

May 3, 2017

Commissioner Nancy Jester
District 1
DeKalb County Board of Commissioners
1300 Commerce Drive
5th FL
Decatur, GA 30030

Dear Commissioner Jester:

The Tucker-Northlake Community Improvement District requests that DeKalb County authorize the annexation of the 3 commercial properties outlined in the attached spreadsheet and per the Tax Commissioner's certification letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Rosenthal", is written over a faint, rectangular stamp or watermark.

Ann Rosenthal
President



IRVIN J. JOHNSON
Tax Commissioner
DeKalb County, GA

Property Tax Division

Sheri Boritz, Director

May 18th, 2017

Ann Rosenthal

RE: Tucker-Northlake Community Improvement District Expansion

Dear Mrs. Rosenthal:

I hereby certify that a majority of the owners within the expanded Tucker-Northlake Community Improvement District ("Tucker-Northlake CID"), representing at least 75% of the total property value, have consented to expand the Tucker-Northlake CID. Attached is a spreadsheet entitled "2017 TNL Expansion CID Values" which identifies the owners and the value of their respective properties.

Based on the information provided to us, the number of property owners within the expanded Tucker-Northlake CID providing written consent is 20, which represents a majority (87%) of the total number of owners. Of those, 3 of them are in Unincorporated DeKalb County and 17 are in the city limits of Tucker. The total number of properties added to the CID is 27. The percent by value of real property within the Tucker -Northlake CID owned by the consenting majority is 75%.

This correspondence is sent pursuant to Section 4 of the Local Act of the Georgia Legislature governing the creation of community improvement districts in DeKalb County, which is set forth at 2008 Ga. Laws 3817.

Sincerely,

Sheri Boritz
Deputy Tax Commissioner
Director, Property Tax

Tucker Consents						
Prop Count	PARID	Certifying Entity	OWNER	SITE ADD 1	40%ASMT	40% * 2.5
1	18 189 02 051	City	SID HOLDINGS LLC	2060 NORTHLAKE PKWY		
2	18 189 05 009	City	ASHIRWAD LLC	2081 NORTHLAKE PKWY	\$308,000.00	\$770,000.00
3	18 190 03 017	City	HALEY C EDWARD JR	2001 MONTREAL RD W	\$635,320.00	\$1,588,300.00
4	18 210 10 008	City	LAVISTA OIL 957 LLC	4121 LAVISTA RD	\$184,080.00	\$460,200.00
5	18 213 07 016	City	BARNETT BOBBY	4105 ADRIAN ST	\$447,160.00	\$1,117,900.00
6	18 213 08 034	City	NGUYEN LIEN DUC	4865 LAVISTA RD	\$94,640.00	\$236,600.00
7	18 213 14 011	City	FA TUCKER LLC	4229 1ST AVE	\$484,000.00	\$1,210,000.00
8	18 164 03 050	City	PHILLIPS TUCKER LLC	1724 MONTREAL CIR	\$154,400.00	\$386,000.00
9	18 164 03 051	City	PHILLIPS TUCKER LLC	1728 MONTREAL CIR	\$83,546.00	\$208,865.00
9	18 213 16 017	City	MAYER LOUIS A	2319 MAIN ST	\$296,453.60	\$741,134.00
10	18 214 01 027	City	DOWNS ROBERT W JR	4511 HUGH HOWELL RD	\$58,920.00	\$147,300.00
11	18 214 05 023	City	RARE HOSPITALITY INTERNATIONAL	4315 HUGH HOWELL RD	\$54,000.00	\$135,000.00
12	18 214 05 037	City	ANWAN WELLNESS LLC	2227 IDLEWOOD RD	\$198,800.00	\$497,000.00
13	18 226 06 012	City	BOHNE DONALD H	4958 LAVISTA RD	\$62,576.00	\$156,440.00
14	18 214 08 017	City	INLAND AMERICAN TUCKER	4958 LAVISTA RD	\$69,520.00	\$173,800.00
15	18 212 07 010	City	B AND E AUTO SERVICE INC	4418 HUGH HOWELL RD B 3	\$2,814,880.00	\$7,037,200.00
16	18 210 02 004	City	TRANSFIGURE REAL ESTATE HOLD	3687 Lawrenceville Highway	\$171,960.00	\$429,900.00
17	18 226 06 013	City	SKINNER AGS INC	4153 LAVISTA RD	\$324,000.00	\$810,000.00
				4972 Lavista Road	\$80,000.00	\$200,000.00
					\$6,522,255.60	\$16,305,639.00

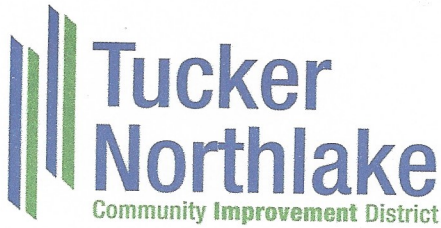
Tucker Non Consents						
Prop Count	PARID	Certifying Entity	OWNER	SITE ADD 1	40%ASMT	40% * 2.5
1	18 213 16 006	City	TUCKER MASONIC TEMPLE ASSO	2331 MAIN ST	\$8,000.00	\$20,000.00
1	18 213 16 013	City	MASONIC LODGE OF TUCKER	2327 MAIN ST	\$11,400.00	\$28,500.00
2	18 213 17 002	City	TUCKER FEDERAL SAVINGS (PNC)	2355 MAIN ST	\$607,440.00	\$1,518,600.00
3	18 190 03 020	City	Onward Investments/CRE Lavista LLC	2014 Weems Road	\$ 614,680.00	\$1,536,700.00
	18 190 03 022	City	Onward Investments/CRE Lavista LLC	2054 Weems Road	\$ 591,800.00	\$1,479,500.00
	18 190 03 021	City	Onward Investments/CRE Lavista LLC	2018 Weems Road	\$ 558,000.00	\$1,395,000.00
					\$2,391,320.00	\$5,978,300.00

		40% Value	
		\$8,913,575.60	
Consent Prop Count		17	Property Total
Non Consent		3	
Total Props		20	85%
		Total Value	Consent Value
		\$8,913,575.60	\$6,522,255.60
Property Value			73%

DeKalb County Consents						
Count	PARID	Certifying Entity	OWNER	SITE ADD 1	40%ASMT	40% * 2.5
1	18 190 01 012	County	K & K GROUP LLC	3892 LAVISTA RD	\$300,160.00	\$750,400.00
2	18 145 02 031	County	2771 DECATUR BUILDING LLC	2771 LAWRENCEVILLE HWY	\$289,440.00	\$723,600.00
3	18 145 16 003	County	LAWRENCEVILLE HIGHWAY 723 LLC	2825 LAWRENCEVILLE HWY	\$132,000.00	\$330,000.00
					\$721,600.00	\$1,804,000.00

		40% Value	
		\$721,600.00	
Consent Prop Count		3	Property Total
Non Consent		0	
Total Props		3	100%
		Total Value	Consent Value
		\$721,600.00	\$721,600.00
Property Value			100%

Combined City and County Totals						
		Total Value	Consent Value			
		9,635,175.6	7,243,855.6			
Consent Prop Count		20				
Non Consent		3				
Total Props		23				
Property Total		87%				
Property Value Total		75%				



RESOLUTION OF THE BOARD OF DIRECTORS OF
TUCKER-NORTHLAKE COMMUNITY IMPROVEMENT DISTRICT

May 17, 2017

On this 17th day of May in the year 2017, the Board of Directors of the said Community Improvement District did meet, pursuant to the bylaws of the CID, in a regular meeting, with a quorum present and authorization to vote, it is hereby resolved as follows:

BE IT RESOLVED

Effective on this date as stated in this Resolution, by a majority vote of the voting members Board of Directors present, the stated corporation hereby resolves and ordains as follows:

It being the best interest of the CID and in furtherance of the mission of the stated CID that the CID shall authorize, and approve the addition of commercial properties, by consent, within its borders to the member properties, already subject to the tax assessment at the current rate with all the privileges and obligations thereto under the authority of the Community Improvement District as defined in the DeKalb County Code of Ordinances, Appendix B, Article XIX, Division 5, Section 1316 as Amended in 2008.

It is hereby RESOLVED this 17th day of May, 2017.

A handwritten signature in blue ink, appearing to be "J. Red", is written over a horizontal line.

President or Presiding Officer
SEAL:

