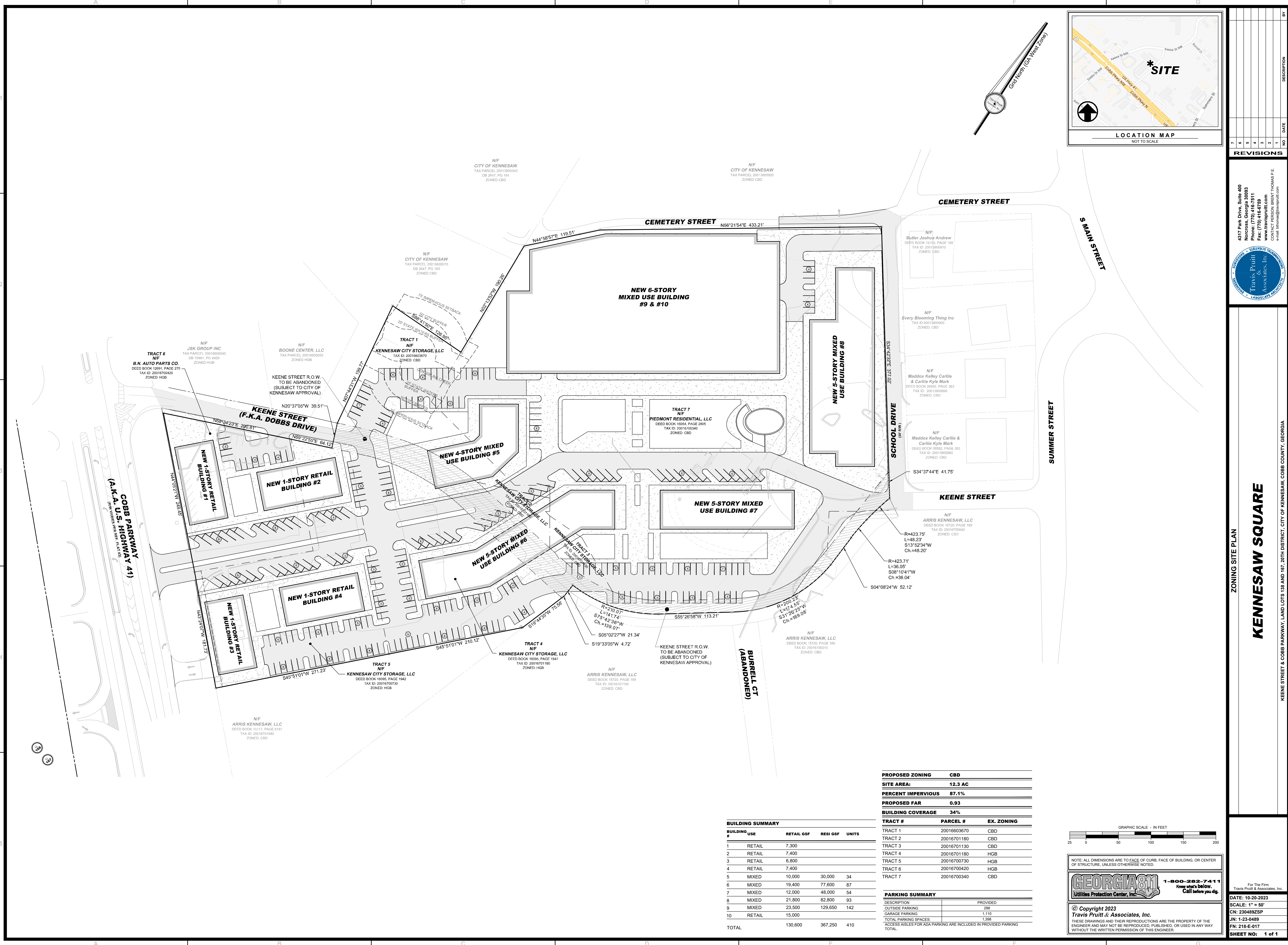
significance, and the design of the project to part of the Cobb Parkway corridor revitalization supports the requested variances.

Such conditions are peculiar to the particular piece of property involved.

This property is uniquely located in that it is partially within the Historic District, but it fronts upon Cobb Parkway and does not include any structures of historic significance. As such, the grant of the requested variances are peculiar to this property.

Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.

Because this Project is uniquely situated, the grant of the requested variances will not impair the purposes or intent of the subject ordinances, nor will they be a detriment to the public good. The grant of the requested variances will further the intent and desire of the City of Kennesaw to begin the revitalization of the Cobb Parkway corridor and will provide a significant benefit to the community.



NO.	DATE	DESCRIPTION
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REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-5759
www.travispruit.com
CONTACT PERSON: BRENT THOMAS P.E.
e-mail: bthomas@travispruit.com



ZONING SITE PLAN
KENNESAW SQUARE

KEENE STREET & COBB PARKWAY, LAND LOTS 138 AND 167, 20TH DISTRICT, CITY OF KENNESAW, COBB COUNTY, GEORGIA

BUILDING SUMMARY			
BUILDING #	USE	RETAIL GSF	RESI GSF UNITS
1	RETAIL	7,300	
2	RETAIL	7,400	
3	RETAIL	6,800	
4	RETAIL	7,400	
5	MIXED	10,000	30,000 87
6	MIXED	19,400	77,600 87
7	MIXED	12,000	48,000 54
8	MIXED	21,800	82,800 93
9	MIXED	23,500	129,650 142
10	RETAIL	15,000	
TOTAL		130,600	367,250 410

PROPOSED ZONING		CBD
SITE AREA:		12.3 AC
PERCENT IMPERVIOUS		87.1%
PROPOSED FAR		0.93
BUILDING COVERAGE		34%
TRACT #	PARCEL #	EX. ZONING
TRACT 1	20016603670	CBD
TRACT 2	20016701180	CBD
TRACT 3	20016701130	CBD
TRACT 4	20016701180	HGB
TRACT 5	20016700730	HGB
TRACT 6	20016700420	HGB
TRACT 7	20016700340	CBD
PARKING SUMMARY		
DESCRIPTION		PROVIDED
OUTSIDE PARKING		288
GARAGE PARKING		1,110
TOTAL PARKING SPACES:		1,398
ACCESS AISLES FOR ADA PARKING ARE INCLUDED IN PROVIDED PARKING TOTAL		

GRAPHIC SCALE - IN FEET
25 0 50 100 150 200

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
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For The Firm
Travis Pruitt & Associates, Inc.
DATE: 10-20-2023
SCALE: 1" = 50'
CN: 230489ZSP
JN: 1-23-0489
FN: 218-E-017
SHEET NO: 1 of 1

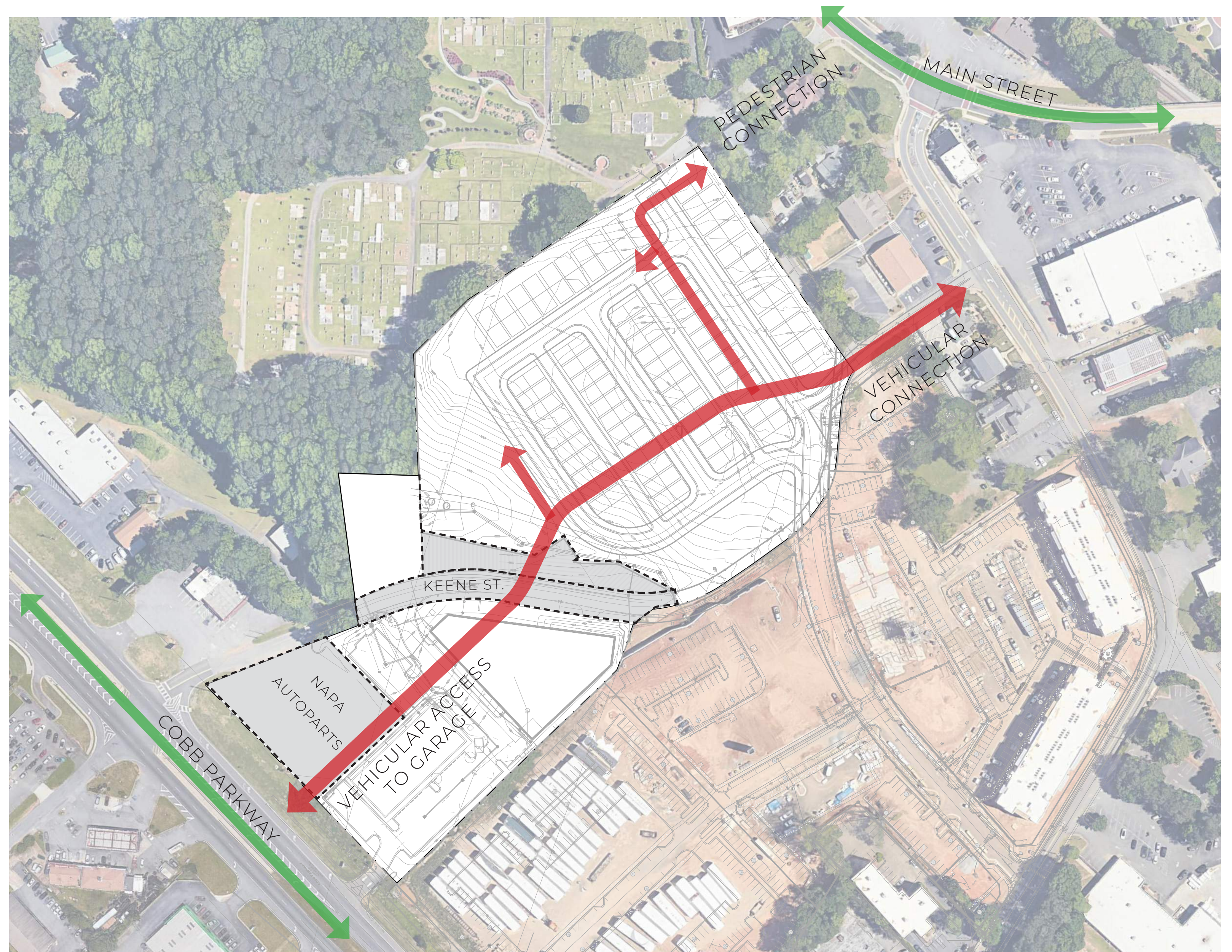
OCTOBER 19, 2023

KENNESAW SQUARE

MASTERPLAN

RSP ARCHITECTS

MASTER PLAN - EXISTING SITE



DESIGN CHARACTER



CONCORD WILSHIRE



RSP ARCHITECTS

DESIGN CHARACTER

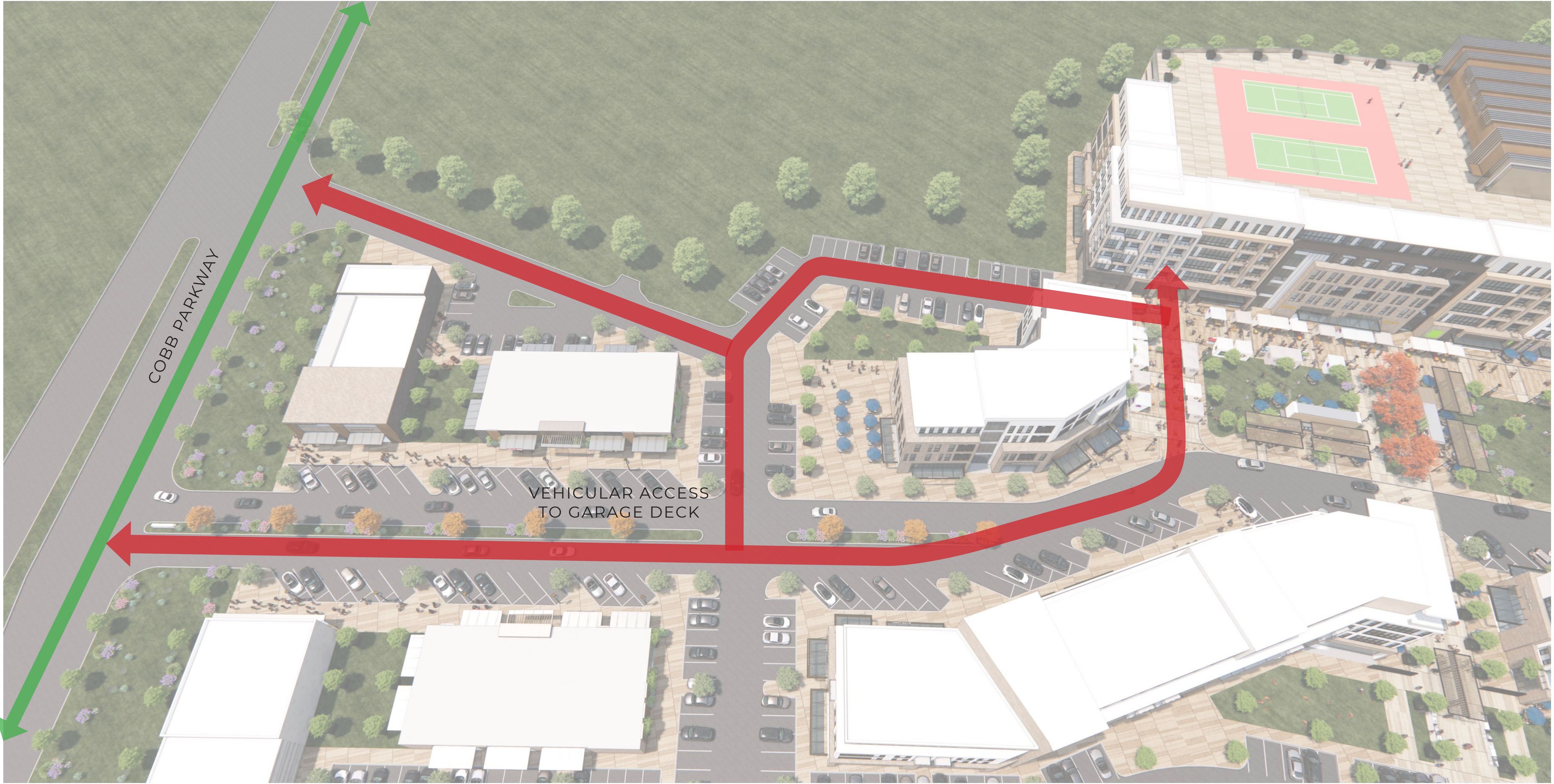


CONCORD WILSHIRE

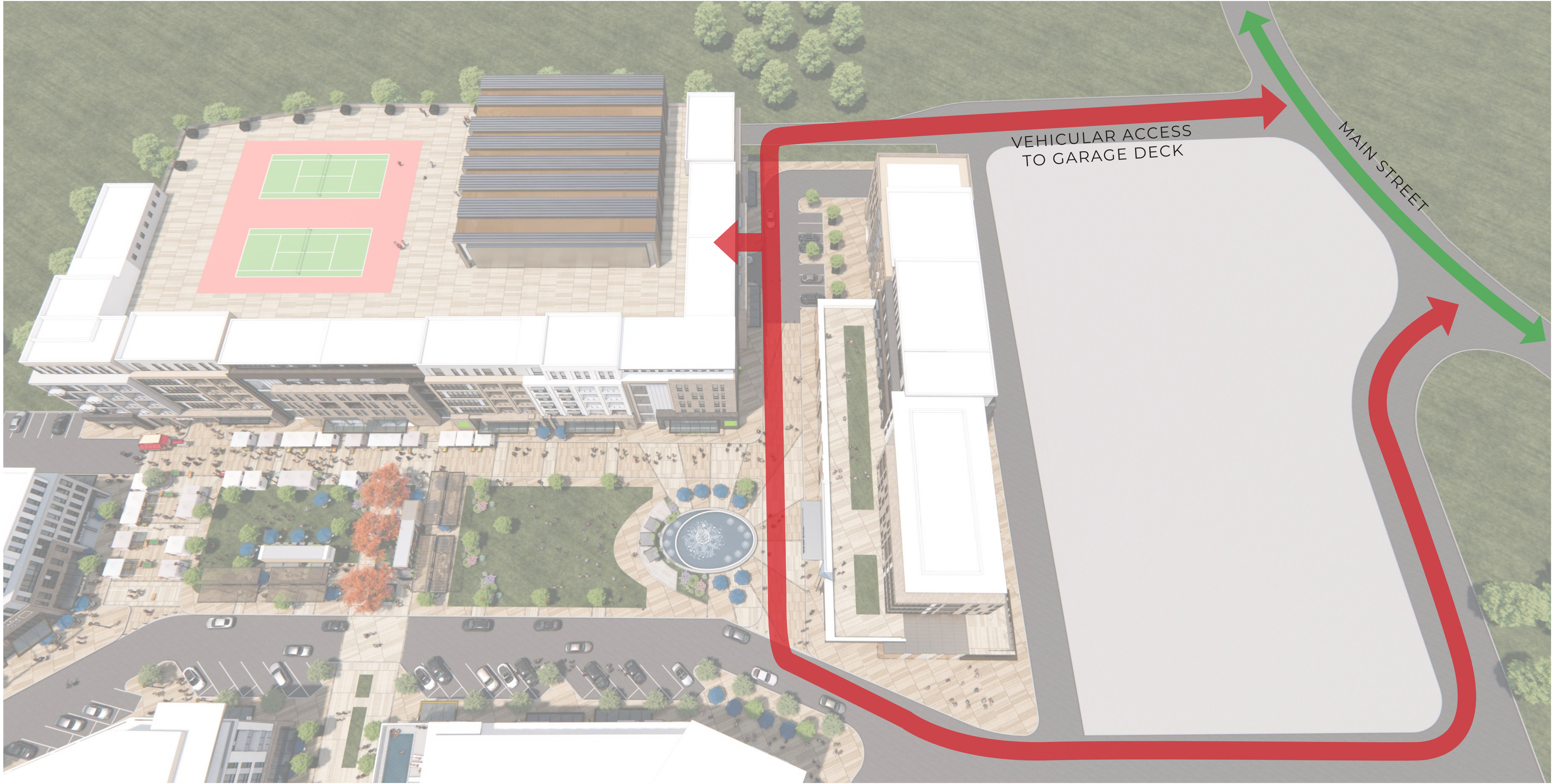


RSP ARCHITECTS

VIEW - GARAGE DECK ACCESS FROM COBB PARKWAY



VIEW - GARAGE DECK ACCESS FROM MAIN STREET



VIEW - BIRDS EYE

SPORTS CENTER

RESIDENTIAL ABOVE RETAIL

GARAGE

RESIDENTIAL ABOVE RETAIL

RETAIL

RETAIL



VIEW - PARK VIEW



VIEW - PARK VIEW



VIEW - SOUTHERN ENTRY



VIEW - SOUTHERN ENTRY



VIEW - MAIN PARK



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - PARK STAGE



VIEW - FOUNTAIN VIEW







VIEW - ROOFTOP POOL









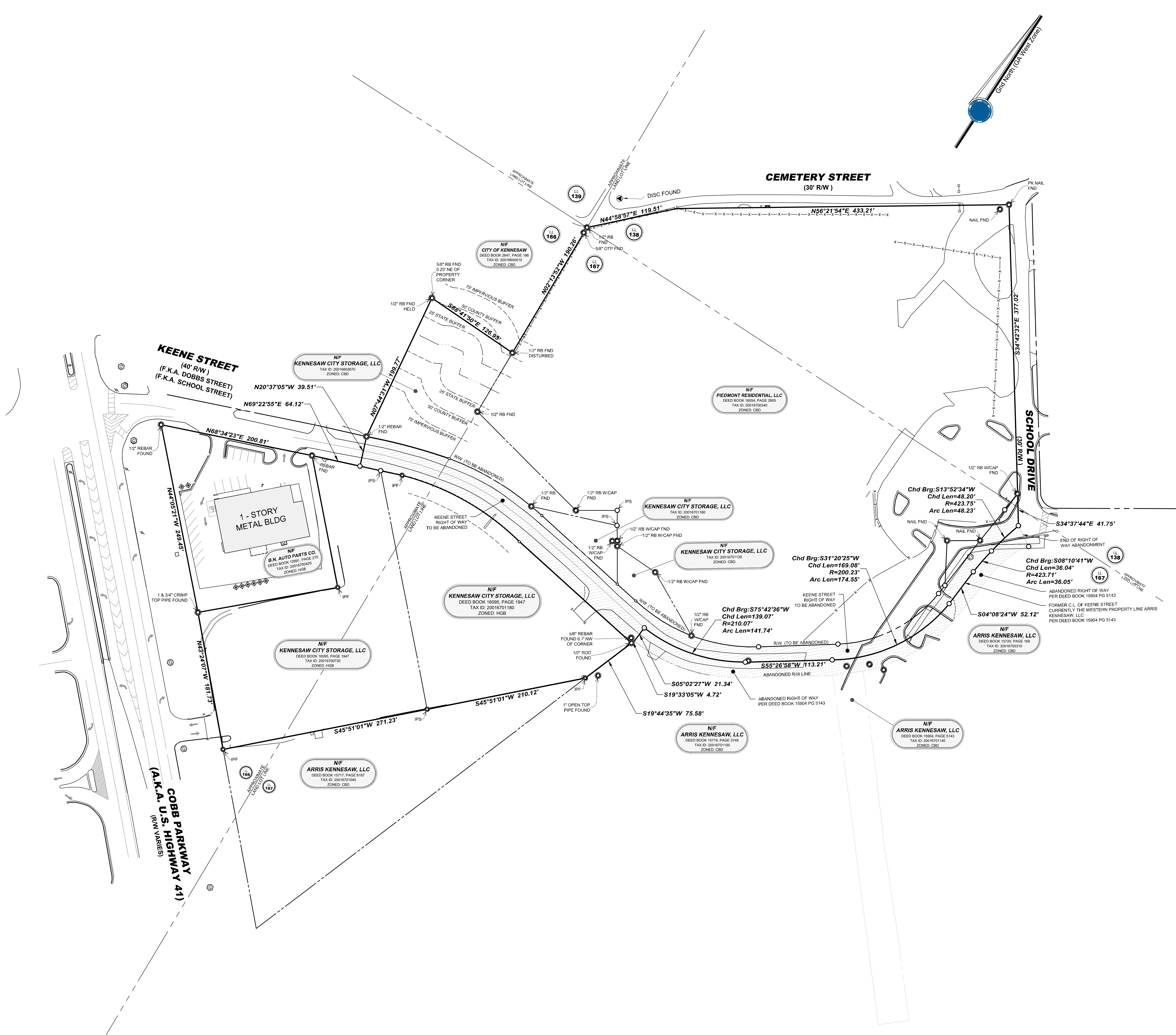
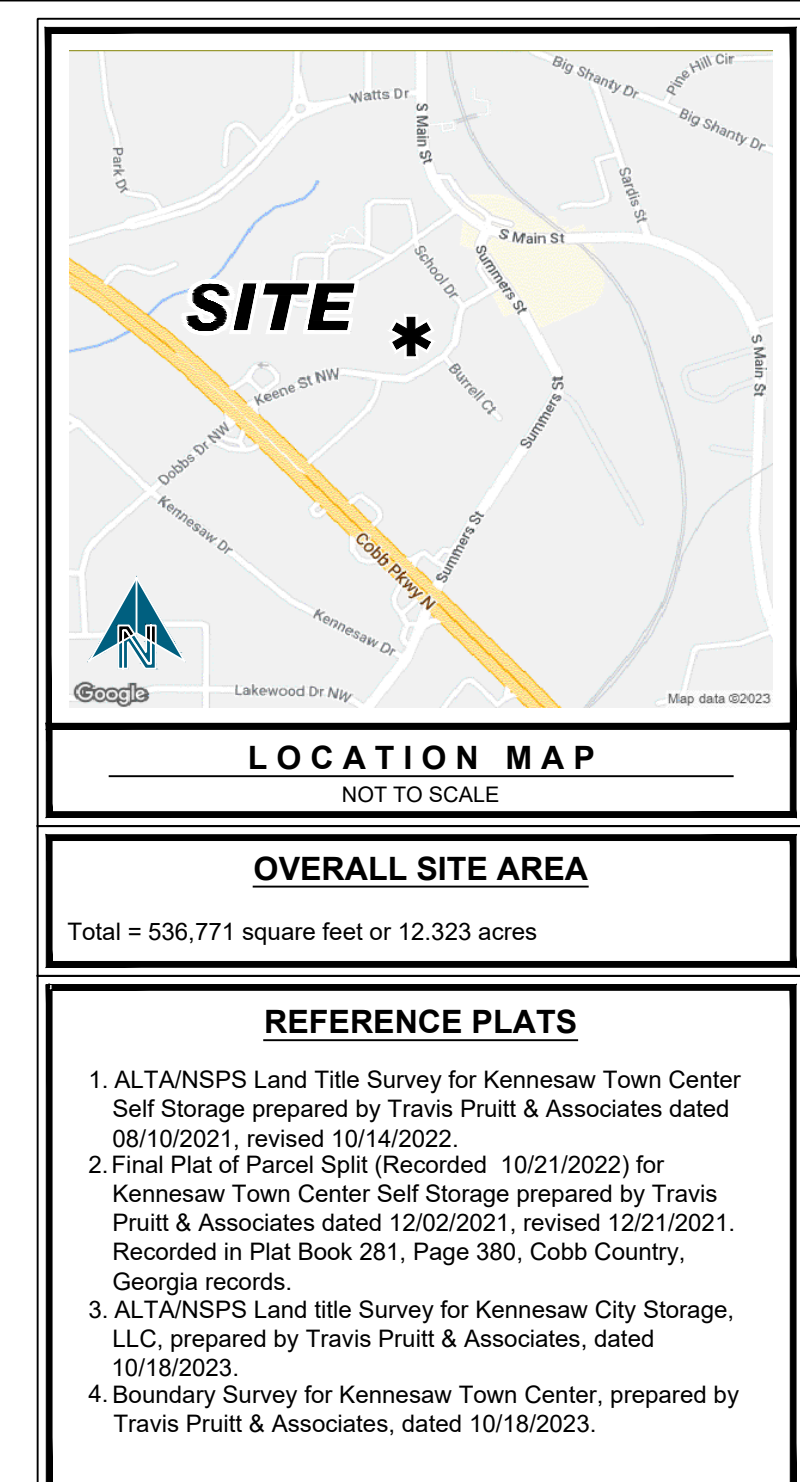


DEVELOPMENT COLLAGE - VIEW FROM SUMMER STREET





THANK YOU



8	DATE	DESCRIPTION	BY
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1			

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Norcross, Georgia 30093
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Fax: (770) 416-6759
www.travispruitt.com



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ZONING BOUNDARY EXHIBIT

KKENNESAW SQAURE

AUTHORIZED BY: CONCORD WILSHIRE COMPANIES
38,166.16' • 20TH DISTRICT-CITY OF KENNESAW • COBB COUNTY - (34)

GRAPHIC SCALE - IN FEET

0 50 100 150

25

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11/11/2016

For The Firm

This survey was prepared in conformity with The Technical

Georgia as set forth in Chapter 180-7 of the Rules of the Georgia

Professional Engineers and Land Surveyors and as set forth in the

PLAT DATE: 10/19/2023

SCALE: 1" = 50'

FN: 218-E-016
SHEET NO: 1 of 1

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DESCRIPTION OF
Overall Zoning Boundary Exhibit

All that tract or parcel of land lying and being in Land Lots 138,139,166, and 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the southeasterly right of way line of Keene Street (40' right of way) and the northeasterly right of way line of Cobb Parkway (right of way varies), THENCE leaving said intersection following the southeasterly right of way line of Keene Street (40' right of way) North 68 degrees 34 minutes 23 seconds East a distance of 200.81 feet to 1/2" REBAR FOUND; THENCE continue following said right of way North 69 degrees 22 minutes 55 seconds East a distance of 64.12 feet to a point; THENCE leaving said right of way North 20 degrees 37 minutes 05 seconds West a distance of 39.51 feet to 1/2" REBAR FOUND at the northwesterly right of way line of Keene Street (40' right of way); THENCE leaving said right of way North 07 degrees 44 minutes 31 seconds West a distance of 199.77 feet to 1/2" REBAR FOUND; THENCE South 88 degrees 41 minutes 50 seconds East a distance of 126.95 feet to 1/2" REBAR FOUND on the Land Lot Line common to land lots 166 and 167; THENCE following said land lot line North 02 degrees 13 minutes 52 seconds West a distance of 190.26 feet to 1/2" REBAR FOUND at the common Land Lot corner of Land Lots 138,139,166, AND 167 and the southeasterly right of way line of Cemetery Street (30' right of way); THENCE following said southeasterly right of way line of Cemetery Street (30' right of way) North 44 degrees 58 minutes 57 seconds East a distance of 119.51 feet to a point; THENCE continue following said right of way North 56 degrees 21 minutes 54 seconds East a distance of 433.21 feet to a PK NAIL FOUND at the intersection of the southeasterly right of way line of Cemetery Street (30' right of way) and the southwesterly right of way line of School Drive (30' right of way); THENCE following said southwesterly right of way line of School Drive (30' right of way) South 34 degrees 42 minutes 32 seconds East a distance of 377.02 feet to 1/2" REBAR FOUND; THENCE leaving said right of way South 34 degrees 37 minutes 44 seconds East a distance of 41.75 feet to a point on the centerline of now abandoned Keene Street; THENCE following said centerline of now abandoned Keene Street the following courses and distances: along a curve to the left with a radius of 423.75 feet and an arc length of 48.23 feet, said curve having a chord bearing of South 13 degrees 52 minutes 34 seconds West and a chord distance of 48.20 feet to a point; THENCE along a curve to the left with a radius of 423.71 feet and an arc length of 36.05 feet, said curve having a chord bearing of South 08 degrees 10 minutes 41 seconds West and a chord distance of 36.04 feet to a point; THENCE South 04 degrees 08 minutes 24 seconds West a distance of 52.12 feet to a point; THENCE along a curve to the right with a radius of 200.23 feet and an arc length of 174.55 feet, said curve having a chord bearing of South 31 degrees 20 minutes 25 seconds West and a chord distance of 169.08 feet to a point; THENCE South 55 degrees 26 minutes 58 seconds West a distance of 113.21 feet to a point; THENCE along a curve to the right with a radius of 210.07 feet and an arc length of 141.74 feet, said curve having a chord bearing of South 75 degrees 42 minutes 36 seconds West and a chord distance of 139.07 feet to a point; THENCE leaving said centerline of now abandoned Keene Street South 05 degrees 02 minutes 27 seconds West a distance of 21.34 feet to a point at the southerly right of way line of Keene Street (40' right of way); THENCE South 19 degrees 33

minutes 05 seconds West a distance of 4.72 feet to a 1/2" ROD FOUND; THENCE South 19 degrees 44 minutes 35 seconds West a distance of 75.58 feet to 1/2" REBAR FOUND; THENCE South 45 degrees 51 minutes 01 seconds West a distance of 210.12 feet to 1/2" REBAR SET; THENCE South 45 degrees 51 minutes 01 seconds West a distance of 271.23 feet to 1/2" REBAR FOUND on the northeasterly right of way line of Cobb Parkway (right of way varies); THENCE following said right of way North 43 degrees 24 minutes 07 seconds West a distance of 181.73 feet to a point; THENCE continue following said right of way North 44 degrees 05 minutes 21 seconds West a distance of 249.45 feet to a point at the intersection of the northeasterly right of way line of Cobb Parkway (right of way varies) and the northwesterly right of way line of Keene Street (40' right of way), said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 536,772 square feet or 12.323 acres.

The above-described property is shown on a Zoning Boundary Exhibit for Concord Wilshire Companies, dated October 19, 2023, prepared by Travis Pruitt & Associates, Inc. Survey File Number (218-E-016).

LEGEND	
	LAND LOT IDENTIFICATION
	IRON PIN FOUND (AS NOTED)
	1/2" REBAR SET (W/CP/IPS)
	NOW OR FORMERLY
	RIGHT OF WAY
	FOUND
	EDGE OF PAVEMENT
	SIDEWALK
	LAMP POST
	POWER POLE
	POLYVINYL CHLORIDE PIPE
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	INVERT
	SANITARY SEWER MANHOLE
	CLEAN OUT
	CATCH BASINS
	DROP INLET
	STORM SEWER MANHOLE
	HEADWALL
	CABLE TV BOX
	TELEPHONE BOX
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	WATER VALVE
	APPROX. UTILITY STRUCTURE
	FENCE LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LOCATION MAP
NOT TO SCALE

SITE ADDRESS
Keene Street, Kennesaw, GA, USA

REFERENCE PLATS

1. ALTA/NSPS Land Title Survey for Kennesaw Town Center Self Storage prepared by Travis Pruitt & Associates dated 03/10/2021, revised 10/14/2022
2. ALTA/NSPS Land Title Survey for Eternal Holdings, LLC, A Nevada Limited Liability Company & First American Title Insurance Company prepared by Paramount Surveys dated 05/03/2022.

SITE AREA

Tract 1 = 29,341 square feet or 0.675 acres
Tract 2 = 4,225 square feet or 0.100 acres
Tract 3 = 4,123 square feet or 0.095 acres

RIGHT OF WAY TO BE ABANDONED
APPROXIMATE AREA = 30,343 square feet or 0.696 acres

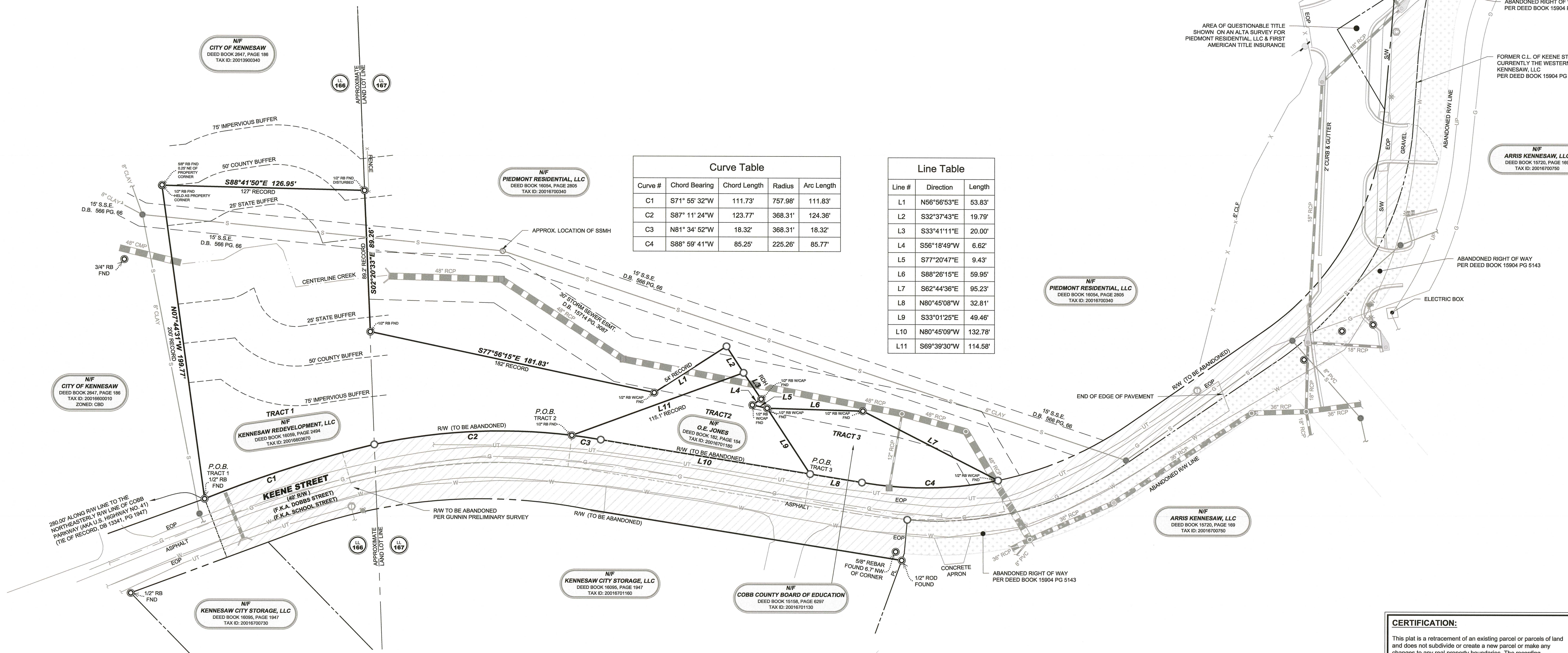
437 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6799
www.travispruitt.com

Certificate of Authorization Number 613

Travis Pruitt & Associates, Inc.

REVISION

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		



Curve Table				
Curve #	Chord Bearing	Chord Length	Radius	Arc Length
C1	S71° 55' 32"W	111.73'	757.98'	111.83'
C2	S87° 11' 24"W	123.77'	368.31'	124.36'
C3	N81° 34' 52"W	18.32'	368.31'	18.32'
C4	S88° 59' 41"W	85.25'	225.26'	85.77'

Line Table		
Line #	Direction	Length
L1	N56°56'53"E	53.83'
L2	S32°37'43"E	19.79'
L3	S33°41'11"E	20.00'
L4	S56°18'49"W	6.62'
L5	S77°20'47"E	9.43'
L6	S88°28'15"E	59.95'
L7	S62°44'36"E	95.23'
L8	N80°45'08"W	32.81'
L9	S33°01'25"E	49.46'
L10	N80°45'09"W	132.78'
L11	S69°39'30"W	114.58'

- SURVEY NOTES**
1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
 2. Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
 3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
 4. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Cobb County, Georgia and incorporated areas Map Number 13067C0039H, effective date 3/4/2013
 5. No common observable evidence of cemeteries, burial grounds or isolated grave sites were found during the course of the survey.
 6. No observable evidence that the site was used as a solid waste dump, pump or sanitary landfill.
 7. No wetland delineation markers were observed at the time of the survey.
 8. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
 9. No observable evidence or proposed changes in right of way made available to the surveyor.
 10. No observable evidence of recent street or sidewalk construction or repairs.
 11. Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
 12. Underground utility research, field markings, size and character of material has been provided by Utilisurvey, LLC on 5/9/2023

CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using a eGPS 2071 dual frequency receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 78,463 feet.

Kevin G. Pate 10-19-23
KEVIN G. PATE Date
Georgia Professional Land Surveyor No. 3499
For the Firm Travis Pruitt & Associates, Inc.

BOUNDARY SURVEY

KENNESAW TOWN CENTER

LAND LOT 166 & 167 20TH DISTRICT CITY OF KENNESAW COBB COUNTY GEORGIA

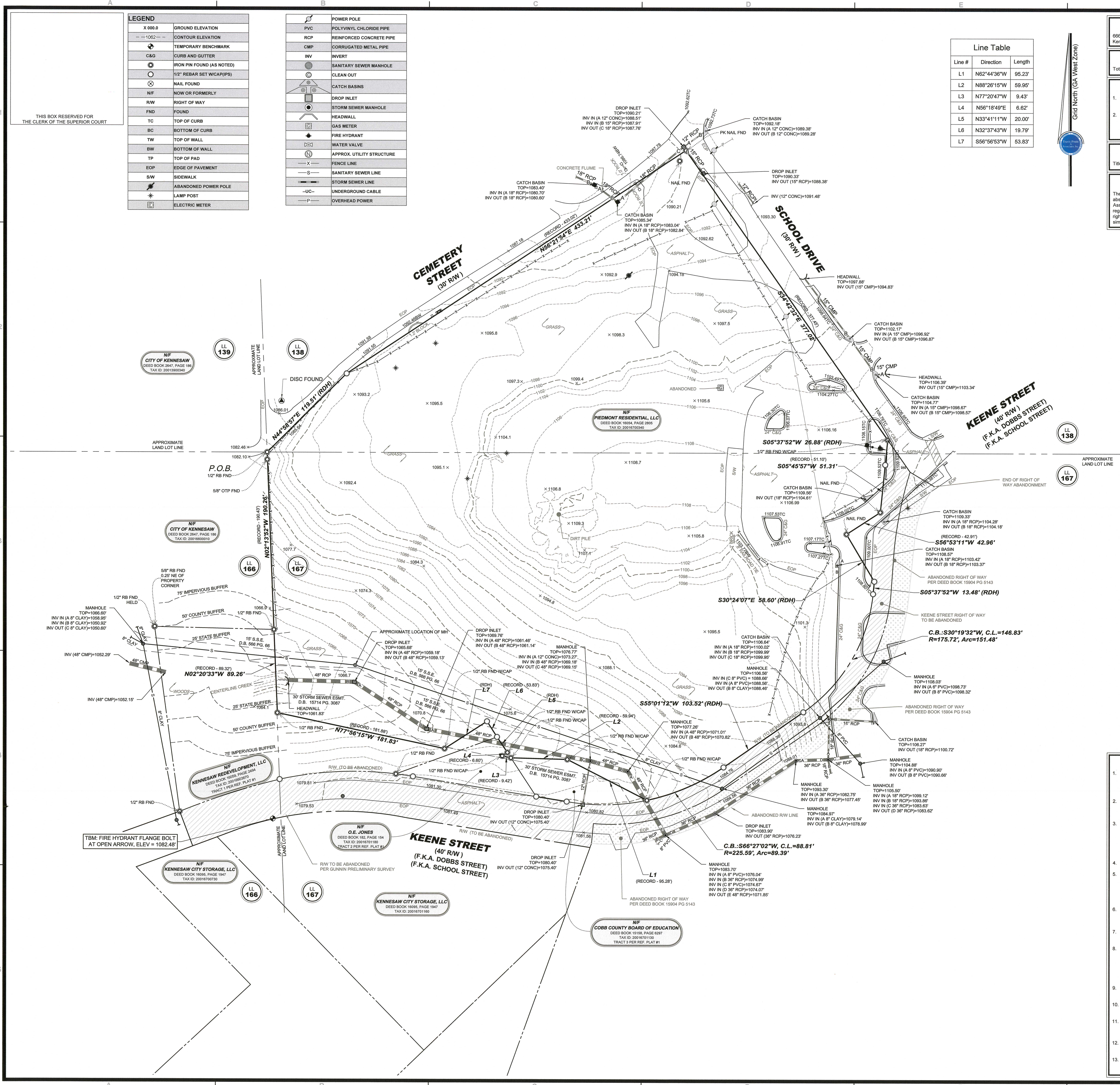
GRAPHIC SCALE - 1" = 100'

NO. 3499
10/19/2023
KEVIN GLENN PATE

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 156-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 05/24/2023
FIELD DATE: 5/11/2023
SCALE: 1" = 30'
JUN: 1-23-0231-600
PIN: 217-E-131
SHEET NO: 1 of 1



SITE ADDRESS
6667 Keene Street Northwest, Kennesaw, GA, USA
Kennesaw, Ga.

SITE AREA
Total = 311,531 square feet or 7.152 acres

REFERENCE PLATS
1. Boundary Exhibit for Kennesaw Town Center prepared by Travis Pruitt & Associates, Inc., dated 05/24/2023. (FN: 217-E-131)
2. ALTANSPS Land Title and Topographic Survey for Piedmont Residential, LLC & First American Title Insurance Company prepared by Paramount Surveys dated 05/3/2022.

TITLE EXCEPTIONS
Title pending review upon receipt of title.

SPECIAL NOTE
The survey shown hereon was prepared without benefit of any abstract of title; therefore, Kevin G. Pate and Travis Pruitt & Associates, Inc., make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.

LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTION
BEGINNING at a 1/2" rebar found on the southeasterly right of way line of Cemetery Street (30' right of way) at the common corner of land lots 138, 139, 166 and 167, THENCE leaving said common lot corner and proceeding along the southeasterly right of way line of Cemetery Street (30' right of way) the following courses and distances North 44 degrees 58 minutes 57 seconds East a distance of 119.51 feet to a point; THENCE North 56 degrees 21 minutes 54 seconds East a distance of 433.21 feet to a PK nail found at the intersection of the southeasterly right of way line of Cemetery Street (30' right of way) and the southeasterly right of way line of School Drive (30' right of way); THENCE leaving the southeasterly right of way line of Cemetery Street (30' right of way) and proceeding along the southeasterly right of way line of School Drive (30' right of way) South 34 degrees 42 minutes 32 seconds East a distance of 377.02 feet to a 1/2" rebar found with cap at the intersection of the southeasterly right of way line of School Drive (30' right of way) and the westerly right of way line of Keene Street (40' right of way); THENCE leaving said westerly right of way line of School Drive (30' right of way) and the westerly right of way line of Keene Street (40' right of way) (F.K.A. School Street) (F.K.A. Dobbs Street) (F.K.A. School Street) the following courses and distances South 05 degrees 37 minutes 52 seconds West a distance of 26.88 feet to a point; THENCE South 05 degrees 45 minutes 57 seconds West a distance of 51.31 feet to a nail found; THENCE South 56 degrees 53 minutes 11 seconds West a distance of 42.96 feet to a nail found; THENCE South 30 degrees 24 minutes 07 seconds East a distance of 58.80 feet to a point; THENCE South 05 degrees 37 minutes 52 seconds West a distance of 13.48 feet to a point; THENCE along a curve to the right with a radius of 175.72 feet and an arc length of 151.48 feet, said curve having a chord bearing of South 30 degrees 19 minutes 32 seconds West and a chord distance of 146.83 feet to a point; THENCE South 55 degrees 01 minutes 12 seconds West a distance of 103.52 feet to a point; THENCE along a curve to the right with a radius of 225.59 feet and an arc length of 89.39 feet, said curve having a chord bearing of South 56 degrees 27 minutes 02 seconds West and a chord distance of 88.81 feet to a 1/2" rebar found with cap; THENCE leaving said northwesterly right of way line of Keene Street (40' right of way) (F.K.A. Dobbs Street) (F.K.A. School Street) North 82 degrees 44 minutes 36 seconds East a distance of 95.23 feet to a 1/2" rebar found with cap; THENCE North 88 degrees 26 minutes 15 seconds West a distance of 59.95 feet to a point; THENCE North 77 degrees 20 minutes 47 seconds East a distance of 9.43 feet to a point; THENCE North 56 degrees 18 minutes 49 seconds East a distance of 6.62 feet to a point; THENCE North 33 degrees 41 minutes 11 seconds West a distance of 20.00 feet to a point; THENCE North 32 degrees 37 minutes 43 seconds West a distance of 19.79 feet to a point; THENCE North 55 degrees 53 minutes 53 seconds West a distance of 53.83 feet to a point.

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: 770.446.9781
Fax: 770.446.9782
www.travispruitt.com

Travis Pruitt & Associates, Inc.
Professional Engineers and Land Surveyors
Georgia Professional Land Surveyor No. 3499
For The Firm: Travis Pruitt & Associates, Inc.

ALTRANSPS LAND TITLE SURVEY
KENNESAW SQUARE
AUTHORIZED BY: CONCORD WILSHIRE COMPANIES
LAND LOTS 138 & 167, 20TH DISTRICT - CITY OF KENNESAW, COBB COUNTY, GEORGIA

GRAPHIC SCALE - IN FEET
0 20 40 60 80 100 120 140 160 180 200

SURVEY NOTES

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
- Exterior footprint of all buildings at ground level.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Cobb County, Georgia and incorporated areas Map Number 13067C0039H, effective date 3/4/2013.
- No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
- No observable evidence that the site was used as a solid waste dump, dump or sanitary landfill.
- The Property has direct vehicular access to School Drive 30' right of way and Keene Street Northwest (F.K.A. Dobbs Street) (F.K.A. School Street) (40' right of way) and pedestrian access to School Drive (30' right of way) and Cemetery Street (30' right of way), dedicated public right of way, as shown on the survey.
- No wetland delineation markers were observed at the time of the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- A portion of the right of way of Keene Street (40' right of way) (F.K.A. Dobbs Street) (F.K.A. School Street) is proposed to be abandoned.
- Ongoing construction along the right of way of Keene Street (40' right of way) (F.K.A. Dobbs Street) (F.K.A. School Street).
- There may be underground utilities not shown on this survey.

CERTIFICATION:
This plat is a representation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using a GPS 207L dual frequency receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07.

This map or plat has been calculated for closure and is found to be accurate within one foot in 148,459 feet.

(To Name of Insured, if known), (Name of Lender, if known), (Name of Insurer, if known), (Name of others as negotiated with the Client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTRANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof 1, 2, 3, 4, 5, 8(a), 7(b)(1), 8, 9, 11(b), 13 and 19. The fieldwork was completed on 10/17/2023.

KEVIN G. PATE Date 10-19-23
Georgia Professional Land Surveyor No. 3499
For The Firm: Travis Pruitt & Associates, Inc.

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Travis Pruitt & Associates, Inc.

These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

For The Firm: Travis Pruitt & Associates, Inc.
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 10/19/2023
FIELD DATE: 10/17/2023
SCALE: 1" = 40'
JN: 1-23-0489.600
FN: 218-E-015
SHEET NO: 1 of 1

DESCRIPTION OF Kennesaw Square

All that tract or parcel of land lying and being in Land Lots 138 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the southeasterly right of way line of Cemetery Street (30' right of way) at the common corner of land lots 138, 139, 166 and 167, THENCE leaving said common land lot corner and proceeding along the southeasterly right of way line of Cemetery Street (30' right of way) the following courses and distances North 44 degrees 58 minutes 57 seconds East a distance of 119.51 feet to a point; THENCE North 56 degrees 21 minutes 54 seconds East a distance of 433.21 feet to a PK nail found at the intersection of the southeasterly right of way line of Cemetery Street (30' right of way) and the south westerly right of way line of School Drive (30' right of way); THENCE leaving the southeasterly right of way line of Cemetery Street (30' right of way) and proceeding along the southwesterly right of way line of School Drive (30' right of way) South 34 degrees 42 minutes 32 seconds East a distance of 377.02 feet to a 1/2" rebar found with cap at the intersection of the southwesterly right of way line of School Drive (30' right of way) and the westerly right of way of Keene Street (40' right of way) (F.K.A. Dobbs Street) (F.K.A. School Street); THENCE leaving said southwesterly right of way line of School Drive (30' right of way) and proceeding along the northwesterly right of way line of Keene Street (40' right of way) (F.K.A. Dobbs Street) (F.K.A. School Street) the following courses and distances South 05 degrees 37 minutes 52 seconds West a distance of 26.88 feet to a point; THENCE South 05 degrees 45 minutes 57 seconds West a distance of 51.31 feet to a nail found; THENCE South 56 degrees 53 minutes 11 seconds West a distance of 42.96 feet to a nail found; THENCE South 30 degrees 24 minutes 07 seconds East a distance of 58.60 feet to a point; THENCE South 05 degrees 37 minutes 52 seconds West a distance of 13.48 feet to a point; THENCE along a curve to the right with a radius of 175.72 feet and an arc length of 151.48 feet, said curve having a chord bearing of South 30 degrees 19 minutes 32 seconds West and a chord distance of 146.83 feet to a point; THENCE South 55 degrees 01 minutes 12 seconds West a distance of 103.52 feet to a point; THENCE along a curve to the right with a radius of 225.59 feet and an arc length of 89.39 feet, said curve having a chord bearing of South 66 degrees 27 minutes 02 seconds West and a chord distance of 88.81 feet to a 1/2" rebar found with cap; THENCE leaving said northwesterly right of way line of Keene Street (40' right of way) (F.K.A. Dobbs Street) (F.K.A. School Street) North 62 degrees 44 minutes 36 seconds West a distance of 95.23 feet to a 1/2" rebar found with cap; THENCE North 88 degrees 26 minutes 15 seconds West a distance of 59.95 feet to a 1/2" rebar found with cap; THENCE North 77 degrees 20 minutes 47 seconds West a distance of 9.43 feet to a 1/2" rebar found with cap; THENCE North 56 degrees 18 minutes 49 seconds East a distance of 6.62 feet to a 1/2" rebar found with cap; THENCE North 33 degrees 41 minutes 11 seconds West a distance of 20.00 feet to a point; THENCE North 32 degrees 37 minutes 43 seconds West a distance of 19.79 feet to a point; THENCE South 56 degrees 56 minutes 53 seconds West a distance of 53.83 feet to a 1/2" rebar found with cap; THENCE North 77 degrees 56 minutes 15 seconds West a distance of 181.83 feet to a 1/2" rebar found; THENCE North 02 degrees 20 minutes 33

seconds West a distance of 89.26 feet to a 1/2'' rebar found; THENCE North 02 degrees 13 minutes 52 seconds West a distance of 190.26 feet to a 1/2'' rebar found with cap, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 311,531 square feet or 7.152 acres.

The above-described property is shown on an ALTA/NSPS Land Title Survey for Concord Wilshire Companies, dated October 19, 2023, prepared by Travis Pruitt & Associates, Inc., Survey File Number (218-E-015)

**DESCRIPTION OF
TRACT 1 – BOUNDARY EXHIBIT PLAT**

All that tract or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the northerly right-of-way of Keene Street (40' R/W, f.k.a. Dobbs Street, f.k.a. School Street), +/- 280 along the northerly right-of-way of said Keene Street from the intersection with the northeasterly right-of-way of Cobb Parkway (right-of-way varies, a.k.a U.S. Hwy 41); THENCE departing said right-of-way North 07 degrees 44 minutes 31 seconds West a distance of 199.77 feet to a 1/2" rebar found; THENCE South 88 degrees 41 minutes 50 seconds East a distance of 126.95 feet to a 1/2" rebar found; THENCE South 02 degrees 20 minutes 33 seconds East a distance of 89.26 feet to a 1/2" rebar found ; THENCE South 77 degrees 56 minutes 15 seconds East a distance of 181.83 feet to a 1/2" rebar with cap found; THENCE North 56 degrees 56 minutes 53 seconds East a distance of 53.83 feet to an iron pin set; THENCE South 32 degrees 37 minutes 43 seconds East a distance of 19.79 feet to an iron pin set; THENCE South 69 degrees 39 minutes 30 seconds West a distance of 114.58 feet to a 1/2" rebar found on the northerly right-of-way of Keene Street; THENCE proceed along said right-of-way the following two courses: along a curve to the left with a radius of 368.31 feet and an arc length of 124.36 feet, said curve having a chord bearing of South 87 degrees 11 minutes 24 seconds West and a chord distance of 123.77 feet to a point; THENCE along a curve to the left with a radius of 757.98 feet and an arc length of 111.83 feet, said curve having a chord bearing of South 71 degrees 55 minutes 32 seconds West and a chord distance of 111.73 feet to a 1/2" rebar found, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 29,341 square feet or 0.675 acres.

The above-described property is shown as Tract 1 on a Boundary Survey for Kennesaw City Storage, LLC dated 05/24/2023, last revised 10/19/2023 and prepared by Travis Pruitt & Associates, Inc. Survey File Number (217-E-131).

**DESCRIPTION OF
TRACT 2 BOUNDARY EXHIBIT PLAT**

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the easterly right-of-way of Cobb Parkway (right-of-way varies, a.k.a. U.S. Hwy 41) and the northerly right-of-way of Keene Street (40' right-of-way) proceed along said Keene Street right-of-way +/- 516 feet to a 1/2" rebar found, said rebar being the **TRUE POINT OF BEGINNING**.

From the **TRUE POINT OF BEGINNING**, THENCE departing said right-of-way North 69 degrees 39 minutes 30 seconds East a distance of 114.58 feet to a 1/2" rebar set; THENCE South 33 degrees 41 minutes 11 seconds East a distance of 20.00 feet to a 1/2" rebar with cap found; THENCE South 56 degrees 18 minutes 49 seconds West a distance of 6.62 feet to a 1/2" rebar with cap found; THENCE South 77 degrees 20 minutes 47 seconds East a distance of 9.43 feet to a 1/2" rebar with cap found; THENCE South 33 degrees 01 minutes 25 seconds East a distance of 49.46 feet to a point on the northerly right-of-way of Keene Street; THENCE proceed along said right-of-way the following two courses: North 80 degrees 45 minutes 09 seconds West a distance of 132.78 feet to a point; THENCE along a curve to the left with a radius of 368.31 feet and an arc length of 18.32 feet, said curve having a chord bearing of North 81 degrees 34 minutes 52 seconds West and a chord distance of 18.32 feet to a 1/2" rebar found, said rebar being the **TRUE POINT OF BEGINNING**.

Said tract contains 4,225 square feet or 0.10 acres.

The above-described property is shown as Tract 2 on a Boundary Survey for Kennesaw City Storage, LLC dated 05/24/2023, last revised 10/19/2023 and prepared by Travis Pruitt & Associates, Inc. Survey File Number (217-E-131).

**DESCRIPTION OF
TRACT 3 BOUNDARY EXHIBIT PLAT**

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the easterly right-of-way of Cobb Parkway (right-of-way varies, a.k.a. U.S. Hwy 41) and the northerly right-of-way of Keene Street (40' right-of-way) proceed along said Keene Street right-of-way +/- 667 feet to a 1/2" rebar set, said rebar being the **TRUE POINT OF BEGINNING**.

From the **TRUE POINT OF BEGINNING**, departing said right-of-way **THENCE** North 33 degrees 01 minutes 25 seconds West a distance of 49.46 feet to a 1/2" rebar with cap found; **THENCE** South 88 degrees 26 minutes 15 seconds East a distance of 59.95 feet to a 1/2" rebar with cap found; **THENCE** South 62 degrees 44 minutes 36 seconds East a distance of 95.23 feet to a 1/2" rebar with cap found on the northerly right-of-way of Keene Street; **THENCE** proceed along said right-of-way the following two courses: along a curve to the right with a radius of 225.26 feet and an arc length of 85.77 feet, said curve having a chord bearing of South 88 degrees 59 minutes 41 seconds West and a chord distance of 85.25 feet to a point; **THENCE** North 80 degrees 45 minutes 08 seconds West a distance of 32.81 feet to a 1/2" rebar, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 4,123 square feet or 0.095 acres.

The above-described property is shown as Tract 3 on a Boundary Survey for Kennesaw City Storage, LLC dated 05/24/2023, last revised 10/19/2023 and prepared by Travis Pruitt & Associates, Inc. Survey File Number (217-E-131).

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

	BOLLARD
	HANDICAP PARKING
	SIGN
	TEMPORARY BENCHMARK
	CURB AND GUTTER
	IRON PIN FOUND (AS NOTED)
	1/2" REBAR FOUND W/ CAP
	1/2" REBAR SET W/CAP
	NOW OR FORMERLY
	RIGHT OF WAY
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC POLE
	POLYVINYL CHLORIDE PIPE
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	INVERT
	SANITARY SEWER MANHOLE
	SANITARY SEWER LATERAL
	CLEAN OUT
	DRAIN INLET
	HROP
	TELEPHONE BOX
	GAS MARKER
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	UNKNOWN MANHOLE
	STORM SEWER LINE
	EDGE OF PAVEMENT

The setback line has been reduced to 20' along Keene Street per zoning case ZV2021-04 approved by City of Kennesaw on October 18, 2021.

Assistant Zoning Administrator Albert Trevino presented a variance request for property submitted by BlueTiger Properties, LLC for the property located at 2570 North Cobb Parkway. The request is to reduce the rear setback to 20-feet within the Highway General Business (HGB) zoning district. The property is located on the United Parcel's site. The property is a 1.5-acre lot, which is a three-story, climate controlled, self-service storage facility as well as a detached single-story commercial or retail space. This property was the former site of Budget and is currently vacant. The Zoning Administrator approved the variance request to reduce the rear building setback line from 30-feet to 20-feet.

THENCE North 68 degrees 22 minutes 55 seconds East of a line 31.94 feet long, to the intersection of said point, said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING, corner along the southerly R/W line of Keene Street the following corners and distances: North 68 degrees 22 minutes 55 seconds East of a line 31.94 feet long, to the intersection of said point, said point being the TRUE POINT OF BEGINNING, to the intersection of a curve to the right with a radius of 335.05 feet and an arc length of 10.00 feet, to the intersection of said point, said point being the TRUE POINT OF BEGINNING.

Said tract contains 54,834 SQ. FT OR 1.258 ACRES

All that tract or parcel of land lying and being in Land Lots 166 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

THENCE from the TRUE POINT of BEGINNING continuing along the southerly R/W line of Keene Street the following courses and distances: North 69 degrees 22 minutes 55 seconds East a distance of 28.51 feet to an iron pin found; / THENCE along a curve to the right with a radius of 335.59 feet and an arc length of 177.71 feet, said curve having a chord bearing of North 88 degrees 44 minutes 00 seconds East a distance of 175.64 feet to a point; THENCE South 80 degrees 40 minutes 49 seconds East a distance of 198.96 feet to a 1/2" rod found; THENCE leaving said R/W line of Keene Street South 19 degrees 43 minutes 47 seconds West a distance of 75.54 feet to an iron pin found; THENCE South 45 degrees 51 minutes 01 seconds West a distance of 110.00 feet to a point; THENCE North 44 degrees 00 minutes 00 seconds West a distance of 516.94 feet to an iron pin set in the southerly R/W line of Keene Street, said pin being the TRUE POINT of BEGINNING.

All that tract or parcel of land lying and being in Land Lots 166 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia

THENCE from said TRUE POINT of BEGINNING continuing along the southerly R/W line of Keane Street, North 89 degrees 22 minutes 55 seconds East a distance of 91.84 feet to an iron pin set; THENCE leaving said R/W line South 44 degrees 00 minutes 00 seconds East a distance of 316.94 feet to an iron pin set; THENCE South 44 degrees 05 minutes 01 seconds West a distance of 123.22 feet to an iron pin found on the northerly R/W line of Cobb Parkway; THENCE leaving said iron pin set North 44 degrees 00 minutes 00 seconds East a distance of 181.73 feet to a 1/4" crimp top pipe found; THENCE leaving said R/W line of Cobb Parkway North 44 degrees 05 minutes 01 seconds East a distance of 185.32 feet to an iron pin found; THENCE leaving said iron pin set North 44 degrees 05 minutes 11 seconds West a distance of 175.12 feet to a 1/2" rebar found on the southerly R/W line of Keane Street, said rebar being the TRUE POINT of BEGINNING.

This plat is approved with the understanding that easement is granted the City of Kennesaw along all road frontage for the purpose of sloping cuts and fills as follows:

0'-5' - not less than 3 to 1 slope
5'-10' - not less than 2 to 1 slope

This plat, having been submitted to the Cobb County Water System and having been found to comply with Cobb County Development Standards, is approved for recording.

 1.12.22
BUILDING AND CONSTRUCTION, KENNESAW, GEORGIA

 1-18-22
CITY ENGINEER, KENNESAW, GEORGIA

DJR 1-18-20
PLANNING AND ZONING, KENNESAW, GEORGIA

 1-18-22
PUBLIC WORKS, KENNESAW, GEORGIA

CITY COUNCIL, KENNESAW, GEORGIA

Pursuant to the Land Subdivision sections of this UDC of the Georgia, all the requirements of approval having been fulfilled final approval by the Mayor and Council of Kennesaw, Georgia.

MAYOR, KENNESAW, GEORGIA

DATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future," and their location, size, type and material are correctly shown; and that all engineering requirements of the Kennesaw Subdivision Regulations have been fully complied with.

TRAVIS N. PRUITT, JR. 2809
 PRINT NAME GEORGIA PROFESSIONAL
 LAND SURVEYOR NO.
 TRAVIS N. PRUITT, JR. 12/21/21
 DATE

The owner of the land shown on this plat and whose name is subscribed thereto, and person or through duly authorized agents, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, parks, drain easements and public grounds thereon shown, which comprises a total of 2.675 acre for the purposes therein expressed.

Provided, however, that nothing herein nor acceptance shall create liability on the part of the City of Kennesaw, its officers, agents or employees for flooding or erosion from storm drains or from flooding from high water of natural creeks or rivers, and the City of Kennesaw is hereby specifically released from any such liability or from liability for the negligent construction or maintenance of all drainage structures, roads, sediment control facilities and all other work performed by the owner or developer of the property, its agent, servants, employees or contractors.

SUBDIVIDER (PRINT NAME) _____

SIGNATURE _____

DATE _____

SIGNATURE _____

DATE 12-22-2021

The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 72,165 feet, and an angular error of 1" per angle point, and was adjusted using the Compass Rule Method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS-RTK GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07".

 12/21/21
Travis N. Pruitt Jr. Date
Georgia Professional Land Surveyor No. 2809
For the Firm Travis Pruitt & Associates, Inc.

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Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of
the Surveyor and may not be reproduced, published, or used
in any way without the written permission of Travis Pruitt & Associates, Inc.

Front Yard: Arterial: 50' , Collector: 40 Local: 40 ,
Side Yard: Major side yard: 25' or 35' , Min. side yard: 10'
Rear Yard: 30'

This information is reported from public information obtained from City of Kennesaw records on 7/23/2021. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown herein.

1. ALTA/ACSM Land Title Survey for the Extended Stay
Kennesaw, ALTA prepared by Diversified Technical Group
INC dated March 14, 2012. Filed and Recorded September
3, 2014 in PB 274, PG 247.
2. ALTANSPS Land Title Survey for Aris Kennesaw, ALTA
successors, assigns, and/or affiliates, SRT Real Estate
Capital, LLC, As Administrative Agent for the benefit of its
lenders and each of their successors and/or assigns, of the
first and second mortgages on the property. This is a
Company prepared by Gunning Land Surveying dated
February 22, 2021. Last revised February 22, 2021
3. ALTANSPS Land Title Survey for Concord Whitsip Cape
FLA. A Florida Limited Liability Company, Kennesaw
Township Development Authority & First American Title
Insurance Company prepared by First American Title Insurance
Inc. dated August 26, 2021 (EN: 21165F170L).

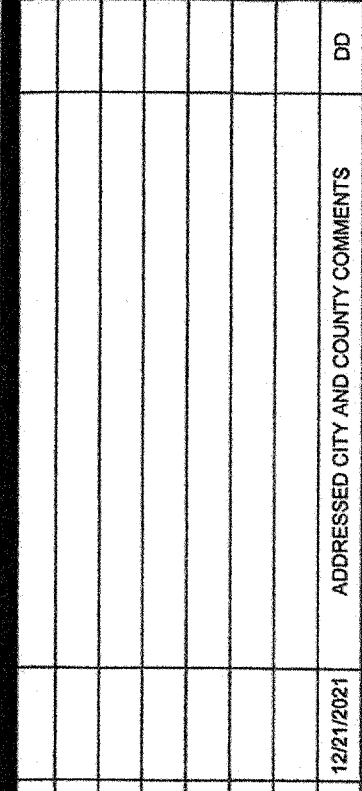
1. This plot was prepared for the exclusive use of the persons, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission of the person or entity named said person.
2. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (50.292 m = 1 meter).
3. The project horizontal distance is relative to the North American Datum 1983 (NAD83). 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical distance is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2011.
4. Flood Plain Shown is from FIRM panel number 13067C03DH dated 3/4/2013.
5. Nothing herein shall be construed to mean that the City of Kennesaw has accepted the dedication of any rights-of-way easements or other area as being dedicated to public use.
6. Error of closure
Track 1: 1 in 155,415
Track 2: 1 in 154,145

The purpose of this plat is to subdivide tax parcel 200137007 into Tract 1 and Tract 2 shown hereon.

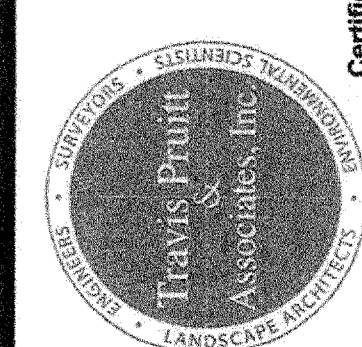
TRACT 1:	2570 N Cobb Pkwy
TRACT 2:	2610 Keene Street
EXISTING:	2570 Cobb Parkway Northwest Kennesaw, GA 30145

TRACT 1:	61,736 SQ. FT OR 1.417 ACRES
TRACT 2:	54,834 SQ. FT OR 1.258 ACRES
TOTAL (EXISTING):	116,570 SQ. FT OR 2.675 ACRES

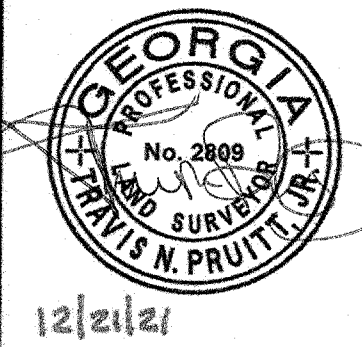
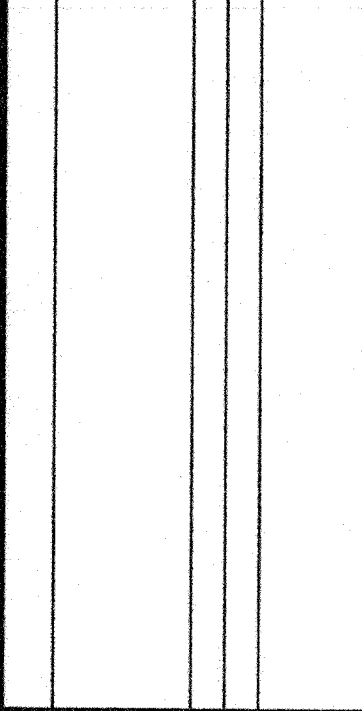
KEENE STREET: 40' R/W COBB PARKWAY: VARIABLE
WIDTH R/W



3317 Park Drive, Suite 400
 Dorcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
www.travispruitt.com



FINAL PLAT OF PARCEL SPLIT

[illegible]

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the

PLAT DATE: 12/2/2021
FIELD DATE: 8/16/2021
SCALE: 1" = 30'
JN: 1-21-0242.646
FN: 216-E-054
SHEET NO: 1 of 1

DESCRIPTION OF

2590 Keene Street

All that tract or parcel of land lying and being in Land Lots 166 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2'' rebar found at the intersection of the southern right of way of Keene Street (40' right of way) and the eastern right of way of Cobb Parkway (A.K.A. U.S. Highway 41)(right of way varies), THENCE proceeding along the southern right of way of Keene Street (40' right of way) North 68 degrees 34 minutes 23 seconds East a distance of 200.81 feet to a 1/2'' rebar found on said right of way; THENCE leaving said right of way South 44 degrees 05 minutes 11 seconds East a distance of 175.12 feet to an iron pin found; THENCE South 46 degrees 51 minutes 01 seconds West a distance of 185.32 feet to a 1 & 3/4'' crimp top pipe found on the eastern right of way of Cobb Parkway (A.K.A. U.S. Highway 41)(right of way varies); THENCE proceeding along said right of way North 44 degrees 05 minutes 21 seconds West a distance of 249.45 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 39,337 square feet or 0.903 acre.

The above-described property is shown on an ALTA/NSPS Land Title Survey for Concord Wilshire Companies, dated October 18, 2023, prepared by Travis Pruitt & Associates, Inc. Survey File Number (172-D-027).

DESCRIPTION OF TRACT 1

(2570 N Cobb Pkwy)

All that tract or parcel of land lying and being in Land Lots 166 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the intersection of the southerly Right-of-Way line of Keene Street (40' R/W) and the northerly R/W line of Cobb Parkway (R/W Varies); THENCE continuing along the southerly R/W of Keene Street, North 68 degrees 34 minutes 23 seconds East a distance of 200.81 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING continuing along the southerly R/W line of Keene Street, North 69 degrees 22 minutes 55 seconds East a distance of 91.84 feet to an iron pin set; THENCE leaving said R/W line South 44 degrees 00 minutes 00 seconds East a distance of 316.94 feet to an iron pin set; THENCE South 45 degrees 51 minutes 01 seconds West a distance of 271.23 feet to an iron pin found in the northerly R/W of Cobb Parkway; THENCE continuing along said R/W North 43 degrees 24 minutes 07 seconds West a distance of 181.73 feet to a 1 3/4" crimp top pipe found; THENCE leaving said R/W North 46 degrees 51 minutes 01 seconds East a distance of 185.32 feet to an iron pin found; THENCE North 44 degrees 05 minutes 11 seconds West a distance of 175.12 feet to a 1/2" rebar found in the southerly R/W of Keene Street, said rebar being the TRUE POINT OF BEGINNING.

Said tract contains 61,736 SQ. FT OR 1.417 ACRES

The above-described property is shown as Tract 1 on a Final Plat of Parcel Split for Kennesaw City Storage, LLC, dated December 21, 202, prepared by Travis Pruitt & Associates, Inc. Filed for record at Plat Book 281, Page 380, Cobb County, Georgia records. Survey File Number (216-E-054).

DESCRIPTION OF TRACT 2

(2610 Keene Street)

All that tract or parcel of land lying and being in Land Lots 166 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the intersection of the southerly Right-of-Way line of Keene Street (40' R/W) and the northerly R/W line of Cobb Parkway (R/W Varies); THENCE continuing along the southerly R/W of Keene Street the following courses and distances: North 68 degrees 34 minutes 23 seconds East a distance of 200.81 feet to a 1/2" rebar found; THENCE North 69 degrees 22 minutes 55 seconds East a distance of 91.84 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING continuing along the southerly R/W line of Keene Street the following courses and distances: North 69 degrees 22 minutes 55 seconds East a distance of 28.51 feet to an iron pin found ; THENCE along a curve to the right with a radius of 335.59 feet and an arc length of 177.71 feet, said curve having a chord bearing of North 86 degrees 28 minutes 26 seconds East and a chord distance of 175.64 feet to a point; THENCE South 80 degrees 50 minutes 49 seconds East a distance of 196.98 feet to a 1/2" rod found; THENCE leaving said R/W South 19 degrees 43 minutes 47 seconds West a distance of 75.54 feet to an iron pin found; THENCE leaving said R/W, South 45 degrees 51 minutes 01 seconds West a distance of 210.16 feet to an iron pin set; THENCE North 44 degrees 00 minutes 00 seconds West a distance of 316.94 feet to an iron pin set in the southerly R/W line of Keene Street, said pin being the TRUE POINT OF BEGINNING.

Said tract contains 54,834 SQ. FT OR 1.258 ACRES

The above-described property is shown as Tract 2 on a Final Plat of Parcel Split for Kennesaw City Storage, LLC, dated December 21, 202, prepared by Travis Pruitt & Associates, Inc. Filed for record at Plat Book 281, Page 380, Cobb County, Georgia records. Survey File Number (216-E-054).

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.
I HEREBY CERTIFY THAT THIS DEED WAS FILED FOR RECORD IN BOOK 12691 PAGE 270

2/12 RR.

92R291.5

RETURN TO:

Moore Ingram Johnson & Steele, LLP
192 Anderson Street
Marietta, GA 30060

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE made the 1 day of May in the year of one thousand nine hundred and ninety-nine, between

DAN W. NORTHCUTT and LINDA C. NORTHCUTT

of the County of Cobb and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

B. N. AUTO PARTS CO.
a Georgia corporation

of the County of Cobb and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the said Grantee

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 166 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Susan Pickle
(Unofficial Witness)

Dan W. Northcutt (Seal)
DAN W. NORTHCUTT

Dan M. Harris
(Notary Public)

Linda C. Northcutt (Seal)
LINDA C. NORTHCUTT

My Commission Expires:

(Notarial Seal)

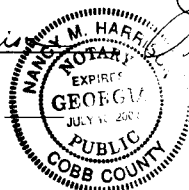


EXHIBIT "A"

J.C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 166 of the 20th District, 2nd Section, Cobb County, Georgia, as per plat of survey by Raoul N. Arroyo, Surveyor, dated July 30, 1971, and being more particularly described as follows:

BEGINNING at an iron pin at the corner formed by the intersection of the northeast side of U. S. Highway 41 and the southeast side of Dobbs Drive; running thence south 45 degrees 20 minutes east along the right-of-way of U. S. Highway 41 a distance of 250 feet to an iron pin; running thence north 45 degrees 27 minutes east a distance of 185 feet to an iron pin; running thence north 45 degrees 28 minutes west a distance of 175 feet to an iron pin on the southeast side of Dobbs Drive; running thence south 67 degrees 29 minutes 33 seconds west as measured along the southeast side of Dobbs Drive a distance of 200 feet to an iron pin and the point of beginning, said property being the same as that conveyed in that certain Warranty Deed from Curtis M. Wigley to Northcutt & Northcutt, a Partnership comprised of Floyd W. Northcutt and Dan W. Northcutt, dated October 27, 1983, filed for record October 27, 1983, in **Deed Book 2924, Page 182**, Records of Cobb County, Georgia.

The Abram Law Group, LLC
1200 Ashwood Parkway, Suite 560
Atlanta, GA 30338
770/349-0120
File #22-0090

LIMITED WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ORANGE

THIS INDENTURE made as of the 9th day of May, in the year two thousand and twenty-two,
between

ETERNAL HOLDINGS LLC
a Nevada limited liability company

as party or parties of the first part, hereinafter called Grantor, and

PIEDMONT RESIDENTIAL, LLC
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to
include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00)
AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of
these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed,
and by these presents, does grant, bargain, sell and convey unto the said Grantee, the following described
real property to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 138 and 167 of the 20th
District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more
particularly described on Exhibit "A" attached hereto and incorporated herein by
reference for a complete legal description.

This conveyance is made subject to those matters shown on Exhibit "B" attached hereto.

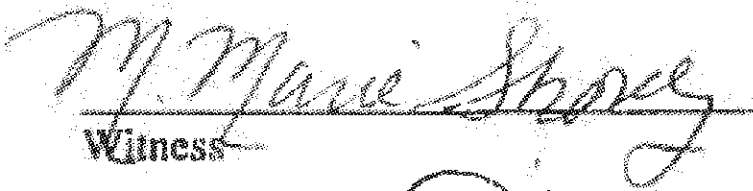
TO HAVE AND TO HOLD the said bargained property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever IN FEE SIMPLE.

And the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons, claiming by, through, or under said Grantor.

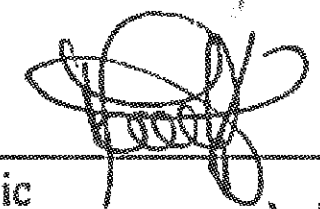
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Eternal Holdings LLC
a Nevada limited liability company


Witness

BY:  (SEAL)
Name: Shahriar Ekbatani
Title: Manager


Notary Public
My commission expires: February 12, 2024
[Notary Seal]

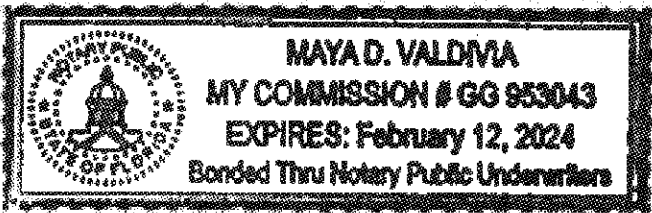


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138 & 167 OF THE 20TH DISTRICT, 2ND SECTION, CITY OF KENNESAW, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF CEMETERY STREET (30' R/W) AT THE COMMON CORNER OF LAND LOT 138, 139, 166 & 167;
SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 45 DEGREES 05 MINUTES 57 SECONDS EAST, 119.51 FEET TO A FENCE CORNER;
THENCE, NORTH 56 DEGREES 26 MINUTES 38 SECONDS EAST, 433.02 FEET TO A 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY OF SCHOOL DRIVE (30' R/W);
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 34 DEGREES 35 MINUTES 23 SECONDS EAST, 377.45 FEET TO A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF KENNE STREET (40' R/W);
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 05 DEGREES 44 MINUTES 52 SECONDS WEST, 26.88 FEET TO A 1/2" REBAR;
THENCE, SOUTH 05 DEGREES 44 MINUTES 52 SECONDS WEST, 51.10 FEET TO A 1/2" REBAR;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 57 DEGREES 02 MINUTES 34 SECONDS WEST, 42.91 FEET TO A 1/2" REBAR;
THENCE, SOUTH 30 DEGREES 17 MINUTES 07 SECONDS EAST, 58.60 FEET TO A 1/2" REBAR ON SAID NORTHERLY RIGHT-OF-WAY;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 05 DEGREES 44 MINUTES 52 SECONDS WEST, 13.48 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 151.48 FEET, SAID CURVE HAVING A RADIUS OF 175.72 FEET AND BEING SUBTENDED BY A CHORD OF 146.83 FEET, AT SOUTH 30 DEGREES 26 MINUTES 32 SECONDS WEST, TO A POINT;
THENCE, SOUTH 55 DEGREES 08 MINUTES 12 SECONDS WEST, 103.52 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.53 FEET, SAID CURVE HAVING A RADIUS OF 224.38 FEET AND BEING SUBTENDED BY A CHORD OF 88.94 FEET, AT SOUTH 66 DEGREES 36 MINUTES 14 SECONDS WEST, TO A POINT;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 62 DEGREES 30 MINUTES 41 SECONDS WEST, 95.28 FEET TO A POINT;
THENCE, NORTH 88 DEGREES 33 MINUTES 44 SECONDS WEST, 59.94 FEET TO A POINT;
THENCE, NORTH 77 DEGREES 23 MINUTES 22 SECONDS WEST, 9.42 FEET TO A POINT;
THENCE, NORTH 57 DEGREES 02 MINUTES 34 SECONDS EAST, 6.60 FEET TO A POINT;
THENCE, NORTH 32 DEGREES 57 MINUTES 26 SECONDS WEST, 20.00 FEET TO A 1/2" REBAR;
THENCE, NORTH 33 DEGREES 06 MINUTES 00 SECONDS WEST, 19.88 FEET TO A 1/2" REBAR;
THENCE, SOUTH 57 DEGREES 01 MINUTES 02 SECONDS WEST, 53.83 FEET TO A 1/2" REBAR;
THENCE, NORTH 77 DEGREES 52 MINUTES 06 SECONDS WEST, 181.88 FEET TO A 1/2" REBAR;
THENCE, NORTH 02 DEGREES 14 MINUTES 06 SECONDS WEST, 89.32 FEET TO A 1/2" REBAR;
THENCE, NORTH 02 DEGREES 04 MINUTES 49 SECONDS WEST, 190.43 FEET TO THE POINT OF BEGINNING;

EXHIBIT "B"

1. Taxes and assessments for the year 2022 and subsequent years, which are liens not yet due and payable.
2. Easement from Kennesaw Consolidated School to Georgia Power Company, dated March 22, 1939, filed April 25, 1939, recorded in Deed Book 132, page 448, Cobb County, Georgia records.
3. Easement from Cobb County Board of Education to City of Kennesaw, dated September 29, 1960, filed October 7, 1960, recorded in Deed Book 566, page 66, aforesaid records.
4. Easements and Infrastructure Development Agreement by and between Keene Street JV LLC and Arris Kennesaw, LLC dated 02/20/2020, recorded in Deed Book 15714, Page 3087, aforesaid records

**NOTE TO CLERK: Pursuant to O.C.G.A. 48-6-2(a)(3),
this deed is exempt from the real estate transfer tax imposed
by the State of Georgia.**

After recording, return to:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Cobb County Tax Parcel No. 20016700730

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made as of the 18th day of October, 2022, between **KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY**, a public corporation created and existing under the laws of the State of Georgia (hereinafter referred to as “**Grantor**”), and **KENNESAW CITY STORAGE, LLC**, a Georgia limited liability company (hereinafter referred to as “**Grantee**”) (the words “**Grantor**” and “**Grantee**” to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

W I T N E S S E T H: THAT

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all those tracts or parcels of land lying and being in Cobb County, Georgia, being more particularly described in **Exhibit “A”**, attached hereto and incorporated herein by this reference (hereinafter referred to as the “**Land**”);

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land (the Land, together with the foregoing, is hereinafter referred to as the “**Property**”);

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on **Exhibit “B”** attached hereto and incorporated herein by reference for all purposes (collectively, the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property unto Grantee and unto its successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee

and its successors and assigns, forever, **IN FEE SIMPLE.**

Grantor covenants with Grantee that it will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed, to be effective as of the date set forth above.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

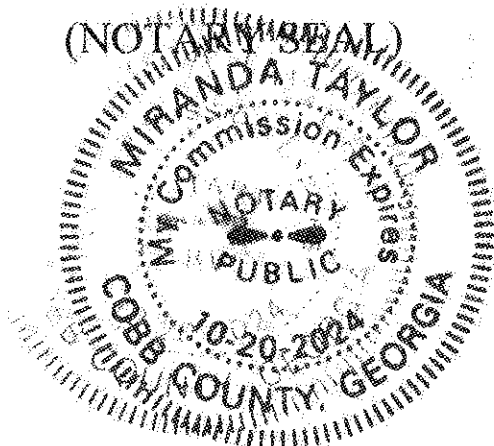
[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

Signed, sealed, and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

Commission Expiration Date:
10-20-24



GRANTOR:

**KENNESAW DOWNTOWN DEVELOPMENT
AUTHORITY,**
a public corporation created and existing under the
laws of the State of Georgia

By: [Signature] (SEAL)
Mark Allen, Chair

By: [Signature] (SEAL)
Mary Jo Groeneveld, Secretary

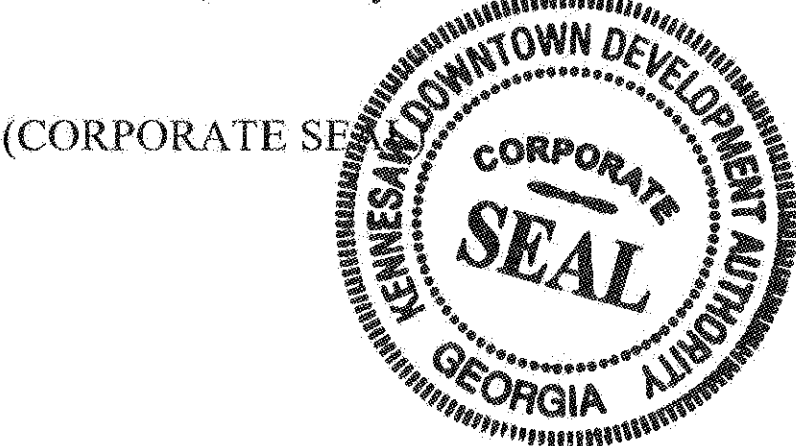


EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in land lots 166 and 167, District 20, Section 2, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin found (1/2" rebar) located at the intersection of the southeasterly right of way of Dobbs Drive (40' R/W) with its intersection of the northeasterly right of way of North Cobb Parkway (A.K.A. Highway 41) (115' from the centerline of highway 41), thence along the southeasterly right of way of Dobbs Drive N 66° 40' 51" E a distance of 201.32 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence continuing along the southeasterly right of way of Dobbs Drive N 67° 33' 30" E a distance of 120.40 feet to a point.

Thence 177.71 feet along the arc of a curve in a clockwise direction (said curve having a radius of 335.59' and a chord of N 84° 38' 30" E - 175.64') to a point;

Thence S 82° 40' 45" E a distance of 196.98 feet to an iron pin found (5/8" rebar);

Thence leaving said right of way S 17° 53' 51" W a distance of 75.54 feet to a point;

Thence S 44° 01' 15" W a distance of 481.39 feet to a point on the northeasterly right of way of North Cobb Parkway;

Thence along the northeasterly right of way of North Cobb Parkway N 45° 20' 00" W a distance of 181.48 feet to a point;

Thence leaving said right of way N 44° 55' 46" E a distance of 185.32 feet to an iron pin found (5/8" rebar);

Thence N 45° 49' 53" W a distance of 175.12 feet to a point on the southeasterly right of way of Dobbs Drive and the POINT OF BEGINNING.

Said tract containing 2.67 acres as shown hereon.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for year 2023, a lien not yet due and payable.
2. Drainage rights as contained in that certain Right of Way Deed from W. M. Eller to State Highway Department of Georgia dated June 22, 1948, and recorded at Deed Book 202, Page 93, records of the Clerk of Cobb County, Georgia, Superior Court.
3. Drainage rights as contained in that certain Right of Way Deed from O.E. Jones to State Highway Department of Georgia dated June 23, 1948, and recorded at Deed Book 202, Page 96, aforesaid records, as affected by Quitclaim Deed from L.C. Chalker, O.E. Jones and the Board of Education of Cobb County, Georgia, to State Highway Department of Georgia, dated November 12, 1948, and recorded at Deed Book 192, Page 544, aforesaid records.
4. Easement from Pacemaker Inns of America to Georgia Power Company dated April 5, 1972, and recorded in Deed Book 1315, Page 725, aforesaid records.
5. All matters shown on ALTA/NSPS Land Title Survey prepared by Travis Pruitt & Associates, Inc., Travis N. Pruitt, Jr., Georgia Registered Land Surveyor No. 2809, prepared for Kennesaw City Storage, LLC, Signature Bank of Georgia, First American Title Insurance Company, and Candler Abstract Company last revised October 14, 2022, identified as Job No. 1-21-0242.600.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Clerk please cross reference:
Deed Book 16146, Page 3619
Cobb County Records

This deed is being rerecorded to include the effective date of July 12, 2023.

Cobb County Tax Parcel No.
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made as of the 12th day of July, 2023, between **KEENE STREET JV, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantor**"), and **REDWOOD DEVELOPMENT, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantee**") (the words "**Grantor**" and "**Grantee**" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH: THAT

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all those tracts or parcels of land lying and being in Cobb County, Georgia, being more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Land**");

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land (the Land, together with the foregoing, is hereinafter referred to as the "**Property**");

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference for all purposes (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property unto Grantee and unto its successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee and its successors and assigns, forever, **IN FEE SIMPLE**.

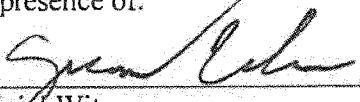
Grantor covenants with Grantee that it will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed, to be effective as of the date set forth above.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

Signed, sealed, and delivered
in the presence of:


Unofficial Witness

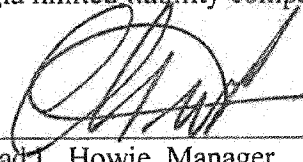

Notary Public

Commission Expiration Date:

4/30/26

GRANTOR:

KEENE STREET JV, LLC,
a Georgia limited liability company

By:  (SEAL)
Chad L. Howie, Manager

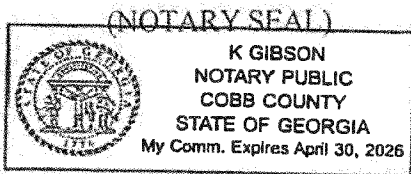


EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a point found at the intersection of northeasterly right of way line of Cobb Parkway Variable R/W (AKA HWY 41) and the north right of way line of Keene Street (40' R/W) thence proceeding along the north right of way line of Keene Street 40' R/W (FKA Dobbs) a distance of 280.00 feet to 1/2" rebar found. THENCE following said right of way along a curve to the right with a radius of 757.98 feet and an arc length of 111.83 feet, said curve having a chord bearing of North 71 degrees 55 minutes 32 seconds East and a chord distance of 111.73 feet to a point; THENCE continuing said right of way along a curve to the right with a radius of 368.31 feet and an arc length of 124.36 feet, said curve having a chord bearing of South 87 degrees 11 minutes 24 seconds West and a chord distance of 123.77 feet to a point. THENCE continuing said right of way along a curve to the right with a radius of 368.31 feet and an arc length of 18.32 feet, said curve having a chord bearing of South 81 degrees 34 minutes 52 seconds East and a chord distance of 18.32 feet to a point; South 80 degrees 45 minutes 09 seconds East a distance of 132.78 feet to a point; said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING leaving said right of way North 33 degrees 01 minutes 25 seconds West a distance of 49.46 feet to a 1/2" rebar found w/cap; THENCE South 88 degrees 39 minutes 52 seconds East a distance of 59.94 feet to a point; THENCE South 62 degrees 36 minutes 48 seconds East a distance of 95.28 feet to a point at the northern right of way of Keene St 40' R/W (FKA Dobbs); THENCE following said right of way along a curve to the right with a radius of 224.38 feet and an arc length of 85.72 feet, said curve having a chord bearing of South 88 degrees 58 minutes 47 seconds West and a chord distance of 85.20 feet to a point; THENCE continuing along northern right of way line North 80 degrees 45 minutes 08 seconds West a distance of 32.81 feet to a point; said point being the TRUE POINT OF BEGINNING.

Said tract contains 4,123 square feet or 0.09 acres.

TOGETHER WITH (i) all fixtures, structures and improvements thereon, (ii) all right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, strips or gores of land adjacent thereto and (iii) all and singular the tenements, hereditament, rights, easements and appurtenances now or hereafter belonging thereto.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for year 2023, a lien not yet due and payable.
2. Easement(s) granted in favor of Georgia Power Company as filed in Book 132, Page 448, records of the Clerk of Cobb County, Georgia, Superior Court.
3. All matters shown on Boundary Survey prepared by Travis Pruitt & Associates, Inc., Jacob M. Kaloki., Georgia Registered Land Surveyor No. 3422, prepared for Kennesaw City Storage, LLC, dated May 24, 2023, identified as Job No. 1-23-0231.600.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Cobb County Tax Parcel Nos.
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of July, 2023 between **KEENE STREET JV LLC**, a Georgia limited liability company (herein referred to as “**Grantor**”), and **REDWOOD DEVELOPMENT, LLC**, a Georgia limited liability company (herein referred to as “**Grantee**”).

WITNESSETH THAT:

The Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, release, convey and forever quit-claim to the said Grantee, his its heirs, successors and assigns, all right, title, interest, claim or demand which the said Grantor has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section of Cobb County, Georgia, being that certain land identified as Tract 1 and Tract 2 which are more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof.

TOGETHER WITH all fixtures, structures and improvements on said property, all right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, strips or gores of land adjacent thereto, and all and singular the tenements, hereditament, rights, easements and appurtenances in anywise appertaining.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs, successors and assigns, so that neither the said Grantor, nor its heirs or successors, nor any other person or persons claiming under it shall at any time claim or demand any right, title or interest to the aforesaid described premises.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this deed on the date above written.

[SIGNATURE PAGE TO QUITCLAIM DEED]

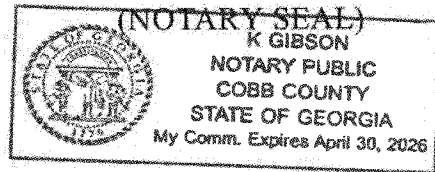
Signed, sealed, and delivered
in the presence of:

Unofficial Witness

Notary Public

Commission Expiration Date:

4/30/2026

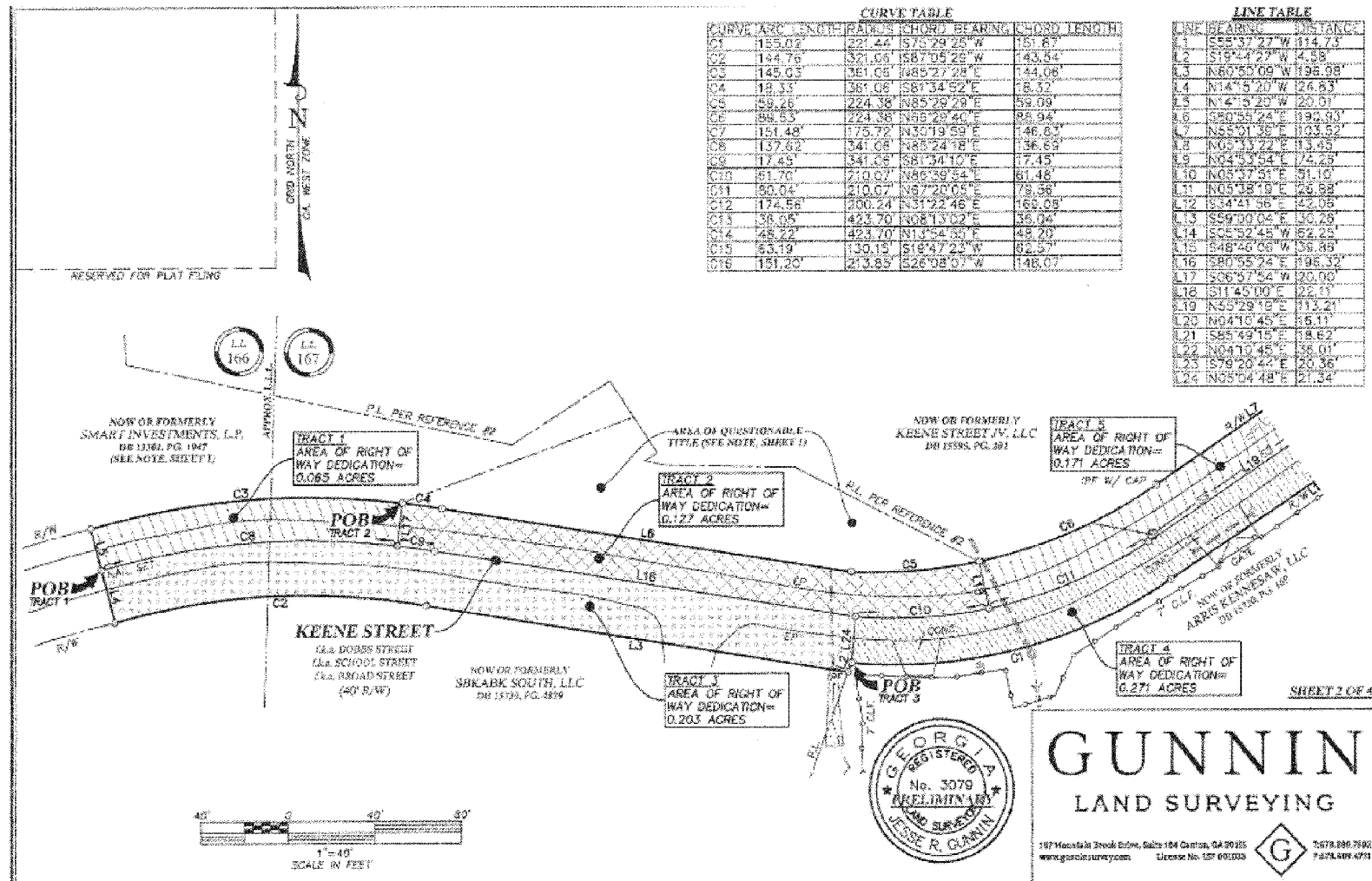


GRANTOR:

KEENE STREET JV LLC,
a Georgia limited liability company

By: Chad L. Howie (SEAL)
Chad L. Howie, Manager

EXHIBIT "A"
Description of proposed abandonment of Keene Street



Legal Description

Summers St Project- Right of Way Abandonment, Tract 1

All that tract or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence leaving said southerly right of way N14°15'20"W for a distance of 24.83 feet to a nail set, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence N14°15'20"W for a distance of 20.01 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point; thence leaving said northerly right of way S06°57'54"W for a distance of 20.00 feet to a point; thence 137.62 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of S85°24'18"W, 136.69 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.065 acres.

Summers St Project- Right of Way Abandonment, Tract 2

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence traversing said right of way N14°15'20"W for a distance of 44.84 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence continue along said northerly right of way the following courses and distances: 18.33 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of S81°34'52"E, 18.32 feet to a point; thence S80°55'24"E for a distance of 190.93 feet to a point; thence 59.26 feet along the arc of a curve to the left, said curve having a radius of 224.38 feet and being subtended by a chord of N85°29'29"E, 59.09 feet to a point; thence leaving said northerly right of way S11°45'00"E for a distance of 22.11 feet to a point; thence 61.70 feet along the arc of a curve to the right, said curve having a radius of 210.07 feet and being subtended by a chord of S86°39'54"W, 61.48 feet to a point; thence N80°55'24"W for a distance of 196.32 feet to a point; thence 17.45 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of N81°34'10"W, 17.45 feet to a point; thence N06°57'54"E for a distance of 20.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract of parcel of land contains 0.127 acres.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Clerk please cross reference:
Deed Book 16146, Page 3614,
Cobb County Records

This deed is being rerecorded to include the effective
date of July 12, 2023.

Cobb County Tax Parcel Nos.
20016603670 and
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made as of the 12th day of July, 2023, between **KENNESAW REDEVELOPMENT, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantor**"), and **KENNESAW CITY STORAGE, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantee**") (the words "**Grantor**" and "**Grantee**" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH: THAT

• Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all those tracts or parcels of land lying and being in Cobb County, Georgia, being more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Land**");

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land (the Land, together with the foregoing, is hereinafter referred to as the "**Property**");

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference for all purposes (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property unto Grantee and unto its successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee and its successors and assigns, forever, **IN FEE SIMPLE**.

Grantor covenants with Grantee that it will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

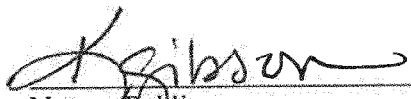
[SIGNATURES COMMENCE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed, to be effective as of the date set forth above.

Signed, sealed, and delivered
in the presence of:


Unofficial Witness

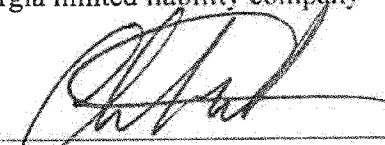

Notary Public

Commission Expiration Date:

4/30/26

GRANTOR:

KENNESAW REDEVELOPMENT, LLC, a
Georgia limited liability company

By:  (SEAL)
Chad L. Howie, Manager

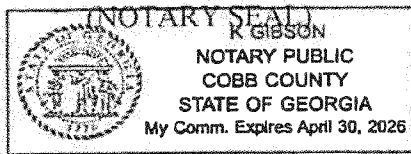


EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section, Cobb County, Georgia as shown on plat of survey prepared by Robert T. Weaver, Surveyor, dated March, 1973, a copy of which is recorded in Plat Book _____, Page _____, Cobb County Records and being more particularly described as follows:

BEGINNING at an iron pin on the northerly side of Dobbs Street (sometimes known as School Street) 280 feet northeast of intersection of the northeast side of the right of way of U.S. Highway 41 and the northwesterly side of Dobbs Street (sometimes known as School Street); running thence north 7 degrees 37 minutes west for a distance of 200 feet to an iron pin; running thence south 88 degrees 13 minutes east for a distance of 127 feet to an iron pin located on the east line of said Land Lot 166; running thence south 2 degrees 01 minutes east for a distance of 89.2 feet to an iron pin; running thence south 77 degrees 55 minutes east for a distance of 182 feet to a point; running thence north 56 degrees 57 minutes east for a distance of 54 feet to an iron pin; running south 32 degrees 48 minutes east for a distance of 20 feet to an iron pin; running thence south 69 degrees 56 minutes west for a distance of 115.1 feet to an iron pin located on the northerly side of Dobbs Street (sometimes known as School Street); running thence southwesterly along the northerly and northwesterly side of Dobbs Street (sometimes known as School Street) for a distance of 236.2 feet to an iron pin and the point of beginning.

Said tract contains 0.673 acres.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, Cobb County, Georgia, and being a portion of the property as shown on plat of survey prepared by Robert T. Weaver, Surveyor, for Curtis M. Wigley, dated March, 1973, a copy of which is recorded in Plat Book _____, Page _____, Cobb County Records and being more particularly described as follows:

BEGINNING at a point on the north side of Dobbs Street (sometimes known as School Street) at a point 380 feet east of the intersection of the north side of the right of way of Dobbs Street (sometimes known as School Street) and the east side of the right of way of Cemetery Street; running thence southeasterly along the northeasterly side of the right of way of Dobbs Street (sometimes known as School Street) for a distance of 143.8 feet to the southwest line of the property of the Cobb County Board of Education; running thence north 32 degrees 48 minutes west for a distance of 70 feet to an iron pin; running thence south 69 degrees 56 minutes west for a distance of 115.1 feet to an iron pin and the point of beginning.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for year 2023, a lien not yet due and payable.
2. Easement(s) granted in favor of Georgia Power Company as filed in Book 132, Page 448, records of the Clerk of Cobb County, Georgia, Superior Court.
3. Sanitary Sewer Easement in favor of City of Kennesaw as recorded in Book 566, Page 66, records aforesaid.
4. All matters shown on plat of survey recorded in Plat Book 280, Page 437, records aforesaid.
5. All matters shown on Boundary Survey prepared by Travis Pruitt & Associates, Inc., Jacob M. Kaloki., Georgia Registered Land Surveyor No. 3422, prepared for Kennesaw City Storage, LLC, dated May 24, 2023, identified as Job No. 1-23-0231.600.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Cobb County Tax Parcel Nos.
20016603670 and
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of July, 2023 between **KENNESAW REDEVELOPMENT, LLC**, a Georgia limited liability company (herein referred to as “**Grantor**”), and **KENNESAW CITY STORAGE, LLC**, a Georgia limited liability company (herein referred to as “**Grantee**”).

WITNESSETH THAT:

The Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, release, convey and forever quit-claim to the said Grantee, his its heirs, successors and assigns, all right, title, interest, claim or demand which the said Grantor has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section of Cobb County, Georgia being more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof.

TOGETHER WITH all fixtures, structures and improvements on said property and all and singular the rights, members and appurtenances to the said premises in anywise appertaining.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs, successors and assigns, so that neither the said Grantor, nor its heirs or successors, nor any other person or persons claiming under it shall at any time claim or demand any right, title or interest to the aforesaid described premises.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this deed on the date above written.

[SIGNATURE PAGE TO QUITCLAIM DEED]

Signed, sealed, and delivered
in the presence of:

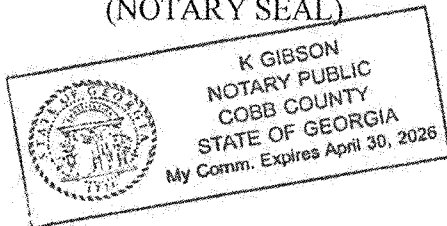

Unofficial Witness


Notary Public

Commission Expiration Date:

4/30/26

(NOTARY SEAL)



GRANTOR:

KENNESAW REDEVELOPMENT, LLC, a
Georgia limited liability company

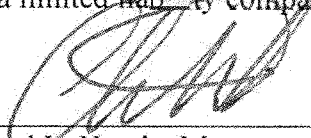
By:  (SEAL)
Chad L. Howie, Manager

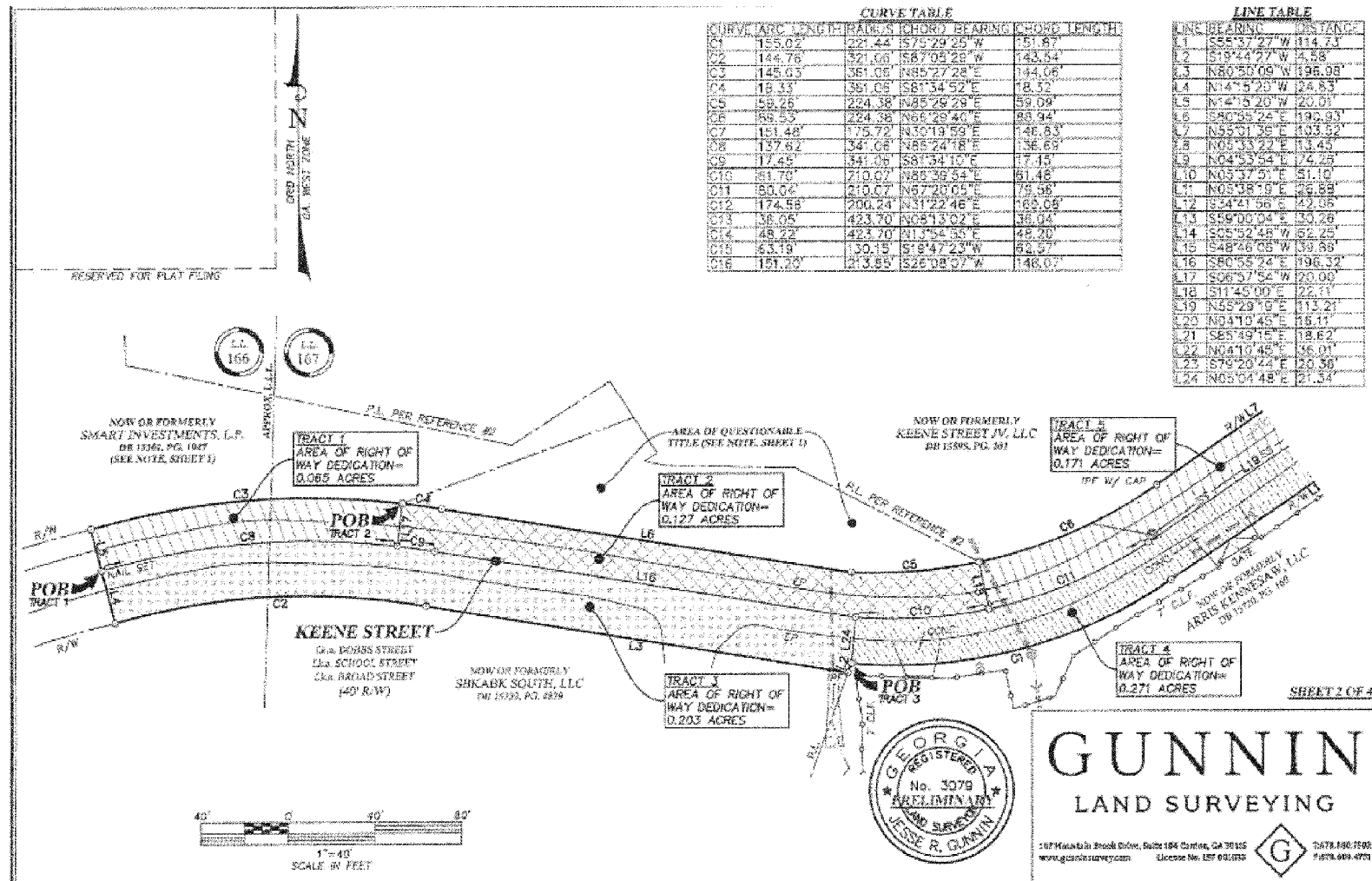
EXHIBIT "A"
Legal Description

Any and all other tract or parcel of land lying and being in Land Lots 166, and 167 of the 20th District, Cobb County, Georgia and being now vested in the name of KENNESAW REDEVELOPMENT, LLC, including, without limitation, that certain land identified as Tract 1 and Tract 2 which are more particularly described on Exhibit "B" attached hereto and incorporated herein by reference.

TOGETHER WITH

- (i) all fixtures, structures and improvements thereon,
- (ii) all right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, strips or gores of land adjacent thereto, and.
- (iii) all and singular the tenements, hereditament, rights, easements and appurtenances now or hereafter belonging thereto.

EXHIBIT "B"
Description of proposed abandonment of Keene Street



Legal Description

Summers St Project- Right of Way Abandonment, Tract 1

All that tract or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence leaving said southerly right of way N14°15'20"W for a distance of 24.83 feet to a nail set, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence N14°15'20"W for a distance of 20.01 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point; thence leaving said northerly right of way S06°57'54"W for a distance of 20.00 feet to a point; thence 137.62 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of S85°24'18"W, 136.69 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.065 acres.

Summers St Project- Right of Way Abandonment, Tract 2

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence traversing said right of way N14°15'20"W for a distance of 44.84 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence continue along said northerly right of way the following courses and distances: 18.33 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of S81°34'52"E, 18.32 feet to a point; thence S80°55'24"E for a distance of 190.93 feet to a point; thence 59.26 feet along the arc of a curve to the left, said curve having a radius of 224.38 feet and being subtended by a chord of N85°29'29"E, 59.09 feet to a point; thence leaving said northerly right of way S11°45'00"E for a distance of 22.11 feet to a point; thence 61.70 feet along the arc of a curve to the right, said curve having a radius of 210.07 feet and being subtended by a chord of S86°39'54"W, 61.48 feet to a point; thence N80°55'24"W for a distance of 196.32 feet to a point; thence 17.45 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of N81°34'10"W, 17.45 feet to a point; thence N06°57'54"E for a distance of 20.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract of parcel of land contains 0.127 acres.



Printed: 10/19/2023

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
DAN NORTHCUTT

Payment Date: 10/19/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	20016700420	10/25/2023	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$38.53	\$0.00	\$4,822.73	\$0.00



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City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780
(770) 429-4542

2023 Property Tax Bill

Parcel ID	Tax District		Bill #										
20016700420	3/3-BOND - KENNESAW CITY		238056										
Property Owner/Location/Description			Fair Market Value	Taxable Value									
B N AUTO PARTS COMPANY 2590 KEENE ST			396,700	158,680									
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax				
CITY OF KENNESAW	158680		0		158680		7.7500000000		\$1,229.77				
BOND	158680		0		158680		1.5000000000		\$238.02				
Exemptions:													
>Per House Bill 960 calculation, interest will accrue at .875%. Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960). >Payments can be made online at www.municipalonlinepayments.com/kennesawga, in person, by mail or via our dropbox. Tax bills are mailed annually on October 1, with a due date of December 1. >Any questions concerning ownership changes or change of address should be directed to Cobb County Tax Commissioner's Office. For all other questions or concerns regarding this statement, give us a call at 770-429-4542.													
										Current Year Tax		\$1,467.79	
										Interest		\$0.00	
										Penalty		\$0.00	
										Other Fees		\$0.00	
										Payments Received		\$1,467.79	
										Other Amounts Due		\$0.00	
										Total Due		\$0.00	
Due Date		12/01/2023											



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

Please make check or Money Order Payable to :
City of Kennesaw Property Tax Division and
include the Parcel ID on your check.

For your convenience, you may pay by check,
money order, Discover, Mastercard, AMEX,
VISA.
3% fee and \$3.50 per transaction fee added to
debit/credit card payments. \$1.25 fee per
ECheck transaction paid online.

Parcel ID: 20016700420
Amount Due: \$0.00
Bill#: 238056
Due Date: 12/01/2023

AMOUNT PAID

B N AUTO PARTS COMPANY
2864 WOOD PARK TRCE
KENNESAW, GA 30152

City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780



Printed: 10/19/2023

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
Nate Sirang

KENNESAW CITY STORAGE LLC

Payment Date: 9/1/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	20016603670	10/15/2023	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$759.78	\$0.00



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City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780
(770) 429-4542

2023 Property Tax Bill

Parcel ID	Tax District		Bill #									
20016603670	3/3-BOND - KENNESAW CITY		237740									
Property Owner/Location/Description			Fair Market Value	Taxable Value								
KENNESAW CITY STORAGE LLC 0 KEENE ST			63,000	25,200								
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax			
CITY OF KENNESAW	25200		0		25200		7.7500000000		\$195.30			
BOND	25200		0		25200		1.5000000000		\$37.80			
Exemptions:												
>Per House Bill 960 calculation, interest will accrue at .875%. Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960). >Payments can be made online at www.municipalonlinepayments.com/kennesawga, in person, by mail or via our dropbox. Tax bills are mailed annually on October 1, with a due date of December 1. >Any questions concerning ownership changes or change of address should be directed to Cobb County Tax Commissioner's Office. For all other questions or concerns regarding this statement, give us a call at 770-429-4542.										Current Year Tax		\$233.10
										Interest		\$0.00
										Penalty		\$0.00
										Other Fees		\$0.00
										Payments Received		\$0.00
										Other Amounts Due		\$0.00
										Total Due		\$233.10
										Due Date		12/01/2023



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

Please make check or Money Order Payable to :
City of Kennesaw Property Tax Division and
include the Parcel ID on your check.

For your convenience, you may pay by check,
money order, Discover, Mastercard, AMEX,
VISA.
3% fee and \$3.50 per transaction fee added to
debit/credit card payments. \$1.25 fee per
ECheck transaction paid online.

Parcel ID: 20016603670
Amount Due: \$233.10
Bill#: 237740
Due Date: 12/01/2023

AMOUNT PAID

KENNESAW CITY STORAGE LLC
1450 BRICKELL AVE
MIAMI, FL 33131

City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780



Printed: 10/19/2023

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
PIEDMONT RESIDENTIAL LLC

PIEDMONT RESIDENTIAL LLC

Payment Date: 10/4/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	20016700340	10/15/2023	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$18,349.05	\$0.00



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City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780
(770) 429-4542

2023 Property Tax Bill

Parcel ID	Tax District		Bill #															
20016700340	3/3-BOND - KENNESAW CITY		238050															
Property Owner/Location/Description			Fair Market Value	Taxable Value														
PIEDMONT RESIDENTIAL LLC 6997 KEENE ST			1,521,480	608,592														
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax									
CITY OF KENNESAW	608592		0		608592		7.7500000000		\$4,716.59									
BOND	608592		0		608592		1.5000000000		\$912.89									
Exemptions:																		
>Per House Bill 960 calculation, interest will accrue at .875%. Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960). >Payments can be made online at www.municipalonlinepayments.com/kennesawga, in person, by mail or via our dropbox. Tax bills are mailed annually on October 1, with a due date of December 1. >Any questions concerning ownership changes or change of address should be directed to Cobb County Tax Commissioner's Office. For all other questions or concerns regarding this statement, give us a call at 770-429-4542.																		
										Current Year Tax								\$5,629.48
										Interest								\$0.00
										Penalty								\$0.00
										Other Fees								\$0.00
										Payments Received								\$5,629.48
										Other Amounts Due								\$0.00
										Total Due								\$0.00
Due Date								12/01/2023										



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

Please make check or Money Order Payable to :
City of Kennesaw Property Tax Division and
include the Parcel ID on your check.

For your convenience, you may pay by check,
money order, Discover, Mastercard, AMEX,
VISA.
3% fee and \$3.50 per transaction fee added to
debit/credit card payments. \$1.25 fee per
ECheck transaction paid online.

Parcel ID: 20016700340
Amount Due: \$0.00
Bill#: 238050
Due Date: 12/01/2023

AMOUNT PAID

PIEDMONT RESIDENTIAL LLC
285 PARKWAY 575
WOODSTOCK, GA 30188

City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780
(770) 429-4542

2023 Property Tax Bill

Parcel ID	Tax District	Bill #
20016700730	3/3-BOND - KENNESAW CITY	238248
Property Owner/Location/Description		Taxable Value
KENNESAW CITY STORAGE LLC 2570 N COBB PKWY		521,380

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	521380		0		521380		7.7500000000		\$4,040.70
BOND	521380		0		521380		1.5000000000		\$782.07

Exemptions:

>Per House Bill 960 calculation, interest will accrue at .875%. Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).
>Payments can be made online at www.municipalonlinepayments.com/kennesawga, in person, by mail or via our dropbox. Tax bills are mailed annually on October 1, with a due date of December 1.
>Any questions concerning ownership changes or change of address should be directed to Cobb County Tax Commissioner's Office. For all other questions or concerns regarding this statement, give us a call at 770-429-4542.

Current Year Tax	\$4,822.77
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$0.00
Other Amounts Due	\$0.00
Total Due	\$4,822.77
Due Date	12/01/2023



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

Please make check or Money Order Payable to :
City of Kennesaw Property Tax Division and
include the Parcel ID on your check.

For your convenience, you may pay by check,
money order, Discover, Mastercard, AMEX,
VISA.
3% fee and \$3.50 per transaction fee added to
debit/credit card payments. \$1.25 fee per
ECheck transaction paid online.

Parcel ID: 20016700730
Amount Due: \$4,822.77
Bill#: 238248
Due Date: 12/01/2023

AMOUNT PAID

KENNESAW CITY STORAGE LLC
2160 KINGSTON CT SE SUITE B
MARIETTA, GA 30067

City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

From: [Jennifer vail](#)
To: [Natalie Faustine](#)
Cc: [Andre Branch](#); [Nate Sirang](#); [Darryl Simmons](#)
Subject: RE: Kennesaw Square CBD Project City Taxes
Date: Wednesday, November 8, 2023 1:58:32 PM
Attachments: [image001.jpg](#)
[Outstanding City Tax Statement 20016700730.pdf](#)
[Outstanding City Tax Statement 20016603670.pdf](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Natalie,

Per your message below with the outstanding tax statement attachments also included hereto, we wanted to provide an update as to the status of payment. Andre Branch, our comptroller (copied), called the Cobb County Assessor's office to clarify the outstanding fees due as the parcel numbers and previous payments issued were not matching up with our records. It seems they (the County) are making adjustments and reassessing and updating parcels. They suggested we should wait to pay the county tax bill another month as they will be sending out adjusted bills. They are still recording current deeds and uploading the newest surveys they missed. Our office intends to follow-up with the county at the end of this month (Nov) to ensure we have the updated tax bill information to pay immediately upon receipt. Again, we simply wanted to ensure you were aware that the County suggested we hold off on payment for a few more weeks. Thank you!

Kind regards,

JENNIFER VAIL | DIRECTOR OF PLANNING

CONCORD WILSHIRE COMPANIES

[REDACTED]
[REDACTED]

CONCORDWILSHIRE.COM

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From: Nate Sirang [REDACTED]
Sent: Tuesday, October 24, 2023 10:21 AM
To: Jennifer vail [REDACTED]
Cc: Andre Branch [REDACTED]
Subject: FW: Kennesaw Square CBD Project City Taxes
Importance: High

Sincerely,

NATE SIRANG | PRESIDENT

CONCORD WILSHIRE COMPANIES

[REDACTED]
[REDACTED]
CONCORDWILSHIRE.COM

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From: Natalie Faustine <nfaustine@kennesaw-ga.gov>

Sent: Tuesday, October 24, 2023 6:52 AM

To: Nate Sirang [REDACTED]

Cc: Darryl Simmons <dsimmons@kennesaw-ga.gov>

Subject: Kennesaw Square CBD Project City Taxes

Good morning,

It has been brought to my attention that 2 lots in the Kennesaw Square development project have outstanding City property tax balances. The 2023 property tax bills are attached for your reference.

All property taxes must be paid before the project goes in front of Mayor and Council, presumably in December. Once they are paid please email a receipt to zoningdept@kennesaw-ga.gov.

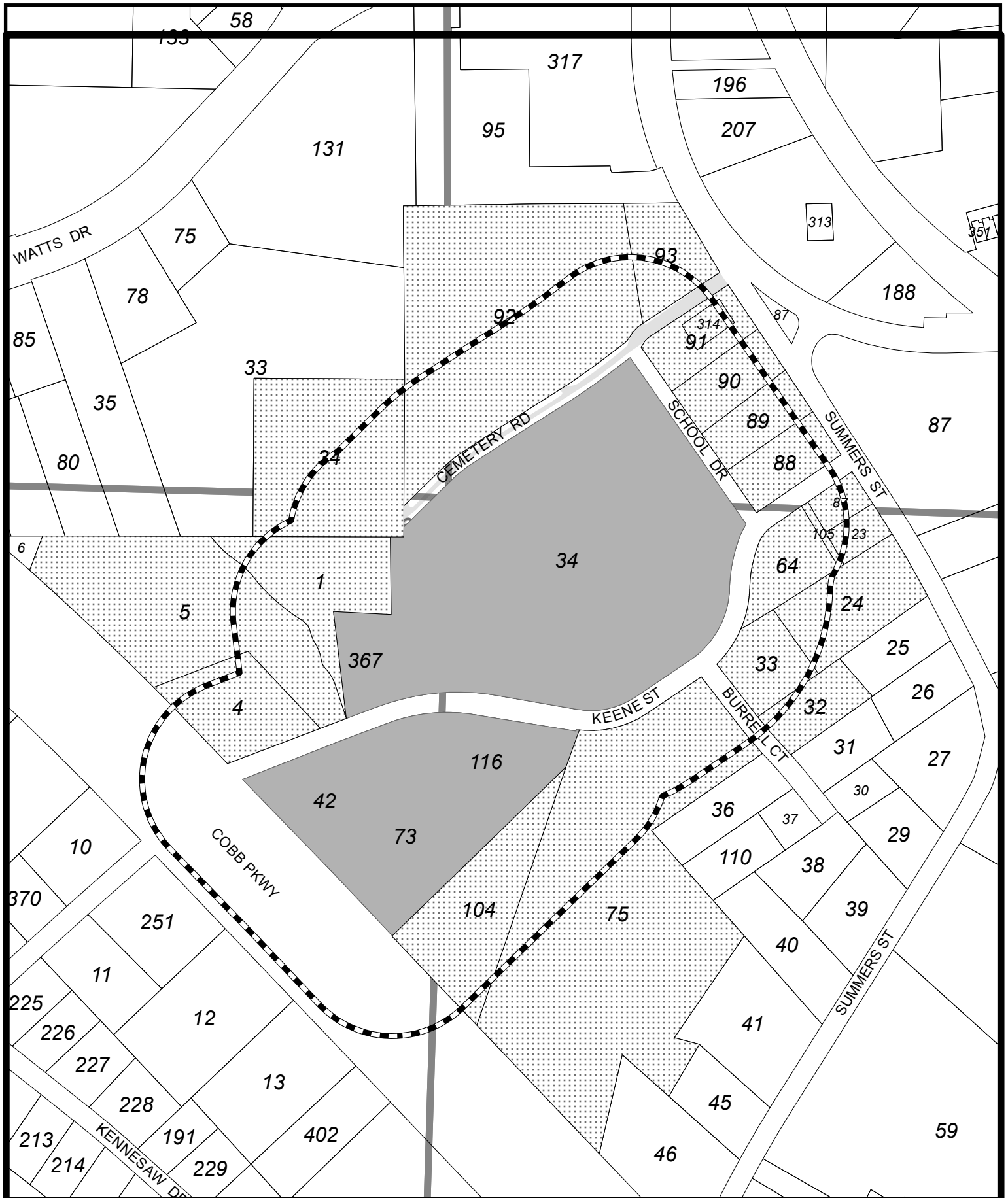
If you have any questions or concerns please let me know.

Sincerely,



Natalie Faustine

Community Development Administrative Assistant
Department of Community Development | Planning & Zoning
2529 J.O. Stephenson Ave Kennesaw, GA 30144
Office: (770)-590-8268
<https://www.kennesaw-ga.gov/>



-  Subject Parcel
-  200' Radius
-  Properties Notified

Kennesaw Square
Land Lot 166 & 17
Tax Parcel 34, 367, 73,
116, & 42

ZV2023-004
200' PROPERTY NOTIFICATION



CITY OF KENNESAW
 PLANNING & ZONING DEPT.
770-590-8268

Derek Easton
MANOR
Lee Moore
CITY CLERK

Date: 10/30/2023

ZV2023-000



Tax Parcel - 20016700870

DOBSON ANITA G
2701 SUMMERS ST
KENNESAW GA 30144

Tax Parcel - 20013803140

BUTLER JOSHUA ANDREW
2741 SUMMERS ST NW
KENNESAW GA 30144

Tax Parcel - 20016700230

REGAN FAMILY HOMES LLC
2695 SUMMERS ST
KENNESAW GA 30144

Tax Parcel - 20016600010

KENNESAW CITY OF
2539 PARK DR
KENNESAW GA 30144

Tax Parcel - 20013800910

BUTLER JOSHUA ANDREW
2741 SUMMERS ST
KENNESAW GA 30144

Tax Parcel - 20013800930

JBMU GROUP LLC
1247 GRAND VIEW DR
MABLETON GA 30126

Tax Parcel - 20013800880

MADDOX KELLEY CARLILE & CARLILE KYLE MAR
K
730 KENNESAW DUE WEST RD
KENNESAW, GA 30152

Tax Parcel - 20016700640

ARRIS KENNESAW LLC C/O RYAN LLC
PO BOX 20197
ATLANTA GA 30325

Tax Parcel - 20013800900

EVERY BLOOMING THING INC
1240 WOOLF VALLEY CT
ACWORTH GA 30102

Tax Parcel - 20016701040

ARRIS KENNESAW LLC C/O RYAN LLC
PO BOX 20197
ATLANTA GA 30325

Tax Parcel - 20013800890

CARLILE KENNETH R SR
3820 VINEYARDS LAKE CIR
KENNESAW GA 30144

Tax Parcel - 20013800920

KENNESAW CITY OF
2539 PARK DR
KENNESAW GA 30144

Tax Parcel - 20016600040

JSK GROUP INC
2600 COBB PKWY NW
KENNESAW GA 30152

Tax Parcel - 20016600050

BOONE CENTER LLC
PO BOX 2074
KENNESAW GA 30156

Tax Parcel - 20016700240

KADEMS LLC
2689 SUMMERS ST
KENNESAW GA 30144

Tax Parcel - 20013900340

KENNESAW CITY OF
2539 PARK DR
KENNESAW GA 30144



Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: December 6, 2023

TITLE: Consideration for approval of a rezoning application submitted by Kennesaw Square Development, LLC for the properties located at 2590 Keene Street (20016700420) and 2570 N Cobb Parkway (20016700730, 20016701160) to zone from HGB to CBD. Case #RZ2023-04.

Summary:

Consideration for approval of a rezoning application submitted by Kennesaw Square Development, LLC for the properties located at 2590 Keene Street (20016700420), 2570 N Cobb Parkway (20016700730), and Keene Street (20016701180) to zone from Highway General Business (HGB) to Central Business District (CBD). Case #RZ2023-04.

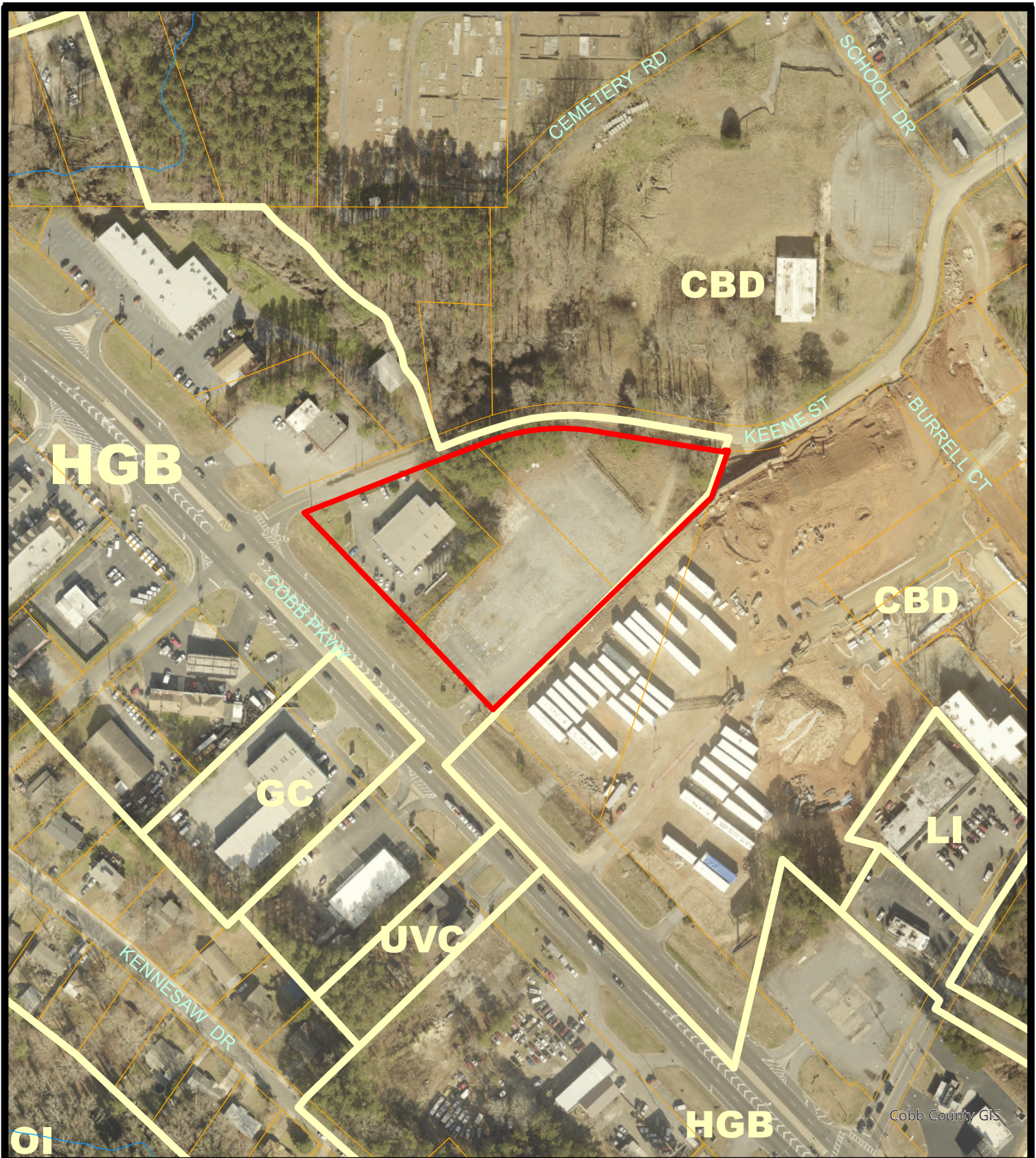
Recommendation:

The Zoning Administrator recommends approval.

Fiscal Impact:

Attachments:

1. PACKET - REZONING-APPLICATION_Kennesaw Square_Redacted



Cobb County GIS

CASE NUMBER

AV
AX
DX
HBR
SLUP
ZV

LU
RZ 2023-05
AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance

LAND USE OR ZONING	
FROM	TO
HGB	CBD
R-40	ZONING
KENNESAW CITY LIMITS	
COBB COUNTY	
99	LAND LOT

**2590 Keene Street &
2570 N Cobb Parkway**

Land Lot 167, Tax Parcels 42, 73, & 118

Subject Property

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Deirdre Esterling
MAYOR
Lee Murray
CITY CLERK

Scale: 1" = 208'

Print Date: 11/9/2023

RZ2023_000



**Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144**

REZONING APPLICATION
Required Fee \$375.00

Darryl Simmons
Planning & Zoning Administrator

Rashida Williamson
Zoning Clerk

*****Note: If property is identified as being located within the Kennesaw Historic District and there are to be any exterior improvements or changes to be made such as, façade, parking, landscaping, signage, etc. applicant must follow application procedures to the Historic Preservation Commission. Please consult with Planning and Zoning Staff.**

For questions, please feel free to contact the Planning and Zoning Department at 770-590-8268. When the application and all checklist items have been properly completed and filed with the Planning and Zoning Department, the applicant will be notified of the date of hearing(s).

- ✓ **Original application completed, signed and notarized.**
- ✓ **A copy of the warranty deed for said property that includes the full legal description/ in word format.**
- ✓ **A copy of the current taxes paid in full for said property from the Cobb County Tax & City Tax Departments**
- ✓ **Rezoning Fee – \$375.00**
- ✓ **Completed application and supporting documents listed on one Flash Drive or email to dsimmons@kennesaw-ga.gov in PDF format**



**Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144**

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice at:

**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 2053**



REZONING APPLICATION

RZ2023-05

Required Fee \$375.00

Date Received 10/20/23

Staff's Initials NF

Is this property located within the Kennesaw Historic District (yes) _____ (no) X ?

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

Date of Consultation 10/19/23

Staff's Initials _____

REZONING PROPERTY ADDRESS 2590 Keene Street & 2570 N Cobb Parkway

Land Lot 166 & 167 Tax Parcel 20016700420 & 20016700730 & 20016701160 Lot Size ~~0.32 & 2.67 acres~~ 3.58 acres

Resident Population 0 Housing Units 0 Other Buildings 1

Zoning Request from:

Present Zoning Highway General Business (HGB) To: Central Business District (CBD)

For the purpose of: Mixed Use Development - Multifamily Residential, Commercial Retail, Park/Plaza

APPLICANT EMAIL [REDACTED]

Applicant Address Kennesaw Square Development, LLC
2160 Kingston Court SE, Suite B, Marietta, GA 30067

(Phone #) _____

Applicant Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary _____ Date _____

REPRESENTATIVE _____

(Fax #) _____ (Work#) _____ (Cell#) _____

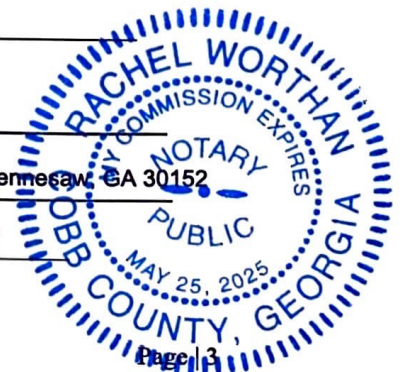
Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary _____ Date _____

TITLEHOLDER: B N Auto Parts Company (Phone #) _____

Signature: [Signature] Address 2864 Wood Park Terrace; Kennesaw, GA 30152

Signed, sealed and delivered in presence of: [Signature] 10-17-23
Notary _____ Date _____





CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Each applicant must complete a separate form

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

No

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 16th day of October, 2023

Applicants Signature

¹ If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

² Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Each applicant must complete a separate form

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

NO

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 17th day of October, 2023

[Signature]
Applicants Signature

¹ If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

² Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On OCTOBER 16, 2023

Date

before me, THERESA CURA, NOTARY PUBLIC

Here Insert Name and Title of the Officer

personally appeared NATE SIKANG

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: REZONING APPLICATION - 9590 KEENE ST & 2570 N. ROBB PARKWAY

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: APPLICANT

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

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THERESA CURA, NOTARY PUBLIC

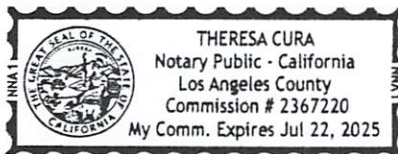
Here Insert Name and Title of the Officer

personally appeared

NATE SIRANG

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



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WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

[Signature]

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: REZONING APPLICATION - 3590 KEENE CT 80570 N COBB PARKWAY

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: TITLE HOLDER

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

KENNESAW SQUARE

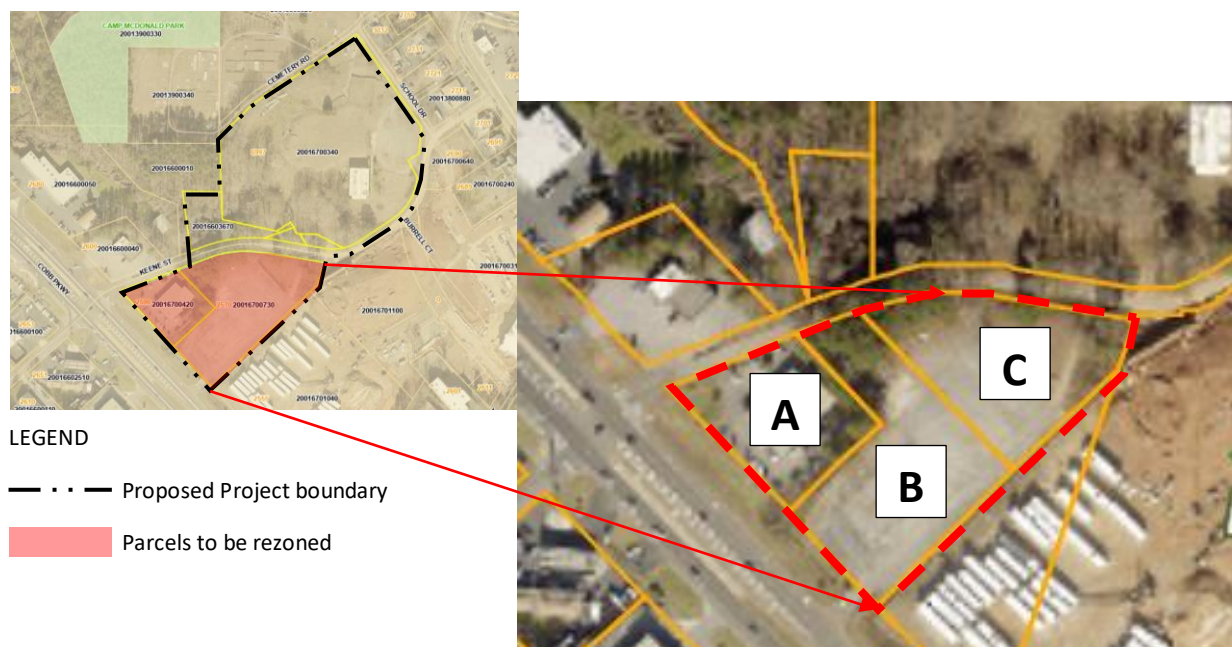
LETTER OF INTENT

Rezoning Application Request

Project Summary

The proposed Kennesaw Square mixed-use development project (the “Project”) is comprised of several adjacent tax parcels and contemplates the inclusion of certain portions of the existing Keene Street Right-of-Way (ROW), which is to be abandoned should the City of Kennesaw look favorably upon this project. The overall Project totals 12.3 acres, and is located along the northeast side of Cobb Parkway at Keene Street, and is bounded on the north and west by School Drive and the City Cemetery. The Project is planned as a mixed-use development incorporating multi-family residential, commercial retail and a park/plaza area. It is intended to serve not only the proposed residents, but the entire Kennesaw community, while also having a regional draw by taking advantage of the Cobb Parkway transportation corridor.

The portion of the Project that is southeast of the existing Keene Street ROW is currently zoned Highway General Business (HGB), while that portion of the Project that is northwest of the existing Keene Street ROW is zoned Community Business District (CBD). The applicant is requesting to rezone the three tax parcels southeast of Keene Street (specifically Parcels 20016700420 and 20016700730 and 20016701160), to the CBD district to provide zoning consistency across the entire project. Each tax parcel subject to this rezoning request is further outlined in the graphics and table below:



Parcels proposed to be rezoned within proposed Kennesaw Square project.

Existing Parcel	Parcel Number	Location Address	Owner	FLU	Existing Zoning	Proposed Zoning	Within KDDA	Within Historic District
A	20016700420	2590 Keene Street	B N Auto Parts Company 2864 Wood Park Terrace Kennesaw, GA 30152	CAC	HGB	CBD	Yes	No
B	20016700730	2570 N Cobb Pkwy	Kennesaw City Storage LLC 2160 Kingston CT SE, Suite B Marietta, GA 30067	CAC	HGB	CBD	Yes	No
C	20016701160	2570 N Cobb Pkwy	Kennesaw City Storage LLC 2160 Kingston CT SE, Suite B Marietta, GA 30067	CAC	HGB	CBD	Yes	No

The three tax parcels proposed for rezoning total 3.58 acres of the overall 12.3 acre Project. They are within the Kennesaw Downtown Development Authority (KDDA), however, none are within the Historic District. All three tax parcels have a Future Land Use designation of Community Activity Center (CAC), which is consistent with the proposed rezoning to CBD.

Proposed Development

The Project is planned as a mixed-use development incorporating multi-family residential, commercial retail and a park/plaza area. The commercial aspects of the Project are intended to serve not only the proposed residents of the Project, but also the surrounding neighborhoods, the entire Kennesaw community, as well as the broader regional area by taking advantage of the Cobb Parkway transportation corridor. The Project is intended to provide ample parking for both residents and visitors, and will also provide pedestrian and alternative transportation connections to Main Street and downtown Kennesaw.

The Project is proposed to include a total of 410 multi-family residential units encompassing 367,250 gross square feet of building area, spread among four mixed use building. In addition, the project will include a total of 130,600 gross square feet of commercial retail space spread across the four multi-use buildings as well as four solely commercial buildings.¹ The commercial retail buildings proposed closest to Cobb Parkway are single story surrounded by surface parking in keeping with the commercial corridor of the parkway. North of the single-story retail buildings, and closer to downtown, a series of four multi-use buildings, each either five or six-stories in height, will include multi-family residential units over ground-floor retail. In partnership with the KDDA, the Project is proposing a six-story parking structure of 1,110 parking spaces so as to minimize the footprint of the development and allowing for the construction of a park/plaza area rather than additional surface parking. The garage facades internal to the Project will be lined with multifamily residential and ground-floor retail, which will also front upon the park/plaza space. An additional 288 surface parking spaces are included within the Project, resulting in total proposed parking of 1,398 spaces, which is sufficient to accommodate not only the residents of the project, but also customers and visitors from the Kennesaw community and surrounding region.

It is envisioned that the central park plaza space will offer ample seating and broad walkways, landscaped focal points, shading through raised planters and ornamental trees, open lawn space, an outdoor stage/performance area, a water fountain, and patterned pavement surfaces. This central park/plaza will

¹ This Project is below the threshold of a Development of Regional Impact (DRI), and is therefore not subject to the Atlanta Regional Commission (ARC) DRI review process. The Project is below the threshold of 500,000 square feet of mixed-use development - which is the ARC threshold for multi-use developments in established and developing suburbs. The Project is also below the threshold of 500 new housing units and 400,000 square feet of commercial square footage which would alternatively trigger a DRI review.

serve as a flexible space for open air events, including farmers markets and festivals, thus encouraging the active outdoor community which will be a central theme of the project.

Consistency with Future Land Use (FLU)

The Project falls within the Downtown Activity Center (DAC) and Community Activity Center (CAC) FLU designations. The parcels northwest of Keene Street have a DAC designation, while the parcels southeast of Keene Street have a CAC designation. In accordance with the City's Comprehensive Plan, the DAC purpose is to reinforce the unique role and character of the downtown area. New development and redevelopment are encouraged to be compatible in use, scale and appearance with Kennesaw's downtown activity center uses. The proposed Project is consistent with the DAC by offering a mix of residential and commercial uses coupled with a park/plaza space that serves the proposed residents of the Project as well as the overall Kennesaw community. The Project furthers the initiatives of the DAC by adding entertainment, commercial and retail opportunities, coupled with residential housing opportunities, while providing multi-modal transportation links from the Project to the downtown area and the Cobb Parkway transportation corridor. The Project's multi-story buildings are of a scale and architectural treatment which complement the downtown area, while providing a significant upgrade to the Cobb Parkway corridor. The Project is designed to provide a multi-use transition from Cobb Parkway to the downtown area, and to provide a link between these two areas which does not presently exist.

The CAC future land use designation aims to meet the immediate needs of several neighborhoods and communities. The Project is in compliance with its partial CAC designation by including a mix of uses, including shopping, entertainment and gathering spaces for the immediate needs of not only the proposed Project, but also the surrounding neighborhoods and communities. In addition, the Project provides a link between the Cobb Parkway corridor and downtown which does not exist today.



Future Land Use

NAC - Neighborhood Activity Center	I - Industrial	RH - Residential High	Kennesaw City Limits
CAC - Community Activity Center	PI - Public Service/Institutional	PUD - Planned Unit Development	Airport
DAC - Downtown Activity Center	PRC - Park/Recreation/Conservation	TCU - Transportation Communication Utilities	Lakes & Ponds
RAC - Regional Activity Center	RL - Residential Low/Medium		Rivers & Streams

Consistency with Zoning District

The portion of the Project that is northwest of the existing Keene Street ROW is currently zoned Community Business District (CBD), while that portion of the Project that is southeast of Keene Street (specifically Parcels 20016700420 and 20016700730 and 20016701160), is currently zoned Highway General Business (HGB). This application is submitted to rezone such property to the CBD district to provide zoning consistency across the entire project. While there are no existing buildings located on the property that are needed to be protected, the CBD zoning district provides for the stimulation and enhancement of the vitality and economic growth of this area. The proposed Project is consistent with the CBD zoning district guidelines as it is a development intended to create an environment where

residents and visitors can live, work, meet and play amongst a balance of mixed uses designed around a central public square, and encourages and facilitates pedestrian movement and convenient access to the Historic Downtown Kennesaw and a link to the Cobb Parkway corridor which does not presently exist. The approval of this rezoning application will provide consistent zoning across the entirety of the Project, and will provide the greatest flexibility to allow for a consistent development that will be a benefit to the Kennesaw community.

Consistency with Rezoning Standards

The proposed Project is consistent with the Rezoning Standards of the City's Unified Development Code (UDC) outlined in Chapter 10, Section 10.01.02.G, as follows:

1. Would the proposed amendment be consistent and compatible with the city's land use and development plans, goals and objectives?

The proposed rezoning from HGB to CBD is consistent and compatible with the city's land use and development plans, goals and objectives. As noted above, the Project falls within the Downtown Activity Center (DAC) and Community Activity Center (CAC) FLU designations, and the southern portion of the Project is within the Cobb Parkway Commercial Corridor. A substantial portion of the overall Project is currently zoned CBD, while that portion that is southeast of Keene Street (specifically Parcels 20016700420 and 20016700730 and 20016701160), is currently zoned HGB. The amendment to rezone such property to the CBD district would provide zoning consistency across the entire project. The Project is designed to provide a multi-use transition from Cobb Parkway to the downtown area, and to provide a link between these two areas which does not presently exist, and furthers the initiatives of the city's land use and development plans, goals and objectives.

2. Would the proposed amendment tend to increase, decrease, or have no impact on traffic safety and congestion in the streets?

The HGB district generally permits more commercial types of use than the CBD, but the CBD permits office and residential uses otherwise not found in the HGB. Assuming the mix of uses permitted within the CBD, internally capturing vehicular trips, it is generalized that vehicular traffic generated by uses within the CBD zoning district would be relatively similar to, or possibly even less than, the vehicular trips generated by commercial uses within the HGB zoning district. The proposed amendment to rezone from HGB to CBD, therefore would not have an impact on traffic safety and congestion in the streets that would otherwise be permitted.

3. Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers?

The proposed amendment to rezone from HGB to CBD would have no relationship to safety from fire and other dangers that wouldn't already exist in the HGB district. By allowing consistent development standards across the entirety of the Project, fire safety may actually be increased due to consistency of development methodologies.

4. Would the proposed amendment tend to promote, diminish, or have no influence on the public health and general welfare of the city?

The amendment to the CBD district would promote the public health and general welfare of the city. It is envisioned that the central park plaza space proposed in the Project will offer ample seating and broad walkways, landscaped focal points, shading through raised planters and ornamental trees, open lawn space, an outdoor stage/performance area, a water fountain, and patterned pavement surfaces.

This central park/plaza will serve as a flexible space for open air events, including farmers markets and festivals, thus encouraging the active outdoor community which will be a central theme of the project. If the rezoning is not granted, the ability of the Project to include the expansive public plaza would be limited due to design constraints.

5. Would the proposed amendment tend to increase, decrease, or have no influence on the adequate [provision] of light and air?

The proposed amendment would have no influence on the adequate provision of light and air.

6. Would the proposed amendment tend to cause, prevent, or have no influence on the overcrowding of land?

The amendment from HGB to the CBD district would encourage the development of multiple adjacent parcels in a cohesive design of a mix of uses that would tend to prevent overcrowding of land, while maintaining open spaces and connections between Cobb Parkway and the Kennesaw downtown. The rezoning will increase the ability of the developer to provide a large park/plaza in the center of the development due to increased flexibility in the layout of buildings within the project.

7. Would the proposed amendment tend to cause, prevent, or have no relationship on the population distribution within the city, thus creating any area so dense in population as to adversely affect the health, safety, and general welfare of the city?

While granting the requested rezoning will allow for the construction of residential units within the rezoned area, the net number of units within the overall Project are not affected. Rather, the rezoning will allow for the large park/plaza to be included within the area currently zoned CBD, rather than being used for more dense development thereon, and as such the rezoning does not have an effect on the overall residential density of the Project. Further, the overall density of the Project does not create an area so dense in population as to adversely affect the health, safety, and general welfare of the city.

8. Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?

The proposed amendment to the CBD district would not impede upon the adequate provision of transportation, water, sewerage, other public services, utilities or facilities.

9. Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?

The amendment to CBD from HGB would be compatible with environmental conditions, and the amendment would not diminish the value, use or enjoyment of surrounding properties. The rezoning will allow for the inclusion of the proposed park/plaza in the development, thereby creating beneficial environmental conditions for residents of the Project.

10. Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?

The proposed rezoning will not require the expenditure of any public funds to serve the Project. The developer will construct all necessary road improvements and utilities connections necessary to serve the Project. In addition, while the Project contemplates the abandonment of a portion of the existing right of way of Keene Street, the developer intends to either donate back to the City alternative right of way, or to compensate the City in full for such abandoned right of way.

11. Would the proposed amendment tend to promote, diminish, or have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?

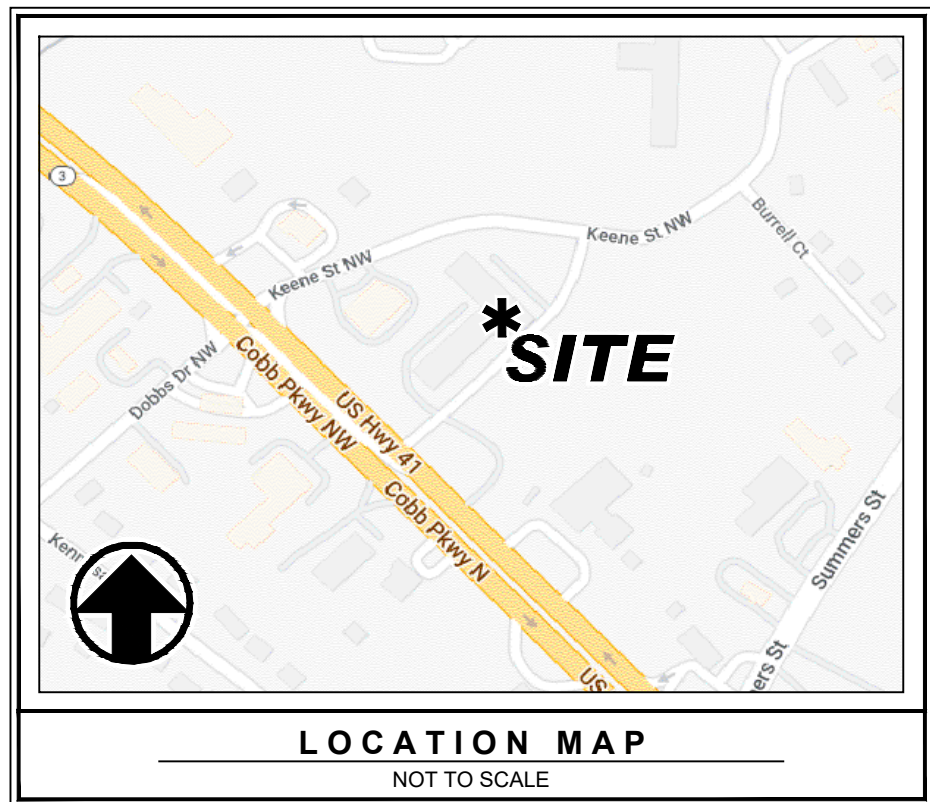
The proposed rezoning from HGB to CBD for consistent zoning of the proposed Project would promote the aesthetic of the existing and future uses of the property and surrounding area. The Project is a mix of residential and commercial uses coupled with a park/plaza space that serves the proposed residents of the Project as well as the overall Kennesaw community. The Project's multi-story buildings are of a scale and architectural treatment which complement the downtown area, while providing a significant upgrade to the Cobb Parkway corridor, and create a sense of place. The Project is designed to provide a multi-use transition from Cobb Parkway to the downtown area, and to provide a link between these two areas which does not presently exist. In addition, the Project contemplates providing appropriate screening from, and accommodation for, the adjoining City cemetery.

12. Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?

The proposed rezoning from HGB to CBD should increase the value of adjoining properties by kickstarting the redevelopment of properties along with Cobb Parkway corridor within the City. It is anticipated that the residents and patrons of the Project will also support other local Kennesaw business in the surrounding area.

13. Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?

The proposed rezoning from HGB to CBD would not create an isolated district unrelated to adjacent and nearby districts. The properties adjoining the parcels sought to be rezoned to the north and west are generally all zoned CBD.



NO	DATE	DESCRIPTION	BY
1			
2			
3			
4			
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7			

REVISIONS

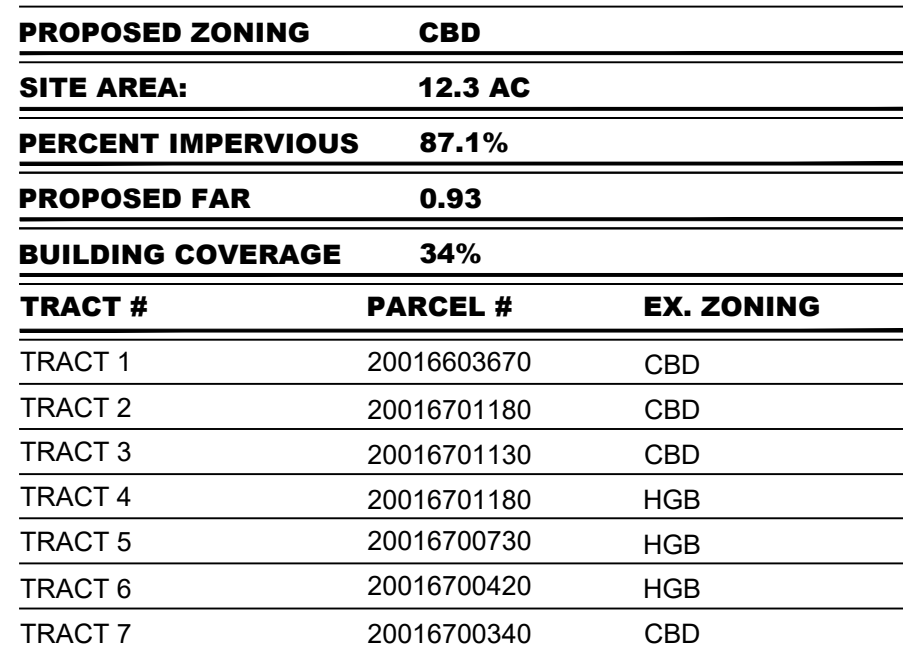
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS P.E.
e-mail: bthomas@travispruitt.com



ZONING SITE PLAN

KENNESAW SQUARE

KEENE STREET & COBB PARKWAY, LAND LOTS 138 AND 167, 20TH DISTRICT, CITY OF KENNESAW, COBB COUNTY, GEORGIA



BUILDING SUMMARY				
BUILDING #	RETAIL USE	RETAIL GSF	RESI GSF	UNITS
1	RETAIL	7,300		
2	RETAIL	7,400		
3	RETAIL	6,800		
4	RETAIL	7,400		
5	MIXED	10,000	30,000	34
6	MIXED	19,400	77,600	87
7	MIXED	12,000	48,000	54
8	MIXED	21,800	82,800	93
9	MIXED	23,500	129,650	142
10	RETAIL	15,000		
TOTAL		130,600	367,250	410

PARKING SUMMARY	
DESCRIPTION	PROVIDED
OUTSIDE PARKING	288
GARAGE PARKING	1,110
TOTAL PARKING SPACES:	1,398
ACCESS AISLES FOR ADA PARKING ARE INCLUDED IN PROVIDED PARKING TOTAL	

GRAPHIC SCALE - IN FEET

25 0 50 100 150 200

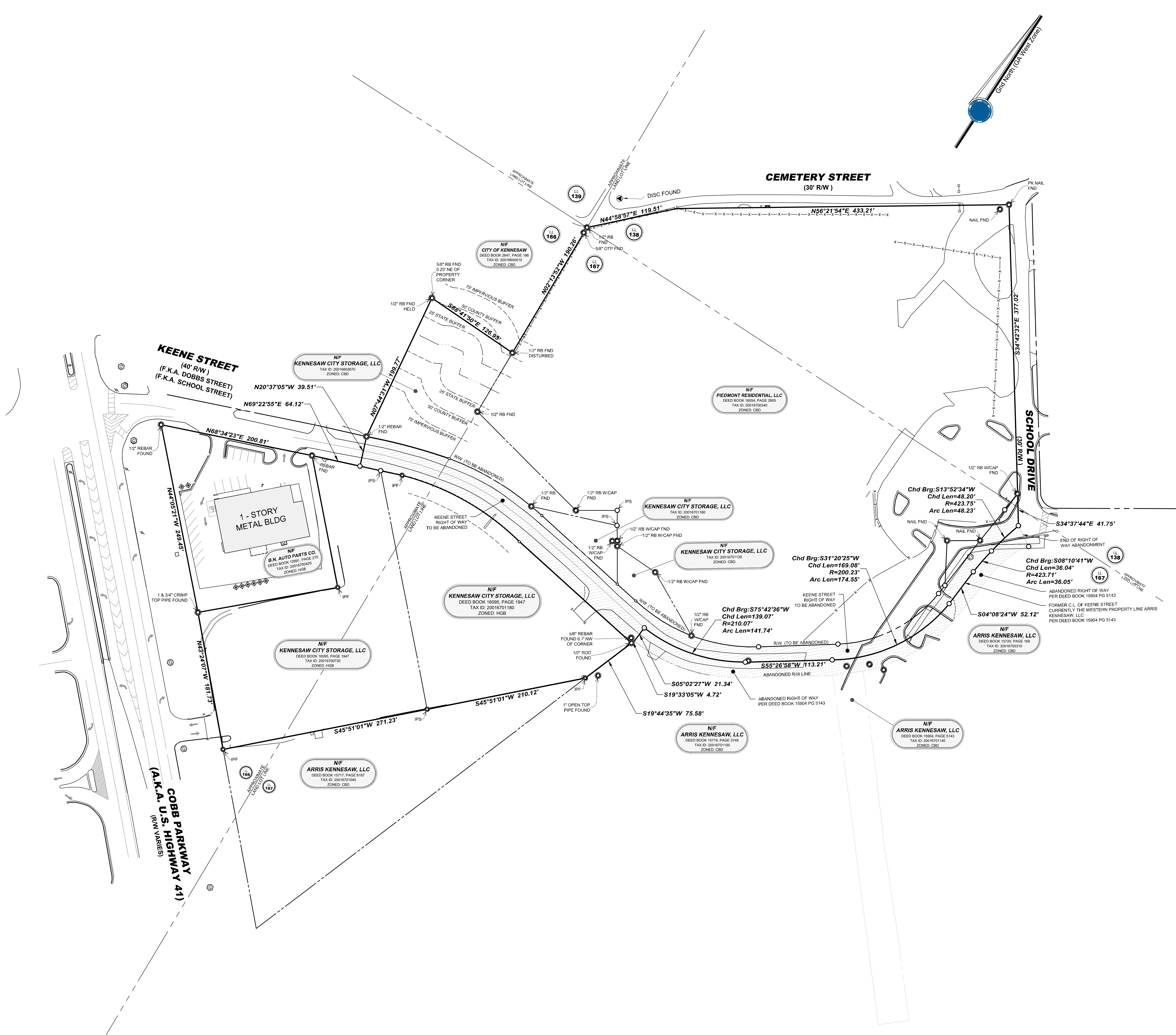
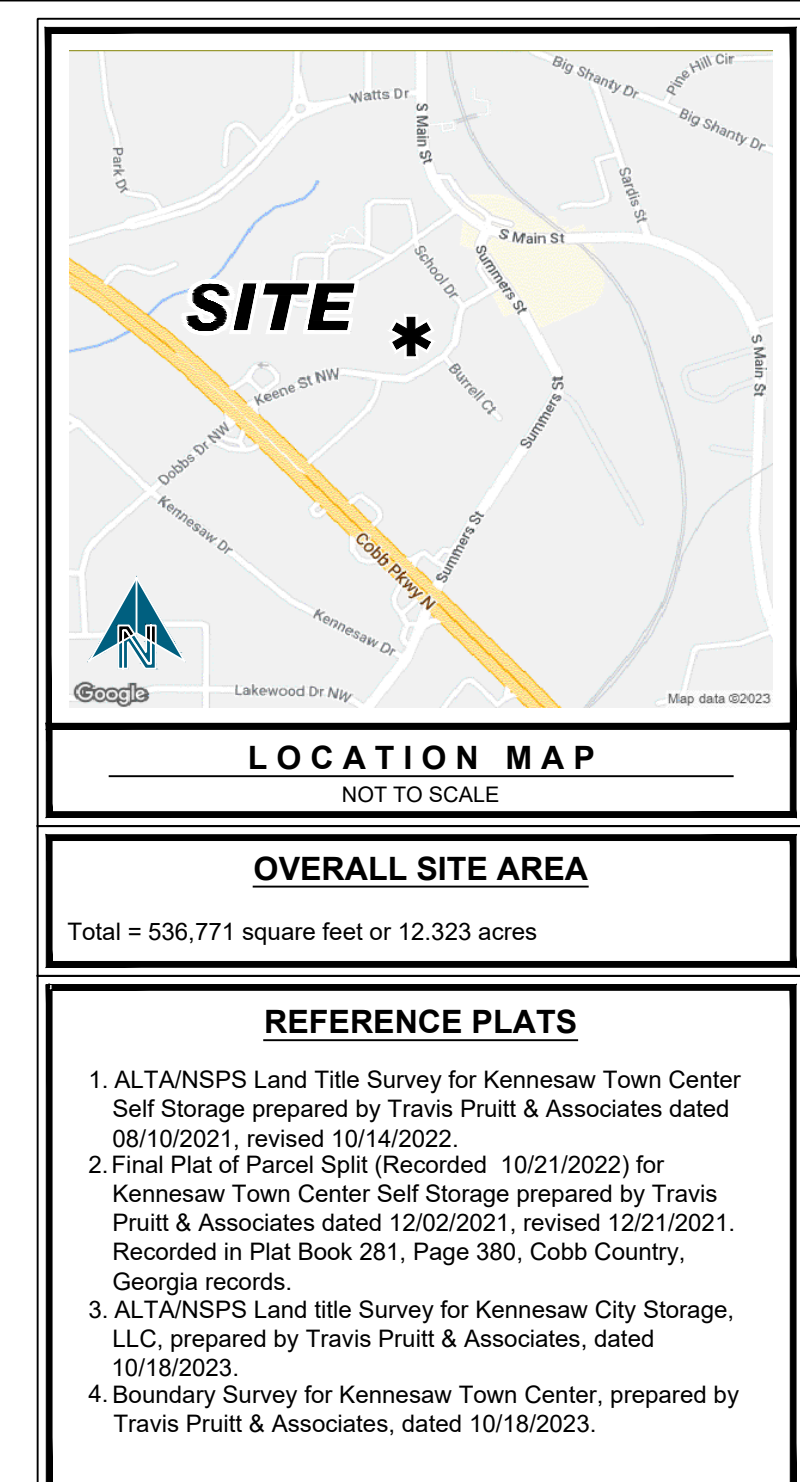
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.



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For The Firm
Travis Pruitt & Associates, Inc.

DATE: 10-20-2023
SCALE: 1" = 50'
CN: 230489ZSP
JN: 1-23-0489
FN: 218-E-017
SHEET NO: 1 of 1



NO	DATE	DESCRIPTION	BY
8			
7			
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1			

3317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
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ZONING BOUNDARY EXHIBIT

KENNESAW SQAURE

AUTHORIZED BY: CONCORD WILSHIRE COMPANIES

US 138, 166, 167 - 20TH DISTRICT-CITY OF KENNESAW - COBB COUNTY - GA

GRAPHIC SCALE - IN FEET

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[illegible]

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[illegible]

1. *Journal of the American Medical Association*, 2000; 283: 2689-2694.

This survey was prepared in conformity with The Technical

180-7 of the Rules of the Georgia Board of Registration for

Georgia Plat Act O.C.G.A. 15-6-67.

SCALE: 1" = 50'

SHEET NO: 1 of 1

Page 1

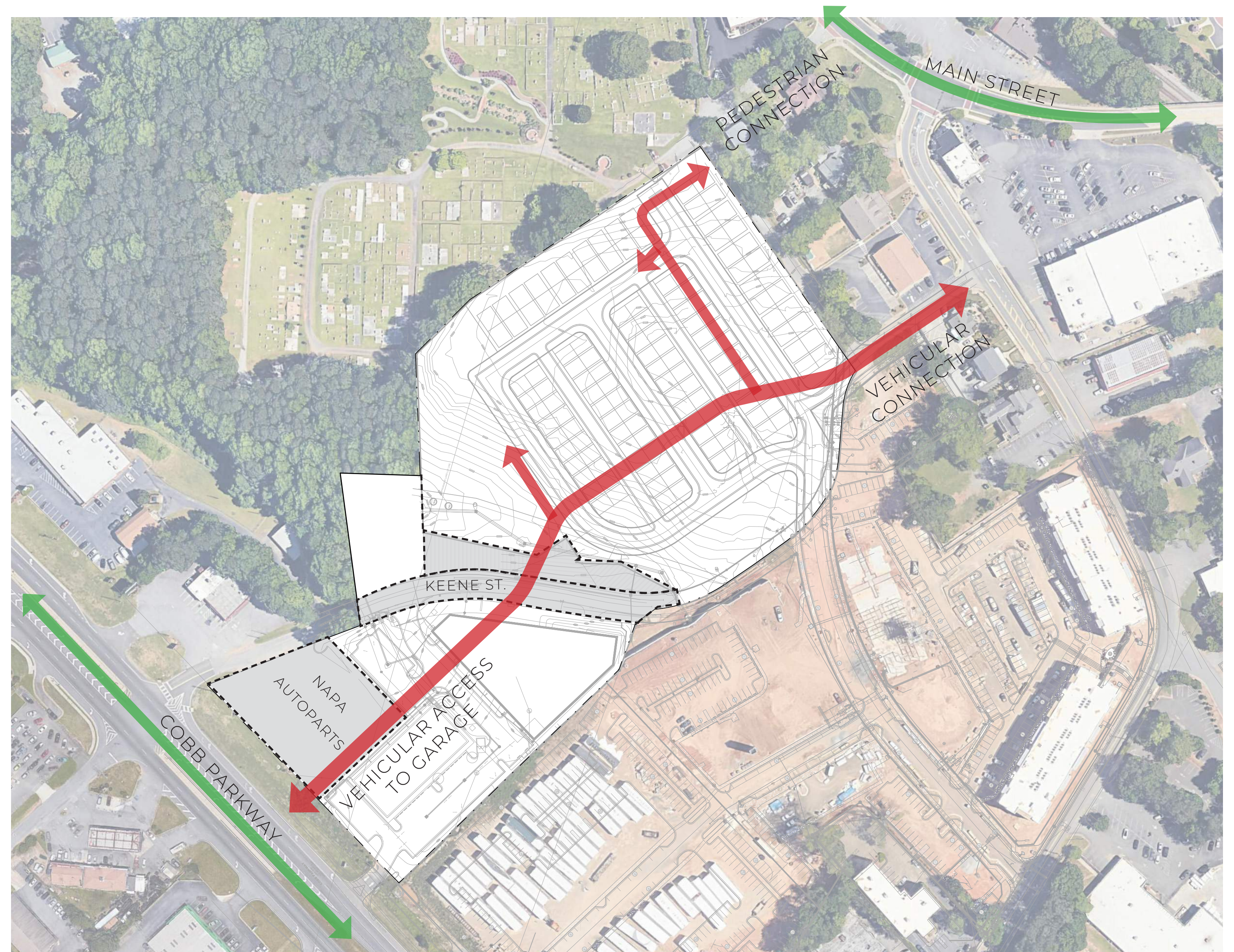
OCTOBER 19, 2023

KENNESAW SQUARE

MASTERPLAN

RSP ARCHITECTS

MASTER PLAN - EXISTING SITE



DESIGN CHARACTER



CONCORD WILSHIRE

RSP ARCHITECTS

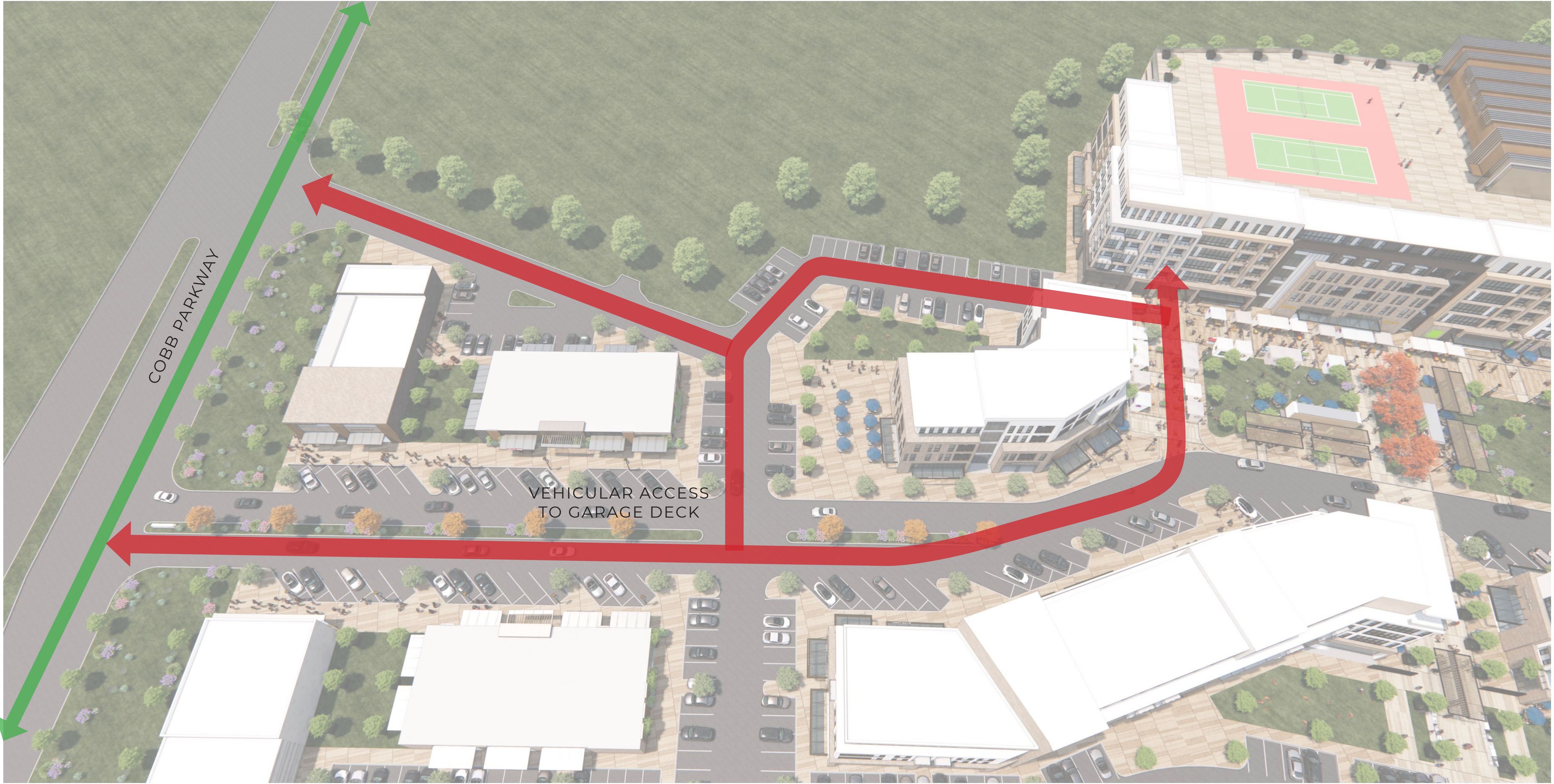
DESIGN CHARACTER



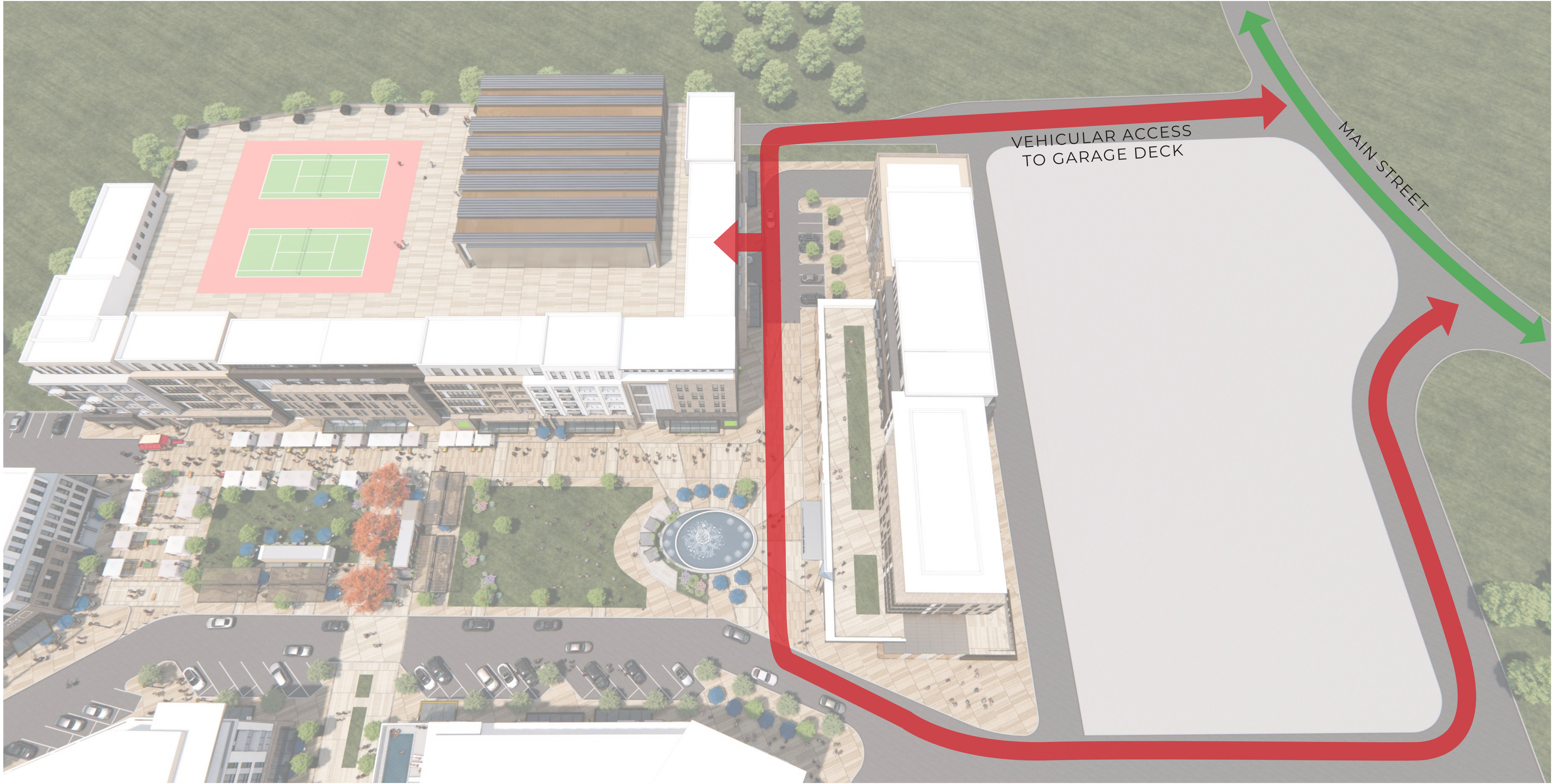
CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - GARAGE DECK ACCESS FROM COBB PARKWAY



VIEW - GARAGE DECK ACCESS FROM MAIN STREET



VIEW - BIRDS EYE

SPORTS CENTER

RESIDENTIAL ABOVE RETAIL

GARAGE

RESIDENTIAL ABOVE RETAIL

RETAIL

RETAIL



VIEW - PARK VIEW



VIEW - PARK VIEW



VIEW - SOUTHERN ENTRY



VIEW - SOUTHERN ENTRY



VIEW - MAIN PARK



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - PARK STAGE



VIEW - FOUNTAIN VIEW





VIEW - PARK CENTER



VIEW - ROOFTOP POOL











DEVELOPMENT COLLAGE - VIEW FROM SUMMER STREET





THANK YOU

DESCRIPTION OF
Overall Zoning Boundary Exhibit

All that tract or parcel of land lying and being in Land Lots 138,139,166, and 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the southeasterly right of way line of Keene Street (40' right of way) and the northeasterly right of way line of Cobb Parkway (right of way varies), THENCE leaving said intersection following the southeasterly right of way line of Keene Street (40' right of way) North 68 degrees 34 minutes 23 seconds East a distance of 200.81 feet to 1/2" REBAR FOUND; THENCE continue following said right of way North 69 degrees 22 minutes 55 seconds East a distance of 64.12 feet to a point; THENCE leaving said right of way North 20 degrees 37 minutes 05 seconds West a distance of 39.51 feet to 1/2" REBAR FOUND at the northwesterly right of way line of Keene Street (40' right of way); THENCE leaving said right of way North 07 degrees 44 minutes 31 seconds West a distance of 199.77 feet to 1/2" REBAR FOUND; THENCE South 88 degrees 41 minutes 50 seconds East a distance of 126.95 feet to 1/2" REBAR FOUND on the Land Lot Line common to land lots 166 and 167; THENCE following said land lot line North 02 degrees 13 minutes 52 seconds West a distance of 190.26 feet to 1/2" REBAR FOUND at the common Land Lot corner of Land Lots 138,139,166, AND 167 and the southeasterly right of way line of Cemetery Street (30' right of way); THENCE following said southeasterly right of way line of Cemetery Street (30' right of way) North 44 degrees 58 minutes 57 seconds East a distance of 119.51 feet to a point; THENCE continue following said right of way North 56 degrees 21 minutes 54 seconds East a distance of 433.21 feet to a PK NAIL FOUND at the intersection of the southeasterly right of way line of Cemetery Street (30' right of way) and the southwesterly right of way line of School Drive (30' right of way); THENCE following said southwesterly right of way line of School Drive (30' right of way) South 34 degrees 42 minutes 32 seconds East a distance of 377.02 feet to 1/2" REBAR FOUND; THENCE leaving said right of way South 34 degrees 37 minutes 44 seconds East a distance of 41.75 feet to a point on the centerline of now abandoned Keene Street; THENCE following said centerline of now abandoned Keene Street the following courses and distances: along a curve to the left with a radius of 423.75 feet and an arc length of 48.23 feet, said curve having a chord bearing of South 13 degrees 52 minutes 34 seconds West and a chord distance of 48.20 feet to a point; THENCE along a curve to the left with a radius of 423.71 feet and an arc length of 36.05 feet, said curve having a chord bearing of South 08 degrees 10 minutes 41 seconds West and a chord distance of 36.04 feet to a point; THENCE South 04 degrees 08 minutes 24 seconds West a distance of 52.12 feet to a point; THENCE along a curve to the right with a radius of 200.23 feet and an arc length of 174.55 feet, said curve having a chord bearing of South 31 degrees 20 minutes 25 seconds West and a chord distance of 169.08 feet to a point; THENCE South 55 degrees 26 minutes 58 seconds West a distance of 113.21 feet to a point; THENCE along a curve to the right with a radius of 210.07 feet and an arc length of 141.74 feet, said curve having a chord bearing of South 75 degrees 42 minutes 36 seconds West and a chord distance of 139.07 feet to a point; THENCE leaving said centerline of now abandoned Keene Street South 05 degrees 02 minutes 27 seconds West a distance of 21.34 feet to a point at the southerly right of way line of Keene Street (40' right of way); THENCE South 19 degrees 33

minutes 05 seconds West a distance of 4.72 feet to a 1/2" ROD FOUND; THENCE South 19 degrees 44 minutes 35 seconds West a distance of 75.58 feet to 1/2" REBAR FOUND; THENCE South 45 degrees 51 minutes 01 seconds West a distance of 210.12 feet to 1/2" REBAR SET; THENCE South 45 degrees 51 minutes 01 seconds West a distance of 271.23 feet to 1/2" REBAR FOUND on the northeasterly right of way line of Cobb Parkway (right of way varies); THENCE following said right of way North 43 degrees 24 minutes 07 seconds West a distance of 181.73 feet to a point; THENCE continue following said right of way North 44 degrees 05 minutes 21 seconds West a distance of 249.45 feet to a point at the intersection of the northeasterly right of way line of Cobb Parkway (right of way varies) and the northwesterly right of way line of Keene Street (40' right of way), said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 536,772 square feet or 12.323 acres.

The above-described property is shown on a Zoning Boundary Exhibit for Concord Wilshire Companies, dated October 19, 2023, prepared by Travis Pruitt & Associates, Inc. Survey File Number (218-E-016).

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

	BOLLARD
	HANDICAP PARKING
	SIGN
	TEMPORARY BENCHMARK
	C&G CURBS AND GUTTER
	IRON PIN FOUND (AS NOTED)
	1/2" REBAR FOUND W/ CAP
	1/2" REBAR SET W/ CAP
	NAIL FOUND
	NOW OR FORMERLY
	RIGHT OF WAY
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	POWER POLE W/LIGHT
	ELECTRIC BOX
	ELECTRIC METER
	POWER POLE
	POLYVINYL CHLORIDE PIPE
	RCP REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	INVERT
	SANITARY SEWER MANHOLE
	SANITARY SEWER LATERAL
	CLEAN OUT
	DROP INLET
	HEADWALL
	TELEPHONE BOX
	GAS MARKER
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	UNKNOWN MANHOLE
	STORM SEWER LINE
	EDGE OF PAVEMENT

The setback line has been reduced to 20' along Keene Street per zoning case ZV2021-04 approved by City of Kennesaw on October 18, 2021.

Assistant Zoning Administrator Albert Trevis presented a variance request for property submitted by BlueTiger Properties, LLC for the property located at 2670 North Cobb Parkway. The request is to reduce the rear setback to 20-feet within the Highway General Business (HGB) zoning district from the minimum required 30-foot setback. The United Parcel's facility is a 100,000 square foot, three-story, climate controlled, self-service storage facility as well as a separate detached single-story commercial or retail space. This property was the former site of Budgeted and is currently vacant. The Zoning Administrator approved the variance request to reduce the rear building setback line from 30-feet to 20-feet.

THENCE North 08 degrees 22 minutes 55 seconds East 42.31 feet to the true point of BEGINNING.

THENCE from said TRUE POINT OF BEGINNING continuing along the southerly R/W line of Kennesaw Street the following courses and distances: North 08 degrees 22 minutes 55 seconds East 42.31 feet to the true point of BEGINNING; then a curve to the right with a radius of 335.05 feet and an arc length of 100.00 feet to the true point of BEGINNING.

Said tract contains 54,834 SQ. FT OR 1.258 ACRES

All that tract or parcel of land lying and being in Land Lots 166 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

THENCE from said TRUE POINT OF BEGINNING continuing along the southerly R/W line of Keene Street the following courses and distances: North 69 degrees 22 minutes 55 seconds East a distance of 28.51 feet to an iron pin found ; THENCE along a curve to the right with a radius of 335.59 feet and an arc length

All that tract or parcel of land lying and being in Land Lots 166 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia

THENCE from said TRUE POINT OF BEGINNING continuing along the southerly R/W line of Keene Street, North 69 degrees 22 minutes 55 seconds East a distance of 91.84 feet to an iron pin set; THENCE leaving said R/W line South 44 degrees 00 minutes 00 seconds East a distance of 316.94 feet to an iron pin set; THENCE South 45 degrees 51 minutes 01 seconds West a distance of 152.12 feet to an iron pin found on the northerly R/W line of Cobb Parkway; THENCE continuing along said R/W line of Cobb Parkway North 43 degrees 24 minutes 27 seconds West a distance of 181.73 feet to a 1 3/4" crimp top pipe found; THENCE leaving said R/W line of Cobb Parkway North 46 degrees 51 minutes 52 seconds East a distance of 165.32 feet to an iron pin found on the northerly R/W line of Cobb Parkway; THENCE a distance of 175.12 feet to a 1 1/2" rebar found on the southerly R/W line of Keene Street, said rebar being the TRUE POINT OF BEGINNING.

This plat is approved with the understanding that easement is granted the City of Kennesaw along all road frontage for the purpose of sloping cuts and fills as follows:

0'-5' - not less than 3 to 1 slope
5'-10' - not less than 2 to 1 slope

This plat, having been submitted to the Cobb County Water System and having been found to comply with Cobb County Development Standards, is approved for recording.

 1.12.22
BUILDING AND CONSTRUCTION, KENNESAW, GEORGIA

 1-18-22
CITY ENGINEER, KENNESAW, GEORGIA

DJR 1-18-20
PLANNING AND ZONING, KENNESAW, GEORGIA

 1-18-22
PUBLIC WORKS, KENNESAW, GEORGIA


CITY COUNCIL, KENNESAW, GEORGIA

Pursuant to the Land Subdivision sections of this UDC of the Georgia, all the requirements of approval having been fulfilled final approval by the Mayor and Council of Kennesaw, Georgia


MAYOR, KENNESAW, GEORGIA


DATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future," and their location, size, type and material are correctly shown; and that all engineering requirements of the Kennesaw Subdivision Regulations have been fully complied with.

PRINT NAME _____


GEORGIA PROFESSIONAL
 LAND SURVEYOR NO. _____

12/21/21
 DATE

The owner of the land shown on this plat and whose name is subscribed thereto, and person or through duly authorized agents, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, parks, drainage easements and public grounds thereon shown, which comprises a total of 2.675 acres for the purposes therein expressed.

Provided, however, that nothing herein nor acceptance shall create liability on the part of the City of Kennesaw, its officers, agents or employees for flooding or erosion from storm drains or from flooding from high water of natural creeks or rivers, and the City of Kennesaw is hereby specifically released from any such liability or from liability for the negligent construction or maintenance of all drainage structures, roads, sediment control facilities and all other work performed by the owner or developer of the property, their agent, servants, employees or contractors.

SIGNATURE _____

DATE _____

Front Yard: Arterial: 50', Collector: 40 Local: 40 ,
Side Yard: Major side yard: 25' or 35' , Min. side yard: 10'
Rear Yard: 30'

This information is reported from public information obtained from City of Kennesaw records on 7/23/2021. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown herein.

1. ALTA/ACSM Land Title Survey for the Extended Stay Kennesaw, LLC prepared by Diversified Technical Group LLC dated March 28, 2014. Filed and Recorded September 3, 2014 in PB 274, PG 247.
2. ALTA/NSPS Land Title Survey for Arris Kennesaw, LLC its successors, assigns, and/or affiliates, SPT Real Estate Capital, LLC, as Administrative Agent for the benefit of the insureds and each of their successors and/or assigns, as their interest may appear and Fidelity National Title Insurance Company prepared by Gunnin Land Surveying dated February 22, 2021. Last revised February 22, 2021
3. ALTA/NSPS Land Title Survey for Concord Willshire Capital LLC, A Florida Limited Liability Company, Kennesaw Development, LLC, as Administrative Agent for the insureds Title Insurance Company prepared by Travis Pruitt & Associates, Inc. dated August 26, 2021 (FN: 21FS-197)

1. This plot was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. Unless otherwise specified, all distances are shown as horizontal ground distances in U.S. survey feet (39.37 inch = 1 meter).
3. The project horizontal distance is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
4. Flood Plain Shown is from FIRM panel number 13067C0039H dated 3/4/2013.
5. Nothing herein shall be construed to mean that the City of Kennesaw has accepted the dedication of any rights-of-way easements or other area as being dedicated to public use.
6. **Error of closure**
Tract 1: 1 in 165,411
Tract 2: 1 in 154,145

The purpose of this plat is to subdivide tax parcel 2001370073 into Tract 1 and Tract 2 shown hereon.

TRACT 1:	2570 N Cobb Pkwy
TRACT 2:	2610 Keene Street
EXISTING:	2570 Cobb Parkway Northwest Kennesaw, GA 30145

TRACT 1:	61,736 SQ. FT OR 1.417 ACRES
TRACT 2:	54,834 SQ. FT OR 1.258 ACRES
TOTAL(EXISTING):	116,570 SQ. FT OR 2.675 ACRES

KEENE STREET: 40' R/W COBB PARKWAY: VARIABLE
WIDTH R/W

The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 72,165 feet, and an angular error of 1" per angle point, and was adjusted using the Compass Rule Method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07".


 Travis N. Pruitt Jr. Date 12/21/21
 Georgia Professional Land Surveyor No. 2809
 For the Firm Travis Pruitt & Associates, Inc.

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Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of
the Surveyor and may not be reproduced, published, or used
in any way without the written permission of this Surveyor.

FINAL PLAT OF PARCEL SPLIT



12/21/21
For The Firm
Travis Pruitt & Associates, Inc.
This survey was prepared
conformity with The Technical
Standards for Property Surveying
Georgia as set forth in Chapter
180-7 of the Rules of the Georgia
Board of Registration for
Professional Engineers and Land
Surveyors and as set forth in

PLAT DATE: 12/2/2021
FIELD DATE: 8/16/2021
SCALE: 1" = 30'
JN: 1-21-0242.646
FN: 216-E-054
SHEET NO: 1 of 1

DESCRIPTION OF

2590 Keene Street

All that tract or parcel of land lying and being in Land Lots 166 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2'' rebar found at the intersection of the southern right of way of Keene Street (40' right of way) and the eastern right of way of Cobb Parkway (A.K.A. U.S. Highway 41)(right of way varies), THENCE proceeding along the southern right of way of Keene Street (40' right of way) North 68 degrees 34 minutes 23 seconds East a distance of 200.81 feet to a 1/2'' rebar found on said right of way; THENCE leaving said right of way South 44 degrees 05 minutes 11 seconds East a distance of 175.12 feet to an iron pin found; THENCE South 46 degrees 51 minutes 01 seconds West a distance of 185.32 feet to a 1 & 3/4'' crimp top pipe found on the eastern right of way of Cobb Parkway (A.K.A. U.S. Highway 41)(right of way varies); THENCE proceeding along said right of way North 44 degrees 05 minutes 21 seconds West a distance of 249.45 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 39,337 square feet or 0.903 acre.

The above-described property is shown on an ALTA/NSPS Land Title Survey for Concord Wilshire Companies, dated October 18, 2023, prepared by Travis Pruitt & Associates, Inc. Survey File Number (172-D-027).

DESCRIPTION OF TRACT 1

(2570 N Cobb Pkwy)

All that tract or parcel of land lying and being in Land Lots 166 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the intersection of the southerly Right-of-Way line of Keene Street (40' R/W) and the northerly R/W line of Cobb Parkway (R/W Varies); THENCE continuing along the southerly R/W of Keene Street, North 68 degrees 34 minutes 23 seconds East a distance of 200.81 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING continuing along the southerly R/W line of Keene Street, North 69 degrees 22 minutes 55 seconds East a distance of 91.84 feet to an iron pin set; THENCE leaving said R/W line South 44 degrees 00 minutes 00 seconds East a distance of 316.94 feet to an iron pin set; THENCE South 45 degrees 51 minutes 01 seconds West a distance of 271.23 feet to an iron pin found in the northerly R/W of Cobb Parkway; THENCE continuing along said R/W North 43 degrees 24 minutes 07 seconds West a distance of 181.73 feet to a 1 3/4" crimp top pipe found; THENCE leaving said R/W North 46 degrees 51 minutes 01 seconds East a distance of 185.32 feet to an iron pin found; THENCE North 44 degrees 05 minutes 11 seconds West a distance of 175.12 feet to a 1/2" rebar found in the southerly R/W of Keene Street, said rebar being the TRUE POINT OF BEGINNING.

Said tract contains 61,736 SQ. FT OR 1.417 ACRES

The above-described property is shown as Tract 1 on a Final Plat of Parcel Split for Kennesaw City Storage, LLC, dated December 21, 202, prepared by Travis Pruitt & Associates, Inc. Filed for record at Plat Book 281, Page 380, Cobb County, Georgia records. Survey File Number (216-E-054).

DESCRIPTION OF TRACT 2

(2610 Keene Street)

All that tract or parcel of land lying and being in Land Lots 166 & 167 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the intersection of the southerly Right-of-Way line of Keene Street (40' R/W) and the northerly R/W line of Cobb Parkway (R/W Varies); THENCE continuing along the southerly R/W of Keene Street the following courses and distances: North 68 degrees 34 minutes 23 seconds East a distance of 200.81 feet to a 1/2" rebar found; THENCE North 69 degrees 22 minutes 55 seconds East a distance of 91.84 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING continuing along the southerly R/W line of Keene Street the following courses and distances: North 69 degrees 22 minutes 55 seconds East a distance of 28.51 feet to an iron pin found ; THENCE along a curve to the right with a radius of 335.59 feet and an arc length of 177.71 feet, said curve having a chord bearing of North 86 degrees 28 minutes 26 seconds East and a chord distance of 175.64 feet to a point; THENCE South 80 degrees 50 minutes 49 seconds East a distance of 196.98 feet to a 1/2" rod found; THENCE leaving said R/W South 19 degrees 43 minutes 47 seconds West a distance of 75.54 feet to an iron pin found; THENCE leaving said R/W, South 45 degrees 51 minutes 01 seconds West a distance of 210.16 feet to an iron pin set; THENCE North 44 degrees 00 minutes 00 seconds West a distance of 316.94 feet to an iron pin set in the southerly R/W line of Keene Street, said pin being the TRUE POINT OF BEGINNING.

Said tract contains 54,834 SQ. FT OR 1.258 ACRES

The above-described property is shown as Tract 2 on a Final Plat of Parcel Split for Kennesaw City Storage, LLC, dated December 21, 202, prepared by Travis Pruitt & Associates, Inc. Filed for record at Plat Book 281, Page 380, Cobb County, Georgia records. Survey File Number (216-E-054).

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.
I HEREBY CERTIFY THAT THIS DEED WAS FILED FOR RECORD IN BOOK 12691 PAGE 270 ON JULY 13, 1999.

2/12 RR.

92R291.5

RETURN TO:

Moore Ingram Johnson & Steele, LLP
192 Anderson Street
Marietta, GA 30060

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE made the 1 day of May in the year of one thousand nine hundred and ninety-nine, between

DAN W. NORTHCUTT and LINDA C. NORTHCUTT

of the County of Cobb and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

B. N. AUTO PARTS CO.
a Georgia corporation

of the County of Cobb and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the said Grantee

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 166 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Susan Pickle
(Unofficial Witness)

Dan W. Northcutt (Seal)
DAN W. NORTHCUTT

Dan M. Harris
(Notary Public)

Linda C. Northcutt (Seal)
LINDA C. NORTHCUTT

My Commission Expires:

(Notarial Seal)

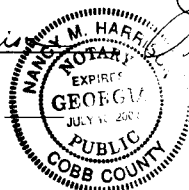


EXHIBIT "A"

J.C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 166 of the 20th District, 2nd Section, Cobb County, Georgia, as per plat of survey by Raoul N. Arroyo, Surveyor, dated July 30, 1971, and being more particularly described as follows:

BEGINNING at an iron pin at the corner formed by the intersection of the northeast side of U. S. Highway 41 and the southeast side of Dobbs Drive; running thence south 45 degrees 20 minutes east along the right-of-way of U. S. Highway 41 a distance of 250 feet to an iron pin; running thence north 45 degrees 27 minutes east a distance of 185 feet to an iron pin; running thence north 45 degrees 28 minutes west a distance of 175 feet to an iron pin on the southeast side of Dobbs Drive; running thence south 67 degrees 29 minutes 33 seconds west as measured along the southeast side of Dobbs Drive a distance of 200 feet to an iron pin and the point of beginning, said property being the same as that conveyed in that certain Warranty Deed from Curtis M. Wigley to Northcutt & Northcutt, a Partnership comprised of Floyd W. Northcutt and Dan W. Northcutt, dated October 27, 1983, filed for record October 27, 1983, in **Deed Book 2924, Page 182**, Records of Cobb County, Georgia.

The Abram Law Group, LLC
1200 Ashwood Parkway, Suite 560
Atlanta, GA 30338
770/349-0120
File #22-0090

LIMITED WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ORANGE

THIS INDENTURE made as of the 9th day of May, in the year two thousand and twenty-two,
between

ETERNAL HOLDINGS LLC
a Nevada limited liability company

as party or parties of the first part, hereinafter called Grantor, and

PIEDMONT RESIDENTIAL, LLC
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to
include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00)
AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of
these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed,
and by these presents, does grant, bargain, sell and convey unto the said Grantee, the following described
real property to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 138 and 167 of the 20th
District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more
particularly described on Exhibit "A" attached hereto and incorporated herein by
reference for a complete legal description.

This conveyance is made subject to those matters shown on Exhibit "B" attached hereto.

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

And the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons, claiming by, through, or under said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Eternal Holdings LLC
a Nevada limited liability company

M. Marie Shroy
Witness

BY: Shah. Ekbatani (SEAL)
Name: Shahriar Ekbatani
Title: Manager

[Signature]
Notary Public
My commission expires: February 12, 2024
[Notary Seal]

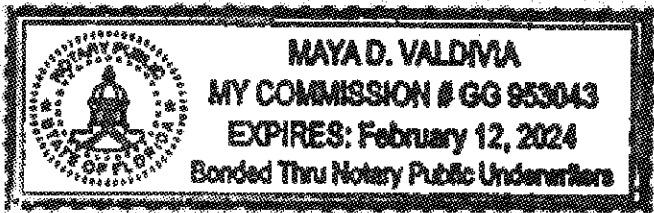


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138 & 167 OF THE 20TH DISTRICT, 2ND SECTION, CITY OF KENNESAW, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF CEMETERY STREET (30' R/W) AT THE COMMON CORNER OF LAND LOT 138, 139, 166 & 167;
SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 45 DEGREES 05 MINUTES 57 SECONDS EAST, 119.51 FEET TO A FENCE CORNER;
THENCE, NORTH 56 DEGREES 26 MINUTES 38 SECONDS EAST, 433.02 FEET TO A 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY OF SCHOOL DRIVE (30' R/W);
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 34 DEGREES 35 MINUTES 23 SECONDS EAST, 377.45 FEET TO A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF KENNE STREET (40' R/W);
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 05 DEGREES 44 MINUTES 52 SECONDS WEST, 26.88 FEET TO A 1/2" REBAR;
THENCE, SOUTH 05 DEGREES 44 MINUTES 52 SECONDS WEST, 51.10 FEET TO A 1/2" REBAR;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 57 DEGREES 02 MINUTES 34 SECONDS WEST, 42.91 FEET TO A 1/2" REBAR;
THENCE, SOUTH 30 DEGREES 17 MINUTES 07 SECONDS EAST, 58.60 FEET TO A 1/2" REBAR ON SAID NORTHERLY RIGHT-OF-WAY;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 05 DEGREES 44 MINUTES 52 SECONDS WEST, 13.48 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 151.48 FEET, SAID CURVE HAVING A RADIUS OF 175.72 FEET AND BEING SUBTENDED BY A CHORD OF 146.83 FEET, AT SOUTH 30 DEGREES 26 MINUTES 32 SECONDS WEST, TO A POINT;
THENCE, SOUTH 55 DEGREES 08 MINUTES 12 SECONDS WEST, 103.52 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.53 FEET, SAID CURVE HAVING A RADIUS OF 224.38 FEET AND BEING SUBTENDED BY A CHORD OF 88.94 FEET, AT SOUTH 66 DEGREES 36 MINUTES 14 SECONDS WEST, TO A POINT;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 62 DEGREES 30 MINUTES 41 SECONDS WEST, 95.28 FEET TO A POINT;
THENCE, NORTH 88 DEGREES 33 MINUTES 44 SECONDS WEST, 59.94 FEET TO A POINT;
THENCE, NORTH 77 DEGREES 23 MINUTES 22 SECONDS WEST, 9.42 FEET TO A POINT;
THENCE, NORTH 57 DEGREES 02 MINUTES 34 SECONDS EAST, 6.60 FEET TO A POINT;
THENCE, NORTH 32 DEGREES 57 MINUTES 26 SECONDS WEST, 20.00 FEET TO A 1/2" REBAR;
THENCE, NORTH 33 DEGREES 06 MINUTES 00 SECONDS WEST, 19.88 FEET TO A 1/2" REBAR;
THENCE, SOUTH 57 DEGREES 01 MINUTES 02 SECONDS WEST, 53.83 FEET TO A 1/2" REBAR;
THENCE, NORTH 77 DEGREES 52 MINUTES 06 SECONDS WEST, 181.88 FEET TO A 1/2" REBAR;
THENCE, NORTH 02 DEGREES 14 MINUTES 06 SECONDS WEST, 89.32 FEET TO A 1/2" REBAR;
THENCE, NORTH 02 DEGREES 04 MINUTES 49 SECONDS WEST, 190.43 FEET TO THE POINT OF BEGINNING;

EXHIBIT "B"

1. Taxes and assessments for the year 2022 and subsequent years, which are liens not yet due and payable.
2. Easement from Kennesaw Consolidated School to Georgia Power Company, dated March 22, 1939, filed April 25, 1939, recorded in Deed Book 132, page 448, Cobb County, Georgia records.
3. Easement from Cobb County Board of Education to City of Kennesaw, dated September 29, 1960, filed October 7, 1960, recorded in Deed Book 566, page 66, aforesaid records.
4. Easements and Infrastructure Development Agreement by and between Keene Street JV LLC and Arris Kennesaw, LLC dated 02/20/2020, recorded in Deed Book 15714, Page 3087, aforesaid records

**NOTE TO CLERK: Pursuant to O.C.G.A. 48-6-2(a)(3),
this deed is exempt from the real estate transfer tax imposed
by the State of Georgia.**

After recording, return to:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Cobb County Tax Parcel No. 20016700730

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made as of the 18th day of October, 2022, between **KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY**, a public corporation created and existing under the laws of the State of Georgia (hereinafter referred to as “**Grantor**”), and **KENNESAW CITY STORAGE, LLC**, a Georgia limited liability company (hereinafter referred to as “**Grantee**”) (the words “**Grantor**” and “**Grantee**” to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

W I T N E S S E T H: THAT

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all those tracts or parcels of land lying and being in Cobb County, Georgia, being more particularly described in **Exhibit “A”**, attached hereto and incorporated herein by this reference (hereinafter referred to as the “**Land**”);

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land (the Land, together with the foregoing, is hereinafter referred to as the “**Property**”);

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on **Exhibit “B”** attached hereto and incorporated herein by reference for all purposes (collectively, the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property unto Grantee and unto its successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee

and its successors and assigns, forever, **IN FEE SIMPLE.**

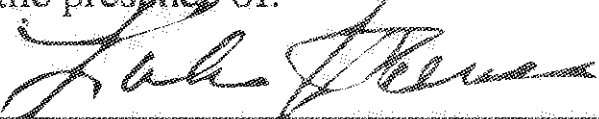
Grantor covenants with Grantee that it will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

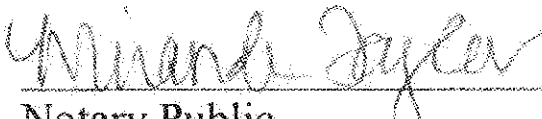
IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed, to be effective as of the date set forth above.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

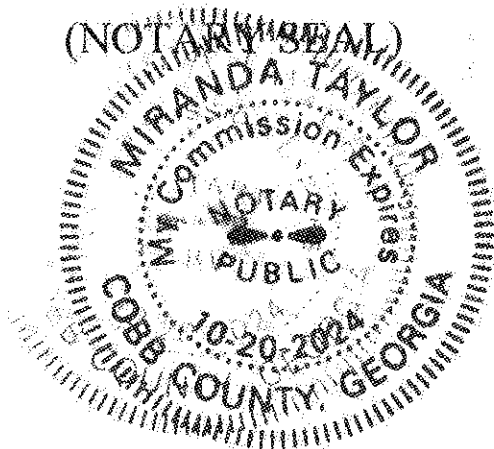
Signed, sealed, and delivered
in the presence of:


Unofficial Witness


Notary Public

Commission Expiration Date:

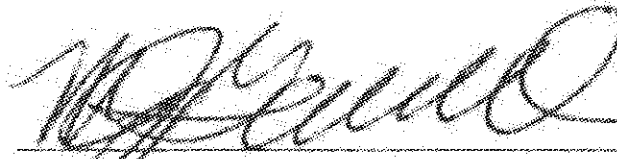
10-20-24



GRANTOR:

**KENNESAW DOWNTOWN DEVELOPMENT
AUTHORITY,**
a public corporation created and existing under the
laws of the State of Georgia

By:  (SEAL)
Mark Allen, Chair

By:  (SEAL)
Mary Jo Groeneveld, Secretary

(CORPORATE SEAL)



EXHIBIT "A"**Legal Description**

All that tract or parcel of land lying and being in land lots 166 and 167, District 20, Section 2, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin found (1/2" rebar) located at the intersection of the southeasterly right of way of Dobbs Drive (40' R/W) with its intersection of the northeasterly right of way of North Cobb Parkway (A.K.A. Highway 41) (115' from the centerline of highway 41), thence along the southeasterly right of way of Dobbs Drive N 66° 40' 51" E a distance of 201.32 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence continuing along the southeasterly right of way of Dobbs Drive N 67° 33' 30" E a distance of 120.40 feet to a point.

Thence 177.71 feet along the arc of a curve in a clockwise direction (said curve having a radius of 335.59' and a chord of N 84° 38' 30" E - 175.64') to a point;

Thence S 82° 40' 45" E a distance of 196.98 feet to an iron pin found (5/8" rebar);

Thence leaving said right of way S 17° 53' 51" W a distance of 75.54 feet to a point;

Thence S 44° 01' 15" W a distance of 481.39 feet to a point on the northeasterly right of way of North Cobb Parkway;

Thence along the northeasterly right of way of North Cobb Parkway N 45° 20' 00" W a distance of 181.48 feet to a point;

Thence leaving said right of way N 44° 55' 46" E a distance of 185.32 feet to an iron pin found (5/8" rebar);

Thence N 45° 49' 53" W a distance of 175.12 feet to a point on the southeasterly right of way of Dobbs Drive and the POINT OF BEGINNING.

Said tract containing 2.67 acres as shown hereon.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for year 2023, a lien not yet due and payable.
2. Drainage rights as contained in that certain Right of Way Deed from W. M. Eller to State Highway Department of Georgia dated June 22, 1948, and recorded at Deed Book 202, Page 93, records of the Clerk of Cobb County, Georgia, Superior Court.
3. Drainage rights as contained in that certain Right of Way Deed from O.E. Jones to State Highway Department of Georgia dated June 23, 1948, and recorded at Deed Book 202, Page 96, aforesaid records, as affected by Quitclaim Deed from L.C. Chalker, O.E. Jones and the Board of Education of Cobb County, Georgia, to State Highway Department of Georgia, dated November 12, 1948, and recorded at Deed Book 192, Page 544, aforesaid records.
4. Easement from Pacemaker Inns of America to Georgia Power Company dated April 5, 1972, and recorded in Deed Book 1315, Page 725, aforesaid records.
5. All matters shown on ALTA/NSPS Land Title Survey prepared by Travis Pruitt & Associates, Inc., Travis N. Pruitt, Jr., Georgia Registered Land Surveyor No. 2809, prepared for Kennesaw City Storage, LLC, Signature Bank of Georgia, First American Title Insurance Company, and Candler Abstract Company last revised October 14, 2022, identified as Job No. 1-21-0242.600.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Clerk please cross reference:
Deed Book 16146, Page 3619
Cobb County Records

This deed is being rerecorded to include the effective date of July 12, 2023.

Cobb County Tax Parcel No.
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made as of the 12th day of July, 2023, between **KEENE STREET JV, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantor**"), and **REDWOOD DEVELOPMENT, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantee**") (the words "**Grantor**" and "**Grantee**" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH: THAT

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all those tracts or parcels of land lying and being in Cobb County, Georgia, being more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Land**");

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land (the Land, together with the foregoing, is hereinafter referred to as the "**Property**");

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference for all purposes (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property unto Grantee and unto its successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee and its successors and assigns, forever, **IN FEE SIMPLE**.

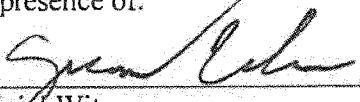
Grantor covenants with Grantee that it will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed, to be effective as of the date set forth above.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

Signed, sealed, and delivered
in the presence of:


Unofficial Witness

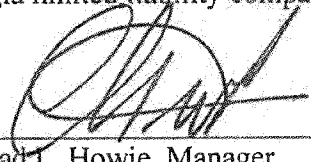

Notary Public

Commission Expiration Date:

4/30/26

GRANTOR:

KEENE STREET JV, LLC,
a Georgia limited liability company

By:  (SEAL)
Chad L. Howie, Manager

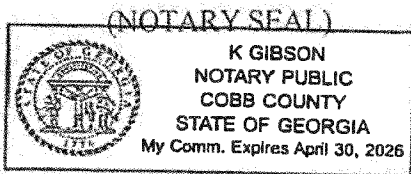


EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a point found at the intersection of northeasterly right of way line of Cobb Parkway Variable R/W (AKA HWY 41) and the north right of way line of Keene Street (40' R/W) thence proceeding along the north right of way line of Keene Street 40' R/W (FKA Dobbs) a distance of 280.00 feet to 1/2" rebar found. THENCE following said right of way along a curve to the right with a radius of 757.98 feet and an arc length of 111.83 feet, said curve having a chord bearing of North 71 degrees 55 minutes 32 seconds East and a chord distance of 111.73 feet to a point; THENCE continuing said right of way along a curve to the right with a radius of 368.31 feet and an arc length of 124.36 feet, said curve having a chord bearing of South 87 degrees 11 minutes 24 seconds West and a chord distance of 123.77 feet to a point. THENCE continuing said right of way along a curve to the right with a radius of 368.31 feet and an arc length of 18.32 feet, said curve having a chord bearing of South 81 degrees 34 minutes 52 seconds East and a chord distance of 18.32 feet to a point; South 80 degrees 45 minutes 09 seconds East a distance of 132.78 feet to a point; said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING leaving said right of way North 33 degrees 01 minutes 25 seconds West a distance of 49.46 feet to a 1/2" rebar found w/cap; THENCE South 88 degrees 39 minutes 52 seconds East a distance of 59.94 feet to a point; THENCE South 62 degrees 36 minutes 48 seconds East a distance of 95.28 feet to a point at the northern right of way of Keene St 40' R/W (FKA Dobbs); THENCE following said right of way along a curve to the right with a radius of 224.38 feet and an arc length of 85.72 feet, said curve having a chord bearing of South 88 degrees 58 minutes 47 seconds West and a chord distance of 85.20 feet to a point; THENCE continuing along northern right of way line North 80 degrees 45 minutes 08 seconds West a distance of 32.81 feet to a point; said point being the TRUE POINT OF BEGINNING.

Said tract contains 4,123 square feet or 0.09 acres.

TOGETHER WITH (i) all fixtures, structures and improvements thereon, (ii) all right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, strips or gores of land adjacent thereto and (iii) all and singular the tenements, hereditament, rights, easements and appurtenances now or hereafter belonging thereto.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for year 2023, a lien not yet due and payable.
2. Easement(s) granted in favor of Georgia Power Company as filed in Book 132, Page 448, records of the Clerk of Cobb County, Georgia, Superior Court.
3. All matters shown on Boundary Survey prepared by Travis Pruitt & Associates, Inc., Jacob M. Kaloki., Georgia Registered Land Surveyor No. 3422, prepared for Kennesaw City Storage, LLC, dated May 24, 2023, identified as Job No. 1-23-0231.600.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Cobb County Tax Parcel Nos.
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of July, 2023 between **KEENE STREET JV LLC**, a Georgia limited liability company (herein referred to as “**Grantor**”), and **REDWOOD DEVELOPMENT, LLC**, a Georgia limited liability company (herein referred to as “**Grantee**”).

WITNESSETH THAT:

The Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, release, convey and forever quit-claim to the said Grantee, his its heirs, successors and assigns, all right, title, interest, claim or demand which the said Grantor has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section of Cobb County, Georgia, being that certain land identified as Tract 1 and Tract 2 which are more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof.

TOGETHER WITH all fixtures, structures and improvements on said property, all right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, strips or gores of land adjacent thereto, and all and singular the tenements, hereditament, rights, easements and appurtenances in anywise appertaining.

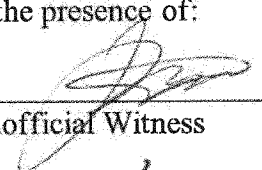
TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs, successors and assigns, so that neither the said Grantor, nor its heirs or successors, nor any other person or persons claiming under it shall at any time claim or demand any right, title or interest to the aforesaid described premises.

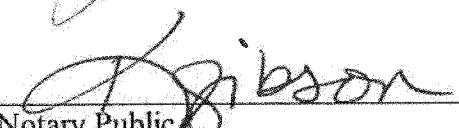
[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this deed on the date above written.

[SIGNATURE PAGE TO QUITCLAIM DEED]

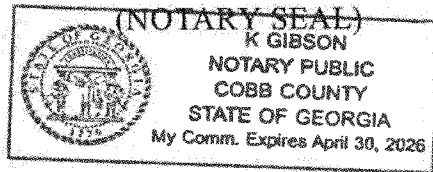
Signed, sealed, and delivered
in the presence of:


Unofficial Witness


Notary Public

Commission Expiration Date:

4/30/2026



GRANTOR:

KEENE STREET JV LLC,
a Georgia limited liability company

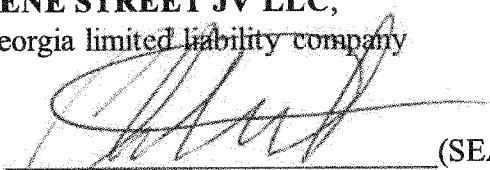
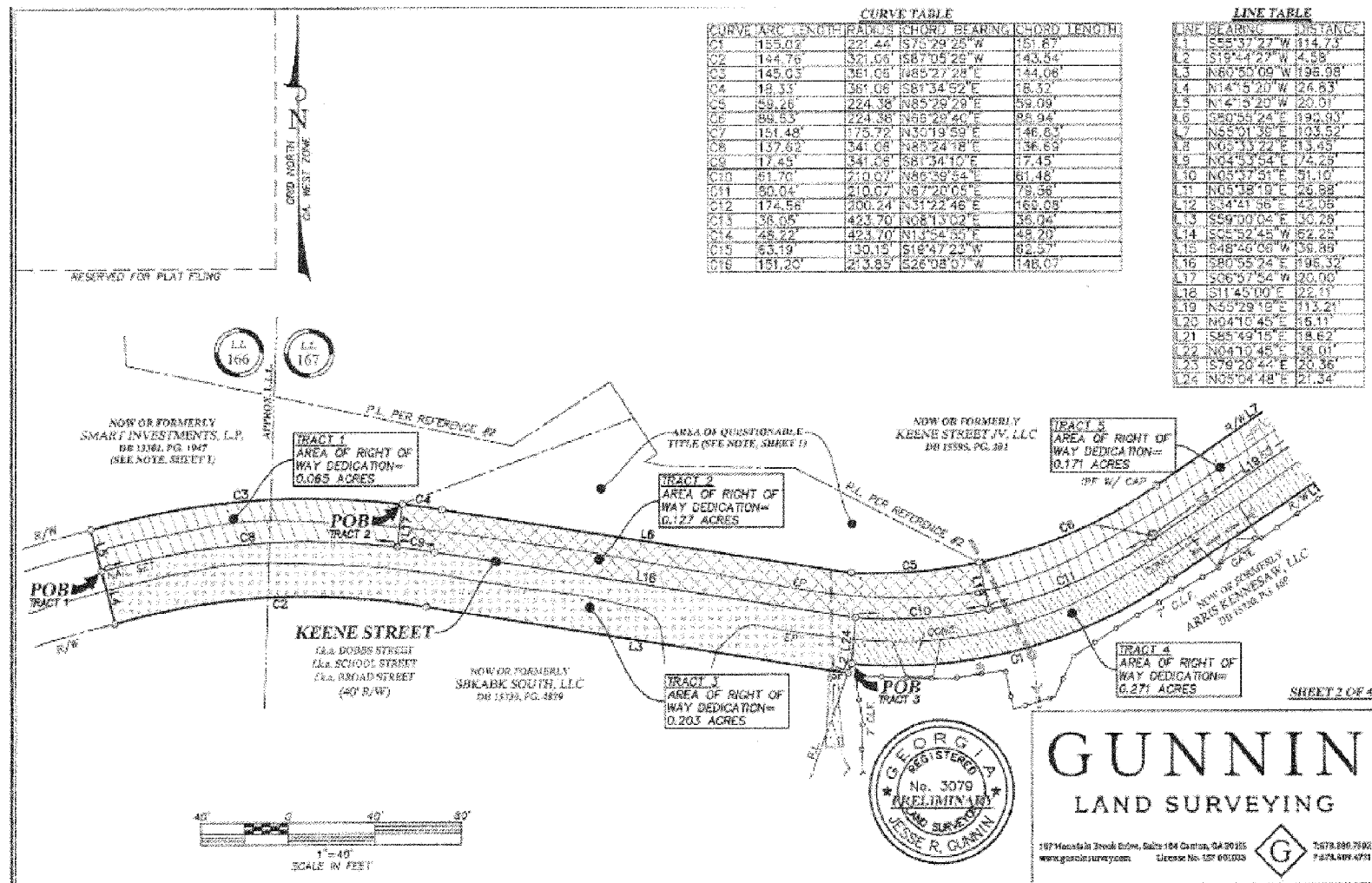
By:  (SEAL)
Chad L. Howie, Manager

EXHIBIT "A"
Description of proposed abandonment of Keene Street



Legal Description

Summers St Project- Right of Way Abandonment, Tract 1

All that tract or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence leaving said southerly right of way N14°15'20"W for a distance of 24.83 feet to a nail set, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence N14°15'20"W for a distance of 20.01 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point; thence leaving said northerly right of way S06°57'54"W for a distance of 20.00 feet to a point; thence 137.62 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of S85°24'18"W, 136.69 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.065 acres.

Summers St Project- Right of Way Abandonment, Tract 2

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence traversing said right of way N14°15'20"W for a distance of 44.84 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence continue along said northerly right of way the following courses and distances: 18.33 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of S81°34'52"E, 18.32 feet to a point; thence S80°55'24"E for a distance of 190.93 feet to a point; thence 59.26 feet along the arc of a curve to the left, said curve having a radius of 224.38 feet and being subtended by a chord of N85°29'29"E, 59.09 feet to a point; thence leaving said northerly right of way S11°45'00"E for a distance of 22.11 feet to a point; thence 61.70 feet along the arc of a curve to the right, said curve having a radius of 210.07 feet and being subtended by a chord of S86°39'54"W, 61.48 feet to a point; thence N80°55'24"W for a distance of 196.32 feet to a point; thence 17.45 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of N81°34'10"W, 17.45 feet to a point; thence N06°57'54"E for a distance of 20.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract of parcel of land contains 0.127 acres.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Clerk please cross reference:
Deed Book 16146, Page 3614,
Cobb County Records

This deed is being rerecorded to include the effective
date of July 12, 2023.

Cobb County Tax Parcel Nos.
20016603670 and
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made as of the 12th day of July, 2023, between **KENNESAW REDEVELOPMENT, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantor**"), and **KENNESAW CITY STORAGE, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantee**") (the words "**Grantor**" and "**Grantee**" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH: THAT

• Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all those tracts or parcels of land lying and being in Cobb County, Georgia, being more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Land**");

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land (the Land, together with the foregoing, is hereinafter referred to as the "**Property**");

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference for all purposes (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property unto Grantee and unto its successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee and its successors and assigns, forever, **IN FEE SIMPLE**.

Grantor covenants with Grantee that it will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

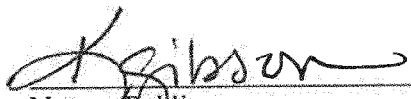
[SIGNATURES COMMENCE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed, to be effective as of the date set forth above.

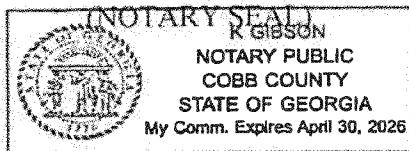
Signed, sealed, and delivered
in the presence of:


Unofficial Witness


Notary Public

Commission Expiration Date:

4/30/26



GRANTOR:

KENNESAW REDEVELOPMENT, LLC, a
Georgia limited liability company

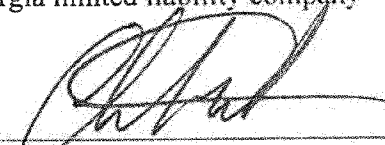
By:  (SEAL)
Chad L. Howie, Manager

EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section, Cobb County, Georgia as shown on plat of survey prepared by Robert T. Weaver, Surveyor, dated March, 1973, a copy of which is recorded in Plat Book _____, Page _____, Cobb County Records and being more particularly described as follows:

BEGINNING at an iron pin on the northerly side of Dobbs Street (sometimes known as School Street) 280 feet northeast of intersection of the northeast side of the right of way of U.S. Highway 41 and the northwesterly side of Dobbs Street (sometimes known as School Street); running thence north 7 degrees 37 minutes west for a distance of 200 feet to an iron pin; running thence south 88 degrees 13 minutes east for a distance of 127 feet to an iron pin located on the east line of said Land Lot 166; running thence south 2 degrees 01 minutes east for a distance of 89.2 feet to an iron pin; running thence south 77 degrees 55 minutes east for a distance of 182 feet to a point; running thence north 56 degrees 57 minutes east for a distance of 54 feet to an iron pin; running south 32 degrees 48 minutes east for a distance of 20 feet to an iron pin; running thence south 69 degrees 56 minutes west for a distance of 115.1 feet to an iron pin located on the northerly side of Dobbs Street (sometimes known as School Street); running thence southwesterly along the northerly and northwesterly side of Dobbs Street (sometimes known as School Street) for a distance of 236.2 feet to an iron pin and the point of beginning.

Said tract contains 0.673 acres.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, Cobb County, Georgia, and being a portion of the property as shown on plat of survey prepared by Robert T. Weaver, Surveyor, for Curtis M. Wigley, dated March, 1973, a copy of which is recorded in Plat Book _____, Page _____, Cobb County Records and being more particularly described as follows:

BEGINNING at a point on the north side of Dobbs Street (sometimes known as School Street) at a point 380 feet east of the intersection of the north side of the right of way of Dobbs Street (sometimes known as School Street) and the east side of the right of way of Cemetery Street; running thence southeasterly along the northeasterly side of the right of way of Dobbs Street (sometimes known as School Street) for a distance of 143.8 feet to the southwest line of the property of the Cobb County Board of Education; running thence north 32 degrees 48 minutes west for a distance of 70 feet to an iron pin; running thence south 69 degrees 56 minutes west for a distance of 115.1 feet to an iron pin and the point of beginning.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for year 2023, a lien not yet due and payable.
2. Easement(s) granted in favor of Georgia Power Company as filed in Book 132, Page 448, records of the Clerk of Cobb County, Georgia, Superior Court.
3. Sanitary Sewer Easement in favor of City of Kennesaw as recorded in Book 566, Page 66, records aforesaid.
4. All matters shown on plat of survey recorded in Plat Book 280, Page 437, records aforesaid.
5. All matters shown on Boundary Survey prepared by Travis Pruitt & Associates, Inc., Jacob M. Kaloki., Georgia Registered Land Surveyor No. 3422, prepared for Kennesaw City Storage, LLC, dated May 24, 2023, identified as Job No. 1-23-0231.600.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Cobb County Tax Parcel Nos.
20016603670 and
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of July, 2023 between **KENNESAW REDEVELOPMENT, LLC**, a Georgia limited liability company (herein referred to as “**Grantor**”), and **KENNESAW CITY STORAGE, LLC**, a Georgia limited liability company (herein referred to as “**Grantee**”).

WITNESSETH THAT:

The Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, release, convey and forever quit-claim to the said Grantee, his its heirs, successors and assigns, all right, title, interest, claim or demand which the said Grantor has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section of Cobb County, Georgia being more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof.

TOGETHER WITH all fixtures, structures and improvements on said property and all and singular the rights, members and appurtenances to the said premises in anywise appertaining.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs, successors and assigns, so that neither the said Grantor, nor its heirs or successors, nor any other person or persons claiming under it shall at any time claim or demand any right, title or interest to the aforesaid described premises.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this deed on the date above written.

[SIGNATURE PAGE TO QUITCLAIM DEED]

Signed, sealed, and delivered
in the presence of:

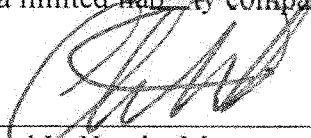

Unofficial Witness


Notary Public

Commission Expiration Date:
4/30/26

GRANTOR:

KENNESAW REDEVELOPMENT, LLC, a
Georgia limited liability company

By:  (SEAL)
Chad L. Howie, Manager

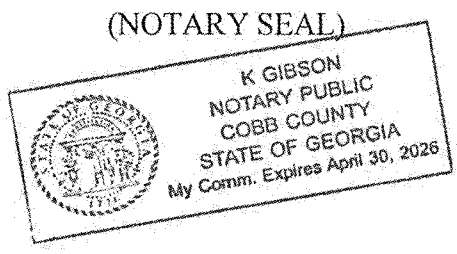


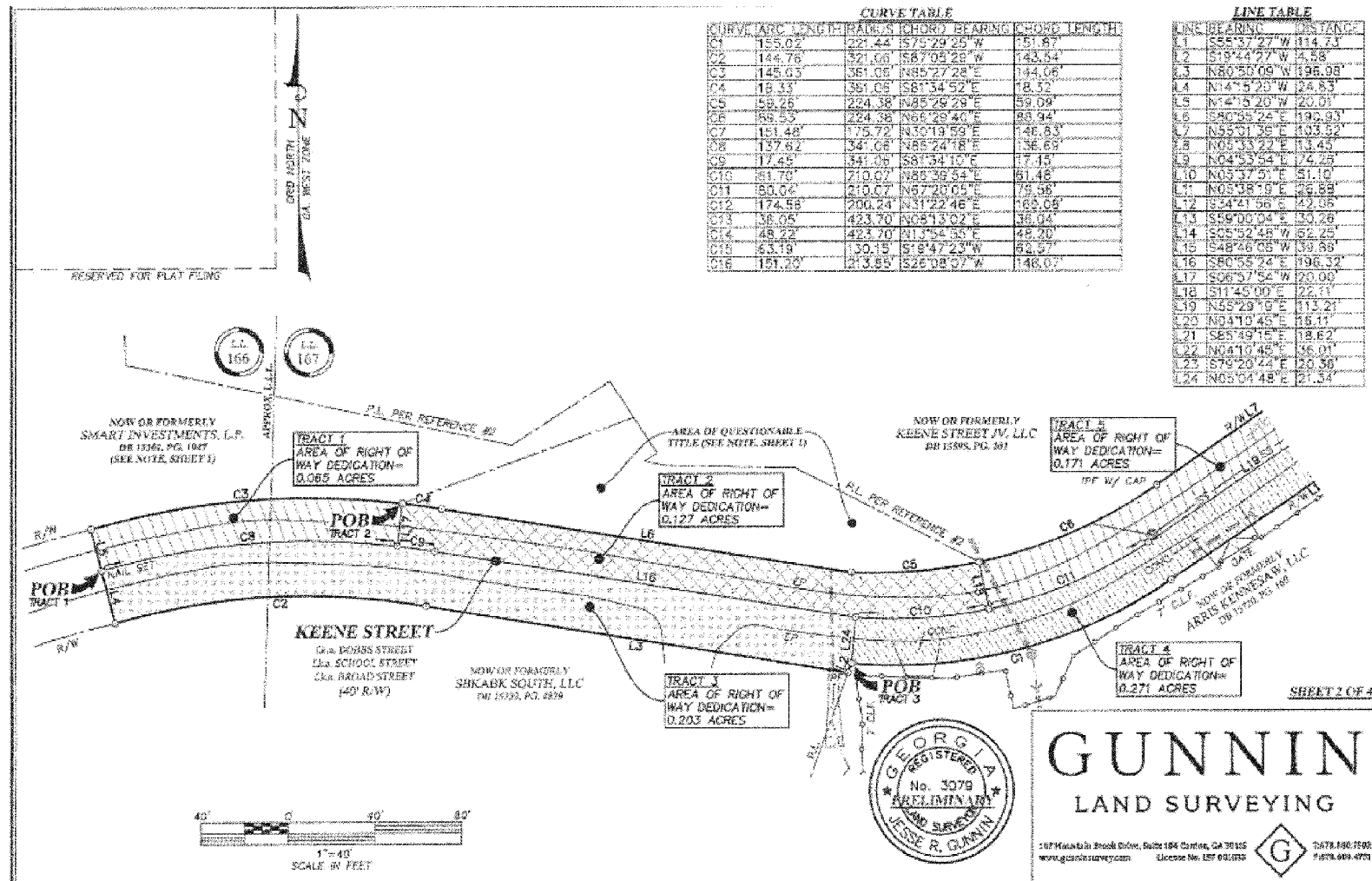
EXHIBIT "A"
Legal Description

Any and all other tract or parcel of land lying and being in Land Lots 166, and 167 of the 20th District, Cobb County, Georgia and being now vested in the name of KENNESAW REDEVELOPMENT, LLC, including, without limitation, that certain land identified as Tract 1 and Tract 2 which are more particularly described on Exhibit "B" attached hereto and incorporated herein by reference.

TOGETHER WITH

- (i) all fixtures, structures and improvements thereon,
- (ii) all right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, strips or gores of land adjacent thereto, and.
- (iii) all and singular the tenements, hereditament, rights, easements and appurtenances now or hereafter belonging thereto.

EXHIBIT "B"
Description of proposed abandonment of Keene Street



Legal Description

Summers St Project- Right of Way Abandonment, Tract 1

All that tract or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence leaving said southerly right of way N14°15'20"W for a distance of 24.83 feet to a nail set, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence N14°15'20"W for a distance of 20.01 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point; thence leaving said northerly right of way S06°57'54"W for a distance of 20.00 feet to a point; thence 137.62 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of S85°24'18"W, 136.69 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.065 acres.

Summers St Project- Right of Way Abandonment, Tract 2

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence traversing said right of way N14°15'20"W for a distance of 44.84 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence continue along said northerly right of way the following courses and distances: 18.33 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of S81°34'52"E, 18.32 feet to a point; thence S80°55'24"E for a distance of 190.93 feet to a point; thence 59.26 feet along the arc of a curve to the left, said curve having a radius of 224.38 feet and being subtended by a chord of N85°29'29"E, 59.09 feet to a point; thence leaving said northerly right of way S11°45'00"E for a distance of 22.11 feet to a point; thence 61.70 feet along the arc of a curve to the right, said curve having a radius of 210.07 feet and being subtended by a chord of S86°39'54"W, 61.48 feet to a point; thence N80°55'24"W for a distance of 196.32 feet to a point; thence 17.45 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of N81°34'10"W, 17.45 feet to a point; thence N06°57'54"E for a distance of 20.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract of parcel of land contains 0.127 acres.



Printed: 10/19/2023

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
DAN NORTHCUTT

Payment Date: 10/19/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	20016700420	10/25/2023	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$38.53	\$0.00	\$4,822.73	\$0.00



Scan this code with your
mobile phone to view
this bill!!



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780
(770) 429-4542

2023 Property Tax Bill

Parcel ID	Tax District		Bill #			
20016700420	3/3-BOND - KENNESAW CITY		238056			
Property Owner/Location/Description			Fair Market Value	Taxable Value		
B N AUTO PARTS COMPANY 2590 KEENE ST			396,700	158,680		
Levies	Taxable Value	-	Exemptions	= Net Assessment X Tax Rate = Net Tax		
CITY OF KENNESAW	158680		0	158680 7.7500000000 \$1,229.77		
BOND	158680		0	158680 1.5000000000 \$238.02		
Exemptions:						
>Per House Bill 960 calculation, interest will accrue at .875%. Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960). >Payments can be made online at www.municipalonlinepayments.com/kennesawga, in person, by mail or via our dropbox. Tax bills are mailed annually on October 1, with a due date of December 1. >Any questions concerning ownership changes or change of address should be directed to Cobb County Tax Commissioner's Office. For all other questions or concerns regarding this statement, give us a call at 770-429-4542.						
					Current Year Tax	\$1,467.79
					Interest	\$0.00
					Penalty	\$0.00
					Other Fees	\$0.00
					Payments Received	\$1,467.79
					Other Amounts Due	\$0.00
					Total Due	\$0.00
Due Date	12/01/2023					



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

Please make check or Money Order Payable to :
City of Kennesaw Property Tax Division and
include the Parcel ID on your check.

For your convenience, you may pay by check,
money order, Discover, Mastercard, AMEX,
VISA.
3% fee and \$3.50 per transaction fee added to
debit/credit card payments. \$1.25 fee per
ECheck transaction paid online.

Parcel ID: 20016700420
Amount Due: \$0.00
Bill#: 238056
Due Date: 12/01/2023

AMOUNT PAID

B N AUTO PARTS COMPANY
2864 WOOD PARK TRCE
KENNESAW, GA 30152

City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780



Printed: 11/20/2023

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
Arshad Khan

SBKABK SOUTH LLC

Payment Date: 10/9/2019

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2019	20016700730	10/15/2019	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$41,316.07	\$0.00



Scan this code with your
mobile phone to view
this bill!!



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780
(770) 429-4542

2023 Property Tax Bill

Parcel ID	Tax District	Bill #
20016700730	3/3-BOND - KENNESAW CITY	238248
Property Owner/Location/Description		Taxable Value
KENNESAW CITY STORAGE LLC 2570 N COBB PKWY		521,380

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	521380		0		521380		7.7500000000		\$4,040.70
BOND	521380		0		521380		1.5000000000		\$782.07

Exemptions:

>Per House Bill 960 calculation, interest will accrue at .875%. Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).
>Payments can be made online at www.municipalonlinepayments.com/kennesawga, in person, by mail or via our dropbox. Tax bills are mailed annually on October 1, with a due date of December 1.
>Any questions concerning ownership changes or change of address should be directed to Cobb County Tax Commissioner's Office. For all other questions or concerns regarding this statement, give us a call at 770-429-4542.

Current Year Tax	\$4,822.77
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$0.00
Other Amounts Due	\$0.00
Total Due	\$4,822.77
Due Date	12/01/2023



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

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VISA.
3% fee and \$3.50 per transaction fee added to
debit/credit card payments. \$1.25 fee per
ECheck transaction paid online.

Parcel ID: 20016700730
Amount Due: \$4,822.77
Bill#: 238248
Due Date: 12/01/2023

AMOUNT PAID

KENNESAW CITY STORAGE LLC
2160 KINGSTON CT SE SUITE B
MARIETTA, GA 30067

City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780