SPECIAL USE PERMIT APPLICATION

APPLICATION FOR SPECIAL USE PERMIT, SNELLVILLE GEORGIA

City of Snellville, Georgia
Department of Planning & Development

2342 Oak Road, 2-floor
Snellville, Georgia 30078
Phone 770.985.3515 Website www.snellville.org

DATE RECEIVED _____

CASE # SUP _____

Version 4-1-2025

Applicant is: (check one)
- ☐ Property Owner
- ☐ Attorney for Property Owner
- ☑ Property Owner's Agent

Property Owner (if not the applicant): ☐ check here if additional property owners and attach additional sheets.

Mujtaba Farhan
Name (please print)

Title

Moonwalk Event Venue LLC
Corporate Entity Name

[redacted]
Mailing Address

[redacted]
City, State, Zip Code

[redacted]
Phone Number (wk) (cell)

[redacted]
Email Address

Josef Haghnazarzade
Name (please print)

Property Owner
Title

N/A
Corporate Entity Name

[redacted]
Mailing Address

[redacted]
City, State, Zip Code

[redacted]
Phone Number (wk) [redacted] (cell)

[redacted]
Email Address

Requested Special Use: **Special Event Facility (Indoor)** Specific Use Standards are Applicable: ☑ YES ☐ NO

This SUP application is also being filed along with applications for: ☐ Rezoning ☐ Land Use Plan Amendmen ☑ None

Present Zoning District Classification: _____ Present Future Land Use Classification: _____
Proposed Zoning District Classification: _____ Proposed Future Land Use Classification: _____

Property Street Address: 2110 McGee Road, Suite 2160-2164, Snellville, GA 30078 Acreage: 8.47 Tax Parcel No.: R5007 240

APPLICATION FEES: Please see the Planning Department Fee Schedule for application and public notification fees.

SPECIAL USE: A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

UDO Sec. 103-10.1. General: Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

UDO Sec. 103-10.2. Application Requirements

A. Each application for a special use permit must be filed with the Department and must include the following:
1. Payment of the appropriate application and public notification fees.
2. A current legal description of the site. If the site includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for all lots.
3. One (1) original and ten (10) copies of the property boundary survey. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land survey no more than 12 months before the date of application submittal.

4. One (1) original and ten (10) copies of the proposed site plan, drawn to scale, showing: a north arrow; land lot, district, and parcel number; the dimensions with bearing and distance; acreage; location of the tract(s); the present zoning district of all adjacent lots; the proposed location of structures, driveways, parking, and loading areas; and the location and extent of required buffer areas. The site plan must be prepared by an architect, engineer, landscape architect or land surveyor whose State registration is current and valid. The site plan must be stamped and sealed by one of the four above-mentioned professionals no more than 6 months before the date of submittal. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director.

5. Letter of intent explaining what is proposed and any requested variance(s) from the Use Standards.

6. Attach a copy of the Use Standards as applicable to the requested Special Use. Demonstrate and/or explain how the property and use of the property is (or will be) in compliance with each Special Use Standard. Non-compliance with any Use Standard shall be requested as a variance from the Use Standard(s) and may be grounds for denial of the Special Use Permit.

7. Ten (10) stapled or bound copies of the special use permit application and all supporting documents, in addition to one unbound application bearing original signatures. In addition, a digital copy in .pdf format of all plan submittals must be submitted using the means requested by the Director.

8. Architectural building renderings indicating building elevation, colors, construction materials, etc. of which the facades and roofs will consist.

9. Additional information deemed necessary by the Director in order to evaluate a proposed use and its relationship to the surrounding area must be submitted.

10. A traffic impact analysis when required by the Planning Director in accordance with UDO Sec. 103-5.2.

UDO Sec.103-10.3. Review Criteria

In reviewing applications for a special use permit, the following standards and factors must be considered by the Planning Commission and the City Council in place of the matters identified in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11:

A. Applicable use standards of Chapter 200 Article 6 (Use Provisions); and
B. Whether the proposed use would consistent with the needs of the neighborhood or community as a whole and would not be in conflict with policies and objectives of the Comprehensive Plan; and
C. Whether the proposed use has adverse impacts on the surrounding area, especially with regard to but not limited to traffic, storm drainage, land values and compatibility of land use activities; and
D. Whether the proposed use is desired for development and a more intensive zoning district which contains that use as a use by right would not be appropriate for the property; or
E. Whether a proposed use is desired for development and no zoning district contains that use as a use by right; or
F. Whether a unique use not addressed in any zoning district is desired for development and is not likely to be duplicated within the City; or
G. Whether the density of development may be affected by the height of a building.

UDO Sec. 103-10.4. Review Process

A. Applications for special use permits must be submitted to the Planning and Development Department no later than noon, 42 days before the meeting date of the Planning Commission.

B. The Department may prepare a study in accordance with Sec. 103-9.5 (Department Study), which must also include how the proposed use conforms to the review criteria in this subsection. The study may recommend conditions of approval which may be deemed advisable so that the purpose of this UDO will be served and the public health, safety, morality, and general welfare secured.

C. The Planning Commission must hear the application for special use permit following the same procedures required for a rezoning in Sec. 103-9.6 (Planning Commission Action), except as follows:
   1. The Planning Commission may not consider the matters set forth in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11 as part of a special use permit.
   2. In lieu of the matters identified in clause 1 above, the Planning Commission must consider the review criteria in this subsection.
   3. The Planning Commission may propose conditions that will ensure that the use standards identified in that clause are met and the public health, safety, and general welfare are secured.

D. At least 15 days before the date of the public hearing to be held by the City Council, the special use request must be duly advertised and heard, following the same procedure required for a rezoning in Sec. 103-9.7 (City Council Public Hearing) and Sec. 103-9.8 (Public Notification). The City Council may approve conditions that will ensure that the review criteria in this subsection are met and the public health, safety, and general welfare are secured.

E. If the special use permit application is denied by the City Council, no special use application affecting any portion of the same property may be submitted less than 6 months from the date of denial.

UDO Sec. 103-10.5. Appeals

Any person aggrieved by a decision or order of the City Council may appeal by certiorari to the Superior Court of Gwinnett County. Any such appeal must be filed within 30 days from the date of the decision of the City Council. Upon failure to file the appeal within 30 days, the decision of the City Council will be final.

UDO Sec. 103-10.6. Following Special Use Permit Approval

A. If an application is approved and a special use permit is granted, all conditions which may have been attached to the approval are binding on the property. All subsequent development and use of the property must be in accordance with the approved plan and conditions. All final site plans must be approved by the Director before the issuance of any permits. Once established, the special use must be in continuous operation. Upon discovery that the operation of the special use has or had ceased for a period of 180 days or more and the owner of the property has not requested voluntary termination of the special use permit, the Director must forward a report to City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.

B. Changes to a special use or development of a site for the special use will be treated as an amendment to the special use permit and will be subject to the same application and review process as a new application.

C. The special use for which a special use permit is granted must commence operations or construction within 12 months of the date of approval by the City Council. If, at the end of this 12-month period, the Director determines that active efforts are not proceeding toward operation or construction, a report may be forwarded to the City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.

D. The Director or an officer of the City of Snellville Police Department has the right to periodically examine the operation of the specific use to determine compliance with the requirements of any conditions. If the Director determines that the requirements and conditions are being violated, a written notice will be issued to the owner of the property outlining the nature of the violations and giving the owner of the property a maximum of 30 days to come into compliance. This 30-day maximum will be amendable in the reasonable discretion of the Director. If after 30 days the violations continue to exist, the Director must forward a report to the City Council through the Planning Commission, which may recommend that action be taken to remove the special use permit from the property. E. Upon approval by the City Council, a special use permit must be identified on the Official Zoning Maps.

Upon approval by the City Council of a special use permit, the owner of the property must be issued a notice from the Director, which states the specific use permitted, the requirements of this subsection and any conditions attached to the approval.

G. The Department may not issue a certificate of occupancy for the specific use unless all requirements and conditions of the special use permit have been fulfilled by the owner of the property.

UDO Sec. 103-9.8. Public Notification

The following are required for applications to amend the Future Land Use Map, Official Zoning Map, Conditions of Rezoning, or for a Special Use Permit:

A. Legal Notice

Due notice of the Planning Commission meeting and the City Council public hearing must be published in a newspaper of general circulation within the City and the newspaper which carries the legal advertisements of the City, by advertising the application and date, time, place and purpose of the public hearing, not fewer than 15 days, nor more than 45 days before the date of the Planning Commission meeting and the City Council public hearing.

B. Signs Posted

The Department must post a sign containing information that indicates that the application(s) has been filed and the date, time, and place of both the Planning Commission meeting and City Council public hearing at which the application(s) will be considered. The sign(s) must be posted at least 15 days, nor more than 45 days before the Planning Commission public hearing and must be posted in a conspicuous place on the property adjacent to and visible from each public street abutting the property for which an application has been submitted. The applicant must submit the required fee for the purchase of said sign(s) at the time such an application(s) is submitted. The applicant must maintain the sign(s) in good condition, making sure they are present and upright throughout the application review period, which must extend through the time of final City Council decision. The Department is responsible for the removal of all public notice sign(s).

C. Letters to Adjoining Property Owners

The Department must notify the owners of adjoining properties of the property for which the variance is sought and/or their agent by First Class USPS mail to the mailing address provided by the Gwinnett County Tax Commissioner's Office. The notification must be mailed at least 15 days before the Planning Commission meeting. A second notification mailing must be at least 15 days before the City Council public hearing. The notification must include a description of the application and the date, time, and place of the public hearing.

APPLICANT SHALL PROVIDE A RESPONSE AS TO WHETHER THE PROPERTY MEETS EACH CRITERIA OR EACH USE STANDARD AS REQUIRED IN UDO SEC. 206 FOR THE PROPOSED USE AND INCLUDE SAID RESPONSES WITHIN THE LETTER OF INTENT.

CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for a Special Use Permit and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned
is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, or otherwise conveyed or discontinued.

[redacted] **Sep 8th 2026**
Signature of Applicant Date

Mujtaba Farhan
Type or Print Name and Title

[redacted] 9/8/2026
Signature of Notary Public Date

[redacted]

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize Mujtaba Farhan to file this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

☐ Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

[redacted] 10-2-26
Signature of Property Owner Date

JOSEF HAGHNAZARZADE
Type or Print Name and Title

Affix Notary Seal

[redacted] 10/2/2026
Signature of Notary Public Date

[redacted]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On October 2, 2026 before me, Sarah Paiva, Notary Public —
(insert name and title of the officer)

personally appeared Josef Haghnazarzadeh ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[redacted]

Signature [redacted] **(Seal)**

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this Special Use Permit application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

[redacted] 10-2-26

Signature of Property Owner or Agent Date

JOSEF HAGHNAZARZADE

Type or Print Name and Title

Affix Notary Seal

[redacted] 10/2/2026

Signature of Notary Public Date

[redacted]

ACKNOWLEDGMENT

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[redacted]

Signature [redacted] **(Seal)**

CONFLICT OF INTEREST CERTIFICATIONS FOR SPECIAL USE PERMIT

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

☒ check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

[redacted] September, 8th 2026 — Mujtaba Farhan

Signature of Applicant — Date — Type or Print Name and Title

Signature of Applicant's Attorney or Representative — Date — Type or Print Name and Title

[redacted] 9/8/2026

Signature of Notary Public — Date

[redacted]

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more or made gifts having in the aggregate a value of $250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

☐ YES ☑ NO YOUR NAME: **Mujtaba Farhan**

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to $250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

☐ Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

SPECIAL USE PERMIT CHECKLIST

The following is a checklist of information required for submission of a Special Use Permit application. The Planning and Development Department reserves the right to reject any incomplete application.

- ☒ Application Form.
- ☒ Application and Public Notification Fees (make check payable to City of Snellville, Georgia).
- ☒ Copy of recorded Warranty Deed, Quit Claim Deed or other recorded legal instrument showing evidence of ownership in the real property subject to the application.
- ☒ Property Legal Description.
- ☒ As-Built Boundary Survey (current within one-year).
- ☒ Site Plan (24" x 36" full size original and one 11" x 17" reduction) – See requirements on next page.
- ☒ Attach copy of Definitions and Use Standards as applicable to requested use (UDO Sec. 206).
- ☒ Letter of Intent. Demonstrate compliance with each Use Standard identified above or request as a variance.
- ☒ Verification of Paid Gwinnett County and City of Snellville Property Taxes.
- ☒ Architectural Building Renderings (or photos if existing building to be used).
- ☒ Traffic Impact Analysis (when required by UDO Sec. 103-5.2).
- ☒ Applicant and Property Owner Certification with Notarized Signature (Attachment A).
- ☒ Conflict of Interest Certification/Campaign Contributions (Attachment B).
- ☒ Additional information deemed necessary by the Planning Director in order to evaluate a proposed use and its relationship to the surrounding area.
- ☒ Provide one (1) application original with notarized signatures and ten (10) copies of application original.
- ☒ Provide USB drive containing digital files (in .PDF format) of complete application (including all attachments, exhibits, survey, plans, photos, reports, etc.).

SITE PLAN REQUIREMENTS

SITE PLANS shall include the following, unless waived by the Director of Planning and Development:

- ☐ Property lines of all lots
- ☐ Adjoining streets w/street names, adjoin alleys
- ☐ Professional's signature, date, seal, or registration number
- ☐ Scale, north arrow, date, and revision date(s)
- ☐ Site Plan Specifications (show all applicable specifications on the site plan in chart form – see attached sheet)
- ☐ Proposed lot sizes in square feet and acres
- ☐ Vicinity map at a scale of not less than 1" equals 2000 feet
- ☐ Existing and proposed roads (dimensioned, including pavement width, back of curb width, and rights-of-ways)
- ☐ Easements and utilities
- ☐ Watercourses and their names
- ☐ Stream buffers and impervious surface setbacks
- ☐ Any bridges and culverts
- ☐ Present use of any structure
- ☐ Existing topography with a maximum of 5-foot contour intervals at a minimum scale of 1" equals 50 feet
- ☐ Flood plains, flood hazard districts, and floodways as per FEMA

Include as Applicable:

- ☐ Sidewalks (required for all new construction)
- ☐ Show tree, landscaped strips, and street furniture (including street lights)
- ☐ Footprints (outlines) of existing and proposed buildings, structures, and additions
- ☐ Building entrance locations
- ☐ Show striping of parking structures, and loading spaces and areas
- ☐ Show landscaping of parking lots
- ☐ Curb cuts, driveways (indicate one-way or two-way), parking pads, turnarounds
- ☐ Bicycle/moped spaces or racks
- ☐ Van, shuttle bus, taxicab parking spaces or waiting areas
- ☐ Location and dimensions of landscaped buffers and landscaping screens
- ☐ Front, side, rear yard setbacks (dimensioned)
- ☐ Recreation facilities such as pools, playgrounds, picnic areas, etc.
- ☐ Location of solid waste dumpster enclosure(s)
- ☐ Crosswalk paving and driveway medians and refuge areas
- ☐ Zoning classifications – current and proposed
- ☐ Square footage of buildings and structures
- ☐ Square footage and use of accessory space
- ☐ Number of dwelling units and Gross Density calculation
- ☐ Height of buildings and structure(s) in feet
- ☐ Gross land area
- ☐ Total open space or lot coverage
- ☐ Number of parking and loading spaces – minimum required and proposed

EXHIBIT "A"

USES REQUIRING
SPECIAL USE PERMIT APPROVAL
WITH SPECIFIC USE STANDARDS

PLEASE REFER TO THE UDO SECTION REFERENCED BELOW FOR USE STANDARDS APPLICABLE TO THE CURRENT OR REQUESTED ZONING DISTRICT

USE	APPLICABLE ZONING DISTRICTS	UDO SECTION
RESIDENTIAL USES		
Single-family (attached) dwelling	TC-MU TC-R	206-3.1.D
Towne Center loft	TC-MU TC-R	206-3.1.F
Towne Center flat	TC-MU TC-R	206-3.1.G
Live-Work	RX TC-MU TC-R	206-3.1.I
Collective residence (community living arrangement; personal care home; group home)	ALL (exceptRO RO-BTR OP BG HSB LM TCO)	206-3.2.E
PUBLIC/INSTITUTIONAL USES		
Non-profit private outdoor recreation	ALL (except OP BG HSB MU NR LM TCO CI)	206-4.1.G
Place of worship	ALL (exceptRO RO-BTR OP LM)	206-4.1.H
School, public or private	ALL (exceptRO RO-BTR MU NR LMTCO TC-R CI)	206-4.1.J
Cemetery	ALL (exceptRO RO-BTR Mixed-Use & Business Towne Center)	206-4.2.B
Telecommunication antenna and tower	ALL	206-4.3.D
Utility substation	ALL	206-4.3.E
COMMERCIAL USES		
Adult entertainment establishment	BG HSB	206-5.1.
Special event facility (indoor)	BG HSB TCO TC-MU	206-5.3.
Hotels, motels, extended stay hotels	BG HSB MU TCO TC-MU	206-5.4.
Psychic, fortune teller	BG HSB MU TCO	206-5.10.G
Tattoo parlor or body piercing	BG HSB MU TCOTC-MU	206-5.10.H
Pawn shop, pawn broker, title pawn, or check cashing	BG HSB MU TCO	206-5.12.M
Boat, recreational vehicle, utility or enclosed trailer sales, rental, or service	HSB LM	206-5.13.C
Car wash Gas/fuel station	BG MU	206-5.13.D
Vehicle sales, rental, or auction	BG HSB LM	206-5.13.E
Vehicle repair (minor)	BG HSB LM	206-5.13.J
Vehicle repair (major)	BG HSB TCO	206-5.13.K
	LM	206-5.13.L
Accessory cemetery	**ACCESSORY USES**	
Accessory Heliport	ALL (except RO RO-BTR OP LM TCOTC-MU TC-R	206-8.3
Accessory Modular offices/classrooms	CI CI	206-8.11
Accessory outdoor storage, major	HSB LM	206-8.17
		206-8.20

EXHIBIT A

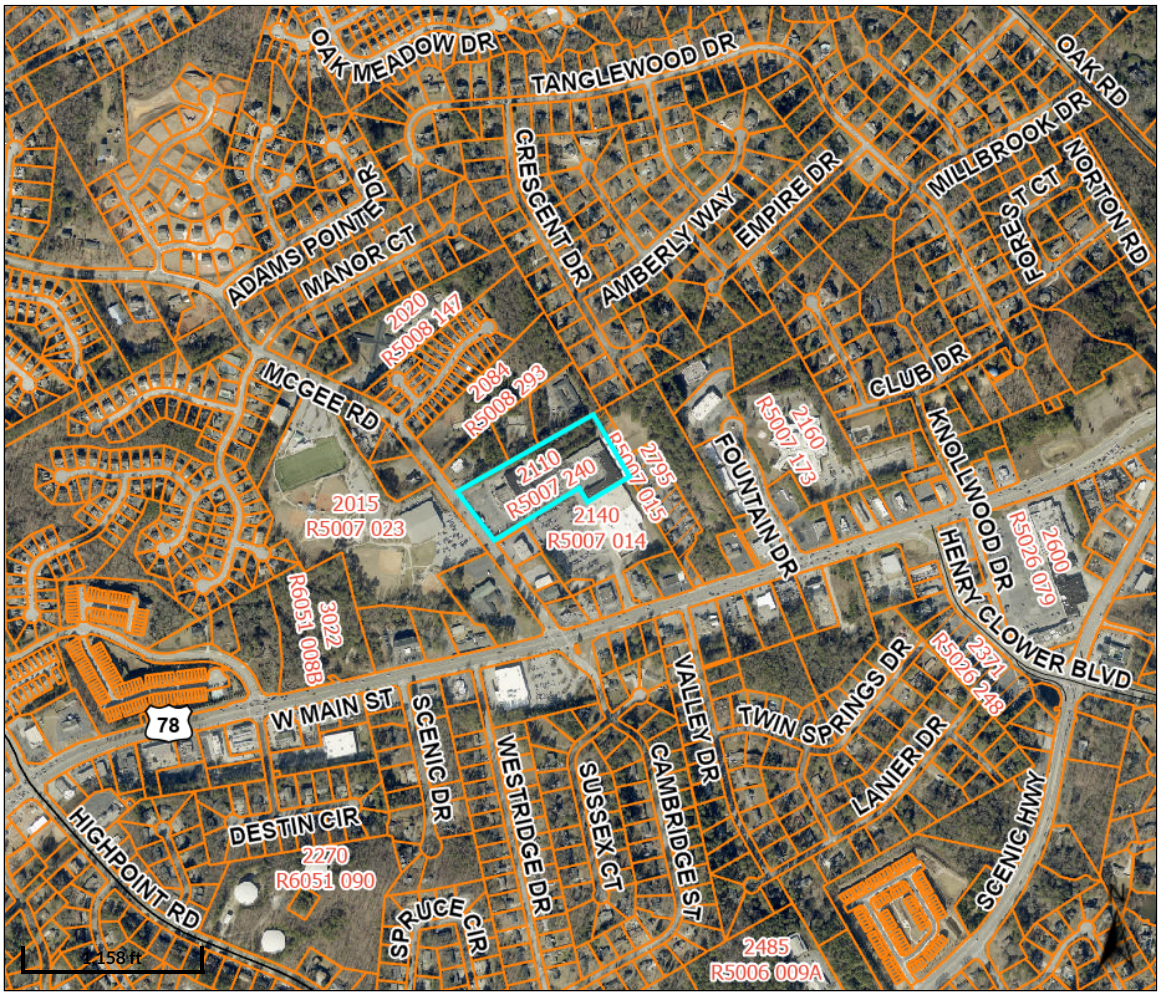
[Legal Description]

All that tract or parcel of land lying and being in Land Lot 7 of the 5th District, City of Snellville, Gwinnett County, Georgia, containing 8.478 acres according to an As-Built Survey of Fountain Square Shopping Center for CC Realty Fund, Bank One, Texas, NA and Commonwealth Land Title Insurance Company prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc. (Mack L. Meeks, GRLS No. 1497), dated December 26, 1984, last revised November 18, 1998, which survey is incorporated herein by reference and made a part hereof, and being more particularly described according to said survey as follows:

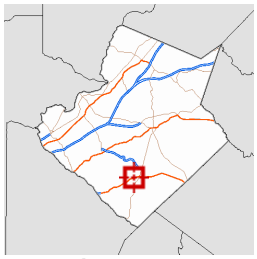
BEGINNING at an R-bar found at the point of intersection of the northeasterly right of way line of McGee Road and the line dividing Land Lots 7 and 8, 5th District, Gwinnett County, thence North 59 degrees 14 minutes 00 seconds East along the Land Lot Line common to Land Lots 7 and 8, 962.04 feet to a R-bar found, thence South 32 degrees 09 minutes 59 seconds East 449.17 feet to a R-bar found, thence South 57 degrees 51 minutes 09 seconds West 304.27 feet to a nail set, thence North 32 degrees 06 minutes 00 seconds West 103.17 feet to a nail found, thence South 57 degrees 45 minutes 00 seconds West 143.27 feet to a R-bar found, thence South 57 degrees 35 minutes 00 seconds West 250.00 feet to a R-bar found, thence South 55 degrees 48 minutes 00 seconds West 222.00 feet to a R-bar found on the northeasterly right of way of McGee Road, thence along said right of way line of McGee Road North 39 degrees 22 minutes 27 seconds West 83.47 feet to a point; thence along said right of way line of McGee Road North 38 degrees 20 minutes 27 seconds West 297.49 feet to a R-bar found at the POINT OF BEGINNING.

TOGETHER WITH those easement rights arising under that certain Reciprocal Easement Agreement by and between Federated Department Stores, Inc., a Delaware corporation. Bobby W. Williams and Harold P. Williams, dated as of January 14, 1983, filed for record January 17, 1983 at 1:49 p.m., recorded in Deed Book 2493, Page 351, Records of Gwinnett County, Georgia; as amended by that certain First Amendment to Reciprocal Easement Agreement by and between Federated Department Stores, Inc., a Delaware corporation, Bobby W. Williams and Harold P. Williams, dated January 14, 1983, filed for record January 17, 1983 at 1:49 p.m., recorded in Deed Book 2493, Page 399, aforesaid Records .

Gwinnett County, GA



Overview



Legend

Parcels
- Condo
- <blank>

Street Centerlines
- Freeway
- Highway
- Ramp
- Collector Distributor
- Primary Arterial
- Major Collector
- Major Arterial
- Minor Arterial
- Minor Collector
- Residential
- Private

County Boundary

Adjacent Counties

Parcel ID	R5007 240	**Account Number**	290483	**Owner Address**	HAGHNAZARZADE JOSEF 2551 FERNWOOD AVE LYNWOOD, CA 90262-1744	**Last 2 Sales**			
Property Address	2110 MCGEE RD SNELLVILLE 2551 FERNWOOD AVE	**Class**	343 - Nbhd Shopping Ctr			**Date**	**Price**	**Grantor**	**Grantee**	**Qual**
		Acreage	8.47			8/1/2025	0	HAGHNAZARZADE JOSEF	HAGHNAZARZADE JOSEF	U
						8/1/2025	$3300000	REIGER ASSOCIATES 90-1 LTD	HAGHNAZARZADE JOSEF	Q
District	10									
Brief Tax Description	MCGEE RD (Note: Not to be used on legal documents)									

Date created: 9/30/2026
Last Data Uploaded: 9/30/2026 3:39:53 AM

Developed by SCHNEIDER GEOSPATIAL

DEED B: 61990 P: 00214
08/01/2025 11:55 AM Pgs: 11 Fees: $3,325.00
TTax: $3,300.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672025017934
ERECORDED

Tax Parcel No. R5007-240

Please Return Document To:
Sanford A. Cohn, P.A.
201 Allen Road, Ste. 310
Atlanta, Georgia 30328
File# C36435

LIMITED WARRANTY DEED

THIS INDENTURE, made effective as of the 1st day of August, 2025, between **MCRE Fountain Square, LP**, a Texas limited partnership, as to undivided **27%** interest, **PLEASANT RUN/LANCASTER, LTD.**, a Texas limited partnership, as to an undivided **23%** interest, and **REIGER ASSOCIATES 90-I, LTD.**, a Converted Texas limited partnership, as to an undivided **50%** interest (collectively hereinafter referred to as the "Grantor") and **JOSEF HAGHNAZARZADE** (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid to Grantor by Grantee at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that certain tract or parcel of land lying and being in Land Lot 7 of the 5th District of Gwinnett County, Georgia and being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

THIS CONVEYANCE is made subject only to those certain matters as set forth on Exhibit B attached hereto and by reference made a part hereof.

(SEE EXHIBIT C FOR CERTIFICATE OF CONVERSION)

Document E-Recorded

Document No. _____

Filed in Office - Clerk of Court
On 8/01/2025 (date) @ 11:55 am (time)
Clerk of Superior Court, Gwinnett County, GA
Deed Book 61990 Page(s) 214

Tax Parcel No. R5007-240

Please Return Document To:
Sanford A. Cohn, P.A.
201 Allen Road, Ste. 310
Atlanta, Georgia 30328
File# C36435

LIMITED WARRANTY DEED

THIS INDENTURE, made effective as of the 1st day of August, 2025, between **MCRE Fountain Square, LP**, a Texas limited partnership, as to undivided **27%** interest, **PLEASANT RUN/LANCASTER, LTD.**, a Texas limited partnership, as to an undivided **23%** interest, and **REIGER ASSOCIATES 90-I, LTD.**, a Converted Texas limited partnership, as to an undivided **50%** interest (collectively hereinafter referred to as the "Grantor") and **JOSEF HAGHNAZARZADE** (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

W I T N E S S E T H:

That Grantor for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid to Grantor by Grantee at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that certain tract or parcel of land lying and being in Land Lot 7 of the 5th District of Gwinnett County, Georgia and being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

THIS CONVEYANCE is made subject only to those certain matters as set forth on Exhibit B attached hereto and by reference made a part hereof.

(SEE EXHIBIT C FOR CERTIFICATE OF CONVERSION)

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

AND SAID Grantor will warrant and forever defend the right and title to said described Property unto Grantee against the claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[THE REMAINDER OF THIS PAGE IS
INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed, the day and year first above written.

MCRE Fountain Square, LP, a Texas limited partnership

By: MCRE GP, LLC, a Texas limited liability company, its General [redacted]

By: [redacted] (Seal)
Name: Thomas Wouters
Title: Manager

Signed, sealed and delivered
in the presence of:

[redacted]

Unofficial Witness

[redacted]

Notary Public

My Commission Expires: 1/19/27

[redacted]

(Grantor signatures continued on next page)

(Grantor's signature to Limited Warranty Deed)

Pleasant Run/Lancaster, LTD., a Colorado limited partnership

By: SLJ Company, LLC, a Texas limited liability company, its General Partner

By: [redacted] (Seal)
Name: Louis H. Lebowitz
Title: President

Signed, sealed and delivered
in the presence of:

[redacted]

[redacted]

Notary Public

My Commission Expires: 1/19/27

[AFFIX NOTARIAL SEAL]

[redacted]

r signature to follow on next page)

(Grantor's signature to Limited Warranty Deed)

REIGER ASSOCIATES 90-I, LTD., a Converted Texas limited partnership

By: SLJ Company, LLC, a Texas limited liability company, its General Manager

By: [redacted] (Seal)
Louis H. Lebowitz, President

Signed, sealed and delivered
in the presence of:

[redacted]
Unofficial Witness

[redacted]
Notary Public

My Commission Expires: 1/19/97

[AFFIX NOTARIAL SEAL]

[redacted]

EXHIBIT A
Limited Warranty Deed Legal Description

All that tract or parcel of land lying and being in Land Lot 7 of the 5th District, City of Snellville, Gwinnett County, Georgia, containing 8.478 acres according to an As-Built Survey of Fountain Square Shopping Center for CC Realty Fund, Bank One, Texas, NA and Commonwealth Land Title Insurance Company prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc. (Mack L. Meeks, GRLS No. 1497), dated December 26, 1984, last revised November 18, 1998, which survey is incorporated herein by reference and made a part hereof, and being more particularly described according to said survey as follows:

BEGINNING at an R-bar found at the point of intersection of the northeasterly right of way line of McGee Road and the line dividing Land Lots 7 and 8, 5th District, Gwinnett County, thence North 59 degrees 14 minutes 00 seconds East along the Land Lot Line common to Land Lots 7 and 8, 962.04 feet to a R-bar found, thence South 32 degrees 09 minutes 59 seconds East 449.17 feet to a R-bar found, thence South 57 degrees 51 minutes 09 seconds West 304.27 feet to a nail set, thence North 32 degrees 06 minutes 00 seconds West 103.17 feet to a nail found, thence South 57 degrees 45 minutes 00 seconds West 143.27 feet to a R-bar found, thence South 57 degrees 35 minutes 00 seconds West 250.00 feet to a R-bar found, thence South 55 degrees 48 minutes 00 seconds West 222.00 feet to a R-bar found on the northeasterly right of way of McGee Road, thence along said right of way line of McGee Road North 39 degrees 22 minutes 27 seconds West 83.47 feet to a point; thence along said right of way line of McGee Road North 38 degrees 20 minutes 27 seconds West 297.49 feet to a R-bar found at the POINT OF BEGINNING.

TOGETHER WITH those easement rights arising under that certain Reciprocal Easement Agreement by and between Federated Department Stores, Inc., a Delaware corporation. Bobby W. Williams and Harold P. Williams, dated as of January 14, 1983, filed for record January 17, 1983 at 1:49 p.m., recorded in Deed Book 2493, Page 351, Records of Gwinnett County, Georgia; as amended by that certain First Amendment to Reciprocal Easement Agreement by and between Federated Department Stores, Inc., a Delaware corporation, Bobby W. Williams and Harold P. Williams, dated January 14, 1983, filed for record January 17, 1983 at 1:49 p.m., recorded in Deed Book 2493, Page 399, aforesaid Records .

EXHIBIT B
Permitted Title Exceptions

1. All taxes for the year 2025 and subsequent years not yet due and payable.

2. Rights of tenants in possession under unrecorded leases.

3. Reciprocal Easement Agreement by and between Federated Department Stores, Inc., a Delaware corporation. Bobby W. Williams and Harold P. Williams, dated as of January 14, 1983, filed for record January 17, 1983 at 1:49 p.m., recorded in Deed Book 2493, Page 351, Records of Gwinnett County, Georgia; as amended by that certain First Amendment to Reciprocal Easement Agreement by and between Federated Department Stores, Inc., a Delaware corporation, Bobby W. Williams and Harold P. Williams, dated January 14, 1983, filed for record January 17, 1983 at 1:49 p.m., recorded in Deed Book 2493, Page 399, aforesaid Records .

4. Easement from Bobby Williams to C.V. Brigman and Dan Pattillo, dated December 14, 1990, filed for record February 21, 1991 at 3:02 p.m., recorded in Deed Book 6405, Page 280, aforesaid Records.

5. That certain survey entitled "ALTA/NSPS Land Title Survey Prepared For: Murchison Commercial Real Estate, Inc.", prepared by Survey Systems & Assoc., Inc., bearing the seal and certification of Charles W. Loveless, GRLS Surveyor No. 3030, dated June 28, 2016, last revised July 21, 2016, discloses curbing and accessway crossing the southwesterly boundary lines of captioned property.

6. All matters that an accurate and current survey would disclose.

Filing#:805020405 Document#:1237157220003 Filed On 4/10/2023 received by Upload

Exhibit C

CERTIFICATE OF CONVERSION OF A FOREIGN ENTITY TO A TEXAS FILING ENTITY

Converting Entity Information

The name of the Converting Entity is **REIGER ASSOCIATES 90-I, LTD.**

The organizational form of the Converting Entity is Limited Partnership.

The jurisdiction of formation the Converting Entity is Colorado.

The date of formation in Colorado of the Converting Entity is January 22, 1990.

Converted Entity Information

The name of the Converted Entity is **REIGER ASSOCIATES 90-I, LTD.**

The organizational form of the Converted Entity is Limited Partnership.

The jurisdiction of formation the Converted Entity is Texas.

Plan of Conversion

A signed Plan of Conversion is on file at the principal place of business of the Converting Entity, which is 4311 West Lovers Lane, Suite 200, Dallas, Texas 75209.

A signed Plan of Conversion will be on file at the principal place of business of the Converted Entity, which is 4311 West Lovers Lane, Suite 200, Dallas, Texas 75209.

A copy of the Plan of Conversion will be on written request furnished without cost by the Converted Entity after the conversion to any owner or member of the Converting Entity or the Converted Entity.

Approval of the Plan of Conversion

The Plan of Conversion has been approved as required by the laws of the jurisdiction of formation and the Converting Entity's governing documents.

Effectiveness of Filing

This document becomes effective when the document is accepted and filed by the Secretary of State.

Tax Certificate

In lieu of providing a tax certificate, the Converted Entity is liable for the payment of Franchise Taxes.

Execution

The undersigned signs this document subject to the penalties imposed by law for he submission of a materially false or fraudulent instrument. The undersigned certifies that the statements contained herein are true and correct, and that the person signing is authorized under the provisions of the Business Organizations Code to execute the filing instrument.

SLJ COMPANY, a Texas limited liability company
General Partner

By: [redacted]
Louis H. Lebowitz, President

CERTIFICATE OF FORMATION
OF
REIGER ASSOCIATES 90-I, LTD.

ARTICLE ONE. The name of the filing entity is **REIGER ASSOCIATES 90-I, LTD.**

ARTICLE TWO. The type of filing entity is **A LIMITED PARTNERSHIP.**

ARTICLE THREE. The purpose for which the limited partnership is formed is to engage in the transaction of any or all lawful business for which a limited partnership may be organized under the Texas Business Organizations Code, except to the extent limited by the entity's Agreement of Limited Partnership.

ARTICLE FOUR. The street address of the initial registered office of the limited partnership is 4311 West Lovers Lane, Suite 200, Dallas, Texas 75209, and the name of its initial registered agent at such address is SLJ Company, LLC.

ARCTICLE FIVE. The address of the principal office of the limited partnership in the United States where records are to be kept or made available under section 153.551 of the Texas Business Organizations Code is 4311 West Lovers Lane, Suite 200, Dallas, Texas 75209 USA.

ARTICLE SIX. The name and address of each General Partner of the limited partnership is as follows: SLJ Company, LLC, 4311 West Lovers Lane, Suite 200, Dallas, Texas 75209.

ARTICLE SEVEN. The initial mailing address of the limited partnership is 4311 West Lovers Lane, Suite 200, Dallas, Texas 75209

ARTICLE EIGHT. The limited partnership is being formed under a plan of conversion. The name of the Converting Entity is REIGER ASSOCIATES, 90-I, LTD. Its address is 4311 West Lovers Lane, Suite 200, Dallas, Texas 75209. Its date of formation is January 22, 1990. Its prior form of organization is limited partnership. The jurisdiction of its formation is Colorado.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the sole General Partner of the limited partnership has executed this Certificate of Formation this March 30, 2023.

SLJ COMPANY, LLC,
General Partner

By: [redacted]
Louis H. Lebowitz, President

DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER

Property Tax View Pay Your Ta...

View/Pay Your Taxes

View Bill

Back to Account

Tax Account

Parcel ID :
R5007 240

Property Type :
Real Property

Site Address :
2110 MCGEE RD
SNELLVILLE 30078

Mailing Address :
HAGHNAZARZADE JOSEF
2551 FERNWOOD AVE
LYNWOOD CA 90262-1744

Change Mailing Address

Legal :
MCGEE RD

District :
SNELLVILLE

Last Update :
09/30/2026 08:05 PM

Tax Values

To view additional information on the valuation of your property, click here. You will be redirected to the Assessors' Property Information page.

Assessments

		Net Tax	Savings
⊕ School Taxes		$28,210.00	$0.00
⊕ County Incorporated No Police		$16,030.00	$0.00
	Total	$44,240.00	$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Fee	Penalty	Interest	Total Due
INST 1	27066808	01/01/2026	2025	$0.00	$0.00	$0.00	$0.00	$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Date Paid
2025	27066808	B25.156600	$6,320.00	12/19/2025
2025	27066808	B25.139244	$37,920.00	11/15/2025

02:41

Understanding Your Property Tax Bill.

04:28

How to Pay Your Property Taxes Online

Select Language

Powered by Google Translate

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Snellville, GA
2342 Oak Rd
Snellville, GA 30078
(770) 985-3508

2025
Property Tax Bill

Parcel ID	Tax District	Bill #
R5007 240	10 - City of Snellville	004698

Property Owner/Location/Description	Fair Market Value	Taxable Value
JOSEF HAGHNAZARZADE 2110 MCGEE RD	3,500,000	1,400,000

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
City of Snellville	1,400,000		0		1,400,000		4.0000000000		$5,600.00
2025 STORMWATER									$9,086.25

Exemptions:

Tax bills are sent to the owner on record as of January 1st of each year. THEY ARE NOT SENT TO MORTGAGE COMPANIES. If taxes are paid through escrow or by someone other than the name appearing on this statement (mortgage company, new owner) please forward a copy of this statement to the responsible party.

All taxes and fees that are delinquent and paid after January 15, 2026 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after April 15, 2026.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	$14,686.25
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$14,686.25
Other Amounts Due	$0.00
Total Due	$0.00
Due Date	01/15/2026

Snellville, GA
2342 Oak Rd
Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID:	R5007 240
Amount Due:	$0.00
Bill#:	004698
Due Date:	01/15/2026

AMOUNT PAID

HAGHNAZARZADE
2551 FERNWOOD AVE
LYNWOOD, CA 90262-1744

Snellville, GA
2342 Oak Rd
Snellville, GA 30078