



**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT**
310 Technology Parkway, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.peachtreecornersga.gov

**PUBLIC HEARING APPLICATION
REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS**

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input type="checkbox"/>	<input type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Elevations	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Letter of Intent	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Supplemental Form for Specific Uses	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for the RM Districts, R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Other Information Needed to Review Application (as determined by Community Development staff)	•	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>McKinley Homes</u>	NAME: <u>MAC 6200 CORNERS LLC</u>
ADDRESS: <u>655 Engineering Drive</u>	ADDRESS: <u>6200 THE CORNERS PKWY</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>470.268.4202</u>	PHONE: _____
E-MAIL: <u>hmassie@mckinleyhomes.com</u>	E-MAIL: _____
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Henry Massie / Hayley Todd</u> PHONE: <u>678-684-6287</u>	
CONTACT'S E-MAIL: <u>hmassie@mckinleyhomes.com / htodd@pec.plus</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C2 REQUESTED ZONING DISTRICT: IRD

LAND DISTRICT(S): 6 LAND LOT(S): 283 ACREAGE: 16.06

ADDRESS OF PROPERTY: 6200 The Corners Parkway, Peachtree Corners, GA

PROPOSED DEVELOPMENT: a new mixed residential community with 137 ths and lots

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units 137

Dwelling Unit Size (Sq. Ft.): 1800 sf

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEES PAID

Application fees are set by fee schedule which is included in the application materials for convenient reference. **Fees may be paid by credit card or check in person at City Hall.** Following acceptance of the application, the City will not solicit applicants for additional fees by invoice or other means. Applicants are encouraged to report any suspicious emails or requests for additional payment related to their application to the Community Development Department.

FEE SCHEDULE

1. Rezoning / Change-in-Conditions / Special Use Permit: Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-100, or R-75

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MOD or CSO, and R-100 MOD or CSO

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

2. Rezoning / Change-in-Conditions / Special Use Permit: Non-Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-I, OBP, M-1, or M-2

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100
- Maximum Fee: \$10,000

3. Rezoning / Change-in-Conditions / Special Use Permit: Mixed-Use Development (MUD) District

- Application Fee = \$1,200
- + \$75 per acre or portion thereof (for rezoning only)
- Maximum Fee: \$10,000

4. Buffer Reduction (Greater than 50%): \$500

5. Comprehensive Plan Amendment: \$1000

APPLICANT'S CERTIFICATION

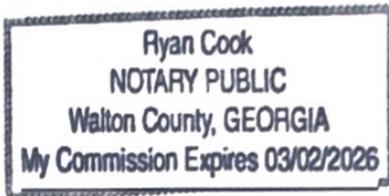
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

[Signature] _____ 11-18-25
Signature of Applicant Date

HENRY MASSIE, ON BEHALF OF MCKINLEY HOMES

Type or Print Name and Title

[Signature] _____ 11/18/2025 _____
Signature of Notary Public Date Notary Seal



PROPERTY OWNER'S CERTIFICATION

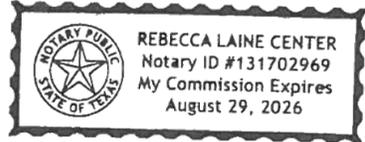
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

[Signature] _____ 11/19/25
Signature of Property Owner Date

ON BEHALF OF MAC 6200 CORNERS LLC

Type or Print Name and Title

[Signature] _____ 11/19/25 _____
Signature of Notary Public Date Notary Seal



APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN
ATTACHMENT AS NECESSARY:

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?
SEE ATTACHED SHEET
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?
- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?

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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13135C00B1G, PANEL 81 OF 155, EFFECTIVE DATE MARCH 4, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN NOVEMBER 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

(IF TITLE AVAILABLE) THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. _____ WITH AN EFFECTIVE DATE OF _____ AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO CROOKED CREEK ROAD AND THE CORNERS PARKWAY, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 5.7 (CM) RMSEZ VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEZ = 5.7 CM, EQUATING TO +/- 11.3 CM AT 95% CONFIDENCE LEVEL. ACTUAL VVA ACCURACY WAS FOUND TO BE +/- 17.2 CM AT THE 95TH PERCENTILE.

11. AT THE TIME OF SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL SITE.

12. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY DELINEATED WETLAND AREAS.

13. THE SUBJECT PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.

REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY FOR WELLS REF-6600 THE CORNERS PARKWAY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MAC 6200 CORNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; "RGA REINSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTEREST MAY APPEAR" & CHICAGO TITLE INSURANCE COMPANY, JOB NUMBER 1.15.0258.600, FILE NUMBER 211-E-042, PREPARED BY TRAVIS PRUITT & ASSOCIATES, INC., DATED JUNE 24, 2025, LAST REVISED 9/15/15, SIGNED AND SEALED BY JAIME F. HIGGINS, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 2802.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" ITEMS

- 1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
- 2. ADDRESS(ES) OF THE SURVEYED PROPERTY: 6200 THE CORNERS PARKWAY, NORCROSS, GEORGIA
- 3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
- 4. GROSS LAND AREA OF SUBJECT PROPERTY IS 16.117 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

7(A)(1). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.

7(C). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE SHOWN HEREON.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES IS SHOWN HEREON. REGULAR PARKING SPACES: 774 HANDICAP PARKING SPACES: 16 TOTAL PARKING SPACES: 790

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS:

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ZONING (PER REFERENCE 1)

CURRENT ZONING - C2
FRONT YARD - 50 FEET
SIDE YARD - 10 FEET
REAR YARD - 15 FEET

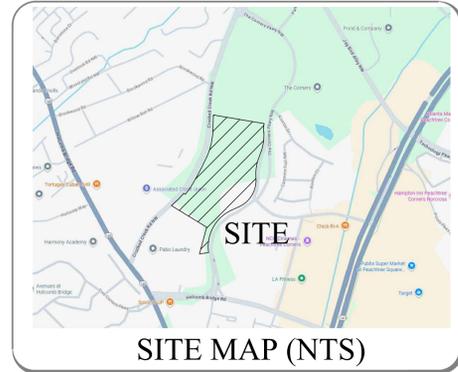
LEGAL DESCRIPTION

LL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 283, of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap located 999.50 feet more or less on the easterly right of way line of Crooked Creek Road (variable public right of way) as measured southwesterly from the most southerly end of mitered intersection created by the southerly right of way line of The Corners Parkway (variable public right of way) and said easterly right of way line of Crooked Creek Road, said rebar being the POINT OF BEGINNING;

THENCE leaving said easterly right of way of Crooked Creek Road and proceed S80°25'07"E a distance of 565.28 feet to a set 1/2 inch rebar with cap on the westerly right of way of said The Corners Parkway; thence along said westerly right of way of The Corners Parkway the following courses and distances: along a curve turning to the left with an arc length of 95.58 feet, having a radius of 430.33 feet, being subtended by a chord bearing of S01°57'32"W, and a chord length of 95.38 feet to a point; along a curve turning to the right with an arc length of 206.85 feet, having a radius of 499.02 feet, being subtended by a chord bearing of S07°45'32"W, and a chord length of 205.37 feet to a point; S19°38'02"W a distance of 100.00 feet to a point; along a curve turning to the left with an arc length of 156.71 feet, having a radius of 438.00 feet, being subtended by a chord bearing of S09°23'02"W, and a chord length of 155.88 feet to a point; S00°51'58"E a distance of 69.98 feet to a point; along a curve turning to the right with an arc length of 369.30 feet, having a radius of 317.00 feet, being subtended by a chord bearing of S32°30'32"W, and a chord length of 348.77 feet to a point; S65°53'02"W a distance of 85.00 feet to a point; along a curve turning to the left with an arc length of 570.17 feet, having a radius of 439.68 feet, being subtended by a chord bearing of S28°44'52"W, and a chord length of 531.05 feet to a set PK Nail; thence leaving said westerly right of way of The Corners Parkway and proceed S81°27'55"W a distance of 101.92 feet to a set PK Nail; thence N15°03'16"E a distance of 303.15 feet to a set 1/2 inch rebar with cap; thence N58°34'45"W a distance of 432.41 feet to a found 1/2 inch open to pipe; thence N58°34'45"W a distance of 21.35 feet to a set PK Nail on said easterly right of way line of Crooked Creek Road; thence along said easterly right of way of Crooked Creek Road the following courses and distances: N47°45'39"E a distance of 75.01 feet to a point; along a curve turning to the left with an arc length of 115.79 feet, having a radius of 860.41 feet, being subtended by a chord bearing of N43°54'20"E, and a chord length of 115.70 feet to a set PK Nail; S58°30'50"E a distance of 20.22 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 161.86 feet, having a radius of 880.41 feet, being subtended by a chord bearing of N34°35'15"E, and a chord length of 161.63 feet to a point; N29°19'14"E a distance of 70.97 feet to a point; along a curve turning to the left with an arc length of 234.98 feet, having a radius of 2904.79 feet, being subtended by a chord bearing of N27°00'11"E, and a chord length of 234.92 feet to a point; along a curve turning to the left with an arc length of 304.44 feet, having a radius of 765.25 feet, being subtended by a chord bearing of N13°17'19"E, and a chord length of 302.44 feet to a point; N01°52'54"E a distance of 169.40 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 704,673 square feet or 16.177 acres.



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 O.C.G.A Section 15-6-67.

Date of Map or Plat: 11/25/2025

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES1033", "ES105", GEOMAX ZOOM00 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 201L GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,036,094 FEET.

To McKinley Homes; Title Company;

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 11/21/2025

Date of Map or Plat: 11/25/2025

Surveyor's Signature _____

Printed name _____

SHEET 1 OF 5
DRAWN BY: J.S.
CHECKED BY: J.M.S.
FILE NO.: 190555.00
DATE: 11/25/2025
SCALE: 1" = 40'
DATE OF FIELD WORK: 11/21/25

ALTA/NSPS LAND TITLE SURVEY
FOR
MCKINLEY HOMES
AND
TITLE COMPANY

REVISIONS

NO.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

LAND LOT(S) 283
DISTRICT 6TH
GWINNETT COUNTY
GEORGIA

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT, REACHTREE CORNERS, GEORGIA 30092
(770) 451-2741 WWW.PEC.PLUS
C.O.A.-LS000004



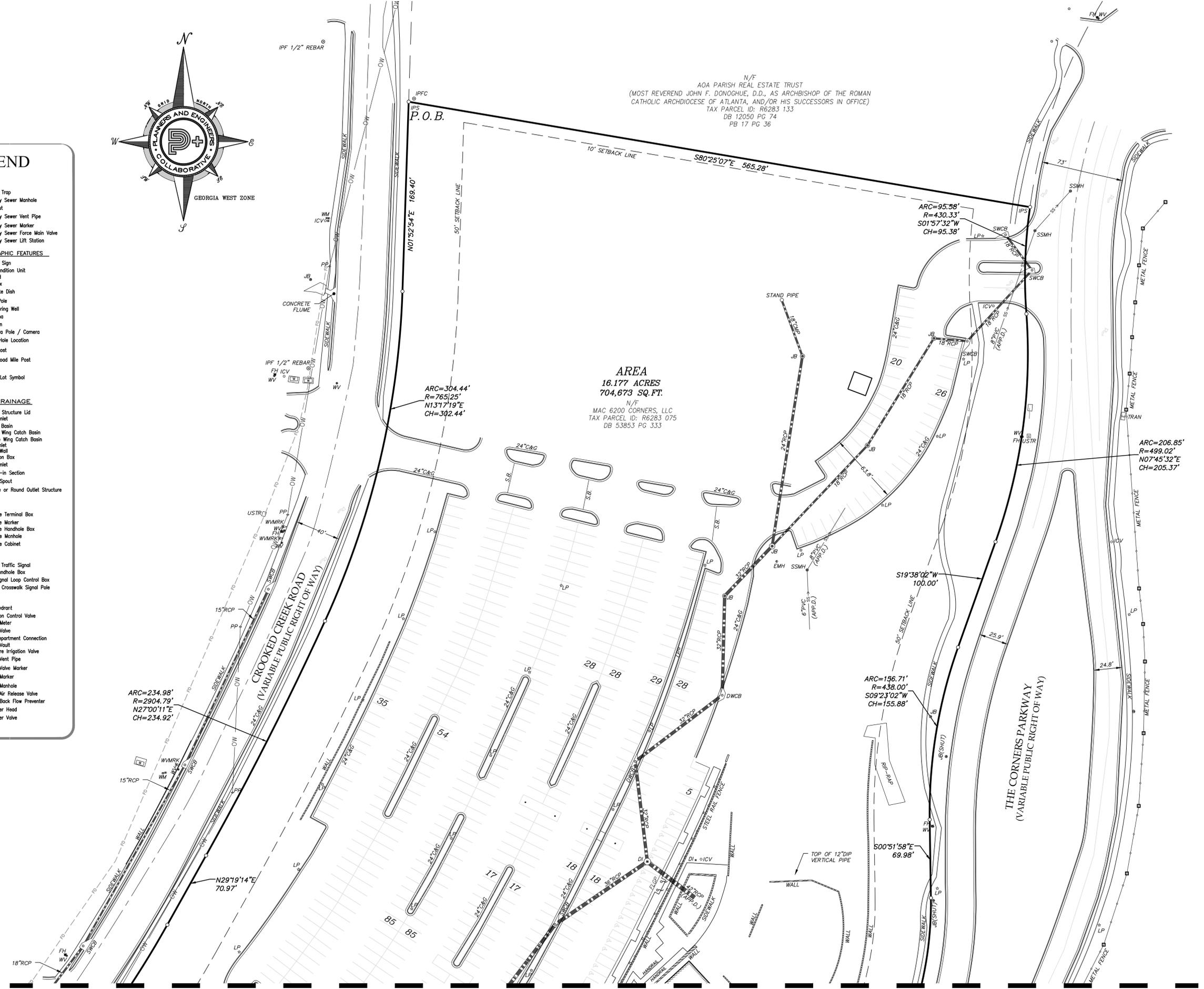
U:\2019\190555\00\Drawings\190555-00 - ALTA.dwg - MSchedule - 12/1/2025 7:28 AM

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STRUCTURE LEGEND

- | | |
|--------------------------------|------------------------------------|
| CABLE / TV | SEWER |
| Cable / TV Marker | Grease Trap |
| Cable / TV Pedestal | Sanitary Sewer Manhole |
| Cable / TV Manhole | Cleanout |
| Cable / TV Handhole | Sanitary Sewer Vent Pipe |
| Cable / TV Cable Box | Sanitary Sewer Marker |
| | Sanitary Sewer Force Main Valve |
| | Sanitary Sewer Lift Station |
| ELECTRIC/POWER | SITE / TOPOGRAPHIC FEATURES |
| Transformer | Street Sign |
| Gas Wire | Air Condition Unit |
| Electric Meter | Bollard |
| Power Pole/Utility Pole | Mailbox |
| Street Light/Light Pole | Satellite Dish |
| Electric Panel | Flag Pole |
| Electric Box | Monitoring Well |
| Electric Manhole | Antenna |
| Electric Handhole | Column |
| Electric / Power Marker | Camera Pole / Camera |
| Spot Light | Bore Hole Location |
| FIBER OPTIC | Mile Post |
| Fiber Optic Marker | Rail Road Mile Post |
| Fiber Optic Manhole | |
| Fiber Optic Pedestal | Land Lot Symbol |
| GAS | STORM / DRAINAGE |
| Gas Meter | Storm Structure Lid |
| Gas Valve | Drop Inlet |
| Gas FFI Cap | Catch Basin |
| Gas Manhole | Single Wing Catch Basin |
| Gas Marker | Double Wing Catch Basin |
| Gas Pressure Relief Valve | Weir Inlet |
| Gas Vault | Head Wall |
| Gas Vent Pipe | Junction Box |
| | Curb Inlet |
| | Flared-in Section |
| | Down Spout |
| | Square or Round Outlet Structure |
| PAVEMENT MARKING | TELEPHONE |
| Pavement Marking | Telephone Terminal Box |
| Pavement Marking | Telephone Marker |
| Pavement Marking | Telephone Handhole Box |
| Turn Arrow Left/Right | Telephone Manhole |
| Turn Arrow Left | Telephone Cabinet |
| Turn Arrow Right | |
| Traffic Arrow Straight | TRAFFIC |
| Traffic Arrow Straight/Left | Overhead Traffic Signal |
| Traffic Arrow Straight/Right | Traffic Handhole Box |
| Traffic Arrow U-Turn | Traffic Signal Loop Control Box |
| Handicap Pavement Marking | Traffic & Crosswalk Signal Pole |
| Bike Lane Pavement Marking | |
| PROPERTY MONUMENTS | WATER |
| Right-of-Way Monument Found | Fire Hydrant |
| Concrete Monument Found | Irrigation Control Valve |
| Iron Pin Set | Water Meter |
| Iron Pin Found (Rebar found) | Water Valve |
| PK Nail Set | Fire Department Connection |
| PK Nail Found | Water Vault |
| Point | Pressure Irrigation Valve |
| Benchmark | Water Vent Pipe |
| | Water Valve Marker |
| | Water Marker |
| | Water Manhole |
| | Water Air Release Valve |
| | Water Back Flow Preventer |
| MISCELLANEOUS UTILITIES | Sprinkler Head |
| Utility Structure | Sprinkler Valve |



N/F
AOA PARISH REAL ESTATE TRUST
(MOST REVEREND JOHN F. DONOGHUE, D.D., AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA, AND/OR HIS SUCCESSORS IN OFFICE)
TAX PARCEL ID: R6283 133
DB 12050 PG. 74
PB 17 PG. 36

AREA
16.177 ACRES
704,673 SQ. FT.
N/F
MAC 6200 CORNERS, LLC
TAX PARCEL ID: R6283 075
DB 53853 PG. 333

ARC=234.98'
R=2904.79'
N27°00'11"E
CH=234.92'

ARC=304.44'
R=765.25'
N131°19'E
CH=302.44'

ARC=95.58'
R=430.33'
S01°57'32"W
CH=95.38'

ARC=206.85'
R=499.02'
N07°45'32"E
CH=205.37'

ARC=156.71'
R=438.00'
S09°23'02"W
CH=155.88'

500°51'58"E
69.98'

MATCH LINE - SEE SHEET 2

SHEET 2 OF 5
DRAWN BY: M.S.
CHECKED BY: J.C.S.
FILE NO.: 190555.00
DATE: 11/25/2025
SCALE: 1" = 40'
DATE OF FIELD WORK: 11/21/25

ALTA/NSPS LAND TITLE SURVEY
FOR
MCKINLEY HOMES
AND
TITLE COMPANY

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

PECC 60 YEARS
Planners & Engineers Collaborative+
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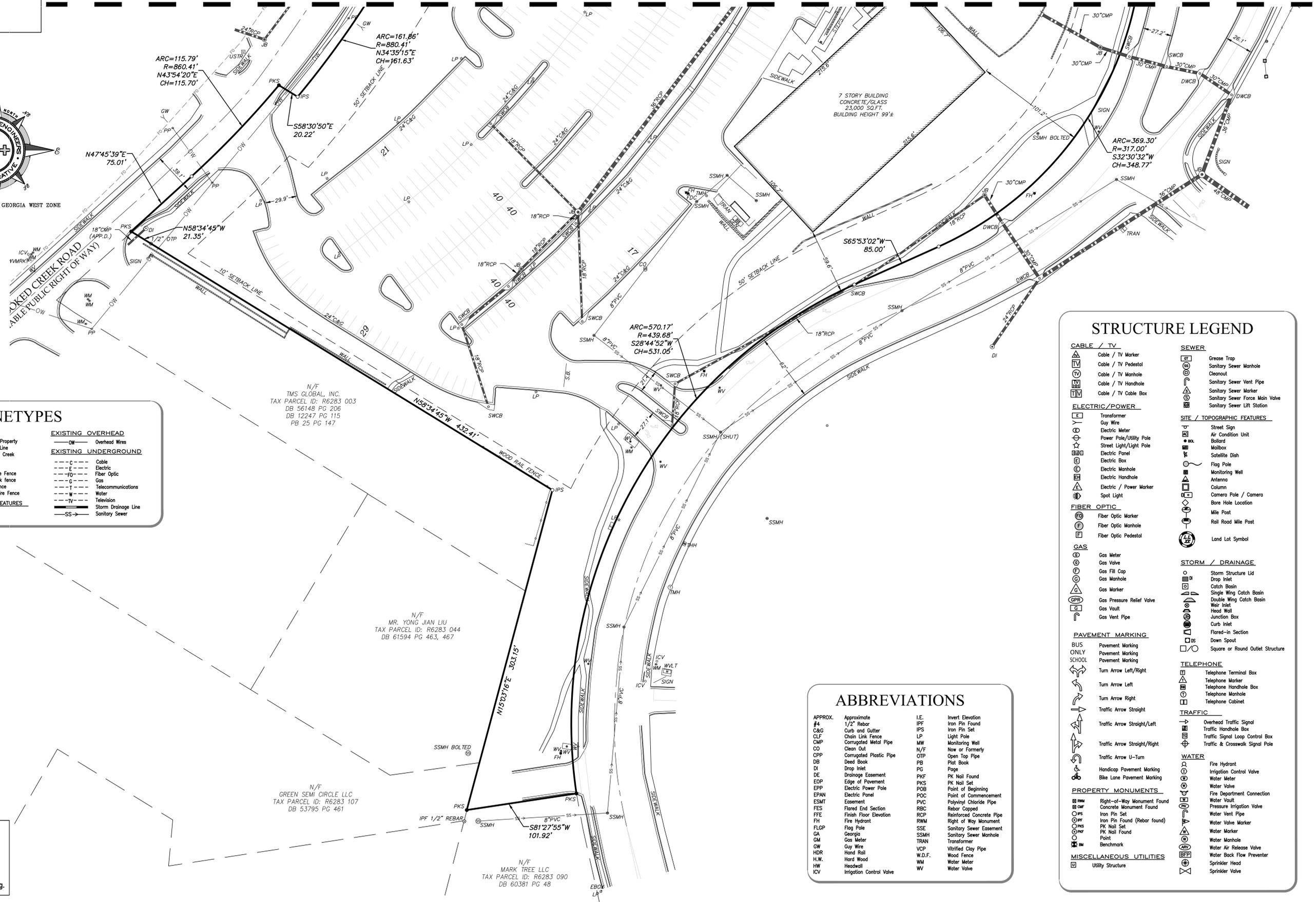
WINNETT COUNTY
GEORGIA

LAND LOT(S) 283
DISTRICT 6/H

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MATCH LINE - SEE SHEET 2



LINETYPES

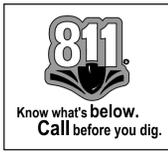
PROPERTY	EXISTING OVERHEAD
--- Adjacent Property	--- Overhead Wires
--- Property Line	--- Existing Underground
--- Center of Creek	
FENCE LINES	EXISTING UNDERGROUND
--- Barb Wire Fence	--- Cable
--- Chain link fence	--- Electric
--- Wood Fence	--- Fiber Optic
--- Woven Wire Fence	--- Gas
	--- Telecommunications
	--- Water
	--- Television
SITE / TOPOGRAPHIC FEATURES	--- Storm Drainage Line
--- Guardrail	--- Sanitary Sewer

STRUCTURE LEGEND

CABLE / TV	SEWER
--- Cable / TV Marker	--- Grease Trap
--- Cable / TV Pedestal	--- Sanitary Sewer Manhole
--- Cable / TV Manhole	--- Cleanout
--- Cable / TV Handhole	--- Sanitary Sewer Vent Pipe
--- Cable / TV Cable Box	--- Sanitary Sewer Marker
	--- Sanitary Sewer Force Main Valve
	--- Sanitary Sewer Lift Station
ELECTRIC/POWER	SITE / TOPOGRAPHIC FEATURES
--- Transformer	--- Street Sign
--- Guy Wire	--- Air Condition Unit
--- Electric Meter	--- Bollard
--- Power Pole/Utility Pole	--- Mailbox
--- Street Light/Light Pole	--- Satellite Dish
--- Electric Panel	--- Flag Pole
--- Electric Box	--- Monitoring Well
--- Electric Manhole	--- Antenna
--- Electric Handhole	--- Column
--- Electric / Power Marker	--- Camera Pole / Camera
--- Spot Light	--- Bore Hole Location
	--- Mile Post
	--- Rail Road Mile Post
	--- Land Lot Symbol
FIBER OPTIC	STORM / DRAINAGE
--- Fiber Optic Marker	--- Storm Structure Lid
--- Fiber Optic Manhole	--- Drop Inlet
--- Fiber Optic Pedestal	--- Catch Basin
	--- Single Wing Catch Basin
	--- Double Wing Catch Basin
	--- Weir Inlet
	--- Head Well
	--- Junction Box
	--- Curb Inlet
	--- Flared-in Section
	--- Down Spout
	--- Square or Round Outlet Structure
PAVEMENT MARKING	TELEPHONE
--- Pavement Marking	--- Telephone Terminal Box
--- Pavement Marking	--- Telephone Handhole Box
--- Pavement Marking	--- Telephone Manhole
--- Turn Arrow Left/Right	--- Telephone Cabinet
--- Turn Arrow Left	
--- Turn Arrow Right	
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PROPERTY MONUMENTS	TRAFFIC
--- Right-of-Way Monument Found	--- Overhead Traffic Signal
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--- Iron Pin Set	--- Traffic Signal Loop Control Box
--- Iron Pin Found (Rebar found)	--- Traffic & Crosswalk Signal Pole
--- PK Nail Set	
--- PK Nail Found	
--- Point	
--- Benchmark	
MISCELLANEOUS UTILITIES	WATER
--- Utility Structure	--- Fire Hydrant
	--- Irrigation Control Valve
	--- Water Meter
	--- Water Valve
	--- Fire Department Connection
	--- Water Vault
	--- Pressure Irrigation Valve
	--- Water Vent Pipe
	--- Water Valve Marker
	--- Water Marker
	--- Water Manhole
	--- Water Air Release Valve
	--- Water Back Flow Preventer
	--- Sprinkler Head
	--- Sprinkler Valve

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Not or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plot Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FEF	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hard Road	W.D.F.	W.D.F.
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		



SHEET 3 OF 5
 DRAWN BY: JVS
 CHECKED BY: JVS
 FILE NO.: 190555.00
 DATE: 11/25/2025
 SCALE: 1" = 40'
 DATE OF FIELD WORK: 11/21/25



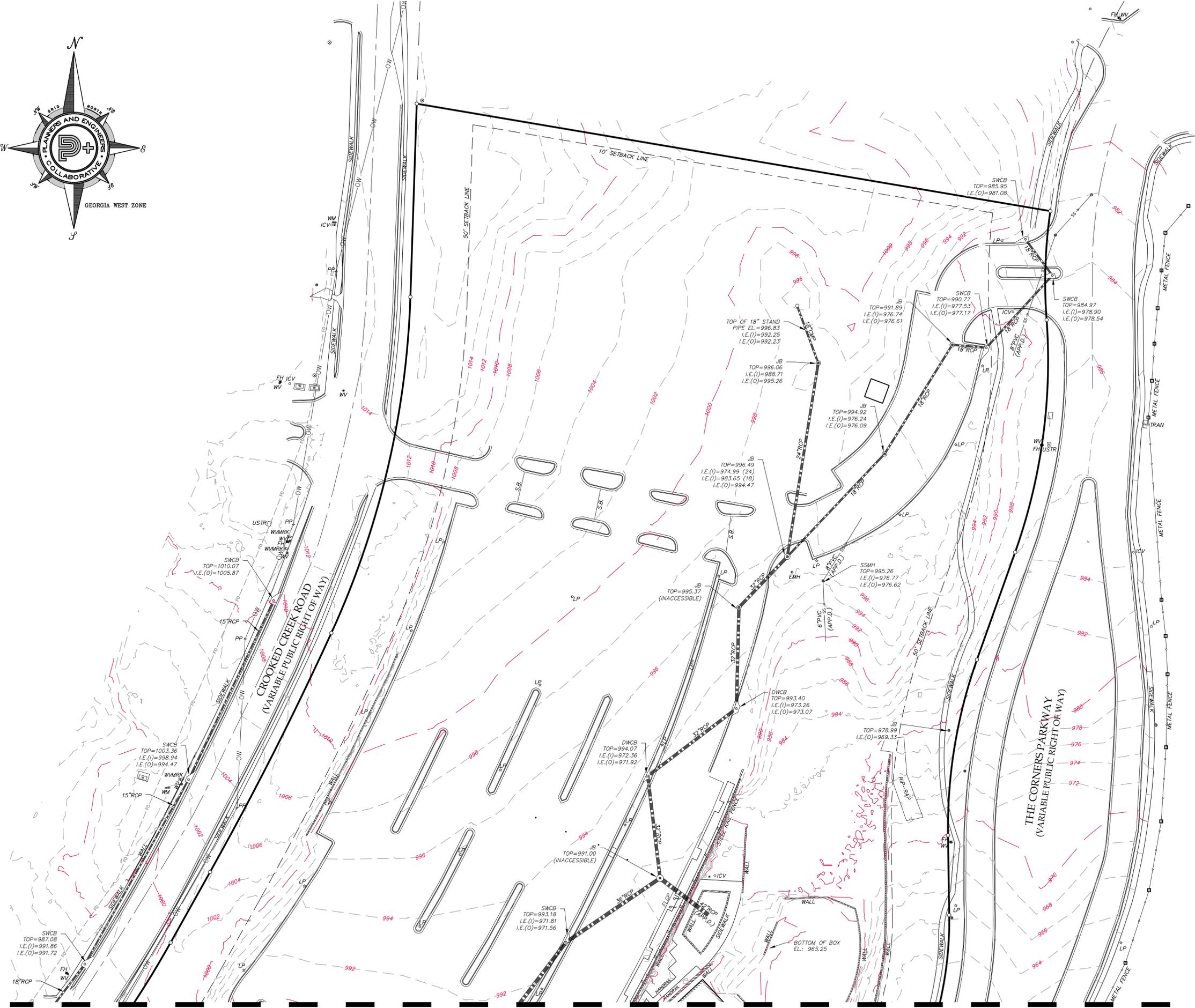
ALTA/NSPS LAND TITLE SURVEY
 FOR
 MCKINLEY HOMES
 AND
 TITLE COMPANY

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NO.	REVISIONS	DESCRIPTION	DATE	BY
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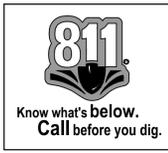
LAND TITLE DISTRICT 283
 COUNTY: GWINNETT
 GEORGIA

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MATCH LINE - SEE SHEET 5

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SHEET 4 OF 5
 DRAWN BY: J.S.
 CHECKED BY: J.S.
 FILE NO.: 190555-00
 DATE: 11/25/2025
 SCALE: 1" = 40'
 DATE OF FIELD WORK: 11/21/25



ALTA/NSPS LAND TITLE SURVEY
 FOR
 MCKINLEY HOMES
 AND
 TITLE COMPANY

LAND LOTS: 283
 DISTRICT: 61H
 COUNTY: GWINNETT
 GEORGIA

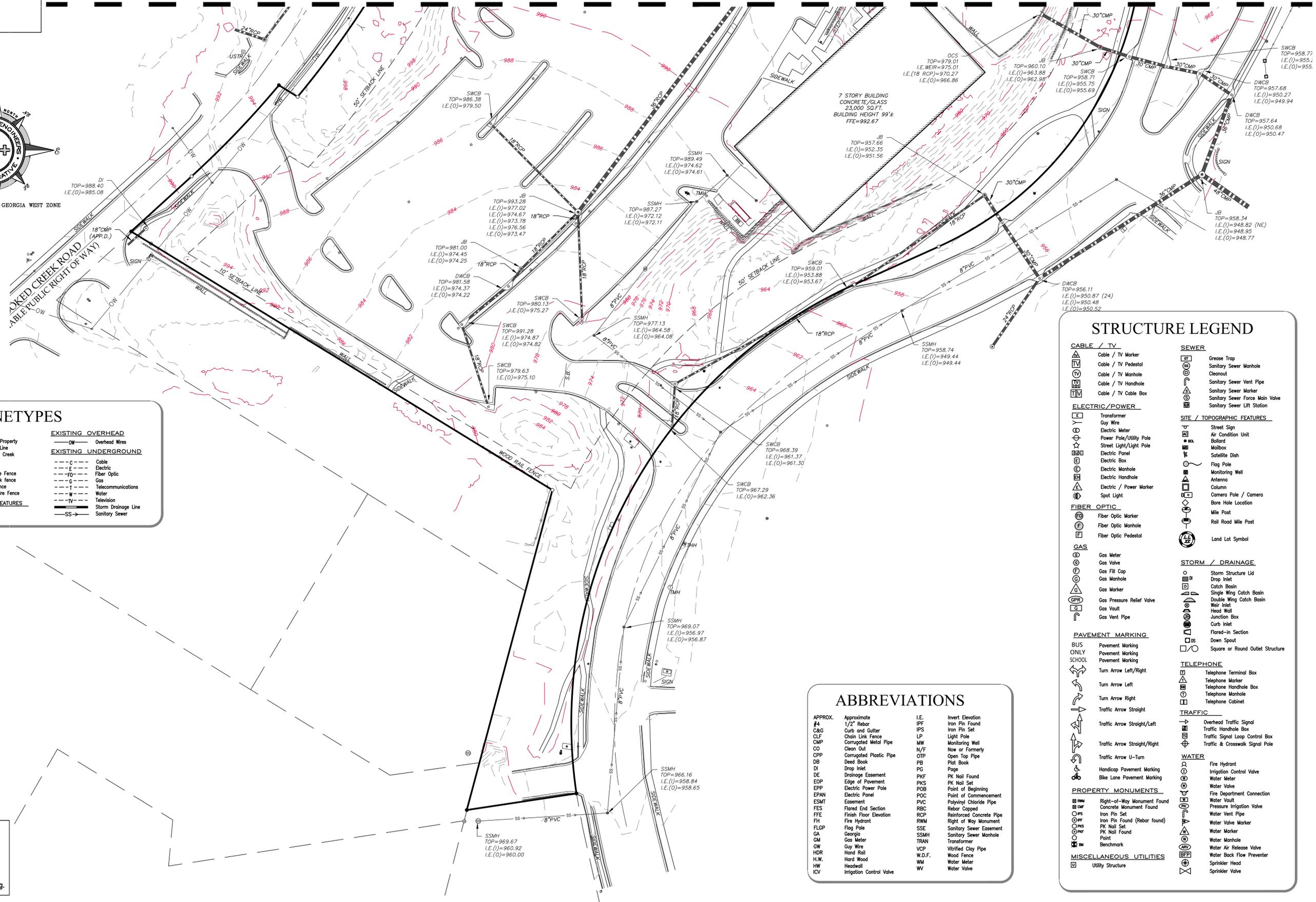
REV	DATE	DESCRIPTION	BY
5			
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 ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
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MATCH LINE - SEE SHEET 4



LINETYPES

PROPERTY	EXISTING OVERHEAD
--- Adjacent Property	--- Overhead Wires
--- Property Line	--- Existing Underground
--- Center of Creek	
FENCE LINES	EXISTING UNDERGROUND
-x- Barb Wire Fence	--- C --- Cable
-o- Chain link fence	--- E --- Electric
-d- Wood Fence	--- FO --- Fiber Optic
-w- Woven Wire Fence	--- G --- Gas
	--- T --- Telecommunications
	--- W --- Water
	--- TV --- Television
SITE / TOPOGRAPHIC FEATURES	--- SD --- Storm Drainage Line
o Guardrail	--- SS --- Sanitary Sewer

STRUCTURE LEGEND

CABLE / TV	SEWER
△ Cable / TV Marker	□ Grease Trap
▽ Cable / TV Pedestal	○ Sanitary Sewer Manhole
○ Cable / TV Manhole	○ Cleanout
□ Cable / TV Handhole	○ Sanitary Sewer Vent Pipe
□ Cable / TV Cable Box	○ Sanitary Sewer Marker
	○ Sanitary Sewer Force Main Valve
	○ Sanitary Sewer Lift Station
ELECTRIC / POWER	SITE / TOPOGRAPHIC FEATURES
⊕ Transformer	⊕ Street Sign
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⊕ Street Light/Utility Pole	⊕ Mailbox
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⊕ Electric Manhole	⊕ Monitoring Well
⊕ Electric Handhole	⊕ Antenna
⊕ Electric / Power Marker	⊕ Column
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	⊕ Bore Hole Location
	⊕ Mile Post
	⊕ Rail Road Mile Post
	⊕ Land Lot Symbol
FIBER OPTIC	STORM / DRAINAGE
⊕ Fiber Optic Marker	○ Storm Structure Lid
⊕ Fiber Optic Manhole	○ Drop Inlet
⊕ Fiber Optic Pedestal	○ Catch Basin
	○ Single Wing Catch Basin
	○ Double Wing Catch Basin
	○ Weir Inlet
	○ Head Well
	○ Junction Box
	○ Curb Inlet
	○ Flared-in Section
	○ Down Spout
	○ Square or Round Outlet Structure
PAVEMENT MARKING	TELEPHONE
→ Pavement Marking	⊕ Telephone Terminal Box
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⊕ PK Nail Found	
⊕ Point	
⊕ Benchmark	
MISCELLANEOUS UTILITIES	WATER
⊕ Utility Structure	⊕ Fire Hydrant
	⊕ Irrigation Control Valve
	⊕ Water Meter
	⊕ Water Valve
	⊕ Fire Department Connection
	⊕ Water Vault
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ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
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C&G	Curb and Gutter	LP	Light Pole
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CO	Clean Out	OTF	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plot Book
DB	Deed Book	PG	Page
DI	Drop Inlet	PKF	PK Nail Found
DE	Drainage Easement	PKS	PK Nail Set
ECP	Edge of Pavement	POB	Point of Beginning
EPP	Electric Power Pole	POC	Point of Commencement
EPAN	Electric Panel	PVC	Polyvinyl Chloride Pipe
ESMT	Easement	RBC	Rebar Capped
FES	Finished End Section	RCP	Reinforced Concrete Pipe
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GA	Georgia	TRAN	Transformer
GM	Gas Meter	VCP	Vitrified Clay Pipe
GW	Guy Wire	W.D.F.	Wood Fence
HDR	Hand Rail	WM	Water Meter
H.W.	Hard Wood	WV	Water Valve
HW	Headwall		
ICV	Irrigation Control Valve		



SHEET 5 OF 5
 DRAWN BY: JVS
 CHECKED BY: JACS
 FILE NO.: 190553.00
 DATE: 11/25/2025
 SCALE: 1" = 40'
 DATE OF FIELD WORK: 11/21/25



ALTA/NSPS LAND TITLE SURVEY
 FOR
 MCKINLEY HOMES
 AND
 TITLE COMPANY

GEORGIA
 COUNTY
 GWINNETT

REVISIONS	DESCRIPTION	DATE	BY
5			
4			
3			
2			
1			

LAND LOT(S)
 DISTRICT 6/H
 283

Planners & Engineers Collaborative+
 LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
 ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
 350 RESEARCH COURT, RESEARCH CORNERS, GEORGIA 30092
 (770) 451-2741 WWW.PEC.PLUS
 C.O.A.-LSF00004

LEGAL DESCRIPTION

LL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 283, of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap located 999.50 feet more or less on the easterly right of way line of Crooked Creek Road (variable public right of way) as measured southwesterly from the most southerly end of mitered intersection created by the southerly right of way line of The Corners Parkway (variable public right of way) and said easterly right of way line of Crooked Creek Road, said rebar being the POINT OF BEGINNING;

THENCE leaving said easterly right of way of Crooked Creek Road and proceed S80°25'07"E a distance of 565.28 feet to a set 1/2 inch rebar with cap on the westerly right of way of said The Corners Parkway; thence along said westerly right of way of The Corners Parkway the following courses and distances: along a curve turning to the left with an arc length of 95.58 feet, having a radius of 430.33 feet, being subtended by a chord bearing of S01°57'32"W, and a chord length of 95.38 feet to a point; along a curve turning to the right with an arc length of 206.85 feet, having a radius of 499.02 feet, being subtended by a chord bearing of S07°45'32"W, and a chord length of 205.37 feet to a point; S19°38'02"W a distance of 100.00 feet to a point; along a curve turning to the left with an arc length of 156.71 feet, having a radius of 438.00 feet, being subtended by a chord bearing of S09°23'02"W, and a chord length of 155.88 feet to a point; S00°51'58"E a distance of 69.98 feet to a point; along a curve turning to the right with an arc length of 369.30 feet, having a radius of 317.00 feet, being subtended by a chord bearing of S32°30'32"W, and a chord length of 348.77 feet to a point; S65°53'02"W a distance of 85.00 feet to a point; along a curve turning to the left with an arc length of 570.17 feet, having a radius of 439.68 feet, being subtended by a chord bearing of S28°44'52"W, and a chord length of 531.05 feet to a set PK Nail; thence leaving said westerly right of way of The Corners Parkway and proceed S81°27'55"W a distance of 101.92 feet to a set PK Nail; thence N15°03'16"E a distance of 303.15 feet to a set 1/2 inch rebar with cap; thence N58°34'45"W a distance of 432.41 feet to a found 1/2 inch open to pipe; thence N58°34'45"W a distance of 21.35 feet to a set PK Nail on said easterly right of way line of Crooked Creek Road; thence along said easterly right of way of Crooked Creek Road the following courses and distances: N47°45'39"E a distance of 75.01 feet to a point; along a curve turning to the left with an arc length of 115.79 feet, having a radius of 860.41 feet, being subtended by a chord bearing of N43°54'20"E, and a chord length of 115.70 feet to a set PK Nail; S58°30'50"E a distance of 20.22 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 161.86 feet, having a radius of 880.41 feet, being subtended by a chord bearing of N34°35'15"E, and a chord length of 161.63 feet to a point; N29°19'14"E a distance of 70.97 feet to a point; along a curve turning to the left with an arc length of 234.98 feet, having a radius of 2904.79 feet, being subtended by a chord bearing of N27°00'11"E, and a chord length of 234.92 feet to a point; along a curve turning to the left with an arc length of 304.44 feet, having a radius of 765.25 feet, being subtended by a chord bearing of N13°17'19"E, and a chord length of 302.44 feet to a point; N01°52'54"E a distance of 169.40 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 704,673 square feet or 16.177 acres.



POTENTIAL FUTURE TRAIL
 CONNECTIONS TO EXISTING
 GWINNETT COUNTY TRAIL SYSTEM

* DESIGN/LAYOUT OF MASTER AMENITY AREA &
 COMMUNITY GREENS IS FOR ILLUSTRATIVE PURPOSES ONLY

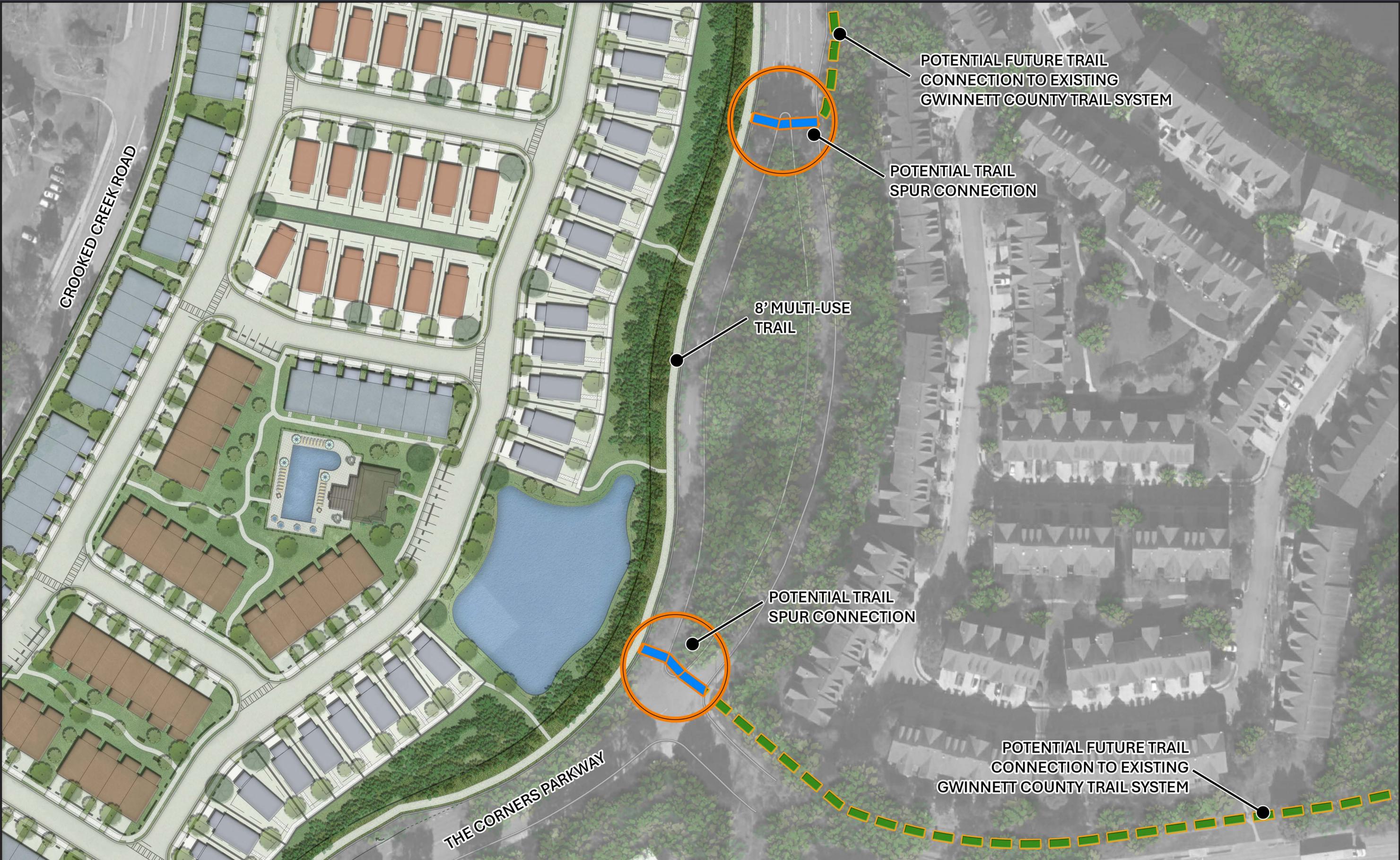


THE JAMES at PEACHTREE CORNERS

6200 THE CORNERS PARKWAY
 GWINNETT COUNTY, GA



SCALE: 1" = 80'
 DATE: 11/24/2025
 PROJECT: 19055.00B



THE JAMES at PEACHTREE CORNERS

6200 THE CORNERS PARKWAY
GWINNETT COUNTY, GA

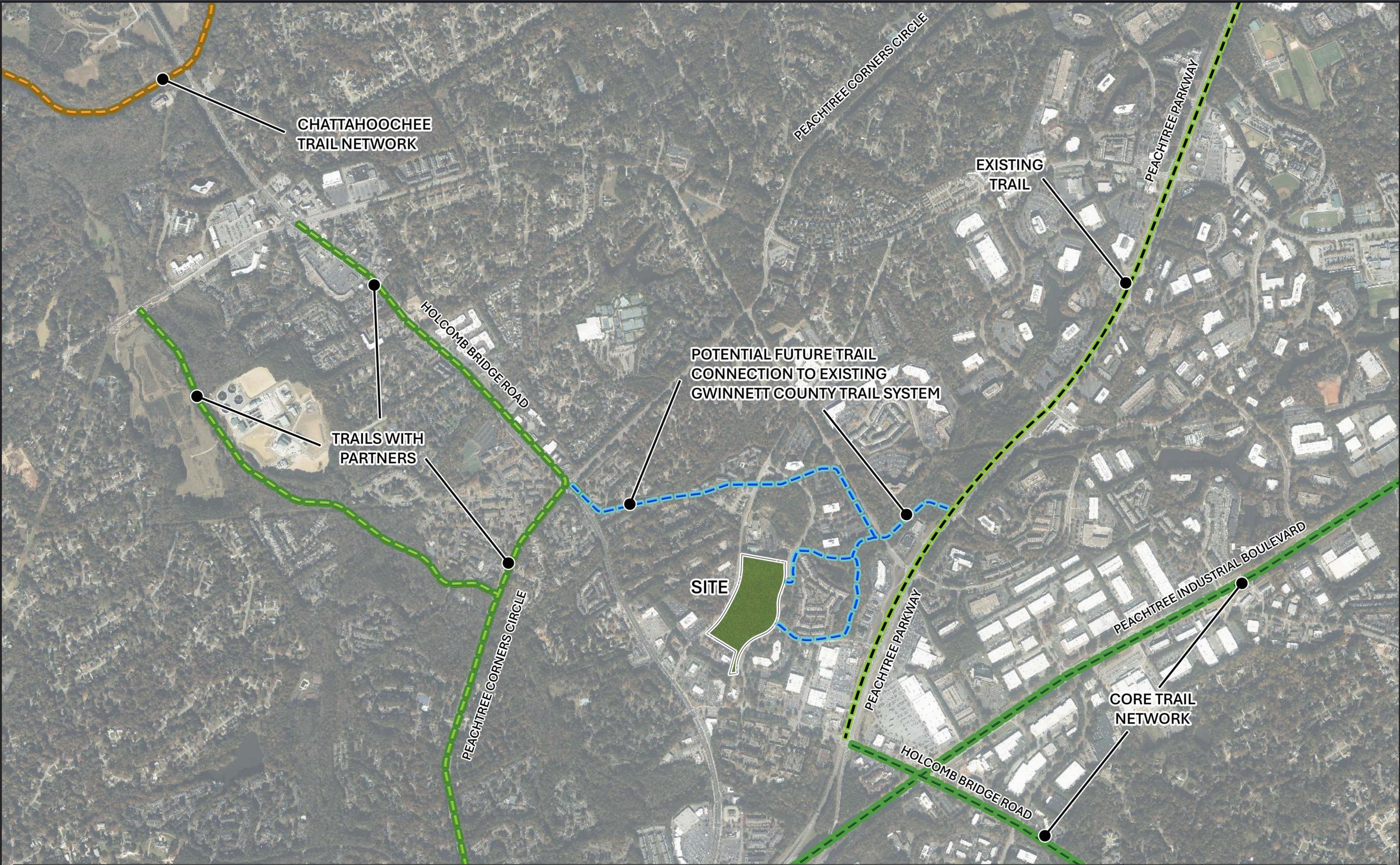


0 20 40 80 120

SCALE: 1" = 40'

DATE: 11/24/2025

PROJECT: 19055.00B



CHATTAHOOCHEE
TRAIL NETWORK

PEACHTREE CORNERS CIRCLE

EXISTING
TRAIL

PEACHTREE PARKWAY

TRAILS WITH
PARTNERS

HOLCOMB BRIDGE ROAD

POTENTIAL FUTURE TRAIL
CONNECTION TO EXISTING
GWINNETT COUNTY TRAIL SYSTEM

SITE

PEACHTREE PARKWAY

PEACHTREE INDUSTRIAL BOULEVARD

PEACHTREE CORNERS CIRCLE

CORE TRAIL
NETWORK

HOLCOMB BRIDGE ROAD



THE JAMES at PEACHTREE CORNERS

6200 THE CORNERS PARKWAY
GWINNETT COUNTY, GA



SCALE: 1" = 500'
DATE: 11/24/2025
PROJECT: 19055.00B



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

6200 THE CORNERS PARKWAY



CREATION DATE PROJECT NUMBER

--/--/--- ---

DRAWN BY CHECKED BY

EB AS

SHEET TITLE

COVER SHEET

SCALE

1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION

C-0



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

6200 THE CORNERS PARKWAY



CREATION DATE --/--/--	PROJECT NUMBER ---
DRAWN BY EB	CHECKED BY AS
SHEET TITLE COVER SHEET	
SCALE 1/4" = 1'-0"	

- RELEASED FOR CONSTRUCTION
- NOT RELEASED FOR CONSTRUCTION

C-0



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

6200 THE CORNERS PARKWAY



CREATION DATE --/--/--	PROJECT NUMBER ---
DRAWN BY EB	CHECKED BY AS
SHEET TITLE COVER SHEET	
SCALE 1/4" = 1'-0"	

- RELEASED FOR CONSTRUCTION
- NOT RELEASED FOR CONSTRUCTION

C-0



RIGHT ELEVATION



LEFT ELEVATION

6200 THE CORNERS PARKWAY

PROJECT



CREATION DATE --/--/--	PROJECT NUMBER ---
DRAWN BY EB	CHECKED BY AS

SHEET TITLE
COVER SHEET

SCALE
1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION

C-0



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

6200 THE CORNERS PARKWAY



CREATION DATE PROJECT NUMBER

---/---/--- ---

DRAWN BY CHECKED BY

EB AS

SHEET TITLE

COVER SHEET

SCALE

1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION

C-0

11/18/2025

Letter of Intent

6200 The Corners Parkway Redevelopment (+/- 16.18 acres)

PEC+ Project No. 19055.00B

Dear Community Development Officials,

Please see below the responses to the City's standards governing the exercise of zoning power:

A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes, the proposed rezoning will permit a use that is suitable in view of adjacent and nearby development. The area is characterized by aging commercial and office properties that the Comprehensive Plan identifies as candidates for reinvestment. Introducing a master-planned residential community at an appropriate scale aligns with the CBD's evolving land use pattern. The 137-home program and its internal circulation fit comfortably within the surrounding context. The project supports the broader shift toward a more balanced and adaptable district.

B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?

No, the proposed rezoning will not adversely affect the existing use or usability of nearby property. Redeveloping an obsolete office building and oversized parking fields into a walkable, organized residential neighborhood improves conditions within the CBD. The proposal introduces no external impacts that would diminish adjacent uses. Instead, it stabilizes the area by replacing a declining commercial asset with new investment. The resulting environment enhances the usability of surrounding properties.

C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

No, the property does not have a reasonable economic use under its current C-2 zoning. The seven-story office building and nearly 1,000 parking spaces no longer reflect viable market conditions in Peachtree Corners. The Comprehensive Plan notes that aging commercial structures in the CBD are becoming increasingly obsolete. Continued commercial use is not economically feasible given market demand and site configuration. Rezoning to IRD provides a realistic path for reinvestment.

D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, the rezoning will not result in an excessive or burdensome impact on public infrastructure. Traffic from 137 homes is significantly lower than peak volumes associated with a 160,000-square-foot office building. Existing utilities serving the current commercial use provide adequate capacity for the residential program. School impacts are modest given the mix of attached and smaller-lot detached homes. Overall, the redevelopment reduces long-term demands compared to the existing condition.

E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?

Yes, the rezoning is in full conformity with the policy and intent of the 2045 Comprehensive Plan. The Subject Property is within the Central Business District, where the Plan calls for reinvestment, diversification, and strategic introduction of new housing. Replacing an outdated commercial site with a high-quality residential community directly implements these objectives. The proposal also supports the

Plan's goals to broaden housing choice and reduce commuter dependency. This reinvestment strengthens the long-term competitiveness of the CBD.

F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?

Yes, several existing and changing conditions support approval of the rezoning. Market demand for legacy office space has declined significantly, while demand for modern fee-simple residential options has increased. The Subject Property exhibits the exact characteristics—aging structure, obsolete layout, and surplus parking—that the Plan identifies for reinvention. Nearby properties are also undergoing transition, reinforcing the evolving nature of the CBD. These dynamics collectively support rezoning to IRD as the appropriate and timely redevelopment path.

Conclusion

The applicant and owner respectfully request that the City of Peachtree Corners Planning Commission, Community Development staff, and Mayor and Council approve and support this rezoning request from C-2 to IRD. The proposal will enhance the viability of existing office uses, provide high-quality new housing opportunities, and add small-scale commercial space in a manner consistent with both the 2045 Comprehensive Plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

11/18/2025

Letter of Intent

6200 The Corners Parkway Redevelopment (+/- 16.18 acres)

PEC+ Project No. 19055.00B

Dear Community Development Officials,

This application seeks to rezone and consolidate the approximately 16.18-acre site at 6200 The Corners Parkway in the city of Peachtree Corners (the "Subject Property," PID 6283 075) from C-2 (General Commercial) to IRD (Infill Residential Development). The change would allow for the redevelopment of surface parking and a seven-story office building to a new, mixed residential community consisting of 137 new homes across four product types. In addition, the application seeks a variance to increase the allowable building height from 30 feet to 35 feet to accommodate the proposed residential architectural form.

Site and Proposal

The zoning actions requested include:

- An amendment to the City of Peachtree Corners zoning map to rezone the Subject Property from C-2 to IRD (Infill Residential Development).
- Variance to Sec. 1304.5.c.i. to permit 3-story zero lot line/detached homes from 2.5-stories

Under this proposal, the seven-story existing office building totaling approximately 160,000 square feet and the 970 spaces of surface parking would be redeveloped entirely into a new, master-planned residential community. The proposed mixed-residential infill site includes 137 new homes across four product types: 46 front-loaded attached homes, 38 rear-loaded attached homes, 24 rear-loaded detached homes, and 29 front-loaded detached homes. The total residential density would be approximately 8.4 units per acre. There would be approximately 2.5 acres of open space provided, about 15 percent of the overall 16.18-acre site. The central green would be a fully amenitized area. Though only 311 spaces of parking are required for this mix of uses, the plan proposes 1140 total spaces: 1104 spaces (or four spaces per home) with an additional 36 guest spaces.

Rationale for Request: Rezoning

The request to rezone the approximately 16.18-acre property from C-2 to IRD is supported by both changing market conditions in Peachtree Corners and the policy direction established in the 2045 Comprehensive Plan's Land Use Element. The Subject Property lies within the Central Business District (CBD) character area, which the Plan identifies as a dynamic, evolving activity center that must continually reinvest, diversify, and modernize to remain competitive. The CBD is not intended to function as a static office park or a traditional commercial district; instead, it is envisioned as a flexible, mixed-use environment capable of supporting a range of uses—including new residential options—that reinforce its vitality.

The Land Use Element repeatedly highlights that aging commercial properties and legacy retail sites within the CBD require strategic reinvention. The Plan notes that large-format commercial structures and excess parking areas are increasingly obsolete and that the city should "encourage redevelopment of retail and office properties" that no longer meet current market expectations. The Subject Property fits this description precisely: a deep commercial lot with an outdated building and an oversized parking field that no longer align with present-day needs. Redeveloping such a parcel is one of the specific reinvestment actions the Plan identifies as necessary for the CBD to maintain its momentum.

The Comprehensive Plan also emphasizes that, even in the CBD, the city must broaden its housing choices to support its economic base. Peachtree Corners has a heavy concentration of older, single-family housing and limited supply of modern, fee-simple attached units, despite strong demand from workforce households, young professionals, families, and downsizing residents. The introduction of 137 new

homes—across four product types ranging from attached to detached—directly responds to this policy priority. By adding housing within the CBD, the project helps achieve a critical Plan objective: reducing commuter dependency and allowing more residents to live close to the city’s employment centers. This supports the CBD’s role as both a business hub and a lively activity center with a more balanced land use mix.

The Plan further states that redevelopment in the CBD should leverage existing infrastructure, elevate aesthetics, and encourage more internal connectivity. Replacing an obsolete commercial structure with a walkable, thoughtfully designed residential neighborhood strengthens the internal fabric of the CBD, supports surrounding uses, and catalyzes reinvestment in nearby properties. While the CBD will continue to contain employment and commercial anchors, the introduction of high-quality residential use is consistent with the Plan’s broader vision for a more complete, modern district that is attractive to employers, employees, and future residents alike.

In short, while the CBD is often thought of as an employment-focused area, the 2045 Comprehensive Plan makes clear that sustaining its long-term success requires exactly the kind of reinvestment, diversification, and housing introduction represented in this proposal. Rezoning from C-2 to IRD enables the revitalization of an underperforming commercial site into a high-quality, residential neighborhood that meaningfully advances the CBD’s goals and the Land Use Element’s long-term policy direction.

Rationale for Request: Height Variance

This application also seeks a variance to increase the allowable building height from 2.5 stories to 3 stories (at 35 feet) to accommodate the proposed residential architectural form. The requested height increase is reasonable and supported by both site conditions and the intent of the IRD district. The proposed variance would allow a maximum height of 3 stories rather than the standard 2.5 stories. The additional half-story is essential for achieving appropriate architectural massing, modern rooflines, and the rear-loaded building forms proposed.

The variance remains fully compatible with adjacent uses. Surrounding development includes office, institutional, and commercial buildings at significantly taller heights, as well as other mixed-residential forms within the larger master-planned area. The increase does not create adverse impacts, and the height will remain lower than or comparable to neighboring structures.

From a policy standpoint, the Comprehensive Plan supports context-sensitive flexibility in achieving high-quality infill housing. Providing appropriately scaled residential buildings that fit the design character and remain financially feasible requires modest height adjustments of this nature. The requested variance achieves the minimum necessary relief while preserving the intent of the IRD district.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for the City of Peachtree Corners (the “Zoning Ordinance”) which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant’s and property owner’s property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property’s use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant’s and the property owner’s property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the

State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for IRD as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Peachtree Corners and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by the City of Peachtree Corners and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Peachtree Corners Planning Commission, Community Development staff, and Mayor and Council approve and support this rezoning request from C-2 to IRD. The proposal will enhance the viability of existing office uses, provide high-quality new housing opportunities, and add small-scale commercial space in a manner consistent with both the 2045 Comprehensive Plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

PARCEL ID	TAX YEAR	OWNER OF RECORD
R6283 075	2025	MAC 6200 CORNERS LLC
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
PEACHTREE CORNERS	6200 THE CORNERS PKWY PT L1 BD THE CORNERS	
For Additional Information Please See The Reverse Side Of This Notice. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid. The millage rate adopted by the Gwinnett County Board of Commissioners exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe. The millage rate adopted by the Gwinnett County Board of Education exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe. The Gwinnett County Board of Education chose to opt out of property tax relief for homeowners related to HB 581 (2024). If you have concerns about that decision, please call 678-301-6200.		

APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS
LAND VALUE:	4,022,500	
BUILDING VALUE:	10,283,500	
TOTAL VALUE:	14,306,000	
ASSESSED VALUE:	5,722,400	
ACREAGE:	16.0600	

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 41.59% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED	
COUNTY GENERAL FUND	5,722,400	0	0	5,722,400	0.006950	39,770.68	
DEVELOPMENT/CODE ENFORCEMENT	5,722,400	0	0	5,722,400	0.000000	0.00	
ECONOMIC DEVELOPMENT	5,722,400	0	0	5,722,400	0.000300	1,716.72	
FIRE & EMS	5,722,400	0	0	5,722,400	0.003200	18,311.68	
POLICE	5,722,400	0	0	5,722,400	0.002900	16,594.96	
RECREATION	5,722,400	0	0	5,722,400	0.001000	5,722.40	
TOTAL COUNTY TAXES					0.014350	82,116.44	

SCHOOL TAXES - Levied by the Board of Education and representing 58.41% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED	
SCHOOL	5,722,400	0	0	5,722,400	0.018700	107,008.88	
SCHOOL BOND	5,722,400	0	0	5,722,400	0.001450	8,297.48	
TOTAL SCHOOL TAXES					0.020150	115,306.36	

STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 0.00% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED	
PEACHTREE CORNERS	5,722,400	0	0	5,722,400	0.000000	0.00	
TOTAL OTHER TAXES						0.00	

TOTAL MILLAGE RATE: 0.034500				TOTAL AD VALOREM TAXES: 197,422.80			
OTHER ASSESSMENTS				COMBINED TAXES AND ASSESSMENTS			
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT			
PEACHTREECORNERS STORMWATER	FLAT RATE	7,589.10	AD VALOREM TAXES:	197,422.80			
P'TREE CORS COMMERCIAL LIGHTS	FLAT RATE	4,006.80	ASSESSMENTS:	11,595.90			
			INTEREST:	1,839.36			
			TOTAL AMOUNT DUE	210,858.06			
TOTAL OTHER ASSESSMENTS:		11,595.90	GRAND TOTAL DUE THIS BILLING:	210,858.06			

11/25/2025

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2025	R6283 075	11-25-2025	\$210,858.06	



 R6283 075
 MAC 6200 CORNERS LLC
 PO BOX 20197
 ATLANTA GA 30325-0197

Address Change:

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


 1111

1 25 186283000750000 7 00021085806 00021085806 6

Tax Commissioner Customer Service 8 a.m. - 5 p.m. Weekdays
Email: Tax@gwinnettcountry.com | Phone: 770-822-8800 | www.gwinnetttaxcommissioner.com

Homestead Exemptions: If you own and occupy a residential property as of January 1 of the tax year, you may qualify for an exemption to reduce taxes. Special exemptions exist for qualifying seniors, the disabled, and others. Apply at www.GwinnettTaxCommissioner.com/apply. The same application is used for all homesteads exemptions. Applications must be submitted by April 1 to qualify for the current tax year. Once approved, you do not need to reapply unless there is a change to the deed or you become eligible for a different homestead. Contact the Tax Commissioner's Office if you no longer qualify for your exemption.

Property Values: The Board of Assessors (BOA) determines property values. It is your right to file an Ad Valorem Real Property Tax Return with the BOA between January 1 and April 1 of the tax year to declare your own estimate of your property's value. You also have the right to appeal the value on your Annual Notice of Assessment within 45 days of its postmark. For information about values and appeals, contact the BOA directly at 770-822-7200. The Tax Commissioner's Office has no role in determining property values. *Note that the due date to file your value appeal with the BOA for this bill is passed.*

Property you have bought or sold: If you owned property on January 1 of the tax year, you are responsible for the full year's taxes even if you sold it. If the taxes are not paid, you may be named on a tax lien. To avoid this, you must submit acceptable proof of the transfer of tax liability within 90 days of the tax due date. Visit www.GwinnettTaxCommissioner.com/sold for examples of acceptable proof. If your proof is accepted, liens for delinquent taxes will be filed in the name of the property owner as of the tax due date. If you moved to a new home in Gwinnett County, you must apply for a homestead for your new home by April 1 to reduce your taxes in the current year.

Late Payments: Taxes not paid by the due date will accrue interest each calendar month, or any portion of a month thereof. Any amount remaining after 120 days after the due date will accrue a 5% penalty, with an additional 5% penalty added at 120-day intervals (20% maximum). Delinquent taxes will also subject the property to a tax lien and ultimately, to sale at a tax auction to collect the remaining amount. All payments received will be applied first to the oldest amounts due.

Georgia House Bill 581 is a state law passed in 2024 that introduces significant changes in Georgia's property tax system, primarily affecting homeowners through a new statewide floating homestead exemption. HB 581 went into effect on January 1, 2025. If your local county, school board, or city adopted a millage rate higher than the estimated rollback rate that appeared on your assessment notice this year, this bill includes a message notifying you that it may result in a property tax increase. HB 581 created a statewide floating exemption available to all local jurisdictions. If any jurisdiction chose to opt out of the new statewide floating homestead exemption, a separate message will appear on your bill to notify you of that decision and who to contact for additional information.

For Assistance Call:

- Tax Bills - Tax Commissioner: 770-822-8800
- Values & Appeals: Tax Assessor's Office
 - Real Estate: 770-822-7200
 - Personal Property: 770-822-7220 (Planes, Boats, Motors, Businesses)
- County Solid Waste: 770-822-7141
- County Street Lights & Speed Tables: 770-822-7400
- County Stormwater: 678-376-7193
- County Millage Rates: 770-822-7000
- School Millage Rates: 678-301-6200
- City Tax and Special Assessments - contact your city*

Payment Options (we do not accept payment by phone)

- Pay online at www.GwinnettTaxCommissioner.com
 - Check: No convenience fee
 - Debit Card: Flat \$3.50 Fee
 - Credit Card: 2.30% fee, \$1.50 min. (Ex: \$23.00 fee per \$1,000)
- Mail payment and stub to:
 - Gwinnett County Tax Commissioner
 - P.O. Box 372
 - Lawrenceville GA 30046
- Pay in person at any Tax Commissioner Office
 - To skip the wait, schedule an appointment at www.GwinnettTaxCommissioner.com/appointment
- Drop checks in a drop box outside any Gwinnett Tag Office
- Make checks payable to Gwinnett County Tax Commissioner.

*Gwinnett County receives \$1.80 per parcel from Berkeley Lake, \$2.10 per parcel from Peachtree Corners, and \$3.10 per parcel from Grayson for collecting city taxes.

Mailing Address Change:

Property Location Change:

New Address: _____

Effective Date: _____

Daytime Phone: _____

Signature: _____

PLEASE NOTE:

- We do not accept counter checks, two-party checks, or post-dated checks. Pay with funds on deposit in the United States. Do not mail cash.
- Dishonored checks are subject to additional penalties. Collection efforts may be made by a third-party company, Envision Payment Solutions, acting on behalf of the Tax Commissioner's Office.
- Mail postmarked by the U.S. Postal Service on the due date is accepted as timely received. Postage meter dates will not be honored as timely if received after the due date.
- In order to ensure that payments are postmarked timely, we recommend mailing at least seven working days prior to the due date.
- If you have an escrow account, your property tax information has been made available to your mortgage company; however, it is your responsibility to ensure taxes are paid. If your mortgage company has recently changed, you should send a copy of this bill to the new company.

PLEASE REMIT PAYMENTS TO:

GWINNETT COUNTY TAX COMMISSIONER
POST OFFICE BOX 372
LAWRENCEVILLE, GA 30046



11/21/2025

RE: THE JAMES at 6200 The Corners Parkway, Peachtree Corners GA 30092

Dear Property Owner:

We would like for you to join our Zoom Video Meeting on Tuesday December 2nd, 2025 from 6pm – 7pm to discuss a proposed infill redevelopment of the property located at 6200 The Corners Pkwy, Peachtree Corners, GA 30092. We are proposing a new, mixed residential infill development with 137 attached and detached homes.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact via email at Htodd@pec.plus or call her at 678-684-6287.

Topic: Proposed Modification for Property Location at 6200 The Corners Pkwy, Peachtree Corners, GA 30092

Time: Dec 2, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/8383729815?pwd=af0jP6MeuV6LZOVQW4nVb9woQeRtdb.1&omn=83080347468>

View meeting insights with Zoom AI Companion

<https://us02web.zoom.us/launch/edl?muid=f5138171-65b3-47a9-85da-96c2956584a5>

Meeting ID: 838 372 9815

Passcode: 19055.00B

One tap mobile

+13126266799,,8383729815#,,,,*525537562# US (Chicago)

+16469313860,,8383729815#,,,,*525537562# US

Join instructions

<https://us02web.zoom.us/join/83080347468/invitations?signature=aC173JPB3OZezCsxoSdy3B98dStmD-nl...>

Sincerely,

Kenneth J. Wood, P.E., LEED AP

Principal | C.E.O.

Planners and Engineers Collaborative, Inc.

HT/RB

BROOKWOOD CONDO
6233 BROOKWOOD RD
PEACHTREE CORNERS, GA 30092-2702

WOODMONT LANDING CONDO
P O BOX 6188
MARIETTA, GA 30068-3341

HAN SE HYUN
3318 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

GRANT LATESHA Y
3479 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

GOMEZ-POSADA JUAN C
6506 CARRIZO FALL CT
HOUSTON, TX 77041-6244

AOA PARISH REAL ESTATE TRUST
2401 LAKE PARK DR SE
SMYRNA, GA 30080-8862

CHAN KUK MEI
3335 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

PEACHTREE CORNERS INV CO LLC
4563 CAPERS XING E
PEACHTREE CORNERS, GA 30092-1126

RICKY BENNETT JR LIVING TRUST
6039 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

BLACKBEAR CORPS PROPERTIES LLC
6185 CROOKED CREEK RD STE L
PEACHTREE CORNERS, GA 30092-3112

BLACKBEAR CORPS PROPERTIES LLC
6185 CROOKED CREEK RD STE L
PEACHTREE CORNERS, GA 30092-3112

ASSISTANCE LEAGUE OF ATLANTA
GEORGIA INC
PO BOX 920250
NORCROSS, GA 30010-0250

TURNER STACEY MORRAN
3520 SPALDING CHASE DR
PEACHTREE CORNERS, GA 30092-4568

WITHROW JEFFREY D
6064 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

IH3 PROPERTY GEORGIA LP
PO BOX 803467
DALLAS, TX 75380-3467

STREIBEL MICHAEL
3530 SPALDING CHASE DR
PEACHTREE CORNERS, GA 30092-4568

GUZMAN MARIO G
3468 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

YAN CHANG
4505 SIMS PARK OVERLOOK
SUWANEE, GA 30024-5144

THOMAS MARY DIANNE
6037 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

GOSIENE HENRY P
3304 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

KIM EUN HEE
3314 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

CAVALCANTE MILO
3323 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

KERSH BARRY
3436 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

PAYNE CAROL ASBELL
3467 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

CROSBY JASON N
3472 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

ROCK DANIEL
6044 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

HAYASHI EYUKA
6046 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

LEE JUNG DONG
6062 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

PATTERSON SHAMEKA
6077 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

WANG QIAN
6084 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

ABBASI ZUBAIR
628 OAKBOURNE WAY
WOODSTOCK, GA 30188-1860

3325 HOLCOMB BRIDGE LP
260 PEACHTREE ST NW STE 2700
ATLANTA, GA 30303-1240

CHENG DAVID C
3473 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

CHANG JIN
6090 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

GAUNT REBECCA ELIZABETH
3458 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

BARMAN RITTIK DANIEL
6083 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

MARK TREE LLC
3220 POINTE PKWY STE 200
PEACHTREE CORNERS, GA 30092-3331

CORNERS COURT LLC
1 GLENLAKE PKWY STE 1050
ATLANTA, GA 30328-3450

CREEK LANDING OWNERS
ASSOCIATION INC
6185 CROOKED CREEK RD STE H
PEACHTREE CORNERS, GA 30092-3112

LUO JAY
3456 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

ONYEAGBA CUZA ADA
6087 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

SPELL FRANKLIN E
6082 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

GIBSON SANDRA F
3447 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

NGUYEN JACK
3332 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

JAMES M DUKE LIVING TRUST
3463 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

BRANCH DAMIAN RASHAWN
3338 CAMERON TRL
NORCROSS, GA 30092-3372

JON ESTHER 2023 TRUST
3469 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

LEUNG KWOK LAU
5801 NORFOLK CHASE RD
PEACHTREE CORNERS, GA 30092-3517

PENA FLORES INVESTMENTS LLC
6483 BENNINGTON DR
TUCKER, GA 30084-1507

GAGNON EVA E
3452 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

KIM TAE SUK
3845 LIGHT FARMS WAY
SUWANEE, GA 30024-5261

GRIFFIN JUDY KAY
415 DARROW DR
DULUTH, GA 30097-2431

ASSOCIATED CREDIT UNION
6251 CROOKED CREEK RD
PEACHTREE CORNERS, GA 30092-3107

HAGGARD SCOTT ALLEN
6060 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

LEE MIMI S
3296 SUMMIT RIDGE PKWY STE 1630
DULUTH, GA 30096-1626

GORDON SUZANNE
6076 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

STUBBS SHAMARRO V
3292 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

MINBRO 3300 LLC
320 HALL CT
ALPHARETTA, GA 30022-7593

CASTANEDA STEPHANIE
5065 CENTURY CIR
ROSWELL, GA 30076-6426

LEES WINSTON S
6043 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

GUPTA ROHINI
860 LULLWATER PARK LN
ATLANTA, GA 30306-4621

ETHEREDGE JENNIFER ANN
3451 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

JIAN SIMON
6091 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

JOHN HANN DMD LLC
4555 KINGS ABBOT WAY
PEACHTREE CORNERS, GA 30092-1233

ANWAR AAMIR
3477 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

KANCHWALA SHAHANA
3450 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

HEARD BELINDA F
3444 KIVETON DR
NORCROSS, GA 30092-3376

JAMES JOHN KELLER FAMILY TRUST
760 FALLING ROCKS CT
ROSWELL, GA 30076-5124

YOUNG S AND HANSOON R KIM LIVING
6081 BROOKHAVEN CIR
JOHNS CREEK, GA 30097-2020

PARK JOONBUM
2351 ARNOLD PALMER WAY
DULUTH, GA 30096-4278

SHEN MEI NA
3465 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

JOANNE LEE AND CHI LIM LEE LIVING
4625 HARDWICK CT
SUWANEE, GA 30024-1395

JOANNE LEE AND CHI LIM LEE LIVING
TRUST
4625 HARDWICK CT
SUWANEE, GA 30024-1395

LEE DONG
3324 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

CACERES-NALL LAURA
3300 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

MIN JAI
3474 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

MARIDUENA MAYIYA
3443 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

DAVIDSON KIMBERLY
3350 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

MARTINEZ-SERRUYS MANUEL
3325 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

MILLS GLORIA L
6086 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

3426 HOLCOMB LLC
3426 HOLCOMB BRIDGE RD
PEACHTREE CORNERS, GA 30092-3124

TMS GLOBAL INC
PO BOX 922637
NORCROSS, GA 30010-2637

GWINNETT WALK LLC
PO BOX 9261
MARIETTA, GA 30065-2261

YEO COREY
3478 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

MACFARLANE ANDREW
3446 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

NDEDIGWE CHIBUIKE ANTHONY
6089 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

RYAN JACK KILBOURN
3550 SPALDING CHASE DR
PEACHTREE CORNERS, GA 30092-4568

HOLCOMB BRIDGE HOLDINGS LLC
204 MARIETTA ST
ALPHARETTA, GA 30009-1907

LECHUGA-GATES JULIE ANN
3470 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

SCGIX-PEACHTREE CORNERS LLC
23B SHELTER COVE LN STE 202
HILTON HEAD, SC 29928-3586

ASSOCIATED CREDIT UNION
6251 CROOKED CREEK RD
PEACHTREE CORNERS, GA 30092-3107

NONG QIANQIAN
8020 ROYAL MELBOURNE WAY
DULUTH, GA 30097-6671

ALPHA & OMEGA PROPERTY HOLDINGS
3420 WOODHILL DR
NORCROSS, GA 30092-3313

HYUN JUSTIN
3454 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

SN GEORGIA LLC
8390 E VIA DE VENTURA STE 303
SCOTTSDALE, AZ 85258-3188

JANG SUN KYUNG
6065 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

CHO SHIN AE
6088 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

ROCA SOLIDA UPCI INC
1574 LONGMONT DR
LAWRENCEVILLE, GA 30044-2046

ROIB2 PEACHTREE CORNERS LLC
504 RHETT ST STE 200
GREENVILLE, SC 29601-2455

RTP PEACHTREE CORNERS VENTURES
7990 TURNBERRY WAY
DULUTH, GA 30097-1634

AOA PARISH REAL ESTATE TRUST
2401 LAKE PARK DR SE
SMYRNA, GA 30080-8862

WILLIAMS YONELI
6078 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

XU LINGYU
4571 RIVER MANSION CT
PEACHTREE CORNERS, GA 30096-6139

CROWLEY JULIE ANN
6085 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

JUSTIN SARA
3481 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

DAVIES CLAY A
3464 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

TRAN VAN T
3453 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

ISSHAK ANDREA
6070 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

MAYER KELLY ADAMS
3352 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

FLEMING GEORGE ZACHARY
6075 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

SOBREMONTTE DENNIS
PO BOX 2903
NORCROSS, GA 30091-2903

CHANCEY JOSEPH
3475 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

SPROTT KENDELL
3445 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

LARIMER JOSHUA
3440 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

DEMOFF LAURIE L
6041 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

IVES TRUDY JANE
3346 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

KIM SUNG HWAN
PO BOX 956672
DULUTH, GA 30095-9512

TAN HWEE CHIN
3316 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

LEAKS JAMES E
78 COLE ST NE STE 200
MARIETTA, GA 30060-2020

BURTON ALIA MOYA
3331 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

NIXON SHAY T
6068 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

WAGNER HOLCOMB CORNERS, LLC
PO BOX 29319
INDIANAPOLIS, IN 46229-0319

CHUNG SUNGJOO
3296 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

MAC 6200 CORNERS LLC
PO BOX 20197
ATLANTA, GA 30325-0197

GREEN SEMI CICLE LLC
250 RICHLAKE DR
SUWANEE, GA 30024-3293

CHEN ERIC A
3320 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

LESLIE ANN WHITE LIVING TRUST
3476 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

SALERY DANA RHIANNA
6048 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

WONG LUCAS
6045 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

WOO CHAN
3298 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

DOUTHITT JENNIFER R
3302 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

YI AH-REUM
3442 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

LIU YONG JIAN
6244 CROOKED CREEK RD
PEACHTREE CORNERS, GA 30092-6137

HARPER ALTWAUN M
6066 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

MITZEL CYNTHIA
3348 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

YOON DANIEL SUNHO
3329 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

RAHEMTULLA SEEMA
3386 KIVETON CT
NORCROSS, GA 30092-3375



Name and Address of Sender
Planners and Engineers Collaborative
 350 Research Court
 Suite 200
 Peachtree Corners, GA 30092

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

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U.S. POSTAGE PAID
 PEACHTREE CORNERS, GA
 30092
 NOV 24 25
 AMOUNT
\$5.60
 S2324W500638-14

USPS Tracking/Article Number		Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	GUPTA ROHINI 860 LULLWATER PARK LN ATLANTA, GA 30306-4621													
2.	JOHN HANN DMD LLC 4555 KINGS ABBOT WAY PEACHTREE CORNERS, GA 30092-1233													
3.	HEARD BELINDA F 3444 KIVETON DR NORCROSS, GA 30092-3376													
4.	PARK JOONBUM 2351 ARNOLD PALMER WAY DULUTH, GA 30096-4278													
5.	JOANNE LEE AND CHI LIM LEE LIVING TRUST 4625 HARDWICK CT SUWANEE, GA 30024-1395													
6.	MIN JAI 3474 KIVETON DR PEACHTREE CORNERS, GA 30092-3376													
7.	MARTINEZ-SERRUYS MANUEL 3325 CAMERON TRL PEACHTREE CORNERS, GA 30092-3373													
8.	TMS GLOBAL INC PO BOX 922637 NORCROSS, GA 30010-2637													

Handling Charge - If Registered and over \$50,000 in value



Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling

Total Number of Pieces Listed by Sender: **8**
 Total Number of Pieces Received at Post Office: **8**

Postmaster, Per (Name of receiving employee)
MPR 11-24-2025



Name and Address of Sender
 Planners and Engineers Collaborative
 350 Research Court
 Suite 200
 Peachtree Corners, GA 30092

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Ex
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1. SALERY DANA RHIANNA
6048 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380
2. DOUTHITT JENNIFER R
3302 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372
3. HARPER ALTWAUN M
6066 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380
4. RAHEMTULLA SEEMA
3386 KIVETON CT
NORCROSS, GA 30092-3375
5. CHUNG SUNGJOO
3296 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372
6. CHEN ERIC A
3320 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372
7. WONG LUCAS
6045 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381
8. YI AH-REUM
3442 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

Total Number of Pieces Listed by Sender: 8
 Total Number of Pieces Received at Post Office: 8

Signature of (Sender or receiving employee)
Unlabeled 11-24-25

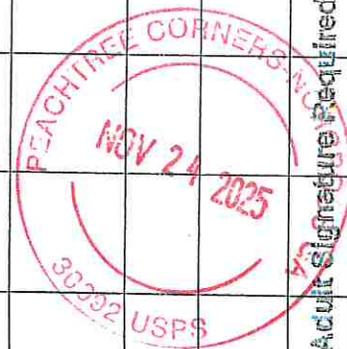


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U.S. POSTAGE PAID
 PEACHTREE CORNERS, GA
 30092
 NOV 24 25
 AMOUNT
\$5.60
 S2324W500638-14

For Accountable Mail

Extra Service Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
	Handling Charge - If Registered and over \$50,000 in value										
					Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling



Complete in Ink



Name and Address of Sender
Planners and Engineers Collaborative
 350 Research Court
 Suite 200
 Peachtree Corners, GA 30092

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery



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U.S. POSTAGE PAID
 PEACHTREE CORNERS, GA
 30092
 NOV 24 25
 AMOUNT
\$5.60
 S2324W500638-14

Countable Mail

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	GOSIENE HENRY P 3304 CAMERON TRL PEACHTREE CORNERS, GA 30092-3372													
2.	KERSH BARRY 3436 KIVETON DR PEACHTREE CORNERS, GA 30092-3376													
3.	ROCK DANIEL 6044 CAMERON POINTE PEACHTREE CORNERS, GA 30092-3380													
4.	PATTERSON SHAMEKA 6077 TENNYSON PARK WAY PEACHTREE CORNERS, GA 30092-3379													
5.	HAN SE HYUN 3318 CAMERON TRL PEACHTREE CORNERS, GA 30092													
6.	AOA PARISH REAL ESTATE TRUST 2401 LAKE PARK DR SE SMYRNA, GA 30080-8862													
7.	RICKY BENNETT JR LIVING TRUST 6039 CAMERON POINTE PEACHTREE CORNERS, GA 30092													
8.	ASSISTANCE LEAGUE OF ATLANTA GA PO BOX 920250 NORCROSS, GA 30010-0250													

Handling Charge - If Registered and over \$50.00 in value



Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling

Total Number of Pieces Listed by Sender: **8**
 Total Number of Pieces Received at Post Office: **8**

Postmaster, Per (Name of receiving employee)
[Signature] 11-24-25

Complete in Ink



Name and Address of Sender
Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

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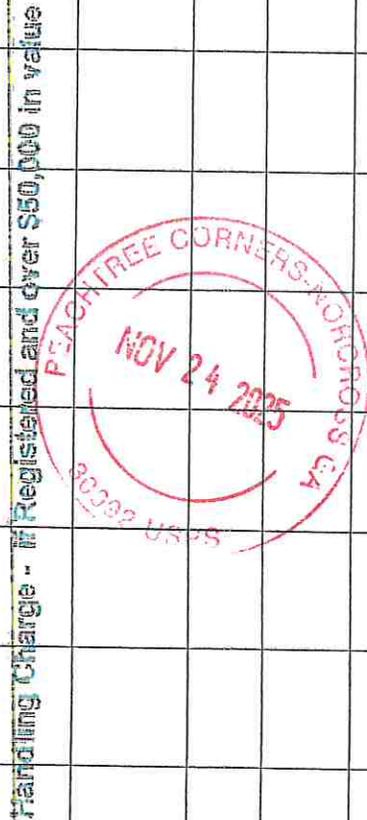


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U.S. POSTAGE PAID
 PEACHTREE CORNERS, GA
 30092
 NOV 24 25
 AMOUNT
\$5.60
 S2324W500638-14

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)
1.	BROOKWOOD CONDO 6233 BROOKWOOD RD PEACHTREE CORNERS, GA 30092-2702
2.	GRANT LATESHA Y 3479 KIVETON DR PEACHTREE CORNERS, GA 30092-3377
3.	CHAN KUK MEI 3335 CAMERON TRL PEACHTREE CORNERS, GA 30092-3373
4.	BLACKBEAR CORPS PROPERTIES LLC 6185 CROOKED CREEK RD STE L PEACHTREE CORNERS, GA 30092-3112
5.	TURNER STACEY MORRAN 3520 SPALDING CHASE DR PEACHTREE CORNERS, GA 30092-4568
6.	STREIBEL MICHAEL 3530 SPALDING CHASE DR PEACHTREE CORNERS, GA 30092-4568
7.	THOMAS MARY DIANNE 6037 CAMERON POINTE PEACHTREE CORNERS, GA 30092-3381
8.	CAVALCANTE MILO 3323 CAMERON TRL PEACHTREE CORNERS, GA 30092-3373

Postage	Service Fee	Charge	If Registered	Value	Sender in COD	Fee	Fee	Fee	Fee	Fee	Fee	SCRD Fee	SH Fee
		Handling Charge - If Registered and over \$50,000 in value											
						Adult Signature Required							
						Adult Signature Restricted Delivery							
						Restricted Delivery							
						Return Receipt							
						Signature Confirmation							
						Signature Confirmation Restricted Delivery							
						Special Handling							



Total Number of Pieces Listed by Sender: **8**
 Total Number of Pieces Received at Post Office: **8**

Signature of addressee or receiving employee: *Milkeef* 11-25-25

Complete in Ink



Accountable (Me)

Name and Address of Sender
Planners and Engineers Collaborative
 350 Research Court
 Suite 200
 Peachtree Corners, GA 30092

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

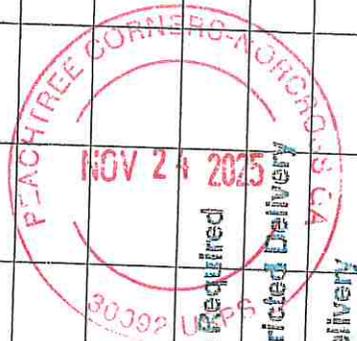


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U.S. POSTAGE PAID
 PEACHTREE CORNERS, GA
 30092
 NOV 24, 25
 AMOUNT
\$5.60
 S2324W500638-14

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)
1.	ROCA SOLIDA UPCI INC 1574 LONGMONT DR LAWRENCEVILLE, GA 30044-2046
2.	AOA PARISH REAL ESTATE TRUST 2401 LAKE PARK DR SE SMYRNA, GA 30080-8862
3.	CROWLEY JULIE ANN 6085 TENNYSON PARK WAY PEACHTREE CORNERS, GA 30092-3379
4.	TRAN VAN T 3453 KIVETON DR PEACHTREE CORNERS, GA 30092-3377
5.	FLEMING GEORGE ZACHARY 6075 TENNYSON PARK WAY PEACHTREE CORNERS, GA 30092-3379
6.	SPROTT KENDELL 3445 KIVETON DR PEACHTREE CORNERS, GA 30092-3377
7.	IVES TRUDY JANE 3346 CAMERON TRL PEACHTREE CORNERS, GA 30092-3372
8.	LEAKS JAMES E 78 COLE ST NE STE 200 MARIETTA, GA 30060-2020

Weight	Value	Sender if COD	Fee	Fee	Fee	Fee	Fee	SC Fee	SCRD Fee	SH Fee
Handling Charge - If Registered and over \$50,000 in value										
				Adult Signature Required						
				Adult Signature Restricted Delivery						
				Restricted Delivery						
				Return Receipt						
				Signature Confirmation						
				Signature Confirmation Restricted Delivery						
				Special Handling						



Total Number of Pieces Listed by Sender: 8
 Total Number of Pieces Received at Post Office: 8

Postmaster, per W. Lee 11-24-25
 Complete in Ink



table/Mail

Name and Address of Sender
Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
NOV 24, 25
AMOUNT
\$5.60
S2324W500638-14

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	NIXON SHAY T 6068 CAMERON POINTE PEACHTREE CORNERS, GA 30092-3380													
2.	MAC 6200 CORNERS LLC PO BOX 20197 ATLANTA, GA 30325-0197													
3.	LESLIE ANN WHITE LIVING TRUST 3476 KIVETON DR PEACHTREE CORNERS, GA 30092-3376													
4.	WOO CHAN 3298 CAMERON TRL PEACHTREE CORNERS, GA 30092-3372													
5.	LIU YONG JIAN 6244 CROOKED CREEK RD PEACHTREE CORNERS, GA 30092-6137													
6.	YOON DANIEL SUNHO 3329 CAMERON TRL PEACHTREE CORNERS, GA 30092-3373													
7.	WAGNER HOLCOMB CORNERS, LLC PO BOX 29319 INDIANAPOLIS, IN 46229-0319													
8.	GREEN SEMI CICLE LLC 250 RICHLAKE DR SUWANEE, GA 30024-3293													

PEACHTREE CORNERS, GA 30092
NOV 24 2025
Handing Charge - If Registered and over \$50,000 in value

Adult Signature Required
Adult Signature Restricted Delivery
Restricted Delivery
Return Receipt
Signature Confirmation
Signature Confirmation Restricted Delivery
Special Handling

Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8

Postmaster, For Information Only
M. Peck 11-24-2025
Complete in Ink



Name and Address of Sender

Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

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U.S. POSTAGE PAID

PEACHTREE CORNERS, GA

30092
NOV 24, 25
AMOUNT

\$5.60

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USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RU Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
		Handling Charge - If Registered and over \$50.00 in value										
1.						Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special handling
2.												
3.												
4.												
5.												
6.												
7.												
8.												



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

8

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11-24-2025

Complete in Ink

Name and Address of Sender
Planners and Engineers Collaborative
 350 Research Court
 Suite 200
 Peachtree Corners, GA 30092

- Check type of mail or service
- Adult Signature Required
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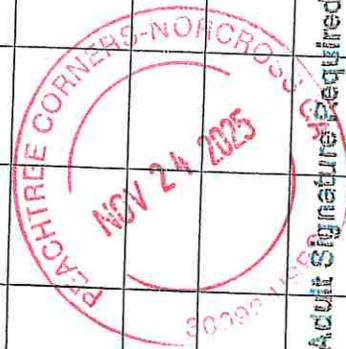
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U.S. POSTAGE PAID
 PEACHTREE CORNERS, GA
 30092
 NOV 24, 25
 AMOUNT
\$5.60
 S2324W500638-14

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Posta	Service) Fee	Handling Charge	Actual value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.		Handling Charge - If Registered and over \$50,000 in value										
2.												
3.												
4.												
5.												
6.												
7.												
8.												



1. BARMAN RITTIK DANIEL
6083 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379
2. HAGGARD SCOTT ALLEN
6060 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380
3. STUBBS SHAMARRO V
3292 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372
4. LEES WINSTON S
6043 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381
5. ASSOCIATED CREDIT UNION
6251 CROOKED CREEK RD
PEACHTREE CORNERS, GA 30092-3107
6. HYUN JUSTIN
3454 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376
7. CHO SHIN AE
6088 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378
8. RTP PEACHTREE CORNERS VENTURES
7990 TURNBERRY WAY
DULUTH, GA 30097-1634

Total Number of Pieces Listed by Sender: **6**
 Total Number of Pieces Received at Post Office: **8**

Postmaster, Per (Name of receiving employee)
M. Reed 11-24-25

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Name and Address of Sender

Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
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- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery



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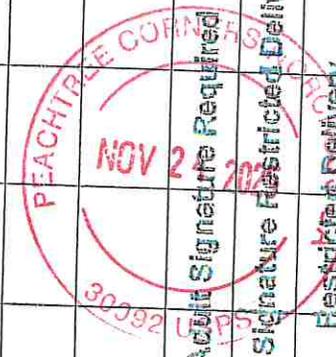
U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
NOV 24 25
AMOUNT
\$5.60
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USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
		Handling Charge - If Registered and over \$50,000 in value										



1. MACFARLANE ANDREW
3446 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376
2. HOLCOMB BRIDGE HOLDINGS LLC
204 MARIETTA ST
ALPHARETTA, GA 30009-1907
3. ETHEREDGE JENNIFER ANN
3451 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377
4. ANWAR AAMIR
3477 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377
5. JAMES JOHN KELLER FAMILY TRUST
760 FALLING ROCKS CT
ROSWELL, GA 30076-5124
6. SHEN MEI NA
3465 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377
7. LEE DONG
3324 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372
8. MARIDUENA MAYIYA
3443 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

Total Number of Pieces Listed by Sender 8	Total Number of Pieces Received at Post Office 8
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)
1.	3325 HOLCOMB BRIDGE LP 260 PEACHTREE ST NW STE 2700 ATLANTA, GA 30303-1240
2.	GAUNT REBECCA ELIZABETH 3458 KIVETON DR PEACHTREE CORNERS, GA 30092-3376
3.	CORNERS COURT LLC 1 GLENLAKE PKWY STE 1050 ATLANTA, GA 30328-3450
4.	ONYEAGBA CUZA ADA 6087 TENNYSON PARK WAY PEACHTREE CORNERS, GA 30092-3379
5.	NGUYEN JACK 3332 CAMERON TRL PEACHTREE CORNERS, GA 30092-3372
6.	JON ESTHER 2023 TRUST 3469 KIVETON DR PEACHTREE CORNERS, GA 30092-3377
7.	GAGNON EVA E 3452 KIVETON DR PEACHTREE CORNERS, GA 30092-3376
8.	ASSOCIATED CREDIT UNION 6251 CROOKED CREEK RD PEACHTREE CORNERS, GA 30092-3107

Postage	(Ex... Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
		Handling Charge - If Registered and over \$50,000 in value										
						Adult Signature Required						
						Adult Signature Restricted Delivery						
								Restricted Delivery				
									Return Receipt			
										Signature Confirmation		
											Signature Confirmation Restricted Delivery	
												Special Handling



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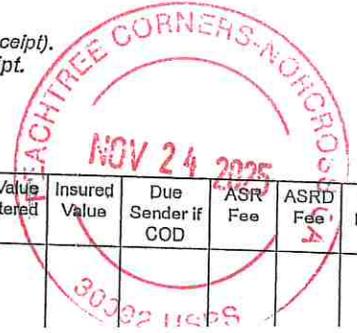


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|--|---------|---------------------|-----------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
| 1. MARK TREE LLC
3220 POINTE PKWY STE 200
PEACHTREE CORNERS, GA 30092-3331 | | | | | | | | | | | | | |
| 2. LUO JAY
3456 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376 | | | | | | | | | | | | | |
| 3. GIBSON SANDRA F
3447 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377 | | | | | | | | | | | | | |
| 4. BRANCH DAMIAN RASHAWN
3338 CAMERON TRL
NORCROSS, GA 30092-3372 | | | | | | | | | | | | | |
| 5. PENA FLORES INVESTMENTS LLC
6483 BENNINGTON DR
TUCKER, GA 30084-1507 | | | | | | | | | | | | | |
| 6. GRIFFIN JUDY KAY
415 DARROW DR
DULUTH, GA 30097-2431 | | | | | | | | | | | | | |
| 7. LEE MIMI S
3296 SUMMIT RIDGE PKWY STE 1630
DULUTH, GA 30096-1626 | | | | | | | | | | | | | |
| 8. MINBRO 3300 LLC
320 HALL CT
ALPHARETTA, GA 30022-7593 | | | | | | | | | | | | | |



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Handling Charge - If Registered and

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 Adult Signature Restrict
 Restricted Deliver
 Return Receipt
 Signature Confirma
 Signature Confirmation Restr
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	Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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Handling Charge - If Registered and over \$50.00 in value



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Restricted Delivery

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Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

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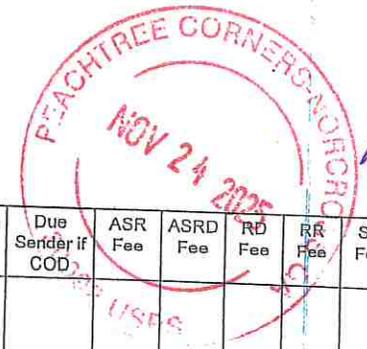


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- 2.
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- 5.
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- 7.
- 8.

BURTON ALIA MOYA
3331 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373



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		in value										
		Handling charge - If Registe				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling

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