



Special Use Permit Application

CASE NUMBER: SUP-2025-03  
 Date Complete: 08/25/25

Please type or print using BLACK ink

<b>Applicant: Souter Holdings, LLC</b>	<b>Property Owner: Souter Holdings, LLC</b>
<b>Address: 4149 Arcadia Industrial Circle</b>	<b>Address: 4149 Arcadia Industrial Circle</b>
<b>City, State &amp; Zip: Lilburn, GA 30044</b>	<b>City, State &amp; Zip: Lilburn, GA 30044</b>
<b>Contact Person: John Souter / Jenny DeFreitas</b>	<b>Owner Contact: John Souter / Jenny DeFreitas</b>
<b>Business Phone: 770-935-0358</b>	<b>Business Phone: 770-935-0358</b>
<b>Email: jsouter@souterholdings.com jenny@souterholdings.com</b>	<b>Email: : jsouter@souterholdings.com jenny@souterholdings.com</b>
<b>Cell Phone: 404-408-5338 / 404-388-8002</b>	<b>Cell Phone: 404-408-5338 / 404-388-8002</b>

APPLICANT IS THE  Owner's Agent  **Property Owner**  Contract Purchaser

ADDRESS OF PROPERTY: 4295 Lilburn Industrial Circle, Lilburn, GA 30047

LAND DISTRICT: \_\_\_\_\_ LAND LOT(S): \_\_\_\_\_ PARCEL(S): R6133 066 ACRE(S): 2.96

CURRENT ZONING: IA PROPOSED ZONING DISTRICT(S): N/A

SPECIAL USE PERMIT REQUESTED: Bulk Container Outdoor storage

Applicant filed or intend to file, any variance, rezoning, modification or waiver applications?  YES  NO

If YES, describe each: \_\_\_\_\_

Please attach all REQUIRED documents. Refer to Rezoning, SUP and CIC Instructions for fees, submittal and hearing schedule.

- ✓ STANDARDS GOVERNING EXERCISE OF THE ZONING POWER (attached-add sheets as necessary)
- ✓ CONFLICT OF INTEREST CERTIFICATION/DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (attached)
- ✓ APPLICANT/PROPERTY OWNER NOTARIZED CERTIFICATIONS (attached)
- ✓ TYPED METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY AND BOUNDARY SURVEY PLAT → Not to scale
- ✓ TYPED LETTER OF INTENT – explain proposed plan and conditions voluntarily made to meet amendment criteria
- SITE PLAN– 1 full size (to scale) and 5 reductions (8.5" x 11") and legible electronic file
- ✓ LIST OF ADJOINING PROPERTY OWNERS – names and mailing addresses

City of Lilburn Planning Department (770) 638-2197  
 340 Main St. • Lilburn, GA 30047 • [www.CityofLilburn.com](http://www.CityofLilburn.com)

## **STANDARDS GOVERNING THE EXERCISE OF ZONING POWER (SUP)**

Pursuant to Section 1003 of the 2011 Zoning Resolution (as amended), the criteria specified in **Section 1003-8**, are relevant in considering a Special Use Permit application. As part of the zoning process, the Applicant; the Planning Staff, Planning Commission, and the Mayor and City Council of the City of Lilburn are to analyze the application with respect to each of the matters enumerated upon which findings of fact shall be based:

1. **Is the proposed special use consistent with the Comprehensive Plan?**  
Yes, the property is currently zoned Industrial Activity, IA. The Comprehensive Plan indicates a need for “a more diverse commercial use”. This property will be used for outdoor storage which conforms with the purposes and intent of the IA Zoning, Section 405-IA.
2. **Is the proposed special use consistent with supplemental studies adopted by City Council, including Livable Centers Initiative (LCI) studies?**  
Yes, the property is currently zoned and used for IA. Section 405-IA indicates that “Outdoor Storage and display is permitted in this district”
3. **Is the proposed special use compatible with adjacent uses?**  
Yes, adjacent users are industrial in nature. Businesses comprise of a combination of Outdoor Storages, Auto Repair center, welding services and truck parking.
4. **Is the proposed special use consistent with the stated purpose of the zoning district in which it will be located?**  
Yes, the proposed use is consistent with the IA zoning per Section 405-IA and is a permitted use for this property.
5. **Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**  
There will be no new buildings, nor are there any existing buildings on the property. It will be used solely for Outdoor Storage.
6. **Is the open space adequate to preserve the character of the area and mitigate environmental impacts?**  
Yes, the area is industrial in character. There are other industrial/commercial businesses with similar use. The proposed use should not cause any negative impact to the area but instead add value by providing a solution to a need for Outdoor Storage.
7. **Are screening and buffers adequate to protect adjacent uses from negative impacts of the proposed use?**  
Yes, the property is currently fenced. We also plan to implement additional landscaping buffers that will conform to the curb appeal of the area.
8. **Are off-street parking facilities adequate? Will they be properly located to reduce negative impact on surrounding property uses?**  
Yes, there are ¼ acre of parking room suitable for Outdoor Storage as outlined in our Site Plan.
9. **Are the hours and manner of operation of the proposed use compatible with surrounding uses?**  
Yes, the hours of operation will be similar to the other businesses in the surrounding area.  
We propose 6 A.M to 6 P.M.
10. **Are there environmental resources or features which should be considered, for example, topography, special geological features, highly erodible soils, water runoff issues downstream, floodplain, wetlands, specimen trees, etc.?**  
There is a 50' stream buffer that has been in place. There are no known additional environmental resources or feature which should be considered at this time.

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**CHAPTER 67A**  
**CONFLICT OF INTEREST IN ZONING ACTIONS**

**SECTION 36-37A-1: DEFINITIONS**

**SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS**

**SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

**SECTION 36-37A-4: PENALTIES**

Effective Date: This Chapter became effective July 1, 1984.

Cross References: Codes of ethics and conflicts of interest, T. 45, Ch. 10.

Code Commission Notes: Ga. L. 1986, p. 1269, Sec. 1 and Ga. L. 1986, p. 1496, Sec. 1, both enacted as Chapter 85 of Title 36. The chapter enacted by Ga. L. 1986, p. 1269, Sec. 1 was redesignated as Chapter 67A of Title 36 pursuant to Sec. 26-9-3.

**SECTION 36-37A-1: DEFINITIONS**

As used in this chapter, the term:

- (1) "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.
- (2) "Business entity" means any corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.
- (3) "Financial interest" means all direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more.
  - a. "Campaign contribution" means a "contribution" as defined in paragraph (7) of Code Section 21-5-3.
- (4) "Local government" means any County or municipality of this State.
- (5) "Local government official" means any member of the governing authority of a local government or any member of a planning or zoning commission.
- (6) "Member of the family" means the spouse, mother, father, brother, sister, son, or daughter of a local government official.
- (7) "Property interest" means the direct or indirect ownership of real property and includes any percentage of ownership less than total ownership.
  - a. "Opponent" means any person who opposes a rezoning action or any attorney or other person representing or acting on behalf of a person who opposes a rezoning action.
  - b. "Oppose" means to appear before, discuss with, or contact, either orally or in writing, any local government or local government official and argue against a rezoning action.
  - c. "Person" means an individual, partnership, committee, association, corporation, labor organization, or any other organization or group of persons.
- (8) "Real property" means any tract or parcel of land and, if developed, any buildings or structures located on the land.
- (9) "Rezoning action" means action by local government adopting an amendment to a zoning ordinance which has the effect of rezoning real property from one zoning classification to another. (Code 1981, § 36-67A-1, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 2005, p. 859, § 24/HB 48.)

**SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS**

A local government official who:

- (1) Has a property interest in any real property affected by a rezoning action upon which that official's local government will have the duty to consider;
- (2) Has a financial interest in any business entity which has a property interest in any real property affected by a rezoning action upon which that official's local government will have the duty to consider; or
- (3) Has a member of the family having any interest described in paragraph (1) or (2) of this Code Section shall immediately disclose the nature and extent of such interest, in writing of the governing authority of the local government in which the local government official is a member. The local government official who has an interest as defined in paragraph (1) or (2) of this Code section shall disqualify himself from voting on the rezoning action. The disqualified local government official shall not take any other action on behalf of himself or any other person to influence action on the application for rezoning. Such disclosures shall be a public record and available for public inspection at any time during normal working hours. (Code 1981, § 36-67A-2, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1.)

**SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

- (A) When any applicant for rezoning action has made within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:

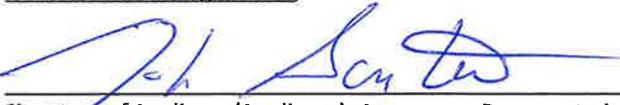
- (1) The name of the local government official to whom the campaign contribution or gift was made; and
  - (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution; and
  - (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.
- (B) The disclosure required by subsection (1) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (C) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
  - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (D) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application. (Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.)

**SECTION 36-37A-4: PENALTIES**

Any person knowingly failing to comply with the requirements of this chapter or violating the provisions of this chapter shall be guilty of a misdemeanor. (Code 1981, Section 36-67A-4, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

**CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS**

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

  
 \_\_\_\_\_  
 Signature of Applicant/Applicant's Attorney or Representative

John Souter  
 \_\_\_\_\_  
 Type or Print Name

V. Decarran  
 NOTARY PUBLIC  
 Gwinnett County, GEORGIA  
 My Commission Expires 03/19/2027  
 \_\_\_\_\_  
 Notary Public

8.22.25  
 \_\_\_\_\_  
 Date

Owner  
 \_\_\_\_\_  
 Title

8/22/25  
 \_\_\_\_\_  
 Date

(Seal)

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND/OR GIFTS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions or gifts of an aggregate value that is \$250.00 or more to the Mayor and Council Members or a member of the Lilburn Planning Commission?  YES  NO. If the answer is YES, please complete the following section:

NAME OF OFFICIAL	CONTRIBUTION/GIFT	DESCRIPTION	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Attach additional sheets if necessary to disclose or describe all contributions and gifts.

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**APPLICANT CERTIFICATION**

The undersigned below is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

*John Souter*  
Signature of Applicant

8.22.25  
Date

John Souter  
Type or Print Name

Owner  
Title

V. Deosarran  
Notary Public

8/22/25  
Date

(Seal) V. Deosarran  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Commission Expires 03/19/2027

**PROPERTY OWNER CERTIFICATION**

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied by the Mayor and Council, no application or reapplication affecting the same land shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

*John Souter*  
Signature of Owner

8.22.25  
Date

John Souter  
Type or Print Name

Owner  
Title

V. Deosarran  
Notary Public

8/22/25  
Date

(Seal) V. Deosarran  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Commission Expires 03/19/2027

**ADMINISTRATIVE USE ONLY**

CASE NUMBER: SUP- 2025-03

DATE COMPLETE: 08/25/25

RECEIVED BY: RA

APPLICATION FEE: \$1090

PAID BY/RECEIPT#: R00196249

HEARING DATES: PC 9/25/25 CC 10/13/25



Proposed use.

Souter Holdings, LLC

4295 Lilburn Industrial Way, Lilburn, GA 30047



08/12/2025

City of Lilburn Planning Department  
340 Main Street  
Lilburn, GA 30047

RE: Letter of Intent – Special Use Permit Application for Outdoor Storage at 4295 Lilburn Industrial Way

Dear Planning Department,

I am submitting this Letter of Intent in support of my application for a Special Use Permit (SUP) to allow outdoor storage on my property located at 4295 Lilburn Industrial Way, Lilburn, GA 30047.

### **Property & Zoning Information**

The subject property consists of approximately 2.96 acres and is currently zoned IA (Industrial Activity). The property has been used for vehicle storage for the past 20 years and is located within an established industrial area, surrounded by similar industrial uses. The property will be required to re-apply for the SUP every five years.

### **Proposed Use**

The purpose of this request is to allow the continued use of the property for outdoor storage. No additional equipment, repairs, or waste processing will occur on-site. The property is fully fenced, with wood privacy fencing along the frontage, and only the flat, usable portion of the property will be utilized.

## **Impact on Surrounding Area & Infrastructure**

This proposed use is compatible with the existing industrial character of the area and is consistent with the City of Lilburn's Comprehensive Plan.

This use will:

- Not require additional infrastructure improvements or create runoff issues.
- Have minimal impact on local traffic, as loading and unloading will occur primarily during business hours (6 AM – 6 PM).
- Include beautification along the frontage through a landscaped buffer strip.

## **Future Considerations**

I have discussed this proposal with city officials, and I understand that the City of Lilburn has long-term plans to improve infrastructure in this area. I am willing to adjust or discontinue this use in the future as infrastructure improvements progress.

I appreciate your consideration of this application and look forward to working with the City of Lilburn to ensure full compliance with all applicable regulations. Please let me know if additional information is required.

Sincerely,



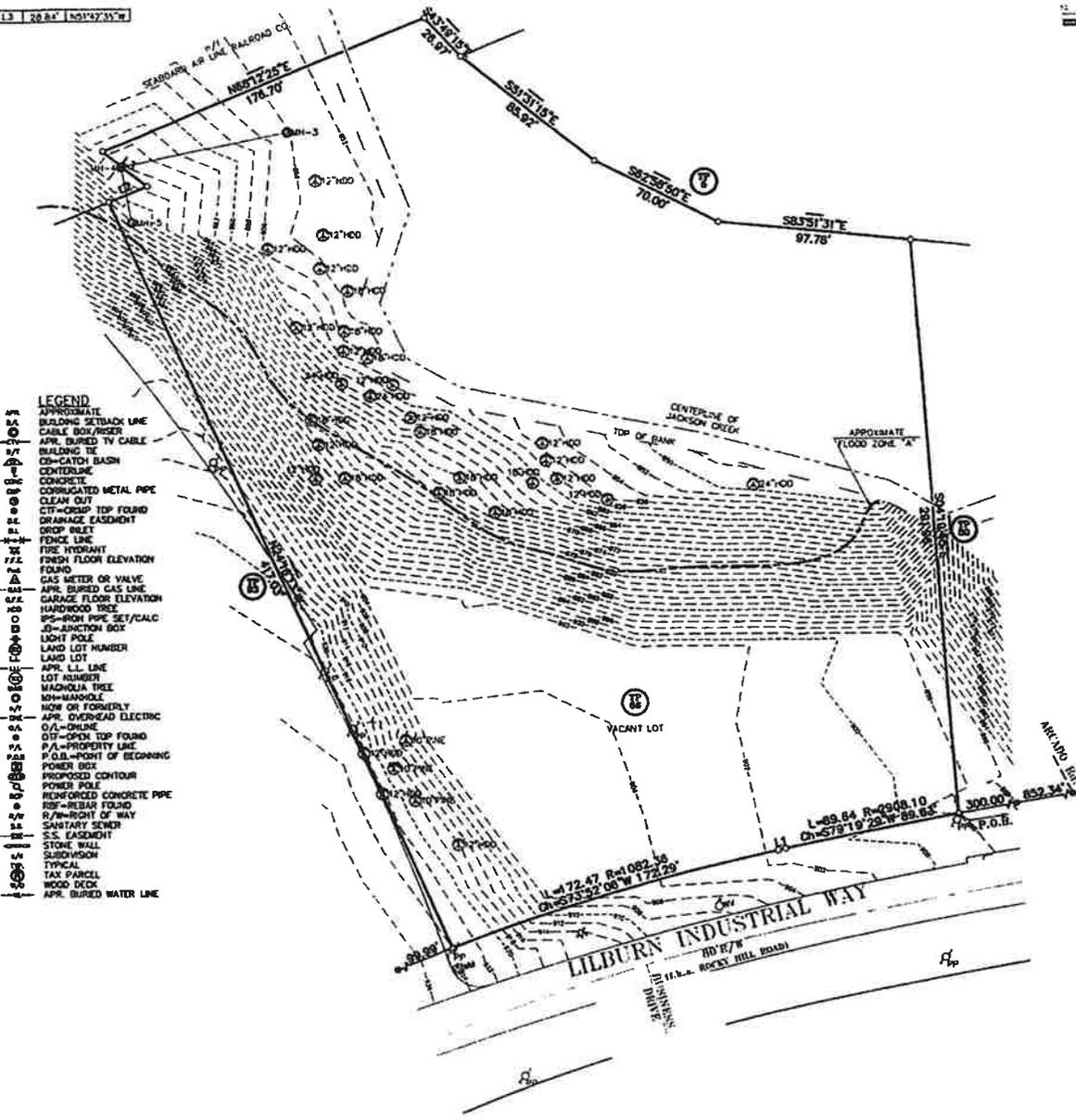
**John Souter**

Souter Holdings

jsouter@souterholdings.com

404-408-5338





- LEGEND**
- APR APPROXIMATE
  - BLD BUILDING SETBACK LINE
  - CBX CABLE BOX/RISER
  - CTV BURIED TV CABLE
  - BT BUILDING TO
  - CB=CATCH BASIN
  - CON CONCRETE
  - CPM CORRUGATED METAL PIPE
  - CO CLEAN OUT
  - CT=TOP TOP FOUND
  - DE DRAINAGE EASDHMT
  - DI DROP INLET
  - FL FENCE LINE
  - FI FIRE HYDRANT
  - FEZ FINISH FLOOR ELEVATION
  - FO FOUND
  - GA GAS METER OR VALVE
  - APR BURIED GAS LINE
  - GFZ GARAGE FLOOR ELEVATION
  - HT HARDWOOD TREE
  - IPS=IRON PIPE SET/CALC
  - JB=JUNCTION BOX
  - LP LIGHT POLE
  - LL LAND LOT
  - LL APR. L.L. LINE
  - LOT LOT NUMBER
  - MA MANGROVE TREE
  - SO=MANHOLE
  - NOV NOW OR FORMERLY
  - APR OVERHEAD ELECTRIC
  - O/A=ONLINE
  - OT=OPEN TOP FOUND
  - P.A.=PROPERTY LINE
  - P.O.B.=POINT OF BEGINNING
  - POD POWER POLE
  - PC POWER POLE
  - RC REINFORCED CONCRETE PIPE
  - RF=REAR FOUND
  - R/W=RIGHT OF WAY
  - RS SANITARY SEWER
  - S.S. EASDHMT
  - SW STONE WALL
  - SUB SUBDIVISION
  - TR TYPICAL
  - TP TAX PARCEL
  - WD WOOD DECK
  - APR BURIED WATER LINE

BEING THE PROPERTY CONVEYED BY  
DEED BOOK 48925 PAGES 305-306  
AREA - 2.888 ACRES  
128317 Sq. Ft.

P.O.B.  
21152.3' ALONG THE NORTHERLY RIGHT OF WAY OF  
LILBURN INDUSTRIAL WAY TO THE EASTERLY RIGHT  
OF WAY OF ARCADE ROAD

- THIS SURVEY REFERENCES THE FOLLOWING RECORDED DEEDS:
- DEED BOOK 1484 PAGE 71
  - DEED BOOK 1853 PAGE 137
  - DEED BOOK 2253 PAGE 80
  - DEED BOOK 4485 PAGE 29
  - DEED BOOK 5301 PAGES 252-253
  - DEED BOOK 6481 PAGES 258-261
  - DEED BOOK 8251 PAGES 252-253
  - DEED BOOK 7343 PAGES 10-11
  - DEED BOOK 13630 PAGES 80-81
  - DEED BOOK 14434 PAGES 53-54
  - DEED BOOK 14820 PAGES 14-15
  - DEED BOOK 23051 PAGES 47-48
  - DEED BOOK 27851 PAGES 111-112
  - DEED BOOK 33253 PAGES 156-157
  - DEED BOOK 34228 PAGES 258-260
  - DEED BOOK 38180 PAGES 110-111
  - DEED BOOK 38180 PAGES 114-115
  - DEED BOOK 44281 PAGES 221-223
  - DEED BOOK 48541 PAGES 23-25
  - DEED BOOK 48125 PAGES 305-306

THE ELEVATIONS SHOWN  
HEREON WERE TAKEN  
FROM A SEWER ASSEMBLY  
PLAN DATED 6-16-89  
FOR CHARLES TURNER  
SIGNED BY NORMAN K.  
MCCARTHY CPE# 018118

- MA-5  
PLAN ELEV= 873.04'  
FIELD ELEV= 872.42'
- MA-4  
PLAN ELEV= 888.84'  
FIELD ELEV= 888.27'
- MA-3  
PLAN ELEV= 883.48'  
FIELD ELEV= 884.11'

AS WELL AS THE FOLLOWING SURVEYS/PLATS:  
PLAT BOOK 1, PAGE 503  
PLAT BOOK 1, PAGE 838  
PLAT BOOK 4, PAGE 1428  
A SURVEY FOR LILBURN INDUSTRIAL PARK BY HANNON,  
MEXEL & BAGWELL, SURVEYORS & ENGINEERS, INC. DATED  
MAY 22, 1978 AND LAST REVISED JUNE 1, 1979

THIS MAP OR PLAT IS CERTIFIED TO THE NAME BELOW AND/OR INSURER OR MORTGAGOR. NO  
LIABILITY IS ASSUMED TO THIRD PARTIES. NO ABSTRACT OF TITLE WAS PERFORMED.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN  
10,000+ FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE  
AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 20,000+ FEET.

EQUIPMENT USED:  
THE DISTANCE READING DIRECTLY TO 0.1 SECONDS. ELECTRONIC DISTANCE METER READINGS DIRECTLY  
TO 0.05 FEET

THE UTILITIES AND/OR EASEMENTS SHOWN HEREON WERE TAKEN FROM INFORMATION THAT WAS  
AVAILABLE AT THE TIME THE SURVEY WAS DONE, AND MAY NOT BE ACCURATE AS TO THE EXTENT  
OR EXACT LOCATION OF ALL UTILITIES AND/OR EASEMENTS ON SITE. SEE LOCAL ZONING CODES FOR  
FURTHER RESTRICTIONS AND/OR REQUIREMENTS.

A PORTION OF THIS PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER FEMA  
FLOOD INSURANCE RATE MAP NUMBER 13155C0114F, PANEL 114 OF 155 COVERING GWINNETT COUNTY,  
GEORGIA DATED SEPT. 22, 2006

IN MY OPINION, THIS  
PLAT IS A CORRECT  
REPRESENTATION OF  
THE LAND PLATTED  
AND HAS BEEN  
PREPARED IN  
CONFORMITY WITH  
THE STATUTES



**Advance Survey, Inc.**  
634 N. CLAYTON STREET  
LAWRENCEVILLE, GA. 30045  
OFFICE: (770) 995-0938

SURVEY FOR:  
**SOUTER HOLDINGS LLC**

**Legal description for 4295 Lilburn Industrial Way, Lilburn, GA 30047**

48125  
00396

**BK 48125 PG 0396**

**EXHIBIT 'A'**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 132 & 133, 6<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA CONTAINING 8.439 ACRES, MORE OR LESS, ACCORDING TO PLAT OF SURVEY PREPARED BY HANNON MEEKS & BAGWELL DATED MAY 22, 1978, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING BEGIN AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY (80' RW) OF ARCADO ROAD AND THE NORTHERN RIGHT OF WAY (80' RW) OF ROCKY HILL ROAD; THENCE PROCEED WEST ALONG THE NORTHERN RIGHT OF WAY OF ROCKY HILL ROAD AN ARC OF 349.85 FEET TO A POINT OF TANGENCY; THENCE PROCEED SOUTH 85 DEGREES 40 MIN 15 SECONDS WEST ALONG SAID RIGHT OF WAY 502.47 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY 665.88 FEET TO A POINT; THENCE NORTH 25 DEGREES 27 MINUTES 10 SECONDS WEST 250 FEET TO A POINT; THENCE SOUTH 56 DEGREES 03 MINUTES 48 SECONDS WEST 365.02 FEET TO A POINT; THENCE NORTH 29 DEGREES 14 MINUTES 15 SECONDS WEST 50 FEET TO A POINT; THENCE SOUTH 60 DEGREES 45 MINUTES 45 SECONDS WEST 175.21 FEET TO A POINT; THENCE NORTH 29 DEGREES 14 MINUTES 15 SECONDS WEST 221.64 FEET TO AN IRON PIN; THENCE NORTH 58 DEGREES 12 MINUTES 25 SECONDS EAST 684.89 FEET TO A POINT; THENCE NORTH 51 DEGREES 42 MINUTES 35 SECONDS WEST 28.84 FEET TO A POINT; THENCE NORTH 68 DEGREES 12 MINUTES 25 SECONDS EAST 176.70 FEET TO A POINT; THENCE SOUTH 43 DEGREES 49 MINUTES 15 SECONDS EAST 26.97 FEET; THENCE SOUTH 51 DEGREES 31 MINUTES 15 SECONDS EAST 85.92 FEET; THENCE SOUTH 62 DEGREES 58 MINUTES 50 SECONDS EAST 70.00 FEET; THENCE SOUTH 83 DEGREES 51 MINUTES 40 SECONDS EAST 178.10 FEET; THENCE NORTH 86 DEGREES 28 MINUTES 25 SECONDS EAST 199.22 FEET; THENCE NORTH 81 DEGREES 59 MINUTES EAST 21.42 FEET; THENCE SOUTH 4 DEGREES 19 MINUTES 45 SECONDS EAST 262.74 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF ROCKY HILL ROAD WHICH IS THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT PROPERTY RECORDED IN DEED BOOK 1484, PAGE 71 (2.621AC)

LESS AND EXCEPT PROPERTY RECORDED IN DEED BOOK 1653, PAGE 137 (1.85AC)

LESS AND EXCEPT PROPERTY RECORDED IN DEED BOOK 2253, PAGE 89 (1.0 AC) AS CORRECTED BY DEED RECORDED IN DEED BOOK 4485, PAGE 22 - LESS AND EXCEPT NEWLY RELOCATED INDUSTRIAL WAY.

Adjoining Property Owners

Property Address	Owner Name	Mailing Address
4305 Lilburn Industrial Way Lilburn, GA 30047	Southern Electrical Resources	4305 Lilburn Industrial Way Lilburn, GA 30047
4265 Lilburn Industrial Way Lilburn, GA 30047	Caribe Management Group, LLC	PO Box 305 Grayson, GA 30017
105 Arcado Road Lilburn, GA 30047	Jennifer Dusek	5825 Laurel Oak Dr. Suwanee, GA 30024
200 Business Drive Lilburn, GA 30047	Ripio Holdings	200 Business Drive Lilburn, GA 30047
4304 Lilburn Industrial Way Lilburn, GA 30047	Patricia Robledo	1913 Farmwood Drive Lawrenceville, GA 30043
4284 Lilburn Industrial Way Lilburn, GA 30047	Michael Cottrell	559 Candler St. NE Atlanta, GA 30307