

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: E-25-01

PH #: PHA240048

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Mike Hammond

Telephone: 864.909.5558

Address: 1238 Logan Cir NW

Suite: _____

City: Atlanta

State: GA

Zip: 30318

Fax: _____

Mobile Tel: 864.909.5558

Email: mhammond@apollosign.com

Subject Property Information:

Address: 1565 Mansell Rd Alpharetta GA 30009

Current Zoning: LI

District: 1st

Section: 2nd

Land Lot: 560,561,589, 590

Parcel ID: 12 238005600524

Proposed Zoning: LI

Current Use: Car dealership

This Application For *(Check All That Apply):*

Conditional Use

Master Plan Amendment

Comprehensive Plan Amendment

Rezoning

Master Plan Review

Variance

Public Hearing

Exception

Other *(Specify):* _____

Alpharetta Department of Community Development
2 Park Plaza
Alpharetta, GA 30009

RE: Angela Krause Ford wall sign variance
1565 Mansell Rd
Alpharetta, GA 30009


To whom it may concern,

We are seeking a variance to allow for additional wall signs and an increase in square footage allowance. Currently, code requires signage be limited to one square foot per linear foot of the façade. Additionally, code limits quantity to one sign per façade. We are requesting a second sign and an increase in square footage from the allowable 65 square feet to a total of 294.34 square feet.

This building sits roughly 500 feet from Mansell and is virtually invisible to passing traffic. As we do not believe this will create a distractingly large sign visible from the road, we would request to keep our original design of two signs at a total of 294.34 square feet in order to keep in standing with Ford's brand standards for this type of service building seen at Ford locations nationwide.

We thank you for your consideration in this matter.

Thank you,

A handwritten signature in black ink, appearing to read 'Mike Hammond', with a decorative flourish at the end.

Mike Hammond / Process Manager / Apollo Sign & Light
1238 Logan Cir NW Atlanta GA 30318
864.909.5558 / mhammond@apollosign.com

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Use is not changing.

Applicant's Request (Please itemize the proposal):

We are seeking a variance to allow for additional wall signs and an increase in square footage allowance. Currently, code requires signage be limited to one square foot per linear foot of the façade. Additionally, code limits quantity to one sign per façade. We are requesting a second sign and an increase in square footage from the allowable 65 square feet to a total of 294.34 square feet.

Applicant's Intent *(Please describe what the proposal would facilitate).*

As we do not believe this will create a distractingly large sign visible from the road, we would request to keep our original design of two signs at a total of 294.34 square feet in order to keep in standing with Ford's brand standards for this type of service building seen at Ford locations nationwide.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

- Yes This structure will sit roughly 500 feet from Mansell, virtually behind the primary dealership building at 1575 Mansell. We feel the large size of the property makes our proposal reasonable.
- No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

- Yes
- No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

- Yes
- No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

- Yes
- No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

- Yes
- No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

- Yes Granting our proposal would afford us both an additional sign plus an increase in square footage allowed.
- No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

- Yes No

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: VERNON L. KRAUSE Telephone: 770-649-5124
Address: PO Box 1249 Suite: _____
City: ALPHARETTA State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

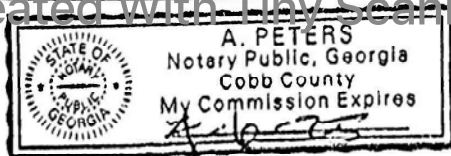
Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Mike Hammond Telephone: 864.909.5558
Address: 1238 Logan Cir NW Suite: _____
City: Atlanta State: GA Zip: 30318

So Sworn and Attested:

Owner Signature: [Signature] Date: 7-16-24

Notary: _____
Notary Signature: [Signature] Date: 7-16-24



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: VERNON L. KRAUSE

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:  Date: 7-16-24

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Angela Krause Ford wall sign

Contact Name: Mike Hammond Telephone: 864.909.5558

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Tyfor Investment Inc

Corner Stone INC

Cox Communications

Hare Krishna Alpharetta Hotel LLC

MDC Coast 29 LLC

Abbink Opal D ET AL

Atlanta Real Estate Holding LLC

Atlanta Humane Society & Society F

Christman Morth Point Investments LLC

Whimsy Bo LLC

National Retail Properties LP

Krause Family Properties LLC

HAP Alpharetta LLC

401 Hungtington Drive LLC

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

I will provide phone and email contact information.

Google Maps 1555 Mansell Rd

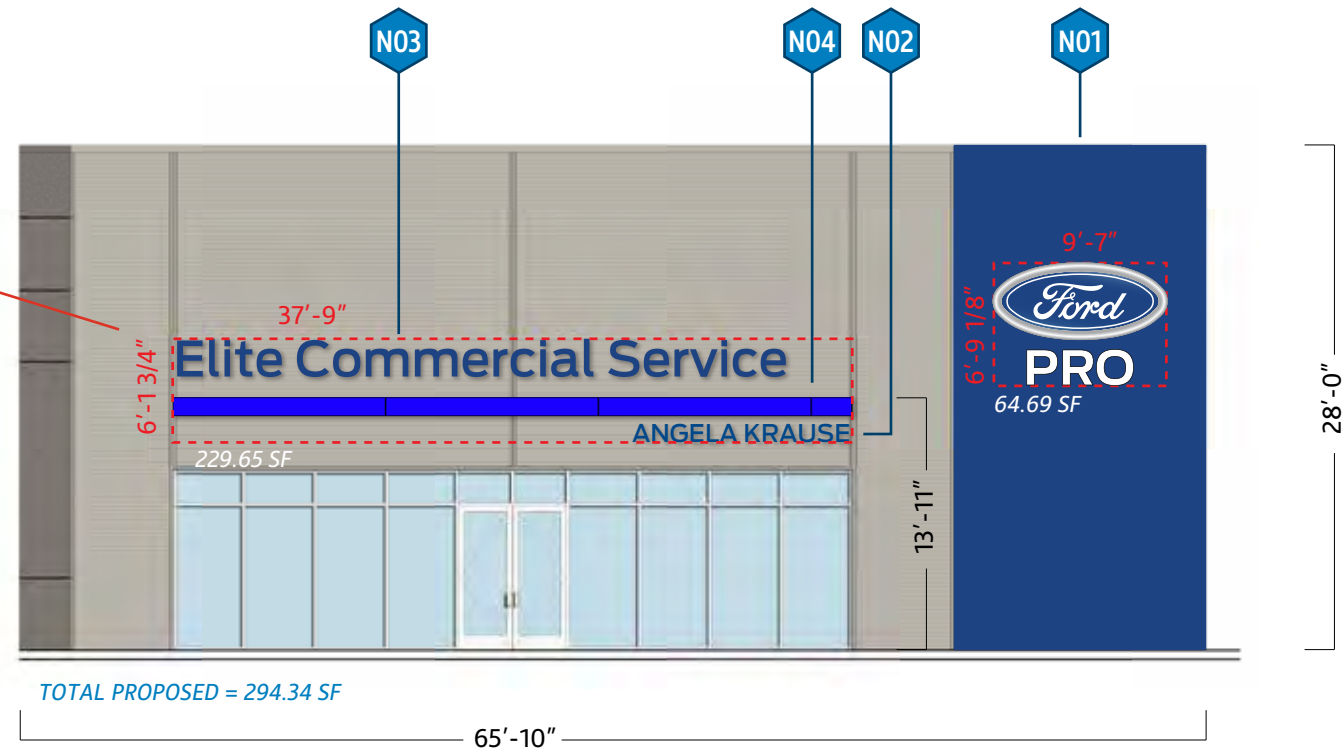


Alpharetta, Georgia
Google Street View
Sep 2023 See more dates

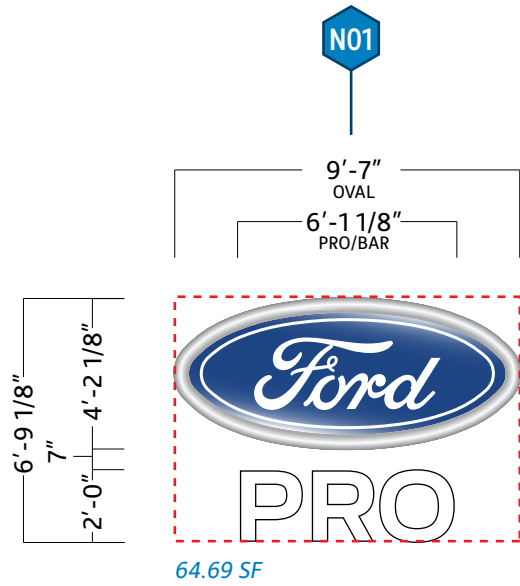
LOCATION OF NEW SIGNAGE

Image capture: Sep 2023 © 2024 Google

FOR VARIANCE:
 N02, 03 and 04 combine to
 create this one additional wall
 sign with dimensions:
 6' 1.75" x 37' 9"



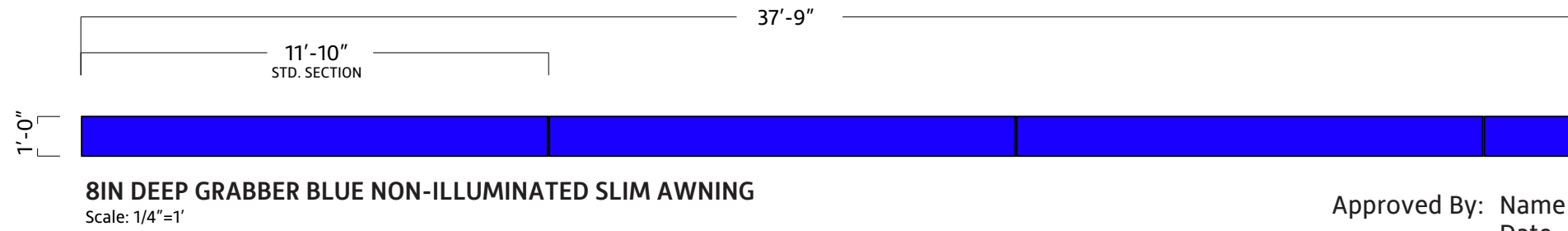
Signs are
 HALO-LIT (no face-lit)



1428 FORD PRO WALL (CUSTOM PLACEMENT)
 Scale: 3/16"=1'
 PENDING ENGINEERING
 PLACEMENT ON WALL TO BE CONFIRMED



THIS SIGN already approved
 and issued



Elevations Scale: 3/32"=1'
 Signage Scale: 1/4"=1'

Approved By: Name _____
 Date _____

Dealer Code: F21021 Dealership: Angela Krause Ford PRO City, State: Alpharetta, GA Date: 09/24/2024



4

3

2

1

REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
A	87030	INITIAL RELEASE	03.26.24	CAC
B	87436	CHANGED CONSTRUCTION & DEPTH	04.08.24	CAC

VOLTAGE	AMPS
120	1.0

2'-0" 33'-6 11/16"

Elite Commercial Service

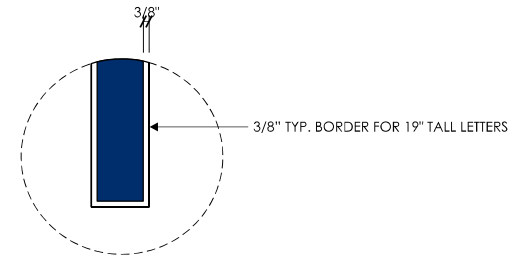
FABRICATED CHANNEL LETTERS FACE ARE 1/8" ALUM. **PAINTED MAP TO MATCH ALPOLIC 'FORD RAPT BLUE' W/ BORDER PAINTED MAP 'WHITE'** - FONT IS ANTENNA MEDIUM

RETURNS **PAINTED MAP TO MATCH ALPOLIC FORD RAPT BLUE**

Signs are HALO-LIT (no face-lit)



SIDE VIEW
SCALE 3/8"=1'-0"



DETAIL A
SCALE 1:8

Program/Customer:	
FORD	
Interior/Exterior:	EXTERIOR
Sign Type:	CHANNEL LETTERS
Engineer:	M. SMITH
Windspeed:	115 MPH / IBC 2012
Illumination:	ILLUMINATED
Voltage:	120/277
SCALE: 3/8"=1'-0"	



DESCRIPTION:
LETTER SET

FOR-CL-HLS-24

4

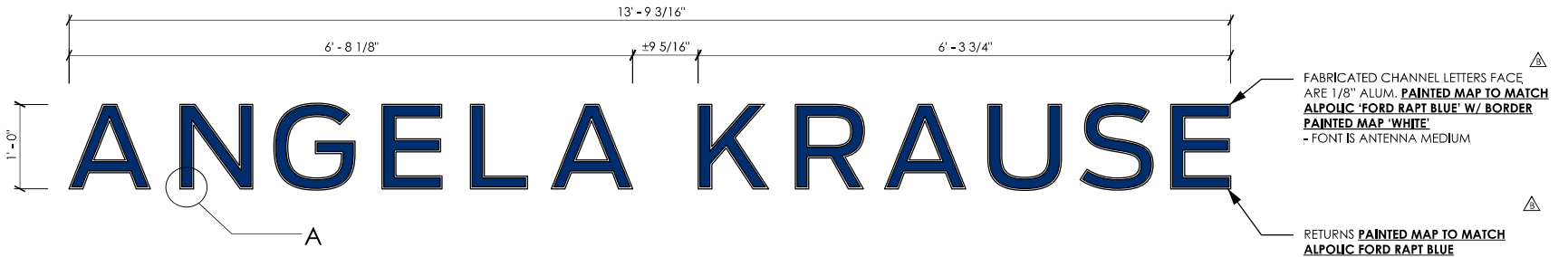
3

2

1

SHEET 1 OF 3

REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
A	87030	INITIAL RELEASE	03.26.24	CAC
B	87436	CHANGED CONSTRUCTION & DEPTH	04.08.24	CAC

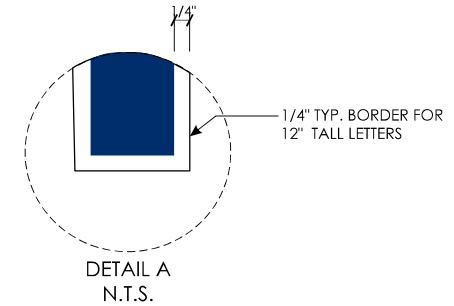


ELEVATION VIEW
SCALE 3/4" = 1'-0"


Signs are HALO-LIT (no face-lit)



SIDE VIEW
SCALE 1:4



Program/Customer:		FORD	
Interior/Exterior:	EXTERIOR		
Sign Type:	CHANNEL LETTERS		
Engineer:	M. SMITH		
Windspeed:	115 MPH / IBC 2015		
Illumination:	ILLUMINATED		
Voltage:	120/277	SCALE: 3/4"=1'-0"	



DESCRIPTION:
12" FORD PRO DEALER NAME LETTERS

PART NUMBER:
FORD-PRO-H-DRL-12

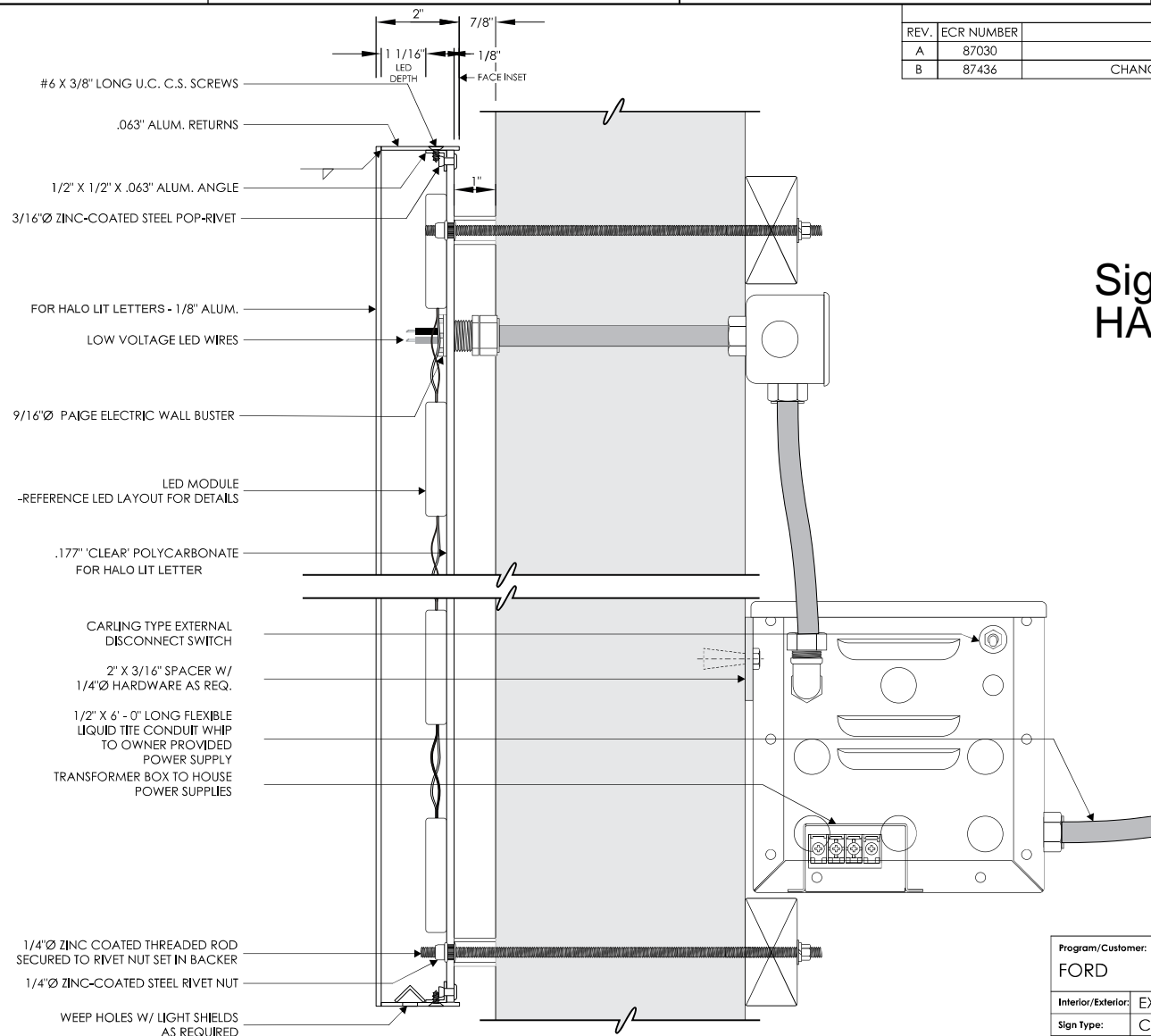
4

3

2

1

REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
A	87030	INITIAL RELEASE	03.26.24	CAC
B	87436	CHANGED CONSTRUCTION & DEPTH	04.08.24	CAC



Signs are
HALO-LIT (no face-lit)

- #6 X 3/8" LONG U.C. C.S. SCREWS
- .063" ALUM. RETURNS
- 1/2" X 1/2" X .063" ALUM. ANGLE
- 3/16"Ø ZINC-COATED STEEL POP-RIVET
- FOR HALO LIT LETTERS - 1/8" ALUM.
- LOW VOLTAGE LED WIRES
- 9/16"Ø PAIGE ELECTRIC WALL BUSTER
- LED MODULE
-REFERENCE LED LAYOUT FOR DETAILS
- .177" 'CLEAR' POLYCARBONATE
FOR HALO LIT LETTER
- CARLING TYPE EXTERNAL
DISCONNECT SWITCH
- 2" X 3/16" SPACER W/
1/4"Ø HARDWARE AS REQ.
- 1/2" X 6' - 0" LONG FLEXIBLE
LIQUID TITE CONDUIT WHIP
TO OWNER PROVIDED
POWER SUPPLY
TRANSFORMER BOX TO HOUSE
POWER SUPPLIES
- 1/4"Ø ZINC COATED THREADED ROD
SECURED TO RIVET NUT SET IN BACKER
- 1/4"Ø ZINC-COATED STEEL RIVET NUT
- WEEP HOLES W/ LIGHT SHIELDS
AS REQUIRED

MOUNTING HARDWARE CHART	MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL	●	●	●
1/4" LAGS WITH SHIELDS	●		
1/4" LAG BOLTS		●	
1/4" TOGGLE BOLTS			●

NOTE:
 1) THREADED ROD WILL BE PROVIDED STANDARD - ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQ.
 2) DESIGN INTENDED FOR NOT GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW

SECTION VIEW
SCALE 3/8"=1"

Program/Customer:		FORD
Interior/Exterior:	EXTERIOR	
Sign Type:	CHANNEL LETTERS	
Engineer:	M. SMITH	
Windspeed:	115 MPH / IBC 2012	
Illumination:	ILLUMINATED	
Voltage:	120/277	SCALE: 1/2"=1'-0"



DESCRIPTION:
PRO & ILLUMINATED HALO ACCENT BAR
 PART NUMBER:
FORD-PRO-CL-H-24

4

3

2

1

SHEET 2 OF 3

AUTOCAD DRAWING - CORRECTION 2024



Printable page

PARID: 12 238005600524
 ATLANTA HUMANE SOCIETY & SOCIETY

NBHD: C109
 1565 MANSELL RD

Parcel

Parcel ID:	12 238005600524
Property Location:	1565 MANSELL RD
Unit:	
City:	ALPHARETTA
Neighborhood:	C109
Improvement Strata:	E3
Property Class:	E3
Land Use Code:	650-Charitable Office(Service Center)
Living Units:	0
Acres:	7.3688
Zoning:	LI-
Location	4
Fronting:	4 - 4
Parking Type:	1-OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

Tax District	10
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Owners

Owners:	ATLANTA HUMANE SOCIETY & SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS INC
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Mailing Address

Address
981 HOWELL MILL RD NW
ATLANTA GA 30318

FUL Exmp Code

ATL Exmp Code

Sales

Sale Date:	Sale Price:
22-DEC-2010	\$5,775,000

Sale Details

Grantor:	KRAUSE FAMILY PROPERTIES LLC
Grantee:	ATLANTA HUMANE SOCIETY & SOCIETY
Sales Date:	22-DEC-2010
Sale Price Sale Validity:	9 : Unvalidated/Deed Stamps
Sale Source:	:
Sales Type:	:
Sale Flag:	
Deed Book:	49785
Deed Page:	385
Deed Type:	LW

Parcel

Parcel ID:	12 238005600524
Property Location:	1565 MANSELL RD
Unit:	
City:	ALPHARETTA
Neighborhood:	C109
Improvement Strata:	E3
Property Class:	E3
Land Use Code:	650-Charitable Office(Service Center)
Living Units:	0
Acres:	7.3688
Zoning:	LI-
Location	4

Fronting: 4 - 4
 Parking Type: 1-OFF STREET
 Parking Quantity: 2
 Street 1/Street 2: 1-Paved/-
 Topo 1/Topo2/Topo3: 1-LEVEL/-/-
 Util1/Util2/Util3: 1-ALL PUBLIC/-/-

Legal

Tax District 10

Owners

Owners: ATLANTA HUMANE SOCIETY & SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS INC

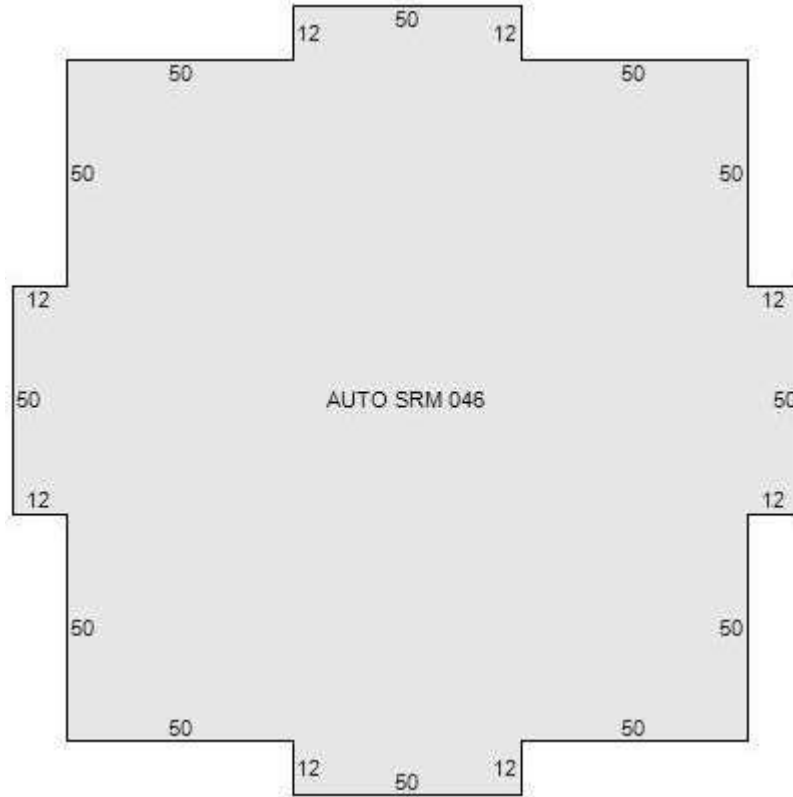
OBY Details

Card #:	Description:	Year Built:	Grade:	Width:	Length:	Area:
1	PA1-PAVING-ASPHALT PARK	1997	C			63,162

Land

Line Number: 1
 Land Type: A - ACREAGE
 Land Code: 21
 Square Feet: 320,985
 Acres: 7.3688





Item	Area
CANPY RF/SLB - CP6:CANOPY ROOF/SLAB	2400
PAVING-ASP - PA1:PAVING-ASPHALT PARK	63162
AUTO SRM 046 - 046:AUTO SHOWROOM/OFFICE	3443
OFFICES 053 - 053:OFFICES	3443
SPRKLR WET - SS1:SPRINKLER SYS WET	21724
AUTO SRM 046 - 046:AUTO SHOWROOM/OFFICE	12135
AUTO SRM 046 - 046:AUTO SHOWROOM/OFFICE	2939

AUTO SRM 046 - 046:AUTO SHOWROOM/OFFICE	2939
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LOAN NUMBER:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 1.0 3/98 (R2769 / 42)

D. NAME AND ADDRESS OF BORROWER: Krause Family Properties, LLC, a Georgia limited liability company 1575 Mansell Road Alpharetta, GA 30009	E. NAME AND ADDRESS OF SELLER: Atlanta Humane Society and Society for Prevention of Cruelty to Animals, Inc., a Georgia nonprofit corporation 1551 Perry Boulevard Atlanta, GA 30318	F. NAME AND ADDRESS OF LENDER: PNC Bank, National Association 500 First Avenue Pittsburgh, PA 15219
G. PROPERTY LOCATION: 1665 Mansell Road Alpharetta, GA 30009 Fulton County, Georgia Parcel ID(s): 12-2380-0560-052-2,	H. SETTLEMENT AGENT: Lisa Shippel Law, LLC PLACE OF SETTLEMENT: 5755 North Point Parkway, Suite 213 Alpharetta, GA 30022	I. SETTLEMENT DATE: May 11, 2023 DISBURSEMENT DATE: May 11, 2023

J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract sales price	8,832,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	9,527,212.72
104.	
105.	
<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	18,359,212.72
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	365,000.00
202. Principal amount of new loan(s)	18,500,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	18,865,000.00
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross amount due from Borrower (Line 120)	18,359,212.72
302. Less amount paid by/for Borrower (Line 220)	(18,865,000.00)
303. CASH TO BORROWER	505,787.28

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract sales price	8,832,000.00
402. Personal property	
403.	
404.	
405.	
<i>Adjustments for items paid by seller in advance</i>	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	8,832,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	474,118.50
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. See additional 506 items	365,000.00
507.	
508.	
509.	
<i>Adjustments for items unpaid by seller</i>	
510. City/Town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	839,118.50
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross amount due to Seller (Line 420)	8,832,000.00
602. Less reductions due Seller (Line 520)	(839,118.50)
603. CASH TO SELLER	7,992,881.50

L. SETTLEMENT CHARGES

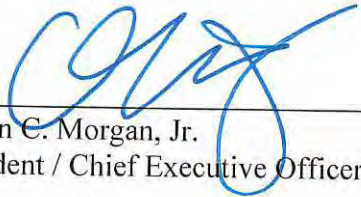
700. TOTAL COMMISSION Based on Price	\$ 8,832,000.00 @ 5.0000 %	441,600.00		
<i>Division of Commission (line 700) as Follows:</i>				
701. \$ 441,600.00	to Cushman & Wakefield		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
702.	to			
703. Commission Paid at Settlement				441,600.00
704.	to			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				
801. Loan Origination Fee	% to			
802. Loan Discount	% to			
803. Appraisal fee	to PNC Bank, National Association		6,500.00	
804. Credit report	to			
805. Lender's inspection fee	to			
806. Mortgage insurance application fee	to			
807. Assumption fee	to			
808.	to			
809.	to			
810.	to			
811.	to			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest From 05/11/23 to 06/01/23	@ \$ /day (21 days %)			
902. Mortgage insurance premium	for month to			
903. Hazard insurance premium	for year to			
904.	for year to			
905.	to			
1000. RESERVES DEPOSITED WITH LENDER				
1001. Hazard insurance	Months @ \$ per Month			
1002. Mortgage insurance	Months @ \$ per Month			
1003. City property taxes	Months @ \$ per Month			
1004. County property taxes	Months @ \$ per Month			
1005. Annual assessments	Months @ \$ per Month			
1006.	Months @ \$ per Month			
1007.	Months @ \$ per Month			
1008.	Months @ \$ per Month			
1100. TITLE CHARGES				
1101. Escrow Fee	to Lisa Shippel Law, LLC		750.00	750.00
1102. Abstract or title search	to			
1103. Title Exam	to Laura L. Smith PC		2,580.00	
1104. Title insurance endorsement fee	to Lisa Shippel Law, LLC/ORNTIC		3,150.00	
1105. Document preparation	to			
1106. Attorney's fees - Buyer	to Miles, Hansford, and Tallant, LLC		5,000.00	
1107. Attorney's fees - Seller	to Seyfarth Shaw, LLP			31,768.50
(includes above item numbers:)				
1108. Title insurance	to Lisa Shippel Law, LLC/ORNTIC		23,400.00	
(includes above item numbers:)				
1109. Lender's coverage	\$ 18,500,000.00			
1110. Owner's coverage	\$ 8,832,000.00			
1111. CPL Fee	to Old Republic National Title Insurance Company		45.00	
1112.	to			
1113.	to			
1114. E-Filing Fee	to Lisa Shippel Law, LLC		20.00	
1115.	to			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording fees: Deed ; Mortgage ; Releases				
1202. City/County tax/stamps: Deed ; Mortgage \$ 25,000.00			25,000.00	
1203. State tax/stamps: Deed \$ 8,832.00; Mortgage			8,832.00	
1204. Estimated Recording and Courier	to Clerk of Superior Court (Fulton County)		800.00	
1205.	to			
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey	to			
1302. Pest inspection	to			
1303. Payoff to PNC	to PNC Bank, National Association	605526146	8,836,690.53	
1304. Payoff to PNC	to PNC Bank, National Association	608002937	614,445.19	
1305.	to			
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			9,527,212.72	474,118.50

[SIGNATURE PAGE TO CLOSING STATEMENT]

SELLER:

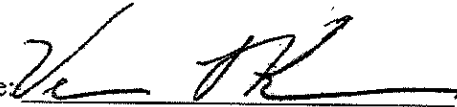
**ATLANTA HUMANE SOCIETY AND
SOCIETY FOR PREVENTION OF CRUELTY
TO ANIMALS, INC.,**
a Georgia nonprofit corporation

By: _____


Calvin C. Morgan, Jr.
President / Chief Executive Officer

BORROWER:

KRAUSE FAMILY PROPERTIES, LLC, a
Georgia limited liability company

Signature:  [SEAL]

Print Name: Vernon L. Krause

Title: Manager



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

Tax Bill

141 Pryor Street
Atlanta, Georgia 30303
[404.613.6100](tel:404.613.6100)

Property Owner	Parcel Identification	Description	User ID
ATLANTA HUMANE SOCIETY & SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS INC	12 238005600524	Real Estate	IWR
Tax District: 10 - ALPHARETTA			

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
1565 MANSELL ROAD	7084635	7,843,300	0

City Exemption:

County Exemption:

City Sales Tax Credit: \$0.00

County Sales Tax Credit: \$0.00

Grand Total Due: \$0.00

Mailing Address

ATLANTA HUMANE SOCIETY & SOCIETY
FOR PREVENTION OF CRUELTY TO ANIMALS INC
981 HOWELL MILL RD NW
ATLANTA GA 30318

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at [404.613.6100](tel:404.613.6100) for the official balance due on their parcel(s).

[Sign up For E-Billing](#)