

Notice To Applicant

City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-10-102**

City Council District: Neighborhood Planning Unit (NPU): **N**

Address of Property: **977 Ponce de Leon**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, August 12, 2010 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU N is:

Jonathan Miller
404-790-9398
millernkelly2@mindspring.com

Contact info for adjacent NPUs is provided below if necessary:

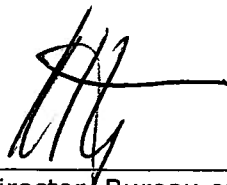
The contact person for NPU F is:

Charlie Nalbone
404-626-1354
atlanta.npuf.zoning@gmail.com

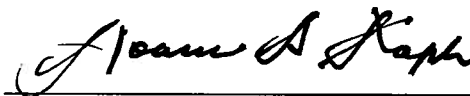
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Sign Posting - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau of Planning to confirm posting.

Signed,



CMO, for Director, Bureau of Planning



Norman A Koplou, Applicant

APPLICATION FOR SPECIAL EXCEPTION
City of Atlanta

RECEIVED
JUN 23 2010
Bureau of
Planning

Date Filed _____ Application Number V-10-102
Name of Applicant Norman A. Koplon Daytime Phone 404-885-3000
Company Name Troutman Sanders email Norman.Koplon@troutmansanders.com
Address 600 Peachtree Street, NE Suite 5200 Atlanta, GA 30308-2216
street city state zip code

Name of Property Owner Clare Jaye, LLC c/o Simon H. Bloom Phone 404-577-7710
Address 977 Ponce De Leon Avenue; Atlanta, GA 30306
street city state zip code

Description of Property

Address of Property 977 Ponce De Leon Avenue OR
The subject property fronts _____ feet on the _____ side of
_____ beginning _____ feet from the
_____ corner of _____
Depth: ____ Area: ____ Land Lot: 16 District: 14, FULTON County, GA.
Property is zoned: CF, Council District: 2, Neighborhood Planning Unit: N (7)

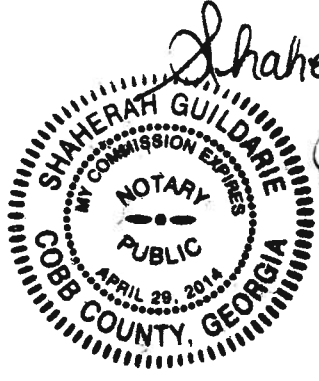
TO THE BOARD OF ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Special Exception.

I hereby authorize the staff of the Bureau of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Bureau of Planning upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Sworn To And Subscribed Before Me This 23rd Day Of July 20010

Norman A. Koplon
Owner or Agent for Owner (Applicant)
Norman A. Koplon
NAME OF APPLICANT IN PRINTED LETTERS

Shaherah Guildarie
NOTARY PUBLIC SK





CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3900 - ATLANTA, GEORGIA 30335
404-330-6175 - FAX: 404-658-6979
Internet Home Page: www.atlantaga.gov

KASIM REED
MAYOR

James E. Shelby
Commissioner
Dept. of Planning &
Community Development

Anthony Carter
Acting Director
Office of Building

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-10-102

Zoning Enforcement Division

NPU _____ DATE FILED _____

1. Norman Koplan / Simon Bloom
Name of Applicant

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BUILDING PERMIT AUTHORIZING
Expand existing mixed-use building

at 977 Ponce de Leon Ave., (pending lot subdivision approval) N.E. 14th / 16
Street Address Quadrant District & Land Lot

to be used for Commercial purposes

The property is zoned C-1 District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a special exception from zoning regulations to reduce the off-street parking requirement from 39 parking spaces (required) to 17 spaces on-site and 23 shared parking spaces off-site, to expand an existing mixed-use building, all contingent on a lot subdivision approval from the Office of Planning. Applicant seeks no other special exceptions at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 12 Section 16-12.009 Paragraph (19)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Department of Planning and Development
Office of Buildings
Anthony Carter, Acting Director
Ann Heard, Chief Zoning Division

Applicant: _____ Zoning Plan Reviewer: [Signature]

NOTARIZED AUTHORIZATION BY PROPERTY OWNER
(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION Special Exception

I, Simon H. Bloom (OWNER(S) NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 977 Ponce De Leon Avenue (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I

AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT Norman A. Koplon
600 Peachtree Street, NE
ADDRESS Suite 5200
Atlanta, GA 30308-2216
TELEPHONE NUMBER 404-885-3000

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JUN 23 2010
Bureau of
Planning
V-10-102

[Signature]
Signature of Owner

Personally Appeared Before Me
Amy Bell

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.
Amy Bell
Notary Public
6/23/2010
Date

AMY BELL
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires January 8, 2012

Summary of proposed construction changes to buildings or site. (Examples:
"Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall
(‘privacy fence’ with 6-foot high opaque wall gates.)" _____

Proposed Lot Coverage (After Construction) Calculate total amount of lot coverage on
entire property, after proposed construction would be finished, including existing and proposed
buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything
except natural planted or undisturbed areas.

_____ covered square feet / _____ total lot square feet = _____% proposed lot coverage

_____ % maximum allowed lot coverage

(For Parking Special Exceptions Only) List the maximum number of employees who will
park on the site at any given time: 14 AND

List the maximum estimated number of customers, clients, visitors, or similar persons who will require
automobile parking in connection with the facility on the site at any given time: 6

**If you propose to provide off-site parking, see the attached Standards for Off-site Parking
Agreements (p. 8).**

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Bureau of
Planning

V-10-102

Special Exception Procedures

Special exception applications are heard and decided at a regularly-scheduled public hearing by the five-member City of Atlanta Board of Zoning Adjustment ("BZA"). The Bureau of Planning serves as staff to the BZA. Approximately one week after each closing date, a planner is assigned to review your application. All inquiries regarding your application should be directed to this office at (404) 330-6145. The rules of the BZA prevent BZA members from discussing the merits of any case except during the public hearing for that case.

Schedule. There are two closing dates and two public hearings per month. The schedule allows time for neighborhood and NPU meetings to occur throughout the City prior to each public hearing. The schedule of closing and public hearing dates is attached.

Neighborhood and NPU Recommendations. The City is divided into 24 Neighborhood Planning Units (NPU's), each of which has a volunteer citizen advisory committee that makes a recommendation to the BZA on special exceptions. When you file your application, you will be notified of the NPU contact person and that you must schedule a meeting with that NPU in order to explain what you wish to do. You may be requested to attend additional neighborhood meetings; inquire about the time and place of those meetings. The applicant is expected to contact the NPU as soon as possible after the application is filed. The Bureau of Planning will send a copy of your application to the appropriate NPU during the week after the closing date for your application.

Public Notice. When you file your application, it will be scheduled for a public hearing. The Bureau of Planning will initiate posting of public notice ("an advertisement", "a legal ad") for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

You are responsible for obtaining a public notice sign when you file your application with the Bureau of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your case to another public hearing. The BZA may defer the case to a hearing that has been scheduled 30 or more days after the original hearing.



PO Box 5715 - Atlanta, GA 30307
Office: 404-434-0900 Fax: 404-474-2107

June 23, 2010

RE: Justification for Special Exception

Client: Clare Jaye, LLC

Property: 977 Ponce De Leon Ave. (Pending Lot Subdivision Approval)

Location: Atlanta, GA 30306

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JUN 23 2010
Bureau of
Planning

V-10-102

Justification Standards:

1. See Attached Recorded Easement Agreement
2. Lessee: Simon H. Bloom
Clare Jaye, LLC
404-577-7710
Lessor: John-Paul Clarke
Providence On Ponce Condominium Association, Inc.
404-385-7206
3. See Attached Cadastral and Referenced Site Parking Plan
4. See Attached Recorded Easement Agreement
5. See Attached Recorded Easement Agreement
6. 8:00 A.M. to 6:00 P.M.; See Attached Recorded Easement Agreement
7. Annual; Expiration: January 31, 2011; See Attached Recorded Easement Agreement
8. See Attached Recorded Easement Agreement

Executed Agreements for Off Site Parking:

1. Reciprocal Easement Agreement Between Clare Jaye, LLC and Providence On Ponce Condominium Association, Inc Recorded Deed Book 48952, Page 504, Filed and Recorded April 19, 2010; Annual Term; 23 Parking Spaces; 8:00 A.M. to 6:00 P.M.

V-10-102

After recording, please return to:
Simon H. Bloom, III
The Bloom Law Firm
100 Peachtree Street, Suite 2140
Atlanta, Georgia 30303

CROSS REFERENCE: Deed Book 32756, Page 675
Deed Book, 30165, Page 252

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (the "Agreement") is made and entered into as of the 11th day of March, 2010, by and among Clare Jaye, LLC, a Georgia limited liability company ("Clare Jaye"), and Providence on Ponce Condominium Association, Inc., a Georgia nonprofit corporation (the "Association").

Background

Clare Jaye intends to purchase fee simple title to that certain tract and parcel of land and improvements commonly known as 977 Ponce de Leon Avenue, Atlanta, Fulton County, Georgia 30306 (the "977 Ponce Lot"), as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference.

The Association is comprised of all unit owners in Providence on Ponce, a Condominium (the "Development"), as established by that certain Declaration of Condominium for Providence on Ponce, A Condominium, which is recorded in the Fulton County Real Estate Records in Deed Book 38065 at Page 73 (the "Declaration").

The Association is responsible for the enforcement of the Declaration as well as the other Governing Documents of the Condominium, and for the management, maintenance, operation and control of the Area of Common Responsibility, which includes the various Common Elements and community improvements located on the certain tract and parcel of land commonly known as 985 Ponce de Leon Avenue, Atlanta, Fulton County, Georgia 30306 (the "985 Ponce Lot"), as more particularly described in **Exhibit "B"** attached hereto and incorporated herein by reference. The 977 Ponce Lot and the 985 Ponce Lot are sometimes referred to herein as the "Lots," or as a "Lot" when referring to one of them singularly.

The Association is authorized by the Declaration to dispose of tangible and intangible personal property and real property.

The 977 Ponce Lot and the 985 Ponce Lot are adjacent to each other and front on the south side of Ponce de Leon Avenue a/k/a U.S. Route 29, a major arterial road running east and west in Fulton County, Georgia. The 985 Ponce Lot is located to the east of the 977 Ponce Lot, with the common property line for said Lots running perpendicular to Ponce de Leon Avenue as shown on that certain Site Plan attached to this Agreement as **Exhibit "C"** (the "Site Plan"). The common property line is referred to herein as the "Adjoining Property Line".

As shown on the Site Plan, the 977 Ponce Lot and the 985 Ponce Lot presently share a common driveway which originates from a single curb cut at Ponce de Leon Avenue and runs along the Adjoining Property Line terminating at the rear parking lot of both Lots and is identified as the "Common Driveway" (as it is referred to herein) on the Site Plan.

While on June 30, 2004, the previous owners of the 977 Ponce Lot and the 985 Ponce Lot, as well as the owner of that certain tract and parcel of land known as 971 Ponce de Leon Avenue, Atlanta, Fulton County, Georgia 30306 (the "971 Ponce Lot"), entered into a Reciprocal Easement Agreement which was recorded in the Fulton County Real Estate Records in Deed Book 38065 at Page 58 (the "2004 Easement"), Clare Jaye and the Association desire to enter into a new reciprocal easement agreement to establish a permanent easement over the Common Driveway and to provide additional easement rights to Clare Jaye for egress and parking within the parking areas located in the front and the rear of the 985 Ponce Lot.

NOW, THEREFORE, for and in consideration of the foregoing recitals which are incorporated herein, the benefits accruing to Clare Jaye and the Association from the easements, covenants and restrictions set forth in this Agreement, the payment of Ten and No/100 Dollars (\$10.00) in hand paid by Clare Jaye to the Association, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, Clare Jaye and the Association agree to the following terms:

1. In order to promote a safe traffic pattern from and to Ponce de Leon from the Lots, the Association and Clare Jaye grant to the owners of the respective Lots and for the benefit of each Lot a permanent reciprocal non-exclusive easement for vehicular traffic in, on, over and across the Common Driveway for the exclusive benefit of Association and Clare Jaye and their respective affiliates, members, tenants, assigns, employees and guests. ("Common Driveway Easement"). This reciprocal easement in, on, over and across the Common Driveway shall encumber and run with the title to the Lots and shall be binding upon all persons having any right, title or interest in the Lots, their respective heirs, legal representatives, successors, successors-in-title and assigns.
2. The Association grants to Clare Jaye for the benefit of the affiliates, members, tenants, assigns, employees and guests of Clare Jaye and for the benefit of the 977 Ponce Lot a non-exclusive easement for vehicular ingress and egress over and across the front parking lot and driveway located on the 985 Ponce Lot and running parallel to Ponce de Leon Avenue and identified on the Site Plan as the "985 Ponce Front Driveway". ("Limited Front Driveway Easement"). This non-exclusive easement for vehicular

egress and ingress over and across the 985 Ponce Front Driveway shall not encumber or run with the title to the Lots, but is instead unique to the parties to this Agreement, is not transferable, and is limited to the terms set forth herein. Clare Jaye and its affiliates and/or members shall be entitled to cancel and terminate the easement set forth within this paragraph upon sixty (60) days written notice to the Association.

3. The Association grants to Clare Jaye for the benefit of the affiliates, members, tenants, assigns, employees and guests of Clare Jaye and for the benefit of the 977 Ponce Lot an exclusive easement between the hours of 8:00 a.m. to 6:00 p.m. on each weekday for vehicular parking, egress, ingress, signage as describe in paragraph 4 below, and standing privileges to each and every parking space located in the front parking lot located on the 985 Ponce Lot and identified on the Site Plan as the "985 Ponce Front Parking Lot". ("Limited Front Parking Easement"). This exclusive easement for vehicular parking, egress, ingress, signage as describe in paragraph 4 below and standing privileges within the 985 Ponce Front Parking Lot shall not encumber or run with the title to the Lots, but is instead unique to the parties to this Agreement, is not transferable, and is limited to the terms set forth herein. Clare Jaye and its affiliates and/or members shall be entitled to cancel and terminate the easement set forth within this paragraph upon sixty (60) days written notice to the Association.

4. Subject to the architectural controls established by the Declaration, Clare Jaye shall be entitled to install and maintain a monument sign identifying 977 Ponce Lot, the building thereon and/or its owners and occupants at or near the location marked and identified as "Signage Point A" on the Site Plan and shall further be entitled to paint identifying demarcations in letters concerning use allowances and restrictions on each and every parking space located in the 985 Ponce Front Parking Lot. Clare Jaye shall be solely responsible for the costs and maintenance of any such signage and demarcations.

5. The Association grants to Clare Jaye for the benefit of the affiliates, members, tenants, assigns, employees and guests of Clare Jaye and for the benefit of the 977 Ponce Lot a non-exclusive easement for vehicular egress over and across the rear driveway located on 985 Ponce Lot and running perpendicular to Ponce de Leon Avenue and identified on the Site Plan as the "985 Ponce Rear Driveway". ("Limited Rear Driveway Easement"). This non-exclusive easement for vehicular egress and ingress over and across the 985 Ponce Rear Driveway shall not encumber or run with the title to the Lots, but is instead unique to the parties to this Agreement, is not transferable, and is limited to the terms set forth herein. Clare Jaye and its affiliates and/or members shall be entitled to cancel and terminate the easement set forth within this paragraph upon sixty (60) days written notice to the Association.

6. The Association grants to Clare Jaye for the exclusive benefit of Clare Jaye an option to an exclusive easement to use for vehicular parking, egress, ingress and standing privileges up to an additional fifteen (15) parking spaces located in the rear parking lot located on the 985 Ponce Lot and identified on the Site Plan as the "985 Ponce Rear Parking Lot" between the hours of 8:00 a.m. to 6:00 p.m. on each weekday. ("Limited Parking Easement Option"). Clare Jaye shall pay to the Association an annual payment of \$1,000.00 for the right of this option. In the event Clare Jaye exercises this

option, Clare Jaye shall be entitled to use at no additional cost up to five (5) parking spaces located in the 985 Ponce Rear Parking Lot. In the event Clare Jaye exercises this option, Clare Jaye shall be entitled to use six (6) to fifteen (15) parking spaces located in the 985 Ponce Rear Parking Lot for an additional payment of \$1,000.00 per year to the Association. The payment for the option and/or for the use of any parking space under this option shall be due and payable on or before the last day of January. Such payment for the first year of this Agreement shall be prorated according to the effective date of this Agreement. Clare Jaye and its affiliates and/or members shall be entitled to cancel and terminate the option, easement or any part thereof set forth within this paragraph upon sixty (60) days written notice to the Association. In the event of a termination of the option, easement or any part thereof in this paragraph, the Association shall refund to Clare Jaye a prorated portion of any such payment made pursuant to this paragraph related to any calendar year or portion thereof after the termination or terminating event. The option described in this paragraph is unique to the parties to this Agreement and is not transferable by Clare Jaye in any manner.

7. The parties acknowledge and agree that Clare Jaye intends to remove the current fence presently dissecting the Common Driveway. The parties acknowledge and agree that for the duration of the limited easements and limited easement option identified in paragraphs 2 through 6 above (collectively referred to "Limited Easements and Easement Option"), no fencing shall be maintained along the adjoining property line of the Lots. The parties acknowledge and agree that Clare Jaye shall install, expand and/or retrofit a remote-controlled security access gate for ingress and egress purposes at the entrance of the Common Driveway expanding the width of the Common Driveway and identified as the "Gate" on the Site Plan. The parties acknowledge and agree that for the duration of the Limited Easements and Easement Option, the Association and Clare Jaye and its affiliates, members, tenants, assigns, employees and guests shall be entitled to such security information, codes and/or cards necessary to access the Common Driveway with each being responsible for their own costs to acquire such security information, codes and/or cards. The parties agree to reasonably cooperate with each other in order to efficiently and timely maintain the Gate set forth within this paragraph.

8. The parties acknowledge and agree that for the duration of the Limited Easements and Easement Option, Clare Jaye shall install and/or maintain such fencing, enclosures, natural boundaries or topographic conditions, or such other limiting condition(s) or structure(s) to restrict access to the 985 Ponce Lot, including, but not limited to fencing along the western boundary of the rear parking lot located on the 985 Ponce Lot.

9. The parties acknowledge and agree that Clare Jaye shall undertake at its own cost and expense efforts to eliminate the spacing gap between the pavement and the remote-controlled access gate presently located at the exit or egress point of the 985 Ponce Rear Driveway to the 985 Ponce Front Parking Lot as marked and identified as "Exit Gate" on the Site Plan, including, but not limited to reversal of the Exit Gate.

10. Each party grants to the owner or owners of the Lots and for the benefit of their respective Lots, a temporary, non-exclusive construction and maintenance easement and right of entry and access over, across, under and upon the Lots which may occur and be required as a result of the initial construction and subsequent maintenance, repair and restoration (the "Maintenance Work") of the improvements located or to be located pursuant to the terms of this Agreement, and as performed by any owner pursuant to the terms hereof; provided, however, the scope of such easement shall be limited to the reasonable requirement of the Maintenance Work, which is being expeditiously pursued and such access shall be maintained only for so long as customary insurance is maintained protecting the other owner from all liability arising out of such Maintenance Work. The easement granted by this paragraph includes, but is not limited to, the right of construction workers, vehicles and equipment to access the Lots as reasonably necessary to complete such Maintenance Work. All proposed Maintenance Work shall be approved by each Lot owner, which approval shall not be unreasonably withheld. The cost of all Maintenance Work shall be timely paid for by the owner performing such work. All Maintenance Work shall be performed in such a manner so as not to unreasonably interfere with the use or operation of the Lots upon which such work is being performed. Upon the completion of any Maintenance Work, the Lot upon which such work was performed shall be restored to the condition with existed prior to such work. All necessary and required licenses and permits shall be obtained prior to the commencement of such Maintenance Work, and all Maintenance Work shall be done and all improvements constructed in a good and workmanlike manner. All Maintenance Work shall be completed free and clear of all liens of contractors, subcontractors, laborers and materialmen and all other lien.

11. For the duration of the Limited Easements and Easement Option, Clare Jaye agrees to indemnify, reimburse, defend and hold harmless the Association and its employees, agents, officers, directors, shareholders, members, representatives, heirs, predecessors, successors and assigns (collectively the "Association Indemnified Parties") from and against any and all losses, damages, costs, expenses, liabilities, obligations and claims of any kind or nature whatsoever, except that which is caused by gross negligence, willful misconduct, or intentional acts on the part of one or more of the Association Indemnified Parties, including without limitation, reasonable attorney fees and other legal costs and expenses (collectively "Association Losses"), which any one or more of the Association Indemnified Parties may at any time suffer or incur, or become subject to, as a result of or in connection with the use of the Limited Easements and Easement Option by Clare Jaye, or any of its respective affiliates, members, employees, assigns, representatives, guests, invitees, tenants, tenant's affiliates, tenant's members, tenant's employees, tenant's representatives, tenant's guests or tenant's invitees.

12. The parties agree that from time to time moving trucks, delivery vehicles and periodic maintenance to the Lots may cause the 985 Front Parking Lot and/or 985 Rear Parking Lot to be impeded and impassable, and such temporary occurrences shall be permissible and shall not be deemed in violation of the rights granted pursuant to this Agreement.

13. The parties agree to reasonably cooperate with each other to enforce parking rules and to inform their respective tenants, occupants, guests and invitees as to the terms of this Agreement.

14. The easements, covenants, restrictions, benefits and obligations created by this Agreement will not have an adverse effect on the Association or any owner within Providence on Ponce. The Association accepts the easement granted herein as nominee on behalf of the "Owners" (as defined in the Declaration), and all property rights so received shall henceforth be considered a portion of the Common Elements as defined in the Declaration.

15. This Agreement constitutes the entire agreement between the parties with limited respect to the subject matter set forth herein. This Agreement shall not be modified or amended in any respect except by a written instrument executed and recorded by the Lot owners; provided, however, during such time as the Association is empowered to manage and maintain the 985 Ponce Lot, the Association shall be deemed to be the "owner" of the 985 Ponce Lot for all purposes of this Agreement, and the Association shall be authorized to unilaterally perform all duties incident to the obligations, responsibilities and rights granted to an owner pursuant to this Agreement, including, without limitation, the right to amend this Agreement in the future and to enforce the terms of this Agreement against the owner of the 977 Ponce Lot. And in the event the 977 Ponce Lot is subjected to a property owners or condominium covenant scheme, the "association" empowered to manage the common elements on said Lot shall likewise be deemed to be the "owner" of the 977 Ponce Lot. This Agreement shall be construed in accordance with the laws of the State of Georgia.

16. In the event of a breach by any party to the Agreement of any obligation required herein, the non-breaching party shall be entitled to seek any legal remedy or relief at law or in equity to which they may be entitled. With respect to any such breach, no delay or omission by the non-breaching party to exercise any right or remedy provided herein or allowable under applicable law shall constitute a waiver of such right or remedy, and every such right or remedy may be exercised at any time during the continuance of such breach.

17. This Agreement shall become effective with full force of law and equity upon the conveyance of fee simple title of the 977 Ponce Lot to Clare Jaye.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal of the day and year first written above.

CLARE JAYE, LLC

By: [Signature]

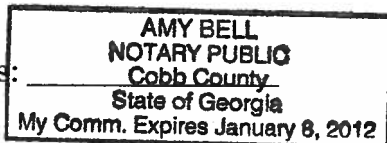
Its: Manager

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

My commission expires: _____



PROVIDENCE ON PONCE
CONDOMINIUM ASSOCIATION, INC.,
as Attorney-in-Fact for the Owners of
Providence on Ponce, A Condominium

By: _____

Its: _____

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: _____

By: _____

Its: _____

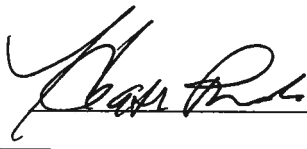
Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: _____

Providence on Ponce Condominium
Association, Inc.,
as Attorney-in-Fact for the Owners of
Providence on Ponce, A Condominium

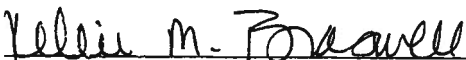
By:  _____

Its: _____

Signed, sealed and delivered
in the presence of:



Unofficial Witness



Notary Public

My commission expires: July 27, 2010

PROVIDENCE ON PONCE
CONDOMINIUM ASSOCIATION, INC.,
as Attorney-in-Fact for the Owners of
Providence on Ponce, A Condominium

By: John-Paul Clark
Its: BOARD MEMBER

Signed, sealed and delivered
in the presence of:

Margaret Ojala
Unofficial Witness

Susan Jackson
Notary Public

Susan Jackson
Notary Public, DeKalb County, Georgia
My Commission Expires September 20, 2011

My commission expires: _____

Deed Book 48952 Pg 496
Filed and Recorded Apr-19-2010 07:37am
2010-0187332
Real Estate Transfer Tax \$1,843.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

RECEIVED
JUN 23 2010
Bureau of
Planning

V-10-102

Space Above Line for Recorder's Use

STATE OF NORTH CAROLINA
COUNTY OF MECHLENBURG

PLEASE RETURN TO:
McCULLOUGH PAYNE & HAAN, LLC
171 17TH Street, NW, Suite 975
Atlanta, Georgia 30363-1032

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 9TH day of April, 2010, by and between BLX CAPITAL REAL ESTATE, LLC, a Delaware limited liability company ("Grantor") and CLARE JAYE, LLC, a Georgia limited liability company ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby **GRANT, BARGAIN, SELL and CONVEY** to Grantee the real estate located in the County of Fulton, State of Georgia, as more particularly described on **EXHIBIT A** attached hereto and incorporated herein by reference, together with (i) all and singular the benefits, rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, (ii) all improvements of whatever kind, character or description located on such real property, and (iii) all right, title, interest and benefit of Grantor in and to adjacent streets, roads, alleys, and sewer (the "Property"), subject to the Permitted Exceptions set forth in **EXHIBIT B** attached hereto and incorporated herein by reference and those "as is" representations set forth below.

Grantee acknowledges that Grantor acquired the Property through statutory or judicial foreclosure and that Grantor has not occupied the Property and has no personal knowledge of its condition or whether or not any defects exist thereon. **GRANTOR DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY.**

Grantor, for itself and its successors and assigns, shall and will **WARRANT and DEFEND** the title to the Property unto the Grantee and the Grantee's successors and assigns **FOREVER** against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 2010 and thereafter, and any other matters occurring after the date of this Special Warranty Deed.

EXECUTED under the hand and seal of the Grantor by its duly authorized officer or representative as of the date first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

BLX CAPITAL REAL ESTATE, LLC
a Delaware limited liability company

Audith Ann Sherer
Unofficial Witness

By: [Signature] SEAL)
Tom Danehey, Senior Vice-President

Erin Steiner Pavlich
Notary Public

My Commission Expires: 2/17/2015

Exact Date of Execution
by the Notary Public:

April 6, 2010



EXHIBIT "A"

All that lot, tract or parcel of land situate, lying and being in the City of Atlanta, in Land Lot 16 of the 14th District, Fulton County, Georgia, and being part of Lot 3 and part of Lot 4, Subdivision of Atlanta Banking and Savings Company Property, and being more particularly described as follows:

BEGINNING at a nail found on the southerly right-of-way line of Ponce de Leon Avenue (an 80 foot right-of-way), 490.00 feet easterly, as measured along the southerly right-of-way line of Ponce de Leon Avenue, from the corner formed by the intersection of the southerly right-of-way line of Ponce de Leon Avenue with the easterly right-of-way line of Linwood Avenue (formerly Panola Avenue); running thence south 89 degrees 30 minutes 00 seconds east along the southerly right-of-way line of Ponce de Leon Avenue, 80.00 feet to a nail found; thence leaving said right-of-way line and running south 01 degree 07 minutes 21 seconds west 219.09 feet to an iron pin set on the northerly side of a 20 foot alley (not open); running thence north 89 degrees 48 minutes 18 seconds west along the northerly side of said alley, 80.00 feet to a crimp top pipe found; running thence north 01 degree 07 minutes 16 seconds east 219.51 feet to the nail found on the southerly right-of-way line of Ponce de Leon Avenue which marks the POINT OF BEGINNING; being improved property known as **977 Ponce de Leon Avenue, Atlanta, Georgia 30306**, according to the present system of numbering buildings in the City of Atlanta, Fulton County, Georgia, and being more particularly shown on and described in accordance with a plat of survey prepared for 977 Ponce de Leon, LLC, Lawyer's Title Insurance Corporation and Regions Bank, by McClung Surveying, Inc., bearing the seal and certification of Perry E. McClung, Georgia Registered Land Surveyor No. 1541, dated February 23, 2001, last revised March 15, 2001.

Together with all right, title, claim, interest or demand of Grantor in and to the following:

1. Reciprocal Easement Agreement by and between 985 Ponce Ventures, LLC a Georgia limited liability company, 977 Ponce de Leon, LLC, a Georgia limited liability company and 971 Ponce de Leon, LLC, a Georgia limited liability company, dated as of June 30, 2004, filed for record July 21, 2004 at 1:51 P.M., recorded in Deed Book 38065, Page 58, Fulton County Records.
2. Twenty foot alleyway running parallel and contiguous to the southerly (rear)

EXHIBIT
"A"

line of the above property.

EXHIBIT "B"
Permitted Exceptions
(BLX Capital Real Estate, LLC/Clare Jayce, LLC)

1. Ad valorem taxes assessed against the subject property for the calendar year 2010 and all subsequent years, not yet due and payable.
2. Restrictions establishing a 40-foot building restriction line along Ponce de Leon Avenue as contained in instrument recorded in Deed Book 289, Page 496, Fulton County Deed Records.
3. Plat recorded at Plat Book 3, Page 148 shows a front building line of 40 feet and a 20 foot alley adjacent to rear of property.
4. Indemnity Agreement between Inman Park Properties, Inc. and The City of Atlanta, dated February 7, 2001, recorded in Deed Book 29977, Page 451, Fulton County Records.
5. Easement between Inman Park Properties and Georgia Power Company dated February 12, 2002, recorded in Deed Book 32625, Page 584, Fulton County Records.
6. Indemnity Agreement between Inman Park Properties, Inc. and the City of Atlanta, dated December 11, 2003, recorded in Deed Book 36691, Page 476, Fulton County Records.
7. Right of any and all tenants, including but not limited to, Inman Park Properties, Inc. and/or Ginger Darnell.
8. Reciprocal Easement Agreement by and between 985 Ponce Ventures, LLC, a Georgia limited liability company, 977 Ponce de Leon, LLC, a Georgia limited liability company and 971 Ponce de Leon, LLC, a Georgia limited liability company, dated as of June 30, 2004, filed for record July 21, 2004 at 1:51 P.M., recorded in Deed Book 38065, Page 58, Fulton County Records.
9. Matters shown upon an Asbuilt Survey for Clare Jaye, LLC, SunTrust Bank, and U.S. Small Business Administration, c/o Florida Business Development Corporation, and Chicago Title Insurance Company, dated March 16, 2010, last revised March __, 2010, made by McClung Surveying Services, Inc., certified by Michael R. Noles, Georgia Registered Land Surveyor No. 2646.

EXHIBIT "C" - SITE PLAN

ADJOINING
PROPERTY
LINE

PONCE DE LEON
SIGNAGE POINT A

985 PONCE
FRONT
PARKING
LOT

985 PONCE FRONT DRIVEWAY

GATE

EXIT
GATE

977
PONCE
BLDG

COMMON DRIVEWAY

985
PONCE
BLDG

985 PONCE REAR DRIVEWAY

985
PONCE
REAR
PARKING
LOT

ADJOINING
PROPERTY
LINE



1 SITE PLAN

Not to Scale

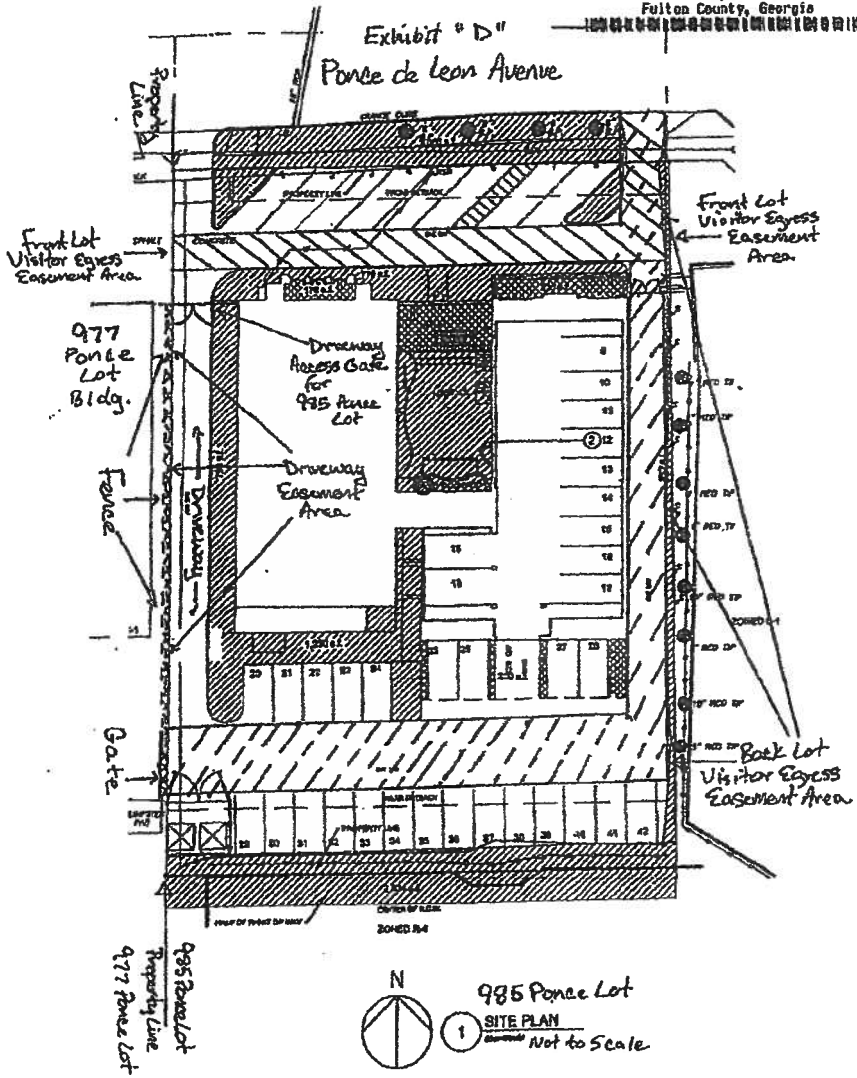
RECEIVED
JUN 23 2010
Bureau of
Planning

977 PONCE
LOT

985 PONCE LOT

10-10-102

Deed Book 38065 pg 72
 Juanita Hicks
 Clerk of Superior Court
 Fulton County, Georgia



RECEIVED
 JUN 23 2010
 Bureau of
 Planning

V-10-102

EXHIBIT "A"

985 Ponce Lot Legal Description

All and singular that certain tract of land lying and being in Land Lot 16 of the 14th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a masonry nail set on the southerly right-of-way line of Ponce de Leon Avenue, also known as U.S. Highways Nos. 29, 78 & 278 (having an 80 foot right-of-way) located 572.80 feet easterly as measured along the southerly right-of-way line of last said road from a point located at the intersection formed by the southerly right-of-way line of last said road with the easterly right-of-way line of Linwood Avenue (having a 50 foot right-of-way), said point being the **POINT OF BEGINNING**;

THENCE running along the southerly right-of-way line of said Ponce de Leon Avenue South 88°13'47" East, a distance of 147.17 feet to a ½ inch rebar found;

THENCE leaving the southerly right-of-way line of Ponce de Leon Avenue and running South 01°19'31" West, a distance of 218.99 feet to a "X" mark in the concrete found;

THENCE North 88°11'54" West, a distance of 150.26 feet to a point located at the northeast corner of a 20 foot alley;

THENCE North 02°08'00" East, a distance of 218.91 feet to the masonry nail set located at the **POINT OF BEGINNING**;

Said property containing 32,560 square feet or 0.7475 acre of land and being improved property known as #985 Ponce de Leon Avenue according to the present system of numbering in the City of Atlanta, Georgia, as more particularly shown by that certain ALTA/ACSM Land Title Survey for 985 Ponce Ventures, LLC, Regions Bank, and Metropolitan Title Agency, Inc. by Loo-Turley & Associates, P.C., bearing the seal and certification of Richard Loo, Georgia Registered Land Surveyor No. 2129, dated May 2, 2000, and last revised July 1, 2002.

V-10-102

RECEIVED
JUN 2 2 2010
Bureau of
Planning

RECEIPT

CITY OF ATLANTA
 ATLANTATEST
 55 TRINITY AVE SW

Application: V-10-102
Application Type: Planning/BZA/Special Exception/NA
Address: 977 PONCE DE LEON AVE , ATLANTA, GA 30306
Owner Name: NINE SEVENTY ONE PONCE DE LEON AVE LLC
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
234748	1015	\$625.00	06/23/2010	CGOODE		

Owner Info.: NINE SEVENTY ONE PONCE DE LEON AVE LLC

Work Description: Special exception to reduce off-street parking requirements from 39 spaces (required) to 17 spaces on-site and 23 shared spaces off-site, to expand an existing MU building, all contingent on a lot subdivision approval from Office of Planning. Applicant advised that the boundary survey needs to be revised to include the portion of the land west of the subject lot (to reflect the 150' frontage lot as the COA cadastral).

PAID
 CITY OF ATLANTA
 JUN 23 2010
 EX OFFICIO MUNICIPAL
 REVENUE COLLECTOR
 C.G.