

**LEGAL DESCRIPTION**

**ALL THAT PARCEL OF LAND BEING IN DEKALB COUNTY DESCRIBED AS FOLLOWS:**

**DISTRICT 18 LANDLOT 294**

**DEED BOOK 21205 PAGE 00632**

**PLAT AND DEED ARE A PART HEREOF, EXCLUDING RIGHTS OF WAY AND EASEMENTS.**

**IMPROVED PROPERTY KNOWN AS 4001 **PRESIDENTIAL PKWY 102****

**AND PARCEL 18 294 08 002 PER RECORDS OF THE TAX COMMISSIONER AND TAX ASSESSORS.**

**LESS AND EXCEPT: ALL PARCELS OTHER THAN 18 294 08 002**

**From:** [Marchand Golden, Nicole](#)  
**To:** [Bell, Christopher M.](#)  
**Cc:** [Lewis, Shilliegh](#)  
**Subject:** 18 294 08 002 & 18 225 08 003 - REDEMPTION AMOUNTS  
**Date:** Friday, July 26, 2019 6:14:55 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image005.png](#)  
[image007.png](#)  
[image002.png](#)  
[image004.png](#)  
[image006.png](#)  
[image008.png](#)

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1. 4001 PRESIDENTIAL PARKWAY – UNIT 102 - 18 294 08 002 – PAYOFF - \$25, 646.03
2. 4467 LAWRENCEVILLE HIGHWAY - 18 225 08 003 – PAYOFF - \$26, 016.91

Chris,

These payoff amounts are good through 08/30/2019. Let me know if you need something different.

NICOLE M. GOLDEN, ESQ.  
Chief Deputy Tax Commissioner

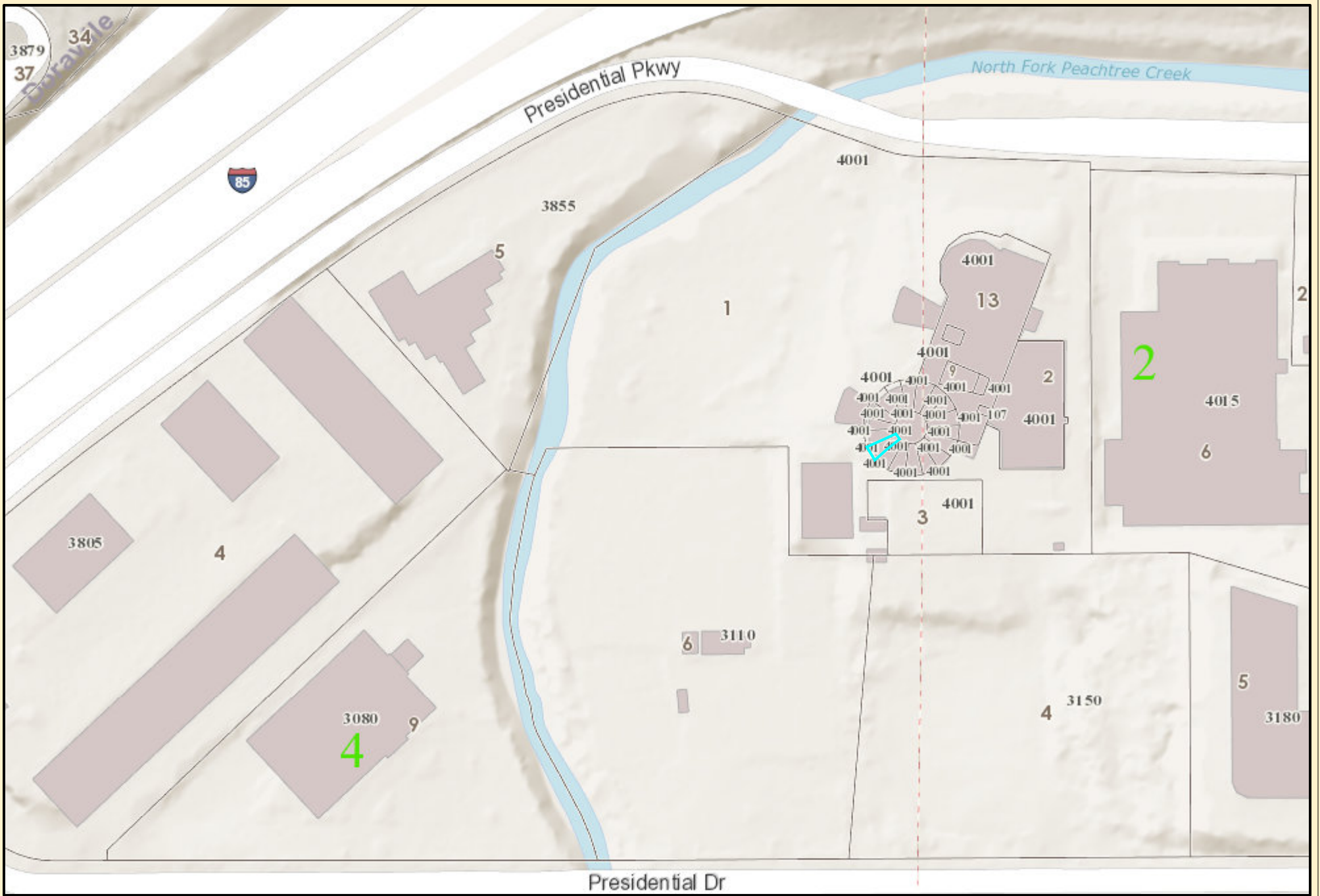
DeKalb County  
Tax Commissioner's Office  
4380 Memorial Drive Suite 100  
Decatur, Georgia 30032  
[nmgolden@dekalbcountyga.gov](mailto:nmgolden@dekalbcountyga.gov)

404-298-3083

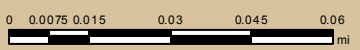
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# 4001 Presidential Pkwy Map



Date Printed: 8/16/2019



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Peacock Partnership, Inc. ● 5525 Interstate North Parkway ● Atlanta, Georgia 30328 ● (O) (404) 214-5200 (F) (404) 214-5208

May 17, 2019

Christopher Bell  
DeKalb County Government, GIS – Real Estate  
330 W. Ponce De Leon Ave., 4<sup>th</sup> Floor  
Decatur, GA 30030

RE: UNREDEEMED & UNFORECLOSED PROPERTY (18 294 08 002)

Mr. Bell:

Thank you for providing a statement of availability for sale of the unredeemed and unenclosed property located at 4001 Presidential Parkway, Unit 102, Atlanta, GA 30340 (Parcel ID 18 294 08 002). We wish to purchase the tax interest in this property.

Peacock Partnership, Inc. ("Peacock") previously purchased the bulk of the units in the building as well as adjacent land units as well as other "3<sup>rd</sup> party" units, and subsequently transferred ownership to its development affiliate, Presidential Tower, LLC. The property was condominiumized many years ago. Currently Peacock (and/or its affiliate, Presidential Tower, LLC) owns 233 of the 243 units and 2 adjacent parcels not included in the condominium. Peacock plans to redevelop the property into a senior living community. Gaining possession of this unit, a ground floor unit, is crucial in our plan to move forward with the development.

The property had been abandoned for many years and fell into disrepair. The previous owners were cited numerous times for code violations. Upon purchase, Peacock/Presidential Tower, LLC has worked with the County to resolve many of those violations. We are currently unaware of any specific code violations on the property levied against Peacock/Presidential Tower, LLC.

I have enclosed a cashier's check in the amount of \$75.00 for the processing fee. While we have had contact with the Tax Commissioner's office regarding unpaid taxes, please forward the actual payoff amount(s) to me and seek approval from the Board of Commissioners to sell the tax interest of unredeemed and unenclosed property to Peacock or its affiliate, Presidential Tower, LLC.

Sincerely,



Steve Farrier  
CFO  
Peacock Partnership, Inc.

PARID: 18 294 08 002

Tax Dist: 04-UNINCORPORATED

DEKALB COUNTY

4001 PRESIDENTIAL PKWY

**Parcel**


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|               |                                         |
|---------------|-----------------------------------------|
| Status        | ACTIVE                                  |
| Parcel ID     | 18 294 08 002                           |
| Alt ID        | 5278280                                 |
| Address       | 4001 PRESIDENTIAL PKWY                  |
| Unit          | 102                                     |
| City          | ATLANTA                                 |
| Zip Code      | 30340-                                  |
| Neighborhood  | 6085                                    |
| Super NBHD    |                                         |
| Class         | E1 - PUBLIC PROPERTY                    |
| Land Use Code | 373-Retail - Single Occupancy           |
| Living Units  |                                         |
| Zoning        | -                                       |
| Appraiser     | KRYSTAL - KRYSTAL PALMER (404) 371-2455 |

**Mailing Address**


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DEKALB COUNTY  
BUDGET DEPT  
1300 COMMERCE DR  
DECATUR GA 30030

**Current Ownership**


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|               |          |
|---------------|----------|
| Owner         | Co-Owner |
| DEKALB COUNTY |          |

**Ownership on January 1st**


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|               |          |
|---------------|----------|
| Owner         | Co-Owner |
| DEKALB COUNTY |          |

**Notices of Assessment**


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| Tax Year | Notice Type   | Download                   |
|----------|---------------|----------------------------|
| 2018     | Annual Notice | <a href="#">Click Here</a> |
| 2017     | Annual Notice | <a href="#">Click Here</a> |

**Property Tax Information**