



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

VAR 2410-001

Public Hearing Application

Project #

- 1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, Don Hausfeld, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Don Hausfeld, have received and thoroughly read the Public Hearing Procedures.

Applicant: [Signature] This 4 day of October, 2024. Print Name: Don Hausfeld

Applicant Information:

Name: Don Hausfeld
Address: 523 Rocking Porch Way
City: Woodstock
State: GA Zip Code: 30189
Telephone: 404-538-1722
Fax Number:
Email Address: donh@thelandongroup.com

Owner Information:

Name: Northside Hospital Inc.
Address: 1000 Johnson Ferry Rd.
City: Atlanta
State: GA Zip Code: 30342
Telephone:
Fax Number:
Email Address:

This Application For (Check Only One):

- A Annexation
B Rezoning
C Master Plans
D Master Plan Revisions
E Conditional Use Permit
F Land Use Modification
G Zoning Condition Amendment
H Density Transfer within Master Plan
I Temporary Use Permit
J Zoning Ordinance Text Amendment
K Variance : Pre-Construction
K Variance : Post-Construction
Appeal
Adjustment
Special Exception

Fee Schedule:

Application Type
Base Fee + (#Acres x \$25.00 =) =
Advertising Fee + (#Acres x \$50.00 =) =

Staff Use Only

Amount Due:
Amount Due:
Total Fee:

Received By: Date: Amount Paid:

CANTON

Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Scott Wade, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 14th day of October, 2024.

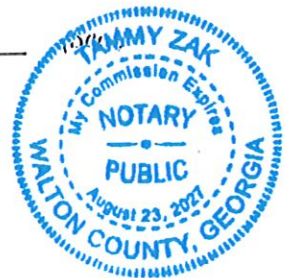
Owner Signature: [Signature] Print Name: Scott Wade

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- | | |
|---|--|
| <input type="checkbox"/> A Annexation | <input type="checkbox"/> G Zoning Condition Amendment |
| <input type="checkbox"/> B Rezoning | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input type="checkbox"/> C Master Plans | <input type="checkbox"/> I Temporary Use Permit |
| <input type="checkbox"/> D Master Plan Revisions | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input type="checkbox"/> E Conditional Use Permit | <input checked="" type="checkbox"/> K Variance |
| <input type="checkbox"/> F Land Use Modification | |

Sworn To and Subscribed Before Me This 14th Day Of October, 2024.

Notary Signature: [Signature]



CANTON

Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, Scott Wade, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 7th day of October, 2024.

Owner Signature: [Signature] Print Name: Scott Wade

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- | | |
|---|--|
| <input type="checkbox"/> A Annexation | <input type="checkbox"/> G Zoning Condition Amendment |
| <input type="checkbox"/> B Rezoning | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input type="checkbox"/> C Master Plans | <input type="checkbox"/> I Temporary Use Permit |
| <input type="checkbox"/> D Master Plan Revisions | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance |
| <input type="checkbox"/> F Land Use Modification | |

Name of Authorized Applicant: Donato A. Hausfeld

Signature: [Signature]

Mailing Address: 523 Rockwell Forest Way Applicant Status:

City: Woodstock
State: GA Zip Code: 30189
Telephone: 404.538.1722
Fax Number: _____
E-mail: Donato@TheLandonGroup.com

- | |
|---|
| <input type="checkbox"/> Owner |
| <input type="checkbox"/> Option to Purchase |
| <input type="checkbox"/> Leasee |
| <input type="checkbox"/> Area Resident |
| <input type="checkbox"/> Other (Explain): _____ |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 7th Day Of October, 2024

Notary Signature: [Signature]





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Disclosure Form

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an applicant or opponent of a public hearing petition. Applicants must file this form with the Department of Community Development.

1. Name of Applicant/Opponent: Don Hausfeld Please Type Or Print All Responses

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?
B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made (Please use a separate form for each official to whom a contribution has been made in the past (2) years):

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

Table with 2 columns: Dollar amount (with \$ symbol) and Description. Three rows are provided for entries.

Note: Complete a separate form for each authorized applicant.



Community Development Department
 110 Academy Street, Canton, Georgia 30114
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Property Information:

Address: 450 Northside Cherokee Boulevard

Land Lot(s): 232 District: 14th Section: 2 Map #: _____ Parcel #: _____

Existing Zoning Of Property: PDMU City County Total Acreage Of Property: _____

Proposed Zoning Of Property: PDMU Existing Use(s) Of Property: Hospital

Directions to property from Main Street in downtown Canton:

Adjacent Property/Owner Information: Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	_____	_____	_____
SOUTH	_____	_____	_____
EAST	_____	_____	_____
WEST	_____	_____	_____
OTHER	_____	_____	_____

UTILITY INFORMATION

How is sewage from this development to be managed? _____

Proposed managing jurisdiction: _____

How will water be provided to the site? _____

Proposed managing jurisdiction: _____ Size Limit: _____



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Canton Board of Appeals Review Criteria

Article H, Section 8-8-H-195 empowers the Board of Appeals to authorize variances from provisions of the Zoning Code pursuant to a finding based in the criteria listed below. Please respond to the following.

(Applications Type K : ONLY)

Are there any extraordinary and exceptional conditions pertaining to the subject property because of its size, shape or topography? See attached

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? See attached

Has the condition from which relief or variance is sought been a result from action by the applicant? See attached

Are there conditions peculiar to the subject property? See attached

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City? See attached

Provide a Letter of Intent, which provides the necessary information to support your application for Variance.

See attached

**APPLICATION FOR VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A
NEW ROAD WITHOUT SIDEWALKS ON BOTH SIDES**

for

450 Northside Cherokee Boulevard

Cherokee County, Georgia

Submitted on behalf of
Northside Hospital, Inc.

By

Donald A. Hausfeld
The Landon Group, Inc.

Letter of Intent and Justification

Introduction

This letter of intent is submitted in connection with a variance request for a second access roadway for Northside Hospital. The property is located at 450 Northside Cherokee Boulevard in Cherokee County, Georgia. The Property is currently the site of Northside Hospital's Canton campus. The Cherokee County Board of Commissioners and the City of Canton unanimously voted to approve funding to contribute to a new traffic signal and intersection improvements providing a second entrance to the hospital campus. Northside Hospital will also make a significant contribution towards the traffic signal and the second entrance to the campus. The second entrance will be constructed on Northside Cherokee Boulevard, south of the current entrance, and will be primarily used for emergency vehicle access and hospital staff. This second roadway will increase safety and reduce congestion for patients and visitors entering the campus from the main entrance. It will also minimize delays in treatment for patients needing emergency care. Northside Hospital looks forward to continuing its partnership with Cherokee County and the City of Canton and better-serving patients and visitors through this project.

Variance Request

The Applicant requests to construct a roadway with a sidewalk only on the north side of the road with the following justifications.

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

There are no current plans to develop property to the south of the second entrance roadway and therefore a sidewalk constructed on that side would create a safety concern to the public. That is the primary reason that creates an extraordinary and exceptional condition that requires the variation request. Further, sidewalks on the southern portion of the site would not connect to walkable or accessible portions of the hospital campus.

2. The application of the Zoning Code standards as they relate to the subject property would create an unnecessary hardship.

The strict application of the regulations to the proposed development and this particular piece of property would be extremely difficult to provide and would result in great practical difficulties and unnecessary hardship. It would result in a sidewalk that is unsafe and possibly confusing to pedestrians trying to access the hospital. Also, because this entrance is primarily intended for emergency vehicles, crossing the roadway at any point would be dangerous for pedestrians.

3. The conditions are peculiar to the subject property.

The extraordinary and exceptional conditions identified above are peculiar to this particular piece of property because of the existing large hospital campus development and the topography on the site. There will be a sidewalk constructed on the north side of the site that will provide safer and

better access to the site. The south of the site will not be developed, and a sidewalk on the south side of the roadway will not assist with pedestrian access.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the City zoning regulations.

The proposed roadway with only a sidewalk to the north meets the purpose and intent of the code of ordinances by providing safe pedestrian access to the site. Constructing a sidewalk to the south would frustrate the ordinance's purpose, confuse pedestrians, and possibly put them in danger trying to access the site.

5. A literal interpretation of the Ordinance would deprive the applicant of any rights that others in the same district are allowed.

A literal interpretation of the Ordinance would deprive the Applicant of the right to seek a variance with proper justification afforded to it under the code. A right that others in the same district are afforded. The variance sought is to ensure pedestrian safety and access, which all others in the district are allowed and required to provide.

Conclusion: For the reasons discussed above, the Applicant respectfully requests that the variance be granted.

After recording return to:
McKenna Long & Aldridge LLP
303 Peachtree Street, NE
Suite 5300
Atlanta, Georgia 30308
Attention: Joann G. Jones, Esq.

(ABOVE SPACE RESERVED FOR RECORDING DATA)

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made as of the 5th day of February, 2010, by and between **CANTON RIDGE DEVELOPMENT COMPANY, LLC**, a Georgia limited liability company (collectively, "Grantor") and **NORTHSIDE HOSPITAL, INC.**, a Georgia nonprofit corporation ("Grantee"), having an address of 1000 Johnson Ferry Road, Atlanta, Georgia 30342 (the terms Grantor and Grantee to include their respective heirs, successors, and assigns where the context hereof requires or permits).

WITNESSETH THAT:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, all that tract or parcel of land more particularly described as

(a) those certain parcels of real property described in Exhibit "A" to that certain Warranty Deed from Hometown Partners, LLC to Canton Ridge Development Company, LLC, recorded at Deed Book 8186, page 143, in the Cherokee County, Georgia Records ("Tract A" and "Tract B," respectively); and

(b) that certain parcel of real property described in Exhibit "A" to the certain Warranty Deed from Canton Ridge Partners, LLC to Canton Ridge Development Company, LLC, recorded at Deed Book 8186, page 121, in the Cherokee County, Georgia Records ("Tract C").

Tract A, Tract B and Tract C are collectively described on Exhibit A attached hereto and by reference made a part hereof (hereinafter collectively referred to as the "Property").

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

Subject to all matters set forth on Exhibit B attached hereto and by reference made a part hereof, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons lawfully claiming, owning or holding by, through or under Grantor but not otherwise.

This Limited Warranty Deed may be executed in counterparts by each party comprising Grantor.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed and sealed as of the day and year first above written.

GRANTOR:

CANTON RIDGE DEVELOPMENT
COMPANY, LLC, a Georgia limited
liability company

By: Richard K. Taylor (SEAL)

Printed Name: Richard K. Taylor

Its: Vice President

Signed, sealed and delivered
in the presence of:

Justin Shearub
Unofficial Witness

[Signature]
Notary Public

[AFFIX NOTARY SEAL]

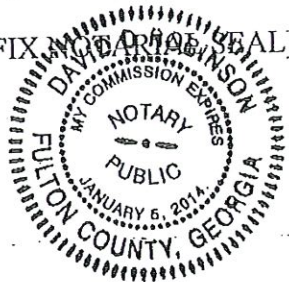


EXHIBIT A

PROPERTY DESCRIPTION

TRACT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 232 and 233, of the 14th District, 2nd Section of Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the northerly right-of-way of Georgia Highway No. 140 a/k/a Hickory Flat Road and the easterly right-of-way of Hillcrest Drive (50 foot right-of-way); thence proceed N 27° 32' 05" E along the easterly right-of-way of Hillcrest Drive a distance of 19.16 feet to a point; thence continue north along the easterly right-of-way of Hillcrest Drive and following the curvature thereof an arc distance of 71.74 feet which arc is subtended by a chord bearing N 11° 05' 40" E a distance of 70.76 feet to an iron pin; thence leaving said right-of-way and proceeding N 84° 39' 10" E a distance of 12.00 feet to an iron pin; thence proceed N 09° 21' 40" E a distance of 633.22 feet to an iron pin; thence proceed S 26° 26' 30" E a distance of 425.70 feet to an iron pin; thence proceed S 60° 17' 15" E a distance of 541.97 feet to an iron pin; thence proceed S 11° 07' 05" W a distance of 392.46 feet to an iron pin located on the northerly right-of-way of Georgia Highway No. 140; thence proceed northwesterly along the northerly right-of-way of Georgia Highway No. 140 and following the curvature thereof a distance of 791.89 feet to an iron pin and the TRUE POINT OF BEGINNING.

Said property containing 8.51 acres, more or less, and being more particularly described by plat of survey prepared by Wikle Land Surveying, Inc. for Genesis Construction dated October 8, 1998 which plat is hereby incorporated herein and made a part hereof by reference.

TRACT B

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 236 and 237, of the 14th District, 2nd Section of Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin placed on the northeasterly right-of-way of State Route 140 (80 foot right-of-way) which point is located N 36° 48' 21" W, 1,109.61 feet from the intersection of the northeasterly right-of-way of State Route 140 with the northwesterly right-of-way of Hidden Branches Trail; running thence N 36° 48' 21" W along the northeasterly right-of-way of State Route 140, 945.53 feet to an iron pin found (1/2 inch rod); running thence N 53° 10' 10" E, 209.47 feet to an iron pin found (1/2 inch pipe); running thence N 36° 48' 58" W, 155.14 feet to an iron pin found; running thence N 80° 26' 04" E, 208.09 feet to an iron pin found; running thence N 36° 47' 55" W, 235.26 feet to an iron pin found; running thence S 80° 26' 51" W, 135.06 feet to an iron pin placed; running thence N 20° 16' 33" E, 1,035.44 feet to an iron pin found in Land Lot 237; running thence S 33° 47' 45" E, 250.33 feet to an iron pin found; running thence S 34° 06' 52" E, 296.40 feet to an

iron pin found (1 inch pipe); running thence S 33° 58' 40" E, 398.57 feet to an iron pin found (1 inch pipe); running thence S 34° 52' 13" E, 219.05 feet to an iron pin placed (1/2 inch pipe); running thence S 20° 23' 47" W, 1,296.10 feet to an iron pin place on the northeasterly right-of-way of State Route 140 and the POINT OF BEGINNING, being a tract of 26.704 acres designated as Tract 2 on survey for Gil-Gro, Inc. by William C. Smith G.R.L.S. No. 1803, dated February 3, 1987 and revised August 14, 1989.

TRACT C

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 232, 233, 236 and 237, of the 14th District, 2nd Section of Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at a marble monument found at the intersection of the common corners of Land Lots 231, 232, 237 and 238; thence proceed S 88° 50' 34" E a distance of 726.16 feet to an iron pin; thence proceed S 08° 12' 34" W a distance of 1223.41 feet to an iron pin; thence proceed S 08° 17' 31" W a distance of 210.22 feet to an iron pin; thence proceed S 08° 09' 43" W a distance of 315.33 feet to an iron pin; thence proceed S 08° 01' 35" W a distance of 213.18 feet to an iron pin; thence proceed S 20° 41' 46" W a distance of 1035.42 feet to an iron pin; thence proceed S 80° 46' 05" W a distance of 73.36 feet to an iron pin; thence proceed S 59° 19' 05" W a distance of 248.70 feet to an iron pin located on the northeasterly right-of-way of State Route 140 (80 foot right-of-way); thence proceed northwesterly along the northeasterly right-of-way of State Route 140 and following the curvature thereof, an arc distance of 230.64 feet, which arc is subtended by a chord bearing N 64° 41' 54" W a distance of 229.52 feet to an iron pin; thence leave said right-of-way and proceed N 15° 06' 52" E a distance of 260.00 feet to an iron pin; thence proceed N 22° 13' 12" E a distance of 418.12 feet to an iron pin; thence proceed N 17° 46' 36" W a distance of 285.71 feet to an iron pin; thence proceed N 49° 02' 02" W a distance of 568.48 feet to an iron pin; thence proceed N 13° 17' 34" W a distance of 318.76 feet to an iron pin; thence proceed N 54° 46' 34" W a distance of 413.52 feet to an iron pin; thence proceed S 84° 33' 38" W a distance of 89.76 feet to an iron pin; thence proceed N 05° 27' 53" W a distance of 120.01 feet to an iron pin; thence proceed N 09° 43' 23" E a distance of 51.80 feet to an iron pin; thence proceed N 05° 25' 18" W a distance of 119.96 feet to an iron pin; thence proceed S 84° 32' 48" W a distance of 42.24 feet to an iron pin; thence proceed N 14° 15' 42" W a distance of 391.08 feet to an iron pin; thence proceed N 32° 17' 13" W a distance of 214.52 feet to an iron pin; thence proceed N 43° 47' 45" W a distance of 142.24 feet to an iron pin; thence proceed N 54° 13' 07" W a distance of 358.42 feet to an iron pin located on the north line of Land Lot 232; thence proceed S 89° 31' 05" E a distance of 1860.57 feet along the north line of Land Lot 232, a distance of 1860.57 feet to a marble monument and the TRUE POINT OF BEGINNING.

Said property being further described by plat of survey prepared by Roger S. Lee, G.R.L.S. No. 2234 of Lee Barger & Assoc. Inc., for Charles S. Fontaine dated October 19, 1999 which plat is hereby incorporated herein and made a part hereof by reference.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All ad valorem real property taxes for the calendar year 2010, and all years subsequent thereto, which are liens not yet due or payable.
2. All matters shown on an ALTA / ASCM Land Title Survey prepared for Canton Ridge Development Company, LLC, Northside Hospital, Inc., McKenna Long & Aldridge, LLP and Chicago Title Insurance Company, by Ross Consulting Engineers, P.C., dated November 23, 2009, last revised: February 2, 2010 (Job No. 09052) unto which reference is hereby made.
3. Construction Access Easement Agreement by Canton Ridge Development Company, LLC and Canton Marketplace, LLC, dated as of April 21, 2008, and recorded at Deed Book 10194, page 72, Cherokee County, Georgia Records; as amended by Amendment to Construction Access Easement Agreement, dated as of January 31, 2009, and recorded at Deed Book 10771, page 3, aforesaid records.
4. Cross Easement Agreement by and between Gil-Gro, Inc. and H. Steven Abernathy, dated October 6, 1989, and recorded at Deed Book 825, page 216, Cherokee County, Georgia Records.
5. Easement from Charles E. Fontaine to Georgia Power Company, dated March 1, 1996, and recorded at Deed Book 2389, page 31, Cherokee County, Georgia Records.



2024 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

FORWARDING SERVICE REQUESTED

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Cherokee County Tax Commissioner

NORTHSIDE HOSPITAL INC
C/O ALTUS GROUP US INC
PO BOX 92129
SOUTHLAKE TX 76092-0102

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114-8208

Bill No.	Due Date	TOTAL DUE
2024-90118	11/15/2024	122,165.56

Map: 14N24 100 C Payment Good Through: 11/15/2024
Location: HILLTOP ACRES Printed: 09/10/2024

If you have an escrow account, contact your mortgage company as soon as possible.
If you have sold this property, fax a copy of the settlement statement to 678-493-6423, or email to propertyinquiry@cherokee.ga.gov.
If you filed bankruptcy please disregard this notice and advise our office of the case number at 678-493-6415.



RETURN THIS PORTION WITH PAYMENT
(Interest will be added monthly if not paid by due date)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: NORTHSIDE HOSPITAL INC
Map Code: 14N24 100 C REAL
Description: LL 232,233,236,237;14TH D
Location: HILLTOP ACRES
Bill No: 2024-90118
District: 003 CITY OF CANTON 003

Phone: (678) 493-6400 Fax: (678) 493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Payment Good Through		Exemptions			
					11/15/2024					
0	10,614,600	58.9700	10,614,600	11/15/2024						
			Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
			10,614,600.00	4,245,640.00	0.00	4,245,640.00	5.153	21,678.81	0.00	21,678.81
			10,614,600.00	4,245,640.00	0.00	4,245,640.00	16.450	69,844.07	0.00	69,844.07
			10,614,600.00	4,245,640.00	0.00	4,245,640.00	1.500	6,368.78	0.00	6,368.78
			10,614,600.00	4,245,640.00	0.00	4,245,640.00	0.270	1,146.38	0.00	1,146.38
			10,614,600.00	4,245,640.00	0.00	4,245,640.00	5.400	22,927.54	0.00	22,927.54
			TOTALS				28.773	122,165.56	0.00	122,165.56

Altus Group US INC

SEP 20 2024

Received

Scan here to pay your bill online:



SMOKE ALARMS! Make Them WORK For You!
Make sure smoke alarms meet the needs of all family members, including those with sensory or physical disabilities. Install and maintain carbon monoxide (CO) alarms to provide early warning and reduce risk of death from carbon monoxide.
For more information about smoke alarms or carbon monoxide alarms visit nfa.org or cherokeecountyfire.org

Pay online at www.cherokeecountytax.com
Please note: There is a 2.5% Merchant Fee Charge, this fee is not collected by Cherokee County.
Your immediate attention is required to this matter to prevent further charges levied against your property.

Interest will continue to accrue on the 16th of each month, on February 16th, the bill will be turned over to a collection agency and a collection fee of \$35.00 will be added. A 5% penalty will be added to any outstanding balance after 120 days delinquent, then an additional 5% on any remaining balance every 120 days, but not to exceed 20%.



BILL NUMBER BARCODE	
Bill No: 2024-90118	
Current Due	122,165.56
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
TOTAL DUE	122,165.56

After recording return to:
McKenna Long & Aldridge LLP
303 Peachtree Street, NE
Suite 5300
Atlanta, Georgia 30308
Attention: Joann G. Jones, Esq.

(ABOVE SPACE RESERVED FOR RECORDING DATA)

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made as of the 5th day of February, 2010, by and between CANTON RIDGE DEVELOPMENT COMPANY, LLC, a Georgia limited liability company (collectively, "Grantor") and NORTHSIDE HOSPITAL, INC., a Georgia nonprofit corporation ("Grantee"), having an address of 1000 Johnson Ferry Road, Atlanta, Georgia 30342 (the terms Grantor and Grantee to include their respective heirs, successors, and assigns where the context hereof requires or permits).

WITNESSETH THAT:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, all that tract or parcel of land more particularly described as

(a) those certain parcels of real property described in Exhibit "A" to that certain Warranty Deed from Hometown Partners, LLC to Canton Ridge Development Company, LLC, recorded at Deed Book 8186, page 143, in the Cherokee County, Georgia Records ("Tract A" and "Tract B," respectively); and

(b) that certain parcel of real property described in Exhibit "A" to the certain Warranty Deed from Canton Ridge Partners, LLC to Canton Ridge Development Company, LLC, recorded at Deed Book 8186, page 121, in the Cherokee County, Georgia Records ("Tract C").

Tract A, Tract B and Tract C are collectively described on Exhibit A attached hereto and by reference made a part hereof (hereinafter collectively referred to as the "Property").

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

Subject to all matters set forth on Exhibit B attached hereto and by reference made a part hereof, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons lawfully claiming, owning or holding by, through or under Grantor but not otherwise.

This Limited Warranty Deed may be executed in counterparts by each party comprising Grantor.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed and sealed as of the day and year first above written.

GRANTOR:

CANTON RIDGE DEVELOPMENT
COMPANY, LLC, a Georgia limited
liability company

By: Richard K. Taylor (SEAL)

Printed Name: Richard K. Taylor

Its: Vice President

Signed, sealed and delivered
in the presence of:

Justin Shearub
Unofficial Witness

[Signature]
Notary Public

[AFFIX NOTARY SEAL]



EXHIBIT A

PROPERTY DESCRIPTION

TRACT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 232 and 233, of the 14th District, 2nd Section of Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the northerly right-of-way of Georgia Highway No. 140 a/k/a Hickory Flat Road and the easterly right-of-way of Hillcrest Drive (50 foot right-of-way); thence proceed N 27° 32' 05" E along the easterly right-of-way of Hillcrest Drive a distance of 19.16 feet to a point; thence continue north along the easterly right-of-way of Hillcrest Drive and following the curvature thereof an arc distance of 71.74 feet which arc is subtended by a chord bearing N 11° 05' 40" E a distance of 70.76 feet to an iron pin; thence leaving said right-of-way and proceeding N 84° 39' 10" E a distance of 12.00 feet to an iron pin; thence proceed N 09° 21' 40" E a distance of 633.22 feet to an iron pin; thence proceed S 26° 26' 30" E a distance of 425.70 feet to an iron pin; thence proceed S 60° 17' 15" E a distance of 541.97 feet to an iron pin; thence proceed S 11° 07' 05" W a distance of 392.46 feet to an iron pin located on the northerly right-of-way of Georgia Highway No. 140; thence proceed northwesterly along the northerly right-of-way of Georgia Highway No. 140 and following the curvature thereof a distance of 791.89 feet to an iron pin and the TRUE POINT OF BEGINNING.

Said property containing 8.51 acres, more or less, and being more particularly described by plat of survey prepared by Wikle Land Surveying, Inc. for Genesis Construction dated October 8, 1998 which plat is hereby incorporated herein and made a part hereof by reference.

TRACT B

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 236 and 237, of the 14th District, 2nd Section of Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin placed on the northeasterly right-of-way of State Route 140 (80 foot right-of-way) which point is located N 36° 48' 21" W, 1,109.61 feet from the intersection of the northeasterly right-of-way of State Route 140 with the northwesterly right-of-way of Hidden Branches Trail; running thence N 36° 48' 21" W along the northeasterly right-of-way of State Route 140, 945.53 feet to an iron pin found (1/2 inch rod); running thence N 53° 10' 10" E, 209.47 feet to an iron pin found (1/2 inch pipe); running thence N 36° 48' 58" W, 155.14 feet to an iron pin found; running thence N 80° 26' 04" E, 208.09 feet to an iron pin found; running thence N 36° 47' 55" W, 235.26 feet to an iron pin found; running thence S 80° 26' 51" W, 135.06 feet to an iron pin placed; running thence N 20° 16' 33" E, 1,035.44 feet to an iron pin found in Land Lot 237; running thence S 33° 47' 45" E, 250.33 feet to an iron pin found; running thence S 34° 06' 52" E, 296.40 feet to an

iron pin found (1 inch pipe); running thence S 33° 58' 40" E, 398.57 feet to an iron pin found (1 inch pipe); running thence S 34° 52' 13" E, 219.05 feet to an iron pin placed (1/2 inch pipe); running thence S 20° 23' 47" W, 1,296.10 feet to an iron pin place on the northeasterly right-of-way of State Route 140 and the POINT OF BEGINNING, being a tract of 26.704 acres designated as Tract 2 on survey for Gil-Gro, Inc. by William C. Smith G.R.L.S. No. 1803, dated February 3, 1987 and revised August 14, 1989.

TRACT C

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 232, 233, 236 and 237, of the 14th District, 2nd Section of Cherokee County, Georgia, and being more particularly described as follows:

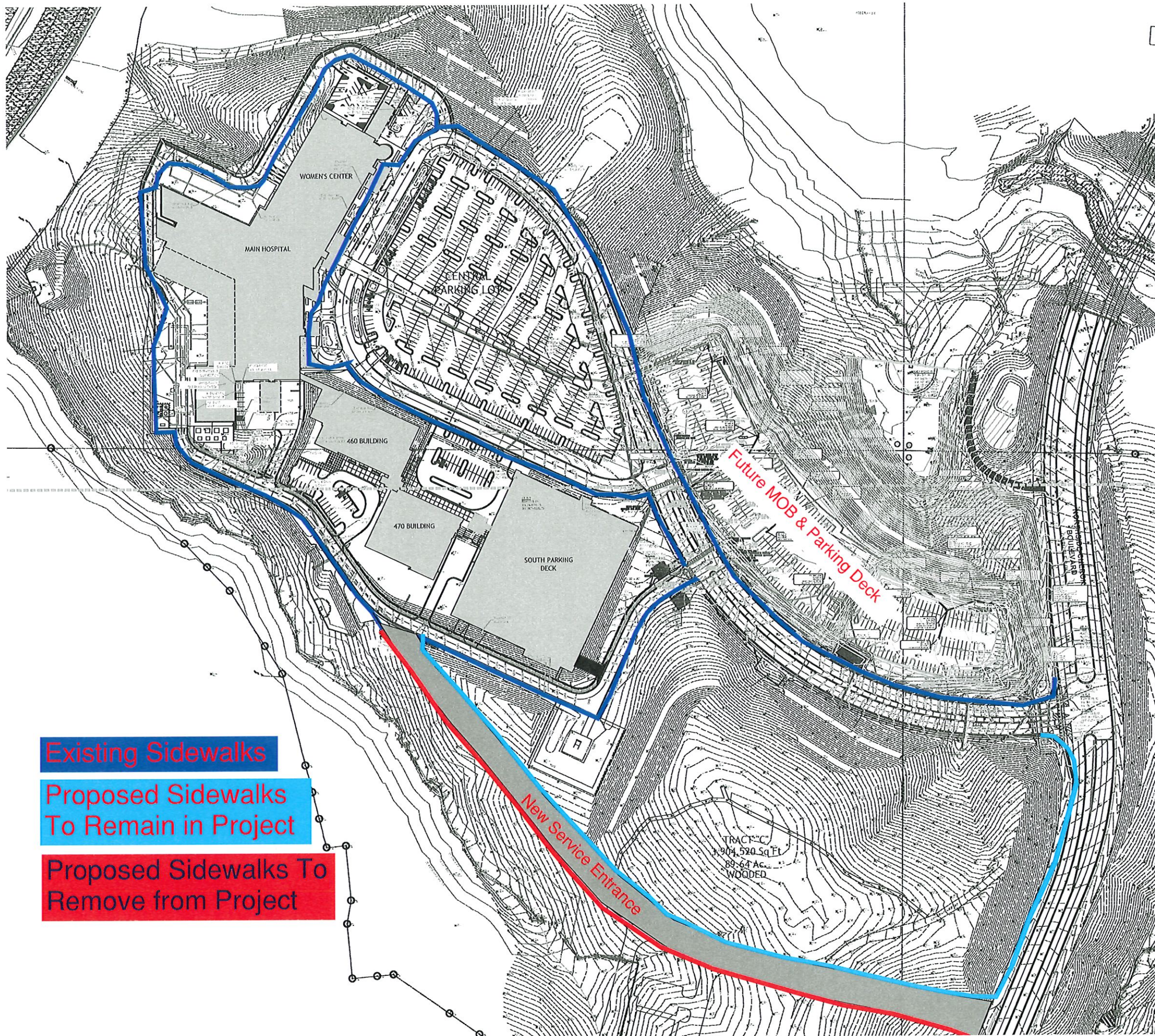
BEGINNING at a marble monument found at the intersection of the common corners of Land Lots 231, 232, 237 and 238; thence proceed S 88° 50' 34" E a distance of 726.16 feet to an iron pin; thence proceed S 08° 12' 34" W a distance of 1223.41 feet to an iron pin; thence proceed S 08° 17' 31" W a distance of 210.22 feet to an iron pin; thence proceed S 08° 09' 43" W a distance of 315.33 feet to an iron pin; thence proceed S 08° 01' 35" W a distance of 213.18 feet to an iron pin; thence proceed S 20° 41' 46" W a distance of 1035.42 feet to an iron pin; thence proceed S 80° 46' 05" W a distance of 73.36 feet to an iron pin; thence proceed S 59° 19' 05" W a distance of 248.70 feet to an iron pin located on the northeasterly right-of-way of State Route 140 (80 foot right-of-way); thence proceed northwesterly along the northeasterly right-of-way of State Route 140 and following the curvature thereof, an arc distance of 230.64 feet, which arc is subtended by a chord bearing N 64° 41' 54" W a distance of 229.52 feet to an iron pin; thence leave said right-of-way and proceed N 15° 06' 52" E a distance of 260.00 feet to an iron pin; thence proceed N 22° 13' 12" E a distance of 418.12 feet to an iron pin; thence proceed N 17° 46' 36" W a distance of 285.71 feet to an iron pin; thence proceed N 49° 02' 02" W a distance of 568.48 feet to an iron pin; thence proceed N 13° 17' 34" W a distance of 318.76 feet to an iron pin; thence proceed S 84° 33' 38" W a distance of 89.76 feet to an iron pin; thence proceed N 05° 27' 53" W a distance of 120.01 feet to an iron pin; thence proceed N 09° 43' 23" E a distance of 51.80 feet to an iron pin; thence proceed N 05° 25' 18" W a distance of 119.96 feet to an iron pin; thence proceed S 84° 32' 48" W a distance of 42.24 feet to an iron pin; thence proceed N 14° 15' 42" W a distance of 391.08 feet to an iron pin; thence proceed N 32° 17' 13" W a distance of 214.52 feet to an iron pin; thence proceed N 43° 47' 45" W a distance of 142.24 feet to an iron pin; thence proceed N 54° 13' 07" W a distance of 358.42 feet to an iron pin located on the north line of Land Lot 232; thence proceed S 89° 31' 05" E a distance of 1860.57 feet along the north line of Land Lot 232, a distance of 1860.57 feet to a marble monument and the TRUE POINT OF BEGINNING.

Said property being further described by plat of survey prepared by Roger S. Lee, G.R.L.S. No. 2234 of Lee Barger & Assoc. Inc., for Charles S. Fontaine dated October 19, 1999 which plat is hereby incorporated herein and made a part hereof by reference.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All ad valorem real property taxes for the calendar year 2010, and all years subsequent thereto, which are liens not yet due or payable.
2. All matters shown on an ALTA / ASCM Land Title Survey prepared for Canton Ridge Development Company, LLC, Northside Hospital, Inc., McKenna Long & Aldridge, LLP and Chicago Title Insurance Company, by Ross Consulting Engineers, P.C., dated November 23, 2009, last revised: February 2, 2010 (Job No. 09052) unto which reference is hereby made.
3. Construction Access Easement Agreement by Canton Ridge Development Company, LLC and Canton Marketplace, LLC, dated as of April 21, 2008, and recorded at Deed Book 10194, page 72, Cherokee County, Georgia Records; as amended by Amendment to Construction Access Easement Agreement, dated as of January 31, 2009, and recorded at Deed Book 10771, page 3, aforesaid records.
4. Cross Easement Agreement by and between Gil-Gro, Inc. and H. Steven Abernathy, dated October 6, 1989, and recorded at Deed Book 825, page 216, Cherokee County, Georgia Records.
5. Easement from Charles E. Fontaine to Georgia Power Company, dated March 1, 1996, and recorded at Deed Book 2389, page 31, Cherokee County, Georgia Records.



Existing Sidewalks

Proposed Sidewalks
To Remain in Project

Proposed Sidewalks To
Remove from Project

WOMEN'S CENTER

MAIN HOSPITAL

PARKING

460 BUILDING

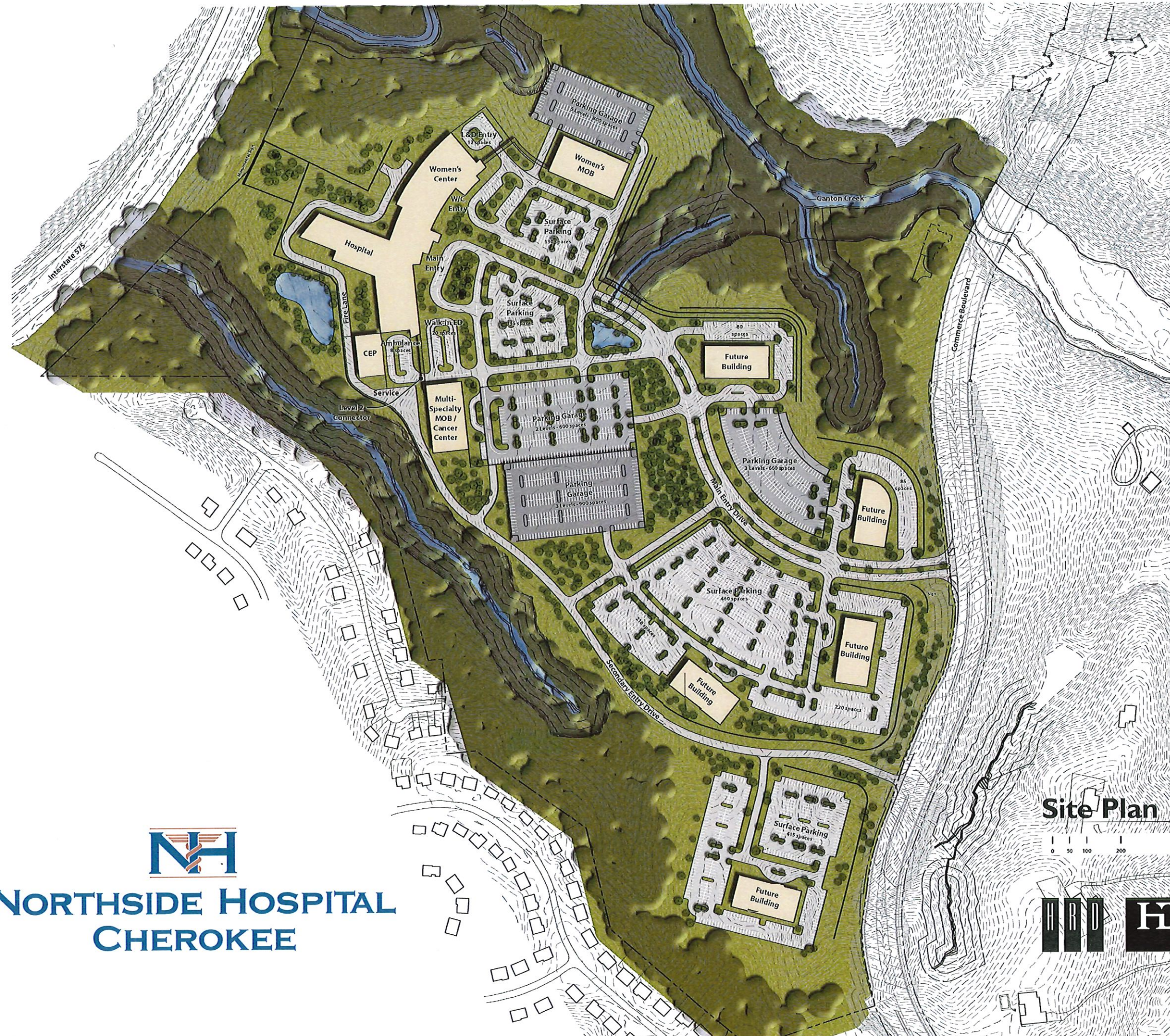
470 BUILDING

SOUTH PARKING
DECK

Future MOB & Parking Deck

New Service Entrance

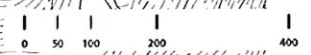
TRACT C
3,904,520 Sq Ft
89.64 AC.
WOODED



NH
NORTHSIDE HOSPITAL
CHEROKEE

Site Plan

October 19, 2011



North ↑

